

# WRM – PAD 6CC AQUA SWIM ACADEMY

## DEFIT SCOPE

### PRE- DEMOLITION REQUIREMENTS

- Site survey including boundaries, impacted car park easements & covenants
- Centre induction
- Allow for electrician to complete full EHI and slab scans prior to demolition in accordance with the Centre's EHI procedure
- Complete Hazardous Materials Inspection & report and remove hazardous materials per legal requirements (if applicable)
- Allow for all Authority approvals prior to commencing demolition
- Site establishment including:
  - Site facilities – amenities, safety equipment etc
  - Traffic management and signage
  - Site boundary fencing
  - location agreed with Centre management
- Waste Management – skip bins & tipping fees
- Labour
- Insurances
- Consultant fees for the following reports-
  - Acoustics, structural reports, demolition
- Structural review and all associated scans/approvals
- Pad/site survey of area highlighted on the adjacent location plan. Survey to include easement, covenants and demarcation of boundaries between adjacent properties



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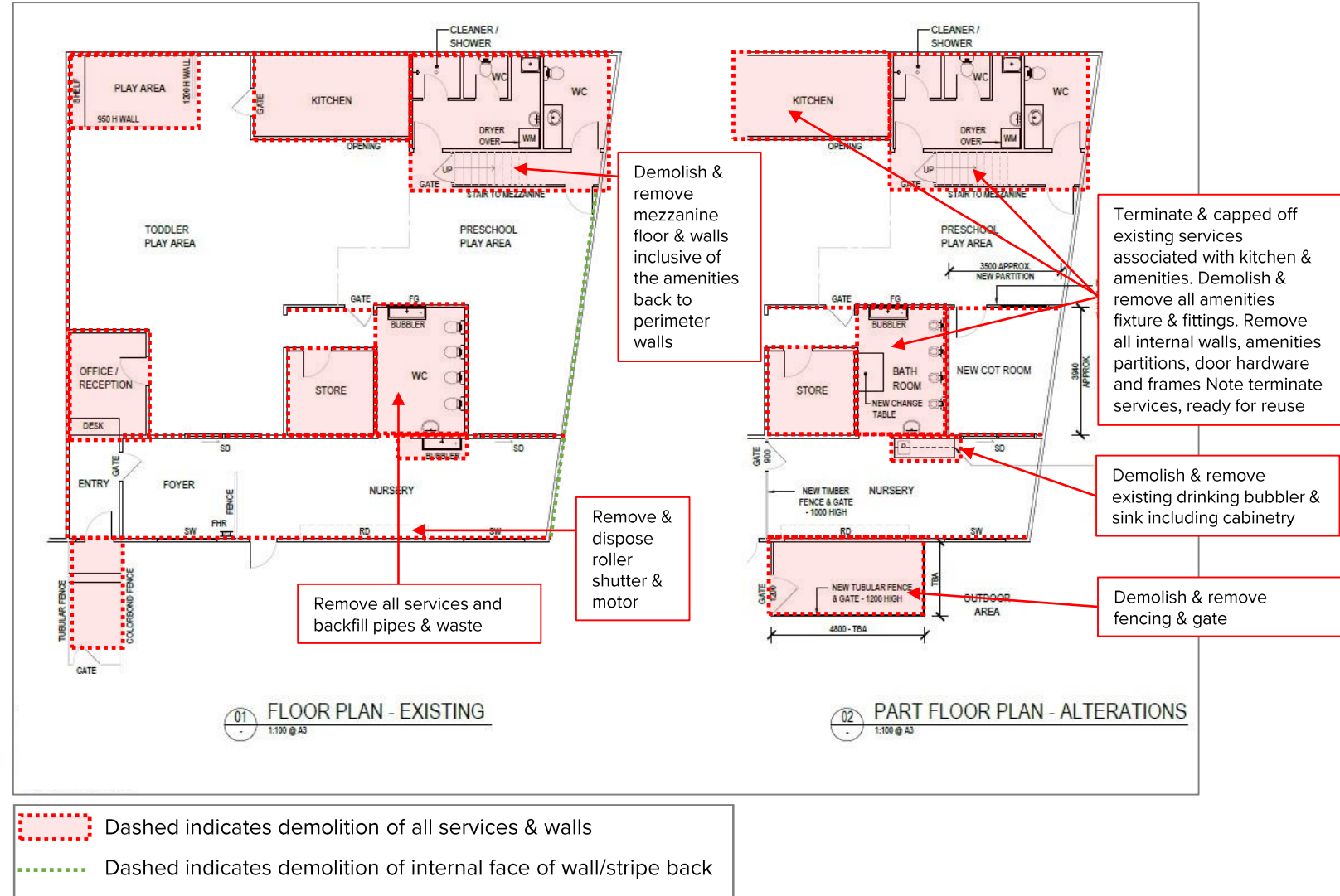
## DEFIT SCOPE

### INTERNAL DEMOLITION SCOPE (EXISTING CHILD CARE CENTRE)

- All internal walls need to be demolished and stripped back to rafters.
- All services need to be terminated and relocated - Fire, Water, Sewer and electrical
- A/C system removed and disposed - crane hire needed to remove system
- All lighting systems and supports removed and disposed - electrical wires removed and disposed off
- Level existing floor in Child Care Centre to allow for construction
- Hire of scaffolding and associated equipment
- Sewer disconnection and termination
- Box gutter system cleaned and cleared, ready for construction
- Internal roof lining removed and disposed

#### Services Requirements -

- Disconnect Mechanical services
- Disconnect Plumbing services water
- Disconnect fire services & cap sprinklers
- Disconnect electrical services & relocate to suit Incoming Retailers layout
- Disconnect Trade waste and relocate to suit Incoming Retailers layout



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## DEFIT SCOPE

### INTERNAL DEMOLITION SCOPE (EXISTING CHILD CARE CENTRE)

- All internal walls need to be demolished and stripped back to rafters.
- All services need to be terminated and relocated - Fire, Water, Sewer and electrical
- A/C system removed and disposed include associated crane hire required to remove
- Remove and dispose all lighting systems and supports including electrical wires
- Remove and dispose off all existing floor finishes in Child Care Centre and allow to level in preparation for construction
- Hire of scaffolding and associated equipment
- Allow for trade waste disconnection and termination
- Box gutter system cleaned and cleared, ready for construction
- Internal roof lining removed and disposed



Demolish & remove all lighting, fire services

Demolish & remove mechanical duct work

Demolish & remove all internal partition walls. Photo indicative only, extent highlighted on existing floor plan



Demolish & remove mechanical duct work

Demolish & remove roller shutter & motor

Terminate & capped off existing services associated with kitchen & amenities. Make safe. Demolish existing sanitary equipment & walls. Note services to remain above floor for reuse and relocation

Remove & dispose off existing floor finishes including all floor plinths, floor finishes strips & hobs. Allow to grind glue & floor back to smooth finish.

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## DEFIT SCOPE

### EXTERNAL DEMOLITION SCOPE (EXISTING CHILD CARE CENTRE)



Remove all box gutters & damaged roof

Demolish existing carport & remove existing bollards. Retain bollards for reuse.



Remove existing 3 off trees as outlined per Arborist Report 127B Old Pittwater Rd, Brookvale Final June 2021 upon council approval. Allow to grind stump

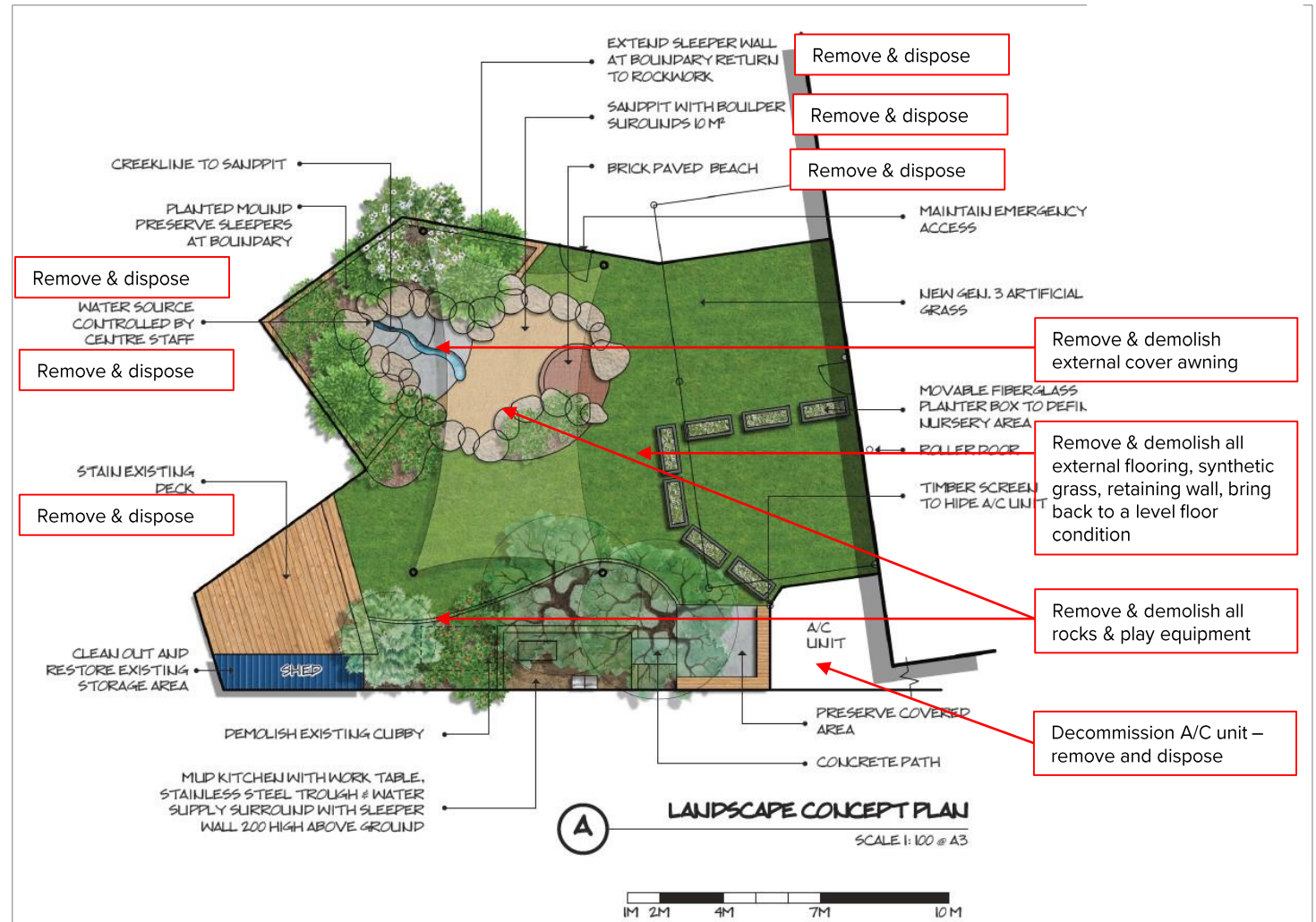
Remove & demolish fence, hobs and footings take back to ground level

# WRM – PAD 6CC AQUA SWIM ACADEMY

## DEFIT SCOPE

### EXTERNAL DEMOLITION SCOPE (EXISTING CHILD CARE CENTRE)

- External wall and roller door that faces the play land removed and disposed, back to rafters
- 3 x tree removal and grind stump below ground level
- Removal of all down pipes on western side of building
- Hire of scaffolding and associated equipment
- Box gutter system cleaned and cleared, ready for construction
- Roof - box gutter system cleaned and cleared - any damaged roof from tree to be removed and ready for repair
- Demolition of all external walls / fences and retaining walls and remove soil / fill to go back to ground level



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## DEFIT SCOPE

### EXTERNAL DEMOLITION SCOPE (EXISTING CHILD CARE CENTRE)



Remove & dispose  
external sail/awning

Demolish existing play  
ground, synthetic grass,  
retaining wall pavements



Remove existing awning

Remove & demolish roller  
shutter including motor &  
all doors

All external ground in  
existing play ground to be  
brought back to a level  
floor condition

# WRM – PAD 6CC AQUA SWIM ACADEMY

## DEFIT SCOPE

### EXTERNAL DEMOLITION SCOPE (EXISTING FM DEPOT)

- All internal walls need to be demolished and stripped back to rafters - Wall between the child care centre and depot to be removed and structural frame demolished. Installation of temporary supports to maintain structural integrity
- All services need to be terminated - Electrical sub station to be disconnected, removed and re-allocated
- All internal structures, 1st floors and rooms to be demolished and removed.
- Structural steel beams to be disassembled and temporary support installed for roof system to allow for building construction
- Remove and dispose off A/C system
- All lighting systems and supports removed and disposed - electrical wires removed and disposed off
- Fire system to be terminated at point of entry into building
- Demolish kitchen, locker rooms and amenities on western side.



Remove & dispose off existing Westfield signage panel.

Demolish existing block work wall fence & gate



Remove & dispose off existing Westfield signage panel.

Remove & dispose off existing awning, roller shutter and motor.

Remove & dispose off carpark equipment, tiles and rubbish. Allow to clean up and relocate tiles to alternate storage location nominated by centre



# WRM – PAD 6CC AQUA SWIM ACADEMY DEFIT SCOPE

## EXTERNAL DEMOLITION SCOPE (EXISTING FM DEPOT)

- Led Paint - demolition of paint room, removal of slab and allowance for led paint removal and repair, as per rules and regulations
- Crane hire for removal of all steel beams and rafters supporting 2nd floors
- Hire of scaffolding
- Demolition of raised slabs to make the floor level
- Demolition of external white brick wall, and fence removal of footings and level
- Removal of old temporary gate and fencing separating western car park and building facilities area (to allow for new fence to be built)
- Allow for trade waste disconnection and termination
- Roof - box gutter system cleaned and cleared
- Internal roof lining removed and disposed