

CONSTRUCTION MANAGEMENT REPORT

For proposed development at

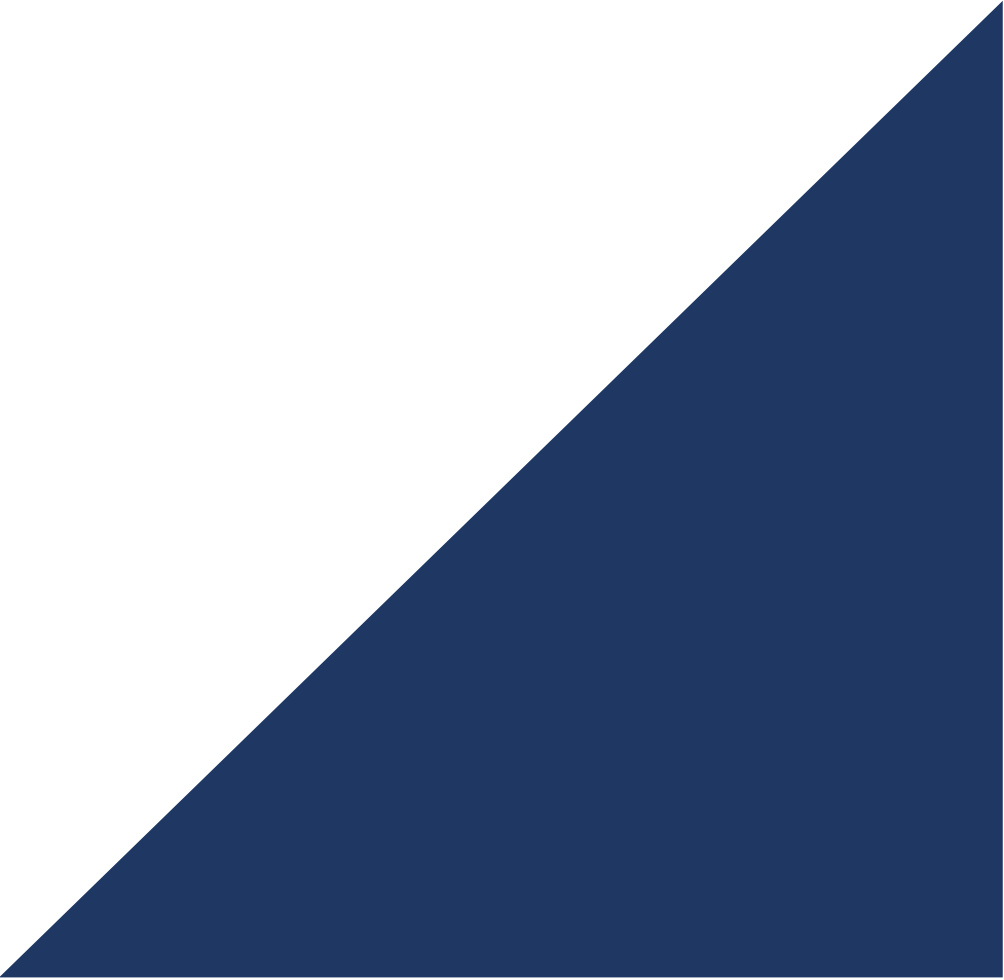
11 GLADYS AVENUE, 116-120 FRENCHS FOREST ROAD,
FRENCHS FOREST, NSW 2086

By

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Prepared for Young Assets Holding Pty. Ltd.

Revision 4_Nov 2024



1. Introduction

The Construction Management Methodology Report (CMMR) has been prepared for Young Assets Holding Pty Ltd to support a Development Application to the Northern Beaches Council for the proposed Residential Flat Development at 11 Gladys Avenue, 116-120 Frenchs Forest Road, Frenchs Forest, NSW 2086.

The successful Implementation of this plan is key to completion of the project and ensures that the project is carried out adopting the highest quality, safety & environmental standards.

All construction activities will be undertaken in accordance with the relevant sections from the WHS Act 2011 & WHS Regulations 2011, Associated Codes of Practice, Building Code of Australia, Australian Standards and Northern Beaches Council Approval.

2. Site Description

The subject site consists of four residential allotments being 11 Gladys Avenue and 116-120 Frenchs Forest Road, Frenchs Forest. The site is a consolidation of Lots 1,2,14 and 24 in DP 213608 and DP 25713 and is irregular in shape with an estimated total area of 5,740m². The site is zoned (R3) Medium Density Residential under the Warringah Local Environment Plan 2011. The figure below outlines the consolidated development of the four allotments.



Figure 1_Site Location – Six Maps

3. Proposed Development

The proposed development involves the demolition of four single existing residential allotments as indicated on the Demolition Plan and will undertake excavation to make provision for two level basement car parks. The proposed development will comprise of 124 apartments units ranging from

one bed to four beds. Further details of the development can be found in the Architectural Plans prepared by BMHP dated 11 November 2024.

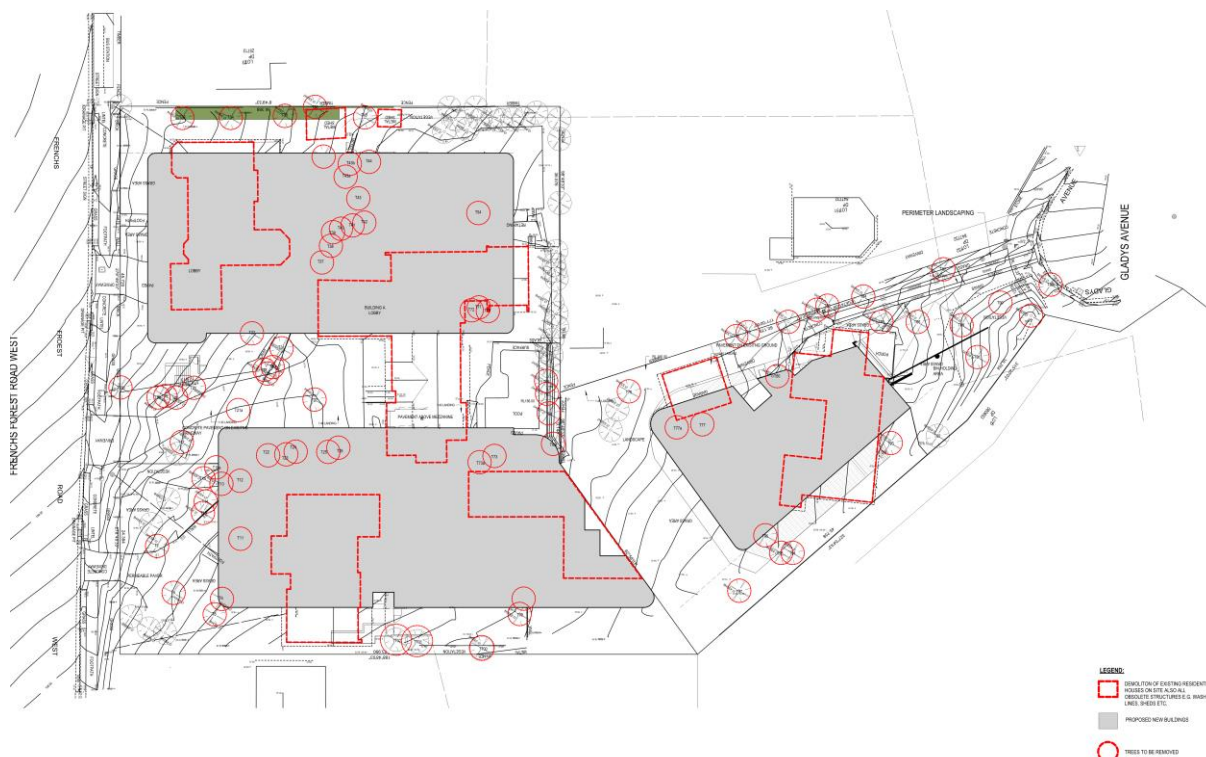


Figure 2_Demolition Plan by BMHP

4. Site Set Up & Establishment

4.1 General Layout

Refer to Appendix 1: Construction Management Plan for the location of offices, amenities, fences and construction zones.

It is proposed to erect a temporary fence to the boundary along the full length of the Frenchs Forest Road, Gladys Avenue and along eastern, western and northern boundaries with neighbours, with a gated site access point at Gladys Avenue for all deliveries and materials handling movements, a temporary loading point at Frenchs Forest Road.

The site office and amenities will initially be portable sheds located at the eastern side fronting Gladys Avenue. Temporary services will be connected to the nearby services lines.

A construction management plan addressing the crane location will be issued prior to construction.

The majority of trucks will be loaded & unloaded from Gladys Avenue in a designated area or in the loading zone indicated in Appendix 1.

4.2 Site Office and Amenities

The sheds will be located at the north-eastern corner fronting Gladys Avenue. All visitors will be directed to the Construction Office for enquiries, registration and inductions.

This area will be segregated from the construction zone to facilitate easy access without the need for PPE, however, all construction works will require full PPE compliance as per the site OH&S Management Plans and policy.

4.3 Vehicular Site Access

Vehicular Site access will be restricted to construction vehicles entering the site for unloading and loading only.

The loading zones at Frenchs Forest Road shall be required to be used as temporary unloading zone to trucks to park in front of the site during off peak hours.

The proposed Entry/ Exit Point will be at Gladys Avenue, refers to Appendix 1.

4.4 Subcontractor and Personnel Access

The Main Personnel entry into the site will be via Gladys Avenue checkpoint located at the base of the temporary fence with reference to 4.1 of this report.

4.5 Temporary Services

The following temporary hydraulic services will be provided, in compliance with statutory and industrial requirement.

- Washing down drums on every floor
- Drinking fountain following each leading deck
- Toilets

Hydraulic services to the site sheds will be brought via the existing services and connected to the stormwater and sewer lines. The following temporary electrical services will be provided, in compliance with Work Cover acts and regulations.

- Temporary Electrical Boards located on each floor.
- Task and egress lighting as required.
- Temporary electrical services will be brought to the site sheds from nearby points.

4.6 Waste Management

A comprehensive waste management and waste removal plan will be followed. Rubbish and trade waste will be removed from each floor prior to the end of each working day and placed into either the Recycling and Sorting Station or into a General Waste Station. A dedicated rubbish removal contractor will remove the dedicated skip bins from site, as required, where they are taken to their yard for further sorting and recycling of concrete, metal bricks, timber, gyprock and soil.

A waste removal summary will be provided monthly by the rubbish removal contractor and will be analyzed to ensure the ongoing maximum efficiency and sustainability of all construction waste removal activities / management.

Employees will undertake an induction training which will include the following at a minimum:

- Responsibility and reporting
- Emergency response procedures on site
- Implications of poor waste management practices
- Legal obligations
- Litter management in transit and on site

5. Construction Methodology

5.1 Materials Handling

5.1.1 Cranage

Generally, the intent is to use either the site compound and or the proposed construction zone for materials handling during construction. In order to enable lifting from the proposed construction zone on Gladys Avenue entry.

If the construction or building works requires the use of public space including a road or footpath, an appropriate barricade permit will be obtained from council.

An effective material handling strategy has been centred around the implementation of an onsite tower crane, which will be implemented for the duration of the construction works.

The crane will be erected early in the construction programme as it will be used for removal of detail excavation spoil and materials handling for basement slab construction.

5.1.2 Concrete Handling

It is our intention to pump the majority of the concrete on site with the possibility of using the Tower Crane to pour some of the vertical elements such as columns and walls depending on availability.

A concrete line will be established up the building to service the upper-level slabs.

5.1.3 Vertical Materials Handling

The majority of vertical lifting will be via the loading platforms located at each level of the structure and will utilize the tower crane for each movement. It is also the intent to install a temporary material hoist, which will service all levels of the tower. Upon completion and commissioning of the internal lifts, the material hoist will be decommissioned, and the lifts will be used as builder's lifts for the completion of the finishes and fit out trades.

Lifts will be appropriately protected so as not to damage internal finishes and door frame and will have a final balance/service before final handover.

5.1.4 Horizontal Materials Handling

Throughout the construction of the structural phase of the project, it is envisaged that there will be limited horizontal movement of materials. All deliveries will be unloaded directly where required by the tower crane.

During the fit-out stage, materials will be landed on loading platforms at various locations, and then manhandled to the work face using pallet trollies and forklifts.

5.1.5 Scaffolding and Fall Prevention

For the duration of the construction to the completion of the external works, an external scaffolding system will be implemented. This will provide not only the necessary height safety and construction personnel egress systems necessary during the construction phase, but will also provide an external screening system, protecting the surrounding areas from falling objects and dust escape/ extraction.

Scaffolding will be used on upper levels where the building is setback. All external scaffolds will have chain wire and shade cloth as well as stretcher access stairs for easy and safe access to the work face and in case of emergency for stretcher access.

5.1.6 Excavation & Remediation

The proposed earthworks include installation of a combination of a piled and Dintel retaining wall systems and excavation for of one and half levels of basement as shown on the Architectural Plans. Landscaped areas are generally consistent with the existing levels. Stockpiling of soil will be contained where practicable within the basement excavation and removed from site by truck via the temporary access ramp/road to the street vehicular crossing. As a result of excavation being contained with the basement area and the existing levels being maintained there is no runoff diversion required.

Excess construction spoil from excavation areas and stockpiles on- site will be removed immediately. Locate stockpiles away from drainage lines and street drains and gutters. Best to locate stockpiles on the highest part of the site clear of main activity areas.

Heritage Council of NSW will be notified of any historical relics that are unexpectedly encountered during excavation and excavation will cease upon it's finding.

5.1.7 Protection of Trees During Construction

The Tree Management Plan shows the existing vegetation to be retained and removed, the proposed position of tree protection fencing and location of land where groundcover is to be maintained. More detail refers to the Arboricultural Impact Assessment Report prepared by Arborist Express, dated 12 Nov 2024.

6. Traffic Management

6.1 Traffic Management Guidelines and Principals

An authorized traffic management consultant will be engaged to develop "Traffic Control Plans" (TCP's) applicable to the Northern Beaches Council Standard requirements for Construction Traffic Management, Australian Standards and Traffic control at Work Site Guidelines. General guidelines for traffic / pedestrian management that will be in effect over the entire duration of the construction and development works are to be carried out in full accordance with the following principles.

- Provision of a convenient and safe environment for pedestrians.
- Minimize effects on pedestrian movements and amenity.
- Maintain appropriate capacity for pedestrians at all times along Frenchs Forest Road, Gladys Avenue.
- Manage and control all construction traffic movements on the adjacent road network and vehicle movements to and from the construction site.
- Maintain traffic capacity at intersections and mid-block in the vicinity of the site particularly access for police vehicles.
- Maintain existing on-street parking in the vicinity of the site where practical.
- Maintain access to residential properties adjacent to the site.
- Maintain access to other construction sites adjacent to the site.
- Restrict heavy vehicle activity to designated truck routes through the area.
- Fastidiously maintain the upmost safety for all residents and workers directly affected by the development works.
- Provide appropriate access to the site for construction traffic.
- Construction vehicles, associated with the construction process, will be accommodated on-site or within a dedicated "Construction Zone".
- Construction access driveways and the on-street "Construction Zone" to be managed and controlled by qualified site personnel.
- Pedestrian movements adjacent to the construction activity to be protected with the erection of temporary fencing and all required signage and ramping provisions.
- Pedestrian movements across the construction access driveway to be managed and controlled by qualified site personnel when the driveway is in use.
- Construction activity to be carried out in accordance with Council's approved hours of work.

6.2 Traffic Routes and Hours of Work

The head contractor will be responsible for the communication and general control of sub-contractors and visitors associated with the development in relation to Northern Beaches Council approved hours of work, referenced in section 6.5 of this Construction Management Plan.

In the event that there is an activity / requirement to undertake work outside these approved construction hours, approval from Northern Breaches Council and all other relevant authorities will be sought prior to the activities taking place.

The targeted compliance, communication and control of “hours of operation” will avoid truck movements during the early morning and evening periods throughout the surrounding areas.

To facilitate an efficient program, the arrival and departure of trucks associated with construction works will be regulated and onsite works will be carefully managed and controlled by site personnel. Trucks will be in radio communication with the on-site contractor and trucks will be called onto the site when required.

During construction, trucks transporting material to/from the site will be accommodated on site or within the designated on-street “Construction Zone”. These areas will be managed and controlled by traffic controllers TCP’s must comply with Australian Standard 1742.3 and must be prepared by a certified traffic controller.

The designated truck routes to and from the site are proposed to restrict truck traffic to the main road network through the area. In particular, these truck routes are proposed to prevent trucks accessing local roads and surrounding residential areas in the vicinity of the site. Truck drivers will be inducted and advised of the designated truck routes to and from the site.

6.3 Vehicle Movements upon arrival/Exit

The arrival and departure of trucks to and from the site and pedestrian movements adjacent to the construction activity will be carefully managed and controlled by qualified traffic controllers. These personnel will manage the movement of construction vehicles to and from the site.

Truck drivers will be inducted and advised of the presence of the traffic controller, and that they must observe his or her direction at all times. All traffic controllers will be fully qualified with the relevant RTA Traffic Controllers qualifications.

All traffic controllers and work personnel will be required to wear high visibility fluorescent safety vests and Personnel Protective Equipment (PPE). Wet weather clothing will be made of fluorescent high visibility material.

All trucks leaving the site will be loaded to prescribed weight limits and loose material will be covered during transport from the site. Loose material will be removed from all vehicles and / or machinery before leaving the site and entering the road system.

6.4 Traffic Flow

Traffic control and management must consider and avoid disruption of traffic flow. Traffic controllers are at all times to consider workplace safety and ensure that traffic flow is not impeded due to vehicles entering or leaving the site. Vehicles already on the road have right of way.

Consideration will be made to the peak traffic times generally 7.30am-9.30am and 4.30pm-5.00pm. Non-Critical deliveries will be scheduled outside peak traffic periods.

The following means of control will be implemented throughout the duration of the construction works;

- Control the hours of construction work.
- Control the size of construction vehicles.
- Ensure that trucks travel to and from the site along designated truck routes.
- Carefully manage and control all on site construction activity, including the construction access at Gladys Avenue.
- Coordinate and manage “just in time deliveries”.

6.5 Working Hours, Shift work and Overtime Plan

The site will operate on a six (6) day working week basis as follows;

- Monday – Friday, in accordance with Development Consent
- Saturday, in accordance with Development Consent
- No major works on Sundays and Public Holidays

7. Construction Works

7.1 Neighbourhood Relations

Prior to commencement of the construction works, a dilapidation survey report for the neighboring properties will be developed. In the initial stages of the project, all neighbors will be notified of the coming construction works. This will be undertaken by the distribution of fliers throughout the neighborhood.

At all times, all attempts will be made to ensure good neighborhood relations. In the event that a dispute takes place it is the responsibility of the Site Manager to attend and resolve in the first instance.

7.2 Site Industrial Relations

In the event of any industrial issues, all queries / concerns will be handled by the Site Manager on site in the first instance. All attempts will be made to resolve issues as quickly as possible. A Site Delegate will also be present on the project to assist in resolving issues.

7.3 Noise Control

The main concern regarding noise will be during the detailed excavation stage of the project and during concrete pours. All other works will fall into general fit out works and will ensure neighbors are constantly made aware of upcoming noisy works.

Construction activity will comply with the applicable site noise levels limits at all times, as specified by the development conditions of consent.

7.4 Temporary Weather Proofing- Storm Water Control

To ensure the adequate water proofing of each stage of the newly constructed works for the period of construction and prior to the erection of roof structures and external facade systems, a means of waterproofing is to be established. On each level, all penetrations will be protected and capped until a permanent connection is established. Prior to installation of windows and glazed doors there will be a necessity for temporary waterproofing to window openings exposed to rain and wind.

7.5 Sediment and Dust Control

Adequate measures will be employed to for sediment control and to prevent the generation of excessive dust during these activities including;

- Exposed ground surfaces affected by heavy vehicle movements will be wetted down to suppress the excess generation of dust with excess run- off from wetting and/or wash-downs will be directed to the sediment control system does not create excessive run-off from the site.
- A wash-down area using manual sprayers will be provided at the site entry / exit to facilitate removing loose material from vehicles before leaving the site.
- All heavy vehicles involved in removing demolition, site clearing or excavated material from site will always be loaded to their prescribed weight limits and loads covered during transportation.

- Gates shall be fitted with shade cloth and closed between vehicle movements. Pedestrian footpaths, roadways and crossovers shall be cleaned daily.

7.6 Site Safety and Environmental Management

All site workers shall be site inducted by the site supervisors and informed of any on-site environmental hazards and/or controls, with each having to sign a site induction form. Site supervisors shall assist where necessary to educate and inform every contractor of the environmental hazards and controls and shall ask each contractor to provide their own work method statements that must demonstrate the following.

- All reasonable steps have been taken to prevent pollution and protect the environment.
- Promote action to prevent or minimize potential environmental damage.
- Implement rules and methods of work that prevent an incident from occurring.
- Ensure that all precautionary measures are in place and regularly check and maintain the potential risks of an adverse environmental incident.

7.7 Signage and Public Protection

The footpath shall be restored at all times and made safe. Qualified personnel shall supervise traffic in and out of site. Adequate signage warning the public that the area is a construction zone and that no one is permitted on site without proper safety gear (hard hat, boots etc.) shall be enforced.

7.8 Noise Management

The following procedures and controls shall be strictly enforced on site.

- Noise & vibration monitoring to be carried out prior to commencing works.
- Work shall only be carried out between council approved times.
- Perform noisy work during less sensitive time periods.
- Perform noisy work at less sensitive areas on site.
- Select low noise plant & equipment.
- Ensure equipment has installed.
- Use quieter and less vibration emitting construction methods.
- Regulations limiting the noise that machines and accessories can lawfully emit shall be enforced.

