[redacted]

CONSTRUCTION MANAGEMENT PLAN

Proposed 27 Unit Townhouse Development

[redacted]

Final Townhome Release (Stage 1)

Council file reference: [redacted]
DA / Condition Compliance Reference: [redacted] (Condition 46(a))
CMP Application Reference: [redacted] | Approved 17 July 2025
Road Closure In-Principle Approval: [redacted]
BCC Footway Permit: [redacted]
BCC Road/Lane Closure Certificate: [redacted]
QPS General Permit: [redacted]
Permit Refs: [redacted]

Client / Developer

[redacted]

Prepared by Principal Contractor

[redacted]

P [redacted] | E [redacted] | W [redacted]

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1. Introduction and Purpose

This Construction Management Plan (CMP) has been prepared by Safety Advsor, Craig James — OHSE Consultant for [redacted] as Principal Contractor for the final townhome release at Greville, [redacted] on behalf of the developer, [redacted]

The CMP identifies the matters to be complied with by all contractors involved in the development. Its purpose is to ensure construction works on site do not adversely affect the health, safety, amenity, traffic or environment of the surrounding area, and to set out the agreed construction approach for the project.

This CMP complies with Condition 46(a) of Development Approval [redacted] and follows the framework of the CMP approved by [redacted] (BCC) on 17 July 2025 under application [redacted] It is the controlling project CMP for the construction period through to Stage 1 Practical Completion.

1.1 The defining condition this plan manages

From late August 2026, residents occupy STAGE 2 (clusters 7, 8 and 9, units 28 to 47) while STAGE 1 (clusters 1 to 6, units 1 to 27) remains under construction on the same site. Residents and construction share one fenced internal road that is also the only emergency access and evacuation route for the occupied dwellings. This overlap, not the construction work itself, is the principal matter this plan exists to manage.

The plan manages that overlap across three dimensions of resident wellbeing: **physical safety** (corridor segregation, crossing-point control and sole-egress protection, Sections 10 and 13); **environmental amenity** (dust, noise, vibration and light, Sections 9 and 12); and **psychosocial wellbeing** (residents kept informed, consulted and answered, with privacy protected. Each dimension is actively managed and assigned to a responsible person.

2. Site Description

The subject site is formally known as [LOT/PLAN [redacted] The site is irregular in shape with a total area of approximately 10,667 square metres. It has frontages to:

- [redacted] to the south, approximately 115 m, the operational site access and egress;
- [redacted] to the east, approximately 100 m, a no-through road, not used for site access.

The site holds Development Permit for Material Change of Use Preliminary Approval under s.242, council file [redacted] The site is predominantly comprised of unfinished townhouses. A pre-existing footway including street trees runs along the [redacted] frontage.

The site has an approval for 27 three-bedroom, two-storey townhouses, designed by [redacted] arranged in nine clusters across two delivery stages (see Section 3).

3. Staging and Project Phases

3.1 Cluster and stage mapping

- Stage 2 = clusters 7, 8 and 9.
- Stage 1 = clusters 1 to 6 (units 1 to 27). Stage 1 runs after Stage 2 PC.
- Stage 1 Practical Completion April 2027.

3.2 Project phases (phase-aware management)

- Phase A, full construction: (7 July 2025 to Late August 2026) full site under construction; conventional CMP controls apply; no occupied dwellings on site.
- Phase B, occupied handover: STAGE 2 (clusters 7, 8, 9) handed over and occupied; STAGE 1 (clusters 1 to 6) continues under construction. The site changes character on this date. The STAGE 2/STAGE 1 occupied-site interface controls (Section 10) come into force from this milestone.

4. Contact Details

Role / Organisation	Representative	Phone	Email
Client / Developer, [redacted]	[redacted] (Project Lead)	[redacted]	[confirm]
Project Manager [redacted]	[redacted]	[redacted]	[redacted]
OHSE Consultant [redacted]	Craig James — OHSE Consultant	[redacted]	[redacted]
Site Manager [redacted]	[redacted]	[redacted]	[redacted]
Site Manager [redacted]	[redacted]	[redacted]	[redacted]
Civil Engineer, [redacted]	[redacted]	[redacted]	[redacted]
Architect, [redacted]	[redacted]	[redacted]	[redacted]
Traffic Management, [redacted]	[redacted] / [redacted]	[redacted]	[redacted]
BCC, Development Services	[redacted] (CMP)	[redacted]	[redacted]
BCC, Road Corridor Permits	[redacted]	[redacted]	[redacted]

Role / Organisation	Representative	Phone	Email
Emergency Services	QFD / QAS	000	
Energex (electricity distribution)	Construction services line	13 19 62	

5. Objectives and Principles

5.1 STAGE 2 and STAGE 1 Objectives

From Phase B STAGE 2 dwellings are occupied while STAGE 1 construction continues on the same site. Residents and construction vehicles share the internal road, the emergency egress route, and in some locations work areas are in direct sightline of occupied homes. This interface, if not actively managed, generates psychosocial hazard for residents under the WHS Act 2011 (Qld) duty to ensure health, safety and welfare (s.19). The controls that operationalise these principles are in Sections 10, 12 and 13 of this CMP, and are supported by WHS Plan and Project Risk Register.

The following principles apply from Late August 2026 2026 and are binding on [redacted] all subcontractors and all site personnel:

- The occupied-site interface is the primary risk of this project phase. Psychosocial, work sequencing, hours, noise, plant movement and access decisions must account for the presence of occupied dwellings at all times.
- The shared internal road is the sole access, egress and emergency route for STAGE 2 residents. It is kept clear, safe and unobstructed at all times in accordance with Section 13.
- Site personnel do not intrude upon, overlook or photograph occupied STAGE 2 dwellings. The fenced corridor boundary defined in Section 10.1 is maintained at all times.
- Residents must be able to move through the vehicle corridor without unnecessary obstruction, harassment or unreasonable delay.
- Psychosocial hazard arising from the construction/occupation interface is a recognised health risk. It is managed through the controls in Sections 10, 12 and 13 and recorded in Project Risk Register.
- Minimise dust and noise during the construction process.
- Minimise erosion and trap sediment resulting from construction activities.
- Minimise the impact to pedestrian and motor vehicle traffic on [redacted] and the neighbouring established properties adjoining the site.
- Comply with all statutory regulations and ensure compliance throughout the construction period..

5.2 Three-dimensional management of the occupied site

From the commencement of Phase B (Late August 2026), STAGE 2 dwellings are occupied while STAGE 1 construction continues on the same site. Residents live in close proximity to active work and depend on the shared internal road for daily access and emergency egress. The plan manages this period across three dimensions, each with its own controls and a named responsible person.

1. **Physical safety.** Corridor segregation, crossing-point spotting, speed control and sole-egress protection (Sections 10 and 13).
2. **Environmental amenity.** Dust, noise, vibration and light managed as measurable outcomes at the STAGE 2 boundary under the Environmental Protection Act 1994 (Qld) (Sections 9 and 12).
3. **Psychosocial wellbeing.** Residents kept informed, consulted and answered; privacy protected from overlooking; respite offered for unavoidable high-impact works; induction at handover (Sections 10.1 and 12).

Psychosocial hazard arising from the construction and occupation interface is a recognised health risk. It is managed through the controls in Sections 10, 12 and 13 and recorded in Project Risk Register This engages the WHS Act 2011 (Qld) s.19 duty to ensure, so far as is reasonably practicable, the health and safety of other persons, including STAGE 2 residents.

5.3 Occupied-site operating principles

The following principles apply from Late August 2026 and are binding on [redacted] all subcontractors and all site personnel.

- The occupied-site interface is the primary risk of this project phase. Work sequencing, hours, noise, plant movement and access decisions account for the presence of occupied dwellings at all times.
- The shared internal road is the sole access, egress and vehicle access for STAGE 2 residents. It is kept clear, safe and unobstructed at all times in accordance with Section 13.
- Site personnel do not intrude upon, overlook or photograph occupied STAGE 2 dwellings. The fenced corridor boundary defined in Section 10.1 is maintained at all times.
- Residents move through the vehicle corridor without unnecessary obstruction, harassment or unreasonable delay.
- Treat the shared internal road as a managed lifeline: simultaneously construction access, resident and waste route, and the sole emergency-vehicle route. It is never blocked without a managed alternative in place.
- Recognise STAGE 2 residents as permanent residents, not transient public; manage amenity (noise, dust, vibration, light) as an ongoing obligation under the Environmental Protection Act 1994 (Qld).
- Residents do not enter the construction zone for any reason. All communication between residents and [redacted] is through the nominated complaint channel defined in Section 12.1.
- Recognise the psychosocial impact of living adjacent to an active construction zone. Communication, advance notice, complaint response and respite provisions under Sections 12.1 and 12.2 are managed as ongoing obligations under the Managing the Risk of Psychosocial Hazards at Work Code of Practice 2022 (Qld).

6. Reference Documents and BCC Approvals

6.1 Development approvals and references

- Development Approval (parent): [redacted] This CMP complies with Condition 46(a).
- DA, SPA, Material Change of Use Preliminary Approval under s.242: [redacted]
- Operational works permit references: [redacted]

6.2 Brisbane City Council approvals

- CMP Condition Compliance, application [redacted] CMP approved by [redacted] 17 July 2025 [redacted] Senior Technical Officer, Engineering Services North). The works must be undertaken and maintained in accordance with the sequence and timing of actions established by the conditions that require the works.
- Road Closure In-Principle Approval, application [redacted] Road Corridor Permit Engineer). In-principle only; not a permit to occupy or close any part of the roadway. Conditions are carried into Section 11.
- BCC Footway Permit [redacted] footpath closure and open/occupy road for streetscape works. TGS CTM950-9014-4A required under condition 10. Invalid without a valid road/lane closure certificate.
- BCC Temporary Road/Lane Closure Certificate [redacted] partial lane closure, eastbound). Two-way traffic maintained at all times.
- QPS General Permit [redacted] partial lane closure, 0600 to 1800 hours).

6.3 BCC conditions

- Additional BCC Permits: Temporary Lane / Road Closures; Permit to Occupy Road (Work Zones); Permit to Work on Council Property.
- Hours of Construction: Monday to Saturday 6:30am to 6:30pm. No Sundays or public holidays.
- Noise and Dust Control: pursuant to the Environmental Protection Act 1994 (Qld); emissions must comply with the requirements of the Act.
- Neighbouring Property Consent: the approval does not authorise entry onto, under or over any neighbouring private properties without prior consent (including built-to-boundary walls, retaining walls within neighbouring buildings' structural zones, boundary fences, temporary rock anchoring, crane over-sail).
- Repair Damage to Council Infrastructure: kerb, channel, footpath or roadway damage assessed by Council as unsafe, unreasonable or not fit for purpose to be repaired by the contractor as directed by Asset Services.

- Fire Ant Movement Controls: Biosecurity Act 2014 (Qld); restrictions on movement of soil, turf, potted plants, mulch, baled hay/straw, animal manures, mining or quarry products. Penalties apply for non-compliance.

6.4 Reference documents

- Approved Plan of Development [redacted] reference TP01.04 Rev F): notes that the Stage 1 Internal Road is to remain open to refuse and emergency vehicles at all times. Carried as Appendix A.
- Erosion and Sediment Control Plan, Appendix B.
- Traffic Management Plan / Traffic Guidance Schemes: CTM950-9014-1 series (Site Access/Egress/Trucks Turning), Appendix C; CTM950-9014-4 Rev01 (Footpath and Shoulder Closure), Appendix D.
- BCC Condition Compliance Letter (17 July 2025), Appendix E.
- Road Closure In-Principle Approval [redacted] Appendix F.
- [redacted] Stage 1 and 2 Contract Programme (18/06/2025), Appendix G.
- Site Establishment Plan, Appendix H.
- Swept Path Analysis, Refuse Collection Vehicle (BSD 3004 ACCO 2350 Side Load) through internal road: CTM-TE-004 Sheets 02 and 03 Rev B, [redacted] 29/05/2026. Appendix I.

Contemporary practice references (occupied-site / resident interface):

- Environmental Protection Act 1994 (Qld), the statutory basis for noise, dust and amenity obligations applied throughout Sections 9 and 12.
- Suburban Rail Loop (SRL East) Residential Support Guidelines, Victoria's Big Build, respite and resident-support framework referenced in Section 12.2.

7. Roles, Responsibilities and Coordination

7.1 Who is responsible for what

- [redacted]: Principal Contractor and PCBU for the construction project. Holds primary duties under the WHS Act 2011 (Qld) (workers and other persons) and the principal-contractor duties under WHS Regulation 2011 (Qld) Part 6.4. Author and implementer of this CMP.
- [redacted] Developer/Client; landowner-applicant. May hold concurrent duties under WHS Act s.16 in relation to management or control of the workplace.
- Brisbane City Council: approving authority for the CMP (Condition 46(a)) and for road-corridor and footway permits.
- Subcontractor PCBUs: hold their own WHS duties and supply SWMS for high-risk construction work; physically implement specified controls (fencing, scaffold, traffic control) under [redacted]s direction and acceptance.

- Utilities (Energex, water, sewer, gas, comms): service providers; coordinated with for any work that may affect services to occupied STAGE 2 dwellings (Section 10.4).

7.2 How the documents work together

- This CMP: council, environmental, amenity and public-interface controls.
- WHS Plan: workplace health and safety controls; legal duties (Section 5), traffic and occupied-site interface (Section 30), emergency response (Section 29).
- Project Risk Register: hazard-by-hazard controls including the six STAGE 2/STAGE 1 interface risk rows.
- WHS Act s.46: [redacted] subcontractor PCBUs and utilities consult, cooperate and coordinate where their duties overlap; the project programme, prestart meetings and incident response are the operating mechanisms for that duty.

7.3 Responsibility matrix, STAGE 2/STAGE 1 interface controls

Control	Owner	Implementer	Verifier	Reporting
Corridor fence (10.1)	Site Manager	Fencing subcontractor	Safety Advisor	Daily visual inspection
Crossing-point spotting (10.2)	Site Manager + Safety Advisor (joint)	Site Manager + Safety Advisor (joint)	Safety Advisor	Event log
Pedestrian access (10.3)	Site Manager	[redacted]	Safety Advisor	Safety weekly audit
Live services (10.4)	Project Manager	Utility +[redacted]	Site Manager	Permit to Dig record
Footprint minimisation (10.5)	Site Manager	All trades	Safety Advisor	Weekly scheduling
Resident communication (12.1)	Project Manager	Safety Advisor	Project Manager	Weekly interactions log
Emergency-route management (13)	Site Manager	Site Manager	Safety Advisor	Review monthly

8. Management Strategies

- The perimeter of the site is contoured or provided with silt fence to contain mobile sediment and intercept or divert clean runoff per the Erosion and Sediment Control Plan (Appendix B).
- Minimal on-site earthworks are required due to previously established building platforms; works are limited to re-levelling and placement of hardfill for ground bearing.
- Construction hours are limited to those specified by BCC: Monday to Saturday 6:30am to 6:30pm; no work outside these times; no Sundays or public holidays.

- An agreed method to notify adjoining residents of changed traffic conditions and timing of proposed construction activities.
- All necessary BCC permits for lane closures and footpath closures are obtained and managed as required throughout the project.

8.1 Performance indicators

- Safety Advisor/ Site Manager assesses the site after rainfall events and ensures protective measures are performing adequately.

8.2 Frequency of checks

- Site Manager / Safety Advisor assesses the site and all measures once a week and after environmental events.
- [Phase B] Daily inspection of the resident corridor at start of shift; before any construction movement that crosses or enters the corridor.

8.3 Responsible person

- Site Manager / Safety Advisor : inspections and ensuring corrective actions are implemented.
- [Phase B] Site Manager responsible for corridor integrity and crossing-point control; Safety Advisor provides oversight and audit.

8.4 Reporting and review

Monthly report from agreed start date includes: corridor inspection summary, resident complaint log, emergency-route obstruction events (target: zero), TMP/TGS amendment record.

8.5 Trigger-based review

This CMP, the WHS Plan, the Risk Register and the TMP/TGS series are reviewed within 5 working days of any of: (a) a notifiable incident under WHS Act ss.35 to 39; (b) an obstruction event affecting the sole-egress corridor; (c) a resident complaint materially affecting the controls; (d) a [redacted]ion to the BCC approval or development conditions; (e) a programme change materially affecting Phase A or Phase B duration.

9. Construction Management, Environmental and Amenity

9.1 Control of emissions

All air, noise, vibration and light emissions are controlled and maintained within acceptable limits as determined by the relevant Environmental Protection Policies (EPP) and Brisbane City Council. Emissions must comply with the Environmental Protection Act 1994 (Qld).

9.2 Water quality

Erosion and sediment control measures are provided per the erosion and sediment control plans (Appendix B). All existing drainage lines are maintained and protected from any sediment run-off created by the works at all times.

9.3 Dust control and air quality

Water trucks are used during excavation works as necessary to assist in controlling dust. The egress of mud and spoil by construction vehicles is controlled by a crushed-rock stabilised entry and exit area as detailed in the ESC plan. Wheel-wash or spray may be required to assist removal of mud prior to vehicles exiting. During Phase B, dust suppression is given particular attention at the STAGE 2 boundary, where occupied dwellings adjoin active work.

9.4 Waste management

All construction waste is collected in skips, serviced and dumped at approved refuse facilities as required. The site is maintained in a clean and organised manner at all times. Concrete trucks are not washed out on site.

9.5 Erosion and sediment control

Contractor is responsible for implementation of all ESC measures per Local Authority requirements and the Environmental Protection (Water and Wetland Biodiversity) Policy 2019 (Qld), and per the ESC plan (Appendix B). Measures include diversion of clean water away from work areas, silt fences downstream of work areas, protection at stormwater outlets and inlets, and ongoing maintenance during the construction phase (including after rain).

9.6 Protection of infrastructure

The contractor identifies and protects all existing infrastructure on and directly adjoining the site before works commence, and maintains protection during works. Existing items include road pavement, water and drainage pits, sewer manhole, sewerage and water infrastructure.

9.7 Protection of Council assets and repair of damage

Where elements of the development are to be contributed to the Local Authority, those areas are protected during construction; if works are required within those areas, the contractor reinstates them to their original state on completion. If damage to existing kerb and channel, footpath or roadway creates unsafe, unreasonable or not-fit-for-purpose conditions as assessed by Council, the contractor will carry out repairs as directed by BCC Asset Services.

9.8 Hours of construction

Construction hours per BCC condition: Monday to Saturday 6:30am to 6:30pm. No work on Sundays or public holidays.

9.9 Fire ant movement controls

Movement of soil, turf, potted plants, mulch, baled hay/straw, animal manures, mining or quarry products on or off site is controlled in accordance with the Biosecurity Act 2014 (Qld) and Queensland Government fire ant movement controls. Penalties for non-compliance acknowledged.

9.10 Neighbouring property consent (including occupied STAGE 2)

This approval does not authorise entry onto, under or over any neighbouring private property to survey or carry out works without prior consultation and consent of the relevant land or property owner. This applies to built-to-boundary walls, construction (for example retaining walls) within neighbouring buildings' structural zones, boundary fences, temporary rock anchoring and crane over-sail.

From Late August 2026 the STAGE 2 dwellings are neighbouring occupied property to the STAGE 1 works for the purpose of this clause. Entry onto, under or over any STAGE 2 lot requires the occupant's consent.

9.11 Light and illumination

Construction lighting is directed away from STAGE 2 dwellings; mast lighting is positioned to minimise light spill into occupied windows; a complaint channel is provided for light nuisance.

9.12 Crystalline silica substances (CSS)

- CSS works on site managed under WHS Regulation 2011 (Qld) Chapter 8A (commenced 1 September 2024) and the Managing Respirable Crystalline Silica Dust Exposure in Construction Code of Practice 2022 (Qld) (varied 24 September 2024).
- Air monitoring conducted where required under Chapter 8A; health monitoring per Schedule 14 of the WHS Regulation.
- CSS controls are addressed in detail in WHS Plan Section 24 and Project Risk Register

10. STAGE 2 / STAGE 1 Occupied-Site Interface

Defining condition. STAGE 2 (clusters 7, 8, 9, units 28 to 47) is handed over and occupied while STAGE 1 (clusters 1 to 6, units 1 to 27) remains under construction on the same site. Residents and construction operate within the same site boundary, sharing one fenced internal road that is also the only emergency access for occupied dwellings. Construction also has its own road, accessed through a gate off the fenced internal resident road.

10.1 Resident corridor and separation

- The resident and waste-collection vehicle route runs through the STAGE 1 construction zone within a corridor fenced on both sides, segregating residents from active work areas at all times, exiting at the [redacted] entrance. The fencing also screens occupied dwellings from direct view of active work, protecting resident privacy and amenity.
- Corridor fence integrity inspected daily; any breach closed before adjacent work resumes.
- Construction traffic uses separate routes outside the corridor, between the cluster 1, 2 and 5 gated entrance, actively managed by [redacted] personnel.
- Corridor fence specification (single source of truth; WHS Plan Section 30 and Project Risk Register reference this clause): minimum 1.8 m height; opaque screen at the STAGE 2 boundary; no climbable horizontals.

10.2 Construction crossing points (clusters 3, 4 and 6)

- Where construction traffic must cross or enter the corridor, the movement is controlled by a competent spotter for its duration.
- Spotting is event-based (deliveries, plant crossing, corridor fence opened) and is a defined resourced role. The Site Manager and Safety Advisor are jointly accountable for crossing-point control and designating spotters. Both perform spotting or arrange spotters in the corridor depending on who is available and competent; the Site Manager manages day-to-day operations and the Safety Advisor carries OHSE accountability with final say on interpretation of the controls.
- Spotter competency (single source of truth; WHS Plan Section 30 and Project Risk Register reference this clause) Enforcement: signage at each crossing point and corridor entrance; Manager may issue a verbal warning then a stop-work direction for any operator exceeding the speed limit.
- Speed limit on the internal road maintained at 5 km/h, reducing to walking pace at crossing points and near work adjacent to the corridor.

10.3 Pedestrian access

- Vehicle corridor is vehicles-only; residents directed to the designated temporary pedestrian access at [redacted] if on foot. Construction personnel have access also to the temporary pedestrian access point.
- Signage and written communication of the walk and drive rule to residents; site personnel redirect any resident observed walking the vehicle corridor (a backup, not the primary control).

10.4 Services to occupied dwellings

- Services live to occupied STAGE 2 (power, water, sewer, gas, comms) identified and recorded on the site services plan.
- Any isolation or switching coordinated with the relevant utility; no interruption to occupied dwellings without notice and approved method.
- Permit to Dig issued by the Site Manager before any excavation within 5 m of a known service to STAGE 2; permit conditions include isolation verification, potholing or vacuum excavation, and resident notification. Energex notification required for any work affecting live electrical services feeding STAGE 2. No service interruption to an occupied STAGE 2 dwelling exceeding 4 hours without alternative provision in place.
- Resident notification of any planned service interruption.

10.5 Limiting the construction footprint

- Work fronts in STAGE 1 sequenced and contained to discrete clusters; exclusion zones drawn to keep the active footprint as small as practicable while residents are on site.
- Set-down areas, material laydown and skips located away from the corridor and the STAGE 2 boundary; nothing laid down in the corridor.

- Time-separation used where space-separation is not practicable: heavy construction movements where practically and productively possible) scheduled outside resident peak times. (7-9 am) & (3-5 pm)
- Active work-front map (live clusters, inactive clusters, corridor) updated weekly by the Site Manager and posted at the site office; visible to subcontractors at induction and pre-start.
- Daily site walk by Site Manager and Safety Advisor at start of shift to confirm corridor, exclusion zones and STAGE 2 boundary are clear.

11. Traffic Management and Road Corridor

The Principal Contractor is responsible for ensuring all traffic management, including temporary signage, complies with the Manual of Uniform Traffic Control Devices (MUTCD) Part 3 and the Queensland Guide to Temporary Traffic Management (QGTTM).

11.1 Site access, egress and parking

- Construction vehicle ingress and egress is via the [redacted] entrance. [redacted] is a no-through road and is not used for construction site access.
- Construction, visitor and employee vehicles are directed to legally park in the residential streets near the site, or within the bounds of the subject site as directed by the head contractor. Reiterated at site inductions.
- Loading and unloading occurs only in areas designated by the Site Manager.

11.2 Approved TMP / TGS series [redacted]

- CTM950-9014-1 (Cover, Site Suitable TGS, Sheet 3 of 3), Site Access / Egress / Trucks Turning. Cover Appendix C.
- CTM950-9014-4 Rev01, Footpath and Shoulder Closure (14/04/2026). Pedestrians diverted onto the roadway shoulder, minimum 1.8 m width maintained, 40 km/h speed reduction, pedestrian ramps either side, spotters on call and onsite. Cover Appendix D.
- Confirm whether CTM950-9014-4A (referenced in BCC Footway Permit condition 10) and CTM950-9014-4 Rev01 are the same document. Update this clause and Appendix D if different.

11.3 BCC road permits and closure conditions

- Permits required: Temporary Lane / Road Closures; Permit to Occupy Road (Work Zones); Permit to Work on Council Property.
- Road closures must comply with MUTCD Part 3 and QGTTM.
- Disability access (ramps, landings) to be maintained or provided.
- Minimum lane width must be maintained in accordance with MUTCD Part 3 and QGTTM.
- Swept-path analysis required (RPEQ approved).
- Swept path analysis for refuse collection vehicle (BSD 3004 ACCO 2350 side load) through the internal road during Stage 2 occupation: CTM-TE-004 Sheet 02 Rev B (Inbound) and Sheet 03

Rev B (Outbound), [redacted] 29/05/2026. Cover Appendix I. Areas of kerb overhang must be clear of all obstructions including landscaping above 150 mm height.

- Schedule of work / road closure required with each temporary road closure application.
- Road closures on [redacted] are only permitted outside peak traffic hours, 9:00am to 4:00pm.
- Bikeway must be maintained at all times.
- Any footway closures are to be considered by BCC Development Services (application separate from the road-corridor approval).
- Work zones are generally issued for 12-hour periods between 6:30am and 6:30pm.
- BCC Footway Permit [redacted] (1 June 2026 to 31 August 2026). Renewal of Road/Lane Closure Certificate [redacted] and QPS General Permit [redacted] required before 1 July 2026 to maintain Footway Permit validity. - BCC Temporary Road/Lane Closure Certificate [redacted] (1 June 2026 to 1 July 2026). - QPS General Permit [redacted] (1 June 2026 to 1 July 2026).

Current approved permits for [redacted] works:

1. BCC Footway Permit Reference [redacted] (1 June 2026 to 31 August 2026), footpath closure and open/occupy road for streetscape works in accordance with DA approval conditions. TGS CTM950-9014-4A required under condition 10. Invalid without a valid road/lane closure certificate.
2. BCC Temporary Road/Lane Closure Certificate [redacted] (1 June 2026 to 1 July 2026), partial lane closure, eastbound, [redacted] between [redacted] and end of street. Two-way traffic maintained at all times (condition 19). Renewal required before 1 July 2026 to maintain Footway Permit validity.
3. QPS General Permit [redacted] (1 June 2026 to 1 July 2026), partial lane closure, 0600 to 1800 hours. Renewal required before 1 July 2026

11.4 Impact on traffic movement

Construction has a minimum impact on existing traffic along [redacted] and [redacted] and is expected to be low volume at most times. Where possible, routing of construction traffic is prioritised to minimise impact on public roads and affected members of the public, visitors and site employees.

12. Resident Interface and Amenity

12.1 Communication and notification

- Pre-occupation letter to all STAGE 2 incoming residents covering: site layout during the STAGE 1 build, vehicle corridor and pedestrian access rules, waste-collection arrangements, expected construction hours, complaint channel.
- Resident complaint channel: nominated [redacted] contact [redacted] logged, actioned, weekly summary to Project Manager.

- Notice channels: letterbox drop, resident email distribution list (where consent given), and on-site noticeboard at the STAGE 2 boundary.

12.2 Noise, dust and vibration management at the STAGE 2 boundary

- Noise: Follow and adhere to council permitted times of between 6.30am to 6.30 pm.
- Dust; visual checks logged in the daily corridor inspection.
- Vibration: monitored where compaction occurs within engineer-defined proximity to occupied dwellings; works adjusted if thresholds exceeded.
- Boundary screening: visual and dust screen scrim on the STAGE 2-facing scaffold or hoarding; minimum 1.8 m height; UV-stable; installed before any external trade work on the cluster nearest an occupied STAGE 2 lot.
- Respite for unavoidable high-impact works: where a scheduled activity is expected to cause significant or sustained noise, dust or vibration at the STAGE 2 boundary and the impact cannot reasonably be avoided, affected residents to receive advance notice where possible.

12.3 Resident induction at handover

In Late August 2026, STAGE 2 residents receive a brief construction-neighbour induction from [redacted] covering site layout during Phase B, the walk and drive rule, the complaint channel, the emergency route, expected construction hours, and who to contact.

13. Emergency Response and Sole-Egress Management

13.1 Emergency access route

The single shared corridor is the only emergency vehicle access for STAGE 2. The designated temporary pedestrian access onto [redacted] provides the pedestrian evacuation route for residents on foot. The [redacted] approved plan (TP01.04 Rev F) requires the Stage 1 Internal Road to remain open to refuse and emergency vehicles at all times. That requirement is binding through Phase B.

13.2 Operational controls

- Nothing stored or parked in the corridor; no construction set-down or material laydown in the corridor at any time.
- No works that obstruct the corridor without a managed alternative in place and authority approval; the managed alternative is documented before the obstructing work commences.
- Corridor width and turning geometry maintained suitable for emergency appliances; verified at the daily inspection.
- Queensland Fire Department and Queensland Ambulance Service informed in writing of the access arrangement and of any temporary changes.
- Site emergency plan in WHS Plan Section 29 references this sole-egress designation; the two documents are read together.

13.3 Obstruction protocol

- If the corridor is obstructed, it is cleared immediately; absolute maximum 15 minutes.
- Any obstruction event recorded as an incident in the site diary and reported in the monthly CMP review.
- Any obstruction event reported to the Safety Advisor within 24 hours. Reportable to WHSQ under WHS Act ss.35 to 39 only if the obstruction caused or could have caused a serious injury or dangerous incident.

13.4 Emergency drill schedule

- First corridor-clearance drill conducted within 30 days of Late August 2026 (Phase B commencement). Drill tests the obstruction-clearance protocol and the 15-minute response standard.
- Repeat drill at 6-month intervals through to Stage 1 Practical Completion. Results recorded in the site diary and reported in the monthly CMP review.
- Read with WHS Plan Section 29 (Emergency Response Plan and Drills).

13.5 Emergency services liaison

- Queensland Fire Department and Queensland Ambulance Service notified in writing of the sole-egress access arrangement before Late August 2026, including the corridor layout, the 15-minute clearance standard, and the [redacted] emergency contact.
- Reminder notification to QFD and QAS at any temporary corridor change. Written acknowledgement from each service retained in the site office.

13.6 Resident emergency notification

- In the event of a site emergency affecting STAGE 2 residents, the Site Manager or designated [redacted] personnel conduct a door-knock of all occupied dwellings immediately.
- Residents are directed to evacuate via the [redacted] pedestrian access on foot or via the shared internal road by vehicle, depending on the nature of the emergency.
- A current resident contact [redacted] the site office and updated at each new occupation.
- Where evacuation is not required but residents may be affected, notification is by phone or door-knock as soon as practicable.

14. Companion Documents and Cross-References

This CMP is read with the following project documents. The CMP governs council, environmental and amenity matters and interfaces with, but does not replace, these instruments.

- Project WHS Plan. Section 5 (Legal Requirements, WHS Act 2011 Qld duties, including s.19 and s.20 directly engaged by the STAGE 2/STAGE 1 shared access). Section 29 (Emergency

Response Plan and Drills, read with Section 13 above). Section 30 (Traffic Plan including STAGE 2/STAGE 1 Occupied-Site Interface, operational counterpart to Section 10 above).

- Project Risk Register. The six STAGE 2/STAGE 1 interface risk rows (sole shared access route; pedestrian and vehicle conflict; sole emergency access and egress; construction degrading the corridor; live services to occupied STAGE 2; dust, noise and vibration affecting resident occupants) provide the hazard-by-hazard control set sitting under this CMP's Sections 10 to 13.
- BCC Construction Management Plan approval (17 July 2025; [redacted] Appendix E.
- BCC Road Closure In-Principle Approval [redacted] Appendix F.
- [redacted] Stage 1 and 2 Contract Programme (18/06/2025), Appendix G.

15. Limitations of this Plan

This CMP has been commissioned by the contractor as required under Condition 46(a) of Development Approval [redacted] (and the earlier MCU s.242 approval [redacted] dated 30 November 2021) in relation to the proposed development. Information contained within this document is not intended for use outside the subject area.

This CMP does not replace the WHS Plan or the Project Risk Register; the three documents are read together. Where this CMP and either companion document address the same control, the WHS Plan or Register prevails for matters of worker WHS, and this CMP prevails for matters of council, environmental and amenity compliance.

Appendices

The following appendices are carried with this CMP and form part of it:

- Appendix A, Approved Plan of Development [redacted] TP01.04 Rev F).
- Appendix B, Erosion and Sediment Control Plan.
- Appendix C, Traffic Management Plan / Traffic Guidance Schemes CTM950-9014-1 series.
- Appendix D, Footpath and Shoulder Closure Plan CTM950-9014-4 Rev01 (14/04/2026).
- Appendix E, BCC CMP Condition Compliance Letter (17 July 2025; [redacted]
- Appendix F, BCC Road Closure In-Principle Approval [redacted]
- Appendix G, [redacted] Stage 1 and 2 Contract Programme (18/06/2025).
- Appendix H, Site Establishment Plan.
- Appendix I, Swept Path Analysis — Refuse Collection Vehicle (BSD 3004 ACCO 2350 Side Load) Through Internal Road During Stage 2 Occupation: CTM-TE-004 Sheet 02 Rev B (Inbound) and Sheet 03 Rev B (Outbound), [redacted] 29/05/2026.