

# **Construction Methodology Plan**

**for the proposed new dwelling at 37 Florence Terrace,  
Scotland Island NSW 2105**

**Prepared for the applicant Chanda McClean**

**August 2021**

## **1. INTRODUCTION**

### **1.1 Purpose of Report**

This Construction Methodology Plan (CMP) has been prepared to outline a range of safety, health, traffic and environmental considerations for the purposes of lodging a development application for the site at 37 Florence Terrace, Scotland Island NSW 2105.

The CMP aims to:

- Outline key environmental matters associated with the construction of the proposed development;
- Guide compliance with relevant regulatory requirements;
- Suggest management procedures to achieve the above; and
- Recommend processes to guide the builder appointed to deliver the works.

### **1.2 Structure of the CMP**

The structure of the CMP comprises 4 key elements namely:

- Site details and contact information of relevant parties
- A Construction Traffic Management Plan (CTMP)
- A Construction Waste Management Plan
- Other environmental control measures

### **1.3 CMP Implementation**

This CMP will guide the project manager and builders responsible for the construction of the proposed development.

The document will provide details sufficient to understand, avoid, mitigate and remedy the potential environmental impacts of the project during construction.

## **2. SITE DETAILS AND CONTACT INFORMATION**

The subject site is identified as Lot 96 in DP 12749 at 37 Florence Terrace, Scotland Island NSW. The property is a steeply sloping allotment located on the north eastern shore of Pittwater. Contact details are provided below:

- *Engineer* – NB Consulting Engineers – 9984 7000
- *Owner* – Chanda McClean – 0432 659 622
- *Builder* – Legend Projects Pty Ltd – Craig Carless 0439 449 053
- *Private Certifier* – TBA
- *Emergency out of hours contact* – Craig Carless – 0439 449 053

### **3. CONSTRUCTION TRAFFIC MANAGEMENT PLAN (CTMP)**

This CTMP is developed in accordance with all other plans submitted to Council as part of this development proposal.

#### **3.1 Order of Works and arrangement of machines.**

Works to be carried out in the following order:

- Installation of new Wastewater management System.
- Construct new seawall at boundary.
- Excavation under house (existing footprint).
- Concrete basement slab.
- Framing and construction of dwelling.
- Alterations to existing dwelling.
- Demolition of existing self-contained Granny Flat.

#### **3.2 Site Plan**

A site plan forms part of this CTMP and will show the location of the following for all stages of development:

- Loading and unloading areas
- Waste and storage areas

#### **3.3 Access Arrangements and Obeying Directions**

All employees and contractors will access site via boat. The site has its own jetty. Materials and machinery will access the site via boat or barge when the tide is high enough to allow easy access and zero environmental harm during all stages of work.

The applicant and all employees of contractors on the site must obey direction or notice from the prescribed certifying authority or Northern Beaches Council.

#### **3.4 Excavated Material and Fill**

Throughout all stages the following will be adhered to with regards to excavated material and fill.

- No fill imported to site at any stage, unless required for the waste water system filtration.
- If fill is to be exported from site at any stage, barges will be loaded at waterfront during high tide and taken to Cargo Wharf at Church Point for loading into trucks for disposal at nominated tip.

#### **4. CONSTRUCTION WASTE MANAGEMENT PLAN**

A waste management plan was submitted with the development application. Please see attached copy showing details of waste management. Further to this in relation to asbestos, it is advised that no asbestos material will be used in construction and none currently existing on the site. General construction waste will be kept under the footprint of the dwelling during construction and transferred to skip on barge as required. Disposal off-site will be to Kimbriki as outlined in waste management plan submitted.

#### **5. OTHER ENVIRONMENTAL CONTROL MEASURES**

- Sediment and erosion control measures will be in accordance with 'Soils and Construction 2004 (Bluebook). An erosion fence will be installed across frontage of property directly adjacent to the front dwelling footings.
- Air Quality – Managed by material being mostly pre-cut to size off-site to limit dust and aid construction efficiency. Any material activity which generates dust will employ the use of dust vacuum or suppression technologies.
- General operating procedures to manage environmental risk – All access to site for materials or workers will take place at times when the tide allows direct access to the foreshore without disruption to the foreshore environment. The site already has a toilet that will be available on site to ensure any human waste from workers is managed appropriately. There is a 30,000 litre water tank on site which will provide any necessary fresh water required on site.