

Construction Management Plan

1162 Barrenjoey Rd, Palm Beach, NSW 2108

Project Number: T974

Revision: A

Date: 03.10.24

1. Introduction:

This Construction Management Plan (CMP) is a primary document for the management of the works to be undertaken at 1164 Barrenjoey Rd, Palm Beach, NSW 2108.

The aim of the plan is to ensure that appropriate measures have been considered for site access, egress, storage and the operation of the site during all phases of the construction process in a manner that respects adjoining owner's property rights, maintains public safety, minimises disruption to pedestrians and vehicular traffic within this locality and protect services.

2. Scope of works:

The project is located at 1164 Barrenjoey Rd, Palm Beach, NSW 2108.

The works for this project involve the demolition and excavation of the existing property, and construction of the new 4 storey house.

3. Noise Control:

Noisy Works will only be undertaken during approved hours.

4. Working hours:

Approved working hours are to be determined by the DA conditions of consent but it is assumed works will be approved between the approximate hours of 7am to 5pm Monday to Saturday.

5. Signage:

Site signage will be erected on the front of the site. The site signage will address OH&S issues, contact details of the site manager, emergency contact and the project certifier. When required the site sign will be updated to advise of any high risk activities that will be occurring on site and any specific PPE that is required to be worn whilst on site.

6. Neighbours:

Any complaints from neighbours are to be addressed in a polite and enthusiastic manner. If the issue can be resolved by the site manager it should be addressed immediately. If the issue needs to be escalated, the Project Manager should be notified immediately so the issue can be resolved.

7. Project team contact numbers:

The following table identifies the project team members and their role on the project.

Name	Roles
Bryan Darragh	Project Director
Michael Leary	Project Manager
Mitch Doig	Site Manager
PCA	TBC

8. Site Facilities:

Lunch facilities are to be established on site with tables, chairs, microwave, kettle etc.

Toilet Facilities will be established on site in line with WHS requirements.

First Aid Facilities will be established on site in line with WHS requirements.

9. Construction site layout:

Refer to the attached Access plan for the proposed site layout.

The attached Access plan proposes a vehicle movement procedure that required the additional excavation of the small area of soil and rock to the western side of the driveway. By excavating this section it allows for vehicles to enter site in a forward direction and eliminate the need for Traffic control and disruption to traffic on Barrenjoey road through the entire build program.

10. Hoardings and Site Fencing:

Site fencing will be installed for site security and safety. The fence at the front boundary of the property will have sufficient solid hoarding material to guard against dust and debris from accidentally existing site onto the roadway.

It is noted that there is a pedestrian footpath on the opposite side of Barrenjoey Rd so there is not expected to be any direct pedestrian traffic directly outside the site entry.

A lockable sliding double site access gate will be installed at the site vehicle entry for vehicle access and deliveries. A separate worker pedestrian access gate will be provided for separate worker access.

Gate will be closed at all times to prevent public access.

11. Scaffolding and Stair access:

Building perimeter scaffolding and access stairs will be erected during the build.

12. Deliveries and material storage:

All vehicle deliveries and material storage will be accommodated on site.

The attached Access plan demonstrates the proposed on site vehicle movement and vehicle loading zone to allow forwards vehicle entry and exit from site.

It is proposed that all delivery vehicles will approach site from the north east, and depart site to the south west.

Vehicle size will be restricted to a size to allow this on site vehicle movement procedure to occur.

By accommodating all deliveries on site, and through the entry and existing of vehicles in a forward direction, the requirement for dedicated traffic control can be reduced and mostly eliminated.

13. Material handling on site:

All materials will be stored within the site boundaries. A crane will be erected on site in the location shown on the attached Access Plan.

All subcontractor materials are to be stored off site and delivered to site only as required.

14. Waste Management:

All construction waste will be removed from site. A Site Skip bin location has been on plan allowing for on site loading and unloading of site skip bins.

15. Excavation Spoil Removal:

All excavation spoil will be removed from site through Bogey trucks. These trucks are sized to allow them to load on site and enter/exit site in a forward direction.

A vehicle tyre wash zone will be setup at the site exit point for controlling sediment escape from site via vehicle tyres.

Silt fencing and sediment control measure will be installed for environmental controls.

16. Traffic Management:

Refer to the attached access for the proposed on site vehicle movements and loading zones.

If construction activities or large delivery vehicles cannot be accommodated safely on site via the proposed on site vehicle zones, traffic control and an approved Traffic management plan for individual activities will be required.

Application to council for approval and the necessary permits will be undertaken for each proposed activity.

Due to the properties location at the middle of a long straight section of Barrenjoey Rd, any traffic control requirements are assumed to be fairly low risk and straight forward as there are no immediate blind corners in the direct proximity of the property.

17. Quality Management.

The term quality refers to not just the quality of the end product produced but the level of detail and control that is undertaken throughout the entire procurement process. Promena Projects uses comprehensive internal systems to ensure that the highest level of quality possible is instilled into all projects. These systems track key aspects of the project through set date reviews which are specifically tailored to cover all project aspects.

Total quality control is implemented and monitored throughout; from tender period through to the final completion stage and rectification of any defects should they occur. Standard review meetings and quality checklists are used internally to ensure the smooth and precise flow of information throughout Promena and other interested parties.

The following review periods are used to maintain total quality control throughout the entirety of the project:

Tender Conversion Form – This review is used by the Directors and Estimator to allocate responsibilities to team members during the tendering process. Specific tasks are listed to guarantee that all tenders are undertaken in a complete and uniform manner, ensuring that no critical aspects are overlooked that could ultimately affect the Project if the tender is awarded and proceeds to construction phase.

Project Establishment Form – This review is used by the Project Manager to allocate responsibilities to team members appropriately ensuring that all areas are covered at the initiation and all information used in the tender preparation is converted through to the contract documentation. Critical areas such as Head Contract details, project contacts, statutory/ regulatory requirements and internal project startup checklists as outlined on the project establishment form are covered in this review meeting.

Mid Project Evaluation Form – The Mid Project review is used to evaluate the project at 50% of contract program. This review takes into account all areas of the project both internally and externally. All quality items are controlled through the establishment of defects and

incomplete works list required for this meeting. A review of subcontractor progress is incorporated into this review which will flag any issues or areas of concern that need to be addressed in order to maintain project quality.

Final Project Review Form – At the completion of the project a detailed evaluation and check of all current project procedures is undertaken. This review concludes the works as a project team and finalises project control by clarifying completion on all aspects of the project. Important follow up dates are flagged on calendars and all critical members of the project team, such as subcontractors, clients and Promena members are assessed for reference in future projects.

In addition to these three project control reviews other standard checks are undertaken throughout the life of the project such as weekly site manager checks and monthly project manager checks.

Some examples of Inspections that are undertaken through the construction phase are:

- Waterproofing Inspection Checklist
- Pre Concrete pour checklist
- Project Directors Inspection Checklist
- Weekly safety inspection

All Promena personnel involved on each individual project are made aware of the processes put in place to manage quality throughout the project and they are required to follow these throughout the project. To ensure this, Promena involves its directors on each of the critical stage reviews allowing thorough and complete control over the entire project.

18. Public and Pedestrian Protection:

It is noted that there is a pedestrian footpath on the opposite side of Barrenjoey Rd so there is not expected to be any direct pedestrian traffic directly outside the site entry.

19. Protection of adjoining property:

During the construction works all adjoining property and council property will be protected against damage.

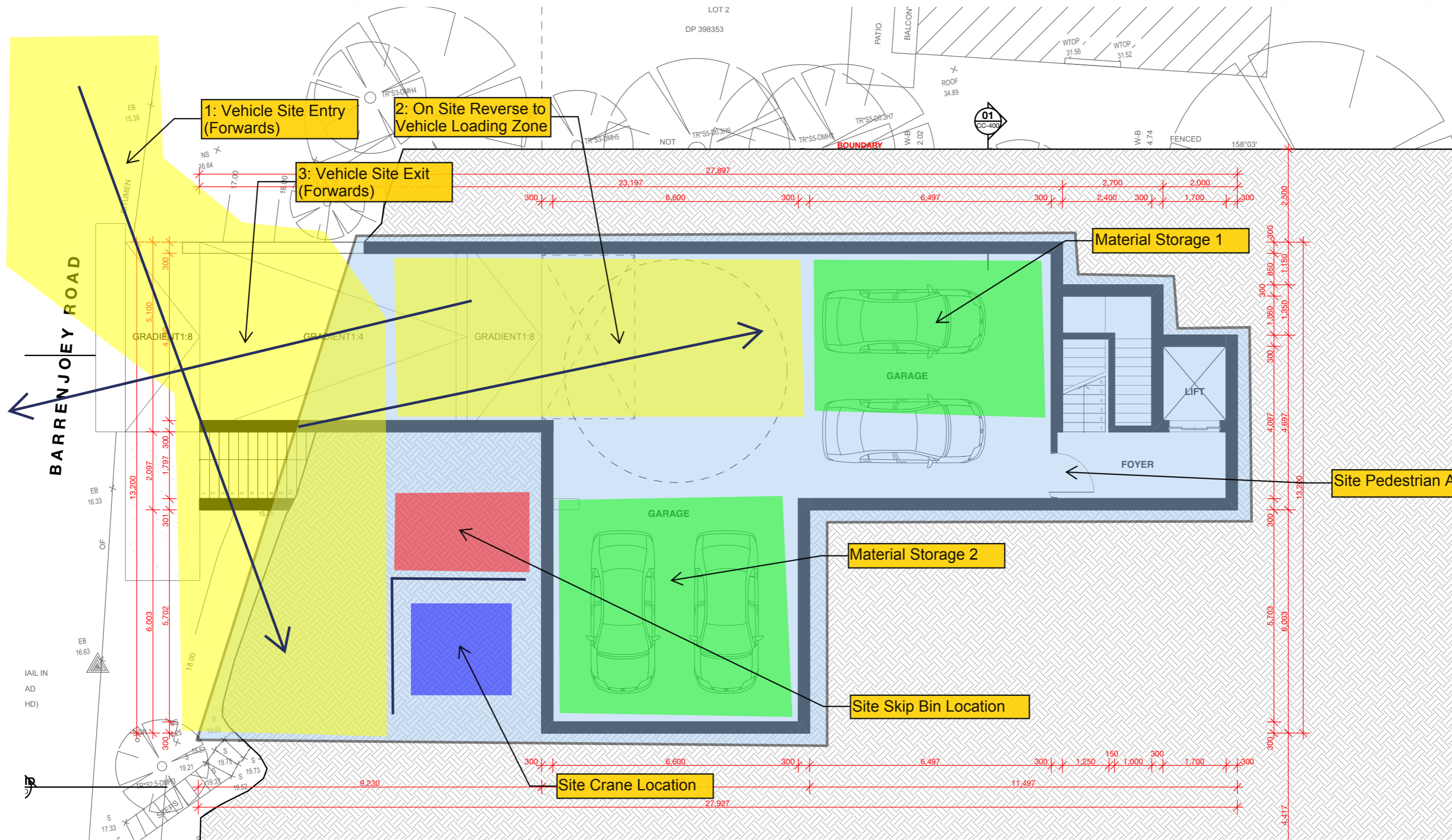
It is noted that there are overhead power lines directly in front of the property. These will need to be suitably protected to Ausgrid requirements.

Dilapidation reporting and progress photos will be undertaken to ensure that there is evidence of the condition of all adjoining and council property at all stages during the construction works.

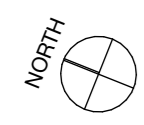
20. Additional Management Plans:

This Construction Management plan is to be read in conjunction with the following separate management plans:

- Promena Site Safety Plan
- Traffic Management Plan
- Waste Management Plan
- Environmental Management Plan



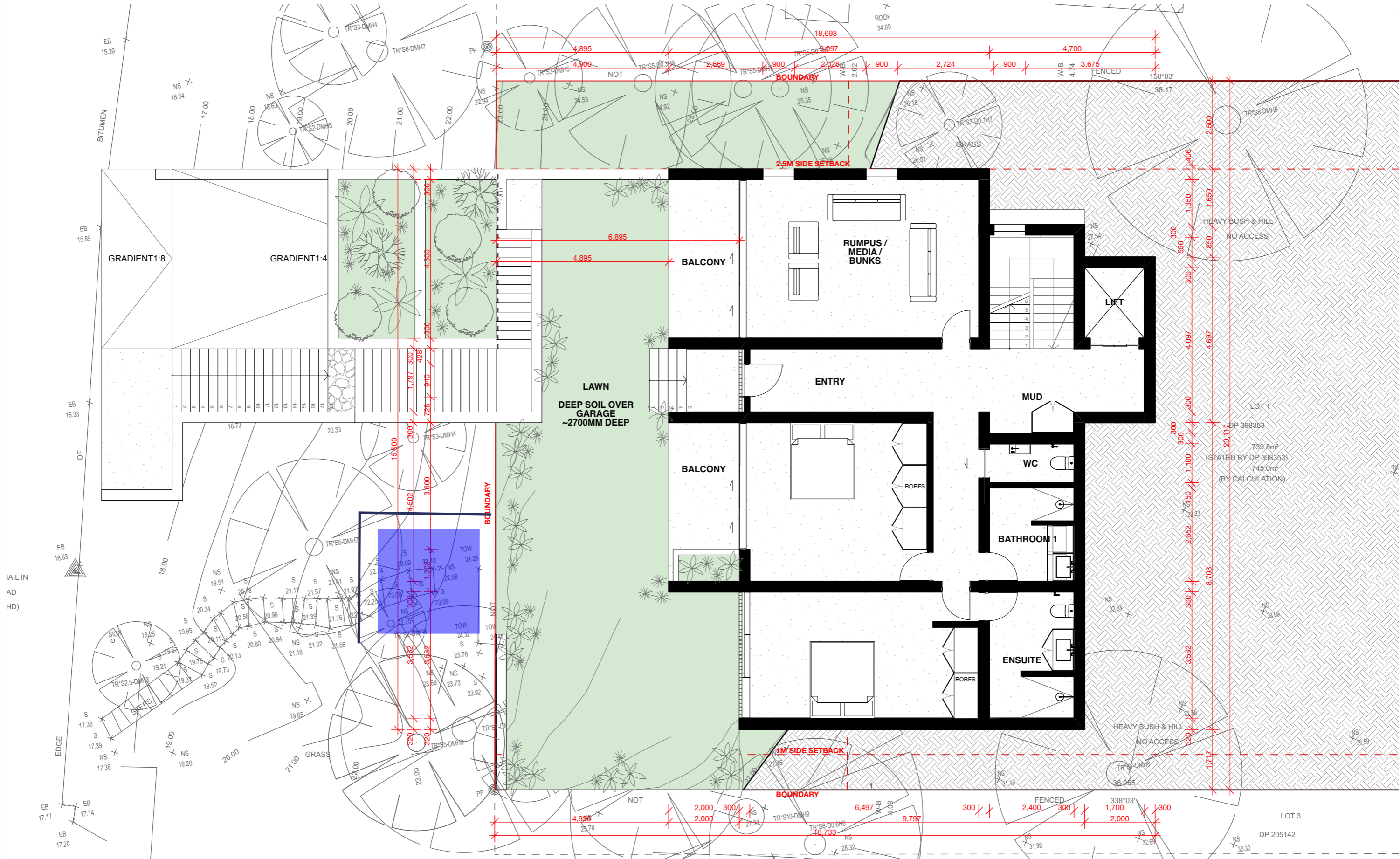
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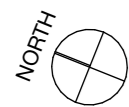
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