Binah By Design Pty Ltd
Ph: 612 9426 6900
Fax: 612 8783 5199
Email: admin@binah.com.au
PO Box 314
Casula NSW 2170
ABN: 13 131 594 486

18th of February 2014

Preliminary Construction Overview for Jordan Springs Superlot

The following should be read in conjunction with the Occupancy and Construction Staging Plan. The following is a guide only to provide more insight as to the operations on site once established. Binah By Design reserves the right to re-visit the notions set out in this document once established on site provided the intent of the document is still satisfied.

General

In General the Site is located on Jordan Springs Boulevard Jordan Springs, and is made up of three Sub Lots, namely VC2, VC10 and VC3, this report is concerned with the works taking place on VC2 only.

The site holistically is made up of a number of different construction elements;

1. Services and Infrastructure
2. Roads and Drainage
3. Medium Density Townhouse Construction
4. High Density Residential Flat Buildings with underground Basements
5. Retail/Commercial Core Component on Podium Level of High Density Residential Flat Buildings

Staging

Identification of Stages

1. Roads and Infrastructure
2. Townhouses TH01 - TH12, TH17-21, and TH13-TH16 to be known as Stage 1
3. Townhouses TH22 - TH46 to be known as Stage 2
4. Townhouses TH47 – TH69 to be known as Stage 3
5. Common Basement under Block A, Block B, Block C and Block D to be known as Stage 4
6. Block A from Ground floor to Roof to be known as Stage 5
7. Block B from Ground Floor to Roof to be known as Stage 6
8. Block C from Ground Floor to Roof to be known as Stage 7
9. Block D from Ground Floor to L1 to be known as Stage 8
10. Block D from L1 to Roof to be known as Stage 9
11. Piazza Fit out to be Stage 10

Intent

It is the intent of the developer to have the flexibility for the occupation of the above stages independently of one another, although it is highly likely that Stage 1, Stage 2, Stage 3 will be constructed concurrently and be completed on or around the same time the independent occupation or flexibility to do so is required.

Construction

General

1. Where possible, and subject to finalisation of the design of the high density component, the spoil from Shoring, Excavation and Footings will be reused on site and in particular the Central Precinct within the Jordan Springs Development, which will aid the following;
    a. Impact of construction vehicles on adjoining properties and residences
    b. Minimisation of traffic flow to Jordan Springs Boulevard
    c. Effective Dust Management and Control during Excavation
    d. Effective Soil erosion and Control during construction
    e. Reduce overall safety risk by limiting the flow of heavy vehicles onto carriageways where possible
2. Factors affecting the reuse of spoil include but are not limited to the following:
    a. The overall volume of excavation from the High Density Component vs the fill requirements under the Medium density Component
    b. The suitability of the existing fill and its compaction characteristics
    c. Design requirements for subgrades, waffle pods and footings
    d. Soil Classification of fill

Roads and infrastructure

1. For completion of Stage 1 the roads and infrastructure will be 100% complete to the last subgrade layer of roads. The final topping layer of the pavement will only be complete in accordance with the Stage that is being released. i.e. for Stage 1, the pavement will be 100% complete from the central access way to road 3 and exit via western access way only. Thereafter for stage 2; Road 4 will be 100% complete and around to Road 1 out of the development via the western access way etc.
2. Note that it is difficult to articulate the exact breakdown and traffic paths for residents for each stage that is complete at this point in time; but the intent needs to be clearly nominated in the documentation and drawings as to not create an issue down the track should stage occupation become necessary.

Services and Infrastructure

1. All below ground services and infrastructure will be 100% complete where required for staged occupation
2. Potential release and construction of substation kiosks if required will be examined during the construction certificate process

Landscaping

1. Landscape plans will need to clearly nominate areas required for completion with each stage

Issues relating to Stages 4 to 10

1. BCA Compliance: It is important to ensure that the fire egress paths for each block are complying and independent of the final completion of the Piazza Floor Stage 10.
2. If dedicated walkways on the Piazza Floor are required for egress paths for individual blocks then this needs to be clearly shown of plans with each egress path for each block to be indicated for construction with that block/stage.
3. Car park occupation and use should also be considered in relation to the occupation of each stage. Ingress and egress of residence cars should be limited where possible to ensure the minimisation of WHS risks during the construction of the remaining stages. Fire egress out of the basement should also be taken into consideration ensuring that no car is or can park further away than the maximum distance from an egress during the staged release of the car park.

4. Note that Stage 5 and Stage 8 will be constructed concurrently to ensure that waste management and other co-dependent services needed for occupation of the stages will be ready when required.

Ingress and Egress

1. Over the life of the project the access ways in and out of the project site will change depending on the stages of construction being built at the time and the stages that have been completed and released for occupancy. The issues affecting the management of this process include but are not limited to the following:
    a. Overall Site Safety
    b. Safety of Residence in Occupied Stages
    c. Site Control and Maintenance
    d. Cleanliness of adjoin roads and infrastructure
    e. Minimisation of noise where possible and practical
2. The land component south of Road 6 will be the last Separable Portion, as a result the eastern Access Gate C will remain until the finalisation of all of the stages, if possible and practical the gate C access will remain until the final approval and subsequent construction of that parcel (please note that this submission is not concerned with approvals on that potion of the site), that way a clear separation of construction traffic ingress and egress and residences is achievable.

Occupation

It is the intention to occupy the project in stages as they are completed, the attached occupancy and Construction Stages Plan nominates a logical rollout of the work not withstanding site specific requirements or other items outside of the builders control.

As outlined above in Section Construction *General* The Basement Stage 4 will occur concurrently with the fill requirements for Stages 1, 2, and 3, this will create the opportunity for reuse of spoil and excavated material. Thereafter Stages 1, 2 and 3 will be completed as well as the Slab on Ground and Shoring Works to Stage 4.

Consideration for Site Maintenance and Safety will need to be made for the control of the excavated area Stage 4 until such time that the podium level is poured, this will be address in more detail during the Construction Certificate Phase of the Project.

Advice from the PCA and the Building Professionals Board has outlined that Staged Occupation can be granted on buildings where One Development Approval has been granted. The main issue to consider is egress paths for residence that have occupied whilst remaining stages are being completed, temporary pathways can be used with task lighting to satisfy the intent of Staged Occupancy and Egress.

The issue of Staged Occupation will be addressed in detail by the Planner, Ms. Amanda Harvey; the draft consent conditions should be reviewed by both Binah By Design and its nominated PCA before they are formerly adopted to ensure that this issue has been documented accordingly.

Amen Zoabi
B Eng Civil, MIEAust, MAIPM, Lic Bld
Business Development Manager
Binah By Design

CONSTRUCTION NOTES

GATES A, B , C
- Cattle Grids and Wash bays

TEMPORARY FENCING
- Main temporary fencing to have sediment control
- As stages are complete temporary fencing relocated sediment control resinstated

- Gate C will remain ingress / eagress until stage 4,5 ,6 ,7,8 ,9 ,11 are complete

- Stage 10 to be designated all weather access during construction of stage 4,5 ,6 ,7,8 ,9 ,11 for carpark and construction traffic

GENERAL

- Where possible site spoil will be re-used cut and fill requirements during Construction Certificate

- Dust Control to be managed by principal contractor in accordance with statutory requirements

- Street sweepers to be used when required to ensure cleanliness of Jordan Springs Boulevard

VC10
FUTURE MEDIUM NSITY DEVELOPMENT

LAKE

A WESTERN ACCESS

B CENTRAL ACCESS

C EASTERN ACCESS

JORDAN SPRINGS BOULEVARD

ROAD 1

ROAD 2

ROAD 3

ROAD 4

ROAD 5

ROAD 6

LAKESIDE PARADE

Town Square

STAGE 1

STAGE 2

STAGE 3

BLOCK A
STAGE 5

BLOCK B
STAGE 6

STAGE 11

BLOCK C
STAGE 7

BLOCK D
STAGE 8/9

future high density developement

Location of : Site Offices
Lunch Rooms
Induction Rooms
Tools Storage / Containers Etc

EASEMENT

DRAINAGE RESERVE

OCCUPANCY & CONSTRUCTION STAGING PLAN 3 MARCH 2014

1) CONTRACTOR TO VERIFY AND CONFIRM ALL DIMENSIONS AND BASE WORK ON SITE - PRIOR TO COMMENCING WORKS.
2)WRITTEN DIMENSIONS TO TAKE PRECEDENCE OVER SCALED DIMENSIONS
3)ALL ANOMALIES TO BE REFERRED TO THE DESIGNER FOR CLARIFICATION BEFORE COMMENCEMENT OF WORKS.
4)DRAWINGS TO BE READ IN CONJUNCTION WITH ALL APPLICABLE CONSULTANT DRAWINGS AND SPECIFICATIONS.

REVISION	AMENDMENTS	DATE
F	FOR INFORMATION	25 NOV 2013
E	CARS SHOWN ON SITE	13 NOV 2013

BINAHBYDESIGN

CIDGROUP

ZHABI TAWADROS
Suite 3.08, 55 Miller Street, Pyrmont NSW 2209
T+61 2 9518 6228 F+61 2 9518 6228
admin@zta.net.au zta.net.au

PROJECT
MIXED USE DEVELOPMENT
JORDAN SPRINGS BLVD (SOUTHERN ENTRY)

DRAWING	DRAWING No.	DRAWN	CHECKED
SITE PLAN	A 1000	PS	RT, JR, PS

ISSUE	DATE	SCALE
FOR DISCUSSION	15 JUL 2013	1:500 @ A1