

GAVIN HESTELOW ARCHITECT

Shire of Peppermint Grove

CONSTRUCTION ENVIRONMENTAL MANAGEMENT PLAN

ADDRESS: Lot 888 (#46) KEANE STREET, PEPPERMINT GROVE

BUILDER: TBC

Builders Office Details (to be provided once builder is nominated as part of building permit)

Address:

Builders No:

Phone:

Builders Reg:

NBN line:

HIA Member:

Website:

MBA Member:

Office email:

Licence No:

1. PROJECT DETAILS

Site Location

Lot 888 (#46) Keane Street, Peppermint Grove, 6011

Client Details

Builder Representatives

TBC

Registered Supervisor

TBC

Project Architect

Gavin Hestelow

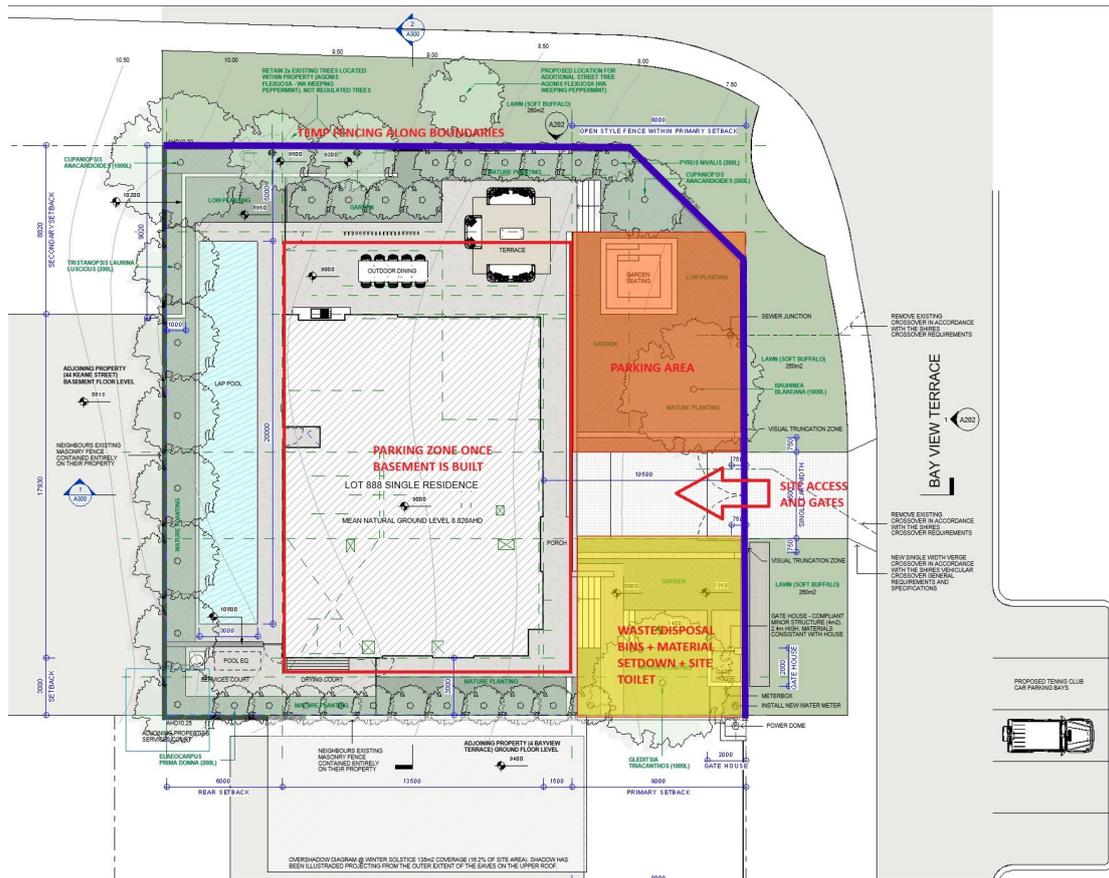
Project Overview

Currently the site is a vacant lot. The proposed new dwelling is a 2-level single residence with undercroft and pool built from a masonry and concrete structure.

Construction Timeline

Approximately 24-30 months.

2. SIGNIFICANT WORKS / ACTIVITIES



2.1 Site Parking

All vehicles will utilise on-site parking. Being a corner lot, there will be a generous parking zone available onsite within the primary setback area (20m x 9m). Once the basement has been built a permanent onsite parking facility for several tradesmen simultaneously will be available underground and out of sight, in addition to the ground level onsite parking. This parking and storage area will remain for the extent of the building program.

2.2 Site Amenities

A temporary fence will be erect along all street facing boundaries (indicated in blue above). There will be a site toilet positioned inside the temporary fencing line as well as waste disposal bins and a general material set down area will be located within the site boundary ensuring not to obstruct common access areas and out of public sight. (indicted within yellow zone).

2.3 Dust Management

Risks of dust and sedimentation will be managed during works by using Appendix 1 matrix of 'A guideline for managing the impacts of dust and associated contaminants from land development sites, contaminated sites remediation and other related activities.'

Provisions for dust management -

- Temporary fencing with privacy mesh or colorbond fencing will be erect on all street facing boundaries to restrict movement of wind-borne dust. The site will be adequately fenced and closed when works are not being carried out.
- During earthworks the builder will water down dust and sand to limit dust lift and control movement.
- After all, works on site are complete and before handover, the builder will ensure that the entire site is stable. After handover has taken place, the owner will inherit responsibility for site stabilisation of dust.
- Advisory notices shall be issued to adjoining land occupiers at least 48 hours before site works commence.

Contingency arrangements –

- If dust-related complaints are generated due to material which has been excavated on site the builder shall ensure this material is stabilised within 48 hours of being requested to do so by the local government.
- The builder has included allowances for wind fencing and surface stabilisation during the construction period for the purposes of dust and wind-borne material suppression.

Monitoring requirements -

- Site dust management system will be in place on site, as above.
- On-site dust monitoring by site supervisor against short term criteria.
- Complaints management system in place (complaints recorded and acted on promptly as per section 2.8).
- Notice to be erected on site, providing contact details of the person to be contacted regarding the works (as per section 2.8).

2.4 Working Hours and Noise Management

The builder will work with the Australian Standards; we will also work within the time restraints and days allowed to work, work to Council times for construction work or Environmental Protection Regulations 1997.

Construction work times for this site are 7.00am - 7.00pm Monday to Saturday only – No works will be undertaken on Sundays or public holidays. Should problems in relation to building noise occur outside the above permitted hours, or for any other enquiry, complaint

or emergency relating to this site contact details can be found on site signage as per the below.

2.5 Local Residents

Dilapidation inspections of adjoining neighbours' properties will be scheduled and carried out prior to any construction work commencing.

For the safety of local residents, temporary fencing with privacy mesh will be erected around the boundary of the property as well as locks and authorised entry signs, safety management signage, all relevant contact details of the builder.

2.6 Major Site Activities

Compaction/vibration – all compactors will use high frequency, limiting the amount vibration travels.

Site excavation will be supervised at all times with secure (locked) perimeter fencing erected and signage to notify pedestrians of the activities. Site cameras will be active with alarms and voice warnings in place to notify pedestrians should they be onsite when not permitted.

2.7 Traffic Management & Protection and Management of Verge Infrastructure

Traffic management contractors will be used if required. The builder will work with subcontractors and suppliers to manage and maintain the local infrastructure including footpaths and kerbing. Those required to visit the site will be notified not to obstruct right of ways or footpaths and place deliveries within the designated lay-down areas within the site boundary.

There are 2x trees located within the property to be retained. These trees will be protected with fencing surrounding them throughout the construction stage and regularly watered with programmed reticulation.

2.8 Complaints Management System

All relevant contact details of the architect and builder will be clearly displayed on site signage. Upon receiving feedback or complaint we will follow our internal complaints handling procedure. All complaints are the responsibility of the builder, if unable to be resolved, the Shire will provide assistance.