

40 Pine Street
Manly
NSW 2095

DA - CONSTRUCTION MANAGEMENT PLAN

8 December 2021

1/ SCOPE OF WORKS

The works involve the construction of a steel framed, timber clad single storey residence with a steel roof and associated landscaping.

2/ ENABLING WORKS / FORMATION OF SITE PERIMETER

At commencement the perimeter of the site will be established and securely protected to ensure public safety. A type 'A' hoarding will be erected in accordance with council requirements. Safety signage will be located adjacent to the site entry. The hoarding will be painted white with a galvanised chain link cover to prevent bill posting.

3/ STORAGE OF PLANT AND MATERIALS

The preferred location of the hoarding is shown on drawing SK1 included in the appendix. Site amenities and stored materials will be located within the perimeter of the hoarding. Application fees for storage / hoarding will be assessed in accordance with the Northern Beaches Council Fees and Charges edition 2020/2021. Extracts from the abovementioned document are included in the appendix. It is the contractors responsibility to ensure that application fees are paid prior to the commencement of works.

4/ MATERIALS HANDLING

Alternative options exist for the transport of materials to the site. Entry from Kangaroo Street is preferred for manageable items with a weight of less than 20kg. Extreme care should be taken to ensure that delivery times are limited to periods that are likely to cause the least inconvenience to the general public. We intend to accurately monitor use of the footpath and determine the optimum timeframe for site deliveries. The sub-contractors must limit deliveries via Kangaroo Street to times as advised by the main contractor.

The delivery of large items to site involves the use of a mobile crane. The site boundary is 50m from the proposed crane location in Kangaroo Street. Two site visits would be required for craneage. The small size of the project would allow the steel frame and roof to be delivered to site followed by cladding, flooring and internal lining materials. Materials

would be stacked in order of use in the allocated storage area. Application to Northern Beaches Council for a crane permit and laneway rental in accordance with Councils Fees and Charges is required. A copy of correspondence from Base Building Pty Ltd regarding craneage is attached to this report.

Confirmation that adequate insurance is in place to cover potential risks must be provided to the owners of adjoining properties .

A stair climbing utility trolley is suitable for small items that weigh more than 20kg . Information regarding the unit to be used for small heavy transportation is attached to this report.

5/ EXCAVATION

The site requires minimal excavation. The dynamic cone penetrometer tests conducted by White Geotech Pty Ltd encountered rock at depths between 1.1m and 0.9m. Footings that are located in an ascending southerly direction from the test sites have rock that is closer to the surface or exposed. Excavation of rock is not required. The structure is mounted on galvanised steel piers fixed into the rock base with galvanised through bolts in accordance with the engineers details. A geotechnical report is included with this DA submission.

We note that an Excavation and Fill plan is not required for the DA submission when the excavation is for footings only.

6/ NOISE CONTROL

Noise emissions for this project are considered to be low. All construction activities are carried out by the use of hand operated tools. A rotary percussion drill, Hilti or similar, would be used to drill fixings into rock. A 240v air compressor would be used to clean fixing holes. The level of noise generated by this equipment will be sporadic and will have minimal impact on neighbouring properties.

7/ CONSTRUCTION WASTE MANAGEMENT

The site is undeveloped and will therefore not require removal of demolition materials. All waste generated by construction activity will be removed daily and transported to Kimbriki Waste Facility for re-sale, recycling or landfill. If an item can be safely transported without packaging material then it must be removed for recycling by sub-contractors prior to delivery to site.

8/ SERVICES AND SEWER CONNECTION

Sydney Water have provided a letter of offer confirming approval for the supply of water services. The existing sewer has been located on the subject site and is suitable for use. Sewer diagrams and photo of existing sewer connection pipe are shown below:

OWNER'S ATTENTION: This plan is not necessarily up to date or correct. Engineer's Office accepts no responsibility in that regard.

M. W. S. & D. B.

MANLY SEWERAGE

MANLY DIVISION

Scales: Hor 60 Links, Ver 20 feet to an inch

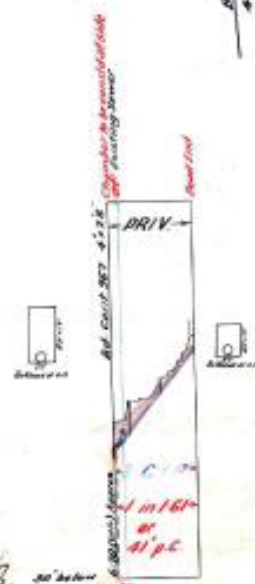
D.L. 3060

% 43982

WORK AS EXECUTED

Completed 2-14-04

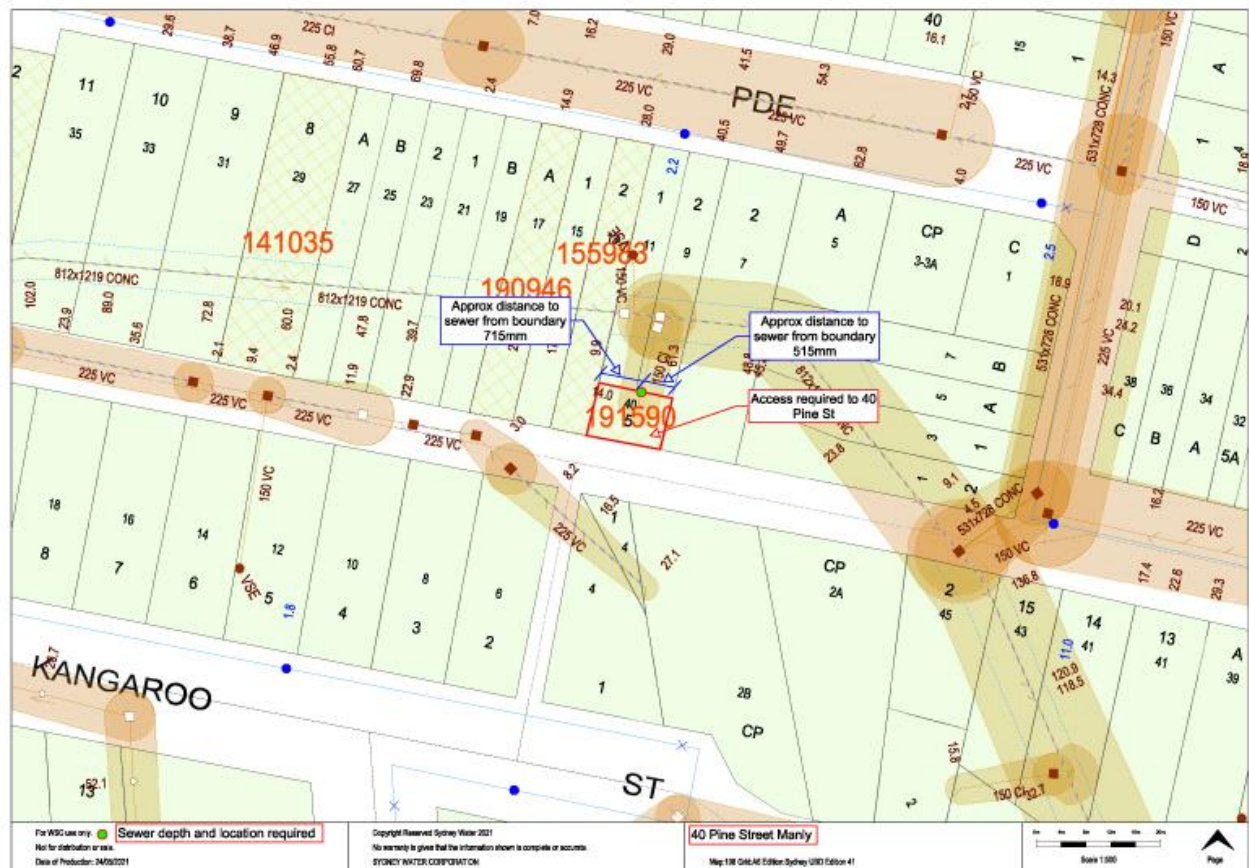
[Signature]
Superintendent
City of Chicago



[Handwritten notes and signatures]
A. J. Harvey
18/6/04

[Signature]
Chief Engineer

Above: Sewer diagram showing existing sewer connection to 40 Pine St



Above: Sewer diagram showing existing connection to 40 Pine St



Above: Recent photo on site showing existing sewer pipe connection at ground – a camera in the pipe showed it in good condition, clear of blockages and available for connection.



Fig 1: Type A hoarding and materials store



Fig 2: Site access and materials handling

Fee	Units	2021 - 2022 Fee \$	GST Applicable
Restoration Charges - Utility Authorities only			
<i>Comments:</i>			
Quotation scoping and work quality signoff fee	per location	\$197.00	No
Restorations - fixed price quotations for repairs to Council assets	per location	Fixed price - cost plus 10%	No
Work quality signoff inspection fee	per location	\$138.00	No
Road Act Approval - Minor Encroachments			
<i>Comments: for minor private works not associated with a Development Application.</i>			
Application for minor encroachments (private works and minor structures) on Road Reserve	per application	\$222.00	No
Road Openings - Permit Fees			
<i>Comments:</i>			
Road Opening Permit Fee (Utility Authorities excepted) in addition to required restoration fees	per location	\$296.00	No
Road Works Inspection			
<i>Comments:</i>			
Additional site inspections - 1 inspection	per inspection	\$197.00	No
Scotland Island Access Permit			
<i>Comments:</i>			
Access Permit - Permitted Service Vehicle	per day	Free Trial	No
Access Permit - Resident Vehicle - 30 November to 29 November	per permit	Free Trial	No
Storage and materials on footpaths and road reserve			
<i>Comments:</i>			
Stand container, work shed or building materials on footpath or public road reserve related to development activities	per application	\$210.00	Yes

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Fee	Units	2021 - 2022 Fee \$	GST Applicable
<i>Comments: Roads Act 1993 Section 125</i>			
Late fee (additional fee) for container/work shed permit (container/work shed delivered prior to obtaining permit)	per application	\$941.00	Yes
Rental rate for storage of materials on a footpath or public road reserve	per square metre per week	\$37.10	Yes
Street Renaming			
<i>Comments:</i>			
(i) New road naming (signposting additional as per fees and charges)	per location	\$1,512.00	No
(ii) Road renaming (renaming of existing street including consultation and statutory processes)	per location	\$1,863.00	No
Traffic Control/Traffic Management			
<i>Comments:</i>			
Application to apply traffic control plan	per application	\$281.00	No
Assessment of full road closure and associated traffic management plan	per application	\$486.00	No
Traffic Facilities - Safety Mirror			
<i>Comments:</i>			
Annual rental/inspection fee	per annum	\$345.00	No
Application fee	per application	\$808.00	No
Installation fee	per application	Cost plus 20%	No
Works Contribution - Contribution by adjoining owners towards 1/2 cost of works under Sec 217 Roads Act			
<i>Comments:</i>			
Kerb and Gutter - primary frontage	per metre	\$165.00	No
Kerb and Gutter - secondary frontage	per metre	\$84.00	No

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Fig 3: Fees and charges



Fig 4: Stair climbing trolley for delivery of materials to site from Kangaroo St

From: LEE RHYDDERCH <basebuildingprojects@gmail.com>
Sent: Sunday, 5 December 2021 9:51 PM
To: James Bell; matt@carlislearchitects.com

Hi James,

I have carried out a site inspection of [40 Pine Street Manly](#) with Paul Pederson of Impact Cranes Pty Ltd. Paul has advised that the crane should be located adjacent to the public pathway at Kangaroo Street. The budget cost estimate is \$4000 per visit including travel from their depot in Kingsgrove. This figure includes traffic control and permit fees. I think we may be able to minimise craneage to two visits, steel structure and roof sheeting on the first visit then cladding, flooring and internal lining on the second visit. For budget purposes I have allowed for only two visits.

Thanks

Lee

Fig 5: Crane access email from builder to owner