
Construction Management Plan

For: **LOT 1 (#48) Norfolk road Epping NSW 2121**

Prepared by **RUI ZHU**
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CLIENT : **Min XIONG**
LOT 1 (#48) Norfolk road Epping NSW 2121

1. Introduction

This Construction Management Plan (CMP) has been specifically prepared for the proposed construction phase of works for **DA/65/2022** issued to the City of Parramatta Council. Construction works include preserving and relocating front portion of existing home and demolishing and redeveloping rear portion of existing home

This report has been prepared to manage the construction of the site to address access, egress and safety owners/tenants, people visiting the site, vehicular movements, parking and construction.

2. Existing Building

As part of the development, front portion of the existing building will be retained as indicated on architectural plan to be refurbished after relocation

Temporary Construction fence will be erected to enclose the construction site for both Safety & Security

3. Material handling

All construction materials and deliveries will be unloaded within the existing site boundary and the designated Work Zone

Dismantled heritage materials to be handled with care and protected from all weather damage, and to be reconstructed accordingly to preserve its heritage significance

4. Contact details

Selected builder/Site manager will be appointed during all construction stages

5. Hours of Work

The hours of construction, including, removal of spoil and delivery of materials to and from the site, will be in accordance with the conditions of the Development Approval.

6. Sediment and Erosion Control Measures

All sediment and erosion control measures will be installed and maintained in accordance the Sediment Control Plan

All truck loads will be suitably covered and any spills will be cleaned from the load-out area so as to avoid tracking of dust and/or sediment onto the street.

7. Tree Protection Measures

Street trees are to be protected as per the relevant conditions of approval unless otherwise approved for removal by Council.

8. Noise and Vibration management

Where practical, the use of electrical machinery may be used in lieu of mechanical devices which reduces noise.

Major machinery will be regularly serviced and operated by qualified operators so as to ensure no excess emissions and quiet operation is maintained.

9. Traffic Management Plan

Existing street footpath to be maintained as required by the relevant Work, Health, Safety Regulations

Traffic Control maybe required for Crane work

10. Waste Management Plan

A detailed Construction Waste Management Plan (CWMP) has been specifically prepared for the construction phase of works relating to Development Application No: **DA/65/2022** issued to City of Parramatta Council.

11. Safety

All site staff, contractors and visitors to the site will be required to undertake a site induction course prior to working on the site. This induction course will be supervised by appointed OH&S + WPH&S officer

All compliance issues will be coordinated by Builder's appointed Site Manager during hours of construction and a 24-hour contact number will be displayed outside the site office

12. Dust Control Measures

In order to mitigate the risk of air-borne dust the following procedures may need to be implemented for the following items:

Excavation - Water down all working surfaces as required and install wash out pit for trucks during initial excavation stages.

Site Perimeter - Install solid or shade cloth panels to fence.

Scaffold - To be fitted with mesh and dust/shade cloth (if necessary).

Trucks - Cover loose loads prior to leaving site

Site - Ensure access points are kept clean and free of spoil at all times.

Plant and Equipment - Contractors to service machinery regularly and ensure qualified operators minimise excessive emissions.

Power Tools - Whenever possible, wet processes will be used during cutting, drilling and grinding to limit dust emissions.

13. Conclusion

This report has been prepared to ensure the safety of the public and construction workers. All matters relevant to Work, Health and Safety will be scrupulously undertaken in accordance with all relevant Acts and Regulations. Importantly, procedures for communication have been put in place as highlighted in this report.

NORFOLK ROAD

LOT 201
DP 874919

No 50

SEDIMENT BARRIER

32.220 m

17.685 m

18.050 m

19.940 m

14.135 m

18.212 m

23.350 m

Access Handle
126.01 m²

32.220 m

3.500 m

SUPPORTED AND PROTECTED
PORTION OF BUILDING TO BE
RELCATED 8.5m FORWARD IN STAGE 2
BY NOMINATED CONTRACTOR

ZONE OF CONSTRUCTION BEEN
DEMOLISHED AND BENCHED
FOR STAGE 3 CONSTRUCTION

LOT 1
DP 552835
No 46A

LOT 204
DP 874919

ONE STOREY
BRICK
RESIDENCE
TILR ROOF
No 50C

HERITAGE COMMENTS TO BE USED IN CONJUNCTION WITH CONSTRUCTION MANAGEMENT PLAN

VERANDAH

All verandah posts to be retained. The existing concrete base to be retained and supported by support beams and relocated with the house.

Verandah roof to be supported and slab removed and replaced with a new timber verandah on brick piers following relocation

Verandah steps to be recorded, dismantled and reconstructed on a new footing to match following relocation.

All footings and new services to Engineers details

WINDOWS & DOORS

All existing timber windows and doors to be retained, braced and protected prior to relocation.

CHIMNEY

Existing brick chimney and fireplace to be recorded and dismantled by hand to ground level and reconstructed to match on new footing using salvaged and new bricks following relocation.

ROOF

The retained roof sections and tiles will be braced and retained.

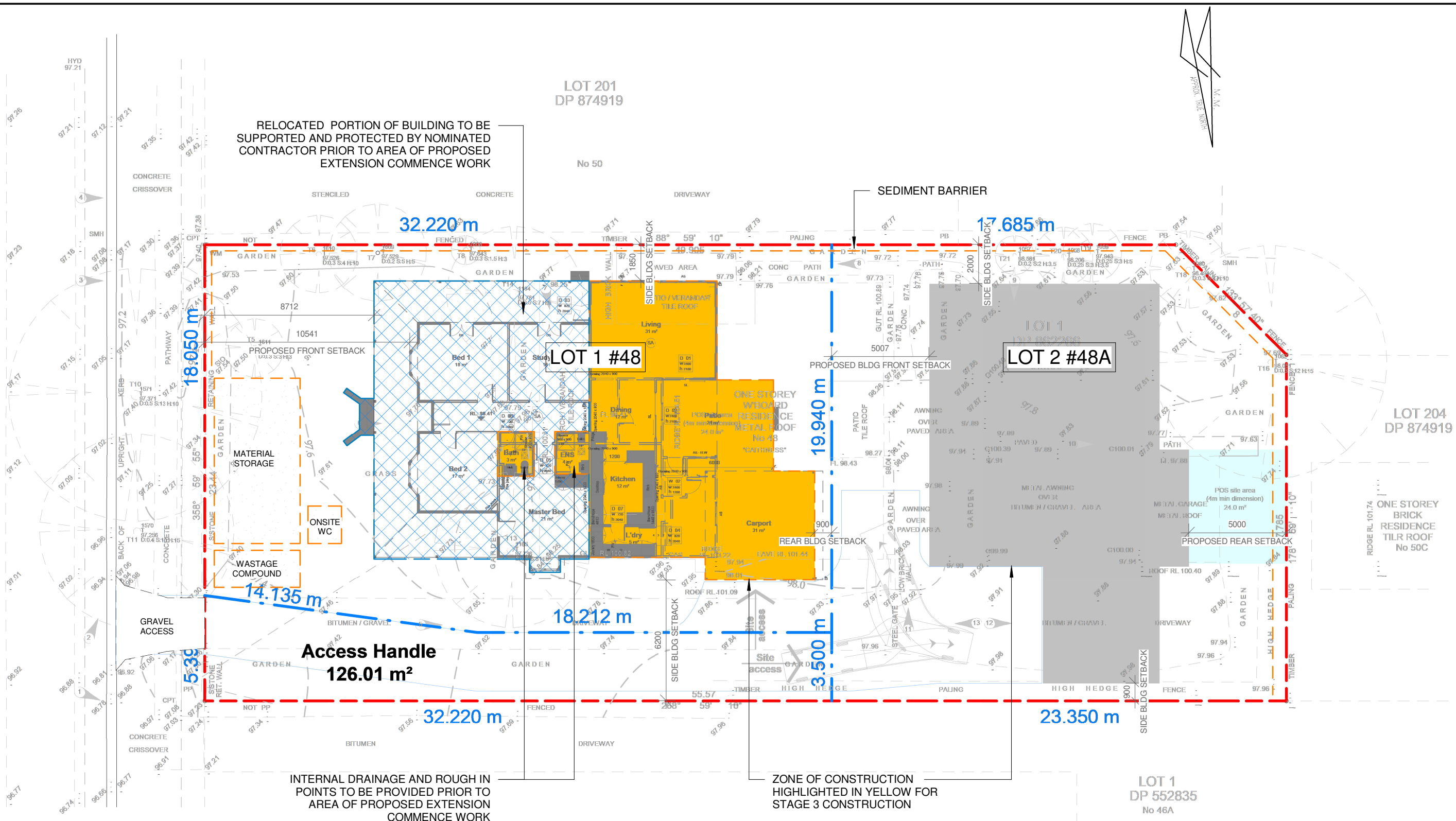
The roof and chimney will be repaired to match and suit new additions following relocation.

1 STAGE 2 CONSTRUCTION MANAGEMENT PLAN 1 : 200

At Lot 1 (No.48) Norfolk road Epping 2121
Client Name: Ms Xin Xiong
Drawn By: RZ
Revision A

A

NORFOLK ROAD



1 STAGE 3 CONSTRUCTION MANAGEMENT PLAN
1 : 200

HERITAGE COMMENTS TO BE USED IN
CONJUNCTION WITH CONSTRUCTION
MANAGEMENT PLAN

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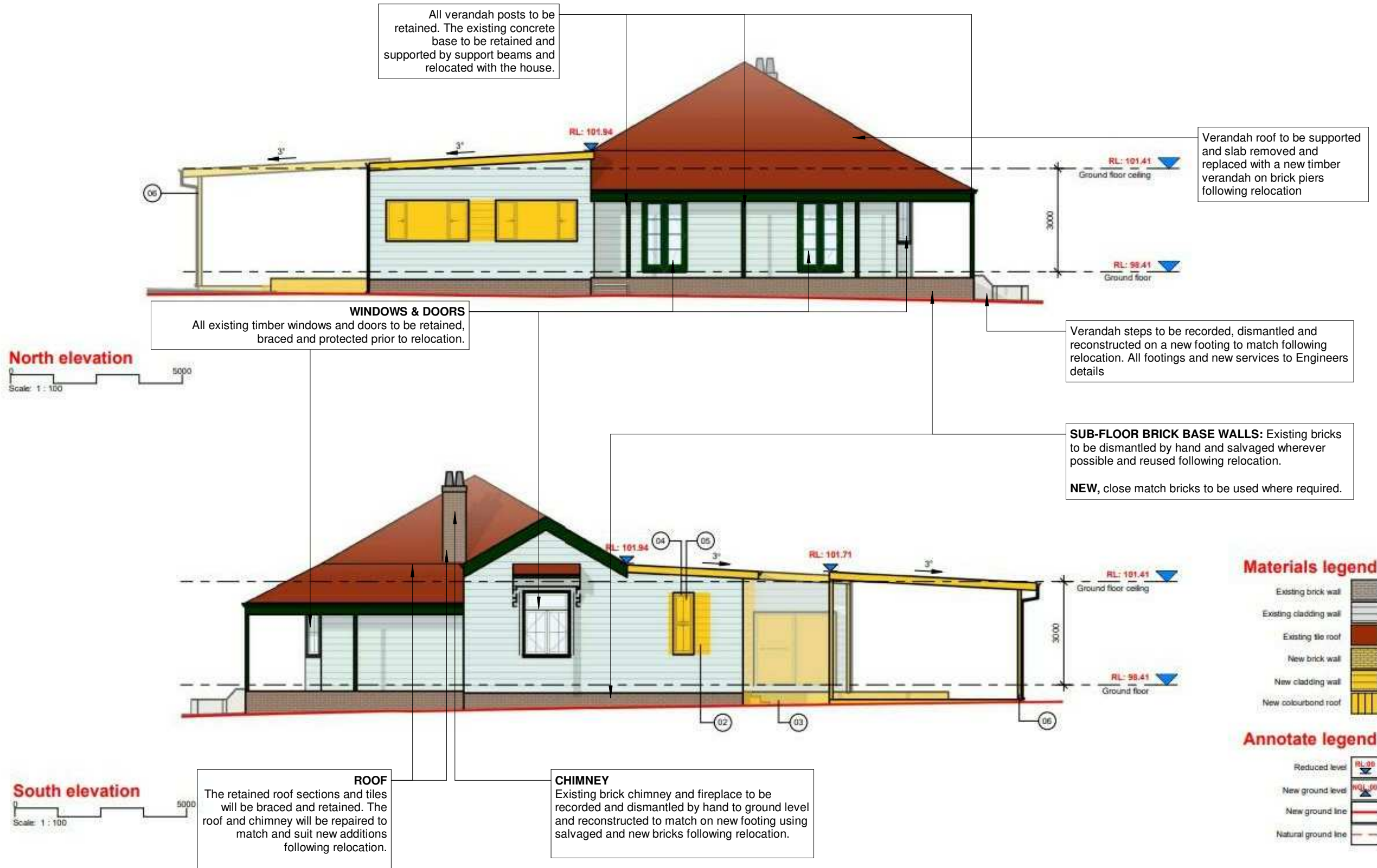
ROOF

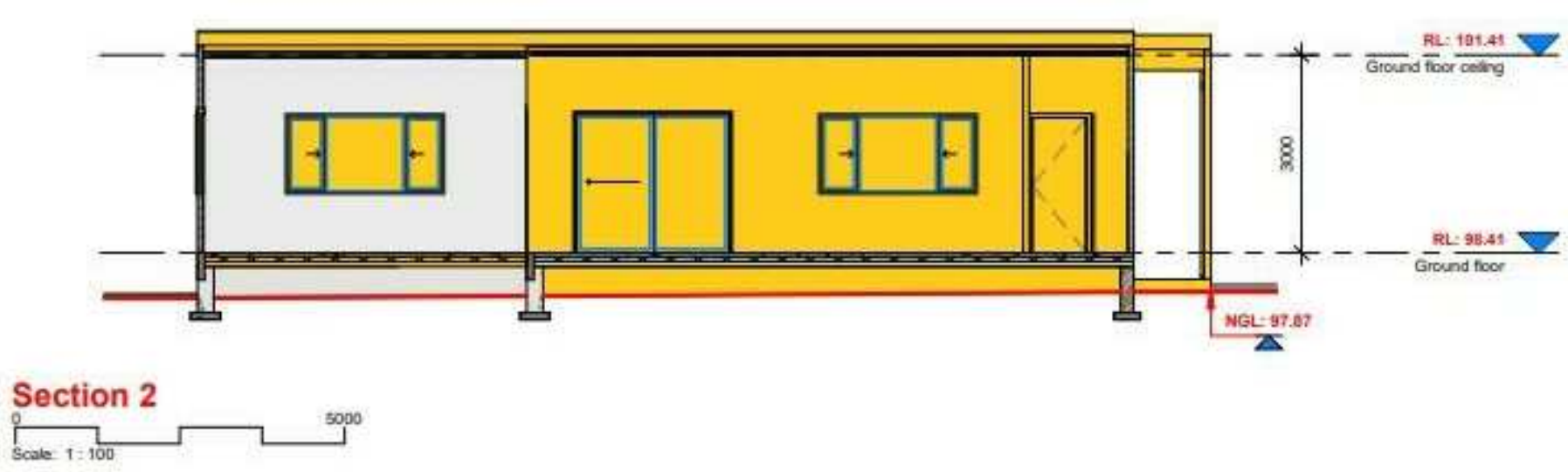
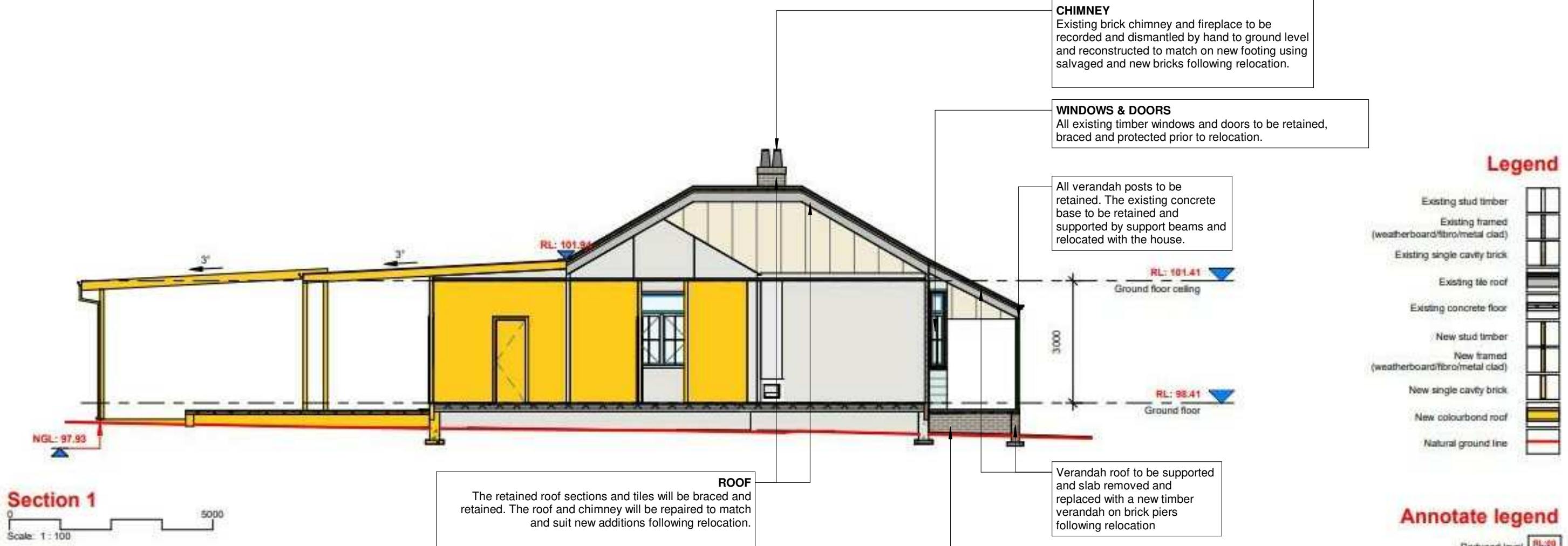
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Window schedule

Mark	Height	Width	Sill Height	Operating type	Frame	Glass type
01	1800	600	900	Double Hung Window	Aluminum	Single glazed, clear
02	1200	2400	900	Sliding	Aluminum	Single glazed, clear
03	1200	2400	900	Sliding	Aluminum	Single glazed, clear
04	1200	2400	900	Sliding	Aluminum	Single glazed, clear
05	1200	2400	900	Sliding	Aluminum	Single glazed, clear

Grand total: 5

Door schedule

Mark	Height	Width	Operating type	Frame	Glass type
01	2100	2400	Sliding door	Aluminum	n/a
02	2100	2400	Sliding door	Aluminum	n/a
03	2040	820	Normal	Timber/uPVC/Fibreglass	n/a
04	2040	820	Normal	Timber/uPVC/Fibreglass	n/a
05	2040	720	Normal	Timber/uPVC/Fibreglass	n/a
06	2040	720	Normal	Timber/uPVC/Fibreglass	n/a

Grand total: 6