CONSTRUCTION AND SITE MANAGEMENT STATEMENT
EROSION AND SEDIMENTATION STATEMENT
LANDSCAPE STATEMENT

Development Application
2 Highland Cres
Earlwood

277 Trafalgar Street Petersham NSW 2049 + PO Box 442 Petersham NSW 2049
tel 9590 4592 + mob 0403 874 071 + brad@biarchitects.com

site safety

All excavations associated with the proposed works will be protected with appropriate fencing or the like to prevent any possible damage to life and property.

The contractor will ensure that any fencing during the course of the works is maintained and in working order at all times.

The site will be kept clean of construction debris and any trenches etc will be marked.

Warning signs would be placed on the street boundary at appropriate locations clearly highlighting;

a) Unauthorised access to the site is prohibited.
b) A name and telephone number of the person in charge of the work who can be contacted outside of work hours.

access to the site

Access to the site is permissible from the front of the site. A formalised kerb crossing will be constructed if required to ensure the existing street kerb is not damaged.

No parking will be possible on the allotment during construction, therefore cars will park along the street in designated parking areas to ensure the traffic flow is not interrupted.

storage of materials on the site

Construction materials and waste will be stored inside in a neat and tidy manner during the construction period.

All construction materials, sheds, skip bins, temporary WC's etc will be kept within the property boundary, and not on the road or Councils footpath.

Waste and recycling containers will be stored to the front of the construction site.

construction measures

Hours of work will be during those designated by Council in the development application conditions.

Noise levels during the demolition and construction stages will comply with the Environmental Protection Authorities Environmental Noise Control Manual and the Protection of the Environment Operations Act 1997.

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demolition and removal of waste

All demolition will be carried out in accordance with AS2601-1991.
A waste plan has been prepared in accordance with the Waste Planning Guide for Development Applications by the Regional Waste Boards, detailing

a) Estimations of quantities and types of materials to be reused, recycled, or left over for the removal from site
b) Identification on a plan of on site material storage areas, during construction, waste storage, recycling and composting areas
c) Details of the construction materials and methods to be used to minimise the production of water in the completion of the new building work

Prior to the demolition is undertaken, the Contractor will submit a work plan prepared in accordance with AS2601-1991. The work plan will identify any hardardous materials, the method of demolition, the precautions to be employed to minimise any dust nuisance and the disposal methods for hazardous materials.

Hazardous and/or intractable wastes arising from the demolition process shall be removed and disposed of in accordance with the requirements of the relevant statutory Authorities, and receipts will be available for verification by Council if required.

Hazardous dust will not leave the site, and fine mesh dust proof screens or other approved methods shall be installed.

No demolition materials will be burnt off or on the site.

All contractors and employers directly involved in the removal of hazardous dusts and substances shall wear protective equipment conforming to AS 1716 Respiratory Protective Devices and shall adopt work practices in accordance with the requirements of Work Safe Australia Standards.

Dust in ceilings and wall cavities will be removed by the use of an industrial vacuum fitted with a high efficiency particular air (HEPA) filter.

All dusty surfaces and dust created from the work is to be suppressed by a fine water spray. Water will not be allowed to enter the street and stormwater systems.

Demolition will not be carried out during periods of high winds that may cause the dust to spread beyond the site boundaries.

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asbestos removal

If asbestos is found, the following procedures shall be adhered to in the removal of any asbestos;

a) All windows and doors on the building must be closed, in the case of houses and similar buildings.
b) Workers must wear overalls and an approved dust respirator.
c) No power tools other than drills for the removal of any roofing screws should be used on the asbestos cement sheeting.
d) The asbestos cement sheets should be wetted. High water pressure must not be used.
e) On home sites, plastic sheeting should be laid in the wet area where the removed sheets are to be stacked.
f) All asbestos cement sheets must be removed with minimal breakage and lowered to the ground.
g) All asbestos cement residues should be cleaned from the roof space, where applicable and the site, using an approved vacuum cleaner or wet methods.
h) All asbestos containing waste must be wetted when removed from the site as soon as possible in covered bins or on a covered truck.

lead removal

If lead is discovered, any contaminated material is to be disposed of in accordance with the NSW Environmental Protection Authorities requirements.

If necessary the existing soil will be tested by a person with suitable experience to ensure the soil lead levels are below acceptable health levels for residential areas.

pollution control measures

As vehicle access is limited on the site, there is minimal concern for vehicles tracks depositing soil and excavated material to the surrounding roadways.

Debris and rubbish will be hosed down and kept damp to prevent dust nuisance, and waste materials will not be burnt on site.

When dust nuisance occurs, suitable screens and/or barricades shall be erected during demolition and excavation of building works to reduce the emission of dust, water effluent or other materials from leaving the site. Screening shall consist of a minimum two metres height of shade cloth or similar material secured to a chain wire fence of the like.

Materials from the site will not be tracked onto the road by vehicles entering or leaving the site. At the end of each day any dust or other sediment shall be swept off the road and contained on the site and not washed down any stormwater pit or gutter.

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erosion and sediment control measures

A sedimentation and erosion control plan will be prepared and identify appropriate measures for bunding and siltation fencing if required. Any such erosion and sedimentation controls shall also include the protection of the stormwater inlets or gutter systems within the immediate vicinity of the site.

Erosion and sedimentation control will be carried out in accordance with Part 4 of the 'Pollution Control Manual for Urban Stormwater' as recommended by the Environmental Protection Authority.

The stormwater and erosion control will also be designed with consideration of the following publications:

a) 'Sedimentation and Erosion Control' by the Department of Conservation and Land Management.
b) 'Soil and Water Management for Urban Development' by the Department of Housing.

All stormwater runoff collected from the site will be treated in accordance with the guidelines, before discharge off the site to comply with the Clean Waters Act, or any other subsequent Act.

At the rear of the property, it is anticipated all pollutants will be contained within the site during the construction of the works, thus erosion and sedimentation control measures proposed in this area of site will be minimal.

Any erosion and sedimentation control measures will be consistent with the technical requirements set out in the Sydney Coastal Councils 'Stormwater Pollution Control Code for Local Government'.

The steep grade to the front of the allotment will necessitate the need for either an erosion or sedimentation control fence, straw bales or equivalent along the street boundary to ensure that sediment is restrained from leaving the site.

Additional sand bags may be required along the street gutter to ensure no siltation that does escape from the site will be stopped prior to entry into the Councils Stormwater drainage system

Daily checks will be carried out to ensure the erosion and sedimentation control measures are not defective and repaired if necessary.

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permit requirements

Any permit requirements such as the following will be applied for prior to the commencement of those works;

a) pump concrete form a public reserve or laneway
b) stand a mobile crane within the public road reserve or laneway
c) use part of Councils road or footpath area
d) pump stormwater from the site to Councils stormwater drains
e) store waste and recycling containers, skips, bins and/or building materials on part of Councils footpath or roadway.

landscape management plan

No trees are to be removed as part of the works.

All trees are to be protected will be provided with protective fencing around the tree. The fencing shall encompass the maximum possible area around the dripline of the canopy.

All preservation/root zones of existing vegetation shall be cleared of weed species and competitive vegetation (excluding desirable ornamental shrubs, grasses and groundcovers). All preservation zones shall be mulched to a depth of not less than 70-100mm using suitable organic mulch.

Note: The preservation zone is defined as the root zone within the drip line of the tree. This drip line encompasses the area under the tree from the trunk to the outer extremity of the foliage. This is the minimum area of the preservation zone.

Remaining trees, including neighbouring trees, shall not have their root zone affected by:

a) Storage of building materials, site sheds, paving or other impervious materials
b) Excavation or increased soil level.
c) Installation of underground services, eg plumbing, power, gas, etc.
d) Dumping of refuse.
e) Chemical run-off (including concrete wash, paint wash etc).

New planting will be watered frequently and shall be covered with mulch to a depth of not less than 70-100mm using suitable organic mulch.

Any defective plant material during the first 3 months of planting shall be replaced with new plant.

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