

Construction Schedule

**Lot 8 Rees Court Palm
Beach 4221**

[illegible]

Daniel Archer
29/04/2020

ArchBuilt.

Lot 8 Rees Court

Palm Beach QLD

Construction Management Plan

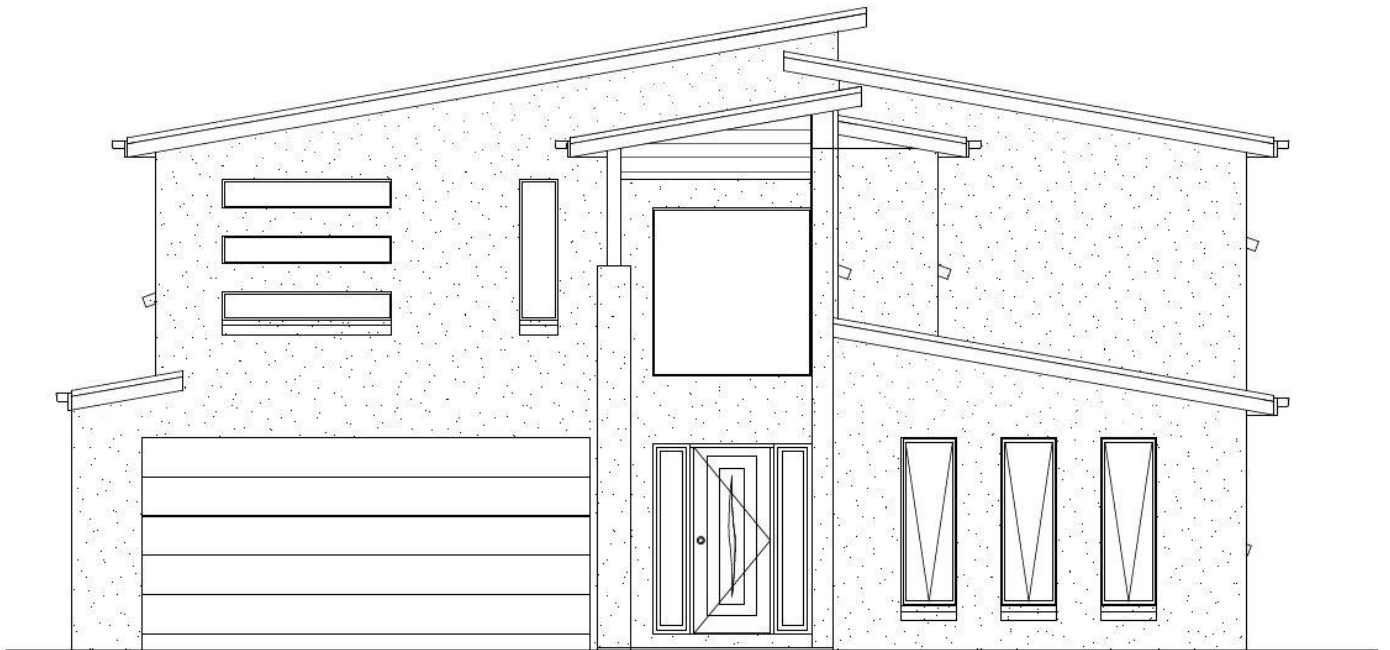


TABLE OF CONTENTS

1	INTRODUCTION AND PROJECT OVERVIEW	3
2	MANAGEMENT AND TRAINING.....	4
3	DESCRIPTION OF THE SITE AND LOCAL ENVIRONMENT	4
4	PROJECT PLANNING AND CONSTRUCTION METHODOLOGY	6
5	PROJECT ORGANISATION STRUCTURE	8
6	SITE AMENITIES	8
7	WORKING HOURS	8
8	SAFETY.....	8
8.1	PUBLIC SAFETY	8
8.2	SITE SAFETY	9
8.3	EMERGENCY MANAGEMENT	9
9	SECURITY	9
10	ENVIRONMENTAL MANAGEMENT.....	9
11	EROSION AND SEDIMENT MANAGEMENT	10
12	TRAFFIC MANAGEMENT	10
13	WASTE MANAGEMENT AND RECYCLING.....	10
14	SUMMARY	10

1. INTRODUCTION AND PROJECT OVERVIEW

This Construction Management Plan (CMP) has been developed to enable all users to understand and then meet the general and prescriptive requirements of the certified Management Systems for Safety (AS/NSZ 4801), *Environmental* (AS/NZS 14001) and *Quality* (AS/NZS ISO 9001) standards, as they relate to the activities to be undertaken at the Site.

The management framework adopted, utilizes the key aspects of all standards and is based on other published regulations, Acts, codes of practice and guidelines relevant to construction, safety and environmental management. A list of the main reference documents used in this CMP is attached.

1.1 Aim

The aim of this Construction Management Plan is to communicate strategies that have been developed to address challenges that may be faced during the course of construction.

Including:

- a) Managing impact of construction on local residents, businesses and the community.
- b) Managing risks to public, sub-contractor and general construction safety
- c) Environmental risk management
- d) Managing impacts to traffic congestion and pedestrians.

1.2 Scope

The scope of this CMP addresses all construction management issues pertinent to Lot 8 Rees Court Palm Beach QLD project.

ArchBuilt Commitment

ArchBuilt management and all staff involved in the project are committed to:

- a) Delivering a project that meets client and other stakeholder expectations within budget and on time.
- b) Implementing responsible and practical management procedures to minimize the environmental impact and disruptions to the surrounding residents and the general public.
- c) Maximising on-site safety for all stakeholders including construction workers.
- d) Complying with all relevant legislation, Regulatory Guideline's and Regional Council requirements.

Signed



Daniel Archer
ArchBuilt
Director

2. MANAGEMENT AND TRAINING

Each Site Management Team Member has specific and general responsibilities to implement and maintain the procedures and control measures included in the CMP.

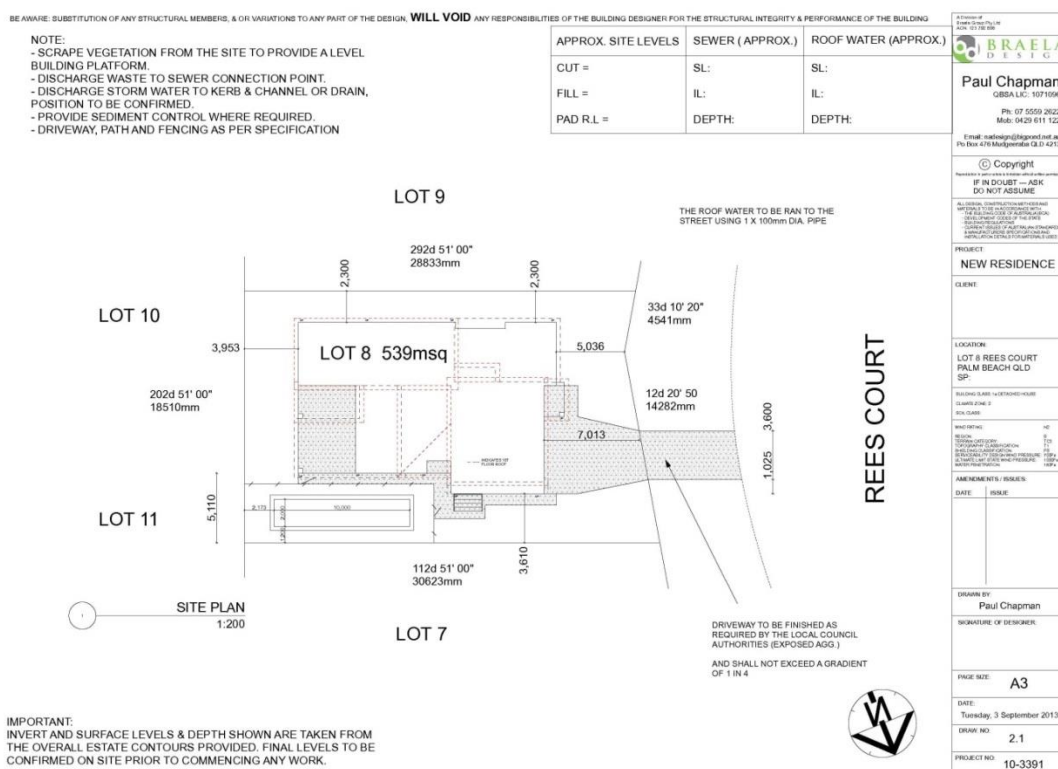
All ArchBuilt staff and sub-contractors are required to undergo a Site Induction that outlines the construction procedures and management framework specific to the project. The induction is aimed at instilling in each person a common-sense approach to safety and the grasping of responsible environmental practices and awareness needed to deliver the project in accordance with the relevant regulations and standards. A record of trained personnel is retained on Site.

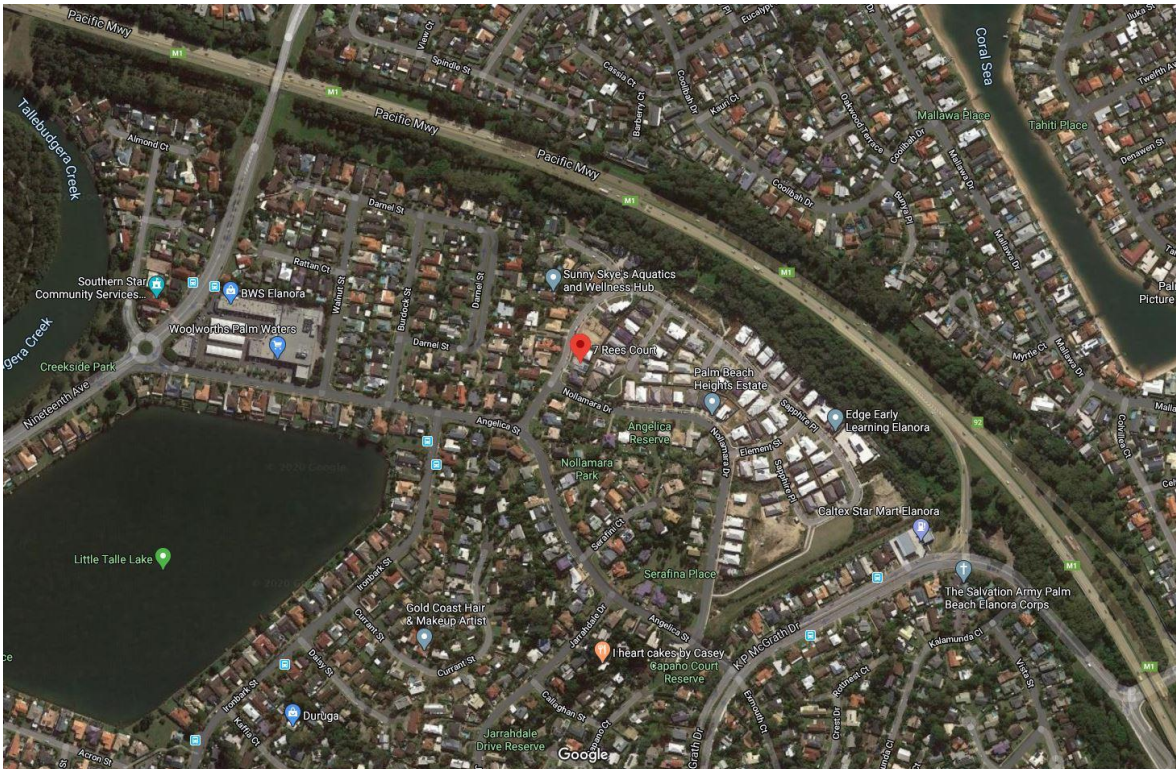
The Builder will ensure that all personnel are made aware of their obligations under this CMP and the general compliance with regulations, Acts and codes of practice having jurisdiction over the works. The Builder shall:

- a) co-ordinate the implementation of the CMP;
- b) co-ordinate the monitoring and inspection programmes;
- c) ensure personnel are trained and aware of obligations;
- d) ensure that subcontractors are aware of their safety and environmental obligations; and
- e) oversee other day-to-day activities required by the CMP

3. DESCRIPTION OF THE SITE LAYOUT AND LOCAL ENVIRONMENT

The Construction Site is located Lot 8 Rees Court Palm Beach. The site is located in a quiet residential area only 300m from Tallegbudgera Creek, 19th Avenue shopping centre and has a number of reserves in the area including the Little Talle Lake. The site is in close proximity to the Pacific motorway however is subject to low domestic traffic volume. See following site plan for proposed layout.





The Site

The area is set aside and defined in the Contract for construction is referred to as the "Site." The Site layout plans (construction) for the project define the Site boundaries during construction.

Access Arrangement

Construction Access: All subbies and visitors must report to the site supervisor upon arrival. Subbies who are to undertake work must provide SWMS and comply with ArchBuilt WHS policies. All subbies and visitors to read Site Safety document and sign site register located in site office.

Preferably all visitors and subbies to give notice prior to arrival for different reasons: Subbies to give notice for scheduling purposes, and all other visitors so to prepare for any potential safety issues.

The front gate is generally kept shut when possible and all visitors to enter through this gate only.

Communication with the Community

General consultation with the community about the construction will happen prior to and during the construction project as required.

Prior to the commencement of construction activity the project management team will meet with the directly adjacent neighbour(s) to discuss the works to commence and resolve any potential issues raised by local residents.

Letter box drops to the community surrounding the construction site are also notified via letter detailing the start date, construction hours and days as well the timeframe for construction. Contact details for the project management team and site manager will also be included in the letter to facilitate further provision of information as required.

A site notice board will be erected on the outside of the site fence detailing the site layout, policy statements and contact details for site management

Where the community or other third parties make formal complaints directly to ArchBuilt or any subcontractors directly under our control, these will be forwarded to the Supervisor immediately to be addressed. The complaints must be documented and will record the following information:

- a) **Complainant Details:** Name, Address and Telephone No.
- b) **Nature of Complaint:** Detail of the particular issue, date of incident, people involved, and location of incident or concern. Was the complaint in person, by telephone or in writing?
- c) **Action taken or required:** Any action proposed or undertaken to address the complaint. Time / date action.
- d) **Complaint Response to Action:** Was complainant satisfied with outcome of the complaint, if not what else needs to be done, or is it outside the scope of this contract.
- e) **Prevention of Re-occurrence:** If the complaint relates directly to an operational problem what action has been taken by ArchBuilt to ensure that the problem will not happen again?

4. PROJECT PLANNING AND CONSTRUCTION METHODOLOGY

The Construction Activity, Timeframes & Methodology for this project are outlined in the attached Construction schedule.

Site Establishment & Preliminary Works

Prior to civil works the site needs to be established. This will include but not be limited to the erection of site fencing, amenities and protection of existing assets.

The site fencing will be constructed to the following standard that is 1800mm high construction fencing with stabilising bases.

Excavation Works

Carsburg Earthmoving, A specialist earthworks subcontractor will be engaged to complete the site scrape, dig footings to engineer design, perform bulk removal, trench for services, driveway cut and other necessary works on the site. All bulk and detail excavations are to be completed in compliance with the *Excavation Work Code of practice 2013 and National Code of Construction 2016*

Through the entire earthworks period noise, dust, erosion sediment control and general environmental monitoring is maintained to ensure ArchBuilt and sub-contractors are complying with GCCC & Environmental Protection Act Policy (Noise) 2016 requirements

Adjacent buildings



No part of the piling or excavation process should adversely affect the structural integrity of any other asset including roads or civil infrastructure. Pre-construction inspections of neighbouring property fences, driveways, guttering and footpaths will be conducted with data used to compile dilapidation reports for all adjacent or potentially effected structures.

It is important that other buildings in and around Lot 8 Rees Court Palm Beach are not adversely affected by vibration or concussion during the excavation process. Special precautions may need to be taken in to account with the vicinity of buildings containing equipment sensitive to shock and vibration if required.

No part of the construction process should cause flooding or water penetration to any of the adjoining buildings. All ground and stormwater ingress will be managed in accordance with the principal contractor's legislative obligations and any discharge of stormwater will comply with criteria outlined in the approved Erosion Sediment Control Plan & Environmental Management Plan.

Foundation Works

Foundation works commence pre, during and post bulk earthworks. Foundation structure includes footings and in-ground services. The footings will be the first part of the foundation works. This is expected to be done in one mobilization with ground slab works following close behind.

5. PROJECT ORGANISATION STRUCTURE

The project organisational structure consists of the Builder: ArchBuilt, Foreman: Daniel Archer and subcontractors. Contact numbers for both the Builder and the site foreman will be displayed at the site entry gates.

6. SITE AMENITIES

Site amenities will be mainly located but not limited to the front of the site within the GCCC approved boundaries of occupation. These will include a small container site office/lunch room, including emergency and first aid kit, and an onsite portable toilet.

7. WORKING HOURS

The site working hours will be approved by Gold Coast City Council under the building permit. It is expected that working hours will be in accordance with the construction industry working day calendar and operate Monday to Saturday 6:30am – 6:30pm with the exception of public holidays and designated RDO's. There should not be a requirement to operate out of normal working hours. On such occasions ArchBuilt will apply to do so through relevant regulatory bodies.

8. SAFETY

Safety has been split into two sections; "Public Safety and "Site Safety." Each is dealt with in turn, below.

Public Safety

Public safety is considered and prioritised through all stages of construction. ArchBuilt will explore all available options to completely separate any construction activity from the public to ensure their protection. Public safety controls selected during design of this construction project are expected to be but not limited to:

- Banner Mesh Fencing
- Use of approved footway and traffic management strategies.
- Encapsulation structures.
- Signage & exclusion zones.

All control measures used to reduce risk of health and safety impacts to the public will be:

- Erected before the commencement of any works
- Kept in position at all times during the progress of the work & regularly inspected and maintained.

Fencing

The site fencing to the alignments indicated in the Site Layout Plan will be constructed to the following standards that is; 1800mm high temporary mesh fencing covered in shade cloth with ArchBuilt signage and safety signs.

Pedestrian Access

Ultimately the best path of travel for pedestrians will be the opposite side of the road during the site operating hours. In times where the front of site access is restricted and traffic control is on duty, pedestrians will be guided safely across the road. However a pedestrian path in front of the site will be maintained unless construction requires an authorised closure through GCCC traffic

Road Openings

Road opening permits will be sought as required by ArchBuilt for the respective sub-contractors when and if required.

Structural Certification for Temporary Structures on Roads

These will be sought as required.

Barricades and Signage

The site will be fully fenced along the Rees Court boundary. All fencing will be lined with standard scrim mesh displaying the ArchBuilt logo and relevant safety & site information signage

Notification to Adjoining Properties of Proposed Works on Roads

Notifications will be made in accordance with the requirements of the permit applications referred to, above.

Nuisance Abatement

ArchBuilt has undertaken as part of the conditions of the Contract and the building permits pertaining to comply with Gold Coast City Council and other regulatory authority's nuisance abatement requirements.

Construction Permit Zones, Deliveries & Car Parking

All subcontractor parking will be allocated to the local street parking and will be subject to all relevant restrictions and fees.

All deliveries are to be taken within the site fencing/ boundary during construction.

All materials will remain stored in the site boundary fence/ hoarding as required.

Certificates of Occupancy

During the project, there is no requirement to handover separable portions to the client. A certificate of Occupancy is required prior to any area being handed occupied and/or used. In each case there is a lead up period where consultation occurs between ArchBuilt, the client, the relevant building surveyor, certifier and any relevant commissioning authorities. Together with other measures mentioned in this section, this process assists in achieving and maintaining a high standard of public safety.

SITE SAFETY

A comprehensive Safety Management Plan (WSMP) addressing ArchBuilt safety policy, processes & procedures for this project have been submitted as 'Lot 8 Rees Court Palm Beach Safety Management Plan.'

EMERGENCY MANAGEMENT

An Emergency Management Strategy has been developed and contained within the WSMP which comprises of the following elements:

- a) ArchBuilt Site Emergency Procedure
- b) Weekly safety inspections and emergency evacuation drills
- c) Site manager and foreman completing and updating first aid, CPR and fire extinguisher training

9. SECURITY

ArchBuilt will ensure the site access is restricted during construction hours and all gates and fences are locked outside of construction hours to limit the potential for unauthorised or accidental access at any time during the construction program.

10. ENVIRONMENTAL MANAGEMENT

The Environmental Management Plan (EMP) submitted separately addresses the following areas:

- QLD Legislation/guidelines/codes/standards
- Flora and Fauna Management
- Waste Management
- Sand management
- Water management
- Acid sulphate soils
- Dust Control
- Noise

- Environmental Procedures
- Emergency response

11. EROSION SEDIMENT CONTROL

This will be managed through Best Practices Erosion & Sediment Control, Erosion & Sediment Control – A Field Guide for Construction Site Managers.

The erosion & sediment management can best be referred to by the Civil Engineering Drawings

12. TRAFFIC MANAGEMENT

It is not expected that any traffic permits or closures will be required during the construction of this project however if any are required they will be sought a minimum of 21 days prior to being required as per GCCC guidelines and traffic permitting requirements.

13. WASTE MANAGEMENT AND RECYCLING

ArchBuilt has implemented a 2 bin waste/recycling system and all subcontractors are expected to separate waste where possible in line with ArchBuilds recycling policy.

Second to this ReTrac skips (24 Gibbs Street Arundel 4214) are engaged to provide the separate skip bins and replace bins at required intervals coordinated by site supervisor. Retracting Skips are at the forefront of recycling and all bins are taken back to the transfer station for separation and disposed of or recycled to the appropriate destinations as necessary

Putrescent waste from the Project Office, Site Amenities and Canteen is streamed on-site.

The majority of construction waste is streamed off site by the waste management contractor; however, concrete and concrete products are streamed on site and taken directly to concrete recyclers for crushing. A comprehensive Waste Management Plan outlining procedures has been submitted as 'Lot 8 Rees Court Palm Beach Waste Management Plan'

14. SUMMARY

This Construction Management Plan comprises a number of strategies, processors and procedures. The plan has definite aim of ensuring minimal impact to the local and surrounding environs and recognizes public safety along with work safety as the highest priority. It is also reflected in the CMP that there are many processes and procedures that underpin the management of this project.

The plan's implementation, maintenance, monitoring and record keeping are administered via a regular communication and reinforcement of ArchBuilds commitment.

ArchBuilt are willing to seek advice from and work closely with authorities to deal with a variety of challenges.