

Dear Penrith City Council,

RE: DA 19/0348

Construction Staging Plan

This document outlines Construction Timing Management Plan for Staging of DA 19/0348. Due to the size and scale of the project, the development is to be undertaken in 5 distinct construction stages and it is requested that any development consent is reflective of this staging and as reflected on the Staging Drawing DA 1008. The following stages describe the general.

Stage 1- Construction of Café and associated landscaping and stormwater – Timeframe approx. 7 months – Note Stage 1 will commence simultaneously to Stage 2

- Site establishment works will commence and take approximately two weeks.
- Dilapidation reports will be undertaken to surrounding roads and footpaths.
- Verification of location of existing buried services.
- Clearing and removing vegetation.
- Excavation for stormwater services.
- Construction of stormwater services carwash and café.
- Associated landscaping works around the carwash and café.

Stage 2 – Construction of Block A, Block B and Block C Ground level commercial and Construction of Block A, Block B and Block C Basement level – Timeframe approx. 12 months – Note Stage 2 will commence simultaneously to Stage 1

- Site establishment works will commence and take approximately two weeks.
- Dilapidation reports will be undertaken to surrounding roads and footpaths.
- Clearing and removing vegetation.
- Excavation of basement, bulk and detailed excavation as required.
- Construction of entire basement Block A, Block B and Block C, footings and piers as required.
- Basement construction will include all lift shafts, bin rooms, line marking, entry and exits etc.
- Ground level at grade parking and associated landscaping.
- Ground level public domains.
- Construction of all associated ground floor retail and commercial spaces, including signage, shopfronts, dining areas, loading dock, travellers, lifts, all services, planter boxes and landscaping.
- Construction of first floor transfer slab.

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Stage 3 – Construction of Block A residential units time frame 12 months – Note Stage 3 will commence simultaneously to Stage 4 and 5

- Construction of Block A (60 units) residential component Levels 1, 2 and 3, including lift shafts, permanent services, common areas, planter boxes, landscaping etc.

Stage 4 - Construction of Block B residential units time frame 12 months – Note Stage 4 will commence simultaneously to Stage 3 and 5.

- Construction of Block B (39 units) residential component Levels 1, 2 and 3, including lift shafts, permanent services, common areas, planter boxes, landscaping etc.

Stage 5 – Construction of Block C residential units time frame 12 months – Note Stage 5 will commence simultaneously to Stage 3 and 4.

- Construction of Block C (48 units) residential component Levels 1, 2 and 3 including lift shafts, permanent services, common areas, planter boxes, landscaping etc.

If you have any concerns, please do not hesitate to contact the undersigned.

Regards



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Development Manager

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