Construction Methodology and Management Plan

1129-1131 Pittwater Road, Collaroy NSW 2097

April 2020

APEX ENGINEERS

Type of Assessment: Construction Methodology and Management Plan

Site Location: 1129-1131 Pittwater Road, Collaroy NSW 2097

Prepared for: Lotus Projects

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1. Introduction

APEX Engineers were engaged by Lotus Projects to provide a Construction Methodology and Management Plan as part of the development application for the proposed mixed use, multi-unit development at 1129-1131 Pittwater Road, Collaroy NSW 2097.

This report is structured as follows:

- Section 2 – provides a description of the subject site along with the details of the proposed development;
- Section 3 – outlines the anticipated construction staging along with the proposed methodologies for each stage; and
- Section 4 – summarises the anticipated impacts of the construction activities and indicates the proposed mitigation measures.

2. Site Description and Proposal Details

The subject site is located at 1129-1131 Pittwater Road in Collaroy. The subject proposal relates to construction of a multi-unit mixed use development comprising 2 ground level commercial units (total GFA of 228.2 square metres), 23 boarding rooms (across levels 1 and 2), a 3 bedroom unit for the manager of the boarding house (at level 3) and basement/ground level car parking. Vehicle access to the proposed site will be provided off the Right of Way (ROW) easement off Collaroy Street.

Figure 1 Highlights the site location from an aerial perspective.

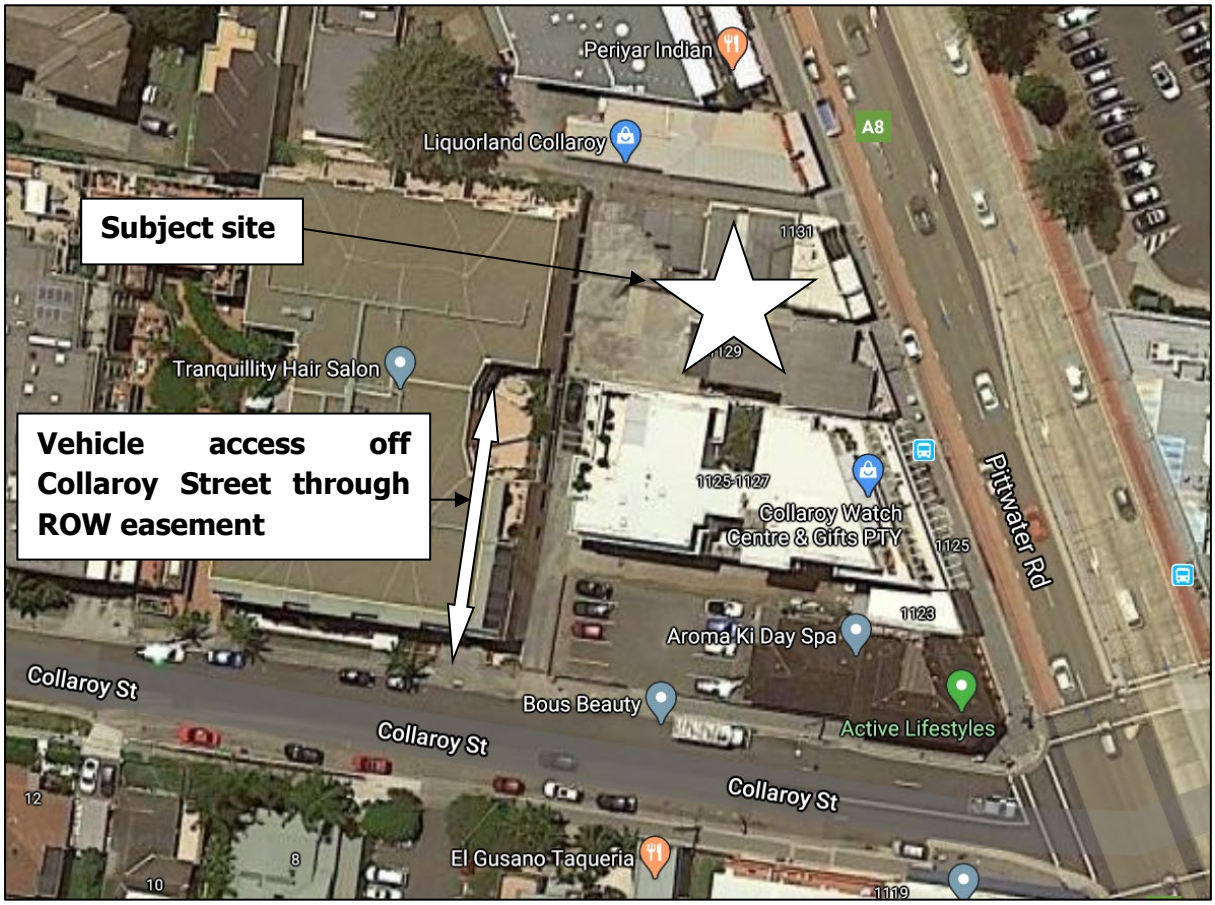

Figure 1: Location of the subject site

3. Anticipated Construction Stages

Table 1 outlines the anticipated staging of works in relation to the proposed development.

Table 1: Anticipated construction staging

Stage	Period	Details
1 - Demolition	Jan 2021 to Feb 2021	Existing structures
2 - Excavation	Feb 2021-March 2021	Basement
3 - Construction	March 2021-May 2021	Basement
4 - Construction	May 2021- June 2021	Ground Floor
5 - Construction	June 2021-Sept 2021	Residential
6 - Construction	Sept 2021-Jan 2022	Fit out
7 – Practical Completion	Feb 2022	Project Completion

4. Anticipated Impacts and Mitigation Measures

4.1 Waste management and minimisation

A Demolition and Construction Waste Management Plan has been developed for the proposal and has been submitted as a part of the DA package. It outlines how waste would be disposed and managed during the demolition and construction.

All relevant contractors would be required to investigate opportunities to minimise waste arisings at source and, where such waste generation is unavoidable, to maximise the recycling and re-use potential of demolition and construction materials. Wherever feasible, such arisings would be re-used on the Site.

4.2 Traffic and access management

A detailed Construction Traffic Management Plan has been developed for the proposal and has been submitted as a part of the DA package.

4.3 Control of noise, vibration and dust

Noise, vibration and dust could give rise to local disturbance as these effects are an inevitable consequence of the demolition works, heavy vehicle traffic, ground excavations, piling works and other heavy construction activities. Site specific measures should therefore be implemented by contractors to minimise the disturbance to local residents, businesses and other potentially sensitive receptors.

- With regards to potential dust nuisance, dust control measures would be implemented to prevent the release of potentially contaminated dust entering the atmosphere and/or being deposited on nearby receptors. These would include, where appropriate, the use of water sprayers and hoarding, dust covers, the restriction of drop heights onto lorries and appropriate storage locations of dusty materials.

- Prior to demolition and construction, the contractor should prepare a safety statement demonstrating how the safety of construction workers and the public would be addressed in terms of potentially harmful substances (e.g. Asbestos).
- The contractor should adopt relevant measures for the control of construction-derived surface water run-off. Particular care should be taken to prevent any release or mobilisation of pollutants, which could pose a potential risk to receptors such as groundwater.
- Pollution prevention measures would be put in place to isolate environmentally damaging substances and prevent of their release. These measures would be agreed in consultation with the relevant utilities provider.

5. Summary

We trust that the information provided within this report sufficiently outlines the methodology and management measures in relation to the proposed construction. Should Council require further information or clarification, please contact us at info@apexengineers.com.au.