

CONSTRUCTION MANAGEMENT PLAN



Lot 8 Rees Court, Palm Beach Qld

Construction Management Plan

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1. INTRODUCTION AND PROJECT OVERVIEW

The 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/NZS 4501)*, *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 the Rees Court, Palm Beach project.

Our Commitment

Carsburg Earthmoving 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

Virginia Hemsley

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 Carsburg Earthmoving 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 Site Manager/ 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 Site Manager / 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 near the intersection with Nollamara Dr in close proximity to K P McGrath Dr however is subject to low 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 for construction

Access Arrangements

Construction Access: How do subbies and visitors access your site? What do they need to do prior to gaining access and how do they gain access physically

Construction access to the project will only be granted once Carsburg Earthmoving requirements have been met. Both plant and pedestrian access gates will be opened during the hours of construction at the front of the site.

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.

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 us, the builder or any subcontractors directly under our control, these will be forwarded to the Site Manager/ Builder 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 the builder to ensure that the problem will not happen again?

4. PROJECT PLANNING AND CONSTRUCTION METHODOLOGY

The Construction Activity, Timeframes & Methodology for this project are described in detail in the following sections below.

Construction Program – See attached program

Site establishment	2 days
Civil Works	1 week
Structure - Footings and slabs	1-3 weeks
Frame Structure and Roofing	4-5 weeks
Build to Lock-up stage	5 weeks
Fixing	5-6 weeks
Completion – Hardscape/Landscape	2-8 weeks

Site Establishment & Preliminary Works

Prior to the civil works the site needs to be established. This will include but not be limited to the erection of site fencing, delivery of a portaloos and temp power connection.

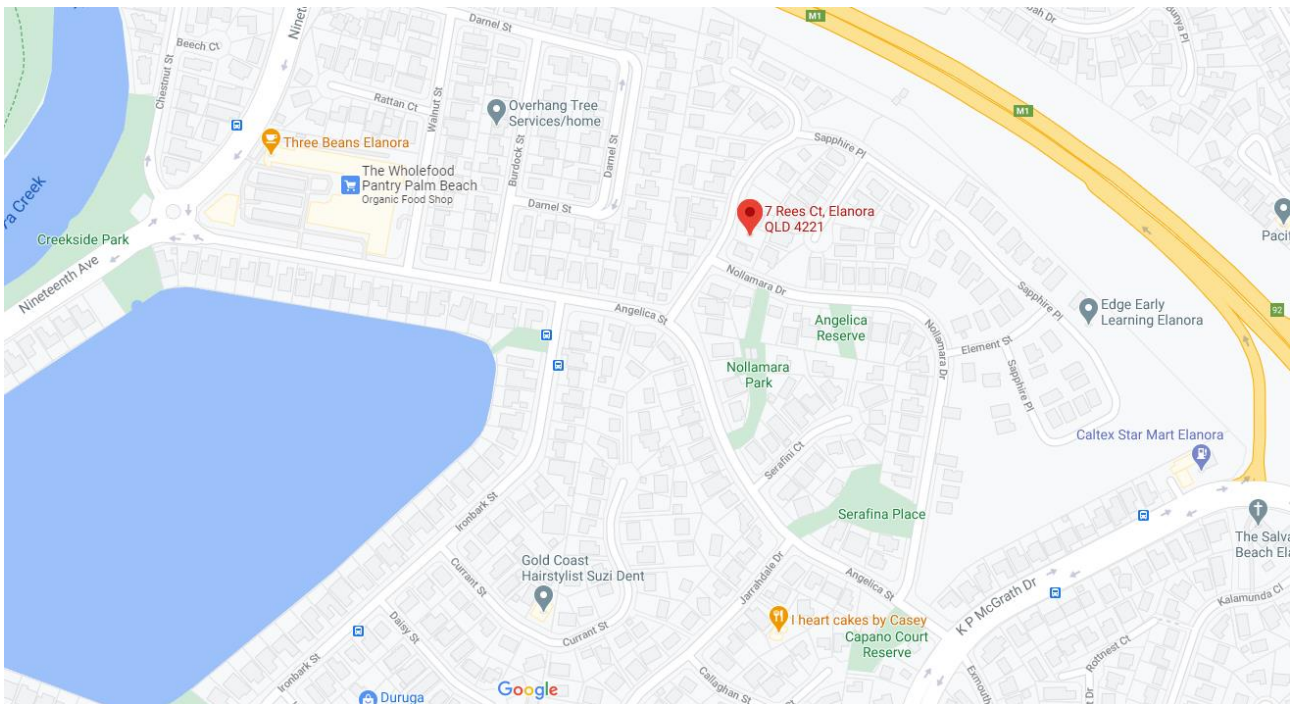
The site fencing will be constructed to the following standards, that is 1800mm high construction fencing with stabilising bases. Shade cloth and signage will be applied to the fencing.

Civil Excavation Works

A specialist civil subcontractor will be engaged to complete the bulk, detail, subgrade 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 civil construction package noise, dust, erosion sediment control and general environmental monitoring is maintained to ensure the Builder and sub-contractors are complying with GCCC & Environmental Protection Act Policy (Noise) 2016 requirements

Adjacent buildings



No part of the excavation process should adversely affect the structural integrity of any other asset including roads or neighbouring houses.

It is important that other houses in and around Rees Court are not adversely affected by vibration or concussion during the excavation process.

No part of the construction process should cause flooding or water penetration to any of the adjoining houses. 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: Carsburg Earthmoving, Foreman: Arty Hawkins and subcontractors. Contact numbers for both the Builder and the site foreman will be displayed at the site entry gate.

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 first aid kit, toilet, relevant emergency equipment and provision of safe and secure storage for tools and materials.

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 the builder 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.

8.1 PUBLIC SAFETY

Carsburg Earthmoving is committed to providing a safe and healthy work environment. The health and safety of employees, contractors and visitors to our sites is of the utmost importance. We are committed to managing our projects in a manner that as far as practicable, complies with the highest standards of health and safety prescribed by the Occupational Health and Safety Act, associated Regulations, Compliance Codes, Australian Standards and all other requirements.

The builder 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.
- Signage

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 fencing to the alignments indicated in the Site Layout Plan will be constructed to the following standards that is; 1800mm high construction fencing (mesh)

Pedestrian Access

Ultimately the best path of travel for pedestrians will be the opposite side of the road during the site operating hours 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 the builder 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 around the site boundary (as shown). All fencing will be lined with standard shade cloth displaying the Builders 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

The Builder 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 hoarding/ boundary during construction. Large deliveries or removals will be arranged to happen during off-peak times

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

Certificate of Occupancy

At practical completion stage, an inspection will be undertaken by either a council building surveyor or private certifier to ensure the house is technically fit to live in and a Certificate of Occupancy will be issued. This process assists in achieving and maintaining a high standard of public safety.

8.2 SITE SAFETY

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

8.3 EMERGENCY MANAGEMENT

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

- a) Builders Site Emergency Procedure

9. SECURITY

The Builder 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, addresses in the main, 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 Design 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

Carsburg Earthmoving has entered into a contract with a waste management contractor, JJ Richards & Sons Pty Ltd to manage the waste and recycling of all materials on the site.

The majority of construction waste is removed from site by the waste management contractor via skip bins.

A Waste Management Plan outlining procedures has been submitted. Operations will be managed to ensure minimal waste is created and reuse/recycling is maximised. Waste margins on all materials used during the construction phase have been kept to a minimum. Where possible, components are prefabricated off-site to reduce wastage. Suppliers are asked to take back packaging and unused materials, such as pallets and spare bricks.

14. SUMMARY

This Construction Management Plan comprises a number of strategies, processes and procedures. The plan has a definite aim of ensuring minimal impact to the local and surrounding environments 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 regular communication and reinforcement of the Builders commitment.

The Builder is willing to seek advice from and work closely with authorities to deal with a variety of challenges.

