

Project: *Harbord Diggers Club Redevelopment*
S96 Extended Working Hours CMP
80 Evans Street, Freshwater, NSW 2096



Plan approved by:

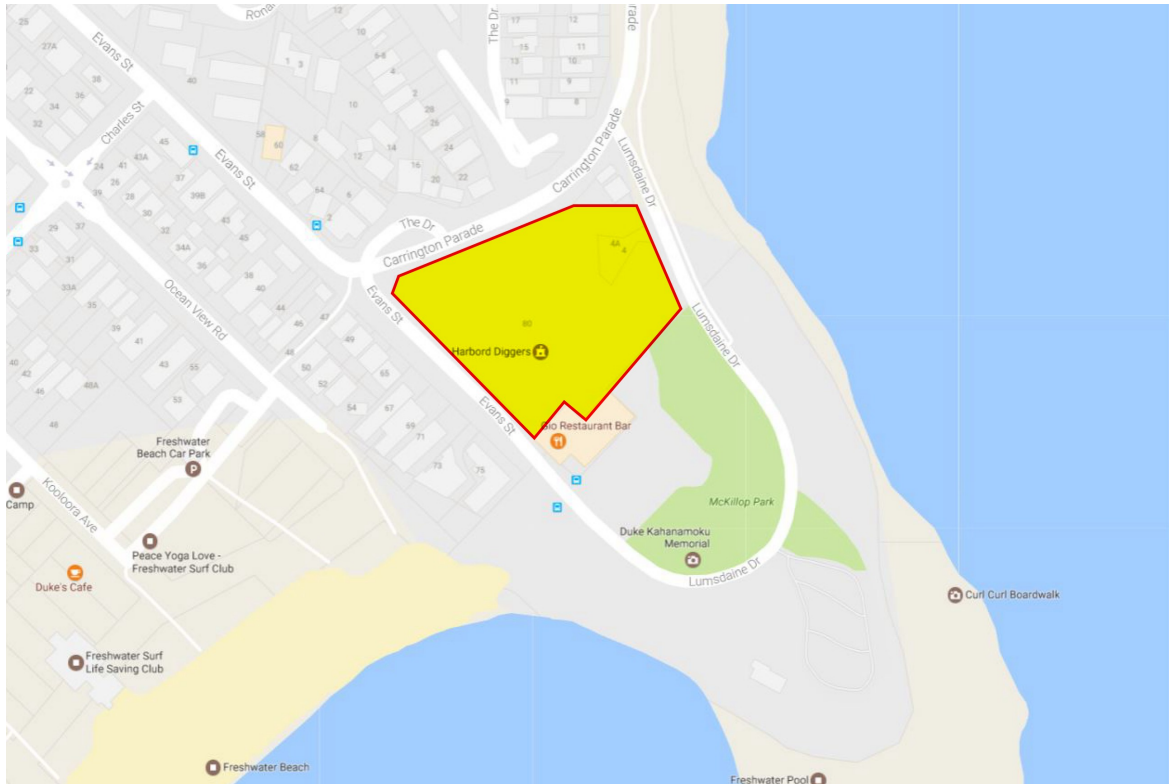
Name	Title	Approved
Frank Garcia	Senior Project Manager	
Tim McLachlan	Project Manager	

Details of Revisions

Level	Details	Date	Initials
00.1	Harbord Diggers Construction Management Plan	02/02/17	CS
00.2			
00.3			

1. LOCATION OF SITE

80 Evans Street, Freshwater, NSW 2096



EXISTING SITE

Harbord Diggers Club is located at 80 Evans Street in Freshwater NSW 2096, lot 12 DP 1197725. Harbord Diggers Club site is situated on the coastal headland between Freshwater and Curl Curl Beaches. It is located amongst a mix of residential development of varying forms and density. Harbord Diggers is bound by Carrington Parade (north), McKillop Park and an at grade car park (south), Lumsdaine Drive (east) and Evans Street (west).

The site's principal features include:

Total site area of 15,696m².

Approximately 157m frontage to Evans Street.

Approximately 115m frontage to Carrington Parade.

Approximately 69m frontage to Lumsdaine Drive.

The site currently accommodates:

- The existing Harbord Diggers Club building equivalent in height to a five storey building positioned in the southern corner of the site;
- A construction site where the redevelopment works for the Harbord Diggers Club are taking place

2. THE PROJECT

The Harbord Diggers Redevelopment is to be a mixed use Community Hub, delivering an inter-generational vision to secure the future for the current Harbord Diggers Club. The Total proposed development encompasses over 71,071m² of Gross Building Area and includes the following uses:

The Future Club comprising The Club being a Liquor Licenced Area of approximately 5543m²

Ancillary Member Services:

- Gymnasium
- Aquatic Centre
- Long Day Care Child Care Centre

Members Services comprising of three retail outlets of 367m² alongside and within the Future Club;

Common facilities to the development include a Porte-Cochere and Palm Gully of 1708m².

Seniors Living Village comprising:

- Seniors Living Apartment Buildings generating 96 apartments

Car parking:

- The lower basement levels, B2, and B1 are dedicated to car parking spaces.



3. Extended Work Hours Proposal

The purpose of this Construction Management Plan is to detail the noise control and mitigation techniques to be implemented during the extended work hour's period. The extended work hours are restricted to internal works only. It is proposed to amend Condition 6 of DA2014/0875. This Construction Management Plan is to be read in conjunction with the Statement of Environmental Effects prepared by Mersonn Pty dated January 2017 and also the Extended Working Hours Acoustic Report prepared by Acoustic Logic.

CURRENT WORKING HOURS (as per Condition 6 of DA2014/0875)

6. General Requirements

a) *Unless authorised by Council:*

Building construction and delivery of material hours are restricted to:

- a. *7.00 am to 5.00 pm inclusive Monday to Friday.*
- b. *8.00 am to 1.00 pm inclusive on Saturday.*
- c. *No work on Sundays and Public Holidays.*

EXTENDED WORKING HOURS (Proposed amendment to condition 6 of DA2014/0875)

6. General Requirements

a) *Unless authorised by Council:*

Building construction and delivery of material hours are restricted to:

- a. *7.00 am to 5.00 pm inclusive Monday to Friday.*
- b. *8.00 am to 1.00 pm inclusive on Saturday.*
- c. *No work on Sundays and Public Holidays.*

With the exception of the following:

- *Monday – Friday extend working time from 5.00pm to 8.00pm for internal finishing works once façade is installed*
- *Saturday extend working hours from 1.00pm to 4.00pm internal finishing once façade works complete*

It is noted that there is no change to the currently approved hours for excavation activities being conducted on site.

Works included in the proposed extended work hours are:

- Installation of plasterboard
- Plasterboard setting
- Painting
- Waterproofing
- Tiling
- Joinery installation
- Laying Carpet
- Installation of internal services
- Shower screen installation

3.1 SITE ACCESS

During the proposed extended work hours the following will be adhered to:

- a) no deliveries are to occur
- b) no direct site access will be used
- c) Parking will be on surrounding streets.
- d) Employees will be on site prior to 5:00pm
- e) Employees leaving site will do so in a quiet manner, which is to be communicated through inductions and tool box talks

3.2 MATERIALS HANDLING

TOWER CRANAGE

Will not be in use during extended work hours

MOBILE CRANAGE

Will not be in use during extended work hours

VERTICAL MATERIALS HANDLING

Internal lifts within the building will be used to transport materials from the basement levels. No materials are to arrive outside of typical work hours.

HORIZONTAL MATERIALS HANDLING

During extended work hours forklifts will have limited use in basement areas only. Pallet trolleys are to be used on building levels to avoid noise generation

SCAFFOLDING

Access to scaffolding after normal work hours is not permitted. No façade works will occur during the extended work hours

3.3 NEIGHBOURHOOD RELATIONS

Prior to the commencement of extended work hours a letter drop informing the neighbours of the extended working hours will be hand delivered to all mailboxes to maintain a clear path of communication. Included in the letter will be contact details for relevant site representatives.

3.4 SAFE WORK STATEMENTS (SWMS)

Ganellen's Integrated Project Management Plan for Site Safety, Environmental and Quality management will be implemented on this project. A copy of this plan is available on request and will be located on site at all times.

3.5 NOISE CONTROL

Noise control will be monitored by the Site Manager and respective Foreman. All outdoor activities will cease outside of normal working hours.

Prior to evening works commencing the Site Manager and respective Foreman are to ensure all windows are closed surrounding working area to mitigate any noise transmission. In addition the following is required.

1. All proposed construction activities during the extended hour's period can only be conducted once the building façade is installed and closed.
2. No external construction works to be conducted during the proposed extended hour's periods.
3. No deliveries or material removal is to be undertaken during the proposed extended hour's period.
4. No external materials movement is to be undertaken during the proposed extended hour's period.
5. In addition to the above site required management controls:
 - a. No hoist operation is allowed during the proposed extended hours
 - b. Electrical hand tools such as electrical saw, electrical drill can only be used within rooms with closed facades with all internal doors closed
 - c. Windows and doors on facades of the project building shall be fully closed during the proposed extended hours. The site foreman will check and ensure that all windows and sliding doors are closed 30 minutes before the commencement of the proposed out of hours work. The closed doors and windows shall be constantly checked during the proposed after hours period.
 - d. No deliveries are permitted after 5pm week days
 - e. Jackhammers and other noise generating machinery shall be prohibited from being used after 5pm
 - f. All site supervisors and workers involved in the proposed out of hours works will be specifically site inducted on noise control through daily pre-starts and Tool Box meetings