

SITE ANALYSIS / CONSTRUCTION MANAGEMENT PLAN

OBJECTIVES

TO ENSURE THAT NECESSARY MEASURES ARE EMPLOYED ON THE SITE THAT PROTECT BOTH THE NEIGHBOURHOOD AMENITY AND THE SURROUNDING ENVIRONMENT AND MINIMISE SITE DEGRADATION. THE RECYCLING OF MATERIALS WILL REDUCE TIPPING COSTS.

RESPONSIBILITY

THE CONTRACTOR WILL BE RESPONSIBLE AND LIABLE FOR ALL WORKS CARRIED OUT ON THE SITE. THIS INCLUDES ASSUMING RESPONSIBILITY FOR THE ACTIONS OF ALL THE SUBCONTRACTORS AS WELL AS ADVISING THEM OF COUNCIL'S REQUIREMENTS WHEN CARRYING OUT THE WORK.

IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO HAVE VIEWED ALL APPROVED PLANS PRIOR TO THE COMMENCEMENT OF DEMOLITION, EARTHWORKS AND CONSTRUCTION WORKS.

COUNCIL PROPERTY

COUNCIL PROPERTY IS NOT TO BE USED FOR CONSTRUCTION OR STORAGE ACTIVITIES UNLESS PRIOR WRITTEN APPROVAL HAS BEEN OBTAINED. COUNCIL PROPERTY IS NOT TO BE DAMAGED AND IS TO BE KEPT IN A CLEAN, SAFE AND FUNCTIONAL CONDITION BEFORE, DURING AND ON COMPLETION OF THE WORKS.

SHOULD ANY COUNCIL PROPERTY INCLUDING FOOTPATHS BE INADVERTENTLY DAMAGED AS A RESULT OF THE WORKS, COUNCIL MUST BE NOTIFIED IMMEDIATELY.

HAZARDOUS MATERIALS

ASBESTOS CEMENT SHEETING IF ENCOUNTERED IS TO BE WRAPPED TIGHTLY IN PLASTIC TO COMPLY WITH THE AUSTRALIAN STANDARD AND WORK COVER AUTHORITIES REQUIREMENTS AND TAKEN TO AN APPROVED LANDFILL TIP.

BUILDING MATERIAL STOCKPILE

AT NO TIME MAY BUILDING MATERIALS OR STOCKPILES BE SITUATED ON A PUBLIC RESERVE, ROAD GUTTER OR FOOTPATH. THIS INCLUDES BUILDING OR DEMOLITION MATERIAL, WASTE CONTAINERS, PORTABLE SHEDS, PORTABLE TOILETS AND THE LIKE.

ALL BUILDING MATERIALS ARE TO BE STORED WITHIN THE SEDIMENT FENCE ENVELOPE OF THE SUBJECT SITE. ALL LOOSE MATERIAL TO BE COVERED WITH TARPULINS. A SUFFICIENT AREA MUST BE ALLOCATED WITHIN THE SITE FOR SUCH STORAGE OF BUILDING MATERIALS, DEMOLITION WASTE, WASTE CONTAINERS ETC. AS REQUIRED. THE FEASIBILITY OF THE NOMINATED SITE FOR THE STOCKPILE MUST BE CONFIRMED PRIOR TO COMMENCEMENT.

DUST CONTROL

APPROPRIATE METHODS ARE TO BE USED TO PREVENT WIND BLOWN DUST CREATING AN UNACCEPTABLE HAZARD OR NUISANCE ON THE SITE OR ADJOINING PROPERTIES. WHERE DUST IS CREATED AS A RESULT OF THE WORKS OR SOIL EXPOSURE, THE BARE SOIL AREAS ARE TO BE WATERED DURING THE DAY AND AT THE END OF DAY TO LAY THE DUST. AVOID EARTH MOVING ACTIVITIES WHEN THE WIND IS STRONG ENOUGH TO RAISE VISIBLE DUST.

CONTAINMENT OF SITE WASTE

BUILDING MATERIALS MUST NOT BE BURIED ON SITE. DEMOLITION WASTE RESULTING FROM THE WORKS IS NOT TO BE STORED ON FOOTPATHS, STREET GUTTERS OR ROADWAYS ETC. ALL WASTE TO BE PLACED IN RUBBISH SKIPS OR CONTAINERS FOR COLLECTION.

VEHICLE MOVEMENTS

ALL VEHICLES VISITING THE SITE ARE TO COMPLY WITH THE PARKING REGULATIONS IN THE AREA. ALL VEHICLES ARE TO BE WASHED DOWN BEFORE LEAVING THE SITE. ALL POLLUTED WATERS ARE TO REMAIN ON SITE FOR TREATMENT. ALL TRUCKS AND UTILITIES MUST COVER THEIR LOADS. NO VEHICLE VISITING THE SITE IS TO IMPEDE LOCAL AREA TRAFFIC FLOWS. A LICENSED PERSON WILL DIRECT TRAFFIC AND PEDESTRIANS WHEN TRUCKS ENTER THE SITE.

STORMWATER DRAINAGE NOTE

THE EXISTING STORMWATER DRAINAGE SYSTEM TO BE RENEWED IF DIRECTED BY LICENSED PLUMBER AND ERECTED IN ACCORDANCE WITH CLAUSE F1.1 OF VOLUME 1 AND PART 3.1.2 OF VOLUME 2 OF THE BCA PROVIDE THAT STORMWATER DRAINAGE COMPLYING WITH AS/NZS 3500.3 PLUMBING AND DRAINAGE - PART 3: STORMWATER IS DEEMED TO SATISFY THE BCA. COUNCIL'S SPECIFICATIONS APPLY TO ALL WORKS IN ANY ROAD OR PUBLIC SPACE.

ALL ADDITIONAL ROOF WATER TO BE CONNECTED TO EXISTING STORMWATER SYSTEM & DISCHARGED TO RIGHT OF WAY VIA GRAVITY.

IMPERMEABLE AREA TO REMAIN AS EXISTING. O.S.D. NOT REQUIRED.

OPERATING HOURS

TO MINIMISE UNDUE LOSS OF AMENITY, HOURS OF WORK FOR DEMOLITION / EXCAVATION / CONSTRUCTION ARE TO BE RESTRICTED ABSOLUTELY TO THE HOURS INDICATED IN THE CONDITIONS OF CONSENT. NO PLANT OR MACHINERY MAY MOVE ON OR OFF THE SITE OUTSIDE OF RESTRICTED HOURS OF OPERATION.

LARGE EXCAVATION VEHICLES WAITING TO COMMENCE WORK MUST BE REMOTELY LOCATED FROM THE SITE SO AS NOT TO AFFECT THE LOCAL AMENITY. THE CONTRACTOR IS RESPONSIBLE FOR ANY CONTRAVENTION BY SUBCONTRACTORS OF THESE CONDITIONS.

ACCESS POINT

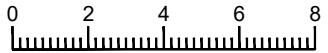
TO LIMIT DISTURBANCE TO THE SITE AND TRACKING OF MATERIAL ONTO THE STREET, ALL VEHICLES AND PLANT EQUIPMENT WILL USE A SINGLE ENTRY / EXIT POINT. A SEDIMENT CONTROL DEVICE IS TO BE PLACED AT THE SITE ACCESS POINT TO PREVENT SEDIMENT DEPOSITION ON ADJOINING ROADS. THE CONTRACTOR IS RESPONSIBLE TO REMOVE ANY MATERIAL DEPOSITED OFFSITE AS A RESULT OF SPILLAGE OR VEHICLE MOVEMENT. RESTORE AREA TO PREVIOUS STANDARD OR EQUAL.

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THIS PLAN IS TO BE READ IN CONJUNCTION WITH THE CONDITIONS OF DEVELOPMENT CONSENT

DA2019/1130

■ DENOTES LANDSCAPED AREA
TOTAL LANDSCAPED AREA = 166.8m² (36%)



AMENDMENTS		
DATE	BY	REVISION
05.08.19	A	GENERAL REVISION

THE WORK IS TO BE COMPLETED WITH THE BUILDING CODE OF AUSTRALIA, SAA CODES AND RELEVANT BY-LAWS.

THE BUILDING MANUFACTURER SHALL CHECK AND VERIFY ALL DIMENSIONS, RL, GROUND LINES AND CONSTRUCTION METHODS PRIOR TO COMMENCEMENT OF WORK.

PREFERENCES OF DIMENSIONED MEASUREMENTS TO BE TAKEN OVER SCALED MEASUREMENTS.

THESE DRAWINGS HAVE BEEN PREPARED BY CORONA PROJECTS AND REMAIN THE PROPERTY OF THE ABOVE NAMED PARTY. THESE DRAWINGS ARE NOT TO BE USED IN ANY WAY WITHOUT THE PERMISSION OF CORONA PROJECTS AND ARE SUBJECT TO COPYRIGHT LAWS.

A COPY OF THIS PLAN IS TO BE SUBMITTED BY THE PROPRIETOR TO THE WATERBOARD FOR APPROVAL AS REQUIRED BY THE LOCAL COUNCIL.

DESIGN INTENT ONLY. NOT FOR CONSTRUCTION.

Corona Projects

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 EMAIL: info@coronaprojects.com

DRAWING:
 SITE ANALYSIS / CONSTRUCTION MANAGEMENT PLAN

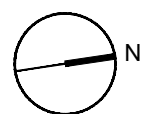
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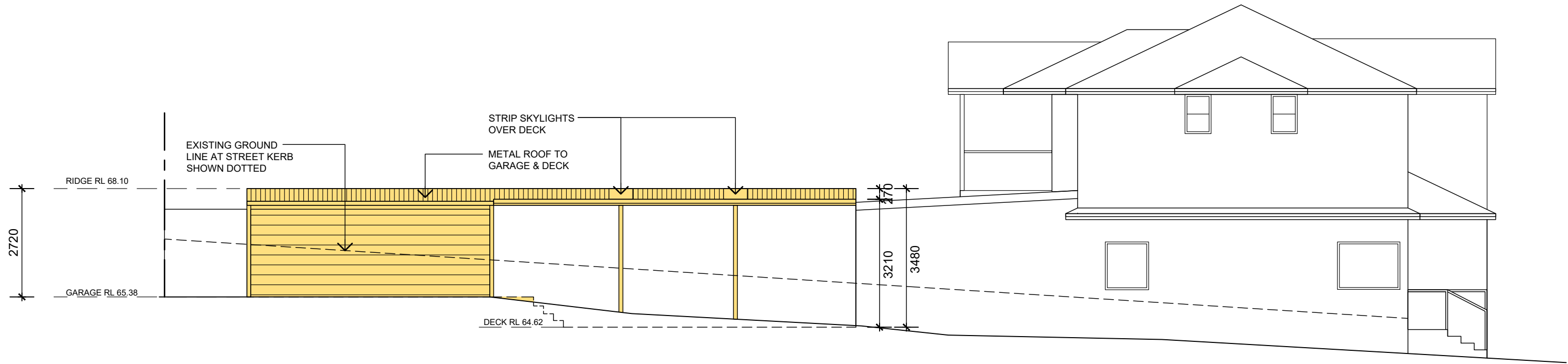
PROJECT:
 PROPOSED DOUBLE GARAGE & DECK

ADDRESS:
 28 WOODBINE STREET
 NORTH BALGOWLAH

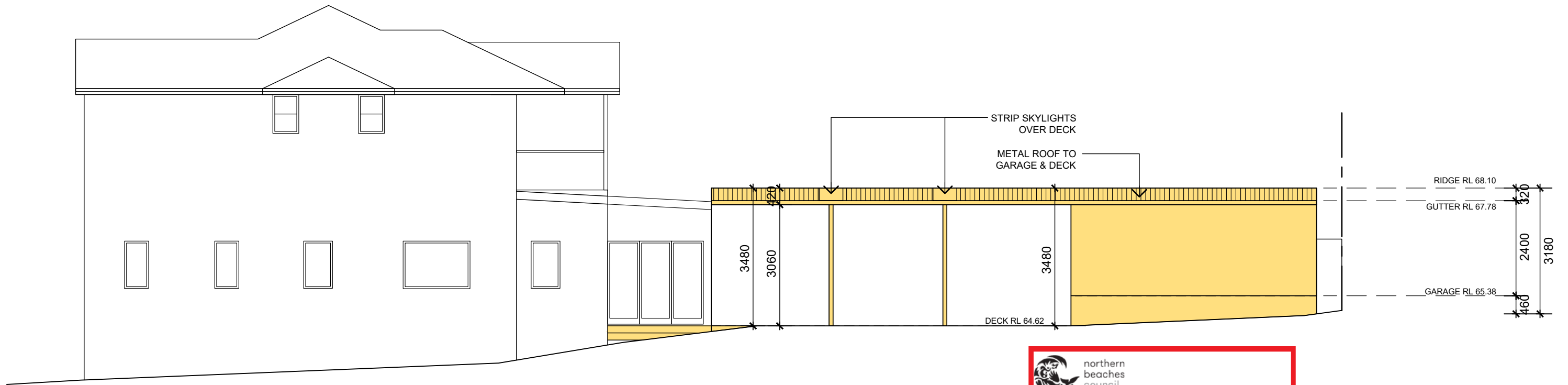
SHEET No:
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DATE:
 MAY 2019





WEST ELEVATION




EAST ELEVATION

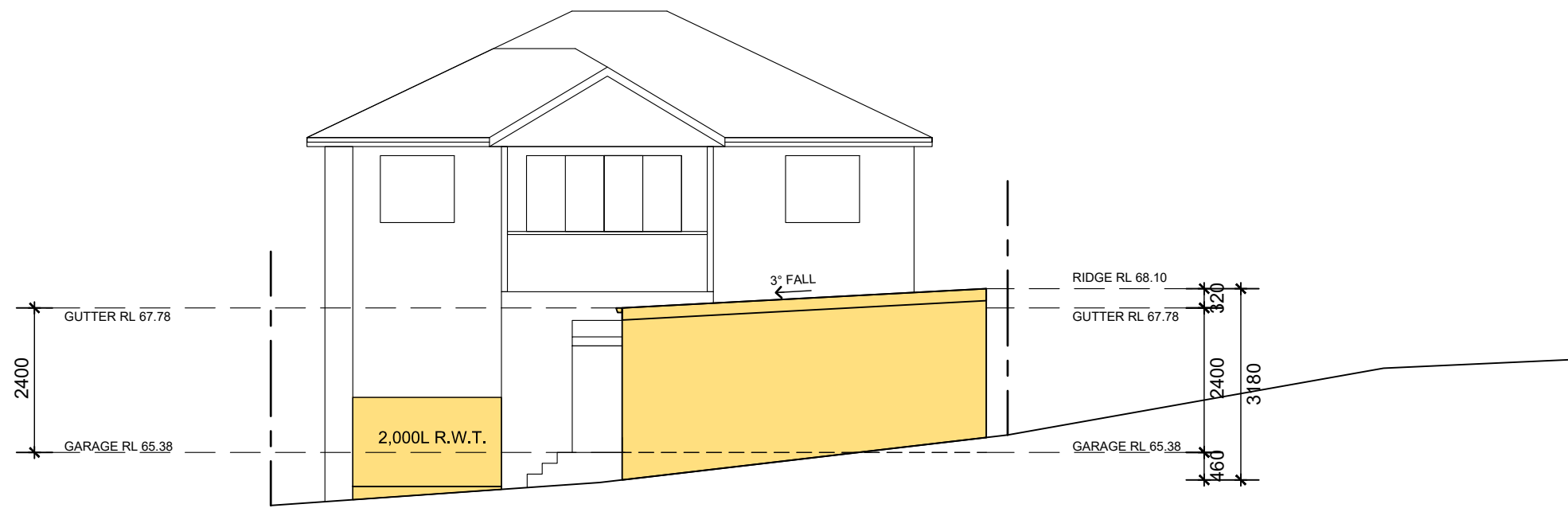

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CONSENT**

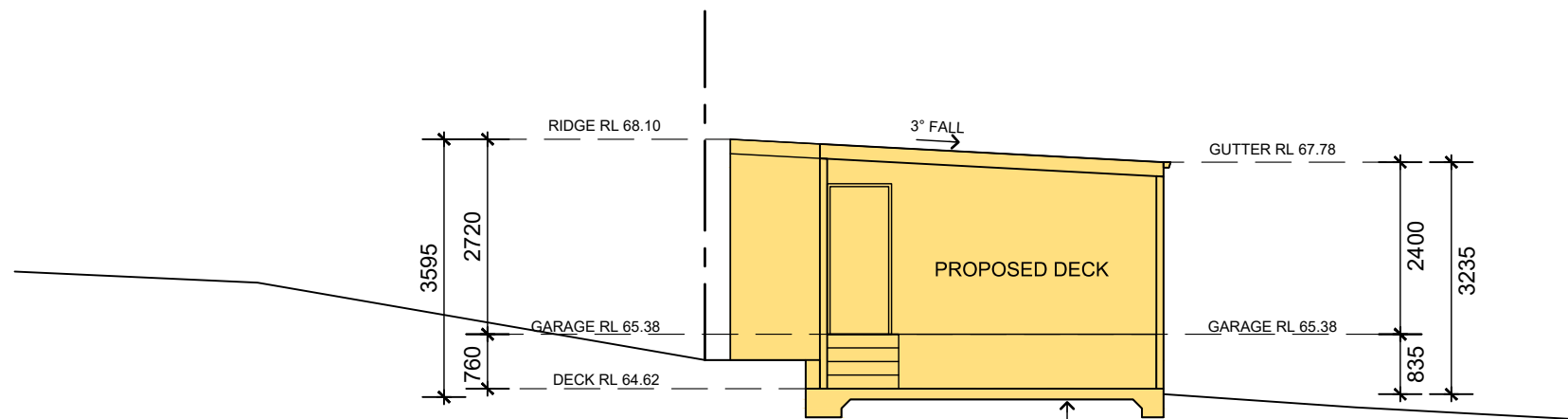
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05.08.19	A	GENERAL REVISION				SCALE: 1:100 @ A3	ADDRESS: 28 WOODBINE STREET NORTH BALGOWLAH



SOUTH ELEVATION



SECTION A - A

DECK FLOOR TO ENGINEERS DETAILS



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05.08.19	A	GENERAL REVISION			SCALE: 1:100 @ A3	ADDRESS: 28 WOODBINE STREET NORTH BALGOWLAH	DATE: MAY 2019