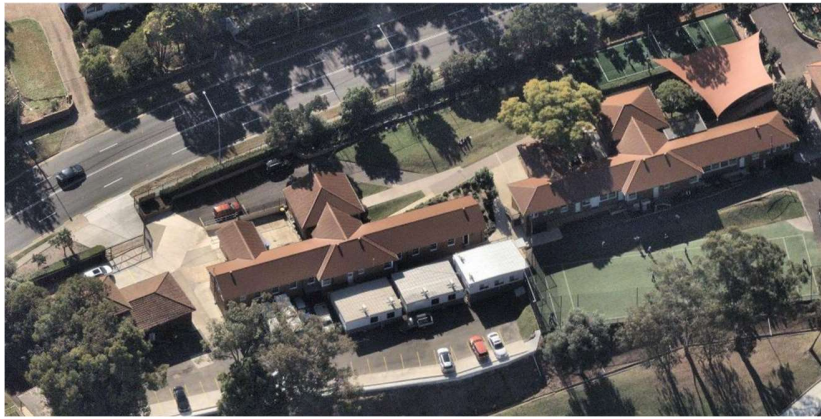


DEMOLITION MANAGEMENT PLAN



One School Global

Oatlands NSW

By FDC for information purposes only

1.0 Project Information:

1.1 Project Name:

One School Global Oatlands

1.2 Project Addresses:

19 Gibbons St Oatlands NSW

1.3 Dates:

Date of Commencement:	First Quarter 2026
Date for Completion:	Final Quarter 2026
Timeframe:	Approx. 10 months

1.4 Work Method Author/Project Manager:

Name: Prepared by FDC Construction (NSW) for information purposes only.

2.0 Introduction:

The Demolition Work Plan has been prepared in accordance with the requirements of AS2601, the Demolition Work Code of Practice.

All structural engineering components such as propping, bracing, structural alterations, plant on suspended slabs, loading on suspended slabs etc. can only be designed, approved and altered by a certified structural engineer.

3.0 Scope of Works

The scope of works for this project is the demolition of the school building.

Generally, the works involve:

1. Site establishment including installation of sediment & erosion control and trees protection.
2. Services decommissioning and temporary services to be provided by principal contractor.
3. Hazmat removal.
4. Soft strip out.
5. Building / structural demolition.
6. Slab on ground removal.
7. Load out.
8. Demobilise.

All works will be completed in accordance with AS2601 – The Demolition of Structures, the Demolition Work Code of Practice and shall meet all legislative requirements contained in the WHS Act 2011 and the WHS Regulations 2017.

- Work Health & Safety Act 2011 NSW
- Work Health & Safety Regulations 2017 NSW
- Environmental Planning and Assessment Act 1979 NSW
- Environmental Planning and Regulation 2000 NSW
- Contaminated Land Management Act 1997 NSW
- Contaminated Land Management Regulation 2013 NSW

- Protection of the Environment Operations Act 1997 NSW
- Protection of the Environment Operations (Clean Air) Regulation 2010 NSW
- Protection of the Environment Operations (General) Regulation 2009 NSW
- Protection of the Environment Operations (Noise Control) Regulation 2008 NSW
- Protection of the Environment Operations (Underground Petroleum Storage Systems) Regulation 2008 NSW
- Protection of the Environment operations (Waste) Regulation 2005 NSW
- Water Management Act 2000 NSW
- Waste Avoidance and Resource Recovery Act 2001 NSW
- CoS Policy for Waste Minimisation in New Developments 2005
- Environmentally Hazardous Chemicals Act 1985 NSW
- Environmentally Hazardous Chemicals Regulation 2008 NSW
- Road Transport Act 2013 NSW
- Roads Regulation 2008 NSW
- Dangerous Goods (Road & Rail Transport) Act 2008 NSW
- Dangerous Goods (Road and Rail Transport) Regulation 2014 NSW
- AS 2601:2001 Demolition of Structures
- Demolition Work COP 2014 NSW
- Excavation Work COP 2014 NSW
- Construction Work COP 2014 NSW
- How to manage and control asbestos in Demolition Work COP 2019 NSW and Heavy Vehicle National Law.
- How to safely remove asbestos COP 2011 NSW
- Managing noise and preventing hearing loss at work COP 2011 NSW
- Managing Risks of Plant in the Workplace 2014 NSW
- Managing Risk of Falls at the Workplace 2011 NSW
- Managing Electrical Risks in the Workplace 2014 COP
- Code for Amenities for Construction Work 1997
- Code for Occupational Health & Safety Induction Training for Construction Work 2007
- ASNZS 3012:2010 Electrical Installation on Construction & Demolition Sites
- ASNZS 4836:2011 Safe working on/or near low-voltage electrical installations & equipment
- AS 4687:2007 Temporary Fencing and Hoarding
- AS 3745:2010 Planning for Emergencies in Facilities
- AS 1940:2004 Storage & Handling of Flammable & Combustible Liquids
- AS 4332:2004 Storage & Handling of Gases in Cylinders
- AS 2436:2010 Guide to Noise & Vibration Control on Construction & Demolition Sites
- AS 4839:2001 Safe Use of Portable Mobile Oxy Fuel Gas System for Welding Cutting Heating and Allied Processes
- RMS D&C B341 Demolition of Existing Structure
- ENSR's (Electrical Network Safety Rules) & Rail Safety National Law (NSW) No82a of 2012

4.0 Investigation

An investigation of the structures to be demolished and surrounding environment has been undertaken in accordance with the Australian Standards for Demolition of Structures, AS2601 – 2001. The observations from these investigations are broken up into 3 sections 'Investigation of Structures', 'Investigation of Site' and 'Investigation of Services' and is recorded below.

4.1 Investigation of Structures

4.1.1 Description of Structures

The building to be demolished is located within the school property.

The buildings to be demolished are all single level structures (block C and D) except for the western-most church building that is partly two-level. The buildings are brick veneer with concrete slabs and roof tiles. With three demountables to also be removed.

Other elements being demolished include but are not limited to:

- Hardstands and pavements
- Pedestrian paths
- Vegetation and topsoil (within landscape areas)

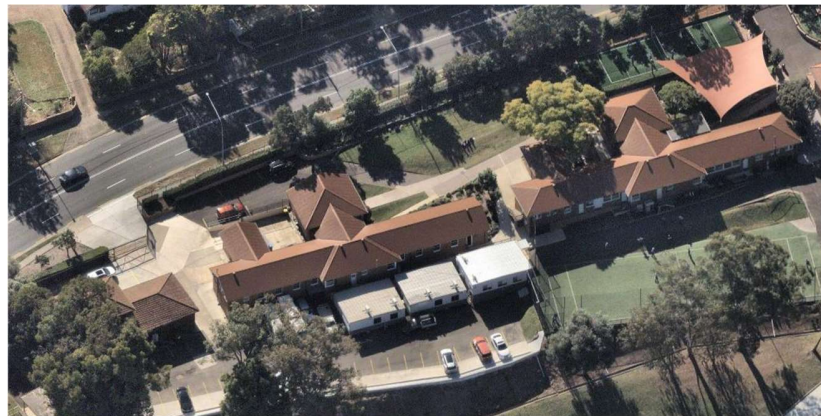


Figure 1: Buildings to be demolished

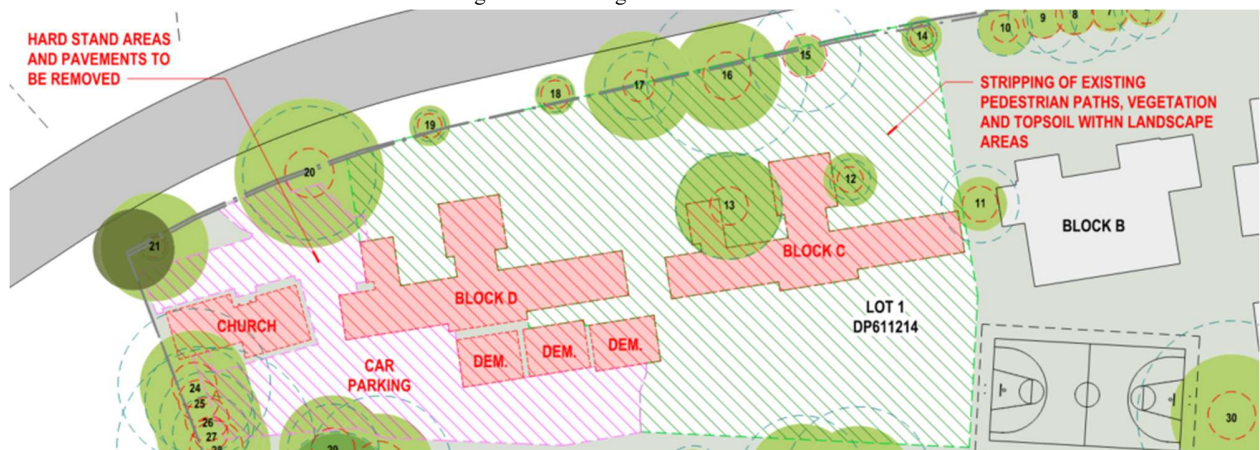


Figure 2: Demolition site plan

4.1.2 Structural System

The building to be demolished is approximately a 1988m² single level for the majority of the building and double level for a small portion. The overall area of property including hardstand and courtyards is approximately 8833m².

4.1.3 Hazardous Materials

A HAZMAT survey will be included as part of the REF mitigation measures.

4.1.4 Height of Structures and Distance to Boundaries

Due to the western most buildings proximity to the lot 1 boundary, the principal contractor will review further demolition methodology as this is a sensitive area.

4.2 Investigation of Site

4.2.1 Description of Site

The building to be demolished is located within the school grounds. Site access is from Gibbons St Oatlands. Elements include but are not limited to

- Block C and D single level buildings
- 3 demountables
- Hardstands and pavements
- Pedestrian paths
- Vegetation and topsoil (within landscape areas)

Access to the site will be via a designated access way as nominated by principal contractor.



Figure 3: Site Plan

4.2.2 Technical Management of Structure Works

1. Structure Engineer Works Requirements

This section describes requirements in relation to Structure Works engineering. To control risks to personnel public and works associated with Structure Works, this section describes minimum checks to be performed for the design and implementation of the Temporary Works, including responsibilities for performing these checks, and how they should be performed and documented. Structural engineers will be engaged to sign off on the demolition sequence in accordance with the SafeWork NSW Demolition Work Code of Practice July 2015, AS2601 - The Demolition of Structures – 2011, and AS1170-0-2002, AS1170-1, 2002 and AS1170-2.

4.2.3 Underground Structures

Any identified underground structure will be managed as part of the demolition methodology. If during the demolition process, any underground services to be found; principal contractor to be notified.

4.2.4 Retaining Structures

Care will be taken to ensure retaining structures are removed carefully without having an inverse effect on the site.

4.2.5 Dumps of Noxious, Toxic, or Hazardous Substances

Does not affect the demolition works.

4.2.6 General Condition of Land and Structures on Adjoining Sites

The surrounding area of land is generally in satisfactory condition. Care will be taken to minimize disruptions to adjoining properties and infrastructure.

4.3 Investigation of Services

4.3.1 Services to be disconnected

All services shall be disconnected / made safe prior to commencement of demolition work by licensed trades. A sign-off on services will be received prior to the commencement of any demolition works. Other existing services such as telecommunications will be disconnected, and sign offs are to be provided by the client.

4.3.2 Services to be maintained

Domestic water will be tapped and maintained during the course of the demolition works for dust suppression requirements. Temporary access to water to be supplied by the client.

Any live services are to be clearly identified and communicated to all on site by means of Toolbox talks prior to works commencing.

4.4 No-Go Areas for Machine's

A number of areas within the site will be restricted for heavy plant and equipment. All areas adjacent to LEVEL 5's retaining walls, train tracks, and sensitive structures will be restricted access for heavy plants.

5.0 Demolition Exclusion Zone

Personnel not inducted on the Demolition Induction will be required to visit the site office and not enter the Demolition site until they have been inducted and signed in on the Site Personnel Register or brought on site with the permission of the site supervisor under the supervision of an inducted person and have signed in the Site Visitors Register to ensure all people are present and accounted for a start and all exclusion zones will be properly demarcated by barriers and signages. No unauthorised persons shall be permitted into the demolition work area.

6.0 Details of Demolition

6.1 Sequence and General Methodology

6.1.1 Disconnection of Services

All services shall be disconnected / made safe prior to commencement of demolition work by licensed trades. A sign-off on services will be received prior to the commencement of any demolition works. Other existing services such as telecommunications will be disconnected, and sign offs are to be provided by the client.

Items to be checked and disconnected prior to commencing demolition works:

- ☐ Power
- ☐ Water and Sewer
- ☐ Telstra
- ☐ NBN
- ☐ GAS
- ☐ Communications

6.1.2 Clearing of Vegetation

Trees and vegetation are not part of these scope of works.

6.1.3 Installation of ATF Fencing

ATF fencing/ barriers and signage are required to secure and delineate demolition work area.

6.1.4 Site Establishment

Site establishment:

- ☐ Site to be made secure at all times only authorised personnel are allowed into site.
- ☐ Warning signs are to be erected around the site boundary advise public of the demolition works.
- ☐ Site amenities to be provided by principal contractor.
- ☐ Plant to be delivered to site.

37T Excavator	Hammer attachment	Pulveriser attachment	Shear attachment
Skid steer	Water mister	A-frame prop	Road Plates
Skip Bin	Power tools	Hand tools	1-2T Excavator

6.1.5 Demolition Works

1. Site establishment.
 2. Hazmat removal.
 3. Soft strip out.
 4. Building / structural demolition.
 5. Load out.
 6. Demobilize.
-
1. Site establishment:
 - Site to be made secure at all times, only authorised personnel are allowed into site.
 - Warning signs are to be erected around the site boundary advise public of the demolition works.
 - Site amenities to be provided by principal contractor.
 - Plant to be delivered to site.
 2. Services decommissioning and temporary services:
 - All services including electricity, water, gas and communication entering the site are to be disconnected and made safe by the principal contractor.
 - Services sign off to be provided.
 - Temporary water to be provided by the principal contractor for dust suppression during demolition.
 - Temporary power to be provided by the principal contractor.
 3. Hazmat removal:
 - Principal contractor will provide a copy of the ARCP and SWMS for review by Client.
 - Hazmat removal will be carried out as per hazmat survey and principal contractor SWMS.
 - Clearance inspection will be provided at completion.
 - Removed material will be tipped at the appropriate tipping facilities.
 - Tipping records will be provided to the Client.
 - Any unexpected will be dealt with as per Unexpected Finds Procedure.
 4. Soft strip out:
 - All non-recyclable material such as timber, plasterboard, floor covering, ceiling and insulation material where possible to be removed prior and structural demolition occur.
 - Removal will be carried out manually and mechanically.
 - Removed material will be processed and sorted in courtyard.
 - Removed material will be tipped at the appropriate tipping facilities.
 - Tipping records will be provided to the Client.
 5. Services decommissioning and temporary services to be provided by the principal contractor. Building / Structural Demolition:
 - Building structural to be demolished mechanically utilising excavators with various type of attachments.
 - Excavator with pulveriser attached to demolish concrete ramp.
 - Excavator with attachments to demo demolish main school building
 - Removed materials to be processed into manageable size mechanically

using excavator with attachment for load-out to designated tipping facilities.

- The above steps will be repeated for all buildings.
- Hardstand to be removed using excavators with various attachments.
- Water misters will be supplied and utilised for dust control during structural demolition.

6. Load out:

- All load out to be carried out mechanically utilising excavators with attachments.
- All removed material to be processed and separated into the correct waste stream.
- Processed material to be placed in a designated areas on site.
- All trucks to enter and leave site as per approved Traffic Management Plan (TMP).
- Trucks coming and leaving site to adhere to the approved TMP routes.
- Ensure truck wheels are clean prior leaving the site.
- Trucks to ensure are covered before leaving site.
- Ensure trucks are not overloaded when leaving site.

7. Demobilise:

- General clean up at completion.
- Ensure all fences are secured.
- Ensure site erosion and sediment control are installed and functional.

Do a final site handover with the Client

6.1.8 General Site Clean Up

General clean up on completion.

Machinery to scrape and load out left over material into either bins or trucks.

6.2 Other Items to Consider

6.2.1 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 via the Certificate of Electrical Safety has been received by the appropriate service providers for the structure to be demolished.

6.2.2 Site Induction

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

1. Client Specific Project Induction.
2. Site Specific Induction
3. Induction into this Demolition Work Plan, Work Health & Safety Plan, Safe Operating Procedures and HRCW SWMS's.

6.2.3.1 Environmental Controls

All affected drains will be covered in a geo-tech fabric material and or sediment socks and securely fixed into position. All fencing to the perimeter of the site.

Sediment control on site will primarily be controlled by two methods:

4. Leaving all surrounding hardstands in place until the very end of the project. All truck movements will be on hardstand.
5. Installing a sediment screening to site drains and run off areas.

In addition to the above measures which should all but eliminate sediment entering the storm water system, external to the site and inside the site, where storm water grates and gutters exist, all grates will be covered in a geo-tech material, with geo-tech lined and filled socks placed in the gutter up stream of the flow to these drains. Sediment controls to be checked daily to ensure no damage.

6.2.3.2 Noise and Vibration Management

The principal contractor is aware that neighbouring properties to the site are occupied and therefore sensitive to noise and vibration from the works.

Where practical, attempts will be made to minimize noise and vibration. Further, there will be attempts to minimize the amount of hammering in the removal and demolition works.

Control: All noise-creating activities are to be limited to the hours as per the Project's Environment Approvals for the works.

- No work is to be carried out on Sundays or Public Holidays.
- High Impact Noise can only occur between the hours of 7:00am and 5:00pm Monday to Saturday.

All plant and equipment are to be muffled in accordance with manufacturers' requirements. The existing structure is to be used where possible to screen noise.

Monitoring: Regular inspections will be performed by the Project Manager to determine the extent of noise/vibration at the nearest affected residence or workplace including sporadic background noise/vibration monitoring to confirm that the existing noise levels at the site during the day is as per the Environmental Management Plan. The complaints register will be checked daily and any corrective action necessary taken immediately to ensure minimal interruptions.

Dilapidation Inspection: Community & Environmental team have been working on Dilapidation Survey around demolition work area.

Contingency: In the event of excessive noise/vibration is being created by the demolition process, work will stop immediately. Demolition methods will be modified to ensure that noise emissions during demolition work is minimised, and vibration mitigation measures are taken such as the modification of demolition methodology.

6.2.3.3 Dust Management

Demolition of timber, brick and concrete structures can generate excessive amounts of dust however Dust suppression methods, through use of Mist Fans, handheld hoses and or sprinklers will be used to control dust at the source point. During high winds demolition methods will be modified or ceased to prevent dust exposure beyond the site boundaries. Rubble and spoil stockpiles will be soaked to prevent dry loading. All workers exposed to dust must be fit tested and wear suitable masks.

6.2.3.4 Odour Suppression

Controls – Odor generating materials will be identified and either masked or suppressed using suitable agents; or the extent of the works will be limited such that the odours are kept to a minimum. Odors on site are expected to be a minimum because of no odour creating agents anticipated.

Monitoring – Regular monitoring is to check for any evidence of excess odours. The complaints register is to be checked weekly and any suitable corrective action taken immediately.

Contingency – In the event of excessive odour being generated by the works, demolition will cease immediately, and the source of the odour will be identified and suitable action taken before commencement of demolition. The Superintendent's Representative will be notified immediately.

6.2.4 Services Sign Off

Electrical and Lighting-

The principal contractor will isolate and disconnect all power within the effected work zones. Electrical sign off from a licensed tradesman must be provided prior to any works commencing.

Water -

Water point is from redundant water tank which will be removed as part of the demolition work.

Gas-

The principal contractor have confirmed that there are no gas mains or supply points within any of the work zones

Telstra & NBN-

The principal contractor will isolate and disconnect all communication cables within the effected work zones. Telecommunication sign off from a licensed tradesman must be provided to prior to any works commencing.

7.0 Permits

All relevant permits will be always sought and displayed on-site. These permits include but are not limited to:

- SafeWork permit for demolition & Asbestos removal
- Principal contractor Excavation and Trenching Permit
- Principal contractor Demolition Permit
- Principal contractor Hot Works Permit

8.0 Personnel Qualifications

All personnel onsite shall be industry WHS inducted (White card). The Site supervisor shall be a SafeWork recognized Demolition Class A (unrestricted) Competent Person with considerable expertise in the demolition of similar structures. All plant will be operated by SafeWork ticketed and experienced personnel as well as approved principal contractor VOC's. The principal contractor are committed to ensuring ongoing WHS compliance. All personnel will be site inducted prior to commencement of work on-site.

All personnel working with hazardous materials will hold appropriate training.

9.0 Waste Management Plan

This plan has been developed to implement procedures which will be in keeping with the State Government's policy of reducing the quantity of material that goes to landfill and current EPA guidelines.

Materials to Be Recovered

The following lists of materials have been identified on site as being those which can be practically and economically recovered for reuse or recycling.

Concrete, bricks, Steel, Ferrous and Non-Ferrous Metals

Materials to Landfill

The following list of materials have been identified on site as being those which will go to landfill as neither the infrastructure nor markets are in place to provide for practical or economic recovery.

Insulation materials, general building waste, treated timber materials, broken or poor-quality timber.

Landfill: Transported to licensed landfill facility for disposal.

Recovery Plan

Materials to be recovered will be treated in the following manner:

Concrete: Transported to Concrete Recyclers in Camellia for crushing and screening to produce alternatives to quarry products.

Metal: Transported to Sell & Parker, Banksmeadow for recycling

Monthly reports on percentage of waste reuse or recycled (by weight) will be provided to the client. Certification will be provided confirming the waste reuse/recycling target (by weight) for this site.

10.0 Traffic Management Plan

Introduction

Traffic Management Plans have been developed by the client and will be implemented across sites.

Pedestrian Management

Pedestrian activity in the immediate vicinity of the site is low.

Traffic control will be always utilised during the load-out of demolition debris. Vehicles will drive into site in a forward direction under the guidance of spotter and leave site in a forward manner. All site traffic is to always give way to pedestrians. Traffic controllers will ensure that gaps in vehicular movements will be utilised to negotiate vehicles entering / exiting the site.

Given a “work zone” will not be used for the demolition phase, no queuing of vehicles shall be permitted.

No unauthorised personnel will be permitted within the demolition zone unless accompanied by the site supervisor. Whilst within the confines of the demolition works all personnel will attire in project minimum PPE including High-Viz to ensure that visible to moving traffic. There will be no public access in the site and notification boards (signs) will be implemented across the site

11.0 Signoff and Induction

Project No: N24-018

Project Name: The One School; Global - Oatlands

Location: - Oatlands

Date:

__/__/__

Induction Presenter:
