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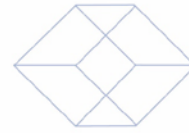
CONSTRUCTION METHODOLOGY PLAN

FOR

41 Upper Clifford Avenue Fairlight

engineering, design & construction





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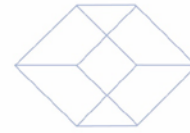
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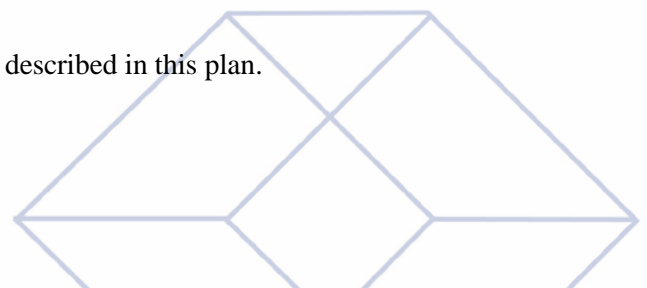
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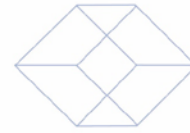




1.0 EXECUTIVE SUMMARY

- The property comprises Lot 1 in DP 3742, 41 Upper Clifford Avenue Fairlight and has two street frontages namely, Upper Clifford Avenue and Lauderdale Avenue.
- Due to non-site access for trucks all trucks will be loaded and unloaded from Upper Clifford Avenue in approved Council Works Zone.
- Council property is to be protected, maintained and kept in a safe condition for use by the public at all times.
- We are to protect and maintain the streetscape.
- Temporary site accommodation will be in accordance to the requirements of Safework NSW and authority approvals. The location will be ontop of the Class B hoarding shown in Appendix 3.
- Off-site fabrication will be maximized due to the limited, on site storage.
- The site will be segregated from the public at all times by temporary fences and hoardings.
- Safety and security fencing and hoardings are required to meet the requirements of Safework NSW.
- The construction of the works will comply with the requirements set by Northern Beaches Council.
- Working hours will be in accordance with the future DA approved conditions.
- We will comply with the construction noise and vibration criteria tabled within this plan.
- We will monitor construction noise.
- A Dust Management Plan shall be implemented and managed as stated in section 3.4.
- We will be responsible for maintaining the site and adjoining areas in full compliance with the current Work Health and Safety Regulation 2017.
- Community information procedures are to be implemented including letterbox drops, newspaper advertisements and a good neighbor policy is to be adopted.
- Before work commences a comprehensive photographic survey and written dilapidation report on adjoining properties and Council's footpaths, kerbs and roads surrounding the site will be provided.
- We are to reinstate the areas used for site accommodation and materials handling at the end of the project to a condition, similar to that when we obtained possession of site. This will include removal of all hoardings, temporary pipes, cables, lights, switchboards, buildings, fencing and signage or any other element used during the construction of the site. Damage to Council's footpaths, kerbs or roadways or to adjoining properties caused by building works carried out on the subject site will be made good.
- Complaint handling procedures are to be put in place as described in this plan.





2.0 THE SITE

The property is located at 41 Upper Clifford Avenue Fairlight and, also has frontage to Lauderdale Avenue.

The site is a rectangular shaped residential lot with a plan area of approximately 770m². It is located on a south facing hill which slopes towards Lauderdale Avenue. The ground surface within the site falls north to south from approximately RL 59.39 to RL 39.77 relative to Australian Height Datum, giving an average slope of approximately 20 to 25 degrees.

Currently, pedestrian access along the Council footpath will be maintained at all times. Council property is to be protected by us and public footpaths surrounding the site are to be maintained and kept in a safe condition for use by the public at all times. When pedestrian access needs to be closed on a temporary basis, a safe alternative route will be arranged.

In all other respects, the streetscapes including any existing trees are to be maintained.

2.1 SITE PLAN

The site will be set out as follows (please refer to the attached drawing DA-01 (Appendix 3))

Site security: Class A hoarding to be erected along the site boundaries to secure the site. Existing boundary fencing will be examined and repaired where needed to maintain a secure boundary. Class B hoarding to be erected along Upper Clifford Avenue frontage. Class A hoarding consisting of concrete jersey kerbs at the base to prevent any loose boulders falling onto Lauderdale Avenue.

Site Accommodation: Site office, toilet block and lunchroom to be placed on the Class B hoarding erected on Upper Clifford Avenue until the completion of the project.

Location of signage: Builders signage is to be located on both the Class A & B hoardings along the front of the site, approximately in the centre.

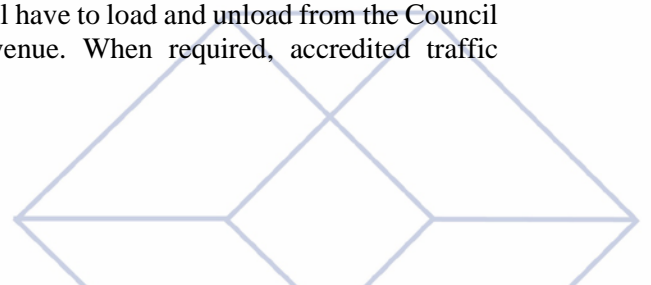
Location of stockpiles: Stockpiles of excavated material will be located in the centre of the site as excavation works are completed.

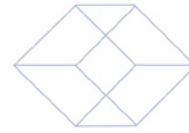
Location of vehicles and equipment: Vehicles will be parked on the surrounding streets until the completion of the project. Due to the small nature of the project, the number of workers will be minimal, and carpooling will be encouraged.

Equipment will be stored in the storage container provided on site.

Sediment control devices: We will erect a sediment control fence along the entire boundary to prevent the loss of any sediment from our site. In conjunction, we will use sandbags or hay bales where required;

Truck access: Due to site topography, all trucks will have to load and unload from the Council approved Works Zone along Upper Clifford Avenue. When required, accredited traffic controller will handle pedestrian management.





3.0 ENVIRONMENTAL CONDITIONS

The construction of the works will comply with the requirements set by Northern Beaches Council. The intent is to deliver the project in the shortest possible time through the effective management of the works whilst ensuring that noise and environmental management is maintained in accordance with consent conditions and legislation.

3.1 WORKING HOURS

All construction work associated with this development shall be carried out in accordance with Councils future conditions of consent.

1. Demolition Works (duration 4 weeks)

Monday to Fridays: 8:00am – 5:00pm (assumed)
Saturdays, Sundays and Public Holidays: Not Permitted

2. Excavation Works (duration 12 weeks)

Monday to Fridays: 8:00am – 5:00pm (assumed)
Saturdays, Sundays and Public Holidays: Not Permitted

3. Construction Works (duration 52 weeks)

Monday to Fridays: 7:00am – 5:00pm (assumed)
Saturdays: 8:00am – 1:00pm (assumed)
Sundays and Public Holidays: Not Permitted

3.2 NOISE AND VIBRATION

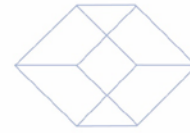
Noise and ground borne vibration will be generated during construction of the building. In particular, both noise and vibration will be at their greatest during the excavation stage.

Noise

In accordance with the policy of the Department of Environment & Conservation (DEC), a residential noise objective has been set at residential boundaries. The objective is the background noise level ($L_{A90,15min}$) +5dBA.

All reasonable and feasible noise mitigation measures will be implemented where noise levels are expected to exceed the objective.





Vibration

To avoid damage to nearby buildings, vibration levels will be controlled so as not to exceed:

- 10mm/s on the foundations of residential buildings;
- 3mm/s on the foundations of heritage buildings or sensitive structures.

These vibration limits have been taken from British Standard 7385:1992.

In addition, a residential vibration objective has been set as applying on the floor of residential buildings as being the level relating to *low probability of adverse comment* in accordance with British Standard 6472:1992. All reasonable and feasible vibration mitigation measures will be implemented where vibration levels are expected to exceed this level.

3.3 LIAISON

We will liaise with potentially affected neighbours, including residents and occupiers of the adjacent houses. Advice will be provided including:

- A construction program and likely periods of noise and vibration generation;

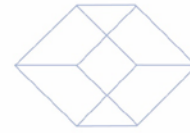
Complaint handling procedures will be developed, to ensure that all valid complaints are investigated and reported upon. Refer to appendix 1 and 2.

3.4 DUST MANAGEMENT

The largest amount of dust will be produced during the excavation phases. To ensure that construction activities do not lead to the generation of unacceptably high levels of dust or other air pollution, the following procedures will be undertaken;

1. All construction plant, equipment and vehicles are to be properly maintained and operated so as to alleviate excessive exhaust emissions;
2. Waste loads leaving the site are to be covered at all times;
3. A 150mm bed of aggregate will be laid at the north western corner of the site to act as a wash down bay for the removal of loose material from all vehicles before they enter the road reserve;
4. All dust generating activities are to cease during high wind conditions unless, such operations can be controlled by localised watering or other control means;
5. The burning of waste materials and the lighting of fires will be strictly prohibited on the site at all times;
6. Continual visual monitoring of the site will be undertaken by site management to ensure that works do not generate unacceptably high levels of dust;
7. Wherever practical, materials and processes that are non-toxic will be employed to minimise possible harmful affects to air quality;
8. Wherever practical, any ozone depleting gases in building services installations will be removed prior to deconstruction works.





3.5 WASTE MANAGEMENT

During these construction works at 41 Upper Clifford Avenue Fairlight, we shall minimise the disposal of construction waste wherever possible. We will do this by implementing the following methods.

Materials Selection & Ordering:

1. Selection of materials will be undertaken by architectural designers;
2. Materials requirements are to be accurately calculated to minimize waste from over ordering;
3. Materials ordering process is to aim minimization of materials packaging;
4. Material Safety Data Sheets (MSDS) are to accompany all materials delivered to site, where required, to ensure that safe handling and storage procedures are implemented.

4.0 WH & S and FIRE SAFETY

The entire site will be maintained in full compliance with the Work Health and Safety Regulation 2017.

As seen in Appendix 3, there is a designated evacuation area located in the north eastern corner in case of fire and/or emergency.

4.1 CONTRACTOR INDUCTION PROCEDURE

All personnel working on site are required to hold a current OH&S GENERAL INDUCTION CARD. Each person is then to be site inducted before commencing any works and given security access passes to ensure they can be identified when moving around the site and that they have completed a site induction.

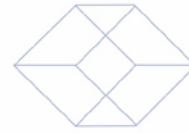
5.0 COMMUNITY INFORMATION

A letterbox drop to residents in the immediate area of the site will be undertaken before the commencement of construction works. This advice will indicate the type of work to be undertaken and the time frame for the works as well as advice of a contact name and telephone number for the lodgement of complaints pertaining to the construction works.

By its very nature, the construction process will at times create inconvenience in the form of noise, vibration, dust and congestion. The Construction Methodology Plan is a dynamic tool that will be monitored and reviewed to ensure that its operation and function fulfil our obligations.

If the construction process is to proceed without undue interruption, it will be essential that these problems be acknowledged. An effective good neighbour policy will be established to avoid potential aggravation.





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6.0 COMPLAINT HANDLING PROCEDURE

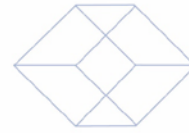
A complaints contact number will be displayed at the site entrances. A contact officer will be appointed to register, address and respond to complaints. Generally, construction complaints will be directed to the site Construction Manager.

The following procedures will be implemented:

- a) All complaints will be recorded on the attached complaints form (see appendix 1).
- b) Complaint forms will be registered in an overall register of complaints.
- c) Each complaint will be addressed by investigation and the result of the investigation will be recorded on the complaint form.
- d) The result of the investigation will be relayed to the complainant.

See Appendix 1 overleaf for process flowchart.

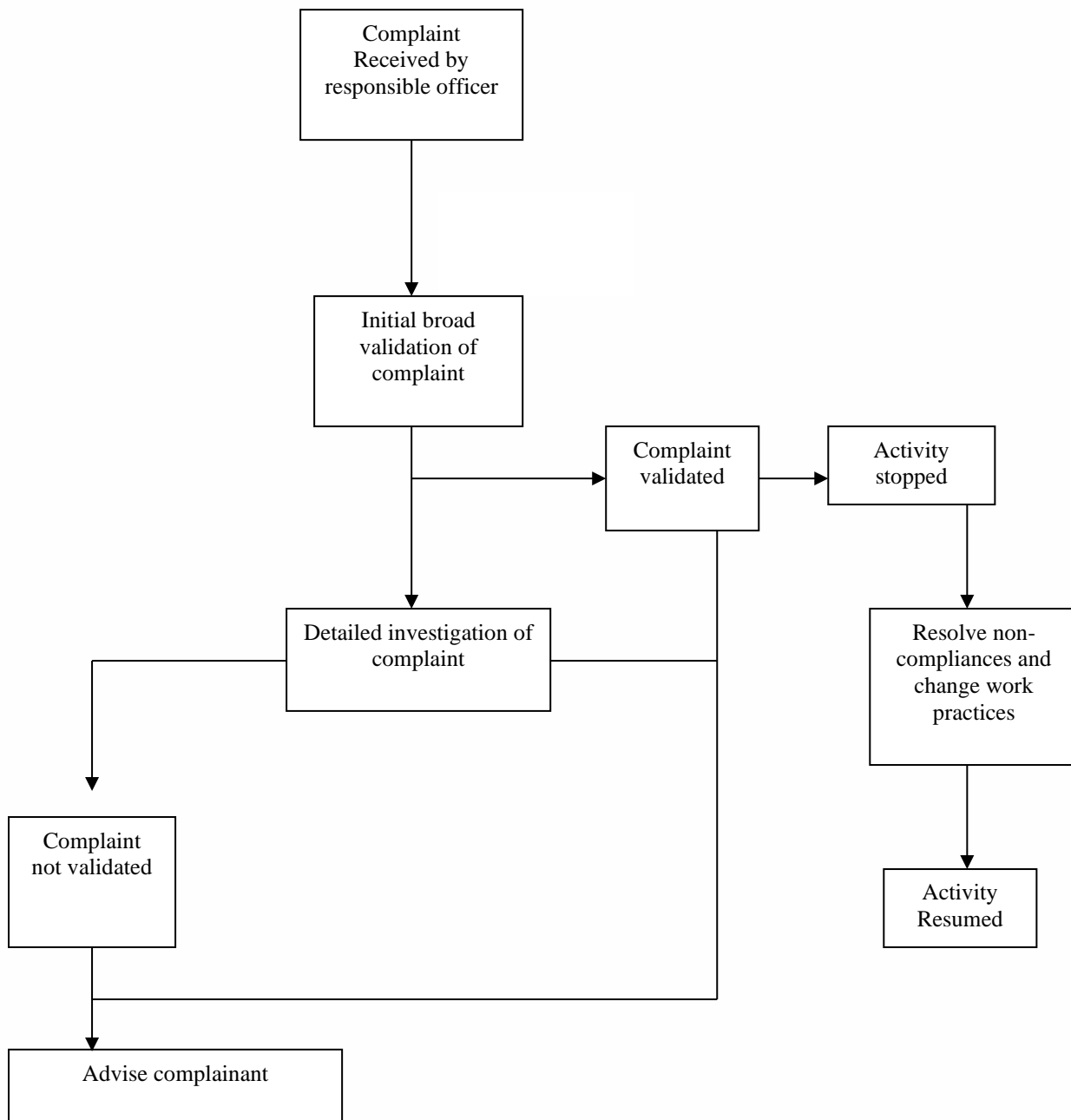




7.0 APPENDICES

APPENDIX 1

Complaint Handling Process Flowchart



APPENDIX 2

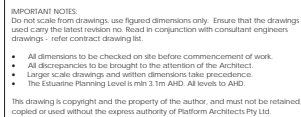


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COMPLAINT FORM					
Date/Time:		Received by (tick a box)	Phone <input type="checkbox"/>	Written <input type="checkbox"/>	In person <input type="checkbox"/>
Complainant's Details					
Name					
Address:					
Telephone Numbers:	Home		Work		
COMPLAINT DETAILS					
<p>Description of complaint, date/time, location of plant/equipment/activity that caused the complaint (if known), identification of location of receiver when the noise/vibration was experienced:</p> <p>.....</p> <p>.....</p> <p>.....</p>					
INVESTIGATIONS					
<p>Identify Contractor responsible on site at the time of the identified complaint, source information regarding plant/equipment/activities that would most likely have caused the complaint:</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p>					
RESOLUTION					
<p>.....</p> <p>.....</p> <p>.....</p>					
Date:					
Complaint received by:					
Complaint address:					
Response sent to complainant:					
Further action:					





REV	DATE	DESCRIPTION	BY
B	2019.07.22	PRELIMINARY	OH
C	2019.07.31	PRELIMINARY	OH
C	2019.08.15	PRELIMINARY - LAYOUTS UPDATE	OH
D	2019.09.20	FOR PRELODGEEMENT MEETING	OH
E	Dec '19	CONSULTANT COORDINATION	OH
F	Jan '19	DESIGN REVIEW	OH

platform
ARCHITECTS

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normalized architect@bride-cough.org.au 8080

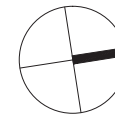
PROJECT DETAILS

DUAL OCCUPANCY AND TWO SEMI-DETACHED DWELLINGS
WITH BASEMENT CARPARKING:

41 UPPER CLIFFORD AVE
FAIRLIGHT NSW 2094

CLIENT

CARL OSCAR PETERSON AND HEATON FAMILY INVESTMENTS PTY LTD
643 MILITARY ROAD MOSMAN NSW 2088



SCALE	STATUS	NUMBER
1:100 @A3	DA	01

PROJECT
JCS
REVISION
F
(PRELIM)