

CONSTRUCTION MANAGEMENT PLAN (Brief Outline)

RESIDENTIAL SUBDIVISION

MUNDAMIA EAST

CLIENT: TWYNAM MUNDAMIA PTY LTD

CONTRACTOR: NOT YET KNOWN

PROJECT MANAGER: ALLEN, PRICE AND ASSOCIATES



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Appendices

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| Rev | Date | Details |
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| | | |

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1. INTRODUCTION

Twynam Mundamia is proposing a residential subdivision over lot 3 DP 568613 & Lot 384 DP755952 off George Evans Rd, Mundamia (near West Nowra). The expected lot yield of the proposal is approximately 300 residential allotments, 1 rural lot containing an existing rural dwelling and 1 commercial lot, plus associated public reserves.

The site is located within the coastal zone (under SEPP71) and is therefore defined as a Major Project under Part 3A of the Environmental Planning and Assessment Act, 1979. (EPA Act)

The Minister for Planning has formed an opinion that the proposal is a Major Project and the Director General of the Department of Planning has issued Environmental Assessment Requirements (EAR) under s75F of the EPA Act.

The purpose of this report is to address the EAR's which, amongst other things, require the following:
Construction Management Plan – a plan which outlines traffic and pedestrian management during construction and management of impacts on amenity of adjoining properties and appropriate mitigation measures including noise, dust and sediment and erosion controls;

A Construction Management Plan (CMP) is normally prepared by, or in conjunction with, a contractor doing work on the site. As the project has not progressed to this stage of development at this time, it is inappropriate to prepare a detailed plan. It is appropriate, however, to provide a broad outline of the contents of any such plan which will be developed during the detailed design and pre-construction period.

CMP's are a tool to coordinate site activities to reduce the potential impacts of construction activities on surrounding residents, construction workers and the environment.

2. THE SITE

The existing site comprises the two parcels mentioned above totalling approximately 43Ha of land. The site is located approximately 2.7km (straight line) east-south-east from Nowra CBD, and is located 1km north of Yalwal Rd, West Nowra (see figure 1).

The site is bounded by an un-formed Crown road reserve to the west, Jonsson Rd to the north-west, private property to the north and east, Crown land to the south-east and an undeveloped portion of the University of Wollongong's land to the south-west. Two small rural allotments are located directly adjacent to the site western boundary. The University of Wollongong's Shoalhaven Campus is located approximately 400m to the south-west.

The site is accessed from George Evans Rd and Jonsson Rd, off Yalwal Rd.

The site predominantly is comprised of gently sloping land to the north-east. The eastern edge of the land is steep and rocky and falls generally easterly.

The site is generally cleared rural land that has previously been used for grazing and other rural activities. Some bushland still exists near the eastern boundary of the site and each allotment contains a rural dwelling and other associated buildings.



Figure 1: Site Plan

The site has been identified by Shoalhaven City Council as being suitable for residential development as outlined in the Nowra-Bomaderry Structure Plan. The Department of Planning has given further weight to the future development of this area via the adoption of the South Coast Regional Strategy, which concurs with the recommendations of the Nowra-Bomaderry Structure Plan.

Council has prepared a draft Shoalhaven Local Environment Plan 2009 that proposes to modify the current rural zoning to a large section of R1 General Residential Zone and perimeter bushland areas as E2 Environment Conservation Zone. As part of the rezoning process, and to ensure a coordinated development delivery, Council are also in the process of preparing an Infrastructure Plan, Development Control Plan and Section 94 Plan for the Mundamia Growth area.

3. CONSTRUCTION MANAGEMENT PLAN (OUTLINE)

The following document sets out a broad outline of the contents of a future CMP that would be prepared during the detailed design and pre-construction phases of the project.

The issues covered by the CMP are outlined below:

- Occupational Health and Safety
- Contamination
- Vegetation Management
- Existing and temporary services
- Pedestrian and Traffic Management
- Earthworks and excavation
- Construction Waste Management
- Working hours

3.1. WORK HEALTH AND SAFETY

This section of the document will outline the Contractors requirements regarding management of Work Health and Safety (WHS) matters on the site.

All works shall be undertaken in accordance with the WHS Act 2011, WHS Regulation and various Codes of Practice and other required documents.

The Contractor will be engaged as a Principal Contractor in accordance with the WHS Act and will be responsible for all safety matters relating to the site works.

It is anticipated that the Contractor will prepare a separate WHS Plan for the site including general and specific requirements for training, access, work practices, and various other matters.

3.2. CONTAMINATION

This section of the document will outline the Contractors requirements regarding management of contaminated or hazardous substance on the site.

The basic contamination issues are outlined in the Martens and Associates Geotechnical Report included with the submission.

All works will be undertaken in accordance with this report.

3.3. VEGETATION MANAGEMENT

This section of the document will outline the Contractors requirements regarding management of existing vegetation on the site including trees, mid-story and groundcover vegetation.

It is anticipated that a separate Vegetation Management Plan will be prepared by the supervising ecologist, which will guide the Contractors site activities in this regard.

3.4. EXISTING AND TEMPORARY SERVICES

This section of the report will outline the Contractors requirements relating to the location, connection, disconnection and management of existing and temporary services on the site.

The two existing residences contain services that will need to be either disconnected, diverted or avoided as construction work proceeds. In addition, other services will need to be connected to the site during the construction phase e.g. phone lines and power for site facilities.

The details of how the existing and temporary services are to be handled will be developed by the Contractor in the pre-construction phase.

3.5. PEDESTRIAN AND TRAFFIC MANAGEMENT

This section of the report will outline the Contractors requirements relating to the management of pedestrians and traffic during Construction works.

As the site is not currently easily accessible nor does it have many surrounding residents, it is anticipated that the early stages of Construction will have minimum requirements in this regard. However, as development progresses and dwellings are constructed in the vicinity, the requirements for managing pedestrians and traffic will increase.

Whenever work is to be undertaken in existing public roads, a Section 138 Certificate under the Road Act will need to be issued by Council. This will include traffic control plans and other requirements to demonstrate safe management of pedestrians and traffic.

3.6. EARTHWORKS AND EXCAVATION

This section of the report will outline the Contractors requirements relating to the management of earthworks and excavation on the site.

This section will outline issues relating to:

- Archaeology
- Noise Management
- Vibration Management
- Erosion and Sediment Controls

3.6.1 ARCHAEOLOGICAL REQUIREMENTS

Based on archaeological studies undertaken, it is not anticipated that any archaeological artefacts will be discovered during earthworks operations on the site. However, if any artefacts are uncovered, works shall be managed in accordance with the Archaeological Management Plan prepared for the site.

This section of the report will outline briefly the requirements of this Plan.

3.6.2 NOISE MANAGEMENT

As noise will be generated during construction activities, this section of the report will outline the Contractors requirements relating to the management of noise to minimise environmental and social issues on surrounding residents.

Noise pollution is regulated through the Protection of the Environment Operations Act 1997 (POEO Act). The POEO (Noise Control) Regulation 2008 also sets certain limits on noise emissions for certain equipment.

The *Noise Control Guideline: Construction Site Noise* published in 1985 by the State Pollution Control commission is the current document in force in NSW. It states the following:

'Where there is likelihood of annoyance due to noise from construction sites, conditions such as the following may be specified in a development consent or building application. This applies particularly to non-scheduled premises such as commercial buildings where a long construction time is not likely. The criteria may not be applicable to long-term construction such as coal mines, which may take several years. Variations should be made according to local conditions'.

Construction period of 4 weeks or under:

*The L_{10} level * measured over a period of not less than 15 minutes when the construction site is in operation must not exceed the background level by more than 20dB(A).*

Construction period greater than 4 weeks and not exceeding 26 weeks.

*The L_{10} level * measured over a period of not less than 15 minutes when the construction site is in operation must not exceed the background level by more than 10dB(A).*

Time restrictions

Monday to Friday: 7am to 6pm.

Saturday: 8am to 1pm if audible on residential premises, otherwise 7am to 1pm.

No construction work to take place on Sundays or Public Holidays.

** L_{10} : Noise level exceeded for 10% of a specified time period*

DECC has issued a draft document that outlines more up-to-date requirements for noise management. However, at the time of writing, this document was only in draft form.

3.6.3 VIBRATION MANAGEMENT

As ground borne vibration will be generated during construction activities, this section of the report will outline the Contractors requirements relating to the management vibration to minimise environmental, social and structural issues on surrounding residents and structures.

Construction works will be controlled to reduce the likelihood of exceeding the requirements of *Assessing Vibration – a technical guideline* (DEC 2006).

This section of the report will be further developed during the pre-construction phase of each stage of the project.

3.6.4 EROSION AND SEDIMENT CONTROL

As any earthworks operation is likely to produce exposed soil, it will be necessary to implement erosion and sediment controls to minimise the effects of airborne or water borne sediment.

As part of the detailed design phase of each stage of the works, a Soil and Water Management Plan (SWMP) will be prepared outlining the measures that must be implemented by the Contractor minimise air and water borne sediment.

Each SWMP will be prepared in accordance with the "blue book", *Managing Urban Stormwater: Soils and Construction – Volume 1, Edition 4, March 2004* produced by Landcom which is the "best practice" document for erosion and sediment control in NSW.

3.7. CONSTRUCTION WASTE MANAGEMENT

This section of the report will outline the Contractors requirements relating to the management of construction waste from activities undertaken on site during the construction phase of the subdivision.

Shoalhaven City Council's Development Control Plan #93 Controls for Waste Minimisation and Management outlines the necessary requirements for managing construction waste.

A detailed construction waste plan will be prepared during detailed design phase prior to the issuing of a Construction Certificate. This plan will outline the streams of waste that will be either re-used, recycled or disposed. It will also estimate quantities of various material types and the location (if known) for any disposal or re-use.

3.8. WORKING HOURS

As outlined in section 3.6.2 of the CMP, working hours will be limited as follows, unless specific approval is granted by Council to undertake work outside these hours:

Monday to Friday: 7am to 6pm.

Saturday: 8am to 1pm if audible noise on residential premises, otherwise 7am to 1pm.

No construction work to take place on Sundays or Public Holidays.