



Construction Management Plan (CMP)

RAAF Heritage Huts – Relocation and Restoration 25023 (DA02)

Business Unit / PCBU: FK Gardner & Sons Pty Ltd ABN 99 010 136 053

QBCC Act Licence No. 20511

Document control	
Prepared by	FKG Group
Prepared for	LDK Seniors Living
Project	The Baybrook, Brighton (Project 25023)
Stage	DA02 — supporting material to the Development Application
Status	Issued for Council DA Submission
Revision	B
Date	September 2026
Basis	Prepared under the Reverse Brief dated 24 June 2026.

[Not Used]

Table of Contents

1	PURPOSE.....	4
2	PROJECT AND SITE OVERVIEW.....	4
3	REGULATORY AND COMPLIANCE FRAMEWORK	5
3.1	Planning and heritage	5
3.2	Building, work health and safety, and hazardous materials.....	5
3.3	Heritage boundary.....	5
4	ACKNOWLEDGEMENT OF EXISTING DOCUMENTATION.....	6
5	HERITAGE STRATEGY AND RELOCATION FRAMEWORK.....	6
5.1	Heritage intent.....	6
5.2	Relocation options.....	6
5.3	Preferred methodology — indicative phases.....	6
6	CONSTRUCTION STAGING AND ASBESTOS MANAGEMENT	7
6.1	Indicative staging sequence	7
6.2	Interface with DA1 and Future Works.....	8
6.3	Asbestos identification and management.....	8
7	HERITAGE FABRIC AND ACCESS RECONCILIATION.....	8
8	ENVIRONMENTAL AND OPERATIONAL CONTROLS	8
9	INDICATIVE CONSTRUCTION PROGRAMME	9
10	CONSULTANT INPUTS THIS PLAN DEPENDS ON	9
11	EXCLUSIONS FROM THIS DA-LEVEL PLAN.....	10

Construction Management Plan (CMP)

1 Purpose

This Construction Management Plan supports the Development Application for building work to the two RAAF heritage huts at The Baybrook. It sets out the high-level construction staging strategy for the partial demolition, relocation and restoration of the huts, and the framework by which those works will be planned, controlled and documented.

It is prepared at DA level. It carries sequencing logic only. It commits no fixed dates, durations, float or critical path, and it is not a delivery commitment. Detailed construction methodologies will be prepared and submitted before works commence, once the relocation pathway is confirmed and the consultant inputs listed in Section 10 are finalised.

The plan is prepared on behalf of LDK Seniors Living, the applicant. Heritage strategy for the huts is directed by LDK's heritage consultant (Urbis) and town planner (Therefor Group). FKG's role is to deliver and coordinate the works against the heritage requirements set by those consultants and by the conditions of approval. FKG does not author the heritage strategy.

DA-level basis

The adopted relocation option is confirmed as a preferred direction only. It is subject to structural feasibility confirmation and to the heritage conditions ultimately imposed through the DA.

Cost and programme outputs produced under this plan are indicative. They carry the accuracy of the consultant inputs received at the date of issue.

Heritage-fabric damage risk for relocation is yet to be confirmed or designed to delivery level.

2 Project and Site Overview

The site at 16 Twenty-Fourth Avenue, Brighton (Lot 23 on SP233993) is being redeveloped as an LDK seniors living community across a staged master plan. The southeast corner of the site contains two former RAAF barracks huts from the Second World War, the last remaining structures of the Sandgate RAAF Training Base. The huts are a Local Heritage Place under the Heritage Overlay of Brisbane City Plan 2014.

The huts are single-storey, timber-framed, elevated on stumps, and clad in timber weatherboard to the lower walls with asbestos cement sheeting above and asbestos cement roof sheeting. They have been vacant for many years and are in fair to poor condition. An intrusive asbestos survey (Kiwa ELS, 27 August 2026) confirms asbestos containing materials (ACM) through the wall sheeting, roof sheeting, soffits, internal linings and associated elements, including friable ACM and asbestos-contaminated debris rated high risk, and a fixed asbestos cement waste vent pipe connected to below-ground services. Lead paint was also identified on the external cladding and doors.

Under this DA the two huts are relocated a short distance to the north-west, to a central position on the site with frontage to Twenty-Fourth Avenue. Hut 1 is the southern building; Hut 2 is the northern building. They are re-sited on new foundations in an east-west alignment with an 11,000mm separation, within a re-drawn heritage curtilage of 2,000mm from the eaves lines of both buildings. In their restored form the huts are brought to a safe and usable standard, retaining their wartime character externally, for later adaptive re-use as shared community facilities.

Scope	Hut 1 (southern)	Hut 2 (northern)
Relocation	Approx. 25 m north, 40 m west of current position	Approx. 8 m north, 15 m west of current position
Intended end use	Dance hall / theatre mode (community use, later MCU)	Pottery studio with kiln (community use, later MCU)
Public interface	Internal to precinct / town square	Eastern end elevation retained to Twenty-Fourth Avenue frontage

Construction Management Plan (CMP)

Foundation	Screw piers and 150 PFC beams under existing bearers	Screw piers and 150 PFC beams under existing bearers
------------	--	--

3 Regulatory and compliance framework

The works are to be carried out within the statutory framework below. The planner (Therefor Group) confirms the assessment pathway and the regulatory acknowledgment for the application; the references below are acknowledged by FKG as the framework the works are to be delivered against.

3.1 Planning and heritage

- Brisbane City Plan 2014 — Heritage Overlay Code (Local heritage place sub-category), which sets the assessment benchmarks for building work on the Local Heritage Place.
- Development permit for building work for partial demolition and relocation of a Local heritage place, and for building work on a Local heritage place, with a variation request to re-align the Heritage Overlay curtilage to follow the relocated huts. Impact assessable; public notification applies.
- Queensland Heritage Act 1992 and the Burra Charter 2013 principles, which frame the conservation approach (preservation, restoration, reconstruction and adaptation) adopted by the heritage consultant.
- DA conditions of approval, once issued, which take precedence and are incorporated into the delivery-level CMP and methodologies.
- Site overlays under the planning scheme, including potential and actual acid sulfate soils and coastal hazard (the site sits below 5 m AHD), which govern excavation for the screw piers, inground services and civil works within the detailed design. See Section 8.

3.2 Building, work health and safety, and hazardous materials

- National Construction Code, applied to the adaptive re-use by end-use classification (base build assumed Class 9b, per Steve Watson Partners advice dated 19 August 2026, to be confirmed at MCU).
- Work Health and Safety Act 2011 (Qld) and WHS Regulation 2011, including the high-risk construction work provisions and the requirement for Safe Work Method Statements before those works commence.
- Asbestos: WHS Regulation 2011 Chapter 8, the Code of Practice How to Safely Remove Asbestos, and the How to Manage and Control Asbestos in the Workplace code. Licensed removal, air monitoring and clearance certification apply. See Section 6. Lead paint has been identified on the external cladding and doors; disturbance is managed under WHS Regulation 2011 Part 7.2 and AS/NZS 4361.2.
- AS 1428.1 (Design for Access and Mobility) where the huts and their surrounds present a public or resident interface. See Section 7.

3.3 Heritage boundary

Heritage consultant engagement and heritage strategy sit with LDK. This CMP acknowledges and delivers against that strategy. Where a heritage requirement is not yet fixed — archival recording extent, salvage and re-use of fabric, treatment of the retained eastern elevation of Hut 2 — it is carried as an open item for consultant direction rather than resolved within this plan. The delivery-level CMP will confirm which heritage obligations transfer to the contractor and which remain LDK-retained.

Construction Management Plan (CMP)

4 Acknowledgement of existing documentation

This plan is informed by, and is to be read with, the documents below. As these are updated through the DA process, this plan is reviewed and reissued accordingly.

Document	Author	Reference / date
Reverse Brief — Heritage Huts Removal and Relocation	FKG	24 June 2026
Architectural drawings, DA02 (TP01.00–TP01.17)	Rothelowman	Rev 6, 21 Aug 2026
Pricing pack drawings (A10.00–A10.05)	Rothelowman	11 Aug 2026
Heritage Impact Statement (DA)	Urbis	Draft, Aug 2026
Preliminary Structural Concept (S.SK.014-2)	Inertia Engineering	Rev B, 14 Aug 2026
Inertia review letter (15 Sep 2026) and the vT Structural Condition Report (Rev B, 25 Mar 2025)	Inertia Engineering	15 Sep 2026
Asbestos and lead paint survey (10059445-C1)	Kiwa ELS	27 Aug 2026
Cost Plan Advice	FKG	4 Sep 2026
Planning Report	Therefor Group	Sep 2026

5 Heritage strategy and relocation framework

5.1 Heritage intent

The intent, as set by the heritage consultant, is to conserve the cultural significance of the huts as wartime P1-type structures through preservation of what can be retained, restoration of the original internal and external form, reconstruction of significant fabric that cannot be safely retained, and limited adaptation where access and re-use require it.

Significance here rests on the historical and typological values of the huts, not on their current setting — the huts were already relocated to this site in the 1980s. The heritage consultant's position is that a further relocation within the same site does not detract from that significance and assists the huts' conservation and re-use.

5.2 Relocation options

Three options were carried while feasibility and heritage conditions were open: retain in place, temporary removal and storage, and permanent relocation on new foundations. The preferred direction, adopted for this DA and reflected in the architectural and structural documentation, is permanent relocation of both huts whole onto new foundations. This is subject to confirmation of structural feasibility and to the heritage conditions ultimately imposed.

5.3 Preferred methodology — indicative phases

The high-level methodology below adapts to whichever pathway is ultimately approved. It is indicative and is developed to delivery level post-approval. It reflects the confirmed preliminary structural concept (Inertia S.SK.014-2 Rev B): approximately 51 screw piers, edge piers at 20 kN and internal piers at 50 kN working load, carrying 150 PFC beams positioned under the existing hut bearers at

Construction Management Plan (CMP)

spacings matched to the existing pier locations. The huts are moved whole by the relocation contractor and lowered onto a completed, levelled sub-structure.

Phase	Scope
1. Archival recording	Photographic and measured record of both huts before disturbance, to the extent the heritage consultant directs. Establishes the reference for reconstruction to match existing.
2. Asbestos management	Licensed removal of ACM to the extent identified in the Kiwa ELS survey (roof sheeting, wall sheeting, soffits, internal linings, ground-fixed waste vent pipe and accumulated debris), with air monitoring and clearance certification before structural works. Lead paint disturbance managed under the same works.
3. Conditioning and strip-out	Remove non-significant later fabric, fittings and finishes to leave sound timber framing. Retain and protect salvageable heritage fabric (weatherboards, casement windows, floorboards) as directed.
4. Sub-structure to new location	Install screw piers, cut to level, cap and set 150 PFC beams under the bearer lines. Completed and surveyed to level before the move.
5. Lift and relocation	Jack each hut off its existing stumps, transfer to trailer, bring to the new footprint, slide over and lower whole onto the levelled beam grid. Structural hold points before and after the move.
6. Structural hold points	Engineer inspection and sign-off by the structural engineer at defined stages: sub-structure set-out and level, pre-lift condition, set-down and connection, before re-cladding.
7. Reinstatement and restoration	Re-clad and re-roof to match existing profiles, refurbish and reinstate windows and doors, reconstruct removed elements, complete floors, linings and finishes, and the retained eastern elevation of Hut 2.

6 Construction staging and asbestos management

6.1 Indicative staging sequence

Sequencing logic only. No fixed dates, durations or critical path are made or implied. The sequence and its interdependencies are:

1. Pre-construction: design, approvals, permits and detailed methodologies.
2. Site establishment and temporary works, shared with the main contract works (no separate establishment).
3. Detailed documentation and condition assessment of both huts, and archival recording (as required).
4. Licensed asbestos removal and clearance, then heritage strip-out and fabric protection.
5. New foundations and associated civil works with inground services at the relocation footprint.
6. Relocation window: lift, move, slide and set-down of both huts.
7. Reassembly and restoration: cladding, roofing, windows, doors, floors, linings and finishes.
8. Building services installation and commissioning.
9. External works, access and landscaping.
10. Inspections, authority approvals and heritage sign-offs, then practical completion and handover.

Construction Management Plan (CMP)

6.2 Interface with DA1 and Future Works

The huts works run concurrently with the main contract (DA1) works on the northern buildings. The relocation footprint sits clear of the DA1 built form. The huts are protected in place through the DA1 and future stages until their relocation window opens. Interdependencies between DA2 and future stages — final end-use fit-out and the surrounding town square works — are carried through to the delivery-level programme.

6.3 Asbestos identification and management

Both huts contain ACM consistent with their 1940s construction. An intrusive demolition-level survey has been completed (Kiwa ELS, 27 August 2026), confirming non-friable and friable ACM, high-risk asbestos-contaminated debris, a ground-fixed asbestos cement waste vent pipe, and lead paint on external cladding and doors. FKG acknowledges the statutory obligations for asbestos identification and management. Before any disturbance:

- the survey findings define the removal scope: all damaged and deteriorated ACM, the asbestos cement roofing, the ground-fixed waste vent pipe and accumulated debris are removed before relocation, with the balance of ACM removed where practicable to reduce disturbance risk during the move;
- an asbestos removal control plan is prepared, and licensed removal is carried out by a suitably licensed removalist;
- air monitoring by an independent occupational hygienist and clearance certification are completed before structural works or relocation proceed.
- lead paint on external cladding and doors is managed during strip-out, asbestos removal and refurbishment through dust suppression, containment and appropriate PPE, so painted surfaces are not disturbed uncontrolled.

Detailed removal sequencing and the hygienist clearance framework are delivery-level items and are excluded from this DA-level plan (Section 11).

7 Heritage fabric and access reconciliation

The restored huts present a public and resident interface. Access obligations under AS 1428.1 must be reconciled against the heritage fabric that the conservation strategy retains. Two points are carried forward for resolution with the heritage consultant and the certifier:

- **Raised floor level.** The huts sit at a finished floor level approximately 683 mm above the surrounding ground, and re-site at that same elevated height to preserve the single-storey character. Compliant access to the huts therefore requires a graded ramp and landing solution. A new stair and landing is provided to Hut 2, and an AS 1428.1-compliant ramp is provided; the existing stairs, which commence at the building threshold, are not compliant and are replaced.
- **Retained versus adapted elevations.** The eastern end elevation of Hut 2 is retained in its heritage form to the Twenty-Fourth Avenue frontage. The other end elevations, internal to the precinct, are adapted with wider compliant doorways and glazing for access and permeability. The line between retained heritage fabric and compliant adaptation is set by the heritage consultant and confirmed against the access requirements before the restoration methodology is finalised.

8 Environmental and operational controls

Controls are integrated with the main contract site management. At DA level the following are identified; detailed sub-plans are prepared before works commence.

Construction Management Plan (CMP)

Control	Approach
Traffic management	Oversize-load access for the hut move and the relocation route within the site, coordinated with the main works. A traffic management plan is prepared for the move window. Traffic management is excluded from the current cost advice and is confirmed at delivery level.
Noise and dust	Standard controls for demolition, strip-out and the move; dust suppression and containment during asbestos and lead paint disturbance per the removal control plan. All works to be completed in accordance with FKG Construction, Environmental, Health and Safety Management Plan (CEHSMP)
Vibration	Vibration monitoring during jacking, transfer and set-down if required, to protect retained heritage fabric and the framing during the move.
Heritage fabric protection	Protection of retained fabric through strip-out, the move and reinstatement, to the heritage consultant's direction. Fabric-protection measures are excluded from the current cost advice and are confirmed at delivery level.
Acid sulfate soils and coastal hazard	The site is mapped for potential and actual acid sulfate soils and sits below 5 m AHD in a coastal hazard area. Screw pier and civil excavation is managed under an acid sulfate soils management plan, with disturbed soil tested, treated and validated as required, and works staged to suit tidal and storm-tide conditions.
Community communication	Notification and coordination for the public notification period and the move window, aligned with LDK's stakeholder communications.

9 Indicative construction programme

Indicative sequencing logic only, for planning. No durations, float or fixed dates are committed. The sequence cannot be finalised until the consultant inputs, development approval and the approved relocation pathway are confirmed. The phases and their interdependencies are:

- Pre-construction — design, approvals and permits.
- Site establishment and temporary works (shared with the main contract).
- Detailed documentation and condition assessment of the huts.
- Asbestos removal, disassembly and protection of heritage fabric.
- New foundations and associated civil works.
- Relocation of the huts.
- Reassembly and restoration works.
- Building services installation and commissioning.
- External works and landscaping.
- Inspections, authority approvals and heritage sign-offs.
- Practical completion and handover.

An indicative construction period of the order of 4 months has been assumed for planning and cost purposes only. It is not a programme commitment.

10 Consultant inputs this plan depends on

This plan, and the programme and cost outputs under it, depend on the inputs below. Until they are received, those outputs cannot be finalised and carry only the accuracy stated in the DA-level basis.

Consultant	Input required
------------	----------------

Construction Management Plan (CMP)

Therefor Group (planner)	DA submission and approval; confirm the regulatory pathway and assessment triggers; provide the regulatory acknowledgment for the CMP.
Rothelowman (architect)	Confirm the final intent for DA2 and future stages; confirm the long-term location of the huts; provide the staging interface information.
Inertia (structural)	Confirm relocation feasibility; identify structural constraints; confirm the hold-point framework; issue the footing design.
Urbis (heritage)	Confirm the likely conditions; validate relocation-option feasibility; confirm conservation compliance; advise the archival recording requirements.
Asbestos consultant (LDK to appoint)	Survey complete (Kiwa ELS); confirm the removal control plan, clearance and lead paint management framework for delivery.

11 Exclusions from this DA-level plan

The following are excluded from this DA-level CMP and form part of the later delivery-level CMP and methodologies:

- Confirmation of the adopted relocation option.
- Structural feasibility of relocation, and the structural engineer's lift plans and deconstruction design.
- Final heritage conditions, and the heritage architect's relocation strategy at delivery-level detail.
- Any cost or programme certainty.
- Detailed structural relocation methodology and temporary works design.
- Licensed asbestos removal methodology, removal sequencing, the hygienist clearance framework and lead paint management methodology.
- Reinstatement shop drawings.
- Insurance and detailed risk allocation.
- Construction programme integration at delivery-level detail.
- Engagement of specialist consultants.