



SafeSite AI — Safe Work Method Statement

SWMS — Complete residential demolition of a single-storey brick house at 42 Builder St, Canberra ACT 2600, including identification and licensed removal of asbestos-containing materials (ACM), disconnection of services, structural demolition, waste segregation and disposal, and site remediation.

Client / Principal	Principal Contractor	Contractor
Name: Horizon Developments Pty Ltd	Name: Build Corp Pty Ltd	Name: WFP Group
ABN: 12 345 678 901	ABN: 98 765 432 109	ABN: 11 222 333 444
Contact: Jane Smith — 0412 345 678	Licence: BLD-12345	Licence: LIC-67890

Project Details

Project Name:	Builder St Demolition	Project Number:	PRJ-2026-042
Address:	42 Builder St, Canberra ACT 2600	Date:	27 February 2026

Revision History

Rev	Date	Author	Description	Approved By
1	27 February 2026	SafeSite AI	Initial generation	Andrew

5x5 Risk Assessment Matrix

Likelihood ↓ / Consequence →	1 Insignificant	2 Minor	3 Moderate	4 Major	5 Catastrophic
5 — Almost Certain	5 Medium	10 High	15 High	20 Extreme	25 Extreme
4 — Likely	4 Low	8 Medium	12 High	16 Extreme	20 Extreme
3 — Possible	3 Low	6 Medium	9 Medium	12 High	15 High
2 — Unlikely	2 Low	4 Low	6 Medium	8 Medium	10 High
1 — Rare	1 Low	2 Low	3 Low	4 Low	5 Medium

Risk Level	Score Range	Action Required
Low	1–4	Manage by routine procedures
Medium	5–9	Management attention needed; control measures required
High	10–15	Senior management attention; immediate controls required
Extreme	16–25	Work must not proceed; eliminate or significantly reduce risk

Hierarchy of Controls

Tag	Level	Description
E	Elimination	Physically remove the hazard
S	Substitution	Replace the hazard with a lesser risk
Eng	Engineering Controls	Isolate people from the hazard (barriers, ventilation, guards)
A	Administrative Controls	Change the way people work (procedures, training, signage)
PPE	Personal Protective Equipment	Protect the worker (last resort)

High Risk Construction Work — WHS Reg 291

✓	HRCW Category
■	Work at a height greater than 2 metres
■	Work on or near energised electrical installations or services
■	Work in or near a confined space
■	Work involving demolition of a structure
■	Work involving tilt-up or precast concrete
■	Work on or near chemical, fuel, or refrigerant lines
■	Work on or near telecommunications towers
■	Work involving diving
■	Work in an area with artificial extremes of temperature
■	Work in or near a shaft or trench deeper than 1.5 metres
■	Work near traffic or moving plant
■	Work on or adjacent to a road/railway in use
■	Work involving powered mobile plant

■	Work involving structural alterations requiring temporary support
■	Work involving explosives
■	Work on or near pressurised gas distribution mains or piping

Work Steps — Hazard Identification — Risk Control

Step 1: Site establishment — install perimeter fencing, erect signage, establish waste storage areas and decontamination facilities.

Hazard	Consequence	Initial LxC=R	Controls	Residual LxC=R	Resp.	Legislation
Unauthorised access to work area	Fatality from exposure to demolition hazards	4x5=20 Extreme	[Eng] Install 1.8m chain-link security fencing with locked gate [A] Erect 'Danger — Demolition in Progress' signage at all access points [A] Site induction for all personnel before entry [PPE] Hard hat, hi-vis, safety boots AS/NZS 2210	1x5=5 Medium	Site Supervisor	WHS Reg 2017 Part 6.3 — Demolition Work
Manual handling injuries during fence installation	Minor musculoskeletal injury	3x2=6 Medium	[A] Team lift for panels > 20kg [PPE] Safety gloves AS/NZS 2161	2x2=4 Low	Leading Hand	COP — Hazardous Manual Tasks 2021

Step 2: Service disconnection — arrange isolation of electrical, gas, water, and telecommunications services.

Hazard	Consequence	Initial LxC=R	Controls	Residual LxC=R	Resp.	Legislation
Electrocution from live services	Fatality	3x5=15 High	[E] Licensed electrician to de-energise and disconnect at mains [Eng] Lock-out/tag-out applied to switchboard [A] Verify isolation with voltage tester before work [PPE] Insulated gloves for electrical work	1x5=5 Medium	Site Supervisor	WHS Reg 2017 Part 4.7 — Electrical safety

Step 3: Asbestos identification and removal — licensed assessor survey, licensed removalist to safely remove all ACM under controlled conditions.

Hazard	Consequence	Initial LxC=R	Controls	Residual LxC=R	Resp.	Legislation
Inhalation of asbestos fibres	Mesothelioma / asbestosis (fatal long-term)	4x5=20 Extreme	[E] Remove all ACM before demolition commences [Eng] Negative air pressure enclosure for friable ACM removal [A] Licensed asbestos removalist only — Class A or B as applicable [PPE] P3 half-face respirator AS/NZS 1716, disposable coveralls Type 5/6	1x5=5 Medium	Asbestos Supervisor	WHS Reg 2017 Part 8.1 — Asbestos

Step 4: Structural demolition — systematic top-down demolition of roof, walls, and slab using excavator and hand tools.

Hazard	Consequence	Initial L×C=R	Controls	Residual L×C=R	Resp.	Legislation
Uncontrolled collapse of structure	Fatality or serious crush injury	3×5=15 High	[Eng] Demolish top-down systematically — roof then walls [A] Demolition plan reviewed by competent person [A] Exclusion zone around active demolition area [PPE] Hard hat AS/NZS 1801, safety boots AS/NZS 2210	1×5=5 Medium	Demolition Supervisor	WHS Reg 2017 Part 6.3 — Demolition Work
Excessive dust generation	Respiratory illness	4×3=12 High	[Eng] Continuous water suppression during demolition [A] Monitor wind direction — cease if dust leaves boundary [PPE] P2 respirator AS/NZS 1716	2×3=6 Medium	Site Supervisor	COP — Managing Risks of Hazardous Chemicals 2021

Step 5: Waste segregation, loading, and disposal — separate general waste, asbestos waste, and recyclable materials for licensed disposal.

Hazard	Consequence	Initial L×C=R	Controls	Residual L×C=R	Resp.	Legislation
Manual handling injuries loading waste	Musculoskeletal injury	3×3=9 Medium	[S] Use excavator for bulk loading where possible [A] Team lift for items > 20kg, rotate workers [PPE] Safety gloves, safety boots AS/NZS 2210	2×2=4 Low	Leading Hand	COP — Hazardous Manual Tasks 2021

PPE Requirements

- Hard hat (AS/NZS 1801)
- Safety glasses (AS/NZS 1337)
- High-visibility clothing (AS/NZS 4602)
- Steel-cap safety boots (AS/NZS 2210)
- Hearing protection (AS/NZS 1270)
- P2 respirator (AS/NZS 1716)
- P3 respirator with half-face piece (AS/NZS 1716) — asbestos removal
- Safety gloves — chemical resistant
- Disposable coveralls Type 5/6 — asbestos removal

Environmental Controls

- Continuous water suppression during demolition to control dust
- Noise management — works restricted to 7am-6pm Mon-Sat per ACT EPA guidelines
- Waste segregation: general, asbestos (double-bagged and labelled), recyclable
- Sediment control at stormwater entry points
- Spill kit on site for hydraulic fluid and fuel

Emergency Procedures

Emergency assembly point: footpath at 40 Builder St. Call 000 for emergency services. First aid kit and officer on site at all times. All incidents reported to Site Supervisor immediately and recorded in site incident register. Asbestos exposure: remove to fresh air, decontaminate, seek medical attention.

Consultation Record

Workers consulted on hazards and controls prior to work commencing. Pre-start meeting held daily. SWMS reviewed and signed by all workers before commencing each phase of work.

Legislation & Standards Referenced

- WHS Act 2011 s19 — Primary duty of care
- WHS Regulations 2017 Part 6.3 — Demolition work
- WHS Regulations 2017 Part 8.1 — Asbestos
- WHS Regulations 2017 Part 4.7 — Electrical safety
- COP — Demolition Work 2021
- COP — How to Safely Remove Asbestos 2021
- AS/NZS 1801 — Hard hats
- AS/NZS 1716 — Respiratory protection
- AS/NZS 2210 — Safety footwear
- AS/NZS 1337 — Eye protection

Worker Sign-Off

All workers must read, understand, and sign this SWMS before commencing work.

Worker Name	Signature	Company	Date	Understood (Y/N)

Document Approval

Role	Name	Signature	Date
Prepared By			
Reviewed By			
Approved By			