



Precinct B1 Early Site Access Risk Register

Key	Precinct B	Risk Classification	Risk Description	Risk Rating	Proposed Mitigation Strategy
RISK-A-1	Various Locations	Utility Services	Underground Services - potable water, recycled water, electrical, telecommunication, gas and sewer.	Extreme	Prior to any work, Dial Before You Dig enquiries must be made.
RISK-A-2	Precinct B	Machinery	Light and heavy machinery - risk to personnel and vehicle due to construction activity. This will occur during Monday to Friday, 7am - 5pm.	High	No unauthorised access to the site. Anyone entering the site must be inducted into the site. New form has been developed to ensure the correct awareness is given to the person(s) coming to site. Appropriate PPE to be worn at all times. Site roads must be treated as normal roads. Contractors on site to be kept aware of other people coming onto site in open stage areas. Security patrols during open hours - supervision.
RISK-A-3	Whole Site	Wildlife	Snake bites or other wildlife bites.	Moderate	All personnel entering the site must wear appropriate PPE, steel capped boots, long work pants. Personnel are restricted to the precinct B extent only.
RISK-A-4	Whole Site	Traffic Management	Traffic on site roads - risk of vehicular accidents due to nature of the existing interface with public roads.	High	Vehicles entering and exiting the site must do so with care. For high traffic volumes or floating of machinery, appropriate traffic control measures must be in place. Parking only allowed on paved roads. Speed to be no more than 10 km/h.
RISK-A-5	Precinct B	Restricted Access	Precinct B will be opened to purchasers Agents (valuers, geotech engineers & surveyors). Risk of unauthorised access beyond the Precinct B.	Moderate	BG&E and security have been hired to undertake patrols during the early access hours. Ensure that the purchasers agent conducting work or visiting the lot, only visit their lot, ensuring they know exactly where it is. Provide a map showing lot locations. Celestino agent will provide a plan on the day. Access to the site is through one entry point, and the precinct will be fenced off to restrict access beyond Precinct B All lots to be marked for identification.
RISK-A-6	Perimeter of Site	Interface with Existing Residents	Number of existing residents currently live adjoining The Gables development site. All agents of the purchaser to be aware and considerate of access, dust, noise and general safety of these residents.	Moderate	Purchaser's agents to remain strictly with in the Precinct B roads and residential lots only.
RISK-A-7	Whole Site	Principal Contractor Areas	A number of Principal Contractors are currently onsite. Conflict between Principal Contractor areas may result in property damage and/or injury.	Moderate	Purchaser's agents to remain strictly with in the Precinct B roads and residential lots only.
RISK-A-8	Precinct B	Underground Services	Risk of hitting services - underground services including electrical, telecommunications and other utilities exist along the perimeter of proposed residential lots within the site. When geotech come on site to conduct their work, digging may occur.	Moderate	Ensure any digging occurs at the centre of the lot with a minimum 5 metres from any property boundary.
RISK-A-9	Whole Site	Fire	Bushfire risk - medium to low density bushland exists along the perimeter of Precinct H site.	Low	Regular maintenance of property including slashing and fuel reduction. As the site has been developed there is less risk of fire due to clearance of vegetation on the site.
RISK-A-10	Whole Site	Sun	Sun burn and heat stroke.	Low	Personnel entering the site must where appropriate PPE/ Steel capped boots, long work pants and sun protection. Personnel not to wonder around site alone.
RISK-A-11	Precinct B	Trip Hazards	Holes, debris and uneven ground exist within the site as lots are under construction.	Low	All entering the site must be wearing appropriate PPE. Steel capped boots, long work pants. Personnel not to wonder around site alone. Work areas are to be marked with witches hats or something similar.
RISK-A-12	Various Locations	Heights - Culvert Crossings and	No immediate risk of heights. There are retaining walls, however, they only have a maximum height of 1 m.	Moderate	Advise of rock headwalls in induction. Purchasers agents to take particular care when near culvert crossing. 1.3m safety fence has been installed.
RISK-A-13	Raingardens	Basin/Retention walls	Drowning - drowning in existing rain gardens possible.	Moderate	Site perimeter fencing (1.8 m high chainwire) has been erected. Perimeter fencing to be inspected daily by security.

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RISK-A-14	Retaining Walls	Fall from heights	There are retaining walls on site which are potential for fall from height	High	Ensure retaining wall are highlighted to works and barricaded off to avoid falls Advise on retaining walls in induction Visitors to take care when near retaining walls
RISK-A-15	Open Trenches	Fall Hazard	There will be open excavations and trenches for sewer tanks and other services to be installed. This presents a fall hazard to anyone coming on site	High	Ensure temporary barricading is erected around open excavations Advise on open excavation areas