

CONSTRUCTION MANAGEMENT PLANS

OBJECTIVES

1. To ensure that all development in the City involving excavation and retention of land, demolition and building work is managed appropriately at each stage of construction in the interest of safety, health and amenity of all residents, property and the community.
2. To acknowledge responsibilities and provide guidance to builders and developers to their important role in the effective management of excavation and retention of land, demolition and building work.
3. To provide a framework to ensure that excavation and retention of land, demolition and building work is managed, to minimise any impact on adjacent properties and their occupants; to minimise any impact on traffic and/or the environment in the surrounding area; and to minimise the likelihood of damage to adjacent buildings, structures and the City 's infrastructure.

POLICY STATEMENT

The City of Vincent requires careful management of excavation and retention of land, demolition and building work within the City.

To ensure that appropriate consideration is given to the planning and on-going management of excavation and retention of land, demolition and building work, the City of Vincent will:

1. Require builders and/or developers to submit a Construction Management Plan, for all developments except those of a minor nature, for the careful management of the construction process, with particular emphasis on the following:
 - a) Public safety, amenity and site security;
 - b) Contact details of essential site personnel;
 - c) Construction operating hours;
 - d) Noise control and vibration management;
 - e) Dilapidation Reports of nearby properties;
 - f) Air and dust management;
 - g) Stormwater and sediment control;
 - h) Soil excavation method (if applicable);
 - i) Waste management and materials re-use;
 - j) Traffic and access management;
 - k) Parking arrangements for contractors and subcontractors;
 - l) Consultation Plan with nearby properties; and
 - m) Any other matters deemed appropriate by the City.

The Construction Management Plan shall be submitted to and approved by the City prior to the issue of a Building Permit.

2. Make available a proforma, to guide developers and builders in the preparation of Construction Management Plans.
3. Require builders and developers to adhere to the Construction Management Plan approved by the City of Vincent, during all excavation and retention of land, demolition and building work.
4. On request, the Construction Management Plan will be made available for inspection by members of the public at the City's Administration and Civic Centre and can be distributed by mail, email or facsimile.
5. The City does not encourage the use of Sheet Piling for developments. However, Development Applications submitted to the City which propose sheet piling methods, will require the submission of a Dilapidation Report and/or Vibration Monitoring Plan to be completed by the applicant, prior to the issue of a Building Permit.
6. Dilapidation Reports are required to be submitted to the City where proposed development is seen to have a likely adverse impact on surrounding structures.
 - a) The City's Officers will assess the risk associated with the development and will pre-determine its significance on a case by case basis.
 - b) The level of risk will reflect the nature of surrounding buildings, the nature of the proposed development, and any other factors such as geotechnical conditions.
 - i) Development adjacent to heritage listed properties, the construction of multiple storey buildings, or the demolition of parapet walls will be deemed as significant.
7. The City will not allow pedestrian safety to be compromised in the area surrounding a construction site. If the footpath or verge is required to support construction the City will require appropriate traffic management measures to the satisfaction of the City's appropriate department.

Date Initially Adopted:	26 October 2010
Date Amended:	24 June 2014
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