

PROJECT
DEMOLITION MANAGEMENT PLAN
17 Playfair Rd, North Curl Curl
Development

Mrs P Simson

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1 PROJECT OVERVIEW

1.1 Background

17 Playfair Rd North Curl is the site of the 2-proposed subdivision from a single lot into 2 Torrens title lots to support 2 off future dwellings. The Subdivision DA seeks approval for the following:

- Removal of an existing dilapidated Council Stormwater main
- Relocation and diversion with a new reinforced concrete Council stormwater main in accordance with Cardno civil design
- Removal of existing dwelling, sheds, out buildings and impervious surfaces in accordance with demolition plan (refer Demolition Plan Architectural document attached)
- Minor filling in accordance with Cardno Site Works Plan.
- Removal of existing trees in accordance with arborist report (refer Standfast Tree Services Arboricultural Impact Assessment pages 1 to 7 dated 26.3.18)

1.2 Site Description

The 916.9m² site is located at 17 Playfair Road, North Curl Curl situated 20km north of the Sydney CBD and within the Northern Beaches Council local government area. The site is bound by private properties to the North, South, East and fronts Playfair Road to the west. It is currently occupied by a 2-storey dwelling.



1.3 Project Description

- Erosion and Sediment control in accordance with Cardno plan and details
- Removal of an existing dilapidated Council Stormwater main
- Relocation and diversion with a new reinforced concrete Council stormwater main in accordance with Cardno civil design
- Removal of existing dwelling, sheds, out buildings and impervious surfaces in accordance with demolition plan (refer Demolition Plan Architectural document attached)
- Removal of existing trees in accordance with arborist report (refer Standfast Tree Services Arboricultural Impact Assessment pages 1 to 7 dated 26.3.18)
- Make safe, demolition and removal of existing buildings and services
- Minor filling in accordance with Cardno Site Works Plan.

1.4 Scope of Works

The general scope of the project includes the following:

- Establishment of temporary fencing and any site accommodation and temporary amenities to support the demolition contractor;
- Establish appropriate air monitoring should a future Hazardous Materials Report identify any hazardous materials;
- Removal of Hazardous Materials from the existing building prior to commencing the fuller demolition scope;
- Establish and maintain sedimentation controls in accordance with Cardno sedimentation control plan design documentation;
- Removal of trees, and protection of trees identified by and in accordance with the Standfast Trees Arboricultural Report;
- Disconnect, make safe and removal of existing services;
- Demolition, removal and disposal in an environmentally friendly manner existing buildings and impervious surfaces; and
- Upon removal of below ground services and structures, backfill any localized holes or depressions to surfaces to make safe.

The above-mentioned scope shall be executed in accordance with the following key scope documents:

- Demolition Plan prepared by Milan Busina
- Arboricultural Impact Appraisal and Method Statement prepared by Standfast Trees
- Hazardous Materials Report – TBA - to be engaged by the client upon Northern Beaches Council approval of the Subdivision DA submission
- Sedimentation Control Plan prepared by Cardno

1.5 Timing of Works

Milestone	Date
Commence on site	Mid March 2019
Target Demolition and Civil Stormwater Completion	Mid May 2019

1.6 Site Contacts

Construction activities will be managed from the Project Site Office located at 17 Playfair Road North Curl Curl 2099

Site Contact Numbers are as follows:

TBC following appointment of Principal Contractor.

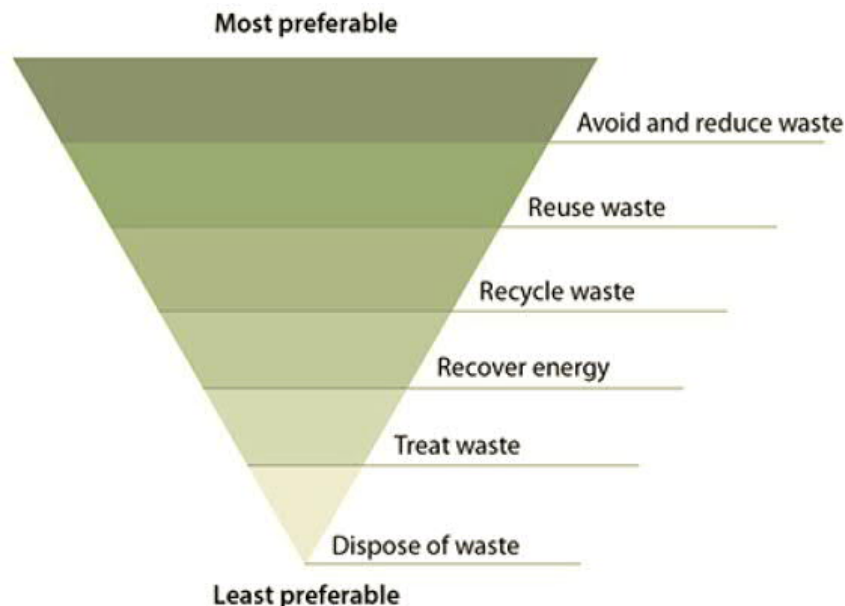
1.7 Utility Authorities Schedule

Isolation of services will be managed directly with each relevant authority as follows:

Authority	17 Playfair Rd, North Curl Curl
Playfair Road	Northern Beaches Council
Councils	Northern Beaches Council
Stormwater	Northern Beaches Council
Electrical network authority	Ausgrid
Water authority	Sydney Water
Sewer authority	Sydney Water
Gas Authority	Jemena

1.8 Demolition and Construction Waste Management Principles

The following hierarchy will be used as a guiding principle:



Avoid and Reduce

Minimise the production of waste materials in the construction process by:

- Assessing and taking into consideration the resultant waste from different design and construction options
- Purchasing materials that will result in less waste, which have minimal packaging, are pre-cut or fabricated
- Not over ordering products and materials

Reuse

Ensure that wherever possible, materials are reused either on site or offsite.

- Identify all waste products that can be reused
- Put systems in place to separate and store reusable items
- Identify the potential applications for reuse both onsite and offsite and facilitate reuse

Recycling

Identify all recyclable waste products to be produced on site.

- Provide systems for separating and stockpiling of recyclables
- Provide clear signage to ensure recyclable materials are separated
- Process the material for recycling either onsite or offsite.

Note: In some cases, it may be more economical to send the unsorted waste to specialised waste contractors who will separate and recycle materials at an offsite location.

Disposal

Waste products which cannot be reused or recycled will be removed and disposed of. The following will need to be considered:

- Ensure the chosen waste disposal contractor complies with regulatory requirements
- Implement regular collection of bins

1.9 Waste Sources

The principles outlined above are applied to the expected waste sources for the development as follows:

Fill Material

Earthworks will be completed over the site as required to achieve proposed design levels.

Green Waste

All green waste materials will remain onsite (shredded and or composted) and be reused if possible. If this is not possible, then the contractor will transport the materials off-site for mulching or composting.

Bricks, Tiles, Concrete

Bricks will be stockpiled and reused wherever possible. Surplus, unused bricks will be reused in pavement construction or for temporary access tracks etc. if possible. Unusable bricks will be collected and recycled at an appropriate brick/rubble recycling facility to be used in aggregate gravel products.

Timber

Recyclable timber (untreated) will be collected and recycled at appropriate timber yards. Unrecyclable (treated) timber will be disposed at landfill.

Timber that is not of the standard for reuse will be transported to a site for chipping for use as garden mulch if acceptable for this process.

Metals

All metal materials will be reused or recycled as follows:

- Metal drums and packaging to be returned to the supplier
- Any metal suitable for recycling will be separated and stored in a designated scrap metal bin for transport to a metal recycling facility

Paper and cardboard

Cardboard and paper will be produced mainly from packaging materials and office paper waste. These should be disposed of into a designated recycling bin and collected regularly as required.

Liquid Waste

Liquid waste may be produced on site for environmental control measures such as:

- Site and vehicle cleaning
- Dust control waste

The following measures will be taken to minimise the impact of liquid waste:

- Ensure water is used in moderation and no taps are left continuously running
- Use any grey water produced on site for irrigation or for dust suppression
- Only discharge clean water into stormwater

1.9.1 Stormwater Pollution Prevention

All actions will be undertaken to avoid pollution entering stormwater drains and for litter generation. The following will be initiated:

- i) Prior to commencement of any works a Safe Work Method Statement will be completed and reviewed to determine potential for stormwater pollution and/or litter generation
- ii) The proponent (contractor), will need to develop a management strategy to manage the potential for these issues to be realised
- iii) Site inspections will be conducted during the working day to monitor potential for stormwater pollution generation and where identified, works will cease until appropriate controls are implemented
- iv) Wastewater and stormwater will be managed and disposed of in accordance with Water Authority requirements.

1.9.2 Litter Management

- i) Daily site inspections will be conducted to identify litter, remedy the situation and investigate the cause so as to reduce the potential for the issue to occur in the future.
- ii) Sufficient quantities of bins (and/or bin space), will be made available so as to avoid dumping of materials outside bins.
- iii) All waste/recycling bins will have covers so as to ensure that wastes cannot be blown out during windy conditions. This will also apply to relevant stocks of materials to be used in construction.
- iv) Personnel will be allocated the role of litter management in that they will periodically inspect the site and surrounds for litter and if identified collect and dispose of it.

1.10 Records

Records will be kept of all wastes and recyclables generated and either used on site, or transported offsite.

It will be a condition of appointment, that all waste/recycling contractors provide these records and that they also contain details of the facilities that the materials are transported to.

These records will be made available to Council on request.

1.11 Waste/recyclables storage (on-site)

All waste and recycling materials will be stored in bins provided by the appointed contractor(s). These bins will be appropriately coloured and signed to indicate what materials are to be deposited into them and located so as to maximise the recovery of reusable/recyclable materials.

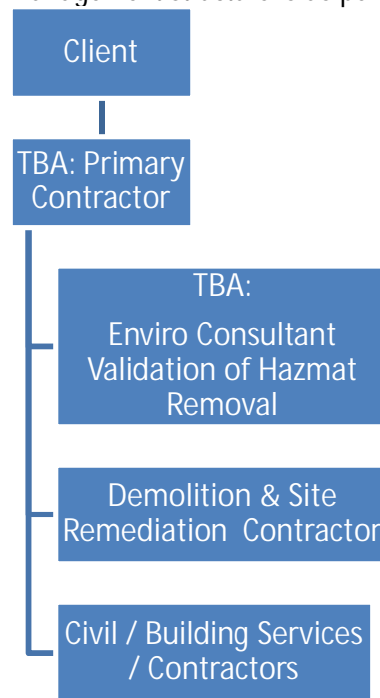
As demolition and construction activities progress, the designated bins will be moved so as to maximise the collection of materials that will be diverted from landfill. This will also involve relocating signage advising as to correct waste management.

1.12 Waste/recyclables treatment (on-site)

There will be no treatment of wastes or recyclables on-site except for possible removal of contaminants prior to forwarding to off-site recyclers.

1.13 Development & Site Management Structure

The development and site management structure is as per the below:



1.14 Principles of Demolition Management including Traffic Management

1.14.1 The appointed Demolition Contractor will be responsible for the preparation of a traffic management plan, which will be prepared prior to the commencement of works.

1.14.2 During the Demolition works, an on-site work zone, materials handling area and construction site facilities will be established. Construction and containment fencing is already in place and will be maintained around the perimeter of the site compound.

1.14.3 Temporary construction access to the site compounds will be provided to/from the site via a defined entry/exit point from Playfair Road. Appropriate traffic control will be provided with major deliveries to maintain vehicular and public safety around the site. All necessary authority approvals will be sought from Northern Beaches Council and the like for demolition vehicular access and egress.

1.14.4 The loading and unloading of site remediation, site establishment material and demolition material from trucks, associated with the overall demolition activity, will be carried out on-site. Demolition material will be stored on-site within designated material handling areas in an approved manner, prior to removal.

1.14.5 Openings in the construction fencing and the construction access driveways will be managed and controlled by qualified site personnel. Pedestrian movements across the access driveways and the movement of trucks entering and exiting the site compound will be managed and controlled by traffic controllers. Pedestrian warning signs will be erected adjacent to the driveway.

1.14.6 Work associated with the construction activity will be carried out in accordance with the approved hours of construction.

1.14.7 The site contractor will be responsible to instruct and control sub-contractors regarding the hours of work. Any work outside the approved work hours would be subject to prior approval from Northern Beaches Council.

1.14.8 To facilitate an efficient program, the arrival and departure of trucks associated with the demolition and site remediation works will be regulated and on-site works will be carefully managed and controlled by site personnel.

1.14.9 The overall principles for traffic management during demolition will be:

- provide a convenient and appropriate environment for pedestrians;
- provide appropriate safety fencing around the perimeter of the site, with overhead protection where required;
- management and control of vehicle movements to and from the site;
- vehicles to be accommodated on-site where possible;
- ensure vehicles use designated routes;
- co-ordinate and manage the arrival of trucks removing demolition and importing clean fill to the site.
- ensure that vehicles park on-street within appropriate locations in adjacent local streets in the vicinity of the site;

- Access driveways and pedestrians to be managed and controlled by qualified site personnel;
- Demolition activity to be carried out in accordance with approved hours of construction;
- maintain safety for workers and the general public;
- manage and control vehicle activity in the vicinity of the site;
- the preparation of the Traffic Management Plan, signage detail, control of pedestrians and control and management of demolition activity/vehicles in the vicinity of the site will be the responsibility of the appointed contractor.

1.15 Loading and Unloading of Vehicles

All loading and unloading of vehicles will be undertaken wholly within the site.

1.16 Parking for Works Vehicles

All vehicles that are associated with the demolition activities, including contractor's vehicles, will be parked on site.

This will be reiterated in the Project Specific Inductions which all workers on site must attend prior to commencing any works at the site.

1.17 Access for Construction

Site access will be via a defined entry/exit point from Playfair Road. Appropriate traffic control will be provided with major deliveries to maintain vehicular and public safety around the site. All necessary authority approvals will be sought from Northern Beaches Council and the like for demolition vehicular access and egress. Appropriate traffic control will be provided with major deliveries to maintain vehicular and public safety around the site.

1.18 Truck Routes

The proposed truck routes for demolition and site remediation scope of the development include the following:

Truck drivers will be advised of the designated truck routes to and from the site and advised that where possible the site shall not be accessed via the smaller residential streets in the vicinity of the site.

2 ENVIRONMENTAL ISSUES

2.1 Hazardous Materials

Refer to a future Hazardous Building Materials Report.

2.2 Dust/Air Quality Control

During demolition activities dust will be minimised by the use of water. Water will be sprayed over the affected area as required.

The Contractor shall adopt additional measures to control dust/air quality as follows:

- Minimise exposed areas and wet down as necessary.
- Any water spraying to suppress dust must be conducted in a manner that will not result in run off or erosion problems.
- Wheel clean areas for vehicles to remove waste soil from tyres prior to leaving site.
- Service all vehicles and plant regularly.
- Truckloads with the potential to create dust will be covered or dampened prior to transportation.
- Use of Shade cloth screening on fences if required to minimise dust leaving site.
- Dust generating activities to be coordinated to coincide with favourable climatic conditions.
- Monitoring to be undertaken during high risk phases of the demolition works when soil is exposed.
- Daily inspections will be undertaken to monitor and review the need for cleaning footpath and roadways.

2.3 Noise and Vibration

2.3.1 Noise Control

- Equipment shall be properly noise attenuated and maintained in good working order.
- Ensure all equipment used on site is operated in an efficient manner and properly maintained.
- A complaints register will be developed to fully investigate any noise complaints.
- Respond expeditiously to any public complaints and maintain a complaints register.
- Ensure all works are conducted within approved hours.

2.3.2 Vibration relevant to demolition and site remediation works

The only time that surrounding areas will be affected by vibration during in ground works i.e. during excavation, removal of redundant services and compaction activities.

The Contractor shall adopt additional measures to control ground vibrations as follows:

- Vibration levels to be kept within legislative requirements and monitored as required.
- Works to be limited to standard working hours of 7:am to 5:00pm Monday to Friday and 8:00am to 3:00pm Saturdays. No work is to be undertaken on Sundays or public holidays.
- Ensure all equipment used on site is operated in an efficient manner and properly maintained.
- A complaints register will be developed to fully investigate any noise complaints.
- Respond expeditiously to any public complaints and maintain a complaints register.

2.4 Site Drainage & Water Quality

The Contractor shall implement the following measures to control site drainage and water quality:

- Maintain and provide filter mediums as required
- Stormwater control, collection and treatment devices to be implemented if found to be necessary
- Inspect stormwater manholes and waterways.
- Daily inspections will be undertaken to monitor and review the need for cleaning of footpath and roadway. Should the need arise the roads will be swept and cleaned by mechanical dry sweeping plant.
- Ensure safe storage of chemicals on site.
- Store all goods and materials to avoid contamination of water or areas where water may drain.
- Water sampling to be carried out prior to discharge from the site.
- Monitor waterways for rubbish. Clean as required.

2.5 Site Contamination

NA

2.6 Pedestrian & Public Safety Issues

Site access will be via a defined entry/exit point from Playfair Road. Appropriate traffic control will be provided with major deliveries to maintain vehicular and public safety around the site.

2.7 Hours of Work

Hours of work will generally be as approved by Council in its Development Consent, and are anticipated to be 7:00am to 5:00pm Monday to Friday and 8:00am to 3:00pm Saturdays. No work is to be undertaken on Sundays or public holidays.

2.8 Fencing Around Site

A 1.8m high fence has been erected around all public faces of the site to protect the public.

2.9 Demolition Plan

