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CONSTRUCTION MANAGEMENT PLAN

60-62 BEACONSFIELD STREET & 7-13 QUEENS PARADE, NEWPORT, NSW 2106

Proposed 18 Townhouse Development

Prepared for:	Stable Innovations Pittwater Shores Pty Ltd
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Introduction

AusWide Consulting was commissioned by Stable Innovations Pittwater Shores Pty Ltd to prepare a Construction Management Plan (CMP) for approval of the proposed 18 townhouse development at 60-62 Beaconsfield Street & 7-13 Queens Parade, Newport (Sydways 199 N4).

This Construction Management Plan has been documented to describe how the Project Management team shall implement and conduct its allocated site management responsibilities during the demolition & construction phases of the development works at 60-62 Beaconsfield Street & 7-13 Queens Parade, Newport (the Project).

A fundamental aim of this Plan is to ensure all construction is properly facilitated, integrated and coordinated so as to deliver certainty to the objectives of the Project.

This Plan provides an approach that:

- advises how the project management team will comply with the requirements of the contract relating to construction;
- defines the project objectives and targets of particular relevance to each phase;
- describes constraints specific to each phase and the project in general;
- describes the process for the identification and control of risks specific to each phase; and
- details the proposed strategy for each phase, with particular regard to establishment resourcing, site organisation and construction controls.

The proposed works consist of demolishing all of the buildings on site and constructing 18 townhouses.

In the course of preparing this CMP, the subject site and its environs have been inspected, plans of the development examined, and all relevant council requirements and documentation collected and analysed.

Background and Existing Conditions

Location and Land Use

The subject site is located at 60-62 Beaconsfield Street & 7-13 Queens Parade, Newport, on the northern side of Beaconsfield Street and the southern side of Queens Parade. The nearby land uses are a mix of residential and commercial.

Figure 1 provides an overview of the area and its surrounding land uses whilst **Figure 2** provides an aerial view of the immediate area surround the subject site.

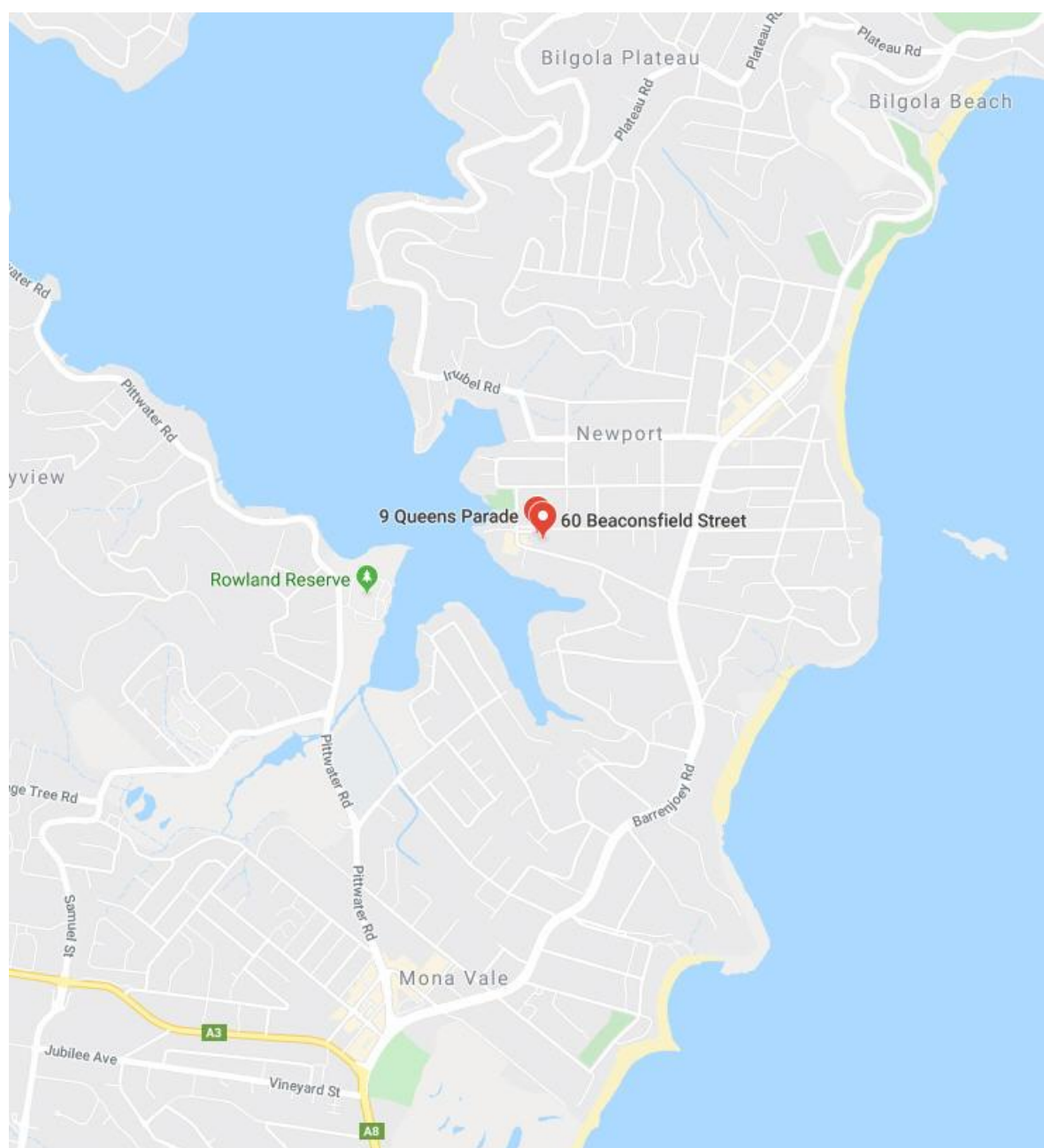


Figure 1: Location of the subject site



Figure 2: Aerial View of the Subject Site

Site Details

Approach

The major external constraints on the project and construction responsibilities that the builder will take ownership of include:

- Maintaining smooth traffic and pedestrian flow with minimal disruptions to the surrounding streets and land users;
- Undertaking works with minimal impact on residential neighbours;
- Adequate treatment of the groundwater and surface water flowing across the site;
- Ensuring safe access and egress from the site with traffic control procedures implemented for heavy vehicle movements as required;
- Ensuring safe pedestrian passage across the site perimeter and footpath;
- Ongoing maintenance responsibility for the council assets throughout the life of the development construction works until final certification.

Upon commencement, our project team's immediate tasks will be to:

- Implement WorkSafe practices, staff inductions and usual construction protocols to all workers entering the site,
- Install appropriate site safety and regulatory signage on site, and source traffic management signage,
- Implement sediment control measures.

Site Access

Site access will be via the gate on Beaconsfield Street.

The site foreman or delegated site staff will provide point management and traffic control as required to ensure safe passage by pedestrians that may walking past the site (as no actual footpath is in place), and to manage road incursions with the appropriate safety warnings and signage during vehicle movements.

Hours of Operation

The proposed hours of operation are 7:00am – 5:00pm (Mon – Fri) and 7:00am – 1:00pm (Sat).

No work will be carried out on Sundays or Public Holidays.

Construction/Works Zone

A Construction/Works Zone will not be required as all vehicles will load/unload on site.

Stages & Expected Work Periods

These stages are listed as a guide only at the planning stage of the project and may vary subject to availability of trades, weather conditions, etc.

Site Establishment (2 weeks)

Site Works & Demolition (4 weeks)

Excavation & Bulk Site Filling (4 weeks)

Concrete Floor Slabs (4 weeks)

Framing (6 weeks)

Roofing (6 weeks)

Brickworks (6 weeks)

Glazing & Lockup (4 weeks)

Finishing & Fit-Out Trades (6 weeks)

Total 42 Weeks

Description of Works

The proposed works consist of demolishing all of the buildings on site and constructing 18 townhouses.

Site Fencing/Security

Temporary 1.8 metre high chain wire fencing will be erected around the entire site for security and safety in accordance with Workcover requirements. The fencing will not encroach at all onto the footpath.

Materials & Waste Handling

Demolished building materials and excavated materials will be subject to on site materials separation, classification and removal.

There will be 1 storage area, located at the middle of the site. The storage area will be of a material to limit any leaching or contamination affecting soil that is not to be removed.

Trucks will be directed to the site entry in advance to speed up movements and facilitate removal with minimal interference to local traffic and neighbours. Where multiple vehicle movements are required during the day, trucks may be directed to wait in other regional roads to minimise congestion in the immediate surrounds of the construction site.

Concrete Handling

Concrete handling and pours will be managed from within the site and pumped to the area under construction.

Spill and stripped materials will be stored in on-site bins and removed as required to minimise the number of vehicle movements from the site.

Rubbish Removal

Rubbish will be removed from site by a licenced waste contractor and taken to a transfer facility after being separated on site.

Vermin

Rat traps will be placed within the site to reduce the risk of vermin.

Sediment Control

The most efficient and widely accepted sediment barrier for construction sites is a specially manufactured geotextile sediment fence. Sediment fences act like dams - trapping the sediment while allowing water to leave the site.

They are effective in retaining suspended solids coarser than 0.02 mm.

They are simple to construct, relatively inexpensive and easily moved as development proceeds. When using a sediment fence, keep in mind that it will be effective within the following parameters:

- It is generally not designed to filter concentrated flows and therefore needs to be placed following the contours whenever possible.
- It should last for up to six months but requires regular maintenance and weekly checks are needed. The performance of a sediment fence diminishes considerably when crushed by delivery of building materials. It must remain vertical and keyed into the soil.
- Where the sediment fence is not installed correctly water will inevitably flow through the point of least resistance. Damaged fences must be repaired promptly.
- Sediment fences need to be trenched in at least 150 mm and buried so the water flows through and not underneath.
- Soil on both sides of the fence must be compacted to avoid seepage under the barrier.

This will ensure that stormwater from the development does not enter adjoining properties, and that all water that enters the council stormwater system does not contain silt or other contaminants.

The following possible solutions may also be implemented during each phase of construction. These options will be developed further and consolidated into the overall management plan.

Demolition / Excavation – At the commencement of these works, screens and bunding at the perimeter of the site where stormwater may run off will be installed. Bunding will also be implemented around stormwater drains. Sand bags will be located on roadway drainage pits to prevent debris from the site entering the pit.

Vehicles and machinery will be reviewed and assessed prior to leaving the site to limit any transfer of site materials to the local road reserve. Diligent housekeeping will be implemented to minimise risk of dust/debris being washed into stormwater pits.

Construction - Drainage pits will be bunded or have filter cloth applied to ensure debris and silt does not enter the council's drains. Sand bags will be located on roadway drainage pits to prevent debris from the site entering the pit.

The bunded area will be cleaned periodically to remove any building materials, sand, rock, and organic matter.

Noise & Vibration Management

The normal hours of work will typically be 7:00am – 5:00pm (Mon – Fri) and 7:00am – 1:00pm (Sat) with no work to be undertaken on Sundays or public holidays.

Noise management will generally be in accordance with the NSW Industrial Noise Policy environmental noise management criteria. All plant will be regularly maintained and log books kept ensuring that there are no excess noise emissions. Where it is practical, electric machinery will be used in lieu of mechanical devices.

Equipment will generally be located away from sensitive areas/residential properties to minimise the equipment and machinery noise.

All subcontractors will be responsible for managing noise and vibration in accordance with their project specific Management Plans.

It is not proposed to undertake any after hour's works for this project. However, should this change, the builder will notify Council and adjoining business and residences in advance of any works commencing.

Council notification will occur at all times prior to any works being scheduled. All businesses and surrounding residents will be given notification via email, or mail where no email addresses are available of the proposed work schedule prior to the works commencing which will include details of the works and the time to undertake each activity and the contact details of the Site Supervisor.

We do not envisage vibration generated by the works affecting adjoining properties. The excavation of the rock may cause some vibration but this will be monitored.

Dust Management

Dust control measures will be implemented as required and will be in accordance with NSW Workplace health and safety regulations and the Environmental Protection Act.

Dust Management will be most critical during the demolition phase of the project, with the subcontractors for these trades specifically dealing with dust management within their project specific management plans.

Measures that may be employed include:

- Excavation – water down working surfaces as required. Minimise stock piling of material. Maintaining stabilised access roads and driveway.
- Maintaining the Council walkway adjacent to the site free from hazardous materials, dust and building debris.
- Construction – Maintain a high level of housekeeping to minimise likelihood of windblown dust.

Impact of Works

Public Car Parking

The impact on local traffic will be kept to a minimum. The following will be implemented to achieve this:

- Trucks and delivery vehicles will park to load/unload on site.
- Workers will park on site or in the surrounding streets.
- Where possible, labourers will car pool.

Pedestrians

Being that the works and deliveries will occur within the site it is expected pedestrians will be affected minimally by the works. Signage at both ends of the work site will advise pedestrians to “watch your step”.

Public Transport & Emergency Services

Being that the works and deliveries will occur within the site, both Public Transport Services and Emergency Vehicle Access will be minimally affected by the works. Where traffic controllers will require to stop traffic for short periods of time, right of way will always be given to emergency vehicles.

Public Safety Measures

The following safety measures will be put in place to ensure the safety of the public at all times:

Traffic Control - Traffic Control measures will be put in place to advise the public of the works and specific signage used depending on the type of works being done each day. Traffic Controllers may be required at some stages.

All site staff and subcontractors will be required to complete a site specific induction before commencing work on site. The induction will cover aspects relating to safety and amenity; including access, emergency evacuation procedures, location of first aid facilities, location of amenities, site hours, material handling, noise & dust policies and environmental management.

Prior to commencing works on site, all subcontractors will be required to submit a project specific Safety Management Plan. This plan will be reviewed by the builder for compliance with the overall Project Safety Plan.

All site staff will be adequately trained in the field of health and safety compliance.

Council Approvals

When traffic control is required, permits will be obtained from the Northern Beaches Council.

Public Notifications/Neighbours

When major works are being done, a letter drop will be done to nearby residents who may be affected as well as all stakeholders.

At key points along the construction timeline, and especially during heavy vehicle and equipment periods (e.g. excavation, concrete works etc.) the builder will communicate via a letter box drop, and email (where we have been provided with email addresses) to keep stakeholders informed on the project timeline and key issues.

Truck Details & Movements

Truck Sizes/Frequencies

Site Establishment (2 weeks) - Excavator delivered on Tilt Tray Trucks – 2 visits.

Site Works & Demolition (4 weeks) - Excavator delivered on Tilt Tray Trucks – 2 visits.

Excavation & Bulk Site Filling (4 weeks) - Excavator delivered on Tilt Tray Trucks – 2 visits.

Concrete Floor Slabs (4 weeks) - Concrete Trucks and Pumps – 1 visit per week.

Framing (6 weeks) - Truck with Hiab – 2 visits.

Roofing (6 weeks) - Truck with Hiab – 2 visits.

Brickworks (6 weeks) - Truck with Hiab – 2 visits.

Glazing & Lockup (4 weeks) - Truck with Hiab – 2 visits.

Finishing & Fit-Out Trades (6 weeks) – Delivery Vans & Utes.

Truck Loading/Unloading

All trucks will load/unload on site.

Truck Movements

The site is conveniently located with respect to the arterial and local road systems serving the region. It is therefore able to effectively distribute traffic onto the wider road network, minimising traffic impacts.

Trucks will be directed to the entry via mobile phone calls in advance to speed up movements and facilitate removal with minimal interference to local traffic and neighbours. This advance warning system will ensure site staff are ready to accept truck movements, materials deliveries and waste removal, thus avoiding trucks sitting in the general area waiting for acceptance from site management staff and greatly reduce turnaround and wait times on the street. Traffic controllers will assist if and when required.

Where multiple vehicle movements are required during the day, trucks may be directed to wait along other regional roads to minimise congestion in the immediate surrounds of the construction site.

NOTE: No trucks should arrive outside the approved operating hours of the site. All truck companies used should be notified of this prior to any deliveries being made.

Company Contact Details

Builder

TBA

Project Manager – TBA

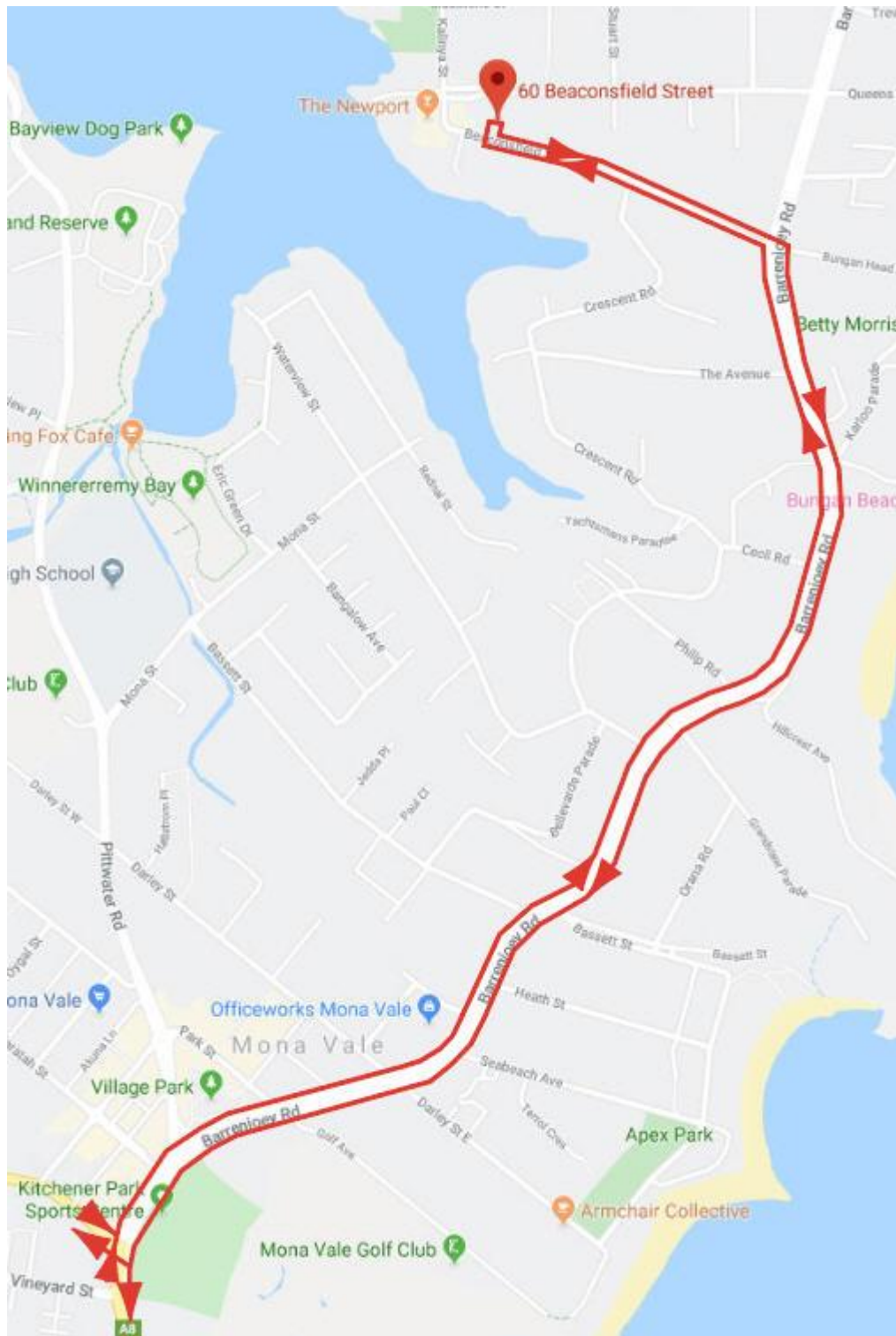
Site Manager – TBA

Traffic Manager/OHS Officer – TBA

Appendix C – Truck Movements



TRUCK ENTRY/
EXIT DIRECTION



Appendix D – Site Plan

