

# Construction and Demolition Management Plan

## Manly Warringah Gymnastics Centre of Excellence Corner of Pittwater and Kentwell Roads North Manly

---

### INTRODUCTION

Given the specialist nature of demolition work, this document prepared to collate the key information relevant to the demolition work into a single document, including some information relevant to work health and safety. This demolition plan does not duplicate a WHS management plan or SWMS but may reference them.

The Demolition work code of practice September 2019 outlines the requirement of the demolition in appendix B to include:

- the location of the site on which the structure to be demolished stands
- the overall height of the structure above ground level and the least distance from the structure to each site boundary
- the type of building (occupancy class), its structural support system and the principal materials of its construction
- the proposed methods of demolition including the number and types of major items of plant
- the proposed methods for handling and disposing of demolished materials and, in particular, of hazardous materials
- the proposed methods of controlling and maintaining access and egress to workplace
- the proposed sequence of carrying out the demolition works and an estimate of the time (in days) it is likely to take to complete all of each of the stages of the work
- the proposed hoardings, scaffolding and fencing and of any overhead sidewalk protection
- any other plans, illustrations, written documents, or specialist reports as may be necessary to support the proposed methods of work or protective structures
- traffic management arrangements, which includes managing vehicles and mobile plant hazards in relation to operation at the workplace and interaction with the public.
- the location and condition of the following:
  - underground essential services including:
    - electricity
    - drainage and sewerage
    - gas
    - water
    - communications cables (for example, telephone, radio and television relay lines)
    - hydraulic pressure mains
    - liquid fuel lines
    - lubrication systems
    - process lines (chemical, acid)
  - above ground essential services
  - hazardous materials, including asbestos
  - underground structures such as a basement, cellars, or storage tanks
- any confined spaces where work will be undertaken
- the general condition of structures on adjoining properties, particularly where these are close to or on the boundaries of the demolition workplace
- the effect demolition may have on people working in adjoining properties or seeking access to and egress from those properties, and

- the emergency arrangements, which should include equipment for the rescue of injured persons.

## 1. HOURS OF WORK

The works will be carried out between the hours:

| Description  | From   | To     | Weekdays                     |
|--|--------|--------|------------------------------|
| All building, demolition and associated site works | 7.00am | 5.00pm | Mondays to Fridays inclusive |
| All building, demolition and associated site works | 8.00am | 1.00pm | Saturdays                    |

As per DA conditions, all building, demolition and associated site works will take place outside of above-mentioned hours, Sundays, public holidays. No work and no deliveries are to take place on Sundays and public holidays.

## 2. GUIDELINES AND LEGISLATION

The demolition, removal, storage, handling and disposal of product and materials containing asbestos will be carried out in accordance with the relevant requirements of SafeWork NSW and the NSW Department of Environment & Conservation including:

- Work Health and Safety Act 2011;
- SafeWork NSW Code of Practice for the Safe Removal of Asbestos;
- Australian Standard 2601 ;
- The Protection of the Environment Operation Act 1997 and Protection of the Environment Operations (Waste) Regulation 1996 and;
- Relevant Department of Environment & Conservation (DEC)/Environment Protection Authority (EPA) and WorkCover NSW Guidelines;
- Work Cover NSW - Guidelines and Codes of Practice
- Sydney Metro Underground Corridor Protection Guidelines.

## 3. GENERAL SCOPE OF WORKS

The site is being cleared to make way for the construction of Manly Warringah Gymnastics Club's (MWGC) new Centre of Excellence facility. MWGC is a Community Owned and Not for Profit gymnastics organisation.

The aim of this document is to establish the scope of demolition and site clearing, and to identify any items that need to be kept and protected during the work.

### 3.1 THE SITE:

Located on the corner of Pittwater and Kentwell Rds. North Manly, the building and green areas served as North Manly Bowling Club. The building and grounds are no longer in use.

Access to the site is via a public access way off Kentwell Rd, the public access must remain unobstructed. The site is easily accessible and flat, the site is also subject to 1 in 100 flooding to AHD 3.7 (approx. 700mm above the existing bowling green level).

Run-off prevention must be installed to protect the surrounding amenities and water ways.

Any wash areas must be strained and run off is to flow into the sewer system, not local stormwater.

### 3.2 AFFECTED AREAS

- The clubhouse and ancillary buildings (Yellow zone)
- Bowling green brick edges and pathways (Blue and grey zones)
- 2 light poles (green zone)
- 



### 3.3 ITEMS FOR PROTECTION AND KEEPING:

- Memorial Garden (highly sensitive)



- Trees and Hedges (highly sensitive)





### 3.4 DEMOLITION AND REMOVAL

- 2 x High light poles (disconnected)



- Caravan and ancillary building



- Ancillary storerooms





- Bowling green edges and pathways



## General terms:

- The landscape, trees and gardens need to be protected and not damaged, consideration must be given to carrying out the demolition and removal so not to disturb these items.
- The works are to be carried out so as to have minimum disturbance of the general area, machines are required to follow similar pathways to minimise disturbance.
- One point of entrance and exit is to be maintained, with the appropriate wheel washing carried out prior to exiting the site.
- Site fences and silt runoff barriers are to be kept in place and maintained at all times throughout the work.
- No materials or spoil is to be stored outside the site boundary fencing.
- Vehicles and machinery must not block the public access lane, or entry.

This document is to be read in conjunction with the attached reports.

Annexure 13 – Site inspection

Addendum 5 – Hazmat report

## 4. THE PROPOSED METHODS FOR HANDLING AND DISPOSING OF DEMOLISHED MATERIALS AND, IN PARTICULAR, OF HAZARDOUS MATERIALS

| Building Reference | Demolished materials                   | Methods of handling and disposing   |
|--------------------|--|---|
| All Buildings      | Asbestos contaminated material<br>Lead | Material to be handled in accordance with the hazardous material reports and plans mentioned in item number 7.<br>The disposal of the hazardous material to an EPA licenced tipping facility accepting this type of material. |
|                    | Concrete and bricks                    | Material to be loaded using excavator into trucks and transported to licenced tipping facility – most of the bricks and concrete will be recycled by the tipping facilities   |
|                    | General rubbish                        | The material will be collected and separated from the bricks, concrete and metals.<br>The material will be loaded into trucks and transported to licenced tipping facilities – the tipping facilities will separate and       |
|                    | Metal                                  | The metal will be loaded into trucks and transported to licenced metal recycling yards  |

### 4.1 ESSENTIAL SITE CONTACT PERSON (CONTACTABLE 24 HOURS A DAY)

All noise and nuisance complaints are to be managed onsite in the first instance. Signage specifying any security measures and contact details of an essential site person who is contactable 24 hours a day must be erected at the entrance.



## 4.2 COMMUNITY INFORMATION AND ENGAGEMENT PLAN

**A Community Information and Engagement Plan is to be prepared detailing how the local community and businesses within 100 metre radius of the site will be kept informed on the progress of the development.**

An initial community information letter is to be delivered prior to the commencement of the project, thereafter at 6 monthly intervals. The community information letter must include the following:

- Business Name, Address, Phone No. and Email Address.
- Site Manager's Name and Mobile Phone No.
- Project Period – expected commencement and completion dates.
- Project Details – purpose of works (Construction of ... or Demolition of ...).
- The letter shall state that all complaints should be addressed to the Site Manger.

## 4.3 COMPLAINTS MANAGEMENT PLAN

A Complaints Management Plan is to be prepared detailing how complaints will be actioned. The designated Site Manager is to promptly respond to all complaints. All parking and noise complaints must be actioned within one hour of receiving the complaint.

A Complaints Register is to be accurately maintained and upon request, made available to the City. The complaints register must include the following:

- Name of person making the complaint.
- Date and time of complaint.
- Action taken to resolve the complaint.

## 4.4 PUBLIC SAFETY AND SITE SECURITY

Public safety provisions and security measures will be required to prevent unauthorised access to the site. Provide details of how public safety provisions and security measures will be implemented to prevent unauthorised access to the site.

# 5. MANAGING FOOTPATHS, VERGES AND ROADS

## 5.1 PROTECTION OF COUNCIL AND PUBLIC ASSETS

The developer, builder or demolition contractor (contractor) is responsible for the protection of Council and public assets during the works. This includes ensuring street trees are protected, drainage gullies, roads, footpaths and tree pits remain free from any sand or debris emanating from the site.

## 5.2 LOCATING POWER, GAS AND WATER SERVICES

A COMPLETE “BEFORE YOU DIG” SEARCH WAS UNDERTAKEN.

The following reports were provided by the appropriate agencies,

|     |                      |  |
|-----|----------------------|--|
| 1.  | AUSGRID              | LOCATION PLAN AND GUIDELINES                                   |
| 2.  | FIBRESENSE           | SONAR MONITORING STATEMENT                                     |
| 3.  | JEMENA               | PIPE LOCATION AND COVER LETTER                                 |
| 4.  | NBN                  | CABLE LOCATION PLAN AND GUIDELINES                             |
| 5.  | OPTUS AND<br>UNECOMM | SOUTHERN CROSS/FIBRE OPTIC/CABLE<br>PLANS AND RESPONSE LETTERS |
| 6.  | SYDNEY WATER         | SERVICES DIAGRAM   |
| 7.  | TELSTRA              | CABLE DIAGRAMS AND LETTERS                                     |
| 8.  | VERISON              | SOUTHERN CROSS AND RESPONSE                                    |
| 9.  | TRANSPORT NSW        | CABLE DIAGRAM AND SURVEY MARKS                                 |
| 10. | BEFORE YOU DIG       | APPLICATION AND RESPONSE                                       |

## 5.3 ROAD AND FOOTPATH OBSTRUCTIONS, TRAFFIC AND PEDESTRIAN MANAGEMENT

All appropriate permits will be obtained for any part of the road reserve (road, footpath verge, laneway or mall), is to be obstructed by workers, material, trucks, cranes, bins or the like, for any period during the construction or demolition works.

## 5.4 SITE PLAN

Submit an appropriately scaled 1:100 or 1:200 site plan showing the exact locations of existing Council or public assets and any proposed temporary facilities of:

| Existing City Assets to be included in Site Plan:       |                        | Shown (Yes or N/A) |
|---|------------------------|--------------------|
| 1.  | Kerbing.               | Yes                |
| 2.  | Site trees.            | Yes                |
| 5.  | Signage.               | Yes                |
| 6.  | Drainage gully.        | Yes                |
| 7.  | Light and Power poles. | Yes                |
| 8.  | CCTV poles.            | Yes                |
|   |                        |                    |
| Proposed Temporary Facilities to be shown in Site Plan: |                        | Shown (Yes or N/A) |

|    |  |     |
|----|--|-----|
| 1. | Hoarding, gantry or scaffold structures, if on road reserve.   | Yes |
| 2  | Work zone area, if on road reserve.  | Yes |
| 3. | Temporary crossover, if on road reserve.   | Yes |
| 4. | Site sheds and Amenities, not supported on road reserve.   | N/A |
| 5. | Material hoist or concrete mixer, if on road reserve.  | Yes |
| 6. | Waste disposal bin locations.  | Yes |
| 7. | Washdown area for excess concrete from trucks and pumps.<br><i>Not supported on road reserve and must not washdown into tree pit or stormwater system.</i> | Yes |
| 8. | Washdown area for truck wheels to prevent soil on roads.   | Yes |

## 5.5 STREET TREES AND VEGETATION MANAGEMENT AND PROTECTION

In accordance with AS 4970, street trees will be protected.

If the development could affect tree, vegetation or developed parks, a Landscape Plan will be developed and submitted for approval.

If the works could affect a heritage listed or significant tree, the Tree Management Plan will be developed by a suitably qualified Arborist and submitted for approval

## 5.6 PARKING PROVISIONS FOR WORKSITE PERSONNEL

Adequate parking provisions for worksite personnel will be arranged. Any illegal parking on verges, footpaths, in restricted areas or overstaying the permitted parking sign restriction will attract normal penalties.

## 5.7 SIGNS ON HOARDING, GANTRY, SCAFFOLD OR WORK STRUCTURES

Any display signs on the street frontage or within view of public areas exceeding 1m<sup>2</sup> and will be in position for the duration of construction.

## 6. ENVIRONMENTAL MANAGEMENT

### 6.1 ENVIRONMENTAL PLAN

To ensure compliance with OSH and Environmental Protection Act requirements, you need to give due consideration to all activities that could cause noise, vibration, dust, sand and other disturbances to nearby businesses, noise sensitive premises and the general public. Due consideration should also be given to the impact of any dewatering, acid sulphate soils and hazardous materials.

### 6.2 NOISE MANAGEMENT

In accordance with the Environmental Protection (Noise) Regulations 1997 (Regulation 13):

- Construction work being undertaken shall comply with the control of environmental noise practices set out in the AS 2436-2010 Guide to Noise Control and Construction, Maintenance and Demolition Sites (Clause 6).
- Equipment used for the construction or demolition work must be the quietest reasonable available.

### 6.3 WORK HOURS

Permissible work hours are from 7am -7pm Monday to Saturday. Any other hour or day, which include Sundays and Public Holidays, is considered to be out of hours and can only be approved where the works are essential and cannot be carried out during normal hours. Applications for out of hours construction work must include a Noise Management Plan and must be submitted for approval at least 7 days prior to the construction or demolition work commencing.

### 6.4 CONTROL OF SAND AND DUST

The builder or demolition contractor is to take appropriate measures to control the drift of sand and dust from the site, including frequent sweeping of roads and footpaths.

### 6.5 CONTROL OF VIBRATION

If any building operations or earthworks involve the use of equipment that could cause damage by vibration or settlement to the surrounding or nearby properties or to the adjacent road reserve or laneway, will require a BA20 submitted when making application for building or demolition permit.

## 7.0 HAZARDOUS MATERIAL MANAGEMENT

### 7.1 HAZARDOUS MATERIALS

The purpose of a Hazardous Material Management Plan is to limit potential exposure during demolition and to ensure the transport and disposal of the hazardous waste is in accordance with the Health (Asbestos) Regulation 1992 and the Environmental Protection (Controlled Waste) Regulation 2004.

The removal of any amount of friable asbestos must be carried out by a licensed person or business in accordance with the Occupational Safety and Health Act 1984.

In accordance with Australian Standard AS 2601 – Demolition of Structures – A Hazardous Material

Survey must be conducted to identify the presence of hazardous material such as:

- Asbestos.
- Lead or lead components.
- Polychlorinated Biphenyls.
- PCB's.
- Any other hazardous materials.

Refer to Hibbs and Associates Hazardous Materials report NO. S8654-BUI00137