

3 EXTENT OF WORKS

1 GENERAL

The town of Tarcutta is located between Gundagai and Holbrook, on the Hume Highway. This contract is for the demolition and removal of building and structures on the Roads and Traffic Authority (RTA) property at the town of Tarcutta. RTA has full ownership of the building and structures.

The property is at 6 College Street, Tarcutta being Lot 2 Section 2 Deposition Plan 758953.

2 SCOPE OF WORKS

The scope of works under the Contract includes but not limited to the following:

- Compliance with AS2601-2001 The Demolition of Structures.
- Preparation and execution of a Demolition Work Plan in accordance with AS2601.
- Compliance with the OH&S Act 2000 and OH&S Regulations 2001 and must be carried out in accordance with and comply with safety regulation and procedures and any regulations or directions issued by regulatory authorities and the Site Safety Management Plan and Environmental Plan.
- Compliances with the National Health and Safety Commission Code of Practice for the Safe Removal of Asbestos
- Compliance with Wagga Wagga City Council Development Application requirements.
- Demolition of specified building and structures listed under section Demolition, with the exception of items required by authorities for the continuation of services.
- Removal from the site and disposal in a licenced waste management facility of all demolished materials, rubbish, debris, rubble, stockpiled materials, hazardous substances and other items not salvaged or preserved.
- Locate and terminate services associated with the property to the relevant supply authority's requirements, and provide documentation from the same to indicate that the work has been completed.
- General levelling of ground following demolition activities with clean fill to suit existing site levels.
- All tenderers must hold appropriate licences for demolition works and removal of hazardous materials.
- The demolition works shall be sympathetic to recycling and reuse of materials where possible.
- No items are to be sold on site.

3 HAZARDOUS SUBSTANCE MATERIAL SURVEY

The Department of Commerce engaged Robson Environmental Pty Ltd in early February 2009 who prepared a Hazardous Material Survey and Management Plan for the RTA property. Testing of samples taken from the property identified presence of hazardous materials at the property. An excerpt of the “Hazardous Material Survey and Management Plan” is provided in Appendix A, this includes the Executive Summary and reference photos from the existing building.

Content of asbestos (Chrysotile, Amosite, and Crocidolite) was detected in the following areas, corresponding to the listed photos included in Appendix A.

- Photo 1 – Wall sheeting in Bedroom 3
- Photo 2 – Wall sheeting adjacent Bedroom 3
- Photo 3 – Ceiling sheet between Laundry and Bedroom 3
- Photo 4 – Wall sheeting in Laundry
- Photo 5 – Electrical Meter Box backing sheet

Synthetic mineral fibre was located in the following area.

- Yellow batt insulation to ceiling throughout
- Sarking to roof underside in various areas

A copy of the full “Hazardous Materials and Management Plan” is available on request from the Principal’s Representative.

4 DEMOLITION

Standard

The demolition works under the contract is to be performed in accordance with AS 2601-2001 Demolition of Structures.

Items to be Demolished

Site	Type of Structure	Address	Lot	Deposition Plan
1	Single level 3 bedroom dwelling, Lounge, Kitchen, Dining, Laundry, Hallway, corrugated iron roof, brick wall, timber floor, concrete footings, concrete slab, concrete piers, concrete paths, external structures and services. Two rear rooms are of timber framing and fibro cement lining.	6 College Street, Tarcutta	Lot 2 Section 2	DP 758953

Demolition includes but is not limited to the following items. All demolished and waste materials shall become the property of the Contractor and be disposed in an appropriate licenced waste management facility. The referenced figures below are presented under Appendix B.

- Complete building including roof, walls, floor, stair case, veranda, building foundation, concrete piers, concrete slabs, concrete footings, etc. Refer Figure 1 in Appendix B.
- All internal and external furnishings including wood heater, kitchen joinery, upright stove, bath, shower, hand basin, washing machine, water closet, laundry tub, ceiling fans, hot water system and redundant furniture.

- Removal of asbestos materials in accordance with WorkCover Codes of Practice, relevant OH&S standards and dispose of in an appropriate waste management centre.
- All concrete paths, retaining walls, piers, and slabs.
- All wooden garden edging including wood used in the terracing around the washing line.
- Timber retaining wall at rear of house.
- Two external water closet structures (Figure 3 and 4).
- Timber framed carport structure with chicken coop (Figure 5).
- Corrugated iron woodshed (Figure 6).
- Redundant circular concrete shell and waste (Figure 7).
- Concrete block BBQ and bird bath (Figure 9 and 10).
- Wire plant arch (Figure 11)
- Timber post and wire washing line and garden bed parallel to washing line including all plants and wooden edging. Level ground to match surrounding surface level (Figure 12 and Figure 13).
- Electrical switchboard
- Hot water system
- All miscellaneous rubbish, corrugated irons, redundant materials, furnitures, etc.
- General levelling of ground following demolition activities to suit the levels of the perimeter ground. Import clean fill as necessary to make safe finish level.

Items to be Preserved

Preserve and protect only the following items in their existing positions, and make good damage resulting from work under the Contract:

- Metal garden shed and foundation slab (Figure 2).
- All trees located on the property
- All boundary fencing and gates

Items to be Salvaged for the Principal

The following salvaged items shall remain the property of the Principal. Recover them intact, clean and store where directed on the Site, and protect from damage until the appropriate Completion Date or until removed by the Principal, whichever is sooner:

- Nil

Items to be Salvaged by the Principal

The following items will be salvaged and removed from the Site by the Principal before commencement of work under the Contract:

- Nil

Existing Services

The Contractor shall investigate and ensure all services are terminated prior to demolition works.

The RTA has notified Country Energy to disconnect the electricity supply and remove their asset from the property. Riverina Water has been notified to disconnect the water supply and associated meter.

The demolition Contractor is responsible to disconnect any other services in accordance with local supply authority requirements. Existing sewer service is to be disconnected by a licensed plumber to Wagga Wagga City Council requirements.

Existing under ground pipeworks may remain at the property if it is at a minimum of 500mm below the surface level, unless stipulated otherwise by other governing authorities.

5 ASBESTOS REMOVAL

General

The removal of asbestos materials shall be performed in compliances with the National Health and Safety Commission Code of Practice for the Safe Removal of Asbestos.

Air monitoring

The Contractor shall be responsible to ensure that the maximum fibre levels during the asbestos removal activities does not equal or exceed the minimum practical detection limit of 0.01 fibres per millilitre of air (F/mL). If the airborne fibre levels are observed at or exceeding those specified below, appropriate control actions shall be undertaken as per NOHSC:2002 (2005).

The control levels for airborne asbestos fibres and actions under NOHSC: 2002 are as below.

Control Level (airborne asbestos fibres/mL)	Control/Action
< 0.01	Continue with control measures
≥ 0.01	Review control measures
≥ 0.02	Stop removal work and find the cause

Air monitoring shall be conducted by a competent person who is accredited by the National Association of Testing Authorities (NATA) to perform air sampling for asbestos, in accordance with the *Guidance Note on the Membrane Filter Method for Estimating Airborne Asbestos Fibres* NOHSC: 3003 (2005).

6 SITE RESTORATION

Following completion of demolition activities and removal of all waste materials from the site, all disturbed surfaces, voids and undulations shall be levelled with existing or imported clean fill, compacted to negate future settlement, and finished with top soil to enable spread of existing established grass. Finish levels shall match existing topography to facilitate mowing in the future.

7 REQUIREMENTS OF AUTHORITIES

Note requirements under General Compliance or Statutory Requirements of the General Conditions of Contract. Such requirements include, but are not limited to:

- NSW Occupational Health and Safety Regulation 2001.
- Relevant Workcover Codes of Practice and Guidance Notes.
- Wagga Wagga City Council Development Application DA09/0012. Refer Appendix C.

Evidence of Compliance

Before commencing removal/demolition works, submit evidence that

- requirements of authorities relating to the work under the Contract have been ascertained;
- a permit to demolish has been obtained from the appropriate authority;
- a scaffold permit has been obtained from the appropriate authority (if scaffolding is proposed to be used);
- all precautions necessary for protection of persons and property have been taken and suitable protective and safety devices provided to the approval of the relevant authority;
- treatment for rodent infestation has been carried out and a certificate has been obtained from the appropriate authority;
- all fees and other costs have been paid.

8 DILAPIDATION RECORD

Records

Make written and photographic records of the condition of adjoining properties, structures, facilities, surfaces etc, which are in a damaged condition or may be damaged during the works. Furnish one copy of the dilapidation record to the Principal prior to commencement of works on site.

The dilapidation record will be used as a mean of assessing the responsibility for damage and/or making good arising out of the performance of the work under the contract by the Contractor.

9 INSPECTION

Notice

Give sufficient notice so that inspection may be made of the following:

- Site after removal of demolished materials and general levelling has taken place

Notice of Completion

Give not less than 7 working days notice of completion of demolition so that adjacent structures can be inspected following such completion.

10 INVESTIGATING AND PLANNING

Requirement

Carry out the investigations of the building and structures at the property and prepare/document a work plan to AS 2601- 2001, Clause 2.3. Include in the work plan the following additional information:

- The method of protection and support for adjacent property.
- Locations and details of necessary service deviations and terminations.
- If removal of asbestos or of material containing asbestos is required, the information specified in the 'National Occupational Health and Safety Commission Code of Practice for the Safe Removal of Asbestos (2002)', Clause 1.2.

Records

Keep the records of the investigations on site and available for inspection until the appropriate Completion Date of the Contract.

Work Plan

Obtain approval of the work plan by the regulatory authority before commencing demolition or stripping work. Submit to the Principal a copy of the approved work plan.

Site Copy

Keep on site a copy of the approved work plan including changes, if any, approved in accordance with AS 2601- 2001, Clause 2.5.

11 ADJOINING PROPERTIES

Requirement

Make allowance for any restriction arising from the existence, occupancy and use of adjoining properties. Fully respect the rights of adjacent owners and exercise caution when performing work directly or indirectly affecting adjacent premises, owners and tenants.

Notice

Give at least 10 days notice to owners of adjoining properties in respect of any work which may affect their property, themselves or tenants, including proposed safeguards if necessary.

12 EXPLOSIVES

Requirement

Do not use explosives in demolition unless approved. No claim shall arise should approval be refused.

Approval Conditions

Approval, if given, shall be subject to compliance with AS 2187, Parts 1 and 2, and to such conditions as the Principal may impose, which may include changes to the Contractor's proposals.

13 METHODS

Demolition Methods

Use methods and sequences specified in the work plan. Obtain prior approval before deviating from the requirements of the approved work plan.

14 DEMOLISHED MATERIALS

Ownership

Except for materials to be salvaged or otherwise specified to remain the property of the Principal, demolished materials shall be the property of the Contractor.

Re-use

Demolished materials which are sound, suitable and approved by the Principal may be re-used in the Works, subject to approval and to such conditions as the Principal may impose.

Materials for re-use: NIL

Encroachment

Prevent the encroachment of demolished materials on to adjoining property, including public places.

Removal

Remove demolished materials to a licenced waste management facility from the site except for items required to be salvaged or required to be stockpiled, or items permitted to be re-used in the Works.

END OF SECTION 3

Appendix A – Excerpt of Robson Environmental Report

Environmental Excellence through Experience, Endeavour and Evaluation



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Hazardous Material Survey & Management Plan

6 College Street
Tarcutta, NSW
February 2009



Client: NSW Department of Commerce

4447_HMSMP_6 College St Tarcutta_20090211



Hazardous Material Survey and Management Plan - 6 College Street Tarcutta, NSW

2 EXECUTIVE SUMMARY

2.1 Key Findings

The key findings of the HMSMP for 6 College St Tarcutta together with the recommended control actions to be implemented for each identified or presumed hazardous material are summarised in the following tables:

2.2 Asbestos Materials

Product Type	Sample No.	Photo No.	Location	Material Assessment Score	Asbestos type	Risk Assessment	Control Action	Comment
Friable Asbestos								
Bonded Asbestos	4447 – A1	1	Bedroom 3 – wall sheet	6	Sheet	P4	Remove/remediate broken sheets	Must be removed by a licensed NSW asbestos removalist prior to demolition
	4447 – A2	2	Wall sheet – adjacent bedroom 3	4	VFT	P4	Label & maintain	
	4447 – V ₁	3	Ceiling sheet between laundry and bedroom 3	4	Sheet	P4	• Sign & Label ACM	
	4447 – V ₂	4	Wall sheet – laundry	4	Sheet	P4	• Sign & Label ACM	
	4447 – V ₃	5	Meter box backing sheet	4	Sheet	P4	• Sign & Label ACM	



Hazardous Material Survey and Management Plan - 6 College Street Tarcutta, NSW

2.3 Lead Containing Paint

Lead Content	Sample No.	Photo No.	Location	Paint Colour	Lead %	Paint Assessment	Control Action	Comment
Lead Paint (>1.0% Pb)	None - identified							
Lead free								

2.4 Synthetic Mineral Fibre (SMF)

Product Type	Sample No.	Photo No.	Location	Condition Rating	Activity Rating	Risk Rating	Control Action	Comment
Unbonded SMF	Non - identified							
Bonded SMF								
Presumed SMF	4447 - S1		Yellow batt insulation to ceiling throughout	Good	Low	Low		
	4447 - S2		Sisalation to roof underside in various areas	Fair	Low	Low		
Non SMF								

2.5 Polychlorinated Biphenyls (PCB)

Result	Make, Type & Capacitance (µF)	Sample No.	Photo No.	Location	Condition Rating	Risk Rating	Control Action	Comment
PCB	Non - identified							
Presumed PCB								
Non PCB								

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4.9 Photographs of ACM



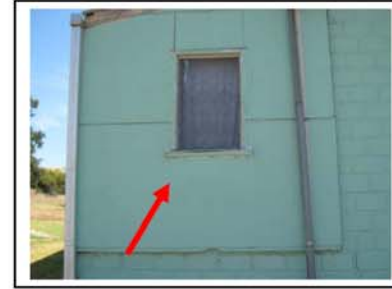
Photograph 1: Bedroom 3 - wall sheet
(Sample No. 4447 – A1)



Photograph 2: Wall sheet - adjacent
bedroom 3 (Sample No. 4447 – A2)



Photograph 3: Ceiling sheet between
laundry and bedroom 3 (Sample No.
4447 – V₁)



Photograph 4: Wall sheet
(outside/inside same wall) – laundry
(Sample No. 4447 – V₂)



Photograph 5: Meter box backing
sheet (Sample No. 4447 – V₃)

Legend

→ Hazardous Material

Appendix B – Photo Gallery



Figure 1 - Front view



Figure 2 : Metal garden shed and foundation to be retained



Figure 3 – Water Closet



Figure 4 – Water Closet



Figure 5 – Carport and chicken coop



Figure 6 – Corrugated iron wood shed



Figure 7 – Concrete shell and waste



Figure 8 - Concrete pier, blockworks & foundation under veranda



Figure 9 – Concrete BBQ



Figure 10 – Bird bath



Figure 11 – Metal Arch



Figure 12 – Timber washing line and garden bed



Figure 13 – Garden bed and shrubs parallel to washing line to be demolished

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**Appendix C – Wagga Wagga City Council
Development Application DA09/0012**