

Demolition Scope of Works



Project Number: DE1-Over15

Client Name: Simulated Demolisher

Property Address: 27 Frank Street, Wetherill Park,
NSW, 2164

Date: 10/03/2024

Revision	Date	Purpose	Prepared By	Reviewed By
A	10/03/2024	For co-ordination	Consulting Engineers	

Disclaimer

This Specification has been prepared in accordance with the scope of services described in the contract or agreement between us and the Client. The Specification relies upon data, surveys, measurements, and results taken at or under the terms and conditions specified herein. Changes to circumstances or facts after certain information or material has been submitted may impact on the accuracy, completeness or currency of the information or material. This Specification has been prepared solely for use by the Client, Consulting Engineers accepts no responsibility for its use by other parties without the specific authorisation of Consulting Engineers. We reserve the right to alter, amend, discontinue, vary, or otherwise change any information, material, or service at any time without subsequent notification.

Preface

The demolition of structures signifies a crucial phase in their life cycle, marking the transition from old to new. As we undertake the demolition of a select portion of a warehouse, it's not merely about destruction but about orchestrating a carefully planned transformation. This introduction sets the stage for the methodical demolition process, which requires a combination of engineering precision, safe execution, and environmental consideration.

In the subsequent sections, we delve into the details of the demolition project, from its initial planning stages to its execution and beyond. Although the Warehouse once served its purpose, its demolition demands a combined effort to ensure the safety of all involved and to preserve the surrounding environment and neighbouring properties.

Central to our approach is a commitment to safety, evident in every decision and action. Through thorough planning and strategic execution, we aim to carry out the demolition with precision and care.

As we undertake this endeavour, we recognize the significance of our responsibilities and the impact of our actions. We value the contributions of all involved and together, we are committed to maintaining the highest standards of professionalism, integrity, and environmental stewardship.

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1 Overview

Consulting Engineers have been tasked by Simulated Demolisher to conduct a comprehensive demolition scope of works report for the safe and efficient demolition of part of a warehouse located at **27 Frank Street, Wetherill Park, NSW, 2164**. This report aims to outline the necessary steps and precautions required to ensure the demolition process is carried out safely and in accordance with regulatory standards.

The purpose of this scope of works report is to provide a detailed plan for the demolition of the selected portion of the warehouse, including considerations for potential hazards and precautions. By conducting a thorough assessment of the site and surrounding areas, we aim to identify any factors that may impact the demolition process and implement appropriate mitigation measures.

This report will outline the proposed demolition methodology, including the sequence of activities, equipment requirements, and safety protocols to be followed during each stage of the demolition process.

The objective of this report is to provide Simulated Demolisher with a comprehensive plan for the safe and efficient demolition of the warehouse, while minimizing risks to workers, the public, and the environment. Our recommendations are based on industry best practices and regulatory requirements, and we remain committed to ensuring the highest standards of safety and compliance throughout the demolition process.

This report has been prepared specifically for the demolition of a selected section of the warehouse. It is not intended for use in demolishing other areas of the warehouse. Different sections may have unique considerations that require separate assessments and plans. Consulting Engineers cannot be held liable for any consequences resulting from the use of this report beyond its intended scope.

A photographic record was taken, appropriate to the conditions found. All photographs are available on our file and are provided upon request for reference via email. Some images have been provided in Section 3.

2 Preliminaries

2.1 General

A breakdown of the work is as follows:

- Ensuring access and safety measures are in place for the demolition crew.
- Dismantling and disconnecting utilities and building components.
- Erecting scaffolding or providing other safe access provisions as necessary.
- Demolition and removal of the warehouse's structural elements, including walls, roofing, and flooring.
- Removal and disposal of any fixtures or equipment within the warehouse.
- Disposal of debris and waste materials in compliance with environmental regulations.
- Ensuring proper closure and sealing of any remaining openings or voids post-demolition.
- Site cleanup and restoration to a safe and tidy condition.

All demolition activities will adhere to relevant safety standards and regulations, ensuring the safe and efficient removal of the warehouse structure.

2.2 Licensing, Insurances & Discloser of Legal Proceedings/Solvency

- The Contractor is a licensed professional authorized to complete the specified works.
- The Contractor shall submit with the tender, evidence of currency for:
 - Public Liability Insurance;
 - Workers Compensation Insurance;
 - Contract Works Insurance (nominate the Principal as interested party).
 - And any other form of required insurance for the specific task.
- The Contractor is responsible for insurances including Contractor's Risk, Public Liability, Worker's Compensation, and property insurance during the works.
- The Contractor must submit proof of registration as a Building Practitioner under the Design and Building Practitioners Act 2020.
- In submitting this tender, the Contractor acknowledges that there are currently no criminal or civil proceedings against it for alleged breaches of any laws of the State or Commonwealth.
- The Contractor also acknowledges that the key persons (directors, project managers, etc) associated with the tender are solvent, and have not been declared bankrupt in the past seven years.

2.3 Access

Given that the demolition work will occur within the warehouse premises, special precautions and considerations must be taken:

- Work hours are restricted to Monday to Friday, from 7:00 am to 5:00 pm, with Saturday work allowed only upon approval. Compliance with any local council requirements and EPA

regulations is mandatory, and the Contractor should be familiar with such regulations prior to tender submission.

- The Contractor must provide sufficient notice to any occupants or neighbouring properties impacted by the demolition work, with confirmation provided 48 hours prior to the commencement of work.
- Access to the demolition site must be controlled and secured. External access methods such as scaffolding or access ladders should be utilized. If permanent access equipment is installed, appropriate security measures must be implemented to prevent unauthorized access to the site.
- Unauthorized access to the demolition site is strictly prohibited.
- All demolished materials must be promptly removed from the site at the end of each workday or deposited in designated waste disposal areas.
- The Contractor is responsible for ensuring that all work areas are adequately protected and that safety measures are in place to prevent accidents or injuries.
- The Contractor must provide and install protective measures such as hoarding, impact mats, safety zones and other necessary safeguards to minimize disruptions and ensure the safety of all people involved and occupants in adjacent properties.
- Before leaving the site for the day or upon completion of the demolition works, all work areas must be thoroughly cleaned and left in a safe condition.

2.4 Compliance and Verification

- The Contractor will ensure compliance with AS2601—2001, The Demolition of Structures.
- The Contractor will visit the site, verify the extent and nature of the proposed works, and confirm dimensions based on supplied plans.

2.5 Dilapidation Report

- It is recommended that the contractor undertake a thorough photographic dilapidation survey of the premises prior to the commencement of works to record the condition of the premises. This shall be used as a means of assessing the responsibility of the Contractor for damage arising from the works.
- The survey shall include a descriptive account for every photograph and include the location and orientation. A copy of the survey should be submitted to the relevant authorities no less than week prior to commencement of works.
- Where access is required to be set up or gained prior to a dilapidation survey being possible, the survey should be conducted as soon as practicable (prior to construction in that area).
- Upon request and approval of our memorandum of fees, we can provide a detailed dilapidation report to The Contractor.

2.6 Occupational Health and Safety

- The Contractor must comply with all occupational health and safety requirements.
- Suitable portable toilet facilities and necessary amenities must be provided as per WH&S regulations.
- Items to be included in the SSSMP include, but are not limited to:
 - Safety fencing and partitioning areas around demolition and excavations.
 - Safety fencing and partitioning areas below demolition
 - Extensive safety signage

-
- Clear and safe paths of access for pedestrians. If a regular path of travel is to be blocked prior notice must be given and barriers must be in place.
 - All scaffolding, hoarding, temporary propping and the like shall meet local Council and Workcover requirements. Any statutory fees payable relating to access or cramage requirements (tiger tailing high voltage wires, road closure permits, permits for cramage, council permits for skip bins etc.) are the responsibility of the Contractor.

2.7 Damage and Protection

- The Contractor assumes full responsibility for any damages caused by their personnel to the existing structure, services, paving, roads, adjoining properties, and any individuals. The Contractor shall bear all costs associated with repairs and compensations.
- The Contractor is obligated to ensure the protection of the existing and neighbouring property from further damage throughout the duration of the works.
- The Contractor shall be accountable for safeguarding all existing services, fittings, finishes, and fixtures during the demolition works and shall rectify any damage incurred at their own expense.
- To mitigate risks, the Contractor must employ measures such as tarps, dust screens, drop sheets, protective plywood sheets, safety zones, fencing etc., to safeguard adjoining areas from impact damage, dust, and water ingress during all construction phases. Any damage to building elements resulting from the Contractor's activities shall be promptly repaired at the Contractor's expense and without cost to the Owners. Additionally, the Contractor will be liable for any injuries sustained by individuals due to their negligence or actions.

2.8 Documentation and Permits

- The Contractor will prepare necessary building plans and documentation
- Any required documentation for public authorities will be prepared, submitted, and necessary permits obtained, paying associated fees or charges as required.

2.9 Temporary Services and Equipment

- The Contractor will provide all temporary services, labour, materials, plant, equipment etc., necessary to complete the specified works.

2.10 Compliance with Regulations

- All work will adhere to current ordinances, by-laws, regulations of public authorities, SAA codes, and the Building Code of Australia.

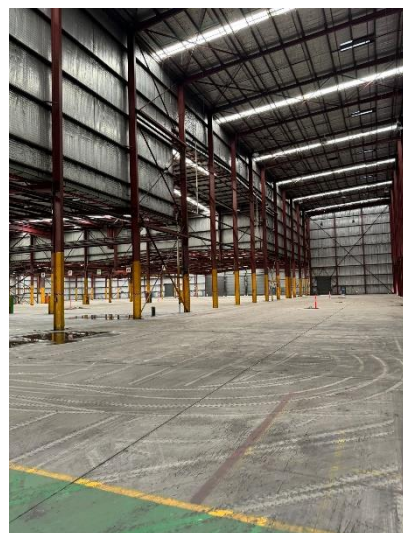
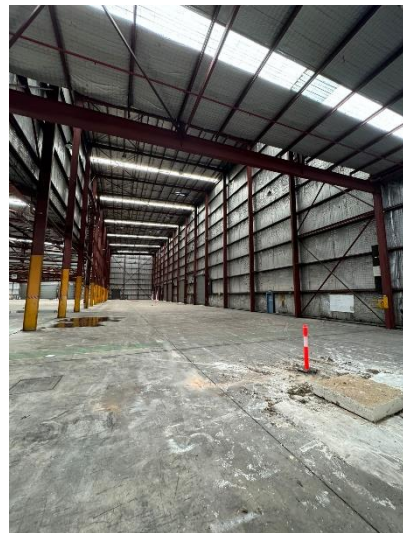
2.11 Building Materials and Demolition

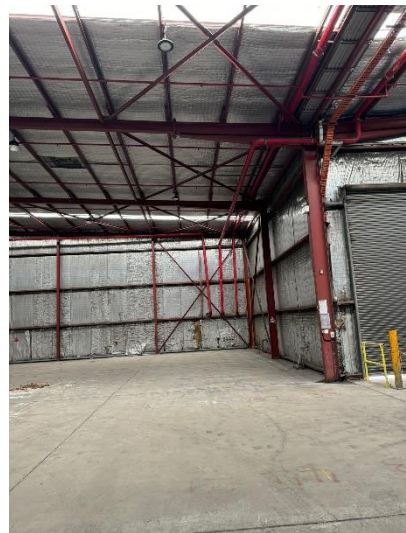
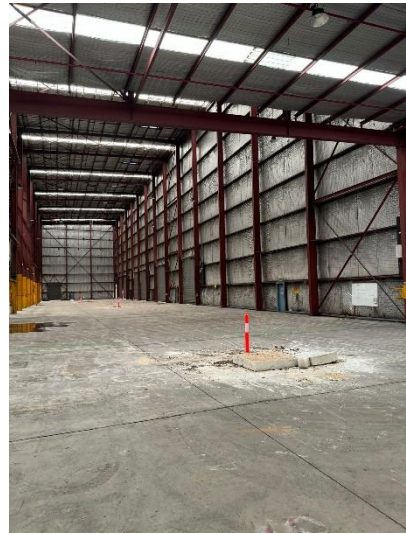
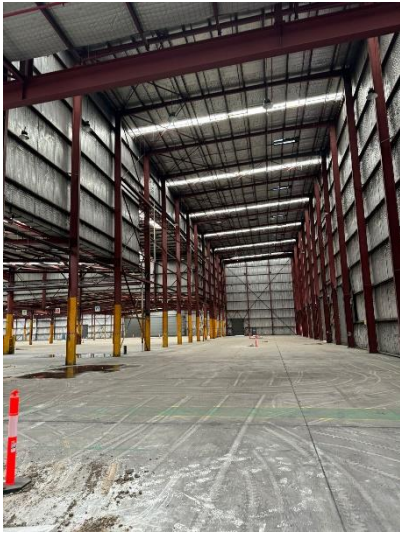
- The Contractor is responsible for the removal of all demolished materials from the site. Debris, which may consist of large and heavy items such as steel and other industrial materials, shall not be left onsite. Instead, the Contractor must arrange for appropriate transportation methods, such as trucks or heavy machinery, to remove debris on a regular basis directly from the premises.
- The Contractor shall ensure the safe storage and removal of all demolished materials and is solely liable for their proper disposal. Demolished materials cannot be left onsite and must be stored securely to prevent any hazards or unauthorized access.
- Materials may be stored in a designated area within the premises, provided that the area is maintained in a neat and tidy condition and temporary fencing is erected to prevent unauthorized access.

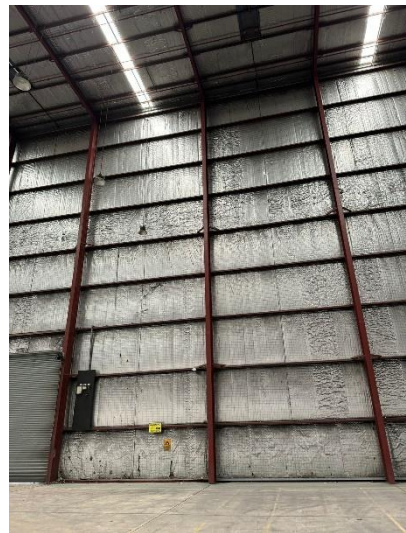
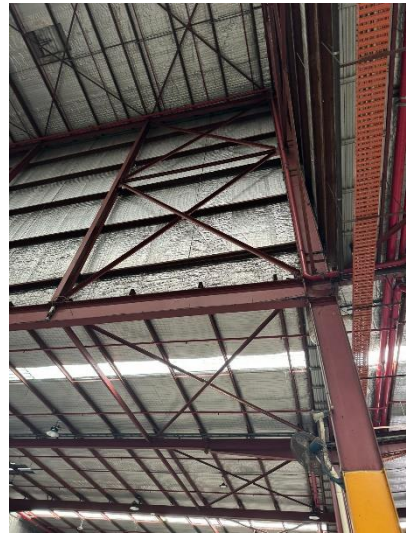
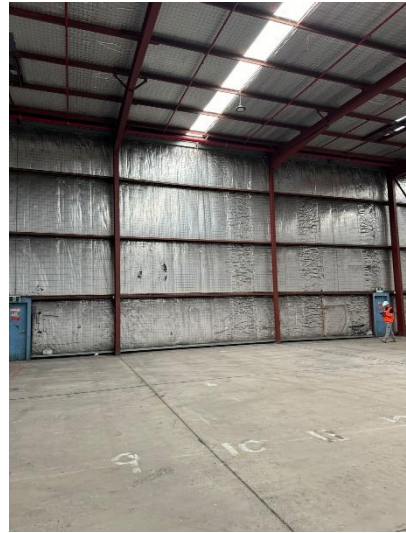
2.12 Workmanship and Site Cleanliness

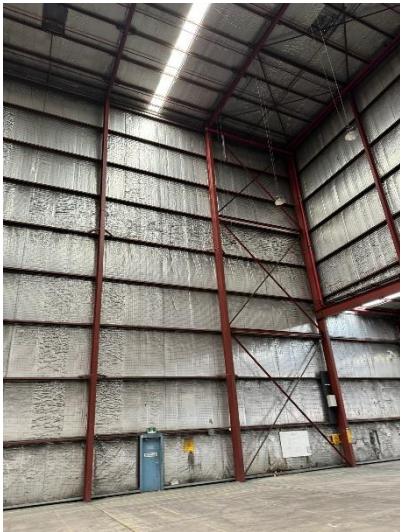
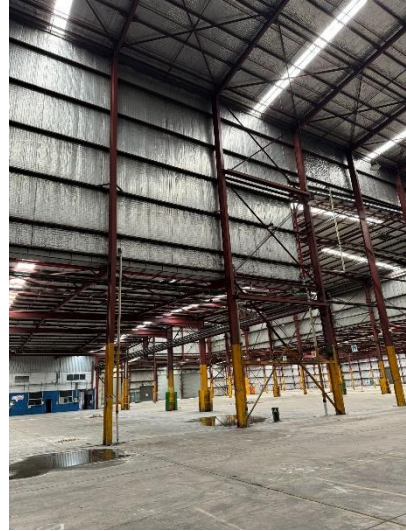
- The Contractor will perform all works in a professional manner.
- Adequate security and supervision will be provided during the works.
- The site will be cleared progressively and left clean upon completion.

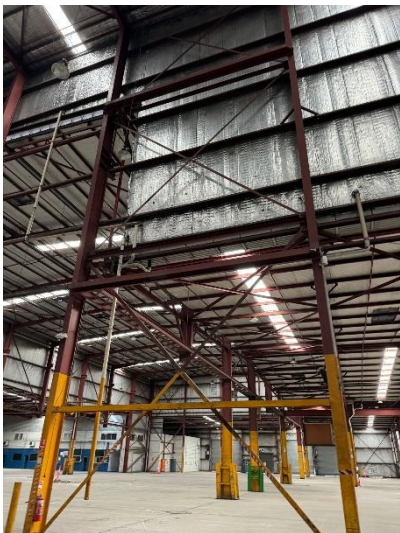
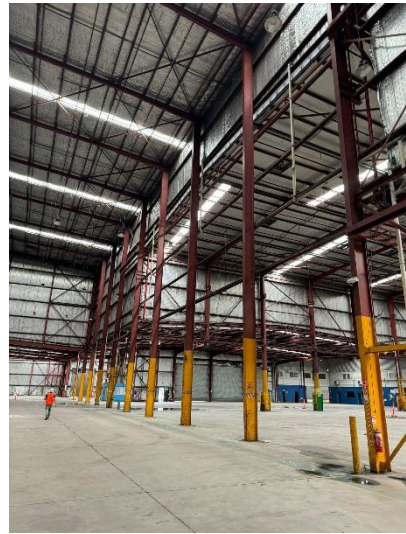
3 Photographic Supplement & Comments

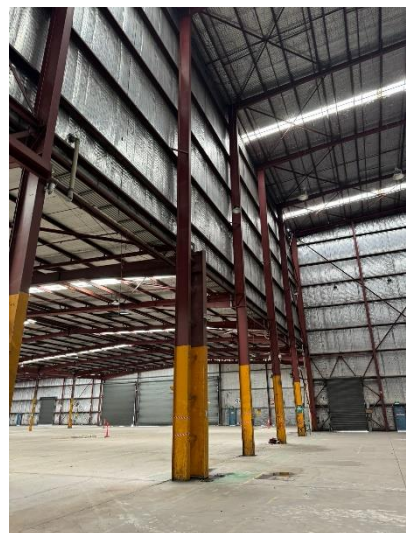
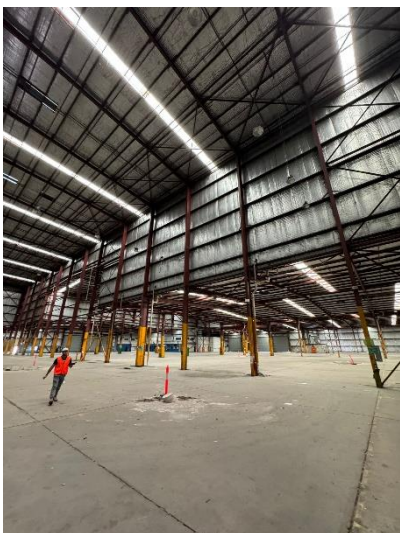












4 Site Location

The subject of this demolition project is a warehouse situated in **27 Frank Street, Wetherill Park, NSW, 2164**. The warehouse is located within an industrial/commercial area. The subject site falls under the jurisdiction of the Fairfield City Council.

It is surrounded by neighbouring commercial developments, contributing to its dynamic context. The dimensions of the property are approximately 275 meters long and 145 meters wide as seen in figure 1:



Figure 1: Aerial view of 27 Frank Street, Wetherill Park, NSW, 2164

5 Site Description

The site encompasses several sections, each serving distinct purposes. This report specifically addresses only the demolition procedure for the tallest shed, as per the client's request. Refer to the highlighted area denoted by the blue hatch seen in figure 2:

5.1 Shed Height:

The shed's height varies, reaching approximately **21.6 meters** at its highest point and **20.6 meters** at the lowest point.

5.2 Column Spacing:

The columns, constructed mainly using **530UB sections**, are typically spaced at **6.75 meters** intervals.

5.3 Column-Footing Connection:

The connection details between the columns and the footings is below the slab and remains unclear.

5.4 Structural Bracing:

Horizontal bracing has been strategically placed across the roof at all spans. Additionally, vertical bracing is provided at every 5th span.

5.5 Roof Covering:

The shed is protected by purlins and sheeting, ensuring complete coverage.



Figure 2: Aerial view highlighting affected sections of this report

6 Pre-Demolition Process

6.1 Asset Identification:

Before commencing demolition, it is imperative to accurately identify and document all above and underground assets adjacent and throughout to the designated area. This includes but not limited to a wide range of assets such as telecommunication trenches, high, medium, and low voltage cables, piping, as well as light poles. In addition to these assets, it is essential to consider other infrastructure such as sewers and water mains. It is highly recommended to engage in a dial-before-you-dig process and a survey to accurately locate and assess the presence of any utilities prior to demolition activities.

6.2 Weather Consideration:

Commence the demolition process only when there is no wind on site. Wind conditions can significantly impact safety and operational efficiency. This precautionary measure helps to safeguard both workers and surrounding structures, ensuring a safe and productive demolition process.

6.3 Dilapidation Report:

Evaluate whether a dilapidation report is necessary for the adjacent buildings and sheds. This report assesses the existing condition of neighbouring structures before demolition begins.

6.4 Exclusion Zone Establishment:

Create an exclusion zone around the demolition area. This zone should extend a minimum of 30 meters from each side of the site as seen in figure 3.

Within the exclusion zone:

- 6.4.1 Clear the demolition area of debris, vehicles, and personnel to ensure safety during the process.
- 6.4.2 Establish safety perimeters to prevent unauthorized access.
- 6.4.3 Secure the site with fencing or barriers to protect nearby structures and bystanders.



Figure 3 Exclusion Zone around subject site

7 Demolition Process

There are two options available (see figure 4):

- **Option 1:** To be swayed in North-South direction – (Long direction)
- **Option 2:** To be swayed in East-West direction- (Short direction)



Figure 4: Option 1 & Option 2 for demolition

7.1 Option 1:

- To be swayed in North-South direction (Recommended) (see figure 5)



Figure 5 : Demolition Option 1 (recommended)

7.2 Procedure:

7.2.1 **Safety Perimeters and Site Security:**

- Establish safety perimeters and exclusion zone to prevent unauthorized access.
- Secure the site using fencing or barriers to safeguard nearby structures and bystanders.

7.2.2 **Sheeting Removal:**

- Remove the wall and roof sheeting from the Warehouse.

7.2.3 **Purlin Removal:**

- Remove all the wall purlins.

7.2.4 **Guided Collapse Preparation:**

- Position heavy-duty chains or cables to guide the collapse.
- Anchor these chains securely to stable structures or heavy machinery.
- The chains should be located 1 meter below the rafter (roof).

7.2.5 **Column Weakening:**

- Intentionally weaken the columns by cutting at specific points (as indicated in figure 6).

7.2.6 **Brace Bolt Removal:**

- Remove brace bolts at the lower level, following the direction of sway (as indicated in figure 7).

7.2.7 **Gradual Tension Application:**

- Apply tension gradually to the chains or cables using hydraulic jacks, winches, or heavy machinery.
- Controlled tension requires controlled movement, preparing the structure for collapse.
- Safety measures are to be taken by contractors and machine operators to prevent overloading or sudden release of tension.

7.2.8 **Real-Time Monitoring:**

- Engineers and safety personnel are to continuously monitor the structure's movement.
- Adjust tension, cutting, or support as needed to maintain control and ensure safety.
- Real-time observations guide decision-making to mitigate unexpected hazards.

7.2.9 **Comprehensive Inspection:**

- Conduct a thorough inspection of the demolition site.
- Identify any remaining hazards, unstable structures, or environmental concerns.

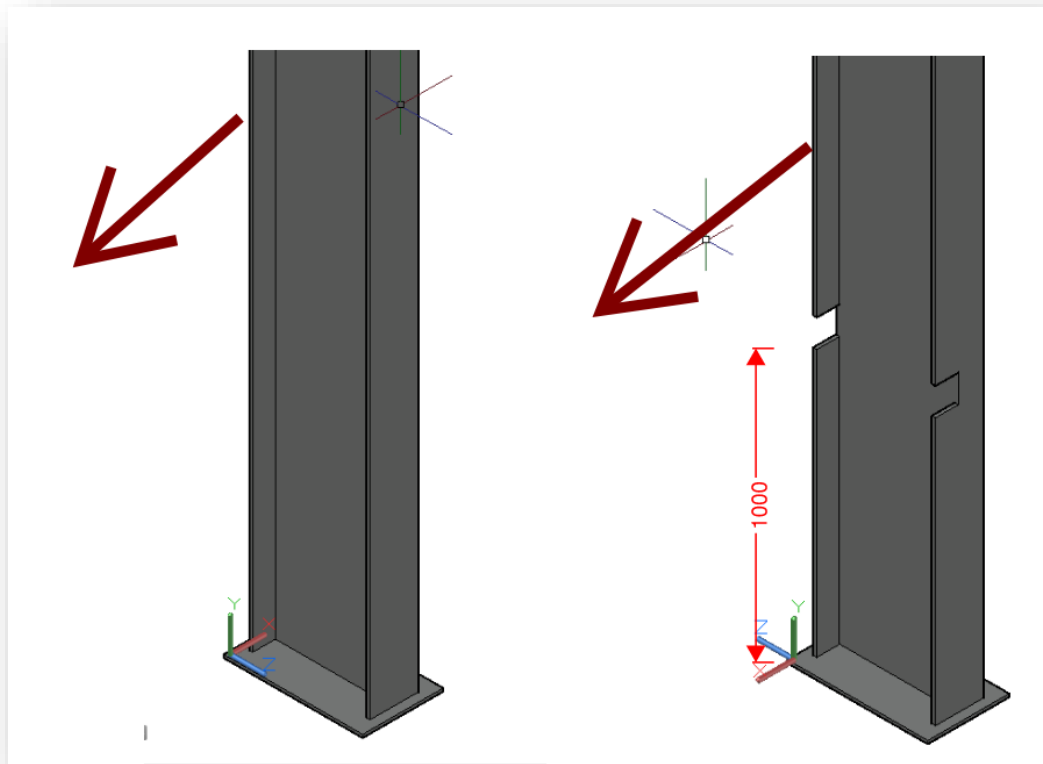


Figure 6: Cutting specification for column weakening



Figure 7: Bracing bolts to be removed as per sway direction

7.3 Option 2:

- To be swayed in East-West direction (see figure 8)



Figure 8: Demolition Option 2

7.4 Procedure:

7.4.1 **Safety Perimeters and Site Security:**

- Establish safety perimeters and exclusion zone to prevent unauthorized access.
- Secure the site using fencing or barriers to safeguard nearby structures and bystanders.

7.4.2 **Sheeting Removal:**

- Remove the wall and roof sheeting from the Warehouse.

7.4.3 **Purlin Removal:**

- The wall purlins are to be kept. Except no connection is permitted between Stages 1 to 2 and 2 to 3, (refer to figure 8).

7.4.4 **Guided Collapse Preparation:**

- Position heavy-duty chains or cables to guide the collapse.
- Anchor these chains securely to stable structures or heavy machinery.
- The chains should be located 1 meter below the rafter (roof).

7.4.5 **Column Weakening:**

- Intentionally weaken the columns by cutting at specific points (as indicated in figure 9).

7.4.6 **Brace Bolt Removal:**

- Remove brace bolts at the lower level, following the direction of sway (as indicated in figure 10).

7.4.7 **Gradual Tension Application:**

- Apply tension gradually to the chains or cables using hydraulic jacks, winches, or heavy machinery.
- Controlled tension requires controlled movement, preparing the structure for collapse.
- Safety measures are to be taken by contractors and machine operators to prevent overloading or sudden release of tension.

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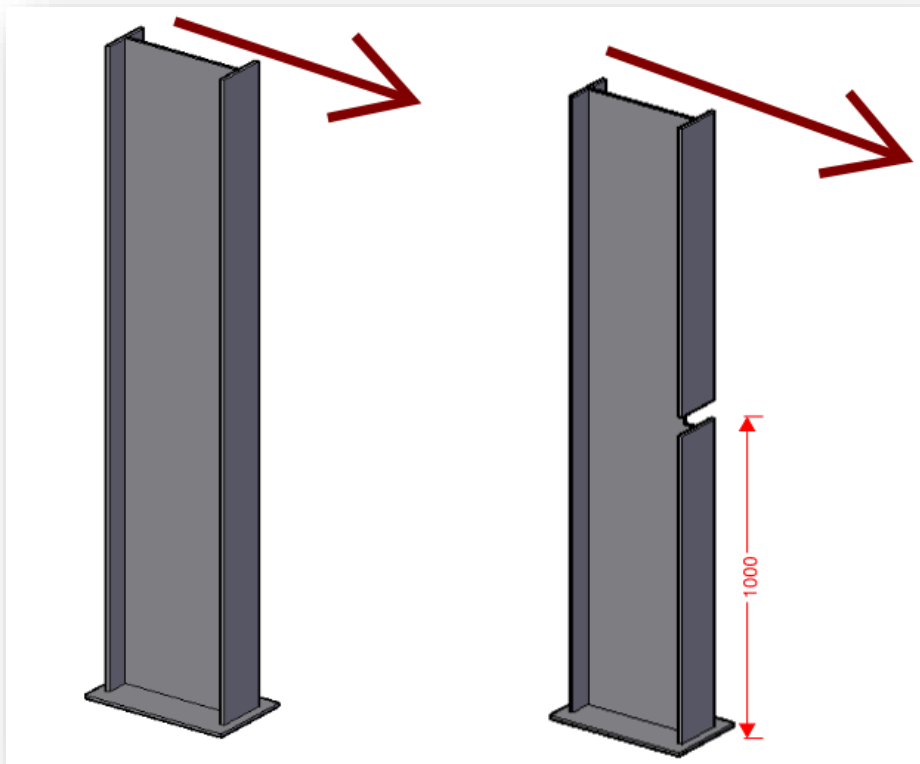


Figure 10: Cutting specifications for column weakening



Figure 9: Bracing bolts to be removed as per sway direction

8 Conclusion

In conclusion, the demolition project at **27 Frank Street in Wetherill Park** marks a significant milestone in the transformation of this industrial space. What was once a Warehouse rooted in the community is now ready for renewal. Through thorough planning, adherence to safety protocols, and environmental considerations, the demolition process has been orchestrated with precision and care.

Throughout this endeavour, our commitment to safety has remained paramount. Every decision and action has been guided by a dedication to protecting the well-being of all involved, from our team members to the surrounding community. We have ensured compliance with regulatory standards, maintained transparency in our operations, and upheld the highest standards of professionalism and integrity.

This Demolition scope of works report has been conducted with reference to the National Construction Code (NCC), the Building Code of Australia (BCA), and relevant Australian Standards. These codes and standards serve as benchmarks for ensuring the safety, integrity, and quality of construction projects in Australia.

Should any works be carried out, we advise that all works should be carried out by an experienced licensed contractor to NCC, Australian Standards, and WHS requirements.

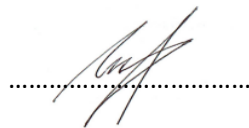
This report shall not be construed as relieving any other party of their liabilities, responsibilities, or contractual obligations.

We trust the above meet your requirements at present. Please contact the undersigned if you require any further clarification.

For any further queries regarding this report, please feel free to contact us on **02 7205 7960**.

Yours Faithfully,

Consulting Engineers

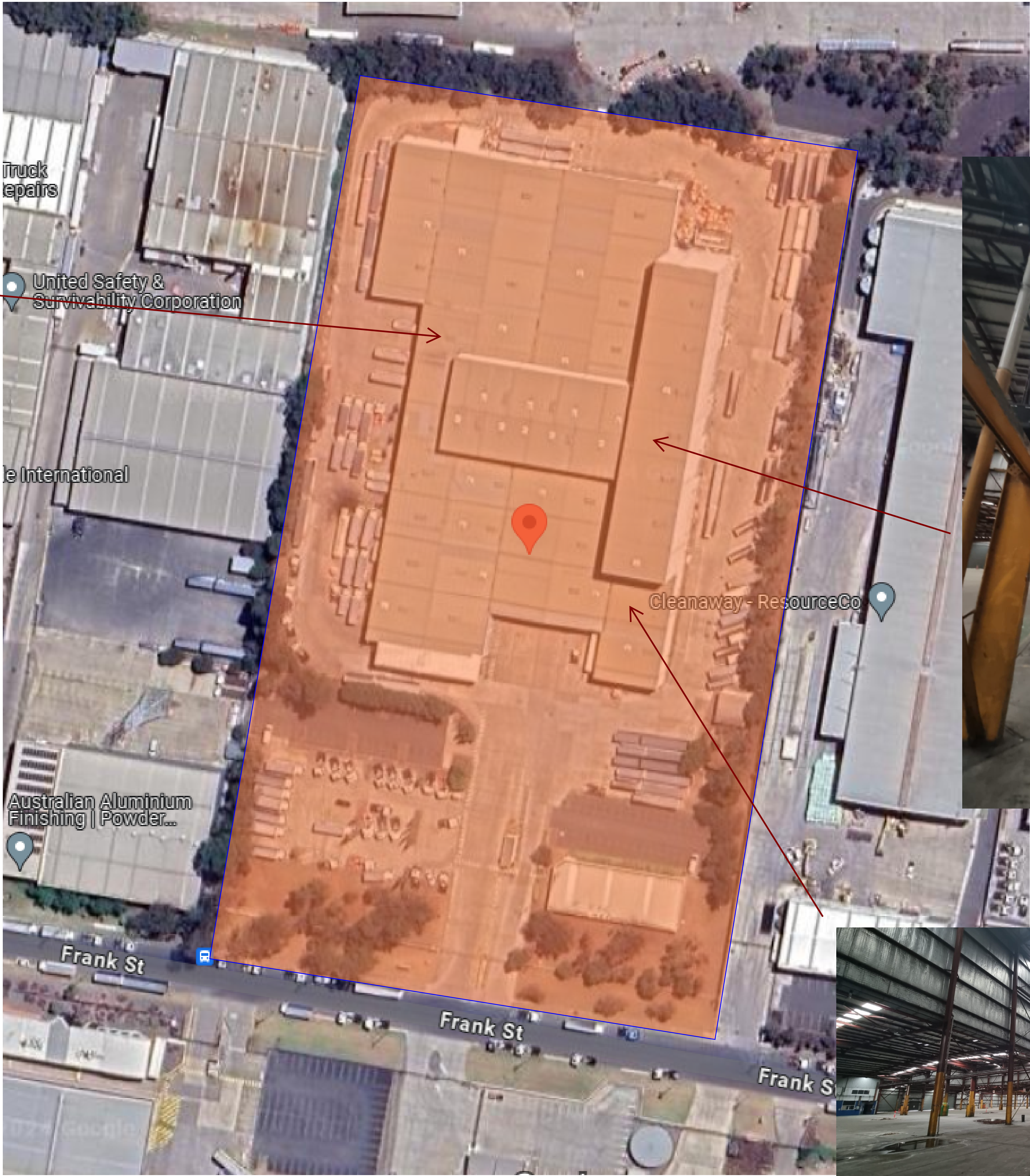


John Smith
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Principal Design Practitioner Registration - No. PDP00093
Design Practitioner Registration - No. DEP00061

9 Disclaimer

- This report is provided as a general guide and is intended to assist in the planning of the demolition process. It is not intended to be exhaustive or to be substituted for the exercise of professional judgment.
- The authors, their agents, and employees, make no warranty, express or implied, and assume no legal liability or responsibility for the accuracy, completeness, or usefulness of any information provided within this report.
- The contractor is responsible for the execution of the demolition process, including but not limited to, the operation of machinery, the safety of its personnel, and the handling of hazardous materials such as asbestos.
- In the event of any unforeseen circumstances or accidents resulting in damage to property, injury, or loss of life, the responsibility lies entirely with the contractor. The authors of this report will not be held liable for any such incidents.
- The contractor is also responsible for ensuring that all necessary insurances are in place, including public liability insurance, to cover any potential injuries to members of the public.
- Any machinery or equipment used during the demolition process is the responsibility of the contractor. The authors of this report will not be held liable for any damage or accidents caused by the malfunction or misuse of such equipment.
- This report is merely a recommendation and carries no responsibility or liability on the part of the authors. The contractor is advised to exercise their own professional judgment in the execution of the demolition process.
- Please note that this disclaimer does not absolve the contractor of any legal obligations or responsibilities under the relevant health and safety legislation. It is the contractor's responsibility to ensure compliance with all relevant laws and regulations.
- Any environmental damage caused during the demolition process, including but not limited to, air pollution, water pollution, soil contamination, etc., is the responsibility of the contractor.
- The contractor should be responsible for obtaining all necessary permits and for complying with all local laws and regulations related to the demolition process.
- The contractor should be responsible for the proper disposal of all debris resulting from the demolition in accordance with local waste management regulations.
- Any damage caused to adjacent properties or infrastructure during the demolition process should be the responsibility of the contractor.
- The contractor should indemnify and hold harmless the authors of the report and their agents and employees from and against all claims, damages, losses, and expenses arising out of or resulting from the performance of the work.
- This disclaimer is subject to change without notice, and it is the contractor's responsibility to review it regularly for any updates.
- The fee paid by the client reserves all rights and copyrights of the written report are to the client. No part of the report may be reproduced or shared with any third party without the express written consent of the client.
- This report is exclusively intended for the use and benefit of the client named on the report's front page. No liability or responsibility, in contract or tort
- By proceeding with the demolition process, the contractor acknowledges and agrees to these terms.

Appendix A - Drawings

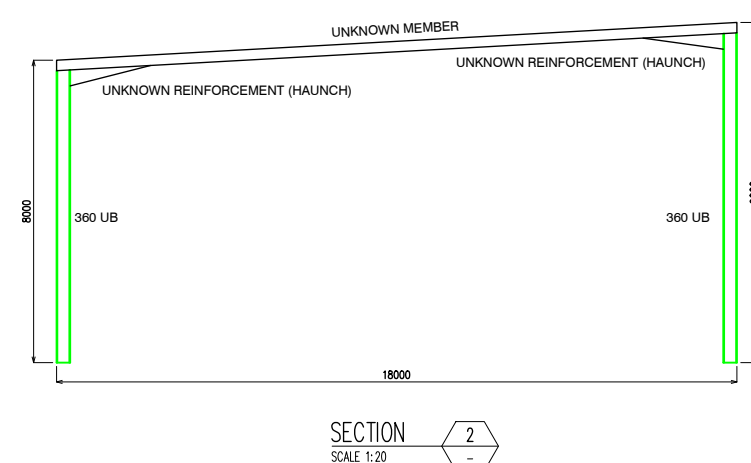


					Project	27 Frank Street, Wetherill Park, 2164	Scale at B1	Engineer	Approved By
					Sheet Subject	Site location	NTS	JM	JM
							Job No	Drawing No	Revision
							IC24012	S-001	01
A	Issued for Co-ordination	JM	MM	11/03/2024					
Rev	Description	Eng	Draft	Date					



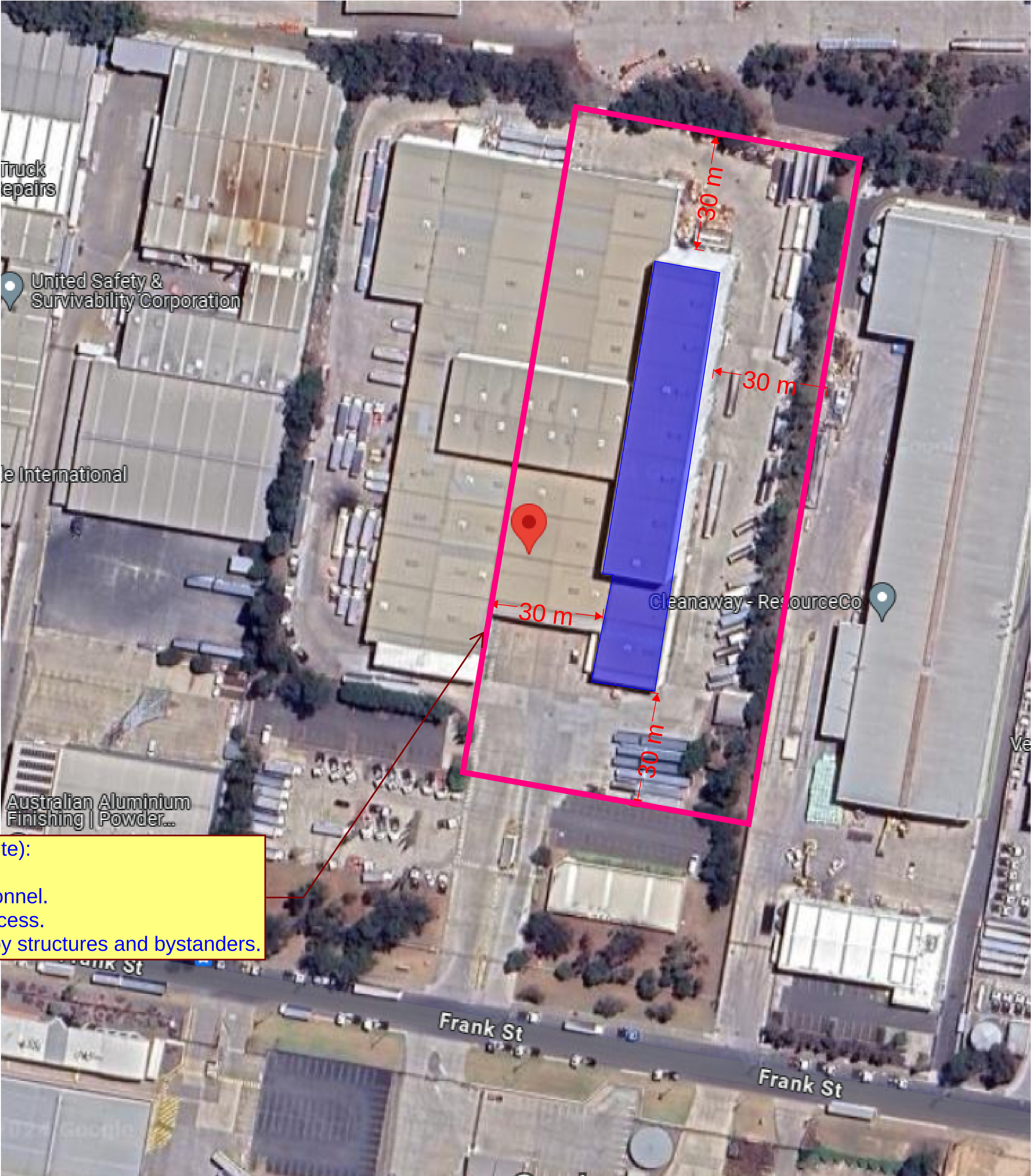
All above-ground and underground assets adjacent to the Blue portion need to be indicated such as telecommunication trenches, high voltage, medium voltage and low voltage cables, light poles, etc. Commence the demolition process when there is no wind on site.

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Rev					Description					Eng					Draft					Date																									Sheet Subject					Method Statement-Aerial Photo					Job No					Drawing No					Revision				
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Roof horizontal bracing is placed at all spans

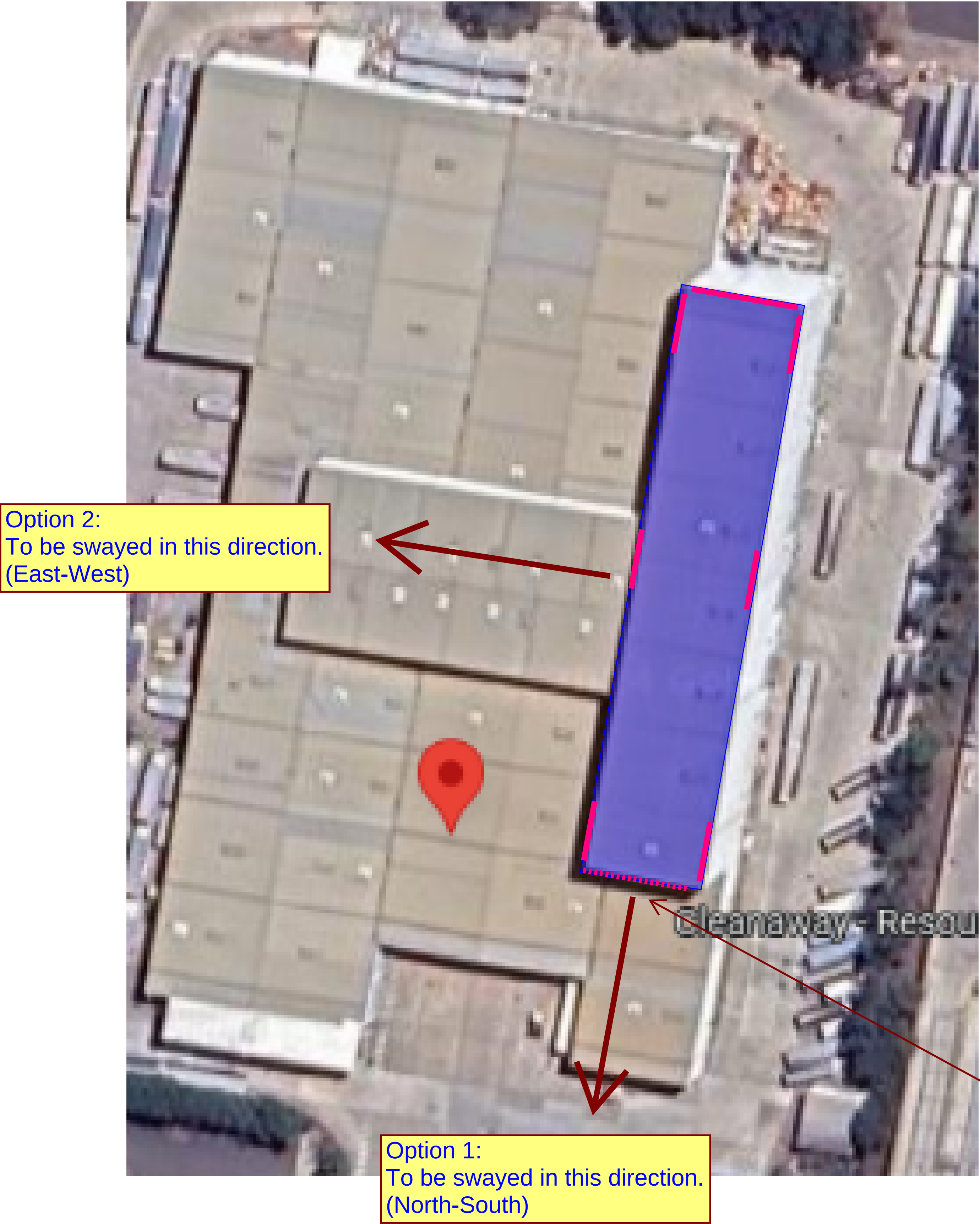
[illegible]



Exclusion zone (30 m from each side of the demolition site):

- * Clear the demolition area of debris, vehicles, and personnel.
- * Establish safety perimeters to prevent unauthorized access.
- * Secure the site with fencing or barriers to protect nearby structures and bystanders.

					Project	27 Frank Street, Wetherill Park, 2164	Scale at B1	Engineer	Approved By
					Sheet Subject	Method Statement- Exclusion Zones	NTS	MM	JM
							Job No	Drawing No	Revision
							IC24012	S-004	01
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Rev	Description	Eng	Draft	Date					



The vertical bracing is not
extended down to the
footing at this frame.

					Project	27 Frank Street, Wetherill Park, 2164	Scale at B1	Engineer	Approved By
							NTS	JM	JM
					Sheet Subject	Method Statement- Demolition Options	Job No	Drawing No	Revision
							IC24012	S-005	01
A	Issued for Co-ordination	JM	MM	11/03/2024					
Rev	Description	Eng	Draft	Date					

