

SECTION 11 CONSTRUCTION MANAGEMENT

11.1 INTRODUCTION

Construction activities, which includes demolition, earthworks, underpinning, construction or remediation activities have the ability to adversely affect the amenity of existing residents and workers of North Sydney through temporary increases in noise, vibration, airborne pollution and/or transport movements. These issues can sometimes be compounded when multiple sites in close proximity to one another are undergoing construction at the same time. Council is obliged to manage these temporary site issues for the benefit of the wider community.

In some instances, Council will require the preparation of a detailed Construction Management Plan (CMP). The need for a CMP depends upon the nature of work, likelihood of disruptions, impacts on local amenity, dangers or risks involved, traffic management or any other relevant issue that may cause adverse impacts on the wider community as a result of a development's construction.

The requirement for a CMP typically arises from the imposition of a specific condition/s on a development consent. Council recognises the high costs associated with the preparation of a detailed CMP and that contractors to construct a proposed development are typically not appointed until after a development consent has been issued and that the request for detailed CMP's may not be appropriate as part of the development application process. However, indicative CMP's maybe request depending on site circumstance. This Section of the DCP outlines the minimum requirements that need to be addressed in preparing a CMP. A development consent may also require additional matters over and above that contained within this Section of the DCP to be addressed.

11.1.1 General Objectives

The objectives of this Section of the DCP are to:

- O1 Establish suitable time periods within which demolition, earthworks, construction or remediation activities can be undertaken;
- O2 Establish a framework for the approval of out of hours permits for development works;
- O3 Establish circumstances where a modification to the consent may be required to allow out of hours works;
- O4 Establish the instances when a Construction Management Plan is required;
- O5 Outline the matters for consideration in the preparation of Construction Management Plans.

11.1.2 When does this section of the DCP apply?

This Section of the DCP applies to all development that involve physical works to a site.

This Section also contains detailed heads of consideration for when a CMP is required to be prepared in accordance with a condition/s imposed on a development consent. A CMP may be required if a proposed development includes:

- (a) Basement excavation;
- (b) External works exceeding \$1million;
- (c) Demolition within 2m of a street alignment;
- (d) Demolition of 2 or more storeys;
- (e) Where traffic management measures are required for a period of two or more weeks; or



- (f) Any other case where the consent authority considers that a CMP should be provided due to the nature of the work or locality or potential disruption to amenity, public safety, on street parking provision or traffic safety.

11.1.3 Relationship to Other Sections

Where relevant, this section of the DCP should be read in conjunction with the following Sections of the DCP:

- (a) Part A: Section 3 – Submitting an Application;
- (b) Part B: Section 14 – Contamination and Hazardous Building Materials;
- (c) Part B: Section 17 – Erosion and Sediment Control;
- (d) Part B: Section 19 – Waste Minimisation and Management; and
- (e) Part B: Section 20 – Public Infrastructure.

11.1.4 Relationship to Other Documents

Where relevant, this section of the DCP should be read in conjunction with the following:

- (a) [Environmental Planning and Assessment Act 1979](#) (EP&A Act);
- (b) [Environmental Planning and Assessment Regulation 2000](#) (EP&A Regulations);
- (c) [Protection of the Environment Operations Act 1997](#) (PoEO Act);
- (d) North Sydney Construction Works Management Strategy;
- (e) North Sydney Enforcement and Compliance Policy

11.2 OPERATING HOURS, NOISE AND VIBRATION

11.2.1 Objectives

- O1 To minimise the impact of noise and vibration on the immediate neighbourhood.
- O2 To provide a framework to plan and cater for construction activities outside normal hours.
- O3 To minimise the likelihood of damage to adjacent buildings and structures.
- O4 To manage general community and developer expectations.

11.2.2 Provisions

Primary Construction Hours

- P1 Building works must not occur outside the time periods outlined in Table B-22.1.

TABLE B-22.1 – Primary Construction Hours		
Location	Day	Hours
B3 Commercial Core B4 Mixed Use	Monday – Friday	7.00am – 7.00pm
	Saturday	8.00am – 1.00pm
	Sunday Public holiday	No work permitted
All other zones	Monday – Friday	7.00am – 5.00pm
	Saturday	8.00am – 1.00pm
	Sunday Public holiday	No work permitted



Construction Management

- P2 Despite P1 above, construction activities that only involve the internal fit out of a fully enclosed space may be permitted up to 9pm on a Monday – Friday inclusive in the *B3 Commercial Core* and *B4 Mixed Use* zones only and subject to the further provisions of this policy.
- P3 Extended primary construction hours may be considered beyond the hours outlined P1 either as part of the principal development application or by way of a modification application made under s.4.55 of the EP&A Act. Such requests must provide the following information:
- (a) * a detailed management plan including the nature of the proposed works and how impacts will be mitigated;
 - (b) supporting noise and traffic reports which demonstrate that impacts on the community can be minimised;
 - (c) details of how the extended works will be of benefit to the community and the environment generally, and
 - (d) the acceptance that approval will only be granted subject to conditions that will see the withdrawal or modification of the privilege so given upon justified and unresolved complaint

Works outside of Primary Construction Hours: Out-of-Hours Permits

- P4 The time periods within Table B-22.1 may be extended for certain “one-off” events, but only after an Out-of-Hours Permit has first been approved and issued by Council.
- P5 In determining whether Council will approve of an out of hours permit, Council will consider the following:
- (a) Nature, location and extent of work to be undertaken to limit potential nuisance;
 - (b) Location of the site in relation to sensitive zones (e.g. residential zones);
 - (c) The urgency or emergency nature of the works;
 - (d) Safety requirements such as risk to public/workers;
 - (e) Sequential / timing issues;
 - (f) Traffic management considerations;
 - (g) Noise reduction measures;
 - (h) Measures to be taken to address any potential complaints;
 - (i) Proven track record of the site;
 - (j) Requirements of other authorities; and
 - (k) Public interest
- P6 An out of hours Permit will not be approved:
- (a) if the site is located either directly adjacent to or across the road from a site that have been issued an Out-of-Hours Permit within 3 days of the request for an Out-of-Hours Permit;
 - (b) for more than 3 consecutive nights, unless it can be adequately demonstrated that it is required for the purposes of protecting public safety;
 - (c) for concreting works, or other low impact construction works which can be carried out within the normal construction hours;
 - (d) where there is no demonstrated justification with regard to traffic or public safety or amenity impacts;
 - (e) where previous Permits have been issued and have resulted in justified complaint; and
 - (f) if the request is received less than 72 hours before the proposed date of out of hours works are to commence.



Noise and Vibration

- P7 Large scale demolition and construction projects/sites will be required to incorporate a Noise and Vibration Management Plan (N&VMP) within the CMP to address construction noise which may cause nuisance or disturbance as a result of the close proximity of any noise sensitive premises and/or the particular scope of the development or the equipment being employed. A N&VMP will need to be provided for demolition work and for potentially noisy building construction activities such as piling, compacting and concrete pouring processes.
- P8 The N&VMP is to consider the time and duration of proposed activities, the nature of the activities intended at the site and the ambient background noise level in the surrounding noise sensitive uses and the actual likely impact on those sensitive uses.
- P9 To ensure that noise and nuisance complaints are managed on site in the first instance, signage specifying any security measures and key contact details must be erected on the perimeter of the site in accordance with the signage provisions under Section 11.3.2 to Part B of the DCP.

11.3 PUBLIC SAFETY, AMENITY AND SITE SECURITY

11.3.1 Objectives

- O1 To ensure that the general public is adequately protected from activities occurring on building sites.
- O2 To manage the protection of public assets and infrastructure.

11.3.2 Provisions

Fencing

- P1 The site should be secured by a fence, hoarding or other suitable barrier.
- P2 Hoardings, perimeter fencing or other site barriers used must not be able to be climbed or allow unauthorised entry.
- P3 Before and during building work, all excavations must be fenced so they do not pose a danger to life or property to the satisfaction of the relevant certifying authority and Council.
- P4 Hoardings, barriers and other perimeter fencing must be suitably lined to limit public viewing to designated viewing areas. This will ensure pedestrian flow is not impeded and adequate site-public interaction is accommodated.
- P5 At least one viewing point per site must be provided.
- P6 All hoardings and other safety related structures must be maintained to SafeWork NSW standards.
- P7 Footpaths and roadways generally will be maintained in a fit for purpose condition at the developer’s expense.

Safety and Security

- P8 Adequate lighting, safety signage and traffic controls are to be provided. Temporary lighting shall provide an even lighting level and must meet the requirement outlined in the AS/NZS 1558 Road Lighting series.
- P9 For refurbishments, renovations and additions, occupants of existing buildings must be prevented from accessing these areas of the building where works are being carried out through adequate security measures to the satisfaction of the relevant certifying authority.
- P10 Security measures must be in place at all times when building activities are not in operation. This may include perimeter barriers, locks (either mechanical or electronic), surveillance systems, security lighting and motion detectors.



Construction Management

- P11 Where a building site cannot be fully secured, consideration must be given to the use of a security service to prevent unauthorised access.
- P12 Security measures must be provided to prevent construction work or protective measures from facilitating unauthorised access to an adjoining building(s) and to safeguard site materials and equipment.
- P13 All dangerous chemicals need to be properly stored in secure areas located away from emergency exits, safety measures or stormwater pits. Required quantities of chemicals need to be nominated and procedures put in place for the location of storage facilities, secure access and spillage procedures. Refer to AS 1940-1993 Storage and Handling of Flammable and Combustible Liquids. Signage for dangerous goods must be in accordance with AS1216 – 1995 Class Labels For Dangerous Goods Hazardous materials must be stored in a manner approved by SafeWork NSW.
- P14 Explosives shall not be used for demolition or excavation.

Signage

- P15 Signage specifying any security measures and key contact details shall be erected on the perimeter of the building site (i.e. attached to the building, fence or hoarding), with one sign provided on each street frontage and plainly visible to the public domain.
- P16 At a minimum, each sign shall contain at least the following information:
 - (a) The name and contact details (including phone) of the:
 - (i) Developer;
 - (ii) Chief Contractor;
 - (iii) Principal Certifying Authority;
 - (b) A 24 hour emergency contact name and phone number;
 - (c) Website address where the community may find details of the construction activities in accordance with Part B: Section 11.8 of the DCP.
- P17 One sign per street frontage is permitted advertising the proposed development under construction on the land. Each sign should not exceed a display area of five (5) square metres or 10% of the relevant ground level fence or hoarding elevation whichever is the lessor. It must not be an animated or internally-illuminated and be removed in its entirety when the construction work is completed or the security fencing or hoarding is removed.
- P18 Any sign, road markings, street furniture, parking meters, etc, affected by the works shall be relocated or protected and, or, kept in good repair. When installing hoardings, attention shall be paid to the effects that such items may have on pedestrian and cycle travel paths at intersections. This may mean installing temporary pedestrian ramps, tactiles, etc. Approval shall be sought from Council to install temporary indents or pedestrian ramps, etc.

Public Domain

- P19 Any damage to the footpath, road, kerb and channel, stormwater drains and street furniture that results from excavation, demolition and building work is the responsibility of the builder or developer. Any damage which may impact on pedestrians, cyclists and motorists' safety shall be repaired immediately.
- P20 Bicycle paths must be maintained where existing bicycle access is provided adjacent to a construction site.
- P21 Developers and builders must ensure there are no tripping hazards from the hoarding or perimeter fencing on nearby footpaths. Hoardings must be maintained in such a state as to minimise the risk of damage to pedestrians, their clothing and their belongings. Electrical, plumbing and other services extending over footpaths must be covered over, and pedestrian and disability access facilitated by a ramp. Ramps must have a non-slip surface, a handrail, and a minimum gradient of 1:14 unless the existing topography of the street or road dictates some variation to this ratio.



- P22 Determine whether the street or footpath or part thereof needs to be occupied by builders, above or below the public domain. The general public must be protected from construction activities including vehicle loading and off-loading within the public domain. Precautions must be fully specified and include the following measures:
- (a) The use of spotters and traffic controllers;
 - (b) Restriction on the hours of operation of these activities (non peak hours);
 - (c) Restriction on the type of work being carried out (welding, etc.);
 - (d) Machinery to be used;
 - (e) Security mesh or barriers to separate the public from the work area.
- P23 When using skips or rubbish bins, take the following steps to prevent disruption to public areas:
- (a) Place skips or rubbish bins away from public thoroughfares, pedestrian and bicycle access areas;
 - (b) Specify times and methods for loading and unloading of bins or skips;
 - (c) Indicate location and height of chutes (if proposed);
 - (d) Protect pavements and streets and conduct dilapidation surveys before and after works have taken place.
- P24 When using cranes or mobile lifting equipment, take the following steps to prevent disruption to public areas:
- (a) Ensure equipment does not restrict public thoroughfares and pedestrian access or, where restricted access is unavoidable, use gantries or other overhead protection
 - (b) Determine lifting zones for medium to long term use of the equipment
 - (c) Protect pavements and streets and conduct dilapidation surveys before and after works have taken place
 - (d) Implement procedures and lifting techniques to ensure safety on adjoining streets and footpaths
 - (e) Use traffic management controls and signage.
- P25 Unless otherwise permitted, an obstruction must not protrude from premises causing it to interfere with pedestrians or traffic in a public place.
- P26 Unless otherwise permitted, all construction materials must be stored onsite and not in the street or public space.
- P27 When a crossover is required for vehicular access to the site, consider:
- (a) The type and size of trucks entering the site
 - (b) The loading and potential for damage to the existing crossover and footpath
 - (c) The nature of protection of crossover and pavements
 - (d) The need for a dilapidation survey of the footpath before and after works have taken place.
- P28 In the case of potential damage to assets in the public domain, a financial deposit for an amount determined by Council must be lodged in conjunction with the necessary local law permit application, along with a requirement to reinstate damaged assets at the completion of works.
- P29 In the event that works may disrupt parks and gardens managed by Council, consultation and approvals including park protection measures, ongoing maintenance requirements and reinstatement methods will be required from Council's Open Space and Environmental Services Division to ensure there is no damage to flora, fauna and services. Grass verges and medians are also to be protected.



Construction Management

Street Space Occupation

- P30 All necessary permits must be obtained from Council to occupy and use the space on the road, footpath or other public land.
- P31 Adequate barriers must be installed to prevent the public from accessing the construction area. Any occupation or activity presenting a hazard to the public must be provided with suitable barriers.
- P32 Pedestrian access areas must have a minimum width of 1.2m clear on the footpaths (1.5m preferable). Where possible, two way passing bays 1.8m wide should be provided at not more than 20m intervals.
- P33 Any permit issued by Council will be time limited. If the permit is not renewed within twenty one (21) days of its expiry orders will be issued to require the removal of any temporary structure or to restrain the use of the benefit otherwise permitted by the permit

Excavation

- P34 Excavations adjacent to or in close proximity to a road or pathway must be designed to support the road or pathway.
- P35 Excavations adjacent to existing adjoining buildings must be designed to support the adjoining buildings or structures.
- P36 The location and extent of excavations on a site must be specified and the means of containing sediment, especially in wet weather, must be detailed. The area of land to be cleared must also be minimised and stripping and excavating the site should be avoided until building is about to start.

Prevent Unsightly Premises

- P37 Raw materials stored on the site must be adequately secured to prevent unnecessary and unsightly dispersal of the materials around the site and public areas (streets and footpaths).
- P38 Trucks leaving the site must be adequately cleaned to ensure soil, mud and other site debris is prevented from spilling onto adjoining roads and footpaths. Roads and footpaths should be cleaned on a regular basis with consideration to water efficiency.
- P39 Graffiti and other posters or stickers on hoardings and fencing must be removed on at least a weekly basis, or immediately if it is offensive in nature.

General Management

- P40 Existing trees and vegetation not proposed to be removed as part of any development consent must be protected in accordance with Section 16 to Part B of this DCP.
- P41 If building works are for demolition only and the site is to be left vacant, it must be cleared of all unsightly debris, left in a clean state and fully fenced with solid hoarding. The owner is responsible for the site after it has been vacated by the demolisher, principal builder or contractor. Council may require a financial deposit to ensure the owner adequately accepts their responsibility.
- P42 Pedestrian signs must not be damaged, defaced, removed or altered in any way. New pedestrian signs must not be installed without Council approval.
- P43 Any precautions for public protection within the street/public domain must comply with Council's and WorkSafe requirements.

11.4 AIR AND DUST MANAGEMENT

11.4.1 Objectives

- O1 To ensure that air quality (airborne dust and pollutants) in and around a construction site is maintained at acceptable levels throughout the construction period.



11.4.2 Provisions

- P1 Provide details of any equipment and activities that may cause excessive dust or otherwise effect air quality. Dust suppression techniques/equipment may be required depending upon the following:
 - (a) Weather and wind conditions
 - (b) Exposure/proximity to the public and surrounding buildings
 - (c) Proximity to air intake vents on adjacent buildings. Intake from these vents must be prevented through the installation of adequate filters or other approved measures.
- P2 Minimise dumping of loose materials on a site. If dumping of loose material is unavoidable, detail methods for preventing dust and other airborne matter impacting on the surrounding area. Ensure these measures are adequate when the site is unattended.
- P3 Minimise airborne dust arising from trucks and other vehicles entering and leaving the site by providing details on the method and frequency of watering down driveways and trucks with consideration to water efficiency.
- P4 Specify materials to be stored on site and their exposure to wind and the weather elements. Detail methods for preventing loose materials from becoming airborne.
- P5 Perimeter fencing must be designed to minimise the impact of dust on the public and adjacent areas.
- P6 Equipment powered by internal combustion engines must be properly maintained and regularly serviced to prevent the discharge of excessive pollutants, including smoke and/or toxic fumes or odours, and must meet acceptable noise levels.
- P7 Exhausts and ductwork from equipment must be located away from air intakes, windows, enclosed areas and public areas.
- P8 Materials can only be cut in designated areas set away from boundaries and public areas, with adequate dust (and noise) suppression. Where cutting needs to occur in situ, localised dust suppression measures must be utilised.
- P9 The provisions of the [PoEO Act](#) and associated regulations also apply.

11.5 EROSION AND SEDIMENT CONTROL

11.5.1 Objectives

- O1 Prevent contamination of, or damage to, stormwater drains and waterways.
- O2 Ensure sediment from the building site is retained on-site during construction work.

11.5.2 Provisions

- P1 An Erosion and Sediment Control Plan is incorporated into the CMP and address the requirements within Section 17 – *Erosion and Sediment Control* to Part B of this DCP.
- P2 The provisions of the [PoEO Act](#) and associated regulations also apply.

11.6 WASTE MANAGEMENT

11.6.1 Objectives

- O1 Maximise the re-use and/or recycling of construction and demolition waste.
- O2 Waste material to be collected and stored on site until its removal.

Construction Management

11.6.2 Provisions

- P1 A Waste Management Plan is incorporated into the CMP and address the relevant requirements within Section 19 – *Waste Minimisation and Management* to Part B of this DCP.

11.7 TRAFFIC MANAGEMENT

11.7.1 Objectives

- O1 Minimise disruption to traffic (vehicles, pedestrians and cyclists) caused by construction activities to ensure the safety of all road users.

11.7.2 Provisions

- P1 A Traffic Management Plan is incorporated into a CMP, where the proposed development will have an impact upon vehicle, waste collection, cyclist and/or pedestrian flows.
- P2 The following issues must be considered in a Traffic Management Plan:
- (a) The proposed method of access to and egress from the site for construction vehicles.
 - (b) Disruption to vehicular, pedestrian and cyclist traffic flows.
 - (c) Preferred construction access.
 - (d) Vehicles leaving the construction site in a forward direction.
 - (e) Through traffic is to be maintained at all times.
 - (f) Maintaining access to all neighbouring properties at all times.
 - (g) Proposed method of traffic control; controllers must be qualified.
 - (h) Proposed method of pedestrian management.
 - (i) Access routes through the Council area.
 - (j) Method of loading and unloading materials and equipment.
 - (k) Location of any cranes.
 - (l) Location of any Work Zones (approval of the construction management plan does not imply that the proposed Work Zone will be approved, that is still subject to Traffic Committee approval).
 - (m) Temporary, full or partial road closures.
 - (n) Information to local residents and advertising as required.
 - (o) Method of demolition and construction.
 - (p) Areas used for storage of demolition materials, construction materials and waste containers.
 - (q) Method/device to remove loose material from all vehicles and/or machinery.
 - (r) Method of support to any adjoining properties
 - (s) Protection for Council and adjoining properties.
 - (t) Other site-specific considerations (as applicable).
 - (u) Safe Work Method Statement.
- P3 Work must not be carried out in a public road or footpath unless consent has been granted by Council (or other relevant roads authority) under s.138 of the [Roads Act 1993](#) and s.68 of the [Local Government Act 1993](#). These are separate approvals to



development consent or a complying development certificate. Consult with Council to determine if a permit is required.

Monitoring and maintenance

- P4 All traffic control work identified in a Traffic Management Plan, must be carried out in strict accordance with that Plan. Council is authorised to undertake any work for the purpose of making the site safe in event of an emergency and all cost incurred will be borne by the developer.
- P5 If a bond applies, Council must inspect the completed work for any damage to Council's infrastructure before returning the bond.
- P6 Traffic works must be completed as soon as possible to minimise disruption to vehicular and pedestrian traffic.

Erosion and sedimentation controls must be in place before starting any excavation works. These devices must be maintained regularly. Failure to install and maintain these devices may result in a fine and/or legal action.

11.8 COMMUNITY INFORMATION

11.8.1 Objectives

- O1 To keep the community informed as to the types and extent of construction activities occurring on construction sites, so that they may better plan their days around intrusive activities.

11.8.2 Provisions

- P1 A website is to be established which outlines the staging of the proposed construction activities, types of noises to be anticipated and the length of time that such activities are to be undertake during the day and during each stage.
- P2 Details of the website is to be provided on any security notice attached to the boundary of the site.
- P3 At a minimum, the website is to be updated on a weekly basis if required to take into account any potential variations to the initial timeframes for works being undertaken.