

POLICY NO: 3.5.23

CONSTRUCTION MANAGEMENT PLANS

OBJECTIVES

- 1) To ensure that all development in the Town 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 Town's infrastructure.

POLICY STATEMENT

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

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 Town of Vincent will:

- 1.1 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 Town.

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

- 1.2 Make available a proforma, to guide developers and builders in the preparation of Construction Management Plans.
- 1.3 Require builders and developers to adhere to the Construction Management Plan approved by the Town of Vincent, during all excavation and retention of land, demolition and building work.

On request, the Construction Management Plan will be made available for inspection by members of the public at the Town's Administration and Civic Centre and can be distributed by mail, email or facsimile.