



Metropolitan

DEMOLITIONS GROUP

Demolition Work Plan (DWP)

Eden Gardens

Project No: MD 2421

For

Thunderbirds Are Go Pty Ltd atf the
Gardeners Trust

Details	Title	Name	Signature	Date
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Approved By:	Project Mgr.	Nick Giannikouris		



Contents

- 1. Introduction 5
 - 1.1 General..... 5
 - 1.2 Document Design..... 5
 - 1.3 Supporting Documents 5
 - 1.3.1 Safe Work Method Statements 5
 - 1.4 Client Requirements..... 5
 - 1.5 Licensing Requirements 6
- 2. Project Information 6
 - 2.1 Project Scope of Works 7
 - 2.2 Project Working Hours 7
 - 2.3 Project Site Aerial Photograph 8
- 3. Investigation..... 9
 - 3.1 Investigation of Structures 9
 - 3.1.1 Description of Structures 9
 - 3.1.2 Height of Structures and Distance to Boundaries..... 9
 - 3.2 Investigation of Site..... 9
 - 3.2.1 Description of Site..... 9
 - 3.2.2 Underground Structures 9
 - 3.2.3 Adjoining Structures 9
 - 3.2.4 Hazardous Chemicals / Dangerous Goods Storage or Dumps 9
 - 3.2.5 General Condition of Land and Structures on Adjoining Sites 10
 - 3.3 Investigation of Services 10
 - 3.3.1 Services to be disconnected 10
 - 3.3.2 Services to be maintained..... 11
 - 3.4 Hazard Investigation / Identification..... 11
 - 3.5 Suspended Slabs and No-Go Areas for Machine’s 11
- 4. Demolition Exclusion Zone..... 12
- 5. Details of Demolition 12
 - 5.1 Sequence..... 12
 - 5.2 Detailed Work Method 13
 - 5.2.1 Receive Handover of Site and Sign-off on Services..... 13
 - 5.2.2 Site Induction 13
 - 5.2.3 Demarcate Site and Define Exclusion Zones..... 13
 - 5.2.4 Install Environmental Controls 14
 - 5.2.5 Soft Strip Structures..... 16



5.2.6 Mechanical Demolition16

5.2.7 Remove Rubbish and Rubble from Site17

5.2.8 Handover Site to Client Representative.....17

5.2.9 Demobilise from Site17

6. Permits by Authorities17

7. Personnel Qualifications18

8. Notes:.....18

9. Forms18

Appendix A – Service Disconnection Signoffs.....19

Appendix B – Engineer Certificates and Instructions.....20

Appendix C – Permits by Authorities.....21

DWP - Revision Control

This DWP issue number	Date Issued	Amended Page(s)	Action / Amendment Description	Approved By
00		NA	Draft	Nick Giannikouris
01	16/12/20	NA	Created	Nick Giannikouris

DWP - Review

Date Reviewed	Reviewed By	Was Revision Required (Record Section Numbers where changes occurred)

DWP Controlled Document Distribution

Issued To	Name & Organisation	Date	Issued by
Client	PPC	16/12/20	Nick Giannikouris



1. Introduction

1.1 General

This Demolition Work Plan (DWP) has been developed by Metropolitan Demolitions Pty Ltd and sets out the method of demolition to be adopted for the Eden Gardens during the course of contractual works and meet Client/Contractual/legal and other requirements. Metropolitan Demolitions Pty Ltd forms part of a group of companies known as Metropolitan Demolitions Group (MDG). For simplicity any reference to Metropolitan Demolitions Pty Ltd will be referred to as MDG in this document.

1.2 Document Design

This Project DWP has been developed to meet the requirements of:

- *Work Health and Safety Regulation 2017 (NSW) Part 4.6, 6.3 and 8.6*
- *Code of Practice: Demolition Work August 2019 (SafeWork, NSW)*
- *AS 2601:2001 Demolition of structures*
- MDGs Integrated QSE Management System requirements

1.3 Supporting Documents

The DWP is to be read in conjunction with the other plans and documents which accompany this application. The DWP will be developed with the SMP and EMP. These developed plans are considered to be the overarching documents to manage and control foreseeable work health and safety risks, environmental risks and meet legislative requirements for the project. Other supporting documents that may be used during the project include:

- Quality Management Plan (QMP)
- Traffic Control Plan (TCP)
- Traffic Management Plan (TMP)

1.3.1 Safe Work Method Statements

The following key SWMS will be developed prior to staged works;

1. Hand Strip Out and Enabling Works
2. Operation of Excavator
3. Operation of Skid-Steer Loader
4. Operation of EWP
5. Working At Heights - on Live Edges
6. Oxy Cutting Reo Bar on Live Edge
7. Placing beams into building with crane
8. Mechanical Strip Out
9. Demolish Members Using Oxy LPG Equip
10. Sampling ACM
11. Control of the Load Out Area

1.4 Client Requirements

This DWP takes into consideration the Client's requirements for implementation through such documents/processes as:

- No client requirements have been specified for implementation; however, will be taken into consideration if required.



1.5 Licensing Requirements

The type of work involved in this project is classified as unrestricted demolition work by SafeWork NSW. As such the company undertaking this demolition (Metropolitan Demolitions) are required to carry an Unrestricted Demolition Licence and the Supervisor in charge of the works must carry an Unrestricted Demolitions Certificate.

2. Project Information

Client Details:	Is the client the Principal Contractor			<input type="checkbox"/> Yes	<input type="checkbox"/> No
Company Name:	Thunderbirds Are Go Pty Ltd atf the Gardeners Trust				
ABN:	17 887 791 049				
Address:	307 Lane Cove Road Macquarie Park NSW 2113				
Phone:	9491 9900				
Fax:					
Email:	polly@pierproperty.com.au				
Client Contact Name:	Polly Priday c/o Pier Property Corporation				
Client Contact Phone Number:	9249 0400				
Demolition Contractor Details:	Is the contractor the Principal Contractor			<input type="checkbox"/> Yes	<input type="checkbox"/> No
Company Name:	Metropolitan Demolitions Pty Ltd				
ABN:	67 099 769 052				
Address:	Level 1, 396 Princes Highway, St Peters, NSW 2044				
Postal Address:	Po Box 154, St Peters, NSW 2044				
Phone:	02 9519 3099				
Fax:	02 9516 2746				
Email:	info@metrodemo.com.au				
Project Specifics:					
Project Name:	Eden Gardens				
Project Address (Location):	307 Lane Cove Road, Macquarie Park NSW 2113				
Start Date:	TBA	Completion Date:	TBA		
Peak number of people on site:	TBA				
Project Contacts:					
Project Manager:					
Name:	Nick Giannikouris				
Phone Number:	Mobile: 0417789656	Office: 02 9519 3099			
Email:	Nick@metrodemo.com.au				
Competent Person On Site:					
Supervisor 1 – Name:	TBA				
Phone Number:					
Supervisor 2 – Name:					
Phone Number					
Site Engineer/WHS Person:					
Name:	Pat Ryan				
Phone Number:	0478 109 195				
Other					



2.1 Project Scope of Works

The Projects scope of works includes:

- Demolition and removal of buildings elements and infrastructure including basement levels, excluding
 - Concrete slab on ground
 - Section of walls acting as retaining structures
- Excavation and removal of material (approx. 16,000 tonnes)
- Disconnect and cap all utilities/services at relevant property boundaries or as per provided location
- Traffic management
- Designing and installation of Temporary Works
- Coordination of the interface Work
- Waste sorting and removal
- Protection of structures
- Transport of waste
- Prepare Management Plans

Key stages of the project will be carried out as described later on in this document and in a detailed sequence as per the Demolition Programme to be prepared for the project. Work will generally follow the sequence as indicated below.

1. Receive Handover of Site and sign off services
2. Site induction
3. Demarcate site and define Exclusion Zones
4. Install Environmental Controls
5. Soft strip structure
6. Mechanical Demolition
7. Remove rubble and rubbish from site
8. Handover
9. Demobilisation.

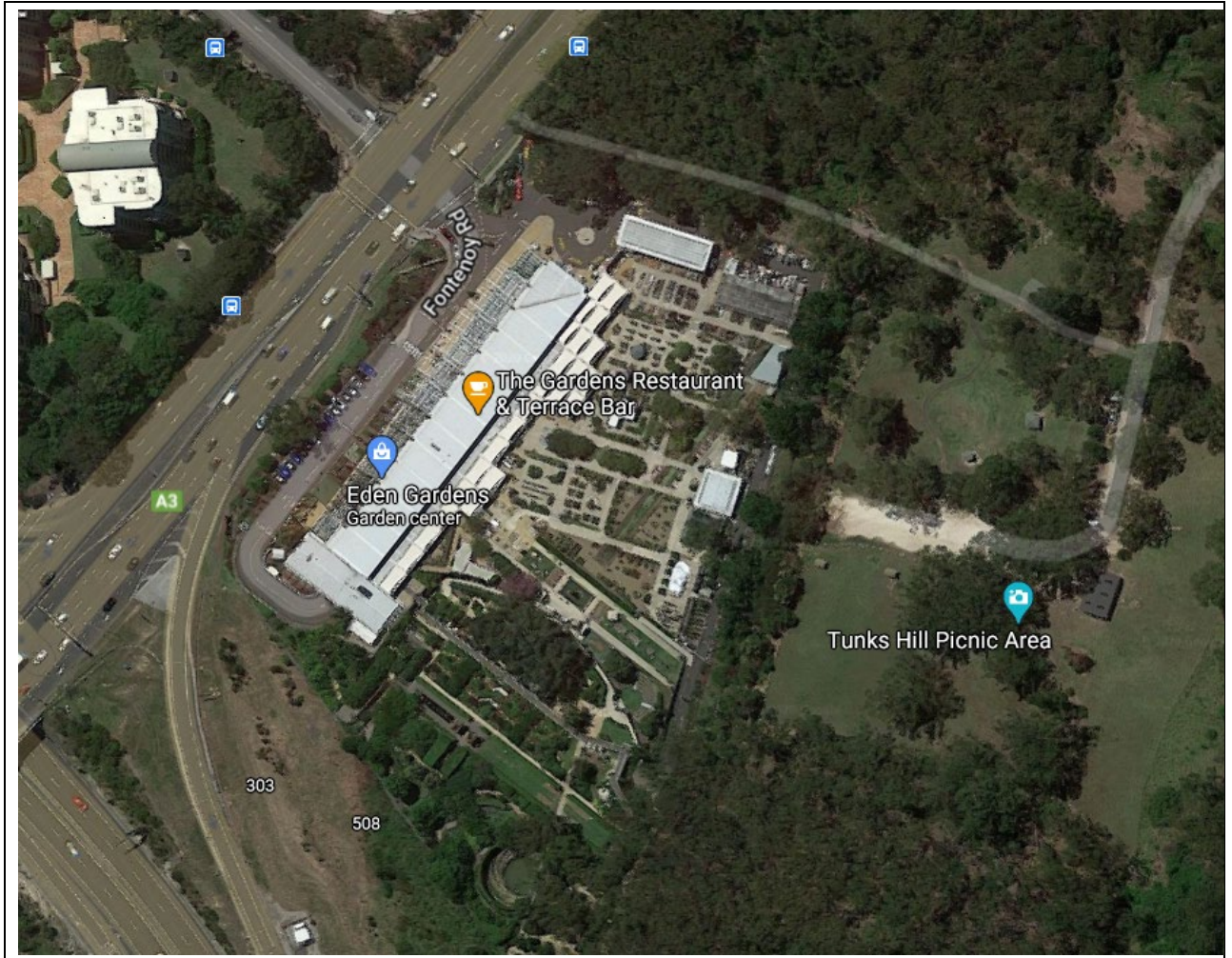
All works will be completed in accordance with *Code of Practice: Demolition Work (SafeWork, NSW)* and *AS2601: The demolition of structures* and shall meet legislative requirements contained in the *Work Health and Safety Act 2011 (NSW)* and *Work Health and Safety Regulation 2017 (NSW)*.

2.2 Project Working Hours

Working hours for
normal works are:

- **7.00am to 6.00pm** Monday to Friday
- **8.00am to 1.00pm** Saturdays
- No work on Sundays and Public holidays

2.3 Project Site Aerial Photograph





3. Investigation

An investigation of the structures to be demolished and surrounding environment has been undertaken in accordance with the *Code of Practice: Demolition Work (SafeWork, NSW)* and *AS2601: The demolition of structures*. The observations from this investigation is broken up into three (3) sections 'Investigation of Structures', 'Investigation of Site', and 'Investigation of Services' and is recorded below.

3.1 Investigation of Structures

3.1.1 Description of Structures

Partial demolition of the main structure including retail space and kitchen facilities as well as the adjacent function centre structure. External structures consisting of shade sails, awnings and concrete pavement are to be demolished from ground with concrete pavement.

3.1.2 Height of Structures and Distance to Boundaries

The main structure is single story with steel awnings set back approximately 25m from the boundary adjacent to Lane Cove Road.

3.2 Investigation of Site

3.2.1 Description of Site

No heritage listed structures have been identified on site.

All neighbouring buildings are to remain operational throughout the demolition process. MDG works must not in any way hinder the operation of these surrounding buildings.

3.2.2 Underground Structures

The building basement levels covering its footprint and some of the area between itself and an adjoin building.

3.2.3 Adjoining Structures

The external basement walls to the building are retaining walls. There are also several retaining walls external to the building(s).

3.2.4 Hazardous Chemicals / Dangerous Goods Storage or Dumps

No major hazardous chemicals or dangerous goods (e.g. munitions, chemical storage systems, underground storage tanks, compressed gas cylinders, fire retardant cylinders, medical gases, dumps of noxious or toxic or hazardous substances, etc.) have been identified on site or have been communicated by the Client.



Work involving removal of hazardous chemicals / dangerous goods is not in MDGs scope of works and is the responsibility of the Principal Contractor to remove unexpected findings of hazardous chemicals / dangerous goods on site.

In the event of encountering any unexpected findings of hazardous chemicals / dangerous goods, the following is to apply before work commences in the immediate area:

1. Work in the immediate area will stop
2. The Site Supervisor will be notified of the find
3. The Site Supervisor will notify the Project Manager
4. The Project Manager will notified the Principal Contractor
5. The Principal Contractor will organise the safe removal of the substance (which may necessitate the engagement of specialist contractors), work will not recommence in the area until the Principal Contractor has given approval

3.2.5 General Condition of Land and Structures on Adjoining Sites

The buildings, paths, roadways and other items surrounding the site are in sound structural condition. A full Dilapidation Survey is to be undertaken by the Principal Contractor prior to demolition starting. MDG do not anticipate any physical impacts on the surrounding structures.

Care will be taken to minimise impacts on adjoining sites and structures. Various methods will be employed to minimise the disruption to the surrounding buildings or adjoin sites and structures.

3.3 Investigation of Services

3.3.1 Services to be disconnected

All services shall be disconnected / made safe prior to commencement of demolition work. A sign-off on services will be received by the contractor prior to the commencement of any demolition works.

For early works prior to full disconnection of power, areas will be isolated and a sign off on the power in those areas received. For some minor demolition in localised areas where it is clearly evident that there is no power services going to be disturbed (e.g. removal or demolition of ceiling grids, furniture and fixings that do not contain power) the demolition may occur without a signoff.

For complex structures that involve many operational 'live' Client critical services (pressurised piping systems, other water/chemical/steam/air systems, electrical, communication, gas, etc.) requiring identification, relocation and decommissioning or isolation by the Client (and where MDG is the Principal Contractor). The following form may be used to assist MDG in obtaining required signoffs [Request to Client for Service Id, Decommission & Approval to Remove](#) form.

Where fire sprinkler systems are unable to be isolated due to Client operational needs, care shall be taken during works to prevent disruption to this service.

Refer Service Disconnection Signoffs - **Appendix A**.



3.3.2 Services to be maintained

Water and temporary power will be used during the course of demolition works. Some emergency access lighting will be installed and temporary power boards will be used to provide task lighting in the darker areas of the structures.

Water will be used for dust suppression.

3.4 Hazard Investigation / Identification

The following key hazards associated with demolition work have been identified:

- Unplanned structural collapse
- Falls from one level to another
- Falling objects
- The location above and underground essential services, including the supply of gas, water, sewerage, telecommunications, electricity, chemicals, fuel and refrigerant in pipes or lines
- Exposure to hazardous chemicals – these may be present in demolished material or in the ground where demolition work is to be carried out (contaminated sites)
- Hazardous noise from plant
- The proximity of the building or structure being demolished to other buildings or structures

Each of the above risks has been investigated and control measures will be outlined in the Safe Work Method Statement (SWMS) developed for demolition and associated works.

3.5 Suspended Slabs and No-Go Areas for Machine's

The following areas are no-go areas for machinery unless an engineer's approval is sought first:

1. All suspended slabs
 2. The high side of any retaining walls from the edge of the wall, back a distance equal to the height of the wall
 3. On top of any underground structures including fuel tanks and the like. Note: where the walls of underground structures are retaining walls, they should be treated in accordance with the above point
- All levels of the structures to be demolished with the exception of the basement slabs are suspended. No machines are to be placed on these slabs without first getting engineers approval. Certification will be sought as to the heaviest Skidsteer, EWP, truck and excavator types that can be places on area of the building prior to bringing any machines on site. Prior to heavier machines being brought onto site, temporary propping will be designed by a structural engineer, installed and finally certified by the design engineer for the areas the machine will be working in. A third party engineer will also check all temporary works including back propping and bracing.
 - Prior to installation of back propping a SWMS will be developed for the installation of the props. See Metropolitan Demolitions SWMS – *Installation of Back Propping*.



4. Demolition Exclusion Zone

The demolition Exclusion Zone will encompass the entire site with the exception of the site amenity areas (and access ways to and from), which will be deemed construction zones.

All personnel on the Principals contractor site have to be inducted into their system. In addition, all personnel not inducted by MDG will be required to visit the site office and not enter the demolition site until they have been inducted and signed on the Site Sign-In Register or brought on site with the permission of the MDG Site Supervisor under the supervision of an inducted person and have signed in the Site Visitors Register.

As well as the whole demolition site being a demolition zone, various areas inside the site will be demarcated with chain wire fencing and signs 'Warning Drop Zone, Do Not Enter', Jersey curbs, steel plates and other engineering barricades will also be used in the Drop Zones. The locations of these Drop Zones are also marked up on an Exclusion Zone Plan. The location of smaller temporary localised Drop Zones will be tool box talked daily and detailed in the demolition site sign on location.

All Exclusion Zones and Drop Zones will be properly demarcated.

No unauthorised persons shall be permitted into the demolition work area. All personnel and visitors will follow Site Personnel and Visitor Registration Procedure.

5. Details of Demolition

5.1 Sequence

Demolition

Work will follow the sequence below. Amended to this sequence may occur to suit. For more detail see separate Demolition Program.

1. Receive Handover of Site and sign off services
2. Site induction
3. Demarcate site and define Exclusion Zones
4. Install Environmental Controls
5. Practical Removal of Hazardous Materials
6. Create Drop Zones
7. Soft strip structure
8. Erect scaffold and protection
9. Mechanical Demolition
10. Install Man and Material Hoist
11. Mechanical Demolition
12. Remove rubble and rubbish from site
13. Handover
14. Demobilisation

More details on the sequence and flow of the work including durations will be provided in a separate Demolition Program and updated monthly programs.



Note: Where temporary works are necessary (propping, scaffolding needles and the like) the following sequence MUST be adhered to prior to the use of the temporary works item:

1. Design
2. Specialist Engineer Sign Off on Design
3. Tall Sign off on Design
4. Installation
5. Inspection and Certification (engaged specialist Engineer)
6. Use

Temporary Works

Note: Where temporary works are necessary (propping, scaffolding needles and the like) the following sequence MUST be adhered to prior to the use of the temporary works item:

1. Design
2. Specialist Engineer Sign Off on Design
3. Second engineer to check design
4. Installation
5. Inspection and Certification (engaged specialist Engineer)
6. Use of temporary works structure/item

5.2 Detailed Work Method

5.2.1 Receive Handover of Site and Sign-off on Services

Demolition will begin only when the site has been officially handed over and a sign off on services has been received by the appropriate service providers for appropriate areas.

5.2.2 Site Induction

A site induction is to be held before any work commences on site. The site induction includes the following:

- Induction into this DWP, other plans and SWMS
- Induction into the Principal Contractors Work Health and Safety Management Plan/system
- Induction into the Clients Work Health and Safety Management Plan/system (where required)

5.2.3 Demarcate Site and Define Exclusion Zones

The entire site will be fenced with 1.8m chain wire fencing. Other areas of site may be demarcated as hazard removal areas, exclusion or Drop Zones. The access gate will be closed during demolition works and manned during load out.

Site notices to be displayed in a prominent position are:

- Unauthorised entry prohibited
- Warning Demolition in Progress
- Mandatory PPE information signage
- MDG Site Supervisor in charge of works



- 24 hour site emergency contact number

5.2.4 Install Environmental Controls

MDG is a responsible demolition contractor and will endeavour to ensure the unimpeded operation of the surrounding sites throughout our works. Particular importance will be placed on sensitive receivers and close proximity to adjacent buildings. MDG will endeavour to do everything reasonably practicable to make what is by nature a noisy and disruptive process as quiet and dust free as possible. A summary of the key environmental methods that will be used on site include:

- **Sediment Control**

- Leaving all hardstands in place until the very end of the project. All truck movements will be on hardstand
- Installing sediment settling and filtration system in the sumps of building to collect and filter sediment prior to it being released into the storm water system. Prior to releasing any water into the storm water a testing system will be put in place
- A mechanical vacuum type street sweeper is to be employed wherever sediment or dust becomes an issue on the external roadways and on the internal hardstand on site. It is expected that initially there will be not much need for the sweeper however towards the peak load out period of the project the sweeper may need to return to site daily. The need for the sweeper will be assessed on a daily basis with input from interested parties and stakeholders.
- All drains will be covered in a Geotech material, with Geotech lined hay bales placed up stream of the flow to these drains. All fencing to the perimeter of site will be lined with shade cloth

- **Noise Management**

Demolition is a noisy process, however many measures can be taken to minimise this noise. MDG believe that with the following noise reduction measures when implemented will minimise noise disruption to the surrounding buildings:

- Demolition will be undertaken by as large as possible machines as they are far less obtrusive than the rapid crescendo of smaller machines.
- External walls of each floor will be left in place until the very last stage of each floors demolition. The walls act as a sound barrier shielding the neighbourhood buildings from much of the noise generated by machines on that floor.
- At least two decks of scaffolding will be lined with Metro Mesh to the full height of the perimeter of building providing a noise dampening measure.
- Drop Zones will be located to ensure minimum noise from their operation
- Material that generates a lot of noise when removed via Drop Zone (large steel members, etc.) will be craned off the structure
- The base of drop zones will be covered with 500mm of rubble prior to their use
- A 3m high 'A Class' hoarding that will be erected to the perimeter of the demolition site will greatly reduce ground level noise from escaping the confines of site.



- **Dust Control**

Demolition of brick and concrete can generate excessive amounts of dust however through the following dust suppression measures MDG anticipate the dust leaving the confines of the building being demolished will be kept below a level that adversely affects the surrounding billings and site:

- Installing a minimum of 2 water points (with 3 outlets on each point) or as needed on every level of the building with booster pumps used to achieve sufficient water pressure at the top levels of the building (as required).
- Each machine used in the demolition process will be accompanied by a labourer with a water hose to ensure water is available on each separate demolition face and provide adequate dust suppression. Water runoff will be minimised.
- All scaffolding will be lined with Metro Mesh which reduces the wind over the active demolition faces and the possibility of dust permeating through the scaffolding screen
- Material will be saturated prior to being removed via the Drop Zone
- During load out of material, material will be wet down to minimise dust being generated
- The 3m high 'A Class' hoarding will be erected reducing ground level dust from escaping the confines of the site

- **Vibration Management**

Vibration on this site will emanate from the excavator mounted hydraulic hammers used in the process of breaking down the concrete and brick structure into rubble and also from items reaching the base of the Drop Zone. The following measures will ensure that disruptive vibration will not travel beyond or site:

- Physical links from structure being demolished to adjoining buildings and structures will be demolished (e.g. overhead walkway etc.)
- Physical separation will be done by saw cutting a slice of the slab
- Breakup of slabs, beams and columns into smaller pieces of rubble to reduce vibrations being felt from Drop Zone operation
- Structural steel and large heavy objects will be craned off site
- Covering of the base of Drop Zone with 500mm of rubble prior to use.

- **Truck Movements**

- Providing traffic controllers to control pedestrian and vehicular traffic
- Ensure trucks are covered prior to leaving site
- Providing drivers information on access, routes and site conditions and sensitive receivers
- Space allocated for trucks within hoardings

The **Environmental Management Plan** (EMP) will provide more details once prepared.



5.2.5 Soft Strip Structures

The structures will be stripped-out by hand and appropriate hand tools where required, prior to mechanical stripping in appropriate areas. No heavy machines will be placed in the areas highlighted in Section 4.

Bounded material such as non-loading bearing walls, partitions, and doors that may not be removed by machines will be removed by a combination of hand, picks, crow bars, and other associated tools, and stockpiled in the building or a secure area of site for load out by machines.

5.2.6 Mechanical Demolition

Mechanical demolition will be by hydraulic excavator. 5, 12 and 20 tonne hydraulic excavators with shear, pulveriser, hammer and bucket attachments. These machines will be on suspended slabs and transported from one level to the next via ramps. An engineer's approval will be sought regarding the size of machine that can be put on any particular slab. The engineer's directions in regard to loads on each slab, back propping to the slabs and sequence of demolition will be followed and are included in this document as **Appendix B**.

Hydraulic excavators with shear attachments will cut down steel elements of structure in sections. Hydraulic excavators with hammer / pulveriser attachments will break up brick walls and concrete slabs of the structures in sections and removed via the Drop Zone. Only material of a suitable size will be placed into the Drop Zone to avoid blockages..

A watcher will work with plant and equipment operators at all times.

Water will be maintained at the face of demolition for dust suppression where required.

During demolition the floor area under the excavators and the bay area's being demolished will be closed off with warnings signs, ATF fence panels and existing wall's. No plant or personnel will be allowed in these areas.

Shear wall that is on the perimeter of the building will be demolished in the following sequence:

1. Excavator will punch a vertical line in the wall, leaving steel reinforcement intact
2. The excavator will then make a horizontal line at the base of the wall keeping the steel reinforcement intact. Leaving 300mm concrete between the vertical cut and the start of the horizontal cut
3. A worker will then cut the back steel reinforcement in the horizontal line and all the steel reinforcement in the vertical line
4. The machine will then fold the wall inside the building

The pulling in of perimeter beams will be done in the following sequence:

1. An excavator will hammer both ends of the beam leaving steel reinforcing intact
2. Chains will be attached to the beam at one end
3. All steel reinforcement will be oxy cut at the chained end and the only top reinforcement will be cut on the other end
4. The chained end will be towed in and placed on the slab
5. The remaining bottom steel will be oxy cut
6. The remaining end will fall onto some rubble or steel to cushion the impact on the slab



7. The beam can then be safely dragged in by the excavator

Mechanical demolition of lower structure from ground level will be by hydraulic excavator. 20, 30 and 40 tonne hydraulic excavators with shear, pulveriser hammer and bucket attachments. All buildings and structure can be reached from the ground.

5.2.7 Remove Rubbish and Rubble from Site

Demolished material will be separated and stock piled ready for load out.

A combination of hydraulic excavator with grapple attachments or bucket and/or Skidsteer with grapple attachments will load out demolished material into appropriate bins for transportation to an EPA approved tipping or recycling facility.

Water will be maintained on stockpiles at all times for dust suppression.

Care shall be taken to watch for pedestrians when entering and leaving site.

Approved Traffic Control Plan will be adhered to at all times. All trucks will follow the truck route and guidelines on entering and exiting the site.

A MDG RTA tickets traffic controller will assist trucks for site access and egress when required.

5.2.8 Handover Site to Client Representative

Where areas are to be progressively handed back to the Client or Principal Contractor the **Project Area Handover Form** is to be used and a copy provided to the Client.

On practical completion of works, a site meeting with the Clients representative and MDG will occur. MDG will hand over the site following the completion of all activities on the scope of works.

5.2.9 Demobilise from Site

The site demobilisation will take place following the site handover to Clients representative. Truck floats will take plat off site, the mobile amenities (where used) will be towed off site and the site fencing dismantled (where installed by MDG) and carted off site.

6. Permits by Authorities

All relevant permits required by authorities will be sought and displayed on-site at all times. These permits include but are not limited to (refer **Appendix C**):

- SafeWork NSW Permit for demolition
- Council approval for temporary footpath closures (if necessary)
- Council approval for Hoardings and laybacks (if necessary)



7. Personnel Qualifications

All personnel onsite shall hold a General Construction Induction Card (White Card).

The Site Supervisor shall be a SafeWork NSW recognised Demolition Class A (unrestricted) Competent Person with considerable expertise in the demolition of similar structures.

All plant will be operated by SafeWork NSW ticketed and experienced personnel.

MDG is committed to ensuring ongoing Work Health and Safety compliance. All personnel will be site inducted prior to commencement of work on-site.

8. Notes:

- During mechanical demolition, a competent observer will work with the operator at all times
- An RTA ticketed traffic controller will assist trucks accessing and egressing the site
- The structure is to be demolished in a controlled manner
- MDG will maintain a competent SafeWork NSW recognised person on site at all times
- Each day a daily toolbox talk and checklist will be conducted by a site foreman and is to be read in conjunction with this DWP and the task specific SWMSs
- Personnel will sign off daily toolbox talks prior to proceeding to the work face
- All MDG personnel will hold a General Construction Induction Card (White Card) and will wear appropriate PPE
- Site specific SWMS and DWP can be altered in the Tool Box Talks, by altering the actual documents and by creating new SWMS on the blank forms provided. These changes will be outlined in a toolbox talk and orally if the competent person on site identifies additional risks. Further revisions of the documents will be issued as soon as practicable.

9. Forms

- Request to Client for Service ID, Decommission & Approval to Remove F-QSE-024.A
- Project Area Handover Form F-QSE-003.H



Appendix A – Service Disconnection Signoffs

Service disconnection signoffs attached when received.



Appendix B – Engineer Certificates and Instructions

Engineer certificates and instructions attached when received.



Appendix C – Permits by Authorities

Copy of demolition permit to be placed on noticeboard