

Dee Why RSL Pty Ltd

932 Pittwater Rd Dee Why

1st April 2021

Construction and Waste Management Plan
For
Modification to existing Club BOH staff amenities

Construction Management Plan

1. Introduction

This document outlines a Construction management plan for the Dee Why RSL development application for modification of the Dee Why RSL Club.

The detailed construction management plan will not be in place until the works have been awarded to a head contractor. However in general terms the following procedures and systems will be in place to construct the alterations of the Club.

2. Hours of Work

Work will be constructed during the hours as outlines in the Development Approval conditions, when issued. No work will be carried out outside these hours unless prior approval is received from council.

3. Site establishment

'A' Class Hoarding will be used extensively externally and internally to separate construction from the general public and operating areas the Club.

A construction zone will not be required as there is enough space within the site to carry out the works. If a construction zone is required the successful contractor will make application to council for the Construction zone.

Site accommodation & amenities including lunch and change sheds, offices and ablution blocks will be set up at an agreed suitable location once a head contractor has been awarded the work. The location of amenities may change throughout project to suit the programme.

Pedestrian and material access to the site will be through the existing loading dock off Clarence avenue. Locations for material storage and parking will be agreed with the Club by the successful contractor.

4. Soil and Water Management

There are no soil or water management issues, works are to an existing façade under and existing roof line.

5. Materials Handling

Materials handling methodology will be completely up to the successful contractor.

All permits and approvals related to plant and materials handling will be obtained by the successful contractor.

Large rubbish removal bins will be installed at strategic locations and removed by waste removal trucks on a regular basis.

6. Site procedures

Procedures will be put in place to control site safety and access for workers and visitors to the site. And restrict access by patrons and club employees.

Dust and Noise control measures will be established to minimise the impact of the operation of the Club, its patrons and adjoining neighbours.

A detailed pedestrian and traffic management plan will be put in place once a contractor has been appointed and before commencement of work.

7. Demolition Plan

This plan is to ensure that site demolition does not lead to unacceptable high levels of dust, noise, vibration or other adverse environmental effects.

The majority of demolition is to a small portion of blockwork wall. The successful contractor will be required to submit a Safe Work Method Statement for each area of demolition. A general method could be as follows:

Erect hoarding in conjunction with Club staff for demolitions.

Provide necessary and approved traffic arrangements and permits and provide safe access for staff and patrons through loading dock under.

Cap off any services related to the area of demolition

Carry out a preconstruction analysis

Complete a hazardous material survey, however due to the areas being recently built there is a very low chance of any hazardous materials being found.

Remove if found.

Commence demolition according with the SWMS. Any core holes or penetrations through slabs to be carried out in accordance with structural engineers approved methodology.

Demolition materials to be progressively removed from each of the works areas by loading into bins ready for transport.

8. Construction Method Statement

The construction sequence, programme and timing to be agreed with the Club. Contractor will be required to submit Construction Method statement for approval prior to commencement.

There will be minimal structural alteration. New structural steel will need to be installed for new glazing and airlock. Majority of work will be related to services and finishes.

The total construction period is estimated at 3 weeks.

Waste Management Plan

1. Existing building.

The existing building is a masonry and a combination of masonry and metal roof construction. A section of masonry Façade is being removed and replaced with decorative louvres.

2. Brief Description of proposed New Works

- Demolition of existing blockwork and FC lined façade
- Installation of louvered opening to provide fresh air and solar access to staff on their breaks.

3. Demolition

An agreed work method statement will be required from the successful contractor prior to work commencing.

Area will be inspected to possible hazardous materials prior to demolition but as the majority of materials to be demolished are new or natural material it is highly unlikely that any will be found.

Generally and where practical all materials will be recycled or sold to scrap yards for recycling.

General Waste will be sent to an approved landfill site.

4. Excavation

Nil

5. Construction

Large dump bins will be used on site to take mixed waste from site by contractors with their own recycling, sorting and landfill areas.

Packaging on site will be separated and returned to the supplier where practical.

Paper and cardboard will be stored and collected in appropriate bins.

Please note head contractor and demolition subcontractor have not been appointed, it will be up to them to confirm recycling and landfill sites once the contract has been awarded.

6. Estimated quantities of demolition and construction materials.

Material	Waste Estimate volume or Area	On-site reuse or recycling method	Offsite recycling	Offsite disposal
Existing Blockwork wall & Fibre Cement sheeting	5m3		Recycling facility	