

Review of Policy No. 7.5.23 – Construction Management Plans			
Clause/Topic	Existing Policy Approach	Proposed Changes in Draft Policy	Administration Comment
Policy format	Is separated into the theme headings of objectives and policy statement.	The draft Policy to include an introduction, purpose, objectives, scope, policy operation, policy provisions and definitions.	The draft Policy has been prepared to align with the City's Corporate Document Development Policy.
Objectives	<p>1. <i>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.</i></p> <p>2. <i>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.</i></p> <p>3. <i>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.</i></p>	<p>The objectives of the draft Policy have been updated as follows:</p> <ol style="list-style-type: none"> 1. <i>Facilitate construction activities that are adequately managed to minimise impacts on the health, safety and amenity of the community, property and the environment.</i> 2. <i>Maintain safe movement for pedestrians and cyclists around construction sites, while ensuring safe traffic flow.</i> 3. <i>Ensure construction activities do not adversely impact City property.</i> 4. <i>Ensure the community are informed about construction commencement dates, notified of any disruptions, and are provided with a clear way for the timely resolution of issues by developers.</i> 	The draft Policy objectives have been updated to be outcome based, clearer and more concise.
Scope	Relates specifically to Construction Management Plans.	Applies to all construction and demolition works associated with a development approval on private property, irrespective of whether a Construction Management Plan is required.	The draft Policy has been extended beyond Construction Management Plans to establish the City's expectation for works associated with development approvals issued for private property.
Definitions	Does not contain any definitions.	<p>Definitions for the following terms used in the draft Policy have been included:</p> <ul style="list-style-type: none"> • Amenities. • City Property. • Developer. • Development. • Development site. • Major development. • On-street parking. • Reserved land. • Road reserve. • Standard development. • Trees of significance. 	New definitions provide clarity of terminology used throughout the draft Policy.
Policy provisions	<p>A Construction Management Plan is to detail the following:</p> <ol style="list-style-type: none"> 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 	<p>The standards are established to cover the following themes related to construction and demolition activities:</p> <ol style="list-style-type: none"> 1. <u>Community notification and complaint management.</u> <ul style="list-style-type: none"> • Ensure the community is advised of site-constrained or major development by letters and signage. • Ensure a complaints register is maintained, with actions taken to address the complaint also recorded. 2. <u>Site safety and construction methods.</u> <ul style="list-style-type: none"> • Restrict unauthorised access. • Limit laneway use for construction access. • Sheet piling not supported. 3. <u>City property.</u> <ul style="list-style-type: none"> • City property is protected and remediated where damaged. 	<p>The themes of the draft Policy address elements of construction and demolition works that, if managed appropriately, would minimise adverse impacts to the community and environment.</p> <p>These standards would ensure that:</p> <ul style="list-style-type: none"> • The community is aware of development being undertaken and have a relevant contact where issues may arise. • A record of complaints and actions are recorded is kept and can be viewed by the City. • There is no unauthorised access to a development. • Mitigate impacts on the use of laneways for construction vehicles where alternative access exists. • The City's position against sheet piling due to the risk of impacts to adjoining properties is established.

	<p>m) Any other matters deemed appropriate by the City.</p>	<ul style="list-style-type: none"> • Appropriate traffic management and car parking is achieved. <p>4. <u>Environmental management.</u></p> <ul style="list-style-type: none"> • Working hours. • Dust and lighting management. • Waste and water runoff are managed. • Management of vibration. • Protection of on-site and verge trees. <p>5. <u>Site storage and amenities.</u></p> <p>6. <u>Cranes.</u></p> <p>7. <u>Requiring a Construction Management Plan.</u></p>	<ul style="list-style-type: none"> • The City's assets are protected, and remediation takes place in the event of any damage to maintain community safety. • Clear standards are set that would effectively manage and minimise impacts to the community and environment during construction activities, and maintain pedestrian and community safety. • Provides parameters that need to be met where the use of public land is proposed for the storage of materials and amenities. <p>This would ensure that works are carried out in accordance with these standards for the duration of construction/demolition where a development approval has been issued for private property. An information sheet will also be prepared by the City to provide guidance for developers on these standards.</p> <p>Dilapidation Reports have been removed from the draft Policy as there is no legislative ability for the City to require them. The City would continue to encourage (such as in the information sheet) developers prepare Dilapidation Reports to manage civil issues that may arise during development. The <i>Building Act 2011</i> requires works to be undertaken to not adversely impact adjoining properties and development would still be subject to this requirement.</p>
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