

Construction Management Plan

18th November 2024

Proposal:

Development of LED advertising panel on building roof.

Address:

2-4 Warren Ave, Bankstown

Prepared By:

QMS Media

Level 6, 11 Eastern Avenue

South Melbourne, VIC 3205

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1.0 Overview

Development of an additional advertising panel on the roof top at 2-4 Warren Ave, Bankstown.

1.1.0 Site description

The site 2-4 Warren Ave, Bankstown is an industrial and commercial building located in the corner of Canterbury Rd and Warren Ave.

The building space is currently occupied by Florida Kitchen showroom, storage and manufacturing.

Proposal

Referred to herein as 'the works' carried out by the Builder on the site.

The alterations to the existing building includes addition of a LED display to the existing static signage structure.

References

This plan must be read in conjunction with the complementary development application documents.

The following reports are referred to in this plan / Statement of Environmental Effects;

- 1.1.1 Mecone
 - 1.1.1.1 Statement of Environmental Effects
- 1.1.2 Electrolight
 - 1.1.2.1 Lighting Impact Assessment
- 1.1.3 ttp Traffic Engineering
 - 1.1.3.1 Traffic and Parking Impact Assessment

2.0 Construction Site Management

2.1.0 General

- 2.1.1 This plan must be implemented pursuant to the City of Bankstown Council Conditions of Development Consent

2.2.0 Before Commencement of the Works

- 2.2.1 Ascertain all relevant project information, applicable standards, and statutory requirements and conditions, including those of authorities having jurisdiction over the works.
- 2.2.2 Obtain all relevant insurances, permits and approvals and pay all associated fees, deposits and the like.
- 2.2.3 Retain a copy of the Development Consent Conditions on site at all times during the progress of the works. Where foreseeable, notify Council or the Consent Authority of proposed variations to project requirements and conditions.

- 2.2.4 A work zone (construction zone) may be obtained from Council if desired to facilitate construction

2.3.0 Site Access and vehicle movements

- 2.3.1 The proposed designated vehicle access route to / from the site are to be via Warren Ave.
- 2.3.2 Schedule vehicle movements will be outside of peak times where possible.
- 2.3.3 Provide a clear vehicle loading / unloading area and use existing driveway off Warren Ave.

2.4.0 Site Fencing and Security

- 2.4.1 Install statutory warning signage to fencing in prominent positions.
- 2.4.2 The public footpath on Warren Ave must be kept clear and safe to persons during the works.

2.5.0 Hoarding

- 2.5.1 No Hoardings are currently deemed to be required.

2.6.0 Demolition

- 2.6.1 Demolition to be carried out in accordance with AS2601-2001.

2.7.0 Materials Handling and Storage

- 2.7.1 Wherever possible avoid loading / unloading materials, equipment and plant from a public roadway or adjoining property. Where unavoidable, obtain prior permission for off-site materials handling from the relevant authorities / owners.
- 2.7.2 Ensure safe loading / unloading practices in accordance with authorities having jurisdiction over the works.
- 2.7.3 Construction material must not be stored in a public roadway. Store materials neatly and in a manner that does not cause nuisance to neighbouring property.
- 2.7.4 Use of mobile crane according with councils permissions.

2.8.0 Waste Disposal

- 2.8.1 Ensure the lawful disposal of all solid, liquid and gaseous wastes, debris and rubbish in accordance with the requirements of Authorities having jurisdiction over the works.
- 2.8.2 Dispose of waste materials in landfill, or send to a building material recycler where possible.
- 2.8.3 All hoppers, chutes, buckets and other containers used for the disposal of waste must be of the types that fully contain the waste material and prevent the spread of airborne particles and dust.
- 2.8.4 No fires to be lit on site at any time.
- 2.8.5 Estimated waste volume on the project is approximately 3m3 mixed between cardboard, metal, plastic and miscellaneous. Contractors will take

away their own waste and recycle appropriately. The waste will be not be needed to be stored on site as due to the small quantity can be taken away on the same day.

2.9.0 Noise Control and Hours of Operations

- 2.9.1 All works are to be carried out within the hours set out in the DA conditions.
- 2.9.2 All practicable steps must be taken to reduce the noise arising from the construction activity. Comply with the applicable site noise levels limits.

3.0 Erosion and Sediment Control**3.1.0 Soil and Water Management Practices**

- 3.1.1 Excess use of water on site will be avoided.