

PROPOSED RESIDENCE- BELONGIL-LOT18 SP83141

KENDALL AND BORDER STREET, BYRON BAY

Removability Report

Mr and Mrs Dickie

DOCUMENT VERIFICATION

Job Title **PROPOSED RESIDENCE-BELONGIL-LOT18 SP83141**



Job Number 27055

Document Title Removability Report

DOCUMENT CONTROL

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APPROVAL FOR ISSUE

Authority	Name	Signature	Date
Author	Dallin Pols		9 May 2023
Reviewer	Jeremy Cockram		9 May 2023

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CONTENTS

1	INTRODUCTION	3
2	PRECINCT 1 EQUIPMENT REQUIREMENTS	3
3	PRECINCT 1 REMOVAL PROCESS	4
4	PRECINCT 2 RELOCATABLE CONSTRUCTION ZONE SCOPE – RESIDENCE REMOVAL	4
5	PRECINCT 2 MODULAR SINGLE STOREY ZONE SCOPE – RESIDENCE REMOVAL	6
6	EQUIPMENT REQUIRED FOR REMOVAL OF MODULAR BUILDINGS	7
7	DURATION FOR REMOVAL OF MODULAR BUILDINGS	7
8	CONCLUSION	7

APPENDICES

- Appendix A Structural Assembly Drawings
- Appendix B Certification

1 INTRODUCTION

ADG Consulting Engineers have been commissioned to carry out the structural engineering design works for the dwelling proposed for Lot 18 SP 8341 Kendall and Border St, Byron Bay as outlined in the preliminary architectural drawings prepared for the site by Sullivan Skinner Architects and appended to this report.

Development of the lot is controlled under the Byron Shire Council Development Control Plan's (DCP) '*Coastal Erosion and Coastal Hazard*' overlay and this report has been prepared in response to the requirements defined in Chapter 1 Section J of the DCP.

The development of the site is proposed to be carried out in three separate development concepts responding to DCP requirements. These zones are:-

- Precinct 2 relocatable building zone to DCP 2010 J2 2 Precinct 2 Requirements.
- Precinct 2 modular construction zone located within a 50m offset from the erosion escarpment by survey 11 May 2021 [Byron Shire Council Drawing No 9999-SK01 Issue A].
- Precinct 1 where the pool and other minor items are located.

The requirements in the three zones are addressed separately in the report. It is noted that the pool removal in Precinct 1 complies with the DCP. It is understood that an advance of the erosion escarpment would trigger demolition of the Precinct 2 relocatable building zone portion of the dwelling sufficiently prior to the need to remove the modular construction zone portions of the dwelling.

This report is a preliminary report developed at the Schematic Stage of the project to demonstrate the methodology by which compliance can be achieved. Additional certification and working drawings will be submitted at the operational works phase of the project.

2 PRECINCT 1 EQUIPMENT REQUIREMENTS

The reinforced concrete swimming pool is located within Precinct 1 and has been designed for complete removal in a timely manner as specified in the DCP. It is expected that fencing, landscaping elements and other improvements can be removed concurrently with the pool to assist in establishing access. The requirements for removal of site improvements as outlined in Part J for precinct 1 are as follows:-

- Complete removal in under 12 hrs
- Not more than one 4WD vehicle required to achieve the activity
- All tools required are to be maintained on site and not rely on electrical power
- Works able to be completed by not more than three persons
- While a departure from the requirements of the DCP, it is proposed that a backhoe or similar machine would be used in lieu of the allowed 4WD vehicle to assist in removal of the pool shell. If a backhoe is used, the demolition period for the dwelling is reduced by 4 hours.

The equipment required for the process is as follows:-

- 1off 12V 150LPM Bilge Pumps together with 3 charged 12V batteries and separate hoses
- 230mm dia Concrete Saw Kit with 2 batteries and 4 cutting discs

- Cargo lifting slings for hauling cut components and bagged rubble beyond the precinct boundary
- 3 persons
- Shovels
- 2 FIBC bulk material woven polypropylene storage bags (for carrying smaller pieces of rubble to stockpile area)
- A 4WD vehicle is not required as a backhoe is proposed to be used to speed the process
- PPE as required

With the exception of the backhoe, all above listed equipment is to be kept on site within a separate storage cupboard and maintained in working order.

3 PRECINCT 1 REMOVAL PROCESS

The process for removal of improvements from the Precinct 1 area will comprise the following steps:-

- Disconnect and remove all services from the pool and surrounds.
- Drain the pool. With the use of two pumps and lines, it is anticipated that the pool can be emptied within 1.5 hrs.
- While pool is draining remove fences and loose improvements and stockpile rubble within the Precinct 2 area. Prepare suitable storage area within Precinct 2 to temporarily stockpile concrete.
- Using the combination of the backhoe and concrete saws, break the concrete pool into smaller pieces. The FIBC bags have a SWL capacity of 1500kg and will avoid manual carrying of smaller and larger pieces and speed up operations. Materials are to be moved beyond the Precinct 1 boundary.
- While cutting the pool, the team leader is to maintain safe batter angles around the work area using the shovel to move the sand backfill as needed from time to time.
- On completion of pool shell removal, remove any loose construction rubble in the area to Precinct 2 stockpile area on site.
- Following removal of the pool arrange for collection and disposal of concrete and other shell waste by a commercial collection company from the Precinct 2 stockpile area of the site.

4 PRECINCT 2 RELOCATABLE CONSTRUCTION ZONE SCOPE – RESIDENCE REMOVAL

The portion of the dwelling within this portion of the dwelling has been designed for disassembly using the principles required for Precinct 2 in the DCP.

To achieve this end, the proposed development features a modular design where, following removal of chattels, fixtures and fittings, the major structural components are removed using mobile cranes and articulated vehicles to carry the panels. All panels can be moved to the road frontage and then relocated to a potential

site or temporary storage location. To achieve this, the structural design enables disassembly of the individual elements.

The proposed structure consists of the following elements:-

- Cast in situ footings
- Cast in situ sub-walls to support the walls
- Underground water storage tanks
- Precast concrete wall panels
- Precast concrete floor panels
- Precast concrete upper floor and wall panels
- Precast concrete roof panels
- Non-structural cladding and attachments

The design of the proposed development within Precinct 2 consists of flat concrete panels for walls and floor elements. Where concrete is used for stairs and attachments, these will also be built up using precast concrete components. All elements can be bolted together rather than grouted or welded so that the panels can be simply disassembled.

While the design of the individual concrete panels and the elements is conventional, the use of bolted, concealed, precast connections to avoid grouting or welding will enable disassembly of the dwelling to occur. An example wall to floor connection is shown as Figure 1 below.

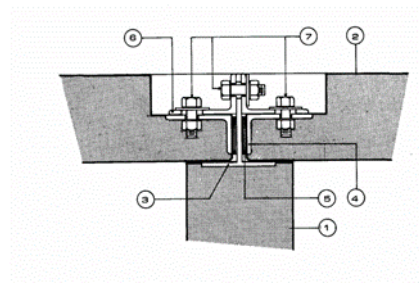


Figure 1: Example wall to floor connection.

Pockets will be covered with infill ply to permit installation of floor coverings. Where connections are concealed behind cladding or wall finishes, no packing will be required. As the connections will generally be **concealed**, stainless steel fixings are proposed.

Following completion of the structural shell, internal improvements will be installed. Note that the cabinetry and fixtures will be provided in modules complete with built in fittings to simplify disassembly and re-assembly.

To disassemble the relocatable dwelling in Precinct 2, it will be necessary to review the '*As Constructed*' markups generated during the assembly of the building. Prior to removal of the structural elements, loose fittings, improvements and sacrificial elements forming part of this section of the dwelling will be required to be removed. Disconnection of services and erosion and sediment control measures during the works will also be required. This process will be simplified by reference to the '*As Constructed*' drawings of the building.

It is a requirement that the area occupied by this portion of the dwelling is cleared, levelled and compacted upon completion of the demolition process and site remediation works.

5 PRECINCT 2 MODULAR SINGLE STOREY ZONE SCOPE – RESIDENCE REMOVAL

In the event that the relocatable extent of the dwelling designed to DCP2010 Precinct 2 requirements is required to be removed from the site as outlined above, and the modular construction elements are required to be relocated, the modular construction will be moved to the balance area of the site to increase the distance from the erosion escarpment. Prior to the removal of the modular components, it is necessary that the disassembly and relocation of the relocatable structure within Precinct 2 is completed in line with part 4 of the report. The removal process for the remaining balance of the dwelling is as follows:-

- Provide necessary environmental protection barriers to prevent contamination and damage from the works on site.
- Disconnect all remaining services to isolate the dwelling. Water, gas, house drainage, communications and power should be disconnected at the point of supply in accordance with each supply authority's requirements. Disconnect and remove Solar panels.
- Remove precast concrete "skirt" from around base of building and expose steel stumps and subframe to modules.
- Disconnect all services and remove fixtures and fittings. Remove soil and landscaping from roof of modules and drain the pool. Unbolt sacrificial decking area from modules and provide temporary bracing to stabilise sacrificial deck.
- Remove cabinetry, furnishings, and fixtures from the modules. Material can be stored on site in the interim.
- Remove segments of cladding where required to disconnect modules from each other. Cut floor and wall finishes at module junctions.
- Clip windows doors in place to maintain stability during transit.
- Attach drawbars to Modules 1, 2 and 3. Note, drawbars are to be stored under the modules and raised above the ground on clay masonry blocks. Drawbars are to be fabricated from stainless steel components. Loose stainless steel bolts required for connection of drawbars are to be stored with the drawbars.
- Bolt axles and wheels to underside of modules (2 axles per module).
- Remove house stumps from under modules.
- Using a 4 x 4 wheel drive vehicle (Similar to 2021 model Isuzu D-Max), tow each module from current position to be temporarily stored on the Precinct 2 Relocatable Dwelling zone of the site. If required, the modular portions can then be moved to an alternate site.
- Demolish and remove sacrificial steel framed deck, storeroom, powder room, pool and associated roof areas.
- Grub out, break up and remove steel posts and concrete foundation strip footings. Load onto truck and remove from site. Unearth and remove all buried and abandoned underground services. Load onto truck and remove from site. Expose underground water tank. Load onto truck and remove from site.
- Remove any loose debris and clear site. Fill all holes with clean sand material won from site.
- Demobilise from site.

- All site rubble is to be disposed of at either a commercial disposal site or a licenced concrete recycling centre.

If at the time the relocation of the modules on site is considered inappropriate, the modules will be re-located to another site, yet to be determined.

6 EQUIPMENT REQUIRED FOR REMOVAL OF MODULAR BUILDINGS

The following equipment required to facilitate the removal of modules is to be stored on site. A number of other small general tools are omitted as these will be readily available to tradesmen or SES personnel in the area. The following equipment is proposed to be stored on site:-

- One drawbar for each module. Drawbars are to be stored under the ground on each module and raised above ground level using masonry blocks. Bolts for connection of drawbars to the modules are to be loose fitted to the drawbars and greased prior to storage.
- Axles and wheels are to be stored under each module (2 off). Mounting bolts for fitting the axles to the underside of the steel bearers are to be kept with the axles. Axles are to be blocked so that the wheels are not resting on the ground. It is preferred that the tyres are not under load or pressure while being stored. Tyres similar to 205/65R14 would be preferred for moving the modules.
- Battery operated tyre pump – note that a tyre pressure of 120kPa will be adequate to move the vehicles.
- Shovels, spanners and wrenches should be readily available easily and will not need to be stored on site.

7 DURATION FOR REMOVAL OF MODULAR BUILDINGS

It is estimated that removal of the modules using the above required equipment could be completed within 9hrs with a team of 3 persons and one 4WD vehicle.

8 CONCLUSION

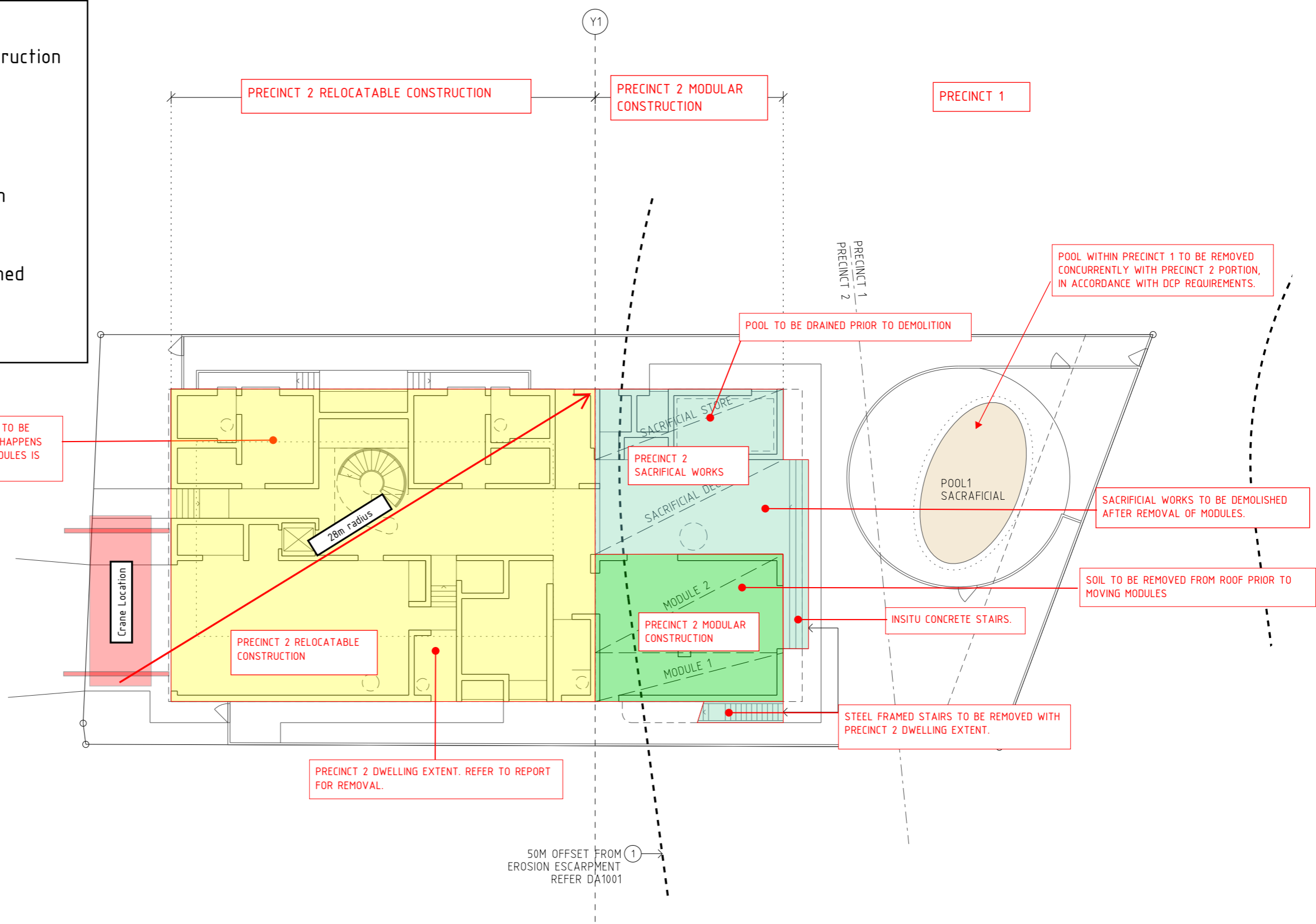
The schematic design of the structure has been carried out so that the structure meets the requirements for disassembly and removal set out in the DCP. Following completion of the operational works drawings for the dwelling, Engineering Certification and working drawings can be prepared and issued in accordance with Council Conditions of Approval together with the appropriate operational works drawings.

Appendix A

Structural Assembly Drawings

PRECINCT 2 Relocatable construction
 PRECINCT 2 Sacrificial works
 PRECINCT 2 Modular construction 2 units
 PRECINCT 1 Pool to be demolished concurrently with precinct 2 relocatable zone

PRECAST PORTION OF DWELLING. THIS PORTION TO BE RELOCATED AND LEVELLED AS ENCROACHMENT HAPPENS PRIOR TO THE POINT WHERE REMOVING THE MODULES IS REQUIRED.



Rev	Date	Description
1	09.05.2023	UPDATED LAYOUTS
A	03.05.2023	PRELIMINARY SKETCH DESIGN

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 PO Box 5014, Maroochydore BC, QLD 4558
 T 1300 657 402 F +613 5444 0536
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Client: MR AND MRS DICKIE
 Project Name: BELONGIL BEACH HOUSE PANEL SCHEMATICS

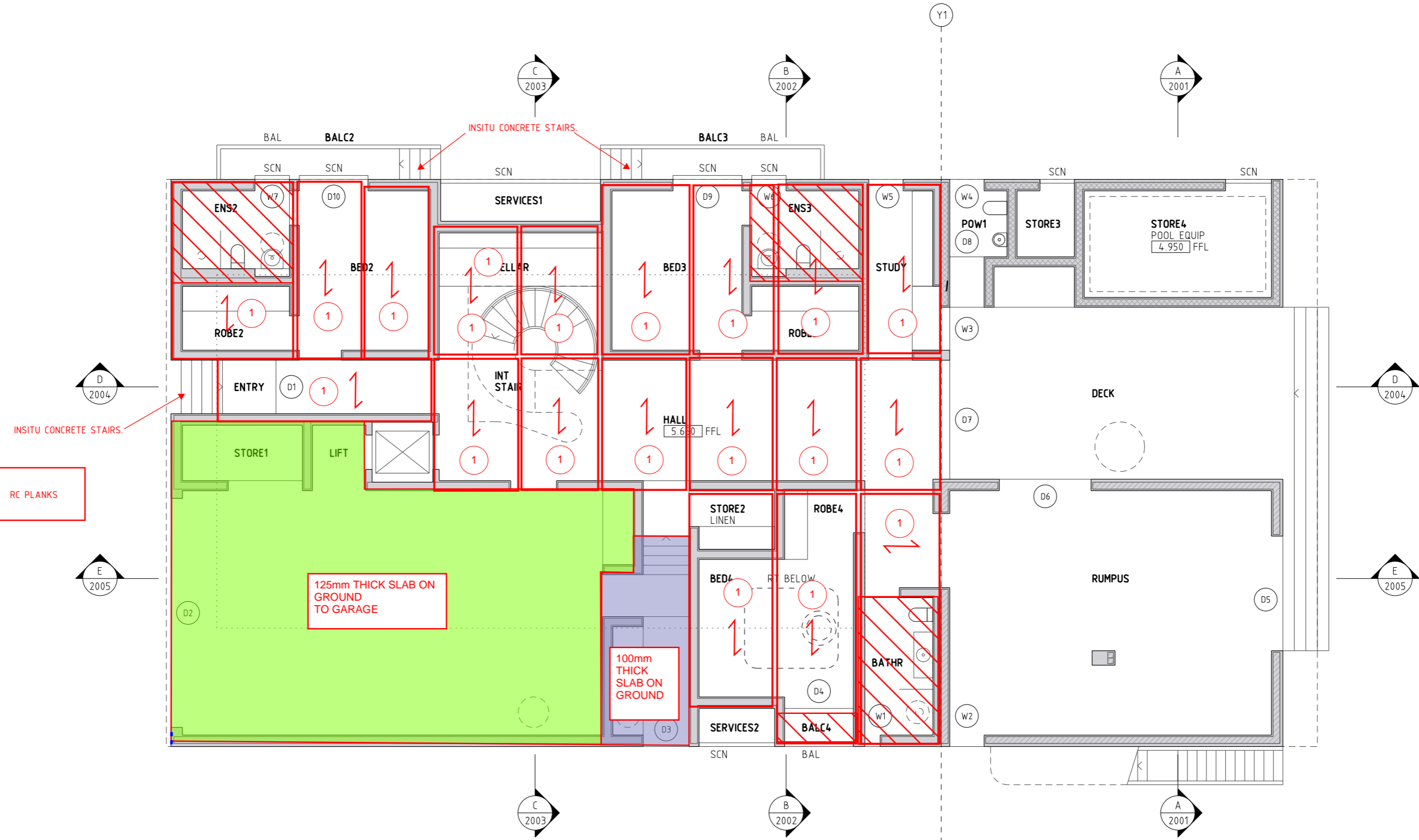
Discipline		Status
Designed By: DP	Checked By: JC	APPROVED BY: JC
Project No: 27055	Drawn By: DP	Scale: 1:200 (at A3)

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Title: PROPOSED PRINCIPLES BEHIND CONCEPT FOR REMOVABILITY REPORT

Drawing No: SK.00

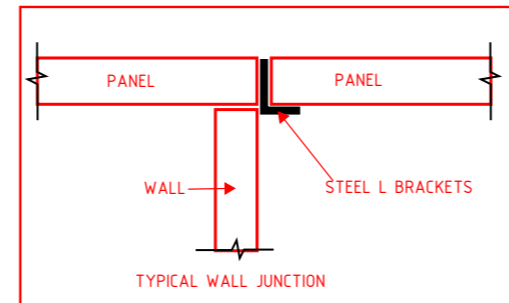
Revision: 1



1 RC PLANKS

125mm THICK SLAB ON GROUND TO GARAGE

100mm THICK SLAB ON GROUND



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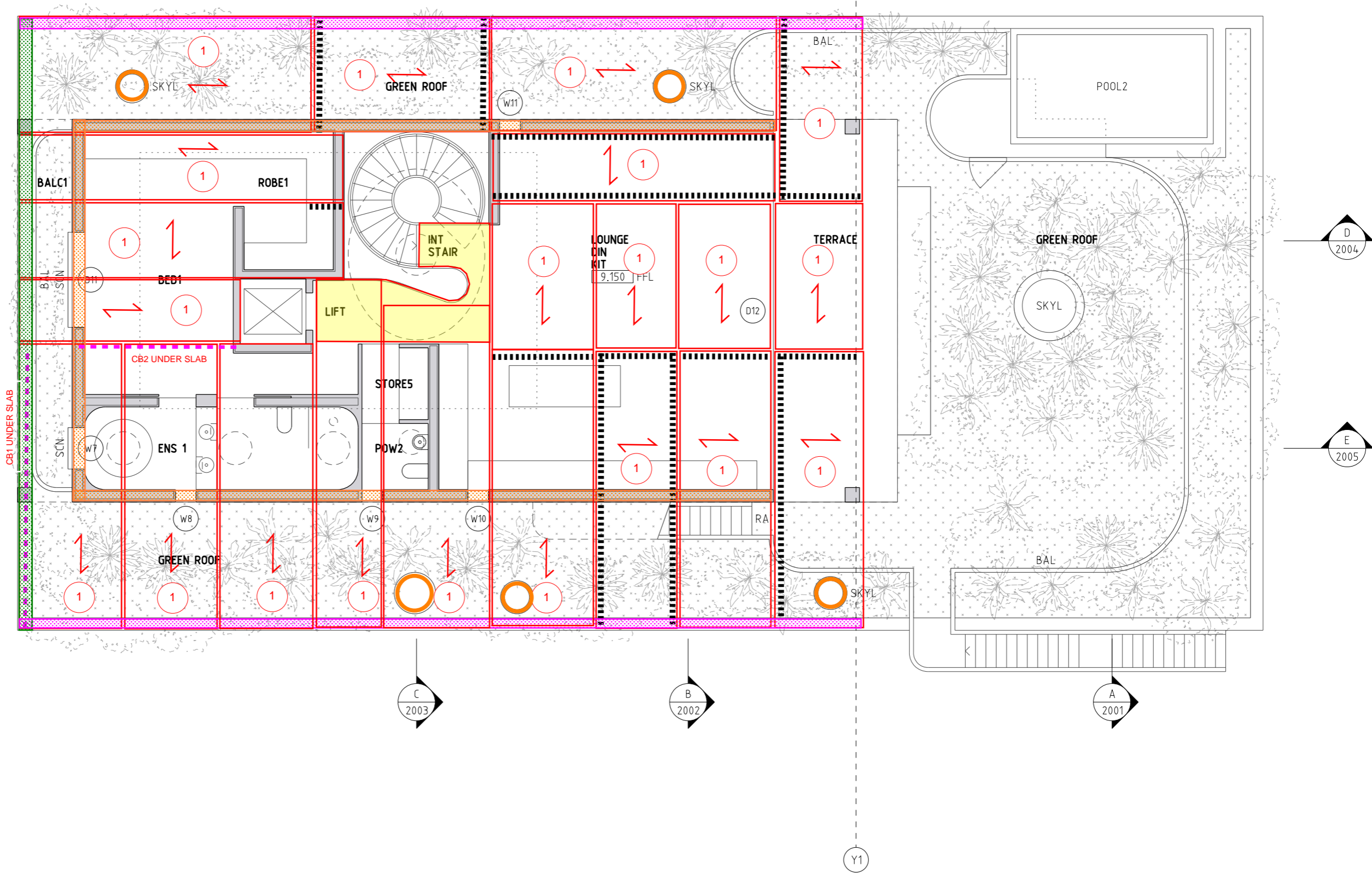
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Title	Drawing No.	Revision
GROUND FLOOR PRECINCT 2 RELOCATABLE STRUCTURE	SK.01	A

NOTE: ALL WALLS 180mm THICK PRECAST UNLESS NOTED OTHERWISE

- INDICATES PRIMARY DIRECTION OF PRECAST PANEL REINFORCEMENT
- INDICATES 200 WIDE PRECAST CONCRETE HOB
- INDICATES 250 WIDE PRECAST CONCRETE HOB
- INDICATES 180 WIDE PRECAST CONCRETE HOB
- INDICATES STEEL ANGLE SUPPORTING SLAB PANELS FIXED TO EITHER WALL PANEL OR EDGE OF ADJACENT SLAB PANEL
- CB1** 250w X 1250 DEEP CONCRETE BEAM
- CB2** 250w X 500 DEEP CONCRETE BEAM
- INDICATES 150 WIDE CIRCULAR PRECAST CONCRETE HOB AROUND SKYLIGHTS



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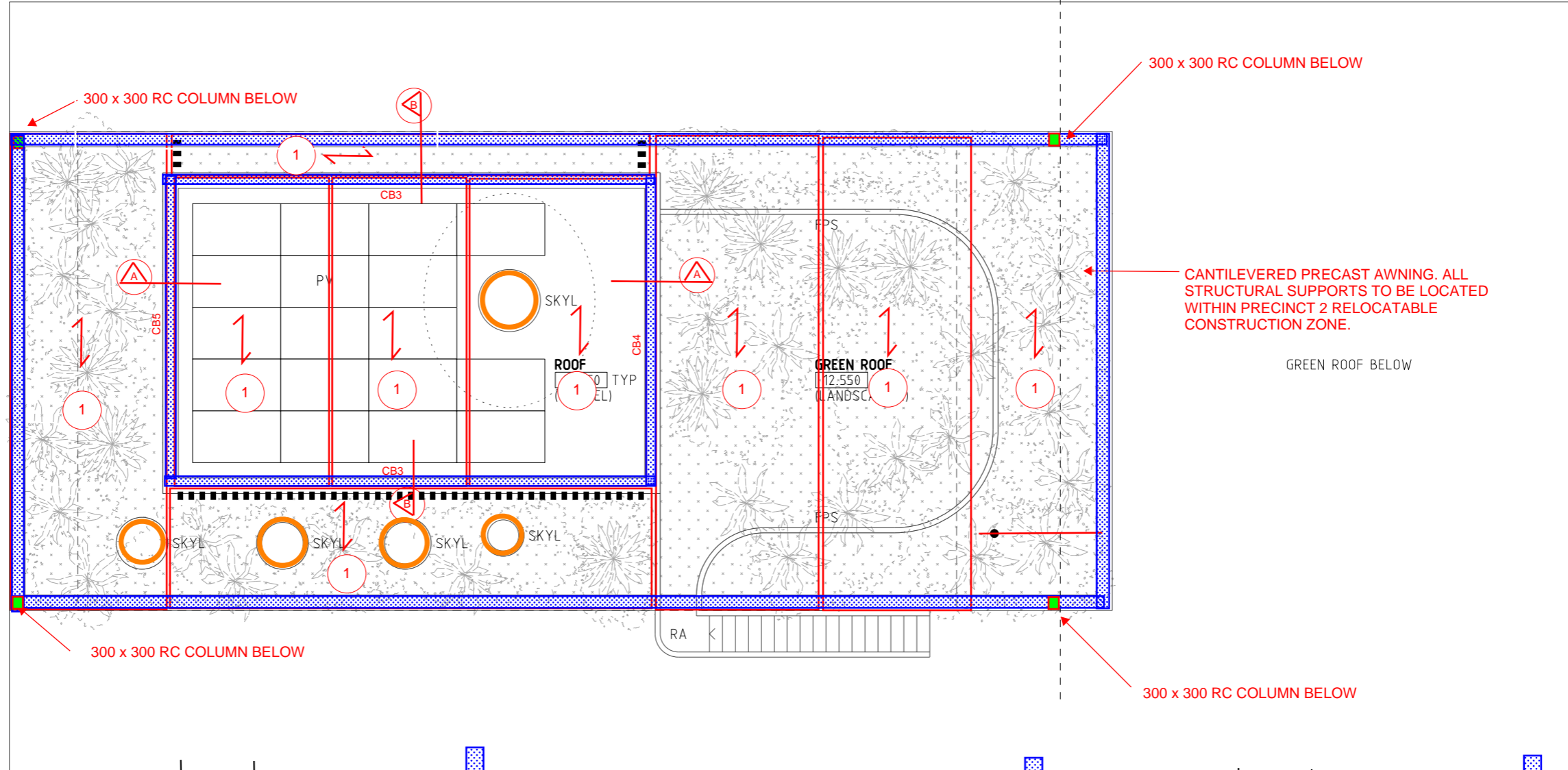
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Title		Revision
UPPER FLOOR PRECINCT 2 RELOCATABLE STRUCTURE		
Drawing No: SK.02		1



NOTE: ALL WALLS 180mm THICK PRECAST UNLESS NOTED OTHERWISE

- 1 RC PLANKS
- INDICATES PRIMARY DIRECTION OF PRECAST PANEL REINFORCEMENT
- INDICATES 150 WIDE PRECAST CONCRETE HOB
- INDICATES STEEL ANGLE SUPPORTING SLAB PANELS FIXED TO EITHER WALL PANEL OR EDGE OF ADJACENT SLAB PANEL
- INDICATES 150 WIDE CIRCULAR PRECAST CONCRETE HOB AROUND SKYLIGHTS
- CB3 300w X 1250 DEEP CONCRETE BEAM
- CB4 180w X 870 DEEP CONCRETE BEAM
- CB5 180w X 1010 DEEP CONCRETE BEAM



300 x 300 RC COLUMN BELOW

300 x 300 RC COLUMN BELOW

300 x 300 RC COLUMN BELOW

300 x 300 RC COLUMN BELOW

CANTILEVERED PRECAST AWNING. ALL STRUCTURAL SUPPORTS TO BE LOCATED WITHIN PRECINCT 2 RELOCATABLE CONSTRUCTION ZONE.

GREEN ROOF BELOW

SECTION A-A

SECTION B-B

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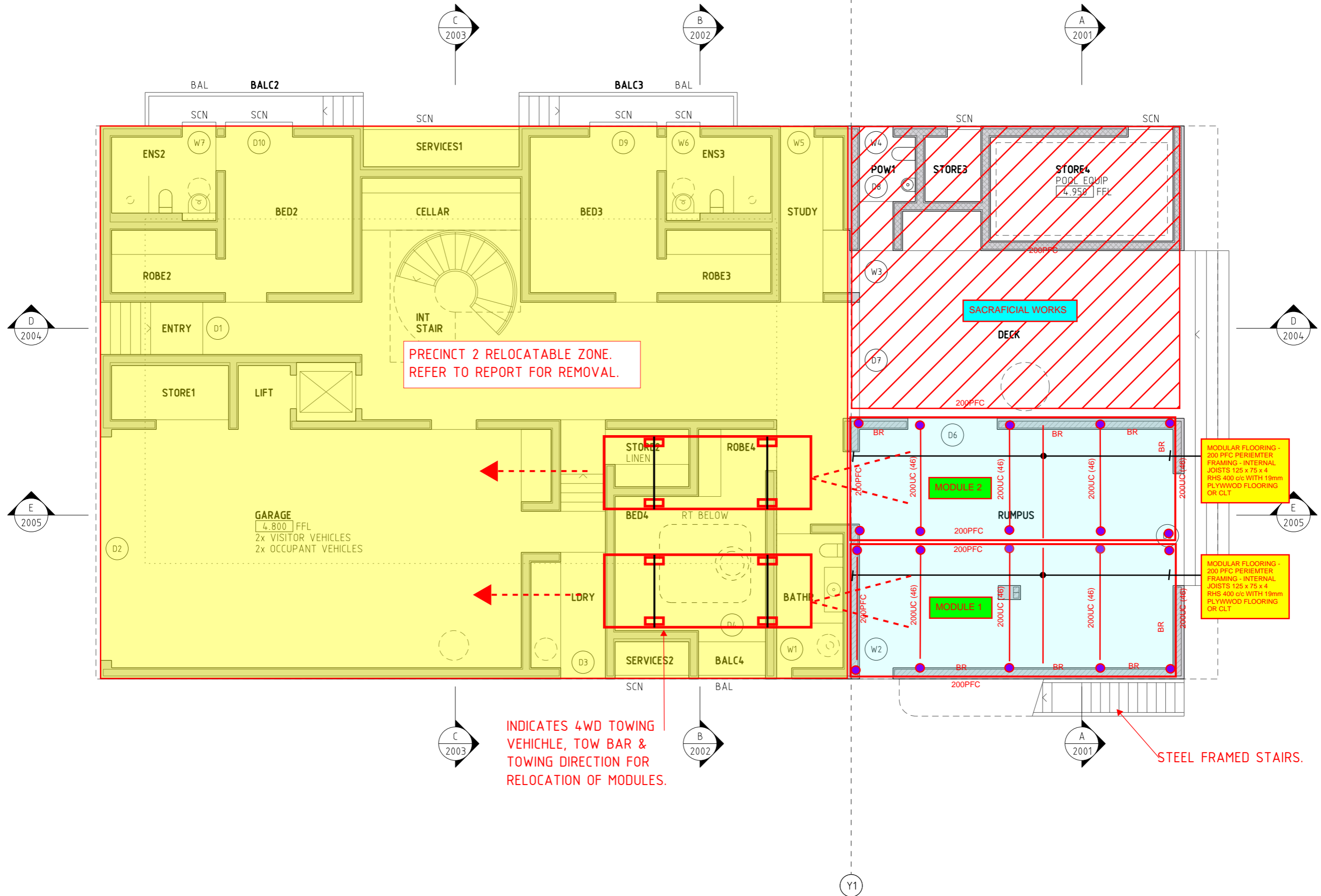
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Project Name: BELONGIL BEACH HOUSE PANEL SCHEMATICS

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Title	Drawing No.	Revision
ROOF PRECINCT 2 RELOCATABLE STRUCTURE	SK.03	1



PRECINCT 2 RELOCATABLE ZONE.
REFER TO REPORT FOR REMOVAL.

INDICATES 4WD TOWING
VEHICLE, TOW BAR &
TOWING DIRECTION FOR
RELOCATION OF MODULES.

MODULAR FLOORING -
200 PFC PERIMETER
FRAMING - INTERNAL
JOISTS 125 x 75 x 4
RHS 400 c/c WITH 19mm
PLYWOOD FLOORING
OR CLT

MODULAR FLOORING -
200 PFC PERIMETER
FRAMING - INTERNAL
JOISTS 125 x 75 x 4
RHS 400 c/c WITH 19mm
PLYWOOD FLOORING
OR CLT

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Project Name
**BELONGIL BEACH HOUSE
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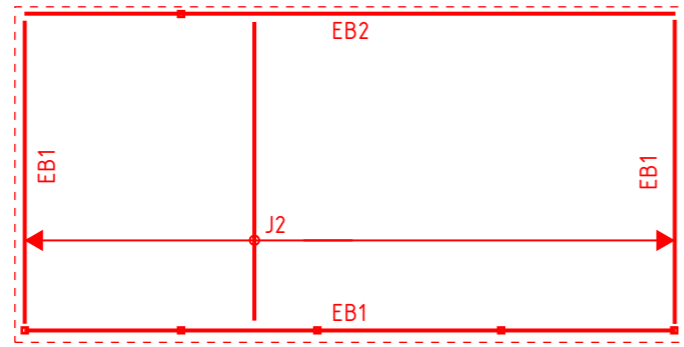
Title
**PRECINCT 2 MODULAR
CONSTRUCTION ZONE**

Drawing No.
SK.04

Revision
A

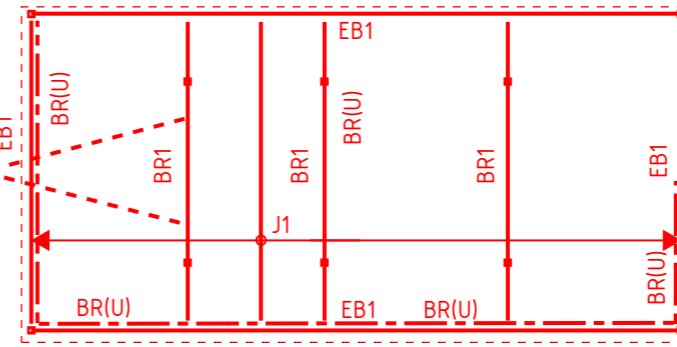
NOTE: MODULE FLOOR FRAMING TO BE IN SINGLE PLANE (U.N.O.)

MODULE FRAMING SCHEDULE:
 EB1: 200PFC
 EB2: 200UB
 BR1: 200UC46
 J1: 125x75x4.0 RHS @ 400CRS.
 J2: 150x100x4.0 RHS @ 400CRS.
 FLOORING: 21mm PLYWOOD.
 BR: STEEL FRAMED BRACING WALL.
 C1: 100 SHS
 SC1: 125 SHS

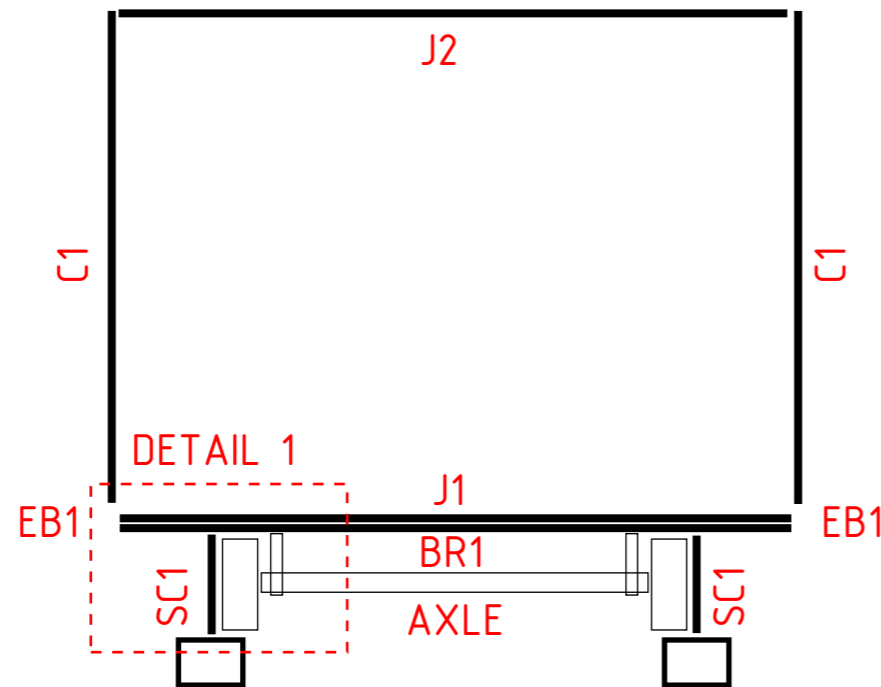


MODULE 1 ROOF FRAMING
(MODULE 2 SIM.)

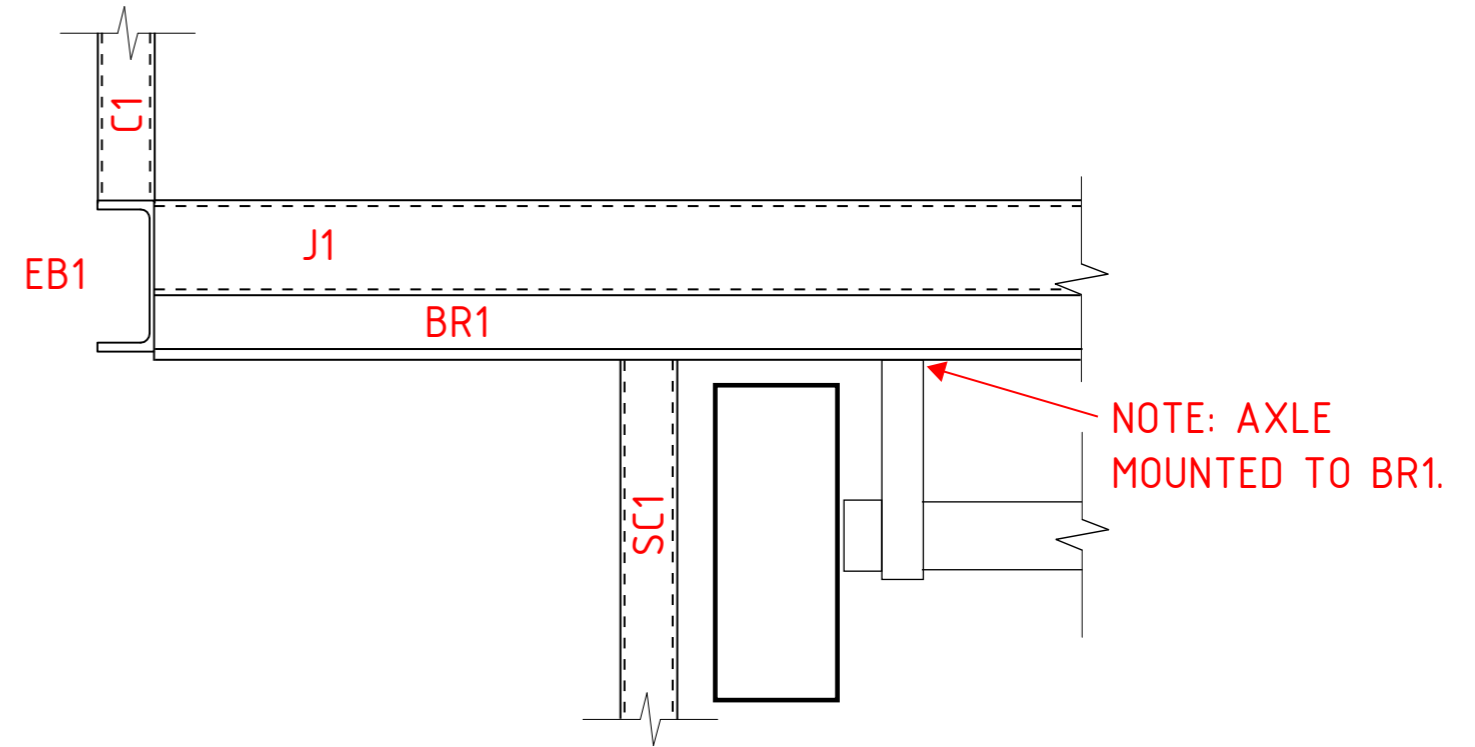
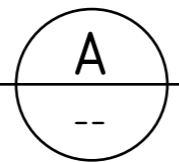
DRAW BAR FIXED TO EB & BR FOR TOWING.



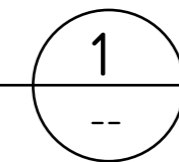
MODULE 1 FLOOR FRAMING
(MODULE 2 SIM.)



SECTION
NTS



DETAIL
SCALE 1:10



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Client MR AND MRS DICKIE	Discipline STRUCTURAL	Status PRELIM	Title MODULAR STRUCTURE DETAILS
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	Project No. 27055	Drawn By DP	
	Scale 1:200 (at A3)		
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			Revision 1

Appendix B Certification



Sunshine Coast Office
Level 3, 2 Emporio Place
Maroochydore QLD 4558, Australia
PO Box 5014, Maroochydore BC QLD 4558

1300 657 402

www.adgce.com

Byron Shire Council

PO Box 219

MULLUMBIMBY NSW 2482

27055 /S _ L001

11 May 2023

- Sunshine Coast Office

RE: PROPOSED RESIDENCE-BELONGIL-LOT 18 SP83141

REMOVABILITY REPORT - CERTIFICATION

ADG have prepared the design for the structure for the purposes of submission to Byron Shire Council for assessment under the Section J requirements for removability. ADG are satisfied that the proposed design is compliant with the planned removal activities outlined in the removability report.

ADG certify that the removal and demolition of the improvements within precinct 1 and precinct 2 meet the requirements under Section J. The removal of the modular portion of the dwelling can be achieved within 11 hours based on the understanding that the Precinct 2 works have been removed and cleared from the site.

ADG certify that when assembled in accordance with the principles and drawings contained within the removability report, the building will be structurally capable to be dismantled and removed from the site by road vehicle.

Yours sincerely

ADG ENGINEERS (AUST) PTY LTD

Dallin Pols CPEng 8294787

Structural Engineer

Adelaide

Level 6, 19 Grenfell Street
Adelaide SA 5000

Phone: 1300 657 402

Email: info@adgce.com

Brisbane

596 Milton Road
Toowong, QLD 4066

Postal: PO Box 1492 Toowong
BC QLD 4066

Phone: 1300 657 402

Email: info@adgce.com

Canberra

Level 1, 68 Northbourne Avenue
Canberra, ACT, 2600, Australia

Phone: 1300 657 402

Email: info@adgce.com

Darwin

Suite G01, Manunda Place
38 Cavenagh Street
Darwin, NT 0800

Phone: 1300 657 402

Email: info@adgce.com

Gold Coast

Suite 201, Level 1, 1 Short Street
Southport, QLD 4215

Postal: PO Box 208
Southport, QLD 4215

Phone: 1300 657 402

Email: info@adgce.com

Hobart

Tenancy 1B, Level 1,
199 Collins Street
Hobart TAS 7000

Phone: 1300 657 402

Email: info@adgce.com

Melbourne

321 / 838 Collins Street
Docklands, VIC 3008

Phone: 1300 657 402

Email: info@adgce.com

Perth

Suite 9, Level 2, 23 Railway Road,
Subiaco WA 6008

Phone: 1300 657 402

Email: info@adgce.com

Sunshine Coast

Level 3, 2 Emporio Place
Maroochydore, QLD 4558

Postal: PO Box 5014
Maroochydore BC,
QLD 4558

Phone: 1300 657 402

Email: info@adgce.com

Sydney

Suite 22.02, Level 22,
111 Pacific Highway,
North Sydney, NSW, 2060

Phone: 1300 657 402

Email: info@adgce.com

Toowoomba

Tenancy 8, 158 Margaret Street
Toowoomba QLD 4350

Phone: 1300 657 402

