

CONSTRUCTION SITE MANAGEMENT PLAN

SEDIMENT & EROSION CONTROL PLAN

GENERAL NOTES.

1. All erosion & sediment control measures to be inspected & maintained daily.
2. Council approval must be obtained prior to the placement of any materials on the footpath.
3. All stockpiles to be clear of drains & gutters.
4. Drainage is to be connected to stormwater as soon as possible.
5. Noise from construction activities shall comply with the *Protection of the Environment Operations (Noise Control) Regulation 2000*.
6. A crane is not anticipated. a mobile crane approval permit together with necessary fee in accordance with Council's adopted schedule of fees & charges to be submitted by builder if a crane is deemed necessary.

MATERIAL NOTES.

7. Refer waste management plan for re-cycling & materials to be removed from the site. The waste management plan is to be maintained on site throughout the construction period.
8. Hazardous materials & asbestos removal to be in accordance with the requirements of the relevant legislation, codes, standards & guidelines prior to any demolition works. prior to any asbestos removal full details to be submitted to council on the method of containment & control of emission of fibres to the air.
9. Asbestos removal & transportation works are to fully comply with workcover NSW & the EPA as well as 'Code of Practice for Safe Removal of Asbestos (NOHS:2002 (1988))'

Dust Control Management Plan

During excavation, demolition and construction adequate measures will be taken to prevent dust from affecting the amenity of the neighbourhood. The following measures will be adopted when required on site.

- Physical barriers shall be erected at right angles to the prevailing wind direction or shall be placed around or over dust sources to prevent wind or activity from generating dust.
- Earthwork and scheduling activities shall be managed to coincide with the next stage of the development to minimise the amount of time the site is left cut or exposed.
- All materials shall be stored or stockpiled at the best locations.
- The ground surface should be dampened slightly to prevent dust from becoming airborne but should not be wet to the extent that run-off occurs.
- All vehicles carrying spoil or rubble to or from the site shall be covered.
- All equipment wheel shall be washed before existing the site using manual sprayers.
- Gates shall be closed between vehicle movements and shall be fitted with shade cloth.
- Cleaning of footpaths and roadways shall be carried out daily when required.

Contact details

A Construction Supervisor will be appointed upon receipt of the required Construction Certificate. The Supervisors details including name and mobile contact number will be provided to the adjoining residents. Emergency contact details (name & contact number) will also be provided in the event that the supervisor is not contactable. The office number for contact during normal business hours will be displayed on signage to be erected on the subject site (to identify the site to trades and material deliveries). NOTE - these details cannot be provided at this time as work is allocated to one of five supervisors pending current workload at time of Construction Certificate release.

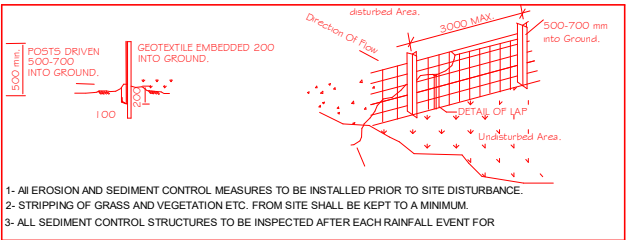
Communication with adjoining residents

Upon receipt of the Construction Certificate the adjoining residents will be notified that works are being arranged to begin. This will provide approximately 3 weeks notice in this regard. This notification will include all contact details per above. Further to this the Construction Supervisor will introduce himself to these residents a minimum of 48 hours prior to commencement.

Construction Management Plan

- Location of material storage.
- Location of any plant & equipment (cranes, hoists etc)
- Maximum intended weight and size of construction and delivery vehicles.
- How vehicles will access and egress the site.
- How material storage (loading / unloading) will be carried out on site without blocking access to adjoining properties for residents, service and emergency vehicles.
- Intended timing of deliveries to site.
- Contact details for of person with authority to respond to any construction related access issues.
- Intended communication of construction details to adjoining residents
- Details of any signage to be erected on the site

NOTE - Material deliveries are to be timed so that only materials required for the scope of works to be carried out at that stage are on site in order to ensure the site is not cluttered and to allow easy access for trades / residents to and from the site.



PROPOSED METHOD OF SEDIMENT CONTROL

THE SEDIMENT & EROSION, SOIL & CONSTRUCTION MANAGEMENT IS IN ACCORDANCE WITH MANAGING URBAN STORMWATER- SOIL & CONSTRUCTION.

Location Soil & Water Management Plan

All sediment controls are to be installed before work commences. Any areas of exposed soil are to be minimised. All top-soil is to be retained on site for re-use. Material & soil stockpiles are to be protected by sediment fencing. Stockpiles & work areas are to be as indicated by the Construction Management Plan to preserve existing vegetation. Surface water flow during construction are to be controlled as follows;

- Clean run off is to be diverted around disturbed areas
- Slope gradient & flow distance are to be minimised within disturbed areas
- Disturbed areas are to be promptly rehabilitated

Sediment fence are to be regularly monitored & maintained during construction

Construction and delivery vehicles

Construction vehicles will generally take the shape of trade utes / vans. Delivery vehicles are to be of fixed tray type with maximum weight of 3 tones. Concrete delivery is to be in the form of mini-mix vehicle. Rubbish bins are to be limited to 4 cubic meter bins during demolition stage and reduced to 3 cubic meter bins for general site cleaning as necessary.

Hours of Work

All Construction/Demolition work relating to the Development Consent within the city must be carried out only between the hours of 7.00am to 5.00pm Mondays to Fridays and 7.00am to 12.00 noon on Saturday. No work is to be done on Sunday and Public Holidays.

Timing of deliveries

Material deliveries will generally take place between 8.00am and 3.00pm the day before the materials will be required on site.

Vehicle access and egress

Construction vehicles (utes / vans) can access and egress the site without any special requirements. Delivery trucks are not to enter the site and must stay on the public road to avoid damage to road crossing, footpath and or driveway.

Material delivery and handling

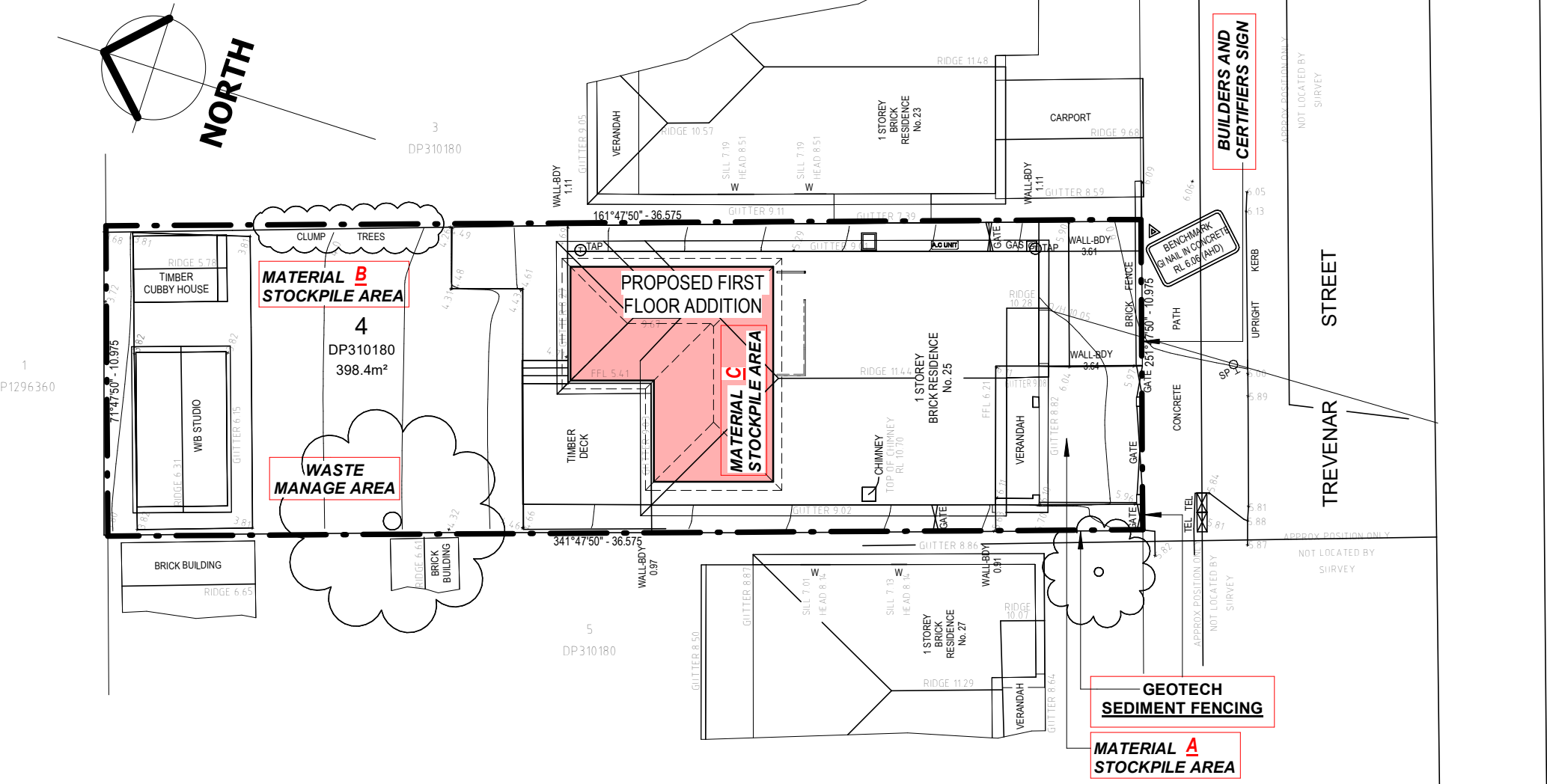
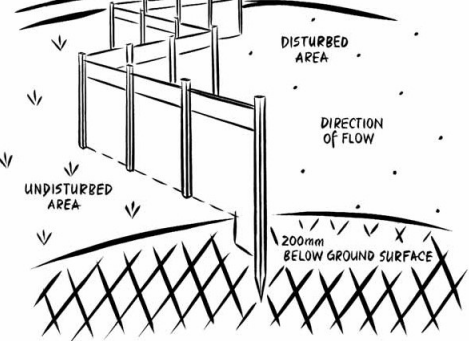
Materials delivered to site are to be unloaded from delivery truck on site wherever possible and stored in appropriate locations as specified immediately. Where unloading is not possible on site materials are to be unloaded at street level and manually carried onto site and stored in appropriate locations as specified immediately.

NOTE - At no time are materials to be stored on the road, access handle, nature strip or adjoining properties.

Location of any plant & equipment

Plant and equipment (cranes, hoists, rubbish bins etc) will be located in Location "A"(same as for material storage) to avoid damage to existing established landscaping.

NOTE - Use of plant & equipment is to be timed so that material storage does not interfere with locating plant or equipment in the required area.



Signage

Signage in the form of a site sign to identify the Builder's name and contact details and the Principal Certifying Authority will be required on site. The location of this signage is shown on the associated plans.

Location of material storage

Materials will be store on site in locations marked "A", "B", and "C" as shown on associated plans.

Location "A" - heavy / bulky materials such as bricks / steel / roof tiles etc will be stored in the car parking area in order to allow lifting off delivery truck and placement for storage without "double handling" of materials. Carport - fragile materials such as tiles, plumbing fittings and fixtures etc will be stored in the garage so as to minimize possibility of damage and to provide security against theft.

Location "B" - Lawn - timber / prefabricated frames and trusses etc will be stored on the rear lawn. These materials are generally of longer lengths and light enough to allow manual handling from delivery truck to storage area.

Location "C" - New floor platform - internal finishing materials (skirting / architraves / doors etc) will be stored internally within the new area for protection from weather.

GEOTEXTILE SAUSAGE TO BE PLACED AROUND KERBSIDE DRAINS TO PROTECT FROM SEDIMENT ENTRY AS BACK UP MEASURE TO ON-SITE SEDIMENT CONTROL FENCE

LANDSCAPING:

THE EXISTING SITE SUPPORTS WELL ESTABLISHED GARDENS, PAVED PATHS & LAWNS. THE QUALITY AND LEVEL OF LANDSCAPING IS IN KEEPING WITH THE SURROUNDING AREA.

NEW PROPOSED WORKS TO THE DWELLING WILL NOT AFFECT EXISTING LANDSCAPE. EXISTING LANDSCAPING IS TO REMAIN AS IS.

THE EXISTING LANDSCAPING IS REGULARLY MAINTAINED BY THE OWNERS.

PROJECT : GROUND & FIRST FLOOR ALTERATIONS & ADDITIONS

DRAWING: SEDIMENT & EROSION CONTROL PLAN

ADDRESS: 25 TREVENAR STREET, ASHBURY, NSW, 2193

NAME: Mr. Alan TRAN & Ms. Joanna WANG

JOB No: 1991/2.4

Addbuild
Master Builders Pty. Ltd
9 BLAXLAND ROAD
RHODES NSW 2138

Builders Lic No: 114851C

A.B.N. 47 092 812 649

STORMWATER CONCEPT PLAN

NB:

ALL NEW DOWNPIPES WITH SPREADERS CONNECT TO EXISTING ROOF GUTTERS AND DOWNPIPES. WHICH CONNECT TO EXISTING STORMWATER DISPOSAL LINES.

BUILDER TO CONNECT NEW DOWNPIPES FROM THE PROPOSED ADDITION TO EXISTING STORMWATER LINE VIA 100mm DIA PVC PIPE WITH MIN 1:80 GRADE & 300mm EARTH COVER. EXISTING STORMWATER LINE & DISCHARGE POINT TO REMAIN AS IS

DUE TO THE NATURE OF THE DEVELOPMENT, BEING A FIRST FLOOR ADDITION, IT IS CONTAINED WITHIN THE EXISTING BUILDING FOOTPRINT. THERE IS NO INCREASE OF THE BUILT UPON AREA. TOGETHER WITH SOME INTERNAL RENOVATION WORK, THERE WILL BE NO DISTURBANCE OF THE EXISTING SITE SURFACE LEVELS OR UNDERLYING FOUNDATION MATERIAL BY THE PROPOSED NEW WORKS.

DUE TO THE NATURE OF THE DEVELOPMENT, THE NEW ROOF WATER WILL DISCHARGE INTO UPON THE EXISTING STORMWATER LINES. THE EXISTING ROOF AREA IS SERVICED BY AN EXISTING ROOF WATER DISPOSAL SYSTEM OF GUTTERS, DOWNPIPES AND STORMWATER DRAINAGE LINES WHICH DISCHARGES THE STORMWATER TO THE EXISTING SYSTEM OF DRAINAGE.

THERE IS NO REQUIREMENT OR NEED TO AMPLIFY OR MODIFY THE EXISTING STORMWATER DISPOSAL SYSTEM.

