

PROPOSED MIXED USE DEVELOPMENT

5 Skyline Place, Frenchs Forest

CONSTRUCTION MANAGEMENT PLAN

Prepared by Platino Properties

Date: 11/02/2021

1.0 Introduction

The proposal is for a mixed use development comprising 133 Seniors Independent Living Units and associated common areas, commercial space, landscaping and car parking.

1.1 Building Structure

The construction method will be a concrete-framed structure with below ground parking levels and suspended slabs above ground.

Suspended slabs are post-tensioned reinforced concrete slabs supported off concrete columns, with infill construction being of either hebel wall panels, gyprock-lined stud walls, or precast concrete panels.

1.2 Ground Works and Excavation Methodology

The bulk excavation works consists of approximately 27,000m³ of substrate material. The expected subsurface conditions based on previous excavations in the surrounding area revealed the presence of shallow fill over clay and weathered sandstone.

Excavation of the soils will be achieved using bucket attachments to tracked hydraulic excavators. We expect that relatively large excavators will be utilised for excavation on this site. Within the upper areas, very low or low strength bedrock-ripping tynes fitted to the excavators will be effective. Once sandstone bedrock of medium or high strength is encountered, this will present 'hard' rock excavation conditions.

1.3 Retention and Boundary Conditions

The basement is setback from neighbouring properties on all boundaries and hence shoring or underpinning may not be required. A geotechnical engineer will investigate and provide advice prior to any works.

2.0 Loading Platforms, Cranes and Material Handling

All demolition works will be undertaken from within the site as per the demolition plan (Figure 1). Once the site has been demolished and cleared, part of the remaining carpark will be utilised to set up the cranes, deliveries and material handling. The crane will be erected at the completion of the of the excavation works to facilitate a faster basement construction program.

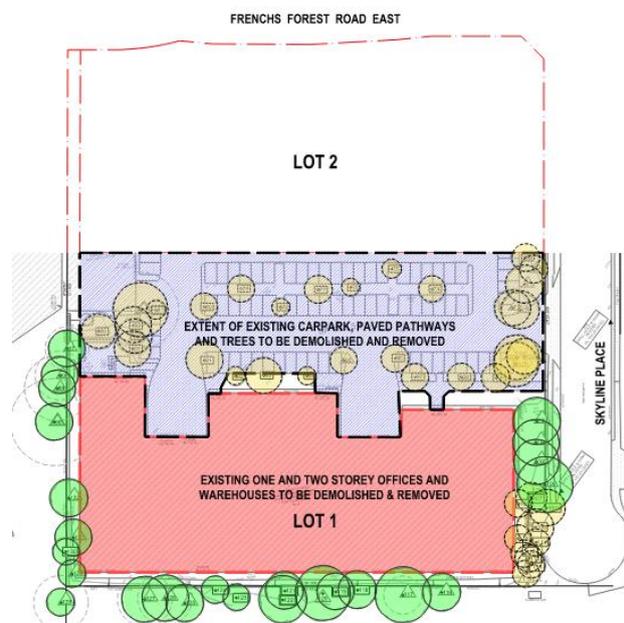


Figure 1: Demolition Plan

3.0 Construction Zones and Material Loading Area

There is sufficient space on site for the setting down and picking up of goods being taken to or from the construction site during the demolition and excavation stage.

It is not anticipated that any road closures will be required during the demolition, excavation or construction phase, as there will be sufficient zones within the site to operate.

4.0 Contact Details and Site Accommodation

The site supervisor will operate from a site office. The supervisor shed will be clearly marked with a sign indicating 24-hour contact details of the site manager. As the development progresses, additional site accommodation for employees and trade persons will be constructed within the lower ground and ground floor areas.

5.0 Hours of Work

The proposed work hours to be adopted as part of the Development Consent shall be restricted as follows:

- a) Between 7.00am and 6.00pm, Monday to Friday
- b) Between 8.00am and 1.00pm on Saturdays
- c) No work to be undertaken on Sundays and Public Holidays
- d) Demolition and excavation works between 7.00am to 5.00pm, Monday to Friday only

6.0 Noise and Vibration Management

Noise management will be in accordance with the NSW Environment Protection Authority (EPA). All plant will be regularly maintained and logbooks kept, ensuring there are no excess noise emissions. Where it is practical, electric machinery will be used in lieu of mechanical devices. All subcontractors will be responsible for managing noise and vibration in accordance with their project specific Management Plans.

7.0 Statutory Approvals

The development proposal will be subject to Development Consent conditions approved by Northern Beaches Council.

Due to the size of the project, it is proposed that a number of staged Building Approvals (CCs) will be obtained from a qualified Private Certifying Authority (PCA). It is proposed that the CCs will be approved in the following sequence:

1. Demolition
2. Excavation
3. Basement structure – car park
4. Tower levels structure up to roof
5. Fitout of entire building

8.0 Public/ Worker Safety, Amenity and Site Security

All site staff, contractors and visitors to the site will be required to undertake a site induction course prior to working on the site. This induction course will be supervised by the Builder's OH&S + WPH&S officer.

All compliance issues will be coordinated by the Builder's appointed construction manager during hours of construction and a 24-hour contact number will be displayed outside the site office.

All public complaints will be directed to the Builder's construction manager, whose name and number will be displayed on site. This person will be based on site and will be responsible for obtaining all relevant information, which will then be passed on to the Builder's project manager for further action, as required.

No workers will be permitted to enter the site if they are under the influence of drugs or alcohol.

It will be the responsibility of the Builder to obtain 'Work Method' statements from all contractors, which must also include safety manuals/policies from each company. The Builder's OH&S manager will monitor this.

All contractors will be required to comply with the Builder's site-specific Safety Management Plan. Regular 'Tool Box' meetings will be held on site with the trades, including the formation of a special safety committee, which will inspect the project on a regular basis.

The site will be enclosed by a suitable construction/ security fence with lockable gates, and also be manned by qualified security guards after hours.

9.0 Waste Management Plan

The Builder will engage a licensed contractor for the removal of trade waste during the construction. Bins will be delivered and collected on request. Bins will be located within the site and the location will vary to suit construction requirements.

10.0 Soil and Water Management Plan

All waste and stormwater will be directed to the lowest point at the site, where a pump out pit will be located. The pit will be surrounded by a mound of blue metal and filter fabric. All waste and stormwater will pass through the filter fabric and blue metal prior to entering the pump out pit. All pollution control devices will be regularly maintained. Any liquid wastes, such as paints or similar chemicals, will be retained for recycling and other liquids will be disposed in accordance with the requirements of Sydney Water.

Siltation barriers will be installed, where necessary, to prevent the generation of erosion and sediment during the construction period, as indicated on the enclosed drawing (Appendix 1).

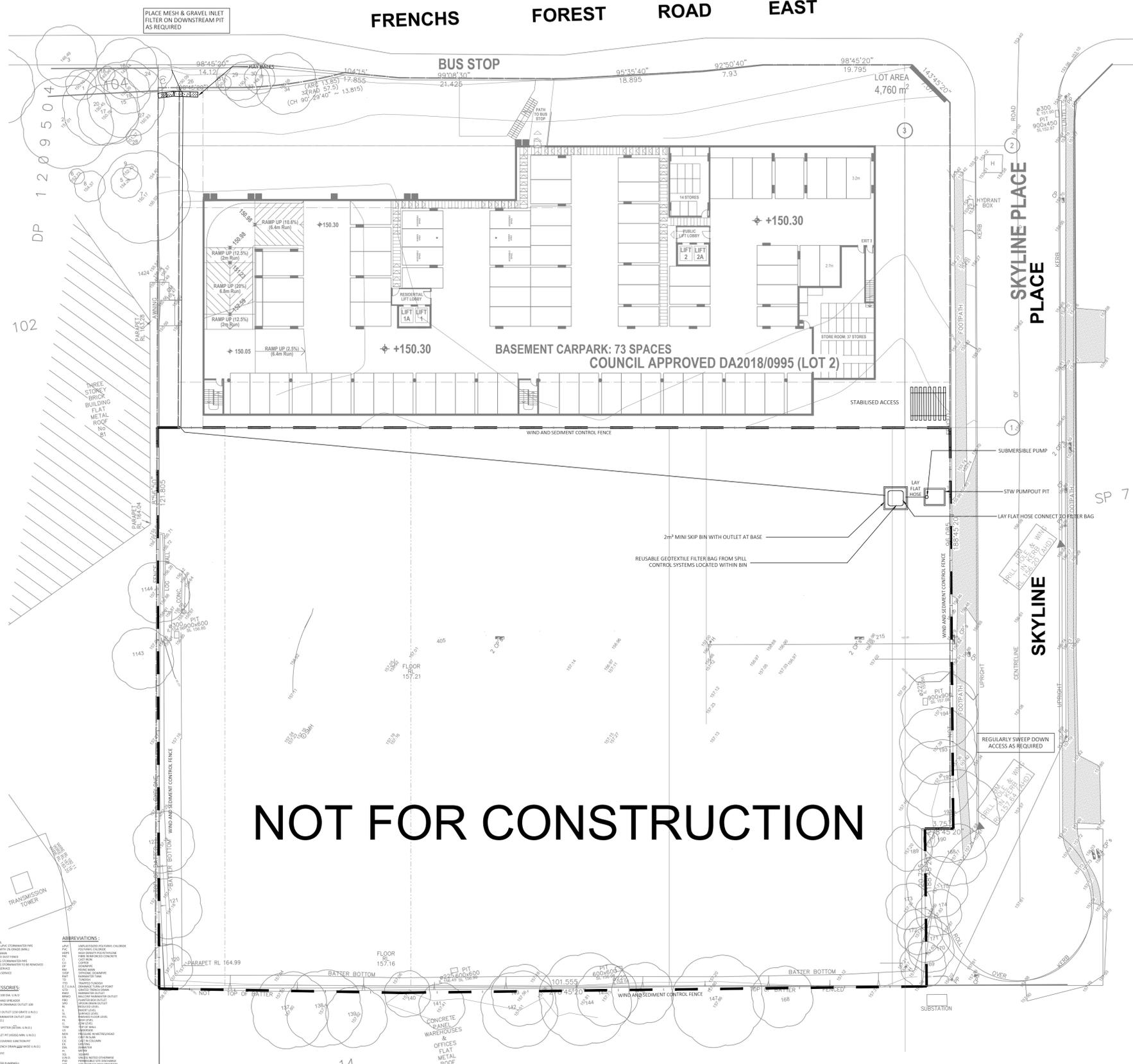
11.0 Traffic Management Plan

A Traffic Management Plan will be prepared for the Builder to implement prior to the issue of the first Construction Certificate.

Appendix 1

Erosion and Sediment Control Plan

FRENCHS FOREST ROAD EAST

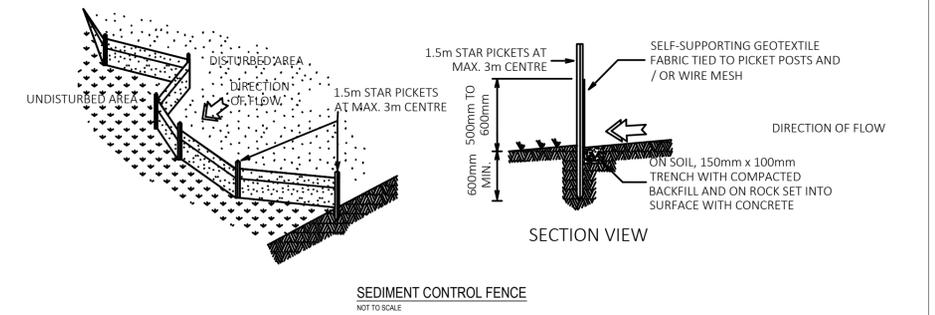


NOT FOR CONSTRUCTION

EROSION AND SEDIMENT CONTROL PLAN

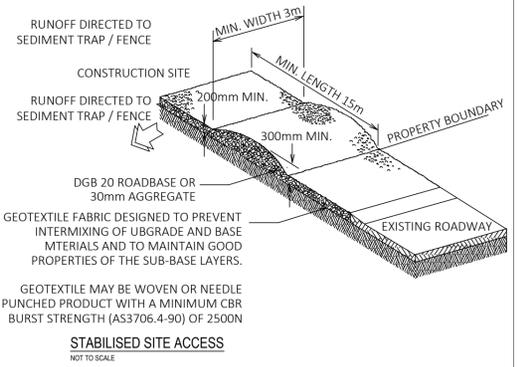
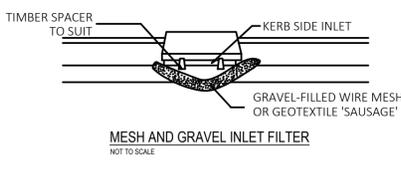
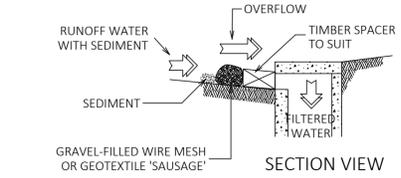
SCALE 1 : 300

- EROSION AND SEDIMENT CONTROL
- THE NOTES AND MEASURES STATED HEREAFTER SHALL BE READ IN CONJUNCTION WITH THE NSW PUBLICATION "MANAGING URBAN STORMWATER, SOILS & CONSTRUCTION, FOURTH EDITION 2004 VOLUME 1" PREPARED BY LANDCOM. PARTICULAR ATTENTION SHALL BE PAID TO CHAPTERS 6 & 8.
 - EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IN PLACE PRIOR AND DURING THE CONSTRUCTION PERIOD. THESE CONTROL MEASURES SHALL BE INSPECTED AND MAINTAINED REGULARLY BY THE CONTRACTOR TO ENSURE THE EFFECTIVES OF THE SYSTEM, ESPECIALLY AFTER STORM EVENTS.
 - ALL NECESSARY WORKS SHALL BE CARRIED OUT TO PREVENT EROSION, CONTAMINATION AND SEDIMENTATION OF THE PROJECT SITE AND ADJACENT PROPERTIES AND DRAINAGE SYSTEMS.
 - MINIMISE DISTURBED AREAS COVERED WITH NATURAL VEGETATION, ONLY THOSE AREAS DIRECTLY REQUIRED FOR CONSTRUCTION ARE TO BE DISTURBED.
 - DIVERT CLEAN WATER FROM UNDISTURBED AREAS AROUND THE WORKING AREAS.
 - ADOPT TEMPORARY MEASURES AS MAY BE NECESSARY FOR EROSION AND SEDIMENT CONTROL, INCLUDING BUT NOT LIMITED TO THE FOLLOWING :
 - DRAINS - CONSTRUCT TEMPORARY DRAINS AND CATCH DRAINS
 - CONSTRUCT SPREADER BANKS OR OTHER STRUCTURES - DISPERSE CONCENTRATED RUN-OFF
 - SILT TRAPS - CONSTRUCT AND MAINTAIN SILT TRAPS TO PREVENT DISCHARGE OF SCOURED MATERIAL TO DOWNSTREAM AREAS
 - TEMPORARY FENCING - CONSTRUCT, MAINTAIN AND KEEP IN GOOD REPAIR ALL SILT AND WIND FENCES. CHECK AND CLAEIN FENCES FOLLOWING RIN AND STORM EVENTS
 - REMOVE TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES WHEN THEY ARE NO LONGER REQUIRED
 - ALL DISCOLOURED WATER SHALL BE TREATED TO EPA TANDARDS PRIOR TO DICHARGE OFF SITE, OR ALTERNATIVELY REMOVED BY TANKER WITH A LICENSED TRADE WASTE COLLECTOR
 - ALL STORMWATER INLET PITS ARE TO BE PROTECTED FILTER FABRIC DROP INLET SEDIMENT TRAPS OR GRAVEL SAUSAGE, WHICH IS BLUE METAL WRAPPED IN GEOTEXTILE FABRIC.
 - STOCKPILED MATERIALS SHALL BE KEPT WITHIN THE SITE BOUNDARIES IN A POSITION NOT VULNERABLE TO CONCENTRATED SURFACE RUNOFF.
- DUST CONTROL:
- DUST IS TO BE WELL CONTROLLED ON THE CONSTRUCTION SITE AT ALL TIMES, ESPECIALLY AT EXCAVATIONS, DEMOLITION ETC.
 - WATER SPRAY TO BE USED TO CONTROL DUST ON DIRT/GRADED AREAS ONLY.
 - CARE TO BE EXERCISED TO ENSURE WATER SPRAY DISPENSE ONLY SUFFICIENT WATER FOR DUST CONTROL PURPOSES.
 - CARE TO BE EXERCISED TO ENSURE ONLY OPTIMUM MOISTURE CONTENT OF THE SOIL IS REACHED FOR COMPACTION.
 - FOR CONTROLLING DUST ON PAVED FOOTPATHS, A SWEEPER IS TO BE USED WITH WATER-JET SPRAYERS. NO SURFACE WATER RUN-OFF IS TO BE GENERATED.
 - CARE IS TO BE EXERCISED TO ENSURE ONLY SUITABLE AMOUNTS OF WATER IS USED DURING SWEEPING.
 - NO RUN-OFF FROM SPRAYERS TO FLOW INTO CATCH BASINS.
 - MINIMISE THE AREAS OF EXISTING VEGETATED AREA THAT ARE DISTURBED DURING CONSTRUCTION.
 - AREAS NOT BEING WORKED ON FOR 30 DAYS OR MORE ARE TO BE VEGETATED OR COVERED TO AVOID DUST GENERATION.
 - SAND & SOIL STOCKPILE ARE TO BE SUFFICIENTLY COVERED DURING WEEKENDS AND AT TIMES WHEN WINDY CONDITIONS PREVAIL.



- CONSTRUCTION NOTES :
- FABRICATE A SLEEVE MADE FROM GEOTEXTILE OR WIRE MESH LONGER THAN THE LENGTH OF THE INLET PIT
 - FILL THE SLEEVE WITH 25mm TO 50mm GRAVEL
 - FORM AN ELLIPTICAL CROSS-SECTION ABOUT 150mm HIGH x 400mm WIDE.
 - PLACE THE FILTER AT THE BEGINNING OF THE KERB INLET LEAVING A 100mm GAP AT THE TOP TO ACT AS AN EMERGENCY SPILLWAY.
 - MAINTAIN THE OPENING WITH SPACER BLOCKS.
 - FORM A SEAL WITH THE KERBING AND PREVENT SEDIMENT BYPASSING THE FILTER.
 - FIT TO ALL KERB INLETS AT SAG POINTS.

- CONSTRUCTION NOTES :
- STRIP TOPSOIL AND LEVEL SITE.
 - COMPACT SUBGRADE
 - COVER AREA WITH NEEDLE PUNCHED GEOTEXTILE.
 - CONSTRUCT 200mm THICK PAD OVER GEOTEXTILE USING ROADBASE OR 300mm AGGREGATE MINIMUM LENGTH 15m OR TO BUILDING ALIGNMENT. MINIMUM WITH 3m.
 - CONSTRUCT HUMP IMMEDIATELY WITHIN BOUNDARY TO DIVERT WATER TO A SEDIMENT FENCE OR SEDIMENT TRAP.



LEGEND

PIPEWORK

ABBREVIATIONS:

SERVICE ACCESSORIES:

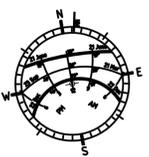
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A	Development Application	28 Jan. 2021
Issue	Description	Date of Drawing

Drawn & Designed By : R. Koh

Checked By : N. Evans

Approved By : Kenneth T. NG
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Project
Proposed Seniors Living (Stage 2)

At
5 Skyline Place
Frenchs Forest NSW 2086

Client

Drawing Title
Erosion & Sediment Control Plan

Date
January 2021

Scale
As Shown @ A1

Project No.
284012021DA

Drawing & Sheet No./Issue
28401-01/21 / A

VERIFY ALL DISCREPANCIES WITH PROJECT ARCHITECT/ MANAGER PRIOR TO PROCEEDING WITH ANY WORKS. Do not scale off drawings.