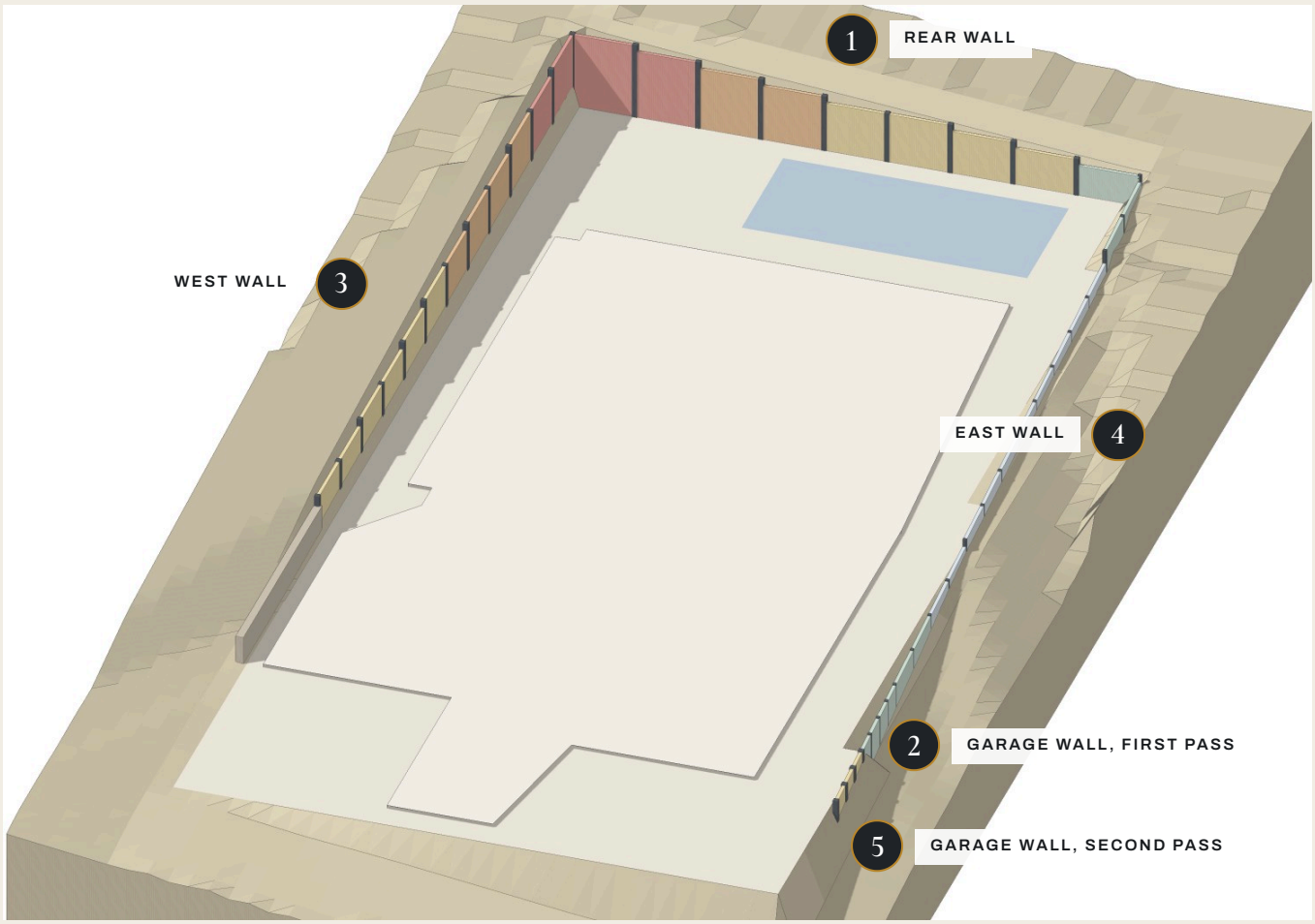


ORDER OF WORK – **1** REAR WALL · **2** GARAGE WALL, FIRST PASS · **3** WEST WALL · **4** EAST WALL · **5** GARAGE WALL, SECOND PASS

CONSTRUCTION PROGRAMME · SITE CUT AND RETAINING WALLS

Retaining Walls

Construction Programme

42 Ashcombe Street, Reservoir VIC 3073

Sample project. Prepared by BuilderHQ for the contractor, the owner and the house builder.

START

Mon 2 Nov 2026

With the before-we-start list closed by Fri 30 Oct.

TARGET FINISH

Thu 10 Dec 2026

About 6 weeks on site, including 3 days for weather.

LATEST FINISH

Tue 12 Jan 2027

Only if we need all 8 reserve days; the Christmas break falls in between.

Dates are working days, Monday to Friday. We reissue this programme whenever a date changes.

01 · PROJECT OVERVIEW

Project Overview

We're cutting the site down to the new house level and building 72.7 m of concrete sleeper retaining wall along the rear and both side boundaries, before the builder starts the house. We start on Monday 2 November 2026 and plan to finish on Thursday 10 December 2026.

72.7 m
RETAINING WALL
Four runs: rear, east, west and beside the neighbour's garage.

43
PIERS
450 mm wide, 0.9 to 2.4 m deep, each holding a steel post.

64 m
DRILLED IN ROCK
Of 77.6 m of pier holes. The soil report hit hard ground; we treat it as rock.

267
SLEEPERS
Precast concrete, cut to length on site.

What Drives the Timing

01
Rock.
Most pier holes are in rock, so drilling sets the pace: three to four piers a day, about 12 days for all 43.

02
Rear wall first.
So the pool builder can follow it. It's done by Thu 19 Nov.

03
Garage wall in two passes.
Five days apart, as the engineer requires. We build the west and east walls in between.

Who Does What

Contractor	Site cut, walls, drainage, fencing, building surveyor and permits
Owner	Demolition, trees and stumps, the pool builder
Builder	Survey pegs (with the owner), drain pit positions, the house
Engineer	Final pier depths and design answers
Geotechnical engineer	Checks pier bases if the engineer asks, or if the ground differs from its report
Pool builder	Starts after the rear wall, with site access agreed with us

01 · PROJECT OVERVIEW

Before We Start

What has to be ready before we get on site on Monday 2 November 2026, and what arrives once we're there.

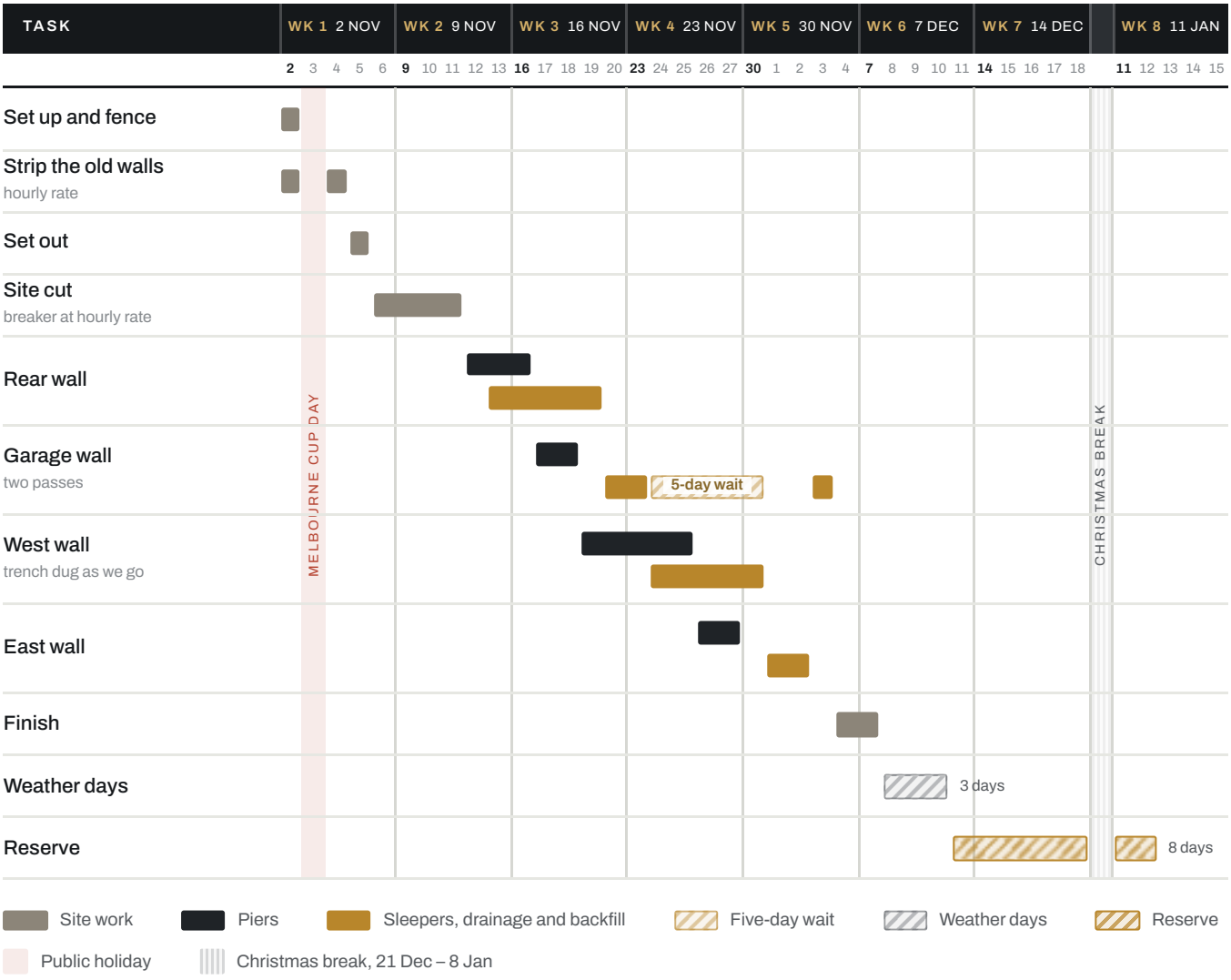
NO.	WHAT NEEDS TO HAPPEN	WHO	BY
01	Contract signed; building surveyor engaged	Owner, contractor	Mon 19 Oct 2026 quote expires Tue 27 Oct
02	Protection work notices, incl. the west boundary fence	Building surveyor	Mon 19 Oct 2026 14 days to reply, or sooner if they agree
03	Council asset protection permit applied for	Contractor	Mon 19 Oct 2026 council needs 10 business days
04	Engineer's answers and final drawings	Engineer	Fri 23 Oct 2026 Before You Dig plans to the engineer
05	Pool position and depth agreed with the engineer	Owner, pool builder	Fri 23 Oct 2026
06	Posts ordered (rear wall first); materials, machines, trucks booked	Contractor	Fri 23 Oct 2026
07	Shoring for cuts over 1.5 m; safety plans and traffic plan done	Contractor, engineer	Fri 23 Oct 2026
08	House demolished; 15 trees and stumps out	Owner	Wed 28 Oct 2026
09	Building permit and asset protection permit issued	Building surveyor, council	Fri 30 Oct 2026
10	Survey pegs and RL 54.20 bench mark set	Owner, builder	Fri 30 Oct 2026
11	Drain outlets and W13 brick-wall junction agreed	Builder	Fri 30 Oct 2026
12	Inspections booked; pour days sent to the engineer	Contractor	26–30 Oct 2026

A start on Monday 2 November needs all of this done on time. If any of it runs late, or a neighbour disputes the protection work, our start date moves with it. The engineer's answers are items 1 to 3, 5, 7 and 8 in our scope guide; the drain outlets and W13 are items 11 and 15.

02 · PROGRAMME

Programme

The job week by week, Monday to Friday. Each wall gets its piers first, then the sleepers and drainage. The weather days and the reserve sit at the end.



START
Mon 2 Nov
first day on site

REAR WALL DONE
Thu 19 Nov
the pool builder can follow

TARGET FINISH
Thu 10 Dec
includes 3 weather days

LATEST FINISH
Tue 12 Jan
2027, only if all 8 reserve days are used

Some tasks overlap: while the auger moves on to the next wall, the rest of the crew fits the sleepers on the previous one. If we lose a day, we use the weather days first, then the reserve.

03 · MILESTONE SCHEDULE

Milestone Schedule

Every task in order, with its dates and working days.

NO.	TASK	START	FINISH	DAYS	CHECK BEFORE NEXT STEP
01	**Set up and fence**	Mon 2 Nov	Mon 2 Nov	1	Fence up
02	**Strip the old walls** HOURLY RATE	Mon 2 Nov	Wed 4 Nov	2	Sleepers counted
03	**Set out the posts, find the sewer pipes**	Thu 5 Nov	Thu 5 Nov	1	Setout checked
04	**Site cut to RL 54.20** BREAKER HOURLY	Fri 6 Nov	Wed 11 Nov	4	Level checked, posts re-marked
05	**Rear wall: 10 piers**	Thu 12 Nov	Mon 16 Nov	3	Depth taped, inspected
06	**Rear wall: 76 sleepers, drainage**	Fri 13 Nov	Thu 19 Nov	5	Wall tops checked
07	**Garage wall: 8 piers**	Tue 17 Nov	Wed 18 Nov	2	Depth taped, inspected
08	**Garage wall: first pass** '1' BAYS	Fri 20 Nov	Mon 23 Nov	2	5-day wait starts
09	**West wall: trench and 12 piers**	Thu 19 Nov	Wed 25 Nov	5	Depth taped, inspected
10	**West wall: 106 sleepers, drainage**	Tue 24 Nov	Mon 30 Nov	5	Drains checked
11	**East wall: 13 piers**	Thu 26 Nov	Fri 27 Nov	2	Depth taped, inspected
12	**East wall: 41 sleepers, drainage**	Tue 1 Dec	Wed 2 Dec	2	Wall tops checked
13	**Garage wall: second pass** '2' BAYS	Thu 3 Dec	Thu 3 Dec	1	5-day gap kept
14	**Finish and final inspection**	Fri 4 Dec	Mon 7 Dec	2	Final inspection
	Weather days, for rain and heat	Tue 8 Dec	Thu 10 Dec	3	Used first
	Reserve, for the risks on page 07	Fri 11 Dec	Tue 12 Jan 2027	8	Only if needed
	Start to latest finish	**Mon 2 Nov**	**Tue 12 Jan 2027**	**36**	**Christmas break not counted**

Deliveries and Bookings

Mon 2 Nov	Excavator, skid steer, site fence and toilet
By Wed 11 Nov	All 43 steel posts, cut to length
Thu 12 Nov – Fri 27 Nov	Each pier day: inspection, then about 1 m³ of concrete
Thu 19 Nov – Wed 25 Nov	Tip truck for the west trench, about 4 loads
Fri 6 Nov – Wed 11 Nov	Tip trucks for the site cut, about 20 loads
Thu 12 Nov	Sleepers, aggi, geofabric and moisture barrier
From Tue 17 Nov	Scoria for the backfill, about 28 m³
Fri 4 Dec – Mon 7 Dec	Pier spoil carted (about 2 loads); final inspection

04 · KNOWN INTERRUPTIONS

Known Interruptions

Days the site is closed, the waits we have to allow for, and the days set aside for weather. All of these are already in the dates.

Days Off Site

Melbourne Cup Day	Tue 3 Nov 2026
Christmas break, no one on site	21 Dec – 8 Jan

Working Hours

- **Monday to Friday, 7 am to 6 pm.** Normal building hours in Darebin.
- **Saturday, 9 am to 1 pm.** Only to catch up, and only if the owner agrees.
- **Sundays and public holidays.** Site closed.

Waits We Allow For

Same day	Every pier hole is taped, inspected and poured on the day it's dug.
48 hours	We give the engineer 48 hours' notice before each pour.
3 days	Backfill only goes against concrete at least three days old.
5 days	The garage wall's second pass starts at least five days after the first pass is finished.
Fire ban days	Cutting discs can't be used outdoors on a total fire ban day without a permit, so we cut the sleepers the day before.
Hot days	On days of 35 °C or more, we start early and only bore what we can pour by early afternoon.

Weather

We've used the Bureau of Meteorology's long-term averages for Viewbank, the closest weather station. A heavy rain day stops work, a light one costs a quarter of a day, and a day of 35 °C or more costs half a day. Over our 25 working days that adds up to 3.2 days, so we allow 3.

MONTH	WORKING DAYS	RAIN DAYS	HEAVY RAIN DAYS	DAYS OVER 35 °C	DAYS ALLOWED
Nov 2026	20	8.7	2.6	0.8	2.8
Dec 2026	5	7.0	1.7	2.6	0.4
Total	**25**				**3**

From start to latest finish: 72 calendar days, 36 of them working days, with the 15 weekdays of the Christmas break left out.

05 · RISKS AND CONTINGENCY

Risks and Contingency

What could hold us up once we start, how likely it is, and what we'll do about it.

RISK	CHANCE	COULD COST	WHAT WE'LL DO
Rock harder than expected	MEDIUM	3–8 days	Rock auger, core barrel and breaker on site from the first pier. If the rear wall averages under three piers a day by Mon 16 Nov, we book a bigger rig for the west wall. We've asked the engineer if piers set in rock can be shorter.
Garage wall needs a third pass	MEDIUM	5–7 days	The engineer confirms the hit-and-miss pattern before we start (scope guide item 8). A third pass adds a second five-day wait near the end of the job.
Wet weather beyond the allowance	MEDIUM	2–5 days	A storm can fill pier holes and soften the deep cuts. We open the rear and west cuts just ahead of each wall, keep them covered and pumped, and backfill as we go.
Inspector not available	MEDIUM	1–3 days	Holes have to be poured the day they're dug, so we book each inspection a day ahead.
Posts late from the galvaniser	MEDIUM	2–5 days	Posts are ordered as soon as the engineer confirms the depths, with the rear wall posts first. Boring starts on Thu 12 Nov.
Pipes in the rear easement	LOW	2–5 days	We find the sewer pipes on day 3, before any boring. If one is in the way, the engineer hears that day.
Neighbour's garage	LOW	2–5 days	We build the garage wall one bay at a time, after a signed condition report. If we see cracks or movement in the garage or the neighbour's ground, we stop and call the engineer.

RESERVE

8 working days, after the target finish.

Weighted by how likely they are, the risks above add up to about 8 days. We only use the reserve if something goes wrong, after the weather days are used up. That keeps the latest finish at Tuesday 12 January 2027.

If Something Holds Us Up

01 **We tell the owner the same day,** with the cause and how long it may take. The builder and the pool builder hear at the same time.

02 **We reissue the programme.** Every task after the delay moves by the same number of days.

03 **We use the weather days first, then the reserve,** before the finish date moves.

06 · BASIS OF PROGRAMME

Basis of Programme

What we used to put this programme together, and what we've assumed.

DOCUMENT	DATE	WHAT WE USED IT FOR
Our scope guide, BHQ-EX-2026-RW, Rev A	16 Oct 2026	Walls, posts, piers, sleepers, order of work
Engineer's drawings, S00 to S101, P1 preliminary	18 Sep 2026	Pier depths, hit-and-miss rules, inspections
Builder's contract plans, sheets 02 and 3A of 21	10 Jul 2026	Trees, easement, pool, traffic, neighbours
Soil report, geotechnical engineer	10 Mar 2026	Rock 0.5 to 1.3 m down, no groundwater
Our quote	29 Sep 2026	What's in the price and what's hourly

How We Worked Out the Days

- **Crew and machines.** Four people, one 8 t excavator (bucket, breaker, auger and rock auger), a skid steer, and tip trucks for the cut.
- **Site cut.** About 30 m³ a day. About 26 truck loads in all, at about 7.5 m³ a load.
- **Piers.** Three to four rock piers a day (about 7 m of rock drilling), or up to ten in clay.
- **Sleepers.** About 30 a day for two people, with the drainage and backfill behind them.

What We've Assumed

- Everything on the before-we-start list is done by Fri 30 Oct 2026.
- A cut of about 144 m³ solid, from our scope guide. Our quote allows 300 m³; a bigger cut takes more days.
- Pier depths as drawn until the engineer confirms them. The building surveyor checks the pier bases unless the engineer asks for a geotechnical check.
- East wall posts E11 to E22 ordered 200 mm long and trimmed on site after clearing (scope guide item 16).
- Old sleepers reused where they're good enough. Rock breaking is at our quote's hourly rate.

STATUS · ISSUE 01, 17 OCT 2026

This is our plan at the date of issue, read with our contract and scope guide. The engineer's drawings are preliminary, so we'll reissue this programme when they're final, or if a date changes.

BuilderHQ

We'll keep this programme up to date and reissue it whenever a date changes. Any questions, talk to us.

PREPARED BY BuilderHQ · Sample programme builderhq.com.au
REF BHQ-EX-2026-RWP · Issue 01

Rules and data: Building Regulations 2018 (Vic), reg 167; Building and Plumbing Commission (protection work); Darebin City Council (asset protection permit; building hours per EPA Publication 1834); CFA (total fire bans); Business Victoria (public holidays); Bureau of Meteorology (Viewbank, 1999 to 2026).