

Construction Management Plan
12-14 Rock Bath Road, Palm Beach
March, 2023

1.0 Scope of Works

This plan has been prepared for the management of the site during the proposed works at 12-14 Rock Bath Road, Palm Beach.

A more detailed construction management plan will be prepared by the successful contractor(s) prior to construction depending on the final construction methodology.

The works involve the following:

- Demolition of the existing 3 storey house and detached double garage. Estimated duration 5 weeks
- Construction of new 4 storey dwelling and swimming pools. Estimated duration 130 weeks

2.0 Local traffic routes

The site is irregular in shape and covers an area of approximately 1163m². It is located on the low east side of the road within moderately to very steeply north dipping topography and contains a near vertical cliff line within the east of the site. The ground surface elevation varies between a high of RL44.2m within the south corner and a low of estimated RL0.0m at the base of the cliff line near a Palm Beach rock platform.

The site is comprised of 2 lots with an existing driveway entry (to be retained) directly off the junction of Florida Road and Whale Beach Rd. The majority of traffic is limited to the coming and going of residents and visitors.

An unformed road lies immediately adjacent to the site on the western side. This unformed road provides access to other properties. The unformed road is very steep with a rough brick paved surface. Smaller construction vehicles will be able to use this road for lower site access.

Vehicular access to the site will be via either:

- 1) Florida Road
- 2) Whale Beach Road
- 3) Unformed Road west of site (light vehicles only)

It is understood that Florida and Whale Beach Road are suitably rated for heavier vehicles.

It should be noted that some large projects in the vicinity of the proposal are nearing completion. These projects used traffic control for loading and unloading.

3.0 Construction management to address impacts on local traffic routes

The site is on a local road with reasonable width however traffic management will be required when larger vehicles are required. Suitably accredited traffic managers will be available on site throughout the build.

The site has a frontage of approx. 39.625m to the unformed road. It is envisaged that light construction vehicles can be parked on site at the north east end using the unformed road as access.

As such, in times other than concrete pours, the impact on local traffic and parking will be manageable. The existing driveway will be used for concrete pours. As per the site plan provided in the Waste Management Report, after demolition of the house excavation material will be retained for a temporary ramp down to the lower site levels. During concrete pours cars will be temporarily moved off site.

4.0 Travel and Parking for Construction workers

As noted above the site can accommodate parking for a number of vehicles. The successful builder will be required to car pool to minimise the use of vehicles. Additional vehicles not accommodated on site will be parked locally in accordance with signage.

5.0 Road Closures etc

As noted above the site can accommodate a number of vehicles. Road closures are not anticipated however the establishment of the site crane may involve a sequenced partial closure for the set up/ removal.

6.0 Vehicle types, frequency etc

Demolition and Excavation Stage

The builder proposes a maximum vehicle length of 6m for this stage. It is proposed to use 10T tippers.

The demolition stage should last 5 weeks with access via the existing driveway.

House and Garage construction stage

The general phase of building will involve the use of utes and tradesperson vehicles most of which will be accommodated on site. Concrete pours will require the use of medium sized vehicles. A capacity of 5 cubic m. is proposed to allow for more flexibility in positioning.

7.0 Provide for the standing of vehicles during construction

As noted above the site is able to accommodate a number of vehicles and suitably accredited traffic managers will be available on site throughout the build to manage standing vehicles.

8.0 Accommodation of trucks on site

See above re: accommodation of tippers and concrete trucks.

9.0 Accommodation of trucks on Council property

Trucks required for demolition, excavation and concrete pours can be positioned adjacent to the site on the existing driveway. Lighter vehicles can utilise the unformed road as access to the lower end of the site.

10.0 Location of site sheds etc

The site shed will be placed in the lower end of the site in the area shown as pool no.2 (the construction of pool 2 will be staged later in the timeline).

Skip bins can be placed on the driveway. During concrete pours the concrete pump can be placed on the temporary ramp.

11.0 Cranes

A permanent crane is proposed. Approval will be sought separately post DA.

12.0 Provision for storage of materials, plan etc.

The existing driveway and garage slab can accommodate material storage as well as the lower northern end of the site.

13.0 Oversized vehicles

It is proposed that all heavy vehicle movements on and off site take place outside of peak periods to ensure there is minimal disruption to peak hour traffic.