

CONSTRUCTION METHODOLOGY PLAN

24 AITKEN AVENUE, QUEENSCLIFF

OCTOBER 2018

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CONTENTS:

1. INTRODUCTION
2. SITE CONSTRAINTS
3. TRAFFIC ISSUES
4. CONSTRUCTION WORK
 - 4.1 SITE SHEDS
 - 4.2 NOISE/VIBRATION/DUST
 - 4.3 CONSTRUCTION WASTE MANAGEMENT
5. MATERIALS HANDLING
6. MATERIALS STORAGE

1. INTRODUCTION.

This Construction Methodology Plan comprises most items of the Construction and its processes during the demolition of the existing building and construction of the proposed building at 24 Aitken Avenue, Queenscliff.

This plan is a guide only for construction methods. Future Northern Beaches Council conditions and design requirements will be added to the plan in due course.

The Project comprises the demolition of the existing 4 storey brick building comprising 3 residential apartments and subsequent construction of new residential flat building containing basement car parking for 7 vehicles and 4 levels of apartments and rooftop garden.

2. SITE CONSTRAINTS.

Aitken Avenue is a relatively small street with adequate street parking on both sides of the street.

There is a council carpark off Aitken Avenue (80m walk, approx. 10 spaces available) and another 2 carparks off Pittwater Road within a short distance of the site.

There will be parking available within the site for construction vehicles.

3. KEY TRAFFIC ISSUES.

All loading and unloading will be done either within the site or by utilising a Works Zone on Aitken Avenue (subject to Council Approval).

Construction traffic and parking is subject to the constraints imposed by the site conditions and local traffic movements.

The existing building comprising 3 residential apartments accommodates approximately 8 persons all of which whom drive motor vehicles. The maximum number of construction personnel at any one time would be approximately 10 persons. So there should be no adverse impact on surrounding spaces.

It is proposed that all deliveries will be supervised by the full time site foreman and/or subcontractors at the time of delivery. Subcontractors will be encouraged to car pool and/or use public transport.

4. CONSTRUCTION WORK.

4.1 SITE SHEDS – All site accommodation will be incorporated within the existing building.

4.2 NOISE/VIBRATION/DUST – The demolition and excavation of the site will create noise, dust and vibration. This will be mitigated in the following ways:

- Noise: We have approached all neighbours in the street and have given a direct line of communication to the Project Manager. We plan to work within Councils prescribed hours of work and to fully comply with all conditions.

- Vibration: We will minimise vibration wherever possible and will work within Council conditions and in direct consultation with neighbouring properties.

- Dust: After consultation with one neighbour we are planning to completely minimise any Dust created through the demolition and construction of the building through putting up fences with shade cloth and dust suppression with water. We will be compliant with any conditions imposed by Council as well as working directly with neighbouring properties to minimise any impact on the peaceful enjoyment of their properties.

4.3 CONSTRUCTION WASTE MANAGEMENT – All construction waste will be placed into skip bins located within the site. These bins will be mobile to allow pick up from Aitken Avenue. Putrescible waste will be placed in 240 litre general waste bins for standard garbage collection.

5. MATERIALS HANDLING.

All materials required for the construction of the new building will be delivered either wholly within the site or using the proposed Works Zone on Aitken Avenue.

6. MATERIALS STORAGE.

No materials will be stored on the public way. All materials will be stored within the site.