

15.1 DEVELOPMENT STAGING PLAN

DEVELOPMENT STAGING OBJECTIVES

The development will be built in three stages as illustrated on the diagram opposite. The stages have been defined to achieve the following objectives:

- To minimise disruption to adjoining neighbours and the local street network during the construction phase.
- To ensure there is minimal impact on the environment during the construction phase.
- To safeguard the health and safety not only of workers and visitors to the site but also residents.
- To enable the progressive handover of public open spaces to the Council.
- To facilitate the staged occupation of the development by new residents.

MANAGEMENT DURING CONSTRUCTION

Active and ongoing involvement in the management and monitoring of works during the construction phase will ensure monitoring of performance in respect to significant environmental aspects and impacts relating to site activities.

The proposed staging plan has been designed to minimise disruption to the local area and surrounding properties and ensure the safety and security of neighbouring residents.

Site working hours will be established and agreed with City of Yarra and working outside of these hours will be prohibited unless prior approval from Council has been obtained. Perimeter hoardings will be erected to secure the site but also contain dust and noise pollution. Night time lighting will be such that is sufficient to allow safe passage for security staff at night but without causing light pollution to adjoining neighbours.

All contractors working on site will be required to comply with a site code of conduct around the following principles:

Considerate – all works will be carried out with positive consideration of neighbours, local businesses and the environment.

Environment – noise from construction work should be kept to a minimum where practicable.

Cleanliness – the site will be kept clean and in good order at all times. Temporary hoardings, barriers, lights and warning signs will be maintained and dust from construction operations will be minimised.

Good Neighbours – regular consultation with neighbours regarding the program and nature of construction works being carried out shall be maintained.

Respectful – work will be carried out in a respectful manner to fellow workers and adjoining neighbours.

Safe – construction work will be carried out Incident and Injury Free to the general public as well as site personnel. No building activity shall be a security or safety risk to others.

Responsible – all construction workers will be expected to understand and comply with these principles.

Accountable – contact details for the senior construction management team on site will be made available.

A range of measures will be in place to prevent or control dust and other air emissions, such as:

- Containment and removal of any hazardous materials in accordance with EPA regulations.
- Wheel wash facilities for all vehicles entering and exiting the site.
- Regular cleaning of neighbouring streets.
- Speed limits will be restricted on site to reduce dust and exhaust emissions.
- Monitoring of air emissions throughout the construction process.

Similarly, noise pollution will be minimised through a range of measures, such as:

- Control of noise at source where practicable (eg. using screenings, shielding).
- Use of noise suppression covers when plant and machinery is operational.
- Use of electrically powered plant where possible.
- Where possible noisy plant and equipment will be kept away from sensitive noise boundaries or alternatively within enclosures.
- Water pollution prevention will be managed through various measures in consultation with the Council, the EPA and Melbourne Water.
- All necessary discharge consents will be obtained for the disposal of any groundwater (de-watering) and excess water discharge to the sewerage network or surface water systems during construction.
- Where appropriate drainage points will be marked to differentiate foul and surface water drains.
- Water run-off will be contained and where necessary treated before discharge.

EXTERNAL WORKS AND PUBLIC REALM WORKS

The cost of construction for all external and public realm works, including external landscaping, public realm improvements, infrastructure upgrades and traffic management works will be paid for by the permit holder for each stage. The public infrastructure and public realm works will be subject to a maintenance period prior to handover to Council.

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Note: Staging and timeframe is indicative only

- Stage 1 2019-2020
- Stage 2 2019-2020
- Stage 3 2020-2021

