



PROPOSED MIXED USE DEVELOPMENT
56-60 BURNS BAY ROAD
LANE COVE

ENVIRONMENTAL MANAGEMENT PLAN

Revision A

Dated 14 MAY 2019

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1. Public Safety, Amenity and Site Security

Objective:

- To adequately protect the community from activities occurring in building site
- To effectively manage occupation of the street and protection of community assets
- To ensure construction sites are kept safe, secure, neat and tidy

| Requirements | Measures to be Implemented |
|----------------------------|---|
| 1.1 Safety and Security | <p>Detailed site plan provided in Appendix 1. The plan clearly identifies the location of:</p> <ul style="list-style-type: none">• The property boundary and footprint of the ground floor• Onsite parking and amenities, i.e. site office, toilets• Vehicle and pedestrian access points• Fence/Hoardings• Site layout and storage locations |
| 1.2 Signage | <p>Signage to be displayed at frontage of construction site</p> <ul style="list-style-type: none">• Site Detail, including site contact number, person in charge, approval details, company details etc.• Warning signs, including PPE required to enter the site• Contact details of certifier• Other necessary safety signage <p>Location of the signage indicated in Appendix 1.</p> |
| 1.3 Public Areas | <p>Site manager is to ensure:</p> <ul style="list-style-type: none">• No heavy vehicle and/or machinery to be driven over any public footpath and nature strip• Any damage to footpath will be reinstated at the end of construction period• Site fence and hoarding will be erected in primary and secondary boundaries to ensure the public is protected from the dust |
| 1.4 Public and site Safety | <p>A Health, Safety and Environment (HSE) management plan is to be developed prior to the start of the construction work to manage site safety and public safety.</p> |

2. Operating Hours, Noise and Vibration Controls

Objective:

- To minimise the impact of noise and vibration on the immediate neighbourhood
- To provide a framework for construction activities outside of normal hours
- To minimise the likelihood of damage to adjacent buildings and structures

| Requirements | Measures to be Implemented | |
|---|---|---|
| 2.1 Construction activities operating hours | <p>All building, demolition and site work including site deliveries</p> <p>Excavating or sawing of rock, use of jack-hammers, pile-drivers, vibratory rollers/compactors or the like</p> <p>Sunday & public holidays</p> | <p>Monday to Friday – 7.00am to 5.30pm Saturday – 8:00am to 12.00pm</p> <p>Monday to Friday 7.00am to 5.30pm</p> <p>No work</p> |
| 2.2 Noise and vibration Management | <p>The normal hours of work will strictly be limited to council's regulation. Noise management will generally be in accordance with the NSW Construction Noise Guideline. All plant will be regularly maintained, and log books kept ensuring that there are no excess noise emissions. Where it is practical, electric machinery will be used in lieu of mechanical devices.</p> <p>All subcontractors will be responsible for managing noise and vibration in accordance with their project specific Management Plans.</p> <p>No after-hours work are intended for the proposed construction project. Any after-hours work (if required) will be subject to Lane Cove Council approval, and applications are to be submitted at least 10 days prior to the proposed starting date. Consultation with Lane Cove Council will occur at all times prior to any works being scheduled. All businesses and surrounding residents will be given notification via email of all the proposed after-hours works prior to the works commencing which will include details of the works and the time to undertake each activity.</p> | |

3. Air Quality and Dust Management

Objective:

- To ensure that air quality (airborne dust and pollutants) in and around the construction site is maintained at acceptable levels throughout the construction period.

| Requirements | Measures to be Implemented |
|---------------------|--|
| 3.1 Dust management | <p>Dust control measures will be implemented as required and will be in accordance with NSW Workplace health and safety regulations and Environmental Protection Act.</p> <p>Dust Management will be most critical during the demolition phase of the project, with the subcontractors for these trades specifically dealing with dust management within their project specific management plans.</p> <p>Measures that may be employed include:</p> <p>Site Perimeter – 1.8m(h) hoarding will be provided in all areas where external works are occurring</p> <p>Demolition – All trucks removing materials from site will be loaded within site perimeter, with loads covered before exiting</p> <p>Excavation – Water down working surfaces as required. Minimise stock piling of material. Maintain stabilised access roads and driveway</p> <p>Construction – Maintain a high level of housekeeping to minimise likelihood of windblown dust</p> |

4. Stormwater, Sediment Control and Tree Protection

Objective:

- To prevent contamination of, or damage to, stormwater drains and waterways
- To ensure building site sediment is retained onsite during construction work
- To ensure existing vegetation and trees are managed in accordance with Council's policies and guidelines.

| Requirements | Measures to be Implemented |
|--|--|
| 4.1 Stormwater and sediment runoff along roads, drains and footpaths | <p>Measures in the Erosion and Sediment Control Plan (Appendix 4 – Erosion and Sediment Control Plan) are to be implemented prior to works commencing.</p> <p>The following are possible solutions during each phase of construction. These options will be developed further and consolidated into the overall management plan.</p> <p>Demolition / Excavation – At the commencement of these works, screens and bunding at the perimeter of the site where stormwater may run off will be installed. Bunding will also be implemented around stormwater drains. Diligent housekeeping will be implemented to minimise risk of dust/debris being washed into pits.</p> <p>Construction – Building drainage will be progressively installed and connected to council drains. Drainage pits will be bunded or have filter cloth applied to ensure debris and silt does not enter council's drains.</p> |
| 4.2 Vegetation retention and tree protection | Tree retention and protection will be implemented as required. |

5. Waste Management and Minimisation

Objective:

- To maximise the reuse and/or recycling of construction materials
- To ensure that waste material is collected and stored appropriately onsite

| Requirements | Measures to be Implemented |
|---|---|
| 5.1 Waste Minimisation and Material Reuse Management | <p>Site manager and all trades to identify all recyclable waste products during construction progress. Following measures are to be implemented:</p> <ul style="list-style-type: none"> • Provide systems for separating and stockpiling of recyclables from general construction waste • Provide clear signage to ensure recyclable materials are separated • Minimise waste generation through appropriate behaviour onsite through site measurement and ongoing management of works |
| 5.2 Waste Collection and Litter Management | <p>Site manager to ensure all tradesmen and workers collect construction waste to designated waste bin/stockpile area on site (Identified on Appendix 1 – Site Management Plan)</p> <p>2 x 5 cubic skip bins to be provided on site and change over throughout the construction period.</p> |
| 5.3 Removal of Hazardous or Dangerous Materials from the Site | <p>Asbestos removal</p> <p>Asbestos containing materials shall be removed by licensed asbestos removal personnel, and to be undertaken in accordance with the requirements of:</p> <ul style="list-style-type: none"> • Work, Health and Safety Act 2011 (NSW) • Work, Health and Safety Regulation 2011 (NSW) • Code of Practice - How to safely remove Asbestos • Waste Classification Guidelines: Part 1: Classifying Waste (DECC 2008) <p>Other hazardous materials</p> <p>Removal of hazardous materials and disposal at an approved waste disposal facility in accordance with the requirements of the relevant legislation, codes, standards and guidelines, prior to the commencement of any building works.</p> <p>Dangerous Waste with pH ≤ 2.0 or ≥ pH 12.5</p> <p>Dangerous waste that has not been cleaned and contain dangerous goods as described in the Australian Code for the Transport of Dangerous Goods is to be handled by licensed/trained personnel and disposal at an approved waste disposal facility.</p> |

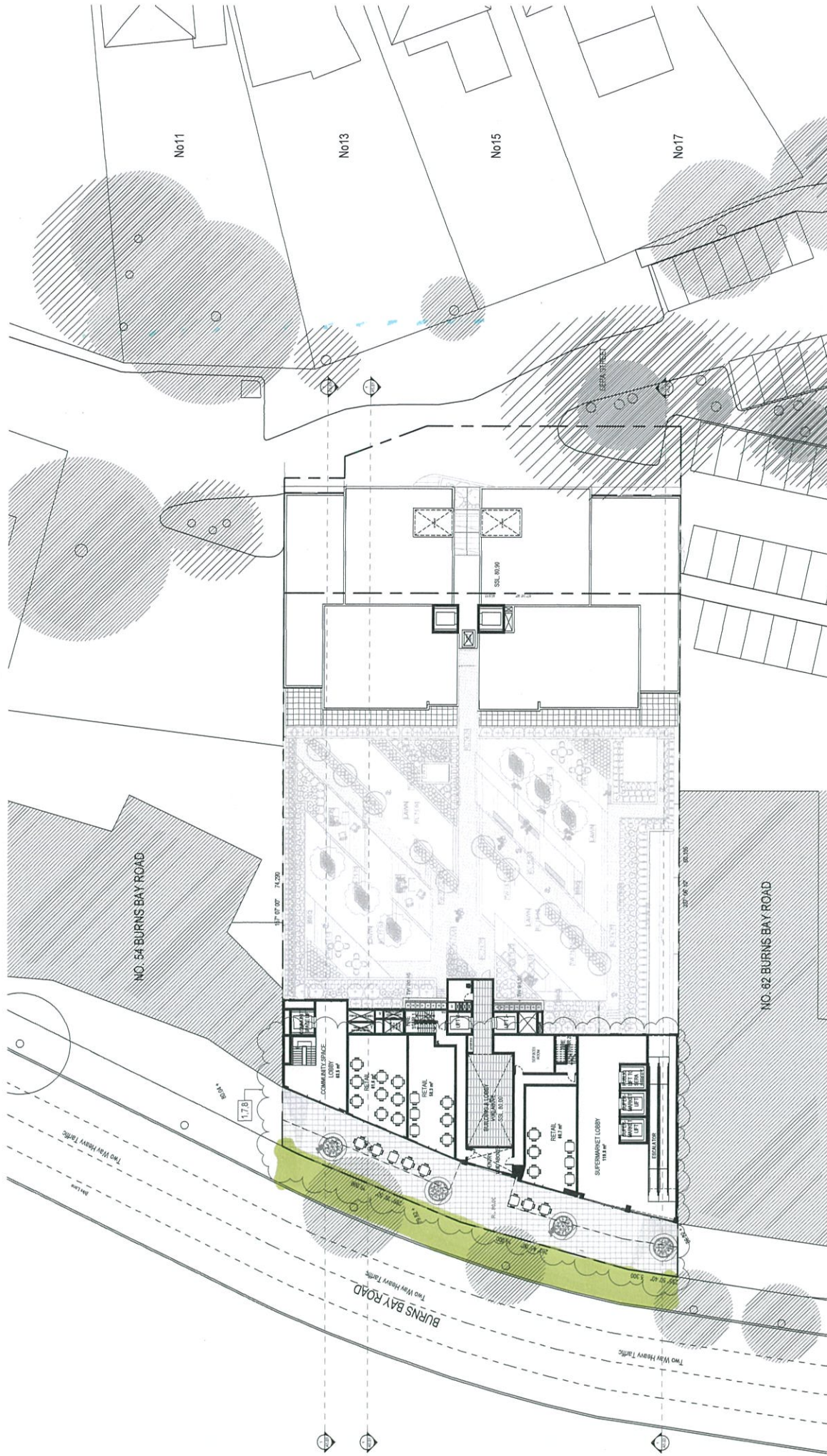
6. Construction Traffic and Pedestrian Management

Objective:

- To manage vehicles entering and exiting construction site
- To ensure that pedestrian and public traffic is not affected by construction activities
- To ensure the safety of pedestrians

| Requirements | Measures to be Implemented |
|---|---|
| 6.1 Managing entering and exiting construction site | <p>Site Manager and trades personnel to ensure appropriate traffic control is in place when construction and delivery vehicles enter and exit site. Construction Traffic Management Plan (Appendix 5) to be implemented throughout construction.</p> <p>The construction phase will be the process of longest duration (approximately 17months) and at peak activity involving some 50 persons on the site any one time.</p> <p>Delivery movements will be limited to 12.5m HRV vehicles, with an average of some 5-6 visitations per day with more during concrete pours.</p> |
| 6.2 Parking | <p>No parking will initially be available for workers on the site, however, once the carpark is constructed, some parking will be available in the carpark.</p> |
| 6.3 Concrete pump and tower crane | <p>Separate road occupancy application to Lane Cove Council with event specific Traffic Control Plan will be submitted for tower crane installation. When mobile crane and concrete pump are required, they will be operated during council permitted construction hours and licensed traffic controls are to be engaged to carry out the TCP design and traffic control.</p> <p>Storage, site office, amenities will be provided on site.</p> |

Appendix 1 - Site Management Plan



1. Reproduction through site plan providing public access between Burns Bay Road and Sene Street.
2. Reproduction through site plan providing public access between Burns Bay Road and Sene Street.
3. Reproduction through site plan providing public access between Burns Bay Road and Sene Street.
4. Reproduction through site plan providing public access between Burns Bay Road and Sene Street.
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10. Reproduction through site plan providing public access between Burns Bay Road and Sene Street.
11. Reproduction through site plan providing public access between Burns Bay Road and Sene Street.

| | | |
|---------------|--|------------------------|
| Drawing Title | | Level 3_Burns Bay Road |
| SCALE | | 1:200 @ A1 |
| Drawing No. | | A3.07 |
| ISSUE | | 2 |



| | | |
|--------------|--|---------------------------------|
| Project Name | | 56-60 Burns Bay Road, Lane Cove |
| Client Name | | Sun Property Lane Cove Pty Ltd |

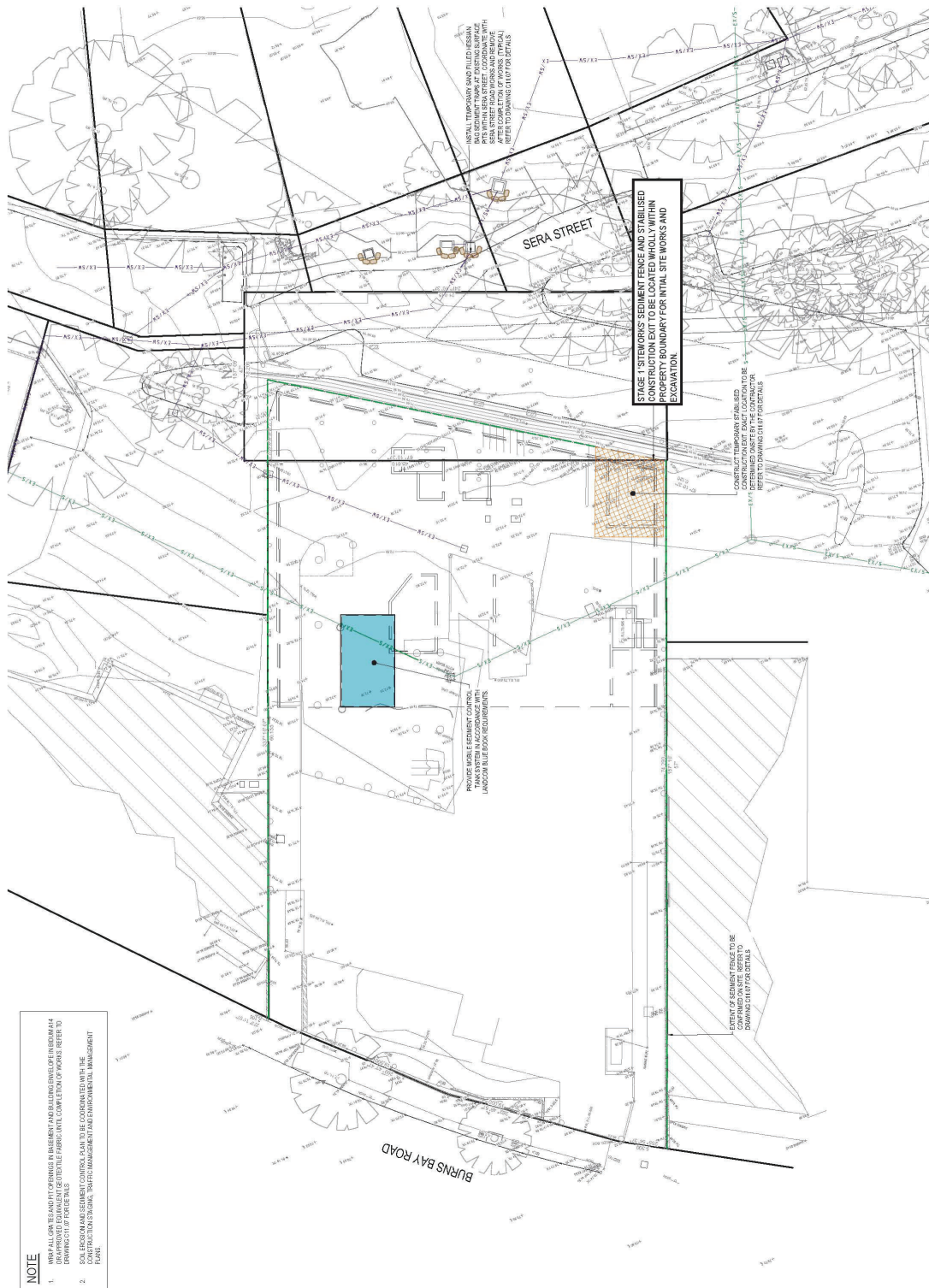
| | | |
|-------------|--|---------------|
| Date | | 15.06.2018 |
| Description | | DA Submission |
| Revised | | 06.05.2019 |
| Description | | Amended Plans |

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|--|--|
| www.aplusdg.com.au | |
| PH: 1300 398 789 | |
| 89 CHANDOS STREET, | |
| ST LEONARDS, NSW 2060 | |
| NOMINATED ARCHITECT ONLY LEVING NSW 7133 | |



B-class Hoarding


Appendix 2 – Erosion and Sediment Control Plan



Appendix 3 – Construction Traffic Management Plan

Notes: Check regularly that signs are in correct position and clearly visible to approaching traffic
Check regularly that signs have not been obscured by parked cars
Signs are to be covered or removed at the end of the working day

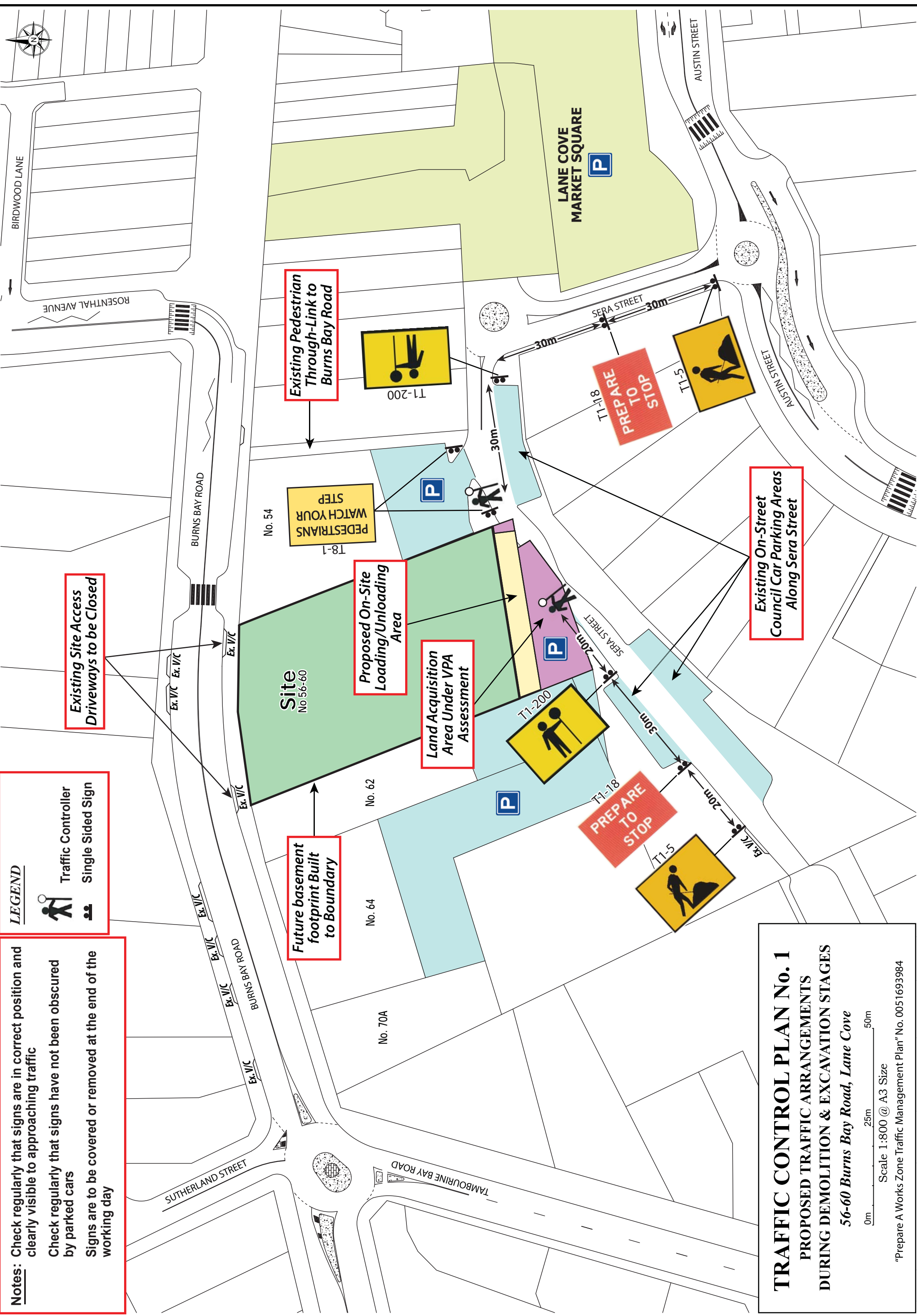
LEGEND



Traffic Controller



Single Sided Sign



TRAFFIC CONTROL PLAN No. 1

PROPOSED TRAFFIC ARRANGEMENTS

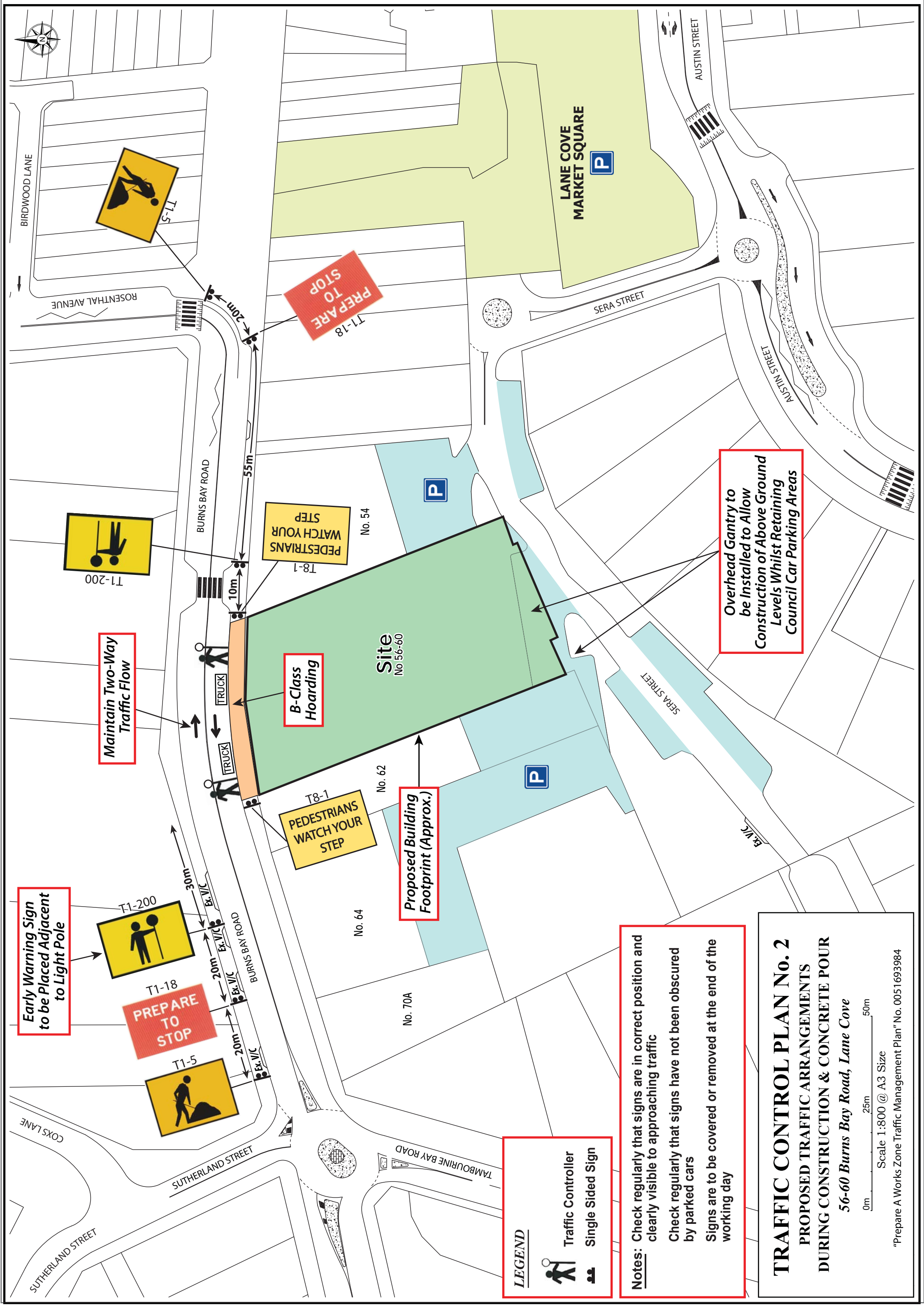
DURING DEMOLITION & EXCAVATION STAGES

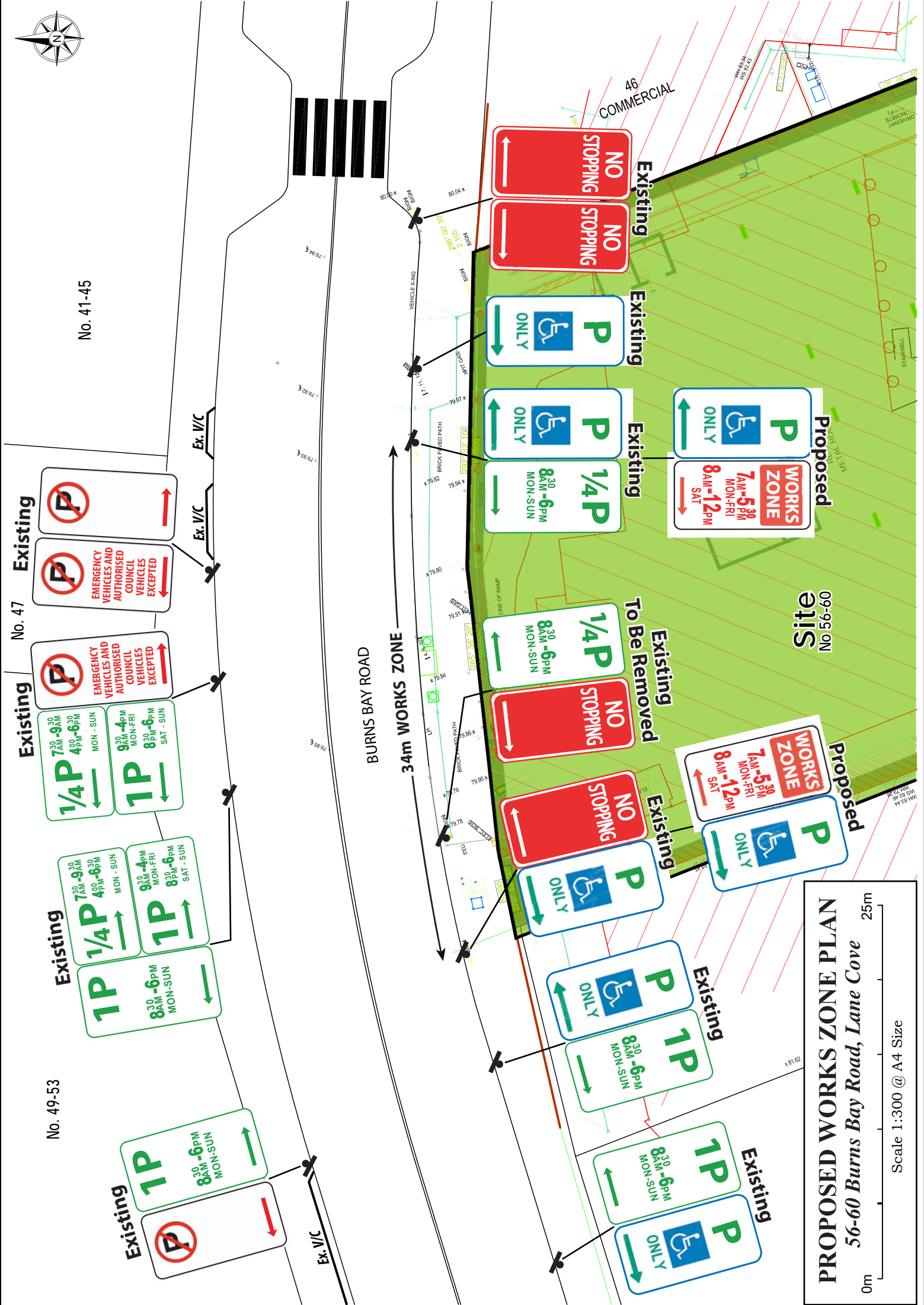
56-60 Burns Bay Road, Lane Cove

Scale 1:800 @ A3 Size

0m 25m 50m

"Prepare A Works Zone Traffic Management Plan" No. 0051693984





PROPOSED WORKS ZONE PLAN
56-60 Burns Bay Road, Lane Cove

0m 25m

Scale 1:300 @ A4 Size