

**DEMOLITION MANAGEMENT PLAN FOR EXISTING
DWELLING AT
76 Alameda Way, Warriewood NSW 2102**



TABLE OF CONTENTS

EXECUTIVE SUMMARY.....	3
1. LOCATION.....	4
2. HEIGHT AND DISTANCE TO BOUNDARY	4
3. TYPE OF BUILDINGS TO BE DEMOLISHED.....	4
4. DEMOLITION METHODS.....	5
5. MATERIALS HANDLING	5
6. PROPOSED SEQUENCE.....	5
7. PROTECTIVE MEASURES.....	5
8. DEMOLITION EXCLUSION ZONE	6
9. OH&S POLICY	6

EXECUTIVE SUMMARY

This report provides a brief outline of the works required to partially demolish the existing deck structure at **76 Alameda Way, Warriewood NSW 2102** to be redeveloped by the erection of new deck as alterations and additions to the existing house.

The Preliminary Demolition Plan will be used as a reference document that provides the framework to ensure that demolition activities on the site do not adversely affect the health, safety, traffic or the environment of the public and neighbouring properties.

The report is preliminary in its nature and will be developed in a more significant manner as the assessment of the proposal evolves and conditions of development consent are drafted and finally incorporated within the approved proposal.

The Contractor will be required to prepare a detailed Demolition Plan and Construction Management Plan to the satisfaction of the Applicant and relevant Authorities prior to the commencement of works on site.

1. LOCATION

The Subject Site is described as 76 Alameda Way, Warriewood NSW 2102 (Lot 11, DP 7233077) and currently contains an existing dwelling, garage and deck.

The accompanying photographs provide a representation of the buildings to be demolished.

2. HEIGHT AND DISTANCE TO BOUNDARY

The existing building is a 3 storey construction.

The existing building has been built to within approximately 7.8 metres from the front boundary.

3. TYPE OF BUILDINGS TO BE DEMOLISHED

The existing deck to be demolished (existing dwelling) and existing wall on the south east and south west ground floor elevation to be modified for stacking window doors.

4. DEMOLITION METHODS

It is anticipated that the Contractor will prepare a Demolition Plan prior to the commencement of work on site, however, the indicative demolition methodology will be as follows:

During the demolition process erosion control measures will be established. These will include treatment of dust and potential discharge into stormwater systems.

The strip out and removal of non-structural elements will be undertaken utilising manual labour and small plant including – bobcats, 3-5t excavators and dingo type loaders. The materials will be removed from site using small to medium sized trucks.

The structures will be demolished by manual labour and small plant including – bobcats, 3-5t excavators and dingo type loaders. This sequential nature is the reverse order to the method of construction (refer to section 3.4 of AS2601-2001).

Where necessary, the advice of a structural engineer will be sought. This engineer will be engaged to provide further engineering advice in relation to temporary support or backpropping of the structure during demolition.

Equipment will be moved between floors by a number of methods including construction of temporary ramps and the like.

5. MATERIALS HANDLING

Materials handling will be by mechanical plant (including excavators and bobcats) with all materials sorted into categories and disposed of as per the Waste Management plan. The debris will be moved offsite to an approved waste facility or recycling centre.

On-site storage of reusable materials will occur within the nominated areas of the site.

Recycling and disposal containers will also be accommodated at this location for collection vehicles.

6. HAZARDOUS MATERIALS

There are no known Hazardous materials such as Asbestos on site.

7. PROPOSED SEQUENCE

The Contractor will be required to prepare the following documentation prior to the commencement of demolition and/or excavation works:

- Construction Waste Management Plan
- Demolition Management Plan

All works are to be undertaken in accordance with relevant EPA guidelines.

In principle, the demolition process is undertaken in the reverse sequence as construction.

Firstly, a dilapidation report is prepared for adjacent structures.

Secondly, sediment and erosion control devices are installed. Any required tree protection will be installed at this stage.

Thirdly, all service connections will be capped and made safe.

It is estimated that it will take 2 days to demolish the decking (depending upon weather).

7. PROTECTIVE MEASURES

An A Class hoarding will be erected around the perimeter of the construction site prior to the commencement of demolition works.

Additionally, wherever the risk arises of material falling into public areas, overhead protection will be provided in the form of a B Class hoarding.

At this stage, it is not anticipated that a B Class hoarding will be required.

During the demolition, dust control measures will be used to minimise the spread of dust from site.

The Contractor will have a senior representative on site at all times to ensure compliance with the safety guidelines and agreed work methods.

8. DEMOLITION EXCLUSION ZONE

As all demolition debris will be contained within the site boundary, there will be no need for the establishment of an exclusion zone.

9. OH&S POLICY

A detailed OH&S Policy in compliance with AS4801 will be provided by the Contractor prior to work commencement. A detailed Site Safety Plan will be prepared for the specific project.