

Construction Management Plan

**18 Rock Bath Road
Palm Beach
NSW 2108**

**Demolish and Replace
Existing Residence**

Prepared by: Lawson & Lovell Pty Ltd
Version: 04
Date: **June 2023**

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1 Project Details

1.1 Development Application:

This Construction Management Plan has been prepared to support a Northern Beaches Council Development Application.

1.2 Construction Plan Objectives

To identify the impact of the construction work at 18 Rock Bath Road Palm Beach and to minimise the impacts of construction activities on residents, motorists, pedestrians, cyclists, local businesses, and any persons effected by the construction activity.

1.3 Scope of Works:

Demolition of existing residence and construction of a new residence including basement level, driveways, and landscaping

1.4 Hours of Operation:

Project:	Demolition and replacement of an existing residence	
Location:	18 Rock Bath Road Palm Beach NSW 2108	
Hours of Operation:	Monday – Friday	07:00 – 17:00
Hours of Operation:	Saturday	07:00 – 13:00
Hours of Operation:	Sunday & Public Holidays	No Work

1.5 Further Information:

Should any further information be required please contact:

Jonathan Schofield 0416 636 222

Email: jonathan@lawsonandlovell.com.au

1.6 Works Zone

A Works Zone is not required.

1.7 Asbestos

Before commencing construction activities, an asbestos identification and assessment survey will be conducted. If found an asbestos management plan will be developed and a fully licenced asbestos removal specialist will be engaged to carry out the works in accordance with the current legislation (Work Health and Safety (WHS) Act 2011, the WHS Regulation 2017, and the Code of Practice for the Management and Control of Asbestos in the Workplace)

1.8 Site Location Map



1.9 Site Location Local Roads





1.10 Construction Traffic Site Access & Egress Routes

From Mona Vale to Rock Bath Road

1. Take Barrenjoey Rd to Ocean Rd
2. Turn on to Ocean Road
3. Follow Ocean Rd
4. onto Florida Rd
5. To Rock Bath Rd

From Rock Bath Road to Mona vale

1. From Rock Bath Rd
2. Take Florida Rd to
3. Ocean Rd
4. Follow Barrenjoey Rd to
5. Mona Vale

1.11 Plan Revisions Points

Revision points	Review Scope	Review criteria
Draft	Initial Submission	Any construction activity that may affect the plan through change of scope or other conditions
1	Site Set up	
2	Demolition	
3	Excavation	
4	Internal Fit Out & Services	
5	Landscaping	

1.12 Sediment control

Sediment control will be established at the start of the project prior to works commencing and will be maintained in accordance with the detailed sediment control plan.

1.13 Vibration monitoring

Any vibration monitoring will be installed in line with the Geotechnical / Hydrogeological Monitoring Program subject to possible requirements of the engineers and council.

1.14 Existing services

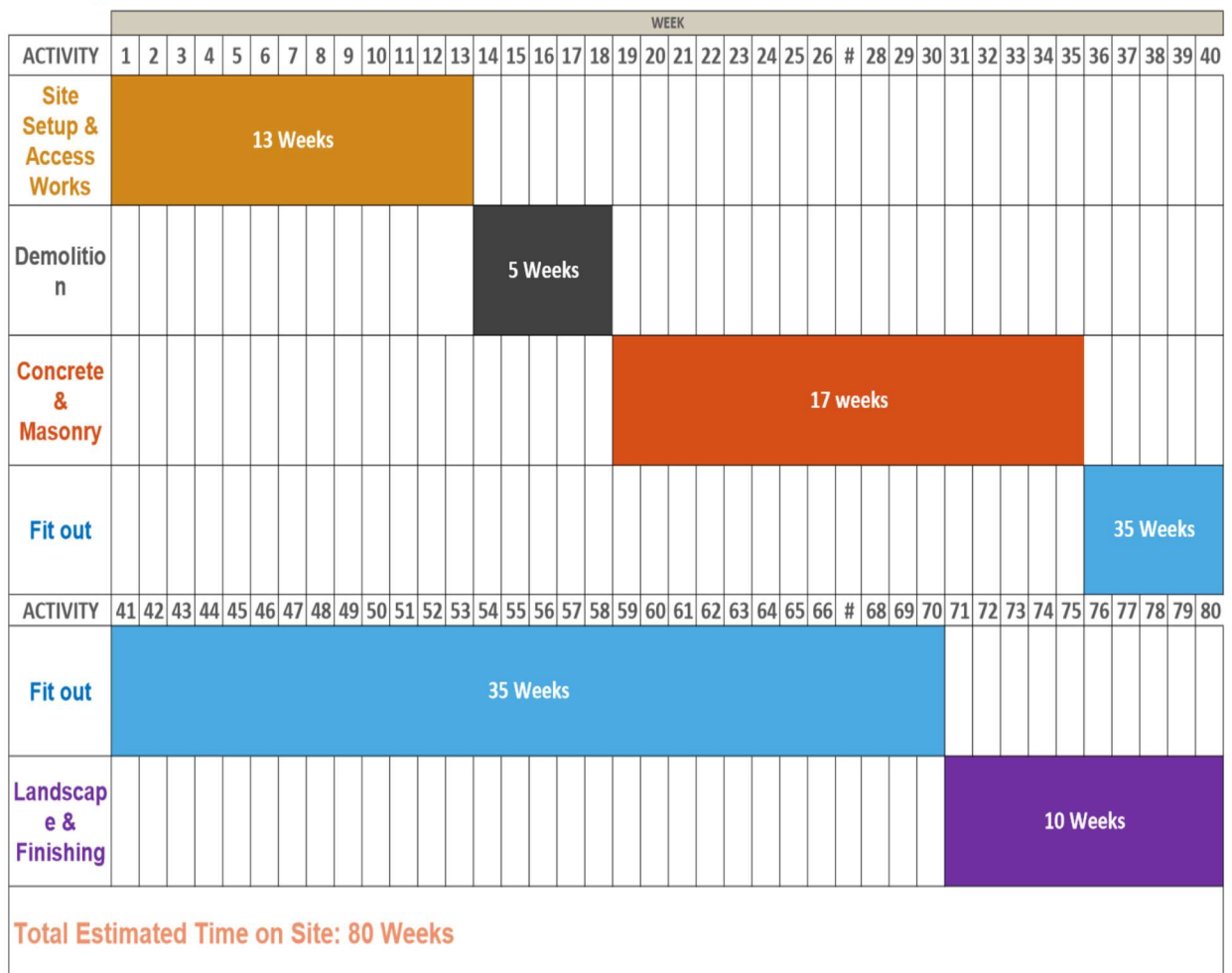
There is a sewer main running below the proposed driveway. We envisage this would have to be concrete encased or relocated.

There are existing power lines above the driveway. Careful consideration to be determined early in the works as to whether these could be retained or may need to be removed. If removal deemed necessary, then Level 2 electrical works would be carried out in accordance with Energy Australia's requirements to relocate existing power poles and supplies to Rock Bath Road. There are 3 poles that may be considered for relocation closer to the public pathway.

2 Project Timeline & Vehicle Size and Frequency

2.1 Construction Process Program Estimated Timelines

Project Planner: 18 Rock Bath Road Palm Beach



2.2 Site Equipment Size and Frequency

Project Planner: 18 Rock Bath Road Palm Beach

Activity	Truck Size	Maximum Frequency	Plant & Equipment	Size (tonnes)
Site Setup & Access Works	8.8 metre commercial truck with hi-ab Austroads Classification MRV	Maximum 5 Vehicle movements in & out per day	Excavator Bin truck	14
Demolition	8.8 metre commercial truck with hi-ab Austroads Classification MRV	Maximum 5 Vehicle movements in & out per day	Excavator Bin truck	14
Concrete & Masonry	8.8 metre commercial truck with hi-ab Austroads Classification MRV Standard Concrete truck and boom Pump	Maximum 5 Vehicle movements in & out per day. Estimated total concrete deliveries 12 to 14	Excavator Concrete Truck and pump Bin Truck	14
Fit out	8.8 metre commercial truck with hi-ab Austroads Classification MRV	Maximum 10 Vehicle movements in & out per day	Excavator Mobile crane truck Bin	14 28
Landscape & Finishing	8.8 metre commercial truck with hi-ab Austroads Classification MRV	Maximum 10 Vehicle movements in & out per day	Excavator Mobile crane Bin truck	14 28

3 Proposed Traffic Management

3.1 Site Set-up & Access Works Traffic Management

Work Vehicles

Work vehicles will be parked in accordance with local parking regulations. Standing permits will be sought when required.

Road Occupancy

Approval from T M C is not required.

All Traffic Control Plans (TGS) associated with this CMP will comply with relevant Australian Standards and the T M C Traffic Control at Worksites Manual V6

Parking for Site Workers

Currently there is street parking on either side Florida Road in front of private residences. In addition, there is parking on each side of Whale Beach Road outside private residences. Throughout the project site workers will park in approved parking areas in a manner so that they do not affect local traffic

Public Transport

There is no public transport affected by this proposal.

Surrounding Roads

Site vehicles are to use approved routes only for access to and from the site as detailed in the instructions shown under 1.10 – construction site access and egress routes.

Truck queuing on surrounding streets is not permitted or required during this project.

Loading / Unloading Vehicles

Vehicles loading/unloading will be undertaken from within site as shown on the site plan.

Storage for Equipment, Materials and Waste.

All located within residence site boundaries before removal as shown on the site plan.

Removal of Excavated Materials from Site

All site vehicles will be checked and cleaned prior to exit to ensure surrounding roadways are not contaminated with spoil.

Pedestrian Management

Pedestrian access will be maintained along Florida Road & Whale Beach Road throughout the project. Pedestrian access will be maintained to the public pathway through the existing public access stairs off Florida Road. A crossover from the public pathway to the existing Rockbath road will be installed and maintained throughout the project to provide safe pedestrian access across Rockbath road for no 16 Rockbath Road. Access will also be maintained to residents of 12-14 Rock Bath Road

Vehicle Management

Access to the driveway of 10 Rock Bath Road will be maintained throughout the works. Careful consideration will be undertaken to manage the construction of the new driveway, and any possible disruption to access to 12-14 Rock bath Road will be clearly communicated to residents prior to works commencing with the inclusion of a letter drop and communication from the site team. Parking for no 16 Rock Bath Road will be provided following the stage 1 works to reinstate the road to the proposed design.

The current condition of Rock Bath Road renders most vehicular access inaccessible. The early-stage site access works will rectify this and provide access for all vehicles.

School Days

On school days vehicular movement will be restricted to the hours 9:30am to 2:30 pm

3.2 Site Demolition Traffic Management

Work Vehicles

Work vehicles will be parked in accordance with local parking regulations. Standing permits will be sought when required.

Road Occupancy

Approval from T M C is not required.

All Traffic Control Plans (TGS) associated with this CMP will comply with relevant Australian Standards and the T M C Traffic Control at Worksites Manual V6

Parking for Site Workers

Currently there is street parking on either side Florida Road in front of private residences. In addition, there is parking on each side of Whale Beach Road outside private residences. Throughout the project site workers will park in approved parking areas in a manner so that they do not affect local traffic

Public Transport

There is no public transport affected by this proposal.

Surrounding Roads

Site vehicles are to use approved routes only for access to and from the site as detailed in the instructions shown under 1.10 – construction site access and egress routes.

Truck queuing on surrounding streets is not permitted or required during this project.

Loading / Unloading Vehicles

Vehicles loading/unloading will be undertaken from within site as shown on the site plan.

Storage for Equipment, Materials and Waste.

All located within residence site boundaries before removal as shown on the site plan.

Removal of Excavated Materials from Site

All site vehicles will be checked and cleaned prior to exit to ensure surrounding roadways are not contaminated with spoil.

Pedestrian Management

Pedestrian access will be maintained along Florida Road & Whale Beach Road throughout the project. Pedestrian access will be maintained to the public pathway through the existing public access stairs off Florida Road. A crossover from the public pathway to the existing Rockbath road will be installed and maintained throughout the project to provide safe pedestrian access across Rockbath road for no 16 Rockbath Road. Access will also be maintained to residents of 12-14 Rock Bath Road

Vehicle Management

Access to the driveway of 10, 12-14 Rock Bath Road will be maintained throughout the works. At this time, it is anticipated that the site access works will be complete, and parking can be provided for no 16 Rock Bath Road as shown on the site plan.

School Days

On school days vehicular movement will be restricted to the hours 9:30am to 2:30 pm

3.3 Site Concrete and Masonry Traffic Management

Work Vehicles

Work vehicles will be parked in accordance with local parking regulations. Standing permits will be sought when required.

Road Occupancy

Approval from T M C is not required.

All Traffic Control Plans (TGS) associated with this CMP will comply with relevant Australian Standards and the T M C Traffic Control at Worksites Manual V6

Parking for Site Workers

Currently there is street parking on either side Florida Road in front of private residences. In addition, there is parking on each side of Whale Beach Road outside private residences. Throughout the project site workers will park in approved parking areas in a manner so that they do not affect local traffic

Public Transport

There is no public transport affected by this proposal.

Surrounding Roads

Site vehicles are to use approved routes only for access to and from the site as detailed in the instructions shown under 1.10 – construction site access and egress routes.

Truck queuing on surrounding streets is not permitted or required during this project.

Loading / Unloading Vehicles

Vehicles loading/unloading will be undertaken from within site as shown on the site plan.

Storage for Equipment, Materials and Waste.

All located within residence site boundaries before removal as shown on the site plan.

Removal of Excavated Materials from Site

All site vehicles will be checked and cleaned prior to exit to ensure surrounding roadways are not contaminated with spoil.

Pedestrian Management

Pedestrian access will be maintained along Florida Road & Whale Beach Road throughout the project. Pedestrian access will be maintained to the public pathway through the existing public access stairs off Florida Road. A crossover from the public pathway to the existing Rockbath road will be installed and maintained throughout the project to provide safe pedestrian access across Rockbath road for no 16 Rockbath Road. Access will also be maintained to residents of 12-14 Rock Bath Road

Vehicle Management

Access to the driveway of 10, 12-14 Rock Bath Road will be maintained throughout the works. Site access works will be complete, and parking can be provided for no 16 Rock Bath Road as shown on the site plan.

School Days

On school days vehicular movement will be restricted to the hours 9:30am to 2:30 pm

3.4 Site Fit Out Traffic Management

Work Vehicles

Work vehicles will be parked in accordance with local parking regulations. Standing permits will be sought when required.

Road Occupancy

Approval from T M C is not required.

All Traffic Control Plans (TGS) associated with this CMP will comply with relevant Australian Standards and the T M C Traffic Control at Worksites Manual V6

Parking for Site Workers

Currently there is street parking on either side Florida Road in front of private residences. In addition, there is parking on each side of Whale Beach Road outside private residences. Throughout the project site workers will park in approved parking areas in a manner so that they do not affect local traffic

Public Transport

There is no public transport affected by this proposal.

Surrounding Roads

Site vehicles are to use approved routes only for access to and from the site as detailed in the instructions shown under 1.10 – construction site access and egress routes.

Truck queuing on surrounding streets is not permitted or required during this project.

Loading / Unloading Vehicles

Vehicles loading/unloading will be undertaken from within site as shown on the site plan.

Storage for Equipment, Materials and Waste.

All located within residence site boundaries before removal as shown on the site plan.

Removal of Excavated Materials from Site

All site vehicles will be checked and cleaned prior to exit to ensure surrounding roadways are not contaminated with spoil.

Pedestrian Management

Pedestrian access will be maintained along Florida Road & Whale Beach Road throughout the project. Pedestrian access will be maintained to the public pathway through the existing public access stairs off Florida Road. A crossover from the public pathway to the existing Rockbath road will be installed and maintained throughout the project to provide safe pedestrian access across Rockbath road for no 16 Rockbath Road. Access will also be maintained to residents of 12-14 Rock Bath Road

Vehicle Management

Access to the driveway of 10, 12-14 Rock Bath Road will be maintained throughout the works. Site access works will be complete, and parking can be provided for no 16 Rock Bath Road as shown on the site plan.

School Days

On school days vehicular movement will be restricted to the hours 9:30am to 2:30 pm

3.5 Site Landscaping and Finishing Traffic Management

Work Vehicles

Work vehicles will be parked in accordance with local parking regulations. Standing permits will be sought when required.

Road Occupancy

Approval from T M C is not required.

All Traffic Control Plans (TGS) associated with this CMP will comply with relevant Australian Standards and the T M C Traffic Control at Worksites Manual V6

Parking for Site Workers

Currently there is street parking on either side Florida Road in front of private residences. In addition, there is parking on each side of Whale Beach Road outside private residences. Throughout the project site workers will park in approved parking areas in a manner so that they do not affect local traffic

Public Transport

There is no public transport affected by this proposal.

Surrounding Roads

Site vehicles are to use approved routes only for access to and from the site as detailed in the instructions shown under 1.10 – construction site access and egress routes.

Truck queuing on surrounding streets is not permitted or required during this project.

Loading / Unloading Vehicles

Vehicles loading/unloading will be undertaken from within site as shown on the site plan.

Storage for Equipment, Materials and Waste.

All located within residence site boundaries before removal as shown on the site plan.

Removal of Excavated Materials from Site

All site vehicles will be checked and cleaned prior to exit to ensure surrounding roadways are not contaminated with spoil.

Pedestrian Management

Pedestrian access will be maintained along Florida Road & Whale Beach Road throughout the project. Pedestrian access will be maintained to the public pathway through the existing public access stairs off Florida Road. A crossover from the public pathway to the existing Rockbath road will be installed and maintained throughout the project to provide safe pedestrian access across Rockbath road for no 16 Rockbath Road. Access will also be maintained to residents of 12-14 Rock Bath Road

Vehicle Management

Access to the driveway of 10, 12-14 Rock Bath Road will be maintained throughout the works. Site access works will be complete, and parking can be provided for no 16 Rock Bath Road as shown on the site plan.

School Days

On school days vehicular movement will be restricted to the hours 9:30am to 2:30 pm

4 Project Impact

4.1 Residents/Surrounding Property Owners

Existing residential and business driveways and access points will be maintained throughout the project. Property Owners within 250 metres of 18 Rock Bath Road Palm Beach NSW 2108 will be informed by letter of upcoming construction activity at least 7 days before work commences. As noted under section 3.1 site set up and access traffic management, there will be a period when vehicle access cannot be granted to no 16 until the Rock Bath Road access road has been constructed.

Draft Letter to Residents within 250 metres of 18 Rock Bath Road Palm Beach NSW 2108

We are writing to let you know that at we are planning to replace our home at (address)

The construction is scheduled to commence on [date of commencement] with an estimated completion date of [date of completion].

The construction activity will be undertaken and managed by (Lawson & Lovell Pty Ltd)
All construction activities will be undertaken in compliance with all Local Government and NSW State regulations.

Lawson & Lovell Pty Ltd will do their best to limit the amount of noise, disruption, or inconvenience to you whilst construction is underway.

If you have any concerns or need assistance during the construction programme, please contact (name) at (Lawson & Lovell Pty Ltd) by phone (phone number) or email (email)

We thank you in advance for your understanding.

4.2 Pedestrians & Cyclists

Pedestrian and cyclists' access along Florida Road & Whale Beach Road will be maintained and managed during the project throughout each stage by use of appropriate traffic and pedestrian management signage.

4.3 Emergency Services

Access along Florida Road & Whale Beach Road will be maintained throughout the project. Priority is given to emergency vehicles as per normal procedure. The current condition of Rock Bath Road renders most vehicular access inaccessible. The early-stage site access works will rectify this and provide access for all vehicles.

4.4 Local Traffic

Access along Florida Road & Whale Beach Road will remain. Site vehicles are to exit the work site using normally occurring gaps in traffic to reduce impact to traffic flows.

4.5 Public Transport

There is no public transport in the area that may be affected by the work at 18 Rock Bath Road Palm Beach

4.6 Impact on Community & Businesses

As far as the Contractor is aware there are no local businesses in the immediate vicinity of the site, however any impact on the community that may arise from the construction activity will be minimal and managed if it occurs.

General note: - new driveway construction and associated infrastructure (stage 1) complete prior to demolition & construction of house - see CMP programme

1. wheel washing bay at site entrance

2. skip location throughout works

3. mobile crane location set up here for crane days

3 & 4 - loading and unloading zones

4. delivery trucks reversed in and unloaded via crane or hand - crane days parked at location 4. non crane days taken to crane position 3

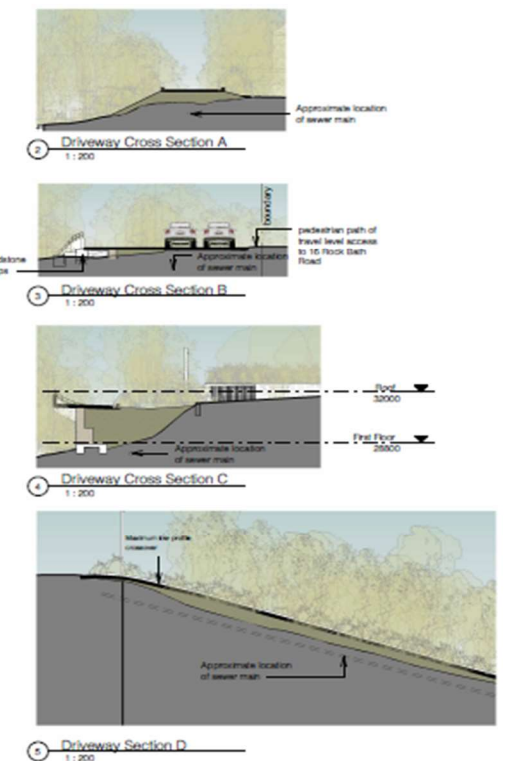
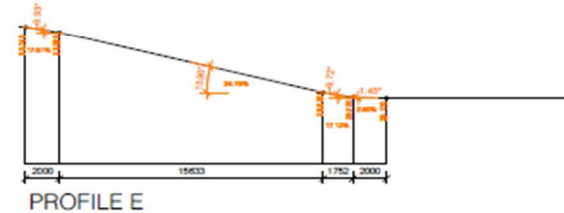
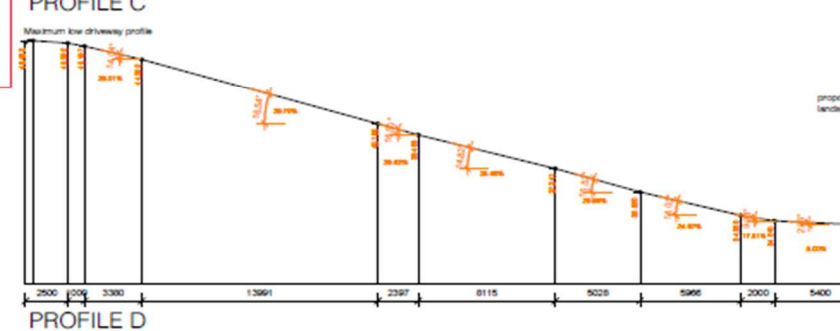
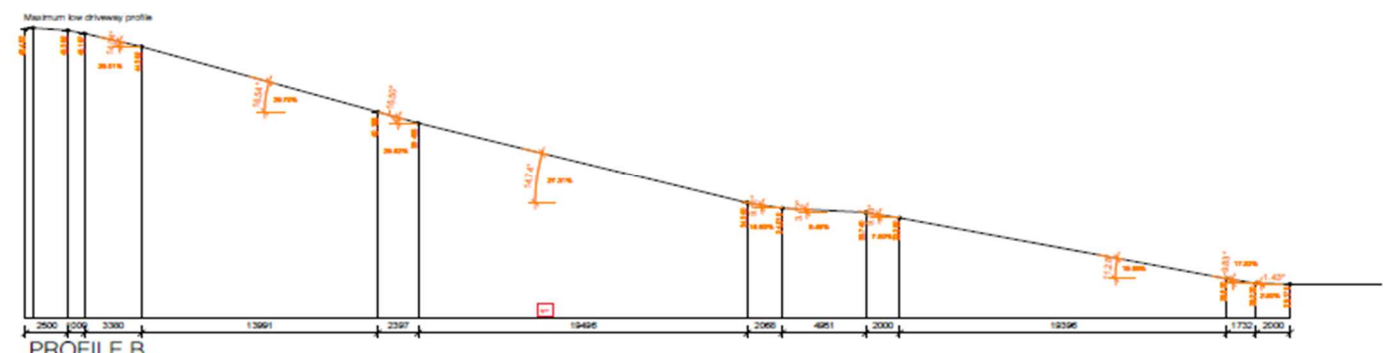
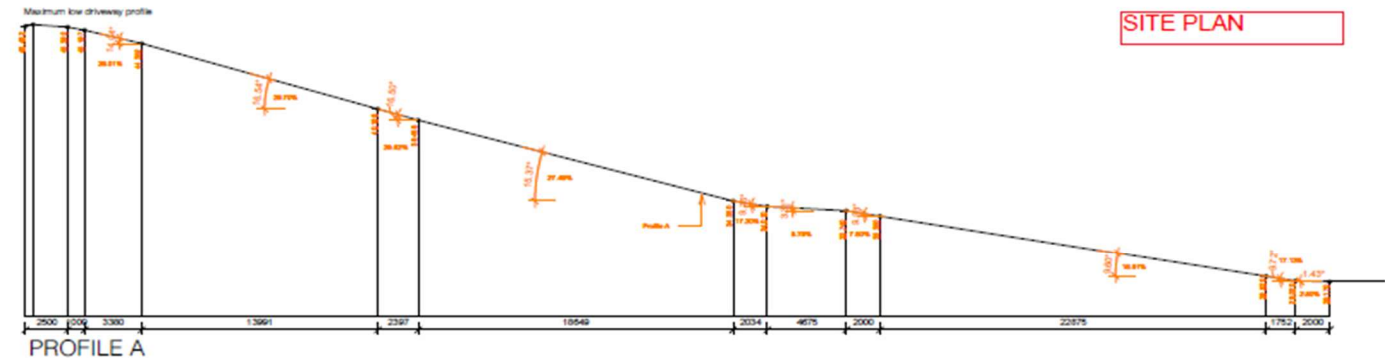
5. materials storage holding area. Generally materials brought direct into house location - see 5a location

6 - parking for no 16 once new driveway built

7 - Pedestrian access to be maintained throughout the project to public pathway

8 - Pedestrian and vehicle access maintained throughout the project to 10, 12-14 Rock Bath Road

SITE PLAN



PRELIMINARY

No.	Revision Description	Date
1	Revised Pre-DA	21/04/2023
2	Pre-DA	27/04/2023
3	Revised Pre-DA	04/05/2023
4	Revised Pre-DA	30/05/2023

PEGASUS
DEVELOPMENT APPLICATION
18 ROCK BATH ROAD, PALM BEACH,
NSW

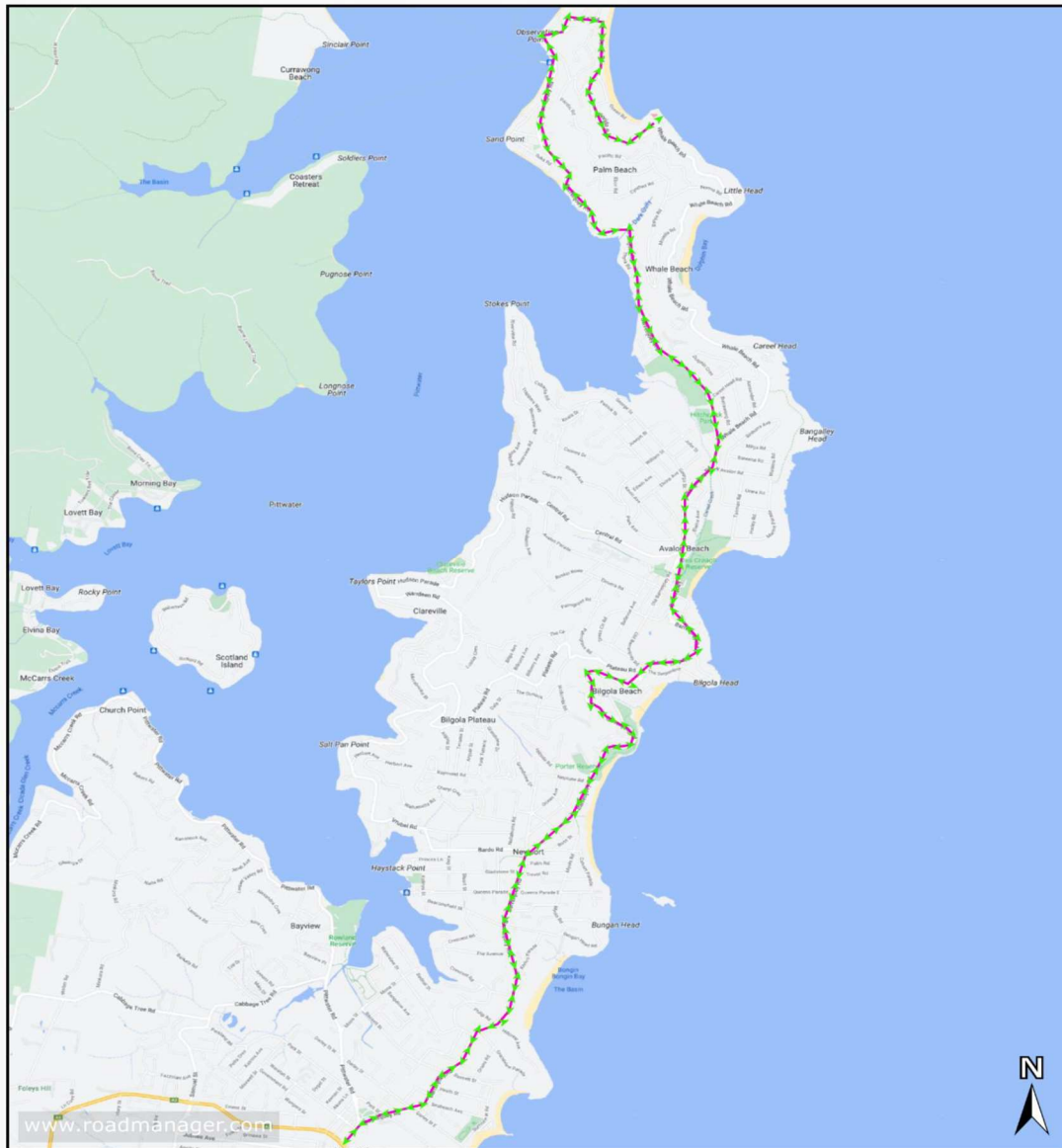
Driveway Plan & Sections

Project number	2112
Date	MAY 2023
Drawn by	RC/PS
Checked by	RC/PS
Scale	1:200 @ A1

DA17

6. Traffic Control Plans

6.1 Vehicle Site Access & Egress



Plan #: VMP 02		Location: 18 Rock Bath Road Palm Beach NSW 2108		Title: V M P			
Notes: The route shown are the approved routes for Access & Egress for the construction site at 18 Rock Bath Road Palm Beach NSW 2108				On-Site Contact: Jonathon Schofield 0416 636 222			
				Site Induction:		Date Drawn:	
				License #: SafeWork NSW TCT 008160		Drawn By: David Ash	
Posted Speed: N/A		Reduced Speed: N/A		Revision: 01			
		Signature:		Date and Time of Project:			

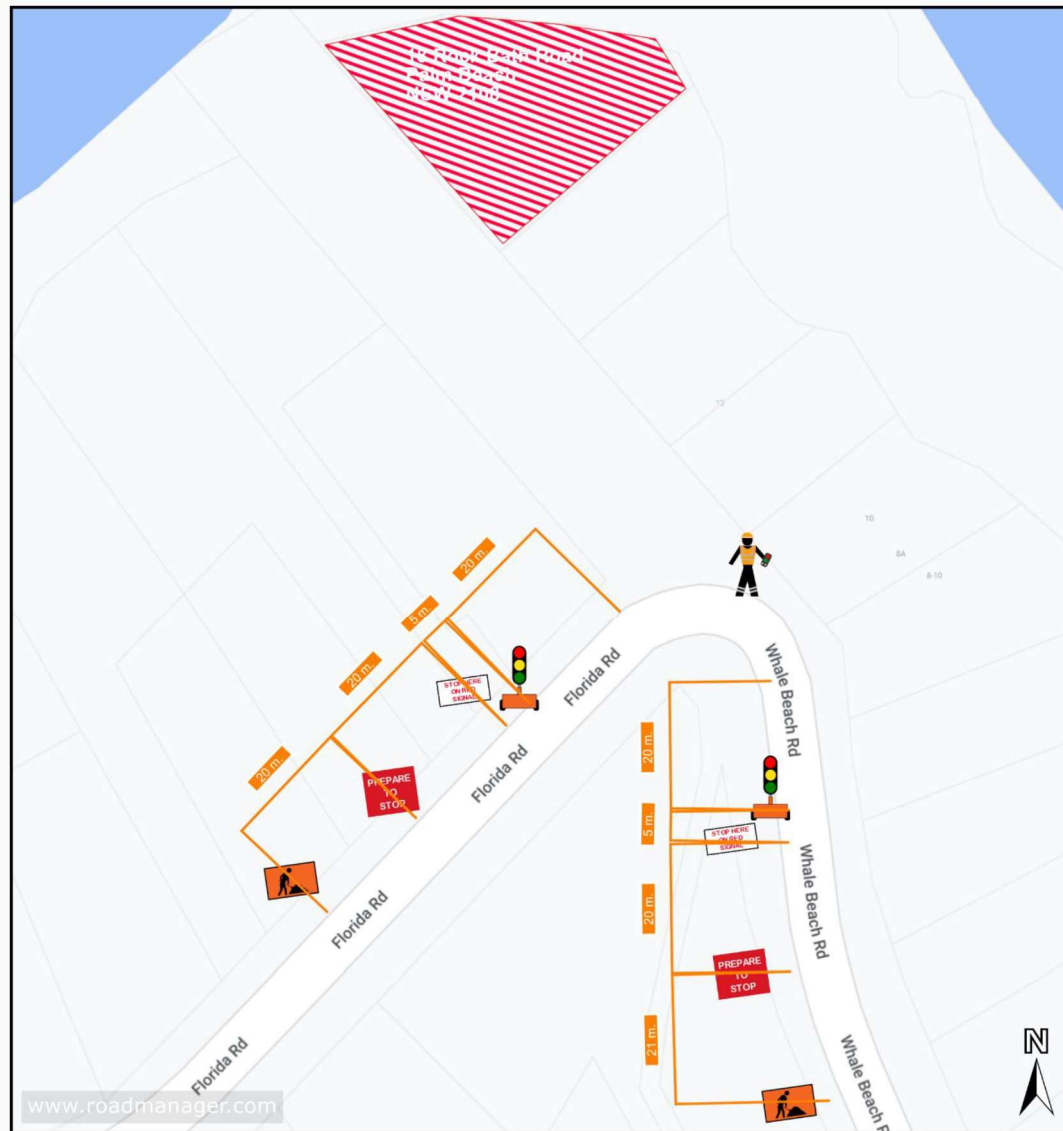
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Lawson & Lovell

BUILDING SERVICES

6.2 Works Zone Plan View



Plan #: T G S 01	Location: 18 Rock Bath Road Palm Beach NSW 2108	Title: T G S
Notes: Task Box 1. All Traffic Control works; signs and devices to comply with Australian Standard AS 1742.3. and TCAWS Version 6.1 2. Adjustments to the TCP may be only made by persons holding an SAFEWORK NSW "Prepare a Work Zone TMP" ticket 3. All traffic control devices may only be set out by persons holding an SAFEWORK NSW "Implement Traffic Management Plans" ticket. 4. Person controlling traffic using a stop/slow bat must hold an SAFEWORK NSW "Traffic Controller" ticket. 5. Signs to be erected so they are visible to motorists and not a hazard to pedestrians. 6. Signs must be checked on a regular basis to ensure continued compliance 7. The Traffic Controller must be able to see both sets of lights at all times 8. The position of the signs, traffic controllers and equipment are only suggested locations, amendments to the locations may be required depending on site conditions. 9. D = 50 ADT < 800		On-Site Contact: Jonathon Schofield 0416 636 222 
		Site Induction: Date Drawn:
		License #: Drawn By: SafeWork NSW David Ash TCT 008160
Posted Speed: 50 Kph	Reduced Speed: N/A	Revision: 01
Signature:		Date and Time of Project:

6.3 Works Zone Map View



Plan #: T G S 01		Location: 18 Rock Bath Road Palm Beach NSW 2108		Title: T G S	
Notes: Task Box 1. All Traffic Control works; signs and devices to comply with Australian Standard AS 1742.3 and TCAWS Version 6.1 2. Adjustments to the TCP may be only made by persons holding an SAFEWORK NSW "Prepare a Work Zone TMP" ticket 3. All traffic control devices may only be set out by persons holding an SAFEWORK NSW "Implement Traffic Management Plans" ticket. 4. Person controlling traffic using a stop/slow bat must hold an SAFEWORK NSW "Traffic Controller" ticket. 5. Signs to be erected so they are visible to motorists and not a hazard to pedestrians. 6. Signs must be checked on a regular basis to ensure continued compliance 7. The Traffic Controller must be able to see both sets of lights at all times 8. The position of the signs, traffic controllers and equipment are only suggested locations, amendments to the locations may be required depending on site conditions. 9. D = 50 ADT < 800				On-Site Contact: Jonathon Schofield 0416 636 222	
Site Induction: [Blank]				Date Drawn: [Blank]	
License #: SafeWork NSW TCT 008160				Drawn By: David Ash	
Posted Speed: 50 Kph		Reduced Speed: N/A		Revision: 01	
Signature: [Blank]		Date and Time of Project: [Blank]			

Scale 1:633