



**PROJECT: NEW INDUSTRIAL COMPLEX
140 OLD PITTWATER ROAD
BROOKVALE**

FOR: STEWART INVESTMENTS PTY LTD

SITE MANAGEMENT AND CONSTRUCTION PLAN

INTRODUCTION

In line with the provisions of Clause C8 of the Northern Beaches Council DCP, this Site Management Plan details the planning, considerations, provisions and controls required to ensure appropriate measures are in place throughout the construction of the development. The procedures detailed below seek to ensure that the rights of adjoining property stakeholders are respected and that disruption to the amenity of the locality is minimised and the broader Community is not unreasonably inconvenienced during the construction phase of the development.

The development is well described in the Development Application and essentially consists of 3 main levels of strata warehouse units. The development is proposed to be constructed on vacant land and requires excavation in rock to achieve the design levels. A concrete framed building is proposed, comprising in-situ and precast concrete with infilled glazing and metal cladding. The roof structure will be structural steel with metal sheet roofing.

The development site is situated approximately 126m from Old Pittwater Road and is accessed via the existing right of carriageway benefitting the subject site. The subject site and Lot 11, ie, Nos. 134-138 Old Pittwater Road, overlap by way of stratum boundary. The management of the shared driveway/services and development of Lot 11 has been provided for in the Management Statement controlling the operation of the stratum subdivision.

OVERVIEW OF CONSTRUCTION PLANNING

Access

The subject site is set back from Old Pittwater Road by approximately 126m. An interface with a public road only occurs at the driveway in the south east corner of Lot 10. Construction access to and from the development site will be via the existing driveway ramp. Construction traffic will enter and exit the site in a forward direction. Other than for the very initial stages of excavation, the construction planning of the development is based on loading and unloading activities occurring within the boundary of the development site so as not to inconvenience the existing occupants of Lot 10. The proposed silt and sediment controls are detailed on the Stormwater Concept Plans which have been lodged with Council as part of the Development Application. In addition to the erosion control facilities, this Plan also provides for a shaker grid at the construction entry / exit point to ensure that all vehicles leave the site with clean wheels.

INCORPORATED IN NSW ABN 49 002 517 875
NOMINATED ARCHITECT: DENIS LEECH REGISTRATION NUMBER 3980
DENIS LEECH B.Sc. (ARCH), B. ARCH (HONS) UNIVERSITY OF NSW
DENIS LEECH AND ASSOCIATES PTY LIMITED
80A PARK STREET, MONA VALE NSW 2103
TELEPHONE: 0412 591 894
EMAIL: dleech@bigpond.net.au



Excavation

Prior to commencement, the development site will be separated from the business activities of Lot 10 by way of roadworks style concrete jersey kerbs with modular fencing and shade cloth above, placed on the site boundary. Exporting of spoil off-site will occur with all loading of trucks being carried out within the subject site. The Geotechnical Report has addressed the method of excavation and class of rock suggesting that the rock may be ripped with suitable excavation plant to minimise noise and vibration. It is envisaged that the excavation works will take approximately 6 months.

The Proposed Building

The building will be of concrete framed construction utilizing in-situ concrete, post tensioning and pre-cast components. The bulk of the structural activity will occur within the development site with no impact on surrounding properties. More detailed planning is envisaged at the stratum interface to further minimise any interruption or inconvenience to the adjoining industrial development.

It is intended to utilize in-situ concrete blade walls, floor components and cantilevered formwork, and scaffolding, similar to bridge construction techniques to maintain the existing access over the Right of Carriageway benefitting Lot 10. Scaffolding and shade cloth will be maintained until façade completion, in order to prevent any materials spilling onto the surrounding properties.

Structural steel framework and roofing of the upper level will be assembled from within the site, roof construction will be carried out from the proposed driveways and ramps.

Fitout

The fitting out of the building will occur via deliveries, directly into the building from the new driveways and ramps. The fitout stage of the project will have minimal impact on the surrounding buildings and their occupants.

CONCLUSIONS

- The development site is advantageously located away from public interface
- Construction access to this vacant Lot is facilitated by a stratum management plan over the adjoining site, ie, Nos. 134-138 Old Pittwater Road
- Other than for in the initial stages, all excavation activities, plant and trucks will be Restricted to the development site
- Appropriate silt and sedimentation controls are proposed to ensure that there is no inconvenience to surrounding property owners or impact upon Council's drainage infrastructure
- The proposed construction techniques and materials will ensure that there is a minimal Interruption or inconvenience to the adjoining industrial development
- The broader Community will not be unreasonably inconvenienced during the construction phase of this development.