

Demolition Works

Project Name	DVA Greenslopes Haz-Mat & Site Remediation
Project Number	107143
Client	Dept. of Veteran Affairs (DVA)
Date	03 rd March 2022
Version No	No.2

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Revision	Date	Document type	Author
Index	03 March 2022	Work Method Statement	Mick Merriman
2	22 April 2022	Amendment	Peri Timo

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Purpose and Introduction

The purpose of this Demolition Management Plan (DMP) with Work Method Statement (WMS) is to show task appreciation and detailed procedures for the proposed demolition of buildings and services.

The following methodology has been compiled so as to comply with Safe Work Australia

- Work, Health and Safety Act 2011,
- Work, Health and Safety Regulations 2017,
- AS 2601 -2001 The Demolition of Structures
- Code of Practice – Demolition 2019
- Code of Practice - How to Safely Remove Asbestos 2019
- Code of Practice - How to Manage and Control Asbestos in the Workplace 2019
- AS / NZS 1576.1:2010 Scaffolding – General requirements
- AS 1657:2013 – Scaffolding – Design, Construction and Installation
- Excavation Work – Code of Practice 2019
- AS 2436 Guide to noise and vibration control on construction, demolition and maintenance sites
- Construction Work – Code of Practice 2019
- National Standard for Construction Work [NOHSC:1016(2005)]

Work Method Statement

This DMP has been compiled so as to provide written instruction(s) for the Demolition, Hazardous materials remediation, waste management and disposal activities that will be required to safely achieve the desired outcome.

This document will be supported by:

- Project WHS and Environmental Risk Assessment Register – this will be presented as the over-arching document used for the assessment of all possible risks as are associated with a demolition project of this type.
- Safe Work Method Statements (SWMS) - these will be derived by using the Project WHS and Environmental Risk Assessment Register as a guide. Individual risk assessments will be undertaken for all high risk work procedures. These will be 'Live' documents and can lawfully carry over, but will be subject to a daily review, as applicable. The review process will take place at each work face with the site work team.
- Asbestos Removal Control Plan (ARCP) – this will be presented as a separate document and will address the removal methodology(s) and implemented controls.
- Daily Consultation meetings - will be conducted in the crew amenities area prior to works commencing each day.
- Weekly work reviews will take place in the form of a Tool Box meeting. This will be conducted weekly.
- If unplanned events require an alteration from the project Scope of Work task(s), as listed in this document, then Addendums to the DMP and SWMS will be formulated and all changes included to form part of the works documentation package.
- All addendums to the Scope of Works will be openly discussed as part of the Daily Consultation criteria.

Overview

Enviropacific fully understands the identified risks and required controls to undertake the 114 Newdegate Street, Greenslopes demolition works. These works have the potential to impact the professional reputation(s) of both our client The Department of Veteran Affairs (DVA) and Enviropacific Services Ltd. As such, we give a commitment to approach and undertake all works associated with this project in a thoroughly professional manner and in full compliance to all statutory requirements.

EnviroPacific personnel and all any sub-contractors will be supervised and instructed to a standard that complements the level of the hazard(s). All works will be carried out sequentially so as to enable localized control.

We also fully appreciate the potential hazards that are associated with operating with-in a residential suburban zone. All works will be carried out within industry guidelines and the EnviroPacific WHSEQ policies and procedures.

Due to the nature of the works to be undertaken when removing asbestos and completing structural demolition in a residential zone, there is likelihood that an interface will be created between the work fronts and members of the public.

These may include, but may not be limited to:

- Pedestrian access and movements.
- Interaction with neighbors.
- Increased vehicular traffic.
- Noise.
- Dust release – non-toxic
- Handling and removal of asbestos contaminated materials.
- Handling and removal of Lead based surface paint
- Operation of mobile plant and machinery.

To manage the risk of uncontrolled interaction, the following controls will apply:

Pedestrian Access and Movements – Site Security

- The existing temporary construction fencing has been installed by the client at an earlier date. This will be inspected to ensure that security can be maintained and that it meets the requirements of WHSQ Reg 2011 Section 298.
- A dedicated point of access and egress will be installed to the pedestrian footpath on the Newdegate Street frontage. This will include the installation of steel road plates for asset protection and clear path delineation.
- A third-party traffic and pedestrian management plan will be developed to manage site vehicle access and public vehicles and pedestrians in the vicinity of the site. This management plan will likely recommend a temporary re-location of the nearby Brisbane City Council bus stop.
- The site entry gates are to be locked always shut when not being manned.
- Daily visual checks of all structures are to be undertaken by the site supervisor or appointed person(s) prior to any works commencing. This activity is to ensure that no public access has occurred into site buildings overnight.
- Client visitation to be coordinated.

Interaction with Neighboring Properties and Tenants

- EnviroPacific will assist DVA to conduct a letter box drop a minimum 72hrs prior to any works commencing on site. This will inform all affected parties of the planned activities and will provide contact information.
- As part of the site establishment, a Project sign board will be installed adjacent to the site access. This signage will contain the project descriptors including out of hours contact details for the responsible person(s).

Increased Vehicular Traffic - Traffic Management

- A separate document will form the Traffic Management Plan (TMP) and will address both pedestrian and vehicular movements adjacent to and entering / exiting the site.
- Certified traffic controllers will be available for site operational hours requiring heavy vehicle access to the site.
- Staff and subcontractor parking will not be available onsite and on-street parking is quite limited in the surrounding streets. The nearby paid hospital visitor parking area will be adequate for the limited number of worker vehicles each day.

Noise

- All site activities will be in accordance with the allowable timelines, as stipulated by the Local Authorities.

Dust – non-toxic airborne dust release

- Dust suppression methods will be implemented throughout the project using water sprays as needed and applied to the face of the work in a controlled manner.
- Site run-off will be controlled by the installation of boundary silt fencing in accordance with the site ERSED plan.

Asbestos Removal

- A separate document will form the Asbestos Removal Control Plan (ARCP) for this project.
- All Asbestos Removal works will be in accordance with the Code of Practice – How To safely Remove Asbestos
- Internal exclusion zones to be established prior to and during removal
- Removed asbestos waste to be stored in accordance with the Code of Practice: How to Manage and Control Asbestos in the Workplace.
- All ACM waste will be transported from site to a place of lawful disposal in accordance with the EPA Qld Guidelines.

Lead Paint Removal

- All lead paint removal will be in accordance with WH&SQ Regulations 2011 Section 392. As Asbestos removal controls are more stringent than lead removal controls, minimum removal controls are contained within the project ARCP.

Manual and Mechanical Demolition

- Internal exclusion zones to be established prior to and during mechanical / manual demolition.
- All operators of the demolition plant / machinery will be deemed competent for their task(s)
- All plant and machinery will be 'Fit for Purpose' and maintained in good operational condition.
- Daily Plant inspections will be carried out by the operator(s) and results will be recorded.

Notification

Enviropacific Services Ltd will submit written Notification of Demolition – Asbestos Removal (Form 65) (WH&S Regs 2011) via the State Regulatory body, this being WorkSafe QLD. This notification will be submitted a minimum of 5 working days prior to any disturbance of hazardous material(s) and only preparation works will be carried out prior to the acceptance of this notification.

During the 5-day approval period, the following will apply, but not be limited to:

- A pre-demolition workshop will be held with the client's representatives and Enviropacific key project personnel to review and confirm work methods and Job Safety Analysis task appreciation
- Site establishment and service disconnections including –
 - Potable water feed to remain at street level for dust control and asbestos removal via a polyethene feed system.
 - Sewer to be dis-connected and capped at completion of project.
 - Power disconnection to be confirmed upstream of the main street power pole as 'dead' and wiring attached to structures to be removed by an electrical contractor.
 - Fire hydrant supply lines to be terminated by the relevant trades.
- Removal of vegetation from site and resulting green waste.

Critical Items

The critical items that have been identified and addressed in this DMP are:

- Site establishment and traffic management for initial site access and mobilisation.
- Environmental controls including ERSED requirements.
- Locating and disconnection of known services.
- Removal of Asbestos and other Haz-Mat completed and signed off prior to demolition works commencing.
- Handling procedures for discovery of previously undocumented Haz-Mat (if any).
- Erection of demolition zones and protections as applicable to ensure clear areas to other works and the public.
- Demolition of structures to slab level.
- Waste management handling, transport and disposal.
- Reinstatement of site after removal of all materials generated from demolition activities.

Plant and Equipment

- Temporary site fencing to boundaries and other internal areas as required.
- Site office and amenities.
- Portable power supply via a diesel generator.
- Dedicated potable water supply.
- Dust suppression using manual delivery.
- Demolition excavators – Enviropacific.
- Equipment containers – subcontractors and Enviropacific.
- Non-hazardous waste and recyclables storage areas and waste bins/skips.
- Hazardous waste storage (lined skips / trucks) and licensed transport and disposal.

Personnel

- Enviropacific Services logistic support off site.
- Enviropacific Services site management team consisting of:
 - Project Manager (minimum 50% attendance rate)
 - Demolition Supervisor (Unrestricted)
 - Asbestos Removal Supervisors – Enviropacific and select sub-contractor
 - Site personnel including traffic controllers
 - Plant operators
 - Skilled demolition laborers
 - Asbestos removal laborers – Enviropacific and select sub-contractor
 - Other sub-contractors – scaffolding, service disconnections, waste transport.

External Equipment suppliers

- Coates Hire – Equipment Hire (Dry Hire)
- Orange Plant Hire (Dry Hire)
- Cleanaway (Waste skip hire, transport and disposal)

Environmental

Enviropacific Services will commit to best practice with the following environmental actions:

- Site environmental management - a separate document will form the Environmental Management Plan (CEMP)
- The removal and handling of all Haz-Mat pertaining to this project as Regulated Waste.
- The on-site storage of Haz-Mat prior to removal from site.
- Lawful disposal of all Regulated Waste.
- Lawful disposal of all demolition debris waste unable to be recycled.
- Maximum recycling of all non-hazardous recovered waste.
- Suppression of dust generated by demolition and excavation activities.
- Working within allowable noise parameters.
- Working with-in allowable vibration parameters.
- Compliance to allowable working times per day.
- Refueling of plant and machinery.
- Potential transfer of foreign materials from site to public thoroughfares.
- Potential site run-off due to inclement weather impact on soils and waste materials to stormwater or sewer inlets.

Hazardous Materials

Enviropacific Services has noted and validated onsite the known Haz-Mat identified in the Pre-demolition Site Audit carried out by Coffey Services Australia Pty Ltd - Report Ref: 754-BNEEN282781. This report was supplied to Enviropacific Services for scope of work development and budgeting purposes.

- All ACM will be removed and hygienist clearances obtained prior to manual and mechanical demolition works.
- All flaking Lead-based paint remediation will be carried out prior to these areas being disturbed by demolition.
- Enviropacific Services will work with the project third-party Licensed Asbestos Assessor (LAA) or equivalent Competent Person from Coffey Services to undertake inspections and air monitoring. They will be responsible for issuing of Clearance Certificates for all removals of non-friable and friable asbestos ACM following satisfactory inspection and air-monitoring results.

The handling of Haz-Mat for this project will relate to:

Non-friable ACM -

- Non-friable (bonded) Zolamine electrical backing board to the mounted switch board.
- External buildings walls and eaves flat sheet linings.
- Internal buildings walls and ceiling flat sheet linings.
- Internal buildings areas of vinyl floor tiles.
- External buildings corrugated roof sheeting to both structures.

Friable

- The residual dust and debris to the specified ceiling voids of each building.

Asbestos in Soils

- The immediate soils to the base of the removal zone(s) for each building.

Lead Based Paint

- External timber surface area(s) to each building.
- The immediate soils to the base of the remediation zone(s).

Description of Services

Enviropacific Services as Principal Contractor will be responsible for all service disconnection(s). This will include but may not be limited to the following:

Electrical Power (240v)

- The street pole power supply will be disconnected upstream of the building supply lines.
- The temporary site power supply requirements will be drawn from the portable electrical generator via 15amp extension leads.
- The temporary power supply and any leads running from the generator will be protected by fixed or portable Residual Current Devices (RCD'S).
- Any electrical equipment that is to be plugged into the extension leads from the temporary board will be via a portable RCD, attached at the start of lead.

Gas (Natural)

- The Gas supply has been disconnected to the site and the meter physically removed.
- There is no evidence of gas line(s) being present from the road frontage, but Dial-Before-You-Dig will be consulted prior to any ground-breaking activities to show street entry points.
- Site supervisors will be consulted prior to any ground-breaking activities are carried out and a review of all schematic drawings will be completed to ascertain the location, if any, of below ground supply.

Water

- The demolition zone needs will be met by the installation of a temporary 20mm feed running east to west from the fence line meter through to mid-site.
- Individual hose connected points will form branch lines (as applicable)

Sewer

- The sewer is still live and will remain so for the duration of the demolition works as it does not impact the demolition zone footprint.
- The sewer will be capped following removal of the structures, in accordance with Local Authority requirements.

Site Establishment

Site Boundary Fencing

There will be a gated entry and exit point to site and gates will be secured by chain and locked when site is not attended. The fences or gates will have all relevant advisory signage attached showing both PPE requirements and hazards present. The zones will be dedicated as either **ORANGE** or **RED** which in turn will inform the worker(s) of the relevant entry and/or task restrictions.

Site Amenities

- A construction storage area will be installed by utilizing a shipping container.
- Toilet facilities are to be supplied and maintained by Enviropacific in the form of portable chemical units. These will be serviced as required.
- Office and lunchroom facilities will be supplied by utilizing portable buildings.

The location for the site amenities will be in the proximity of the 240v power supply. These will be designated a **GREEN** zone where no demolition activities are carried out as these amenities are effectively outside of the demolition exclusion zone. Safe egress and access can be achieved from and to the site entry point without risk of being impacted by the demolition activities.

The site access and egress is to be shared by both pedestrian and vehicular traffic. Vehicle movements and the associated risks will be addressed in the Daily Consultation / toolbox talks. Potable water will be drawn from the temporary domestic line that is to remain operational for the duration of the project.

Removal of Hazardous Materials

Asbestos Materials

All documented Asbestos materials (relevant to the project scope) will be handled and removed in accordance with the Safe Removal of Asbestos Code of Practice 2nd Edition [NOHSC:2002(2005)]; this will be carried out prior to demolition commencing by Enviropacific Services. Enviropacific's Asbestos Removal Supervisor will compile an Asbestos Removal Control Plan (ARCP) to be used as a safe work methodology for the removal of the various Haz-Mat. This will be presented as a separate document prior to activities being carried out. Post Haz-Mat removal and pre-demolition will constitute a 'Hold Point'.

The structures will be inspected by the LAA / Competent Person following Haz-Mat removal works and clearance protocols will consist of visual inspections and air monitoring. If satisfied that all practicable removal of Haz-Mat has been competently carried out, only then will a clearance certificate be issued. On receipt of the clearance certificate, the 'Hold Point' will be released and demolition be allowed to commence.

Undocumented Discoveries

If undocumented suspected Haz-Mat are discovered during pre-demolition works, then work will cease to these area and the client will be informed as soon as is practicable. The Haz-Mat Audit will be consulted to ascertain the contractual requirements regarding discovered and unlisted materials. Further sampling or testing will be carried by the project third-party hygienist to ascertain the content of the undocumented material(s).

Synthetic Mineral Fibre (SMF)

There is evidence of some walls and ceiling cavities having SMF insulation located to their internal surfaces. Whilst these materials are classified as a low-level hazard (Eye, Nose, Throat and Skin irritant), there is a guide to the handling of these products. All SMF insulation material will be removed and disposed of in accordance with the guidelines as listed in the - National Code of Practice for the Safe Use of Synthetic Mineral Fibre [NOHSC:2006(1990)].

Material Waste Management

As per the project Waste Management Plan (WMP).

Demolition

All demolition works will be carried out in accordance with the National Code of Practice – Demolition

The demolition phase of the 114 Newdegate St project will be overseen by a SafeWork NSW registered Demolition Supervisor under Enviropacific's licence. The Supervisor will mandate the correct protocols and procedures for:

- Manual demolition
- Working at Heights
- Mechanical demolition
- Dust suppression during mechanical demolition
- Dust suppression during waste loading
- Encapsulation of loaded waste, prior to exiting site
- Control of excessive water usage during dust suppression to minimise site run off and any residual flow from waste transport vehicles.

- The correct level of PPE / RPE is being utilized, relevant to the task.

Public Protection

Boundary Fencing

- A temporary construction fence 1.8m in height erected to the boundary lines around the site footprint will be infilled with shade cloth to act as a dust and visual barrier.
- A quick-stage scaffolding will be erected adjacent to the internal face of the boundary fence line to act as a further barrier separating neighboring properties and pedestrian paths. This scaffold will be encapsulated with both shade cloth and plastic sheeting with a minimum density rating of 200um.

Pedestrian Access

- A dedicated egress and access path for movements to and from the site amenities will be form part of site establishment.

Vehicular Travel

- The egress and access of heavy vehicles during load out will require a site traffic management plan including use of dedicated traffic spotters and the specific placement of advisory and warning signs to enable safe inter-action between all parties.

Demolition Zones

The demolition site supervisor will determine the demolition zone boundary requirements and will establish the following:

- Demolition Neutral Area (**GREEN** Zone) – this will be the neutral zone where the minimum PPE requirements are enclosed footwear for site entry.
- Demolition Work Area (**ORANGE** Zone) - marked by the placement of entry restriction barriers at and around the work area footprint where full PPE requirements will apply and manual demolition can be carried out.
- Demolition Exclusion Zone (**RED** Zone) - the immediate area where mechanical demolition takes place. No pedestrian entry is allowed until demolition plant has been powered down.

Spotters

- Spotters will be used for all mechanical plant operations.
- The placement of spotters during mechanical demolition will be at the junction(s) of the Orange and Red zones.
- Spotters will be in 2-way contact with the Demolition Supervisor and the plant operator and will have the authority to call a halt to works if a safety issue is deemed to have occurred or has the likelihood of occurring during demolition activities.

Location of Neighbouring Properties

- Buildings for demolition are sufficiently distant from the existing neighboring structures to allow safe mechanical demolition. There is, as a minimum, the height of the demolition structure as clearance from the closest point of the neighboring buildings. No structural demolition will require the neighboring properties to be vacated during mechanical demolition and waste material load out.
- The placement of spotters and boundary fencing will control any pedestrian movement of neighbours in proximity of the demolition zone.

Dust Control

The use of machinery to undertake structural demolition has the potential to create airborne dust. Engineering controls that will be implemented to suppress the release of airborne dust will include the use of a potable water spray(s):

- These will be in the form of handheld pressure delivery systems, with trigger release, will be used to further dampen debris / rubble during loading.
- Consideration will be to wind speed and direction due to the area being subjected to high wind events.

Vibration / Noise Monitoring

- The parameters set by the Noise Abatement by-laws will be adhered to during all demolition activities.
- It is not anticipated that demolition plant vibration will be an issue.

Potential Hazards

Hot Work(s)

- The manual use of high temperature cutting equipment, grinders and/or Oxy-acetylene torches will be deemed Hot Works and will not commence before a Daily Permit has been issued by the site Supervisor.

Falling Debris

- Active Demolition Zones (ADZ's) will be established around the works to delineate personnel from potential falling objects and airborne debris. Signage will be erected to warn and advise of the hazards in the area.

Mechanical Processes Including Movement of Plant and Machinery

- Dedicated pedestrian pathways will be established to delineate personnel from plant movements. Signage will be erected at the access and egress points and along the travel corridors advising of the dangers within the zone. A spotter will be used during the movement of plant ensuring that all personnel in the area will remain outside of the 'line of fire'.
- Flashing amber lights and audible reversing alarms will be mandatory for all plant.

Restricted Access

- ADZ's or "Red Zones" will be established and always maintained. Access to the ADZ will not be permitted during any demolition activities. A dedicated spotter will be placed at the entry / exit point which will be re-enforced by the installation of a lockable gate.
- Only when the plant operator(s) have powered down and de-energized the demolition machinery, will the spotter allow pedestrian entry.
- Signage and Daily Consultation Meetings will inform personnel of the ADZ entry requirements and / or restrictions.

Slips, trips and falls

- Clearly defined access / egress travel corridors will be always kept clean and clear.
- Work areas will be clearly delineated
- Live edges will be protected
- Visible trip hazards will be highlighted with paint where it is practicable to do so.

Team Task Preparation

In line with our minimal risk approach, we have determined that a process of delineation and separation must be adopted to safely deliver this project. Experienced task specific teams will be allocated to undertake the works. Supervision will be provided in the form of a dedicated Demolition and Asbestos Site Supervisor to manage the teams during these works.



The team will progressively work across the site, maintaining their own segregated Exclusion Zone (as applicable) whilst carrying out their specified tasks. The segregation process will give ownership of the task and the specified zone to the individual work team and will enhance the safety focused culture across the site.

- Prior to commencing any task on site, all personnel involved in the task will participate in the review and revision of this SWMS and/or Job Safety Environmental Analysis (JSEA) (s) for the task to be undertaken.
- Site personnel shall acknowledge their understanding of the risks and controls that will be implemented for the task to be undertaken. A Enviropacific Services General Works Permit and a Hot Works Permit will be issued daily (as applicable).
- 'Fit for Tasks' assessments will be made of all personnel nominated for the task, prior to commencement.
- Daily Consultation meetings and SWMS/JSEA reviews to discuss daily work activities and WHS will be conducted.


- Verification of isolation to all services within the Exclusion Zone (except those nominated to be maintained) by viewing the isolation certificates and visual assessment will be completed.

Mechanical demolition will be carried out by an excavator fitted with the appropriate attachment to reduce the mass and size of the structure in a controlled method. The selected demolition excavator will be fitted with a compliant ROPS and FOPS (Level 11) canopy, warning lights and engine access safety handrails. Each item of mobile plant will be listed on the Plant Register and will have a Plant Risk Assessment and Service history.

The operator will be a holder of a certificate of competency will have been deemed competent for mechanical demolition, with a minimum of 3 years actual experience.

No.114 Newdegate Street, Greenslopes	
	This image showing the Western elevation of the 'Cinema' main hall structure. Scaffolding will be erected to this face.
	This image shows to Western elevation of the 'Accommodation' structure. Scaffolding will be erected to this face.

	<p>This image shows the Eastern elevation of the 'Cinema' main hall structure. Scaffolding will be erected to this face.</p>
	<p>This image shows the Eastern Elevation of the 'Accommodation' structure.</p>
	<p>This image shows the Northern elevation of the 'Accommodation' structure. Full height scaffolding will be erected to this face to provide a clear barrier line between the neighboring rear yard / fence line.</p>

	<p>This image shows the Southern elevation along the Headfort St fence line. Scaffolding will be erected to this face to provide a clear barrier delineation between the pedestrian foot path and the work face.</p>

Timber Structure(s) Demolition Methodology

Description of Structure No.1 – Cinema main hall and No.2 - Accommodation

The block of land at No.114 Newdegate St, Greenslopes has a footprint of approximately 1,970m². This footprint contains two main structures and both are marked for complete demolition. The structure(s) erected to this area consist of the following dimensions:

Cinema Building

- Footprint of 780m² and constructed in a portal design with a maximum height of 10m to the roof gable.

Annexes

- There is an annex running the full length of the Western elevation at a maximum height of 3m. This is designed to provide lateral support to the center portal framework.
- There is an annex running the full length of the Northern elevation at a maximum height of 7m. This is also designed to provide lateral support and structural integrity to the center portal framework.

Neighboring properties exclusion zone

- The residential property at No. 49 Headfort Street has a clearance of approximately 7m distance from external wall (east elevation) to temporary construction fence line. Further separation protection will be supplied by full height scaffolding to the East elevation.

Structural Components

- The Cinema building consists primarily of structural timber with a perimeter footing of masonry and brickwork.
- The floor area consists of a combination of hardwood timber bearers / hardwood timber floor joists and hardwood timber bearers sitting on top of concrete stumps.
- The roof consists of corrugated Asbestos 'Super-six' sheeting supported by timber trusses.

Non-structural Components

- Internal walls consisting of timber framing with cosmetic lining(s).
- Internal ceilings consisting of timber framing with Masonite lining(s).
- Internal wall consisting of timber framing with ACM sheet lining(s).

- Internal ceilings consisting of timber framing with ACM sheet lining(s).

Accommodation Building

- Footprint of 385m²
- It is constructed in a support column design with a maximum height of 10m to the roof gable.

Annex(s)

- There is an annex adjoined to the Eastern elevation at a height of 4m. This is designed to provide lateral support to the center column framework.

Neighboring properties exclusion zone

- The Northern elevation has a 3m buffer between it and the adjoining rear fence lines of three residential properties. A 1.8m construction fence will be installed hard against the residential fence line with a full height scaffolding to be erected to the full face of the elevation.

Structural Components

- The Accommodation building consists primarily of structural timber with a perimeter footing of masonry and brickwork.
- The ground floor area consists of a combination of hardwood timber bearers / hardwood timber floor joists and hardwood timber bearers sitting on top of concrete stumps.
- The upper-level floor area consists of a combination of hardwood timber bearers / hardwood timber floor joists and hardwood timber bearers sitting on top of hardwood timber columns.
- The roof consists of corrugated Asbestos 'Super-six' sheeting supported by timber trusses.

Non-structural Components

- Internal walls consisting of timber framing with cosmetic lining(s).
- Internal ceilings consisting of timber framing with Masonite / gypsum sheet lining(s).
- Internal wall consisting of timber framing with ACM sheet lining(s).
- Internal ceilings consisting of timber framing with ACM sheet lining(s).

Site Access

- The site street frontage along Newdegate Street will consist of a temporary cross over / driveway installed to allow the egress / access of the demolition plant and machinery / waste bin servicing / deliveries.
- The existing footpath will be protected by installing a series of steel road plates. These will be carefully placed to negate any pedestrian trip hazards.
- An inspection of the footpath will be carried out to locate any existing services. Their location will be addressed when selecting the best installation footprint.
- The upper surface area(s) of the steel road plates will be coated in a non-slip paint to negate a slipping injury risk to pedestrian traffic.
- As there is no established cross over, the existing gutter line located to the immediate front of the site access will have a series of timber blocks placed at road level to allow for the vehicle egress / access with-out doing damage to the concrete edge(s).
- Full traffic control will apply to any major plant / truck movements egressing from or accessing to the site.

Environmental

- As the site is sloping in design, there is the potential for run-off to occur during inclement weather events. To reduce this risk, it is proposed to erect silt fencing across low area(s), as required.
- The installation of hay bales / geofabric will apply to all open and / or grated drains.
- This item will be addressed in depth with-in the Environmental Management Plant (EMP).
- Regular monitoring will apply.

Noise Pollution During Demolition

- The demolition of the structures will be primarily achieved by manual methods as there is a high volume of timber salvage available for recycling. Historically, these methods do not produce either sustained noise or peaks of noise above the allowable decibels.
- Mechanical demolition will be carried out for load out purposes and the grubbing out / removal of building foundations. There is no requirement for utilizing an impact hammer attachment as the footing can be exposed and rolled.
- To reduce the effect (if any) on neighboring properties, the segmentation process will be piecemealed with no large sections being intentionally released as a single unit.

Manual Demolition – in reverse of the original construction

The recycling opportunity exists to salvage the majority of the structural timber components of both buildings. To do this safely the following controls will apply:

Work at Heights

- Working at Heights Permit(s) to apply – internal allocation by Enviropacific Supervisor
- Mobile Aluminum Scaffolding – to be erected and used in line with the manufacturer's instructions / to be erected by a licensed scaffolder if the working height is greater than 4m.
- Internal placement of scaffolding onto suspended floors must have engineering approval, as required.

Manual Handling

- As part of the Daily Consultation meeting, all workers will be encouraged to undergo a series of exercises to encourage muscular warm up. This will go a long way towards preventing muscular "Strains & Sprains".
- The company SOP(s) for Manual Handling will be used as a teaching aide showing the correct procedures for lifting / bending / reaching.
- Team lifts are to be utilized whenever there is doubt of the weight / size of an item may be too great for a single worker.
- Mechanical methods e.g., using a forklift will be encouraged as the opportunity arises.

Personal Protection Equipment (PPE)

- Workers must be issued with and instructed in the use of the appropriate Personal Protection Equipment (PPE) for the task
- All PPE must be in good order and "Fit for Task".

Mechanical Demolition

A demolition excavator, fitted with compliant ROPS / FOPS canopies will be utilized to methodically reduce the height and mass of the remaining structure(s) following a thorough salvage operation.

The point on commencement will be dictated by the limited site access being via the street frontage; as such, the mechanical demolition will commence at the right-side corner and progress from front to the rear for a width that allows for machine travel to the rear of site.

The initial demolition will not be greater than that required to allow clear passage for the excavator through to the rear yard.

When in position and facing the rear of the buildings, the operator will then commence to methodically reduce the remaining timber / masonry structure in both mass and height.

At all times, the external walls will be directed inwards and away from the neighboring property boundaries.

All demolition will be carried out in a piecemeal method, working top to bottom. At no time will a mass collapse be induced.

As the excavator tracks forward all voids will be backfilled and compacted to ensure a safe and stable base platform.

Post Demolition Pedestrian Access

This will only apply when all structures are at ground level

The operation of machinery may require an interaction with ground-based workers whose duties will include spotting and dust control. Risk assessments will be carried out as per the Project Risk Assessment Register guidelines.

- An Active Demolition Zone (ADZ) will be established by the erection of barrier lines across the property(s) at the point of the site frontage (as shown on the demolition site plan).
- A dedicated “spotter” will be located outside the barrier line, to control any required entry into the demolition work zone. The spotter will be in 2-way radio contact with the demolition excavator operator.
- If pedestrian entry is required into the active demolition zone, the spotter will inform the operator of the need to power down the plant and place the attachment at ground level.
- Only when these protocols have been satisfied, then the additional pedestrian traffic will be allowed to enter the demolition zone.
- The path of egress / access inside the demolition zone will be around the structural debris. At no time will personnel be directed to or allowed to physically climb over demolition material(s).
- Only when the activities that required pedestrian access into the demolition zone have been completed and all personnel are back outside the demolition barrier line(s), then the excavator works will be allowed to recommence. The operator must be informed by the spotter that all personnel are clear, and it is safe to restart mechanical demolition.

Fire Protection

As it is not practicable to clear the timber framed structures of combustible materials prior to commencing demolition then the following will apply: The Spotter will fill a dual role of Fire Watcher and will have access to 2x 9kg dry powder extinguishers and a potable water hose delivery. Enviropacific Services Hot Works protocols are to be followed.

Controlling the External Workforce

The Waste transport company will be asked to provide a continuity of driver / truck combination. This will allow for an ease of understanding site protocols with external operators. All drivers will be subject to the Enviropacific Services Ltd entry protocols for the project. Enviropacific will formulate a Truck Driver site specific short form induction. This will also cover any delivery driver requirement(s) such as a Coates Hire delivery of plant

Vehicular and pedestrian traffic control will be supplied by Enviropacific and traffic controllers will be in attendance when trucks are reversing into site across the footpath to position for load out.

Steel plates will remain in place to maintain the existing condition of the footpath / crossover, as documented as part of the pre-Demolition Dilapidation Report. These steel road plates will be monitored daily for any undue movement resulting from the vehicular travel.

Loading of Waste

- The truck driver will reverse the vehicle onto the site under the direction of the traffic controller.

- All machinery with-in the load-out zone will be powered down at this point.
- The driver will be asked to leave the truck cabin and will be escorted out of the **Orange** Zone and into the **Green** Zone.
- The spotter will inform the operator that all pedestrians have safely left the loading zone; only then will the excavator operator power up and commence to load out the demolition debris.
- The generated waste will be loaded into the truck bodies by the excavator utilizing a bucket / grapple attachment. The operator will work in a controlled manner taking care to not overload the trucks resulting in rubble / debris falling to the ground.
- All debris will be dampened down during loading by utilizing a pressurized hand-held hose fitted with a trigger release. This will be delivered by a worker positioned outside of the loading zone.

All the truck bodies will be fitted (as applicable with load requirements) with retractable tarp systems that will provide a complete coverage of the loaded debris thus allowing safe travel along public routes with-out the risk of release of debris / dust.

Disposal


As per Enviropacific Services Waste Management Plan.




Retention of the Heritage Listed Cinema Entry Portico

The client has expressed interest in retaining the existing Entry Portico to the Cinema structure, including the masonry elements of the original site entry located at the corner of Newdegate and Headfort Streets. Our proposal to enable the structural retention, is as follows:

Documenting the existing condition

- Enviropacific Project Manager will carry out a visual / photographic inspection of the existing structure and this will be documented in the form of a Dilapidation Survey.
- Enviropacific will engage the services of a structural engineer to ascertain and design a steel retention framework as will be necessary to allow the masonry portico to remain insitu following completion of the demolition works.

	<p>This image shows the existing Cinema Entry Portico prior to separation from building to be demolished.</p>

	<p>This image shows a slightly different view of the above.</p>
	<p>This image shows the existing damage to the inside windowsills.</p>
	<p>This image shows the existing damage to the section where the roof adjoins to the masonry front.</p>

