

**Proposed Alterations and Additions to
The Existing Freshwater Surf Life Saving
Club Building
Construction Management Report**

23-25 17 March 2023

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Document control

Rev No	Date	Revision details	Approved	Verified	Prepared
A	15.03.2023	Issue for Review	JC		JC
B	17.03.23	Re-Issued for Review	JC		JC

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1.0 Introduction

Alterations and additions are proposed to the existing Freshwater Surf Life Saving Club building – hereafter referred to as ‘The Site’.

This Construction Management Report (CMR) has been prepared for the management of proposed works to be undertaken for the Site located at Freshwater Beach, Moore Road, Freshwater. This CMR is to address the impact of the construction works associated with the development and surrounding environment and community. The CMR outlines the procedures that are intended to be implemented to manage construction activities ensuring that unacceptable high levels of environmental or community disturbance do not occur throughout the duration of the works.

Additionally, the CMR aims to ensure that appropriate measures have been considered for the site access, egress, storage, and the operation of the site during all phases of the construction process in a manner that respects adjoining owner’s property rights, maintains public safety, minimises disruption to pedestrians and vehicular traffic within this locality and protects services.

2.0 The Site

The existing site is occupied by a three-storey building comprising of the Freshwater Surf Lifesaving Club and associated storage/public amenities, and a café. The Site is located within the Northern Beaches Council (LGA). Refer to Figure 1 for the site location.



Figure 1: Site Location

3.0 Proposed Development

The development involves:

- To the existing 1935 building
 - refurbishment of and improvements to the existing internal and external building fabric.
 - extension of the existing Level 2 decking.
- To the 1986 Clubhouse extension
 - Level 1 - expansion of the existing basement storage area.
 - Level 2 - removal of existing public changerooms and amenities, increase in size recreation hall, provision of a restaurant and café, and new toilet facilities for use in conjunction with the clubhouse public spaces.
 - Level 3 - new training rooms, gymnasium, and refurbished Caretaker's Apartment.
 - Installation of a new roof, a passenger lift serving all three levels and other alterations to provide equitable access.
- Existing 2009 Clubhouse Entry and Heritage Room
 - Demolition of existing structure and construction of a new infill building to provide a new club entry along with a multi-purpose hall, a double height space to be used for functions and exhibitions, including as a Museum of Surf in the northern beaches of Australia.

Refer to Figure 2 for the proposed floor plan.

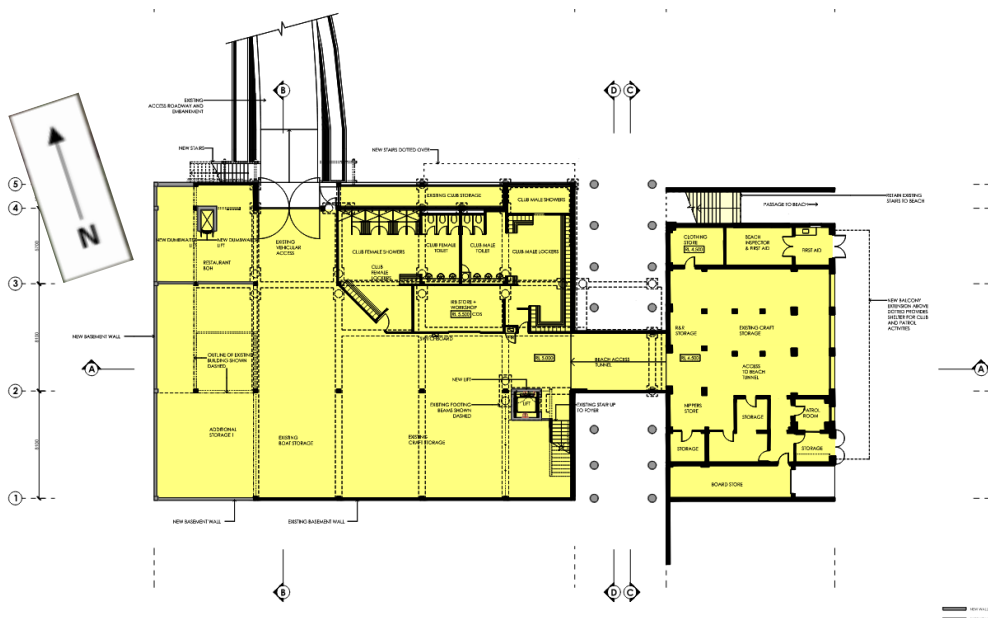


Figure 2: Proposed Level 1 Layout

(SOURCE DOCUMENT Bonus + Associate – Drawing DA 207 with Revision P1 Dated 09.12.2022).

4.0 Staging of Works

The general staging and sequencing of works is outlined below:

- Site Establishment (setup work zone, mobilise fence, signage, plant, establish amenities, etc).
- Service disconnection.
- Removal of any hazardous material within the building.
- Soft strip works.
- Demolish structures using demolition techniques, including the development of general Work Method Statements and Job hazard Analysis.
- Process scrap materials and GSW (General Solid Waste) in the designated processing areas.
- Progressive material segregation to clearly labelled stockpiles.
- Processing and loadout
- Tidy demolition areas.

Note: The sequence/methodology is an ongoing planning process during development of the construction works. Outcomes may change and will be management by the contractor.

5.0 Site Establishment

Prior to any works commencing on The Site, a 1.8m high temporary chain wire fence shall be erected around the site as shown on the indicative construction site layout plan shown in Figure 3 below, with shade cloth and sediment barriers as required. Worker amenities and site sheds shall be erected by the Contractor as required and as shown on indicative construction site layout plan.

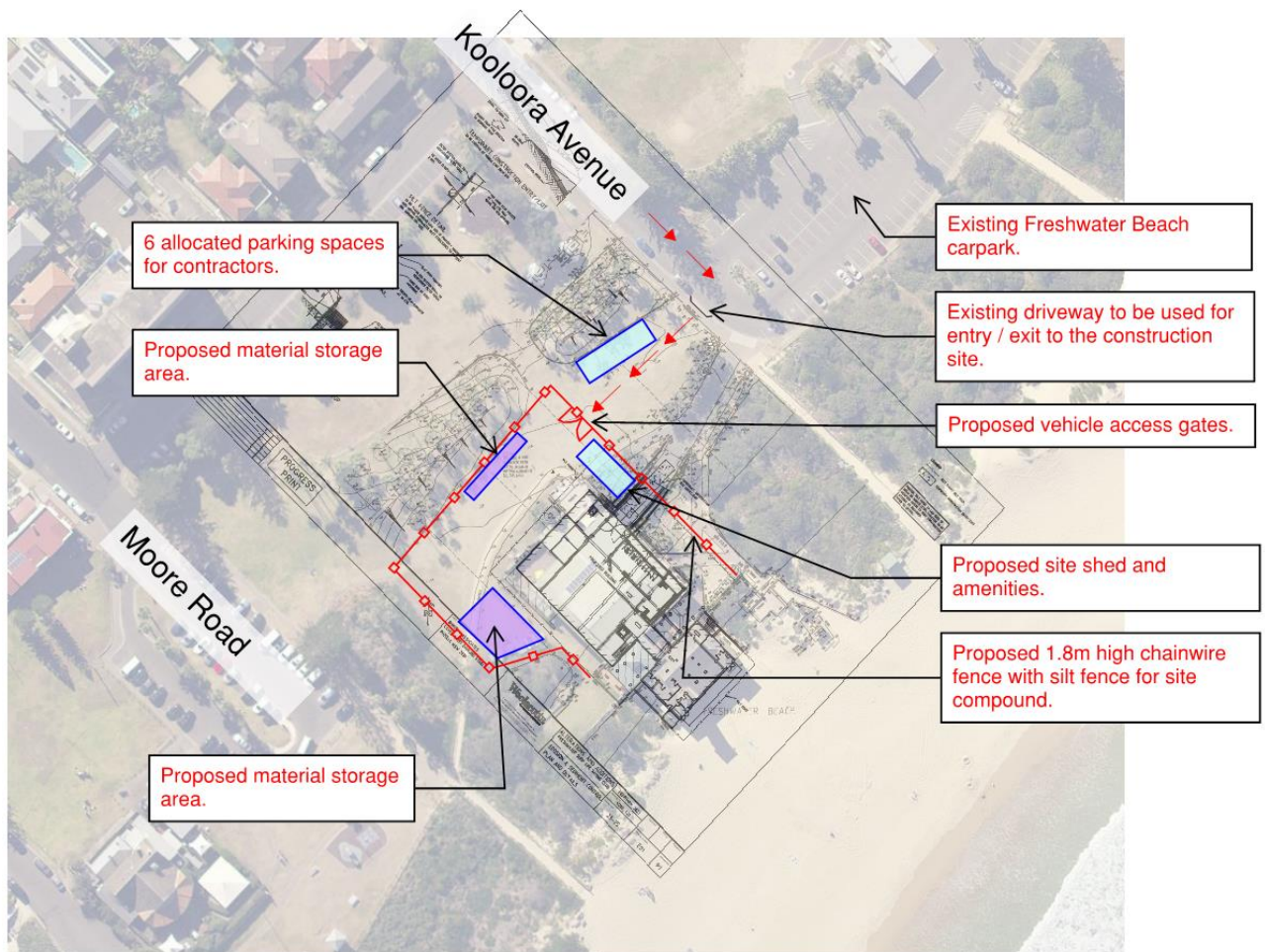


Figure 3: Indicative Construction Site Layout Plan

5.1 Soil and Water Management (Erosion and Sediment Control)

Erosion and sediment control measures will be provided during construction in accordance with the “Blue Book” (*Managing Urban Stormwater – Soils and Construction 4th Edition*). Measures to be provided include:

- Silt fences on the low side of the site.
- Construction entry/exit.
- Silt traps at Council pits.

For details refer Appendix A for Erosion and Sediment Control Plan drawing 23-25_ES1.

5.2 Tree Protection

Prior to any construction works, temporary fencing is to be installed around all the trees that are to be retained. The fencing will remain in place until the completion of works.

6.0 Demolition

The demolition contractor must submit a Safe Work Method statement prior to commencing works on site which is to outline all safety procedures for works proposed to be undertaken.

Additionally, the demolition contractor is to have demonstrated significant experience for works of a similar nature. The demolition is to occur in line with the conditions of Development Approval (once received).

7.0 Construction Access and Traffic Management

7.1 Construction Access and Haulage Routes

It is proposed that the majority of construction access will be from Kooloora Avenue through the existing driveway at the north-east corner of the site (at the southern corner of the existing freshwater Beach Carpark). An 'A' Class hoarding will be erected around The Site and a set of gates provided at the driveway entry. Once the installation of fences around trees and site clearing are completed, the grassed area in front of the building, and at the western side of the building, will be used for contractor's facilities and storage of equipment and materials.

The existing on-road parking either side of the existing driveway, may need to be temporarily removed to ensure construction vehicles can manoeuvre in and out of the site. No additional traffic management arrangements are proposed for these movements.

7.2 Parking Area

A temporary parking area within a portion of the grassed area at the front of the building will be allocated for construction employees. The surface area will be made good as temporary car parking and 'Parking for Construction Workers Only' signs will be erected in the area. The estimated capacity of the temporary car parking is 10.

7.3 Work Zone

It is proposed to establish a work zone within the site to facilitate construction. This work zone will incorporate the contractor's facilities and storage of equipment and materials as outlined in section 7.1 above, and also be used for parking of concrete trucks and concrete pumps etc.

An application will be made by the Builder to Council for this work zone.

7.4 Pedestrian and Traffic Management

Generally, all movements into and out of the site are in a forward direction and will not require specific traffic management measures. However, traffic management company staff will control traffic with 'Stop/Slow' signs to facilitate movements of large vehicles into and out of the site.

The contractor shall ensure that pedestrian movements around the site is at all times accessible to the public and not obstructed by any of the works on site.

7.5 Crane Location

The Builder may not require a permanent site crane on this project. However, this will need to be confirmed by the Builder and council will be notified.

7.7 Storage of Materials

Materials will generally be stored in the grassed area in front of the new building.

Any excavated material will likely be loaded directly onto trucks and transported off site via Kooloora Avenue, rather than be stored on site.

8.0 Construction Program

8.1 Stages of Construction

The order of construction works are summarised as follows:

1. Installation of fences around trees that are going to be retained, sediment and erosion fences and site fences as required.
2. Diversion of water supply pipes that are under the building footprint.
3. Construction of stormwater drainage system for the building.
4. Construction of the building works.
5. Installation of utility services for the building.
6. Construction of pavements and landscaping works.
7. Site works zone and temporary fencing / hoarding decommissioning.

8.2 Duration of Construction

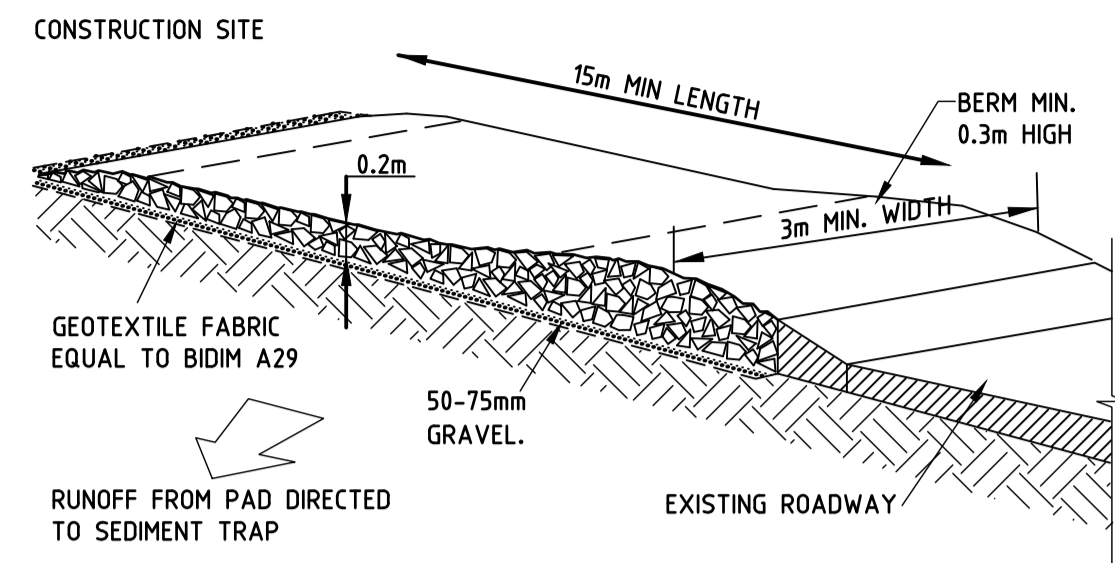
The duration of construction will need to be confirmed by the builder. However, it is anticipated that for the scale of works proposed, the construction period is likely to be approximately 8-12 months.

Appendix A

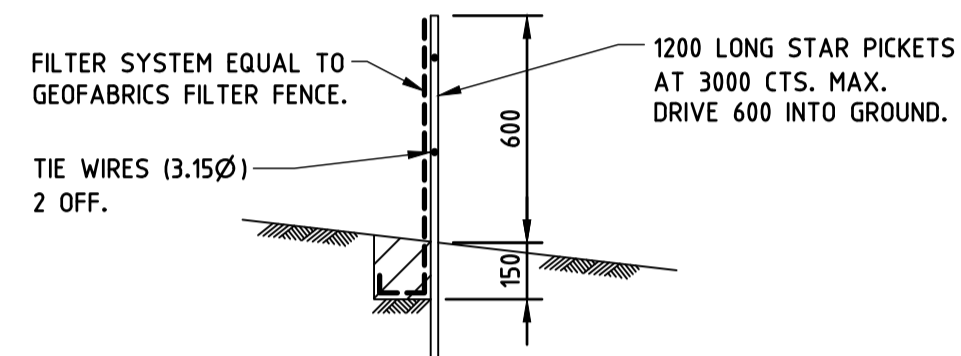
Erosion and Sediment Control Plan

	SILT FENCE/ SILT TRAP.
	TEMPORARY CONSTRUCTION ENTRY/EXIT

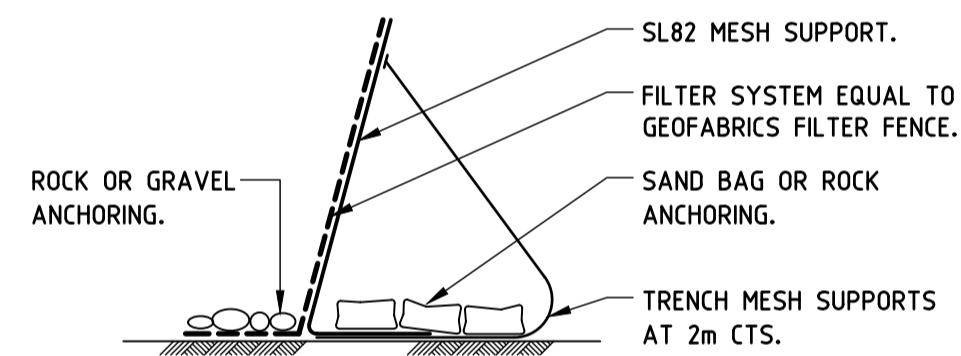
PROVIDE SILT FENCE TO LOW SIDE OF AREA OF WORKS (TYP). LOCATION TO BE ADAPTED ONSITE TO SUIT CONSTRUCTION STAGING AS REQUIRED. REFER TO DETAIL.



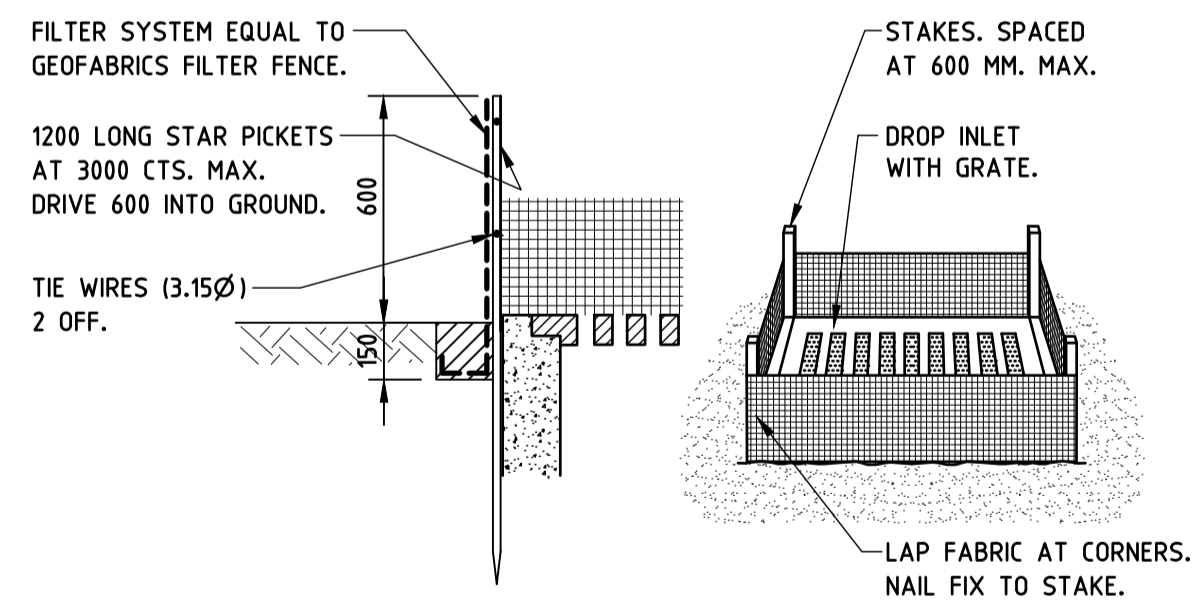
TEMPORARY CONSTRUCTION ENTRY/EXIT
TO BE LOCATED AT VEHICLE EXIT FROM SITE



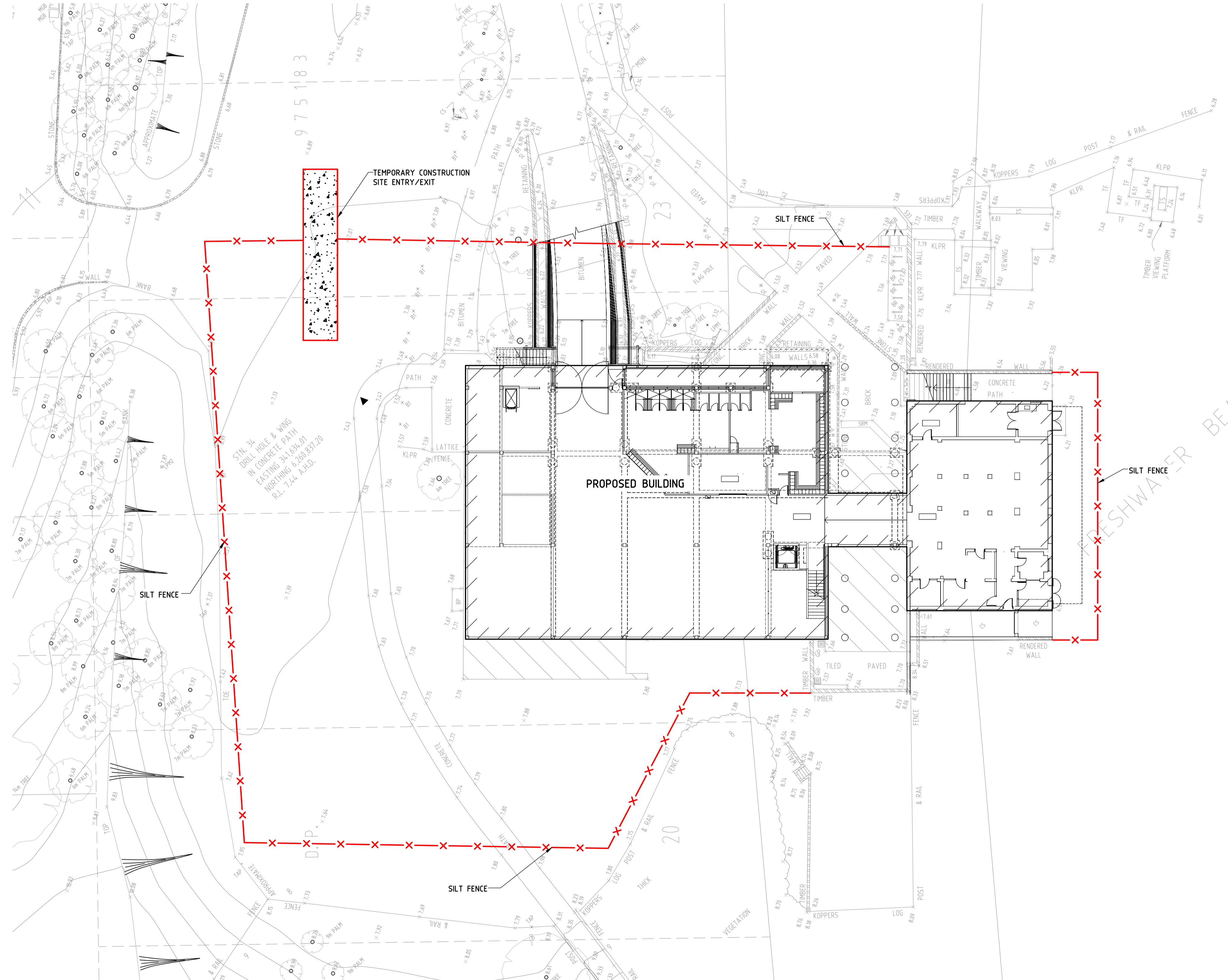
SILT FENCE DETAIL
TO BE PLACED AROUND LOW SIDE OF PROPERTY BOUNDARY AND AROUND STORMWATER INLET STRUCTURES TO PREVENT SOIL WASHING OFF SITE.



SILT FENCE DETAIL.
NTS

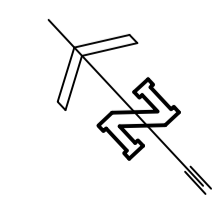


GEOTEXTILE FILTER FABRIC DROP INLET SEDIMENT TRAP.



No.	Date	Description	Ver.	Appr.
P1	22.02.23	DRAFT ISSUE		

PROGRESS PRINT



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ALTERATIONS AND ADDITIONS
FRESHWATER SURF LIFE SAVING CLUB
EROSION & SEDIMENT CONTROL
PLAN AND DETAILS

Date	FEBRUARY 2023	Approved	Verified	Prepared
Scale	@ A1 1:200, 1:20			
Job number	23-25	Drawing number	ES1	Amendment
				P1