

PROJECT CONSTRUCTION PLAN

Abode Hotel, Blacktown

Cricketers Arms Road, Prospect NSW 2148

Southern Cross Project Group

Reviewed by Project Director/General Manager:

Name	Position	Signature	Date
Lewis Yazbek	Director		

REVISION A
DATE: 11/09/2010

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1.0 INTRODUCTION

Southern Cross Project Group has produced the *Project Construction Plan* (PCP) to thoroughly define the projects management systems and procedures for the Abode Hotel Project.

The PCP is a live document, which will be used to communicate changes and upgrades of the planning procedure.

Note:

Consider OH&S & EMS implementations/requirements when developing each aspect of the plan.

The **Project Manager** is responsible for the PCP which includes but not limited to the following:

- ensuring the PCP is implemented, kept up to date and maintains the integrity of the management system during any improvements that occur.
- ensuring all project staff are aware of the PCP requirements.
- ensuring all staff understand the company policies and their responsibilities as outlined in the management plan and the importance and relevance of their activities to the achievement of project objectives.
- periodically reviewing the effectiveness, performance and operation of the PCP and project objectives and take any necessary action to achieve improvement.

2.0 PROJECT OVERVIEW

2.1 Project description

The project is located on Cricketers Arms Road Prospect NSW within the existing drive-in cinema complex at the south-west corner of the site. Access to the site will be through 3 new Construction Gates to the site.

The Abode Hotel Project is a 3 storey development consisting of the following:

- Ground Floor – Entry Foyer, Outdoor Entertaining Area, Gaming Rooms, Meeting & Function Rooms and Dining Areas
- Level 1 & 2 – Hotel Rooms
- External – Open Car parking & loading bay

Ancillary works to the Project includes the external landscaping & carparks, civil works and the relocation of the existing southern cinema screen.

The project is surrounded by the Drive-In Cinema to the north and the Cricketers Arms Hotel to the South.

It is anticipated that the Drive In Cinema will be completely operational during the construction of the Hotel. This has been considered and incorporated into this Project Construction Plan.

Client: Amalgamated Holdings Limited
Client's Project Manager: Southern Cross Projects (SCP)
Anticipated Start Date: 2010/2011
Anticipated Finish Date: 2011

Project Site Plan



Project targets and aims

- To ensure client and end users are satisfied with final product.
- Build good rapport with client and ensure repeat work.
- Compliance with Council Requirements & DA Conditions

Milestone	Commence Date	Completion Date
Site Access & Establishment	TBC	TBC
Site Clearing & Excavation	"	"
In Ground Works & Lower Slab On Ground	"	"
Ground Floor Slab	"	"
Level 1 Slab	"	"
Level 2 Slab	"	"
Cladding / Exterior Finishes / Building Envelope	"	"
Lifts Installation	"	"
Lower Ground Floor Fit Out	"	"
Ground Floor Fit Out	"	"
Level 1 Fit Out	"	"
Block 2 Fit Out	"	"
Outdoor Entertaining Area Fit Out	"	"
External & Civil Works	"	"
Commission Services, Defects and Final Clean	"	"
Project Completion	"	"

2.1.1 Quality targets

The successful completion of the Abode Hotel project will be measured against delivering a quality and defect free building within the 60 week program. This will be assisted by implementing and utilising SCP Quality Assurance procedures and tools such as:

- SCP Best Practices
- Quality Assurance Checklists
- ITP's (Inspection Test Reports)

Specific quality achievements for the project include:

- Minimise defects through three staged inspections during finishes and a final inspection by owners.
- Ensure buildability through implementation and monitoring of Southern Cross Projects best practices.
- Maintain hold-point inspections throughout the duration of the project.

2.1.2 OH&S targets

OH&S targets shall be achieved through full compliance with current OH&S guidelines and statutory requirements. SCP has an obligation under the OH&S Act 2000 to ensure the health, safety and welfare of their employees when at work by:

- a) maintaining places of work under their control in a safe condition, and ensuring safe entrances and exits;
- b) making arrangements for ensuring the safe use, handling, storage and transport of plant and substances;
- c) providing and maintaining systems of work, and working environments, that are safe and without risks to health;
- d) providing the information, instruction, training and supervision necessary to ensure the health and safety of employees;
- e) providing adequate facilities for the welfare of employees.

As an employer, SCP must consult with employees about OHS matters, so that employees can contribute to decisions affecting their health, safety and welfare.

The project's safety shall also be aided by the influence of SCP's own Safety procedures in implementation such as Site Safety requirements, site inductions, Tool Box Meeting requirements, Site Safety Walks etc.

Upon the successful completion of the project the following targets shall be achieved:

- Nil lost time injuries (LTI) throughout the project duration.
- Communication and consultation with workforce to ensure persons are aware and up to date with changes in regulations.
- Communicate and consult with industry bodies to ensure and filter through any updates or changes to workplace policies and procedures.
- % improvement on company average injuries/man days

2.1.3 Environmental targets

The Abode Hotel project will implement and maintain the following environmental measures:

- Using only licensed rubbish removal companies and contractors
- Promoting re-cycling and separation of construction waste i.e. Dedicated bins for different waste material, steel, wood, plasterboard, paper, paint etc.
- Full compliance with current Blacktown City Council and Sydney Water guidelines and requirements
- Ensuring sub-contractor compliance with SCP aims and objectives
- Compliance with all legal requirements
- Control pollution, hazards and materials of dangerous goods
- Protect surrounding flora and fauna and items of archeological significance.
- Continually improve environmental performance by recycling and reusing material where possible.
- No complaints from neighbouring properties
- Minimum noise impact
- Minimum dust impact

3.0 CONSTRUCTION PLANNING

3.1 Pre-construction planning

A thorough and precise analysis of the construction methods proposed and relevant construction constraints has taken place.

A site establishment & materials handling plan has been prepared for the Project. This plans will be revised to suite any emerging conditions.

Refer to the following Appendix A for the proposed Site Plan

3.2 Traffic & Pedestrian Management Plan

A Traffic & Pedestrian Management Plan has been developed by Southern Cross Projects and is located in Section 6.

3.3 Dilapidation report

An existing conditions survey will be carried out for the neighbouring property (Cricketers Arms Hotel), existing street and council infrastructure in addition to any further requirements in the DA Conditions.

3.4 Scope of Construction Activities

The development of this site(s) will generally include;

- Erection of Class A Fencing to enclose the entire site with the provision of entry to allow pedestrian and vehicles access into the site.
- Piling and foundation works.
- Concrete Structure
- External Façade Cladding Works
- Internal Fit Out
- Installation of passenger lifts
- External landscaping and civil works

3.5 Access Restrictions

There are no anticipated access restrictions present for the project. Cricketers Arms Road will be access road into the Project Site.

3.6 Key Constraints

The key restraint is the anticipation of the Drive In Cinema being completely operational. This limits the amount of available space that can be used as construction space. The site layouts have been developed in consideration of this constraint.

3.7 Working Hours

The site is based on a six day working week with working hours as follows:

Monday – Friday: As per Council Conditions

Saturday: As per Council Conditions

If SCP plan to complete works outside these hours, formal application will be made to Blacktown City Council with approval issued prior to commencing works. Additionally, if works (such as a concrete pour) are delayed on the day or is predicted to run past the allowed work hours, SCP will call the relevant member of Council and inform them of the situation and circumstances.

3.8 Design Methodology

The Abode Hotel Development is a design and construct Project. SCP will engage all relevant Consultants for the design of the Project. SCP will perform with due diligence in relation to the planning and execution of the design ensuring the final result is fit for the intended purposes.

3.9 Information & Document Management System

It is anticipated that a Information Management System may be used as the main communication Tool between Client and SCP. Other forms of communication will involve voice calls, emails and facsimile.

Internally, SCP will utilise the software program to liaise with all Consultants and Subcontractors engaged by SCP.

4.0 MATERIALS HANDLING & STORAGE ONSITE

Refer Appendix A

Delivery Access to the site will be via Gate 2 and exit via Gate 3. This is designed to allow a one way cyclical movement in and out of the site, reducing congestion onsite, improving safety by restricting the need to reverse trucks onsite and allowing movement of materials to be coordinated more efficiently.

There is a designated 'Delivery Unloading Zone' between Gate 2 & 3 where vehicles will be stopped and be unloaded via a forklift or the tower crane.

A Construction Zone will not be required on Cricketers Arms Road as all work and deliveries can be contained onsite.

A designated Materials Storage Area has been allocated to the eastern part of the site and will house storage containers, pallets and equipment.

4.1 Vertical Transportation

A static tower crane (luffing style crane proposed) will be erected onsite and will be the main means of vertical transportation. The crane will be supplemented by a material hoist. All necessary approvals and certification will be obtained prior to the erection of the tower crane. If a mobile crane is required during the project, the following guidelines will apply when erecting and dismantling the mobile crane.

- Approval/Permits will be obtained from the local council.
- Accredited traffic controllers will be used to manage all traffic on surrounding roads.
- The erecting of all cranes will be coordinated with local residents to minimize any impact on surrounding properties.
- All materials handling will be undertaken from within the site boundaries for means of constructing the building.

4.2 Horizontal Transportation

SCP have considered the use of forklift as the main means of horizontal transportation onsite. The forklift will unload materials from the Delivery Unloading Zone and transport it across the site. The type of machinery and duration of its use will be made on-site and closer to the time it is required to determine the best solution for the application.

5.0 PEDESTRIAN & TRAFFIC MANAGEMENT PLAN

Refer Appendix B for

- Traffic Control Plan (to be reviewed and certified by qualified personnel)
- Access & Egress Routes

5.1.1 Pedestrian & Traffic Management Plan

Southern Cross Projects has developed this Pedestrian & Traffic Management to ensure the safety of Pedestrians and Workers at all times.

SCP anticipates the document to be dynamic and the Plan will need to be reviewed to suite any emerging conditions.

Cricketers Arms Road will be the primarily location of construction traffic for the Project.

The existing driveway to Cinema Drive-In between the proposed development and the Cricketers Arms Hotel will be minimised as it is anticipated this driveway will be required to continue to service the Cinema.

5.2 Traffic Management

Traffic management during the construction phase of the construction works is detailed as follows and as shown on the drawings in Appendix B, incorporating the following;

- Proposed ingress and egress routes to the site for construction vehicles
- Work zone location;
- Route for deliveries to site.
- Location of signage and traffic controllers.

5.2.1 Access / Egress Routes

The main arterial road into the precinct is Reservoir Rd. Travelling from either direction on Reservoir Rd, trucks will turn either left or right (depending on direction of travel) and will head north along Cricketers Arms Road and turn right into the site.

Trucks will leave the site in a forward direction and will turn left into Cricketers Arms Road and either right or left onto Reservoir Rd.

5.2.2 Emergency Response Procedure

In the event of any incident/emergency on site, or one that is contained within the road traffic management areas, the Site Manager will make direct contact with the relevant Emergency Service as required.

5.2.3 Crane Activity

Lifting will be restricted to within the site for all activities and will have no impact on the Road.

5.2.4 Mobilisation of Major Plant

During the construction works, it will be necessary to deliver plant to the site such as large excavators, piling rigs, and associated semi trailers to haul the same. Full time traffic control will be put in place at these times to ensure that the Cricketers Arms Road thoroughfare is maintained.

5.2.5 Trucks Reversing Into Site

Due to the set of the site with a separate Entry and Exit Gate, it is not anticipated that reversing will be required into the site. However if required, the following procedure will be used. Before reversing in, the Traffic controller will ensure there are no pedestrians within the vicinity. A spotter will be present to guide the trucks in. RTA accredited traffic controllers will be used at all times during construction.

5.2.6 Review & Monitoring of Traffic Conditions

Traffic issues including the monitoring of the operations of traffic flow and the effective operation of intersections will be monitored by the Site Manager. The Site Manager is responsible for the traffic management subcontract and will liaise with the subcontractor to gain an understanding of any arising traffic management issues. The Site Manager is responsible for the coordination of the activities of work crews on site during the operations across the work site.

Reports of any traffic conditions which may be of concern will be reported back to the representatives from council or RTA as applicable (i.e. dependent on which roads/intersections issues arise on). An experienced traffic and transport management consultant will be available to review and advise on the implementation of any traffic management issues and amendments as required.

5.3 Anticipated Truck Movements

Material	Truck Type & Size	Daily Movement Frequency
Soil / Excavated Materials	20t Tip trucks	15 per day
Concrete	30t concrete agitators	6 per day during piling stages. Intermittent delivery days thereafter with the biggest concrete pour requiring 30 trucks
Reinforcement	20t table top	1 per day
Structural Steel	10t table top	2 per day
Formwork	10t table top	3 trucks per day
Equipment / Plant	Various	3-4 trucks per day throughout duration of Project

5.4 Construction Parking Management & Public Transport

Supplementing the Traffic Management Plan, Southern Cross Projects proposes to address the issue of construction parking as follows:

- A designated Worker Parking area has been located to the northern corner of the site where the new car park of the Hotel will be. This area will be utilised until works are required to commence on construction this car park area.
- After this point, parking will be provided via street parking on Cricketers Arms Road adjacent to the site. It is anticipated that this will have minimal impacts on the surround areas due to the following reasons:
 - Crickets Arms Road is a No-Through Road and the only traffic entering the road to the north of the site will be the Drive In Cinema Patrons – which will only occur at night after the site has closed for the day.
 - The Cricketers Arms Hotel to the south of the site has its on onsite parking and will not require street parking.

Public Transport

The nearest Bus Stop is at the Blacktown Workers Club which is a 20 minute walk in a northern direction from the site. From this point, Buses are able to take workers to Blacktown Train Station or to local areas.

5.5 Pedestrian Management

It is anticipated that there will be minimal General Public Pedestrian movement across the Site on Cricketers Arms Road – it is noted that there is no footpath along the street. Any Pedestrian Movements will managed with the use of signage and by accredited traffic controllers as per the Traffic Management Plan. The following points outlines further measures Southern Cross Projects will undertake as part of the Pedestrian Management:

- Pedestrians will be warned and directed with temporary signage as they approach the work area on both sides
- For any pedestrians who proceed in front of the project, their safe passage will be controlled as follows:
 - Warning signage installed advising trucks crossing
 - Warning signage installed in site access advising drivers to be aware of pedestrians
 - Stop sign installed in site access
 - Traffic controllers and spotters will ensure the area is clear before allowing trucks to move and will stop trucks if any pedestrians enter the site driveway area.
- Pedestrians will only be held for short periods to ensure safety when trucks are leaving or entering and will not stop pedestrians in anticipation.

5.6 Consultation

Consultation shall be undertaken with surrounding properties during times of high activity on site e.g. large concrete pours erection /dismantling of cranes etc. Further consultation will be undertaken with the following authorities: -

- Blacktown Council
- Roads and Traffic Authority (RTA);
- NSW Police

6.0 NOISE & DUST MONITORING

Noise & Dust Monitoring will be done professionally by a certified Consultant and shall comply with the relevant standards and statutory requirements.

6.1 Corrective Action for Complaints

Following receipt of a complaint concerning site noise, dust and vibration, the site manager will hold a tool box talk on site with the relevant party's i.e. excessive dust from demolition contractor, to discuss, agree and implement corrective action that can address the areas of concern in the complaint. The complaint will be registered and kept on site for the duration of the works. If required, relevant complaints will be introduced to the site inductions for all future workers so as they are aware of the sensitive issues that affective the surrounding neighbours amenity.

6.2 Plant and Equipment

Noisy plant and equipment that tends to generate noise on sites include excavators, hammers, trucks/vehicles, formwork saws, drilling, and ventilation. As outlined above, noise monitors will be put in place to monitor council requirements. Where larger machinery exceed these levels smaller machines will be used e.g. replacing 45T excavators with two 20T excavators. Any mechanical plant used on the project for the purposes of construction ventilation will be fitted with attenuators to limit noise levels accordingly.

7.0 PROTECTION TO EXISTING SERVICES, FLORA & FAUNA

7.1 Protection to flora and fauna

Refer to Appendix D

All street trees adjacent to the site that will be impacted by Construction activities will be protected at all times during demolition and construction in accordance with Council's & Statutory Requirements. In general these trees will be protected by star pickets and mesh shade cloth accordingly. Protection measures will be maintained for the duration of construction and any tree on the footpath which is damaged or removed during construction will be replaced.

8.0 HOARDINGS & SECURITY FENCING

The project will have Class A fencing with shade cloth to enclose the entire site and will act as a security fencing to prevent unauthorized access to site. Refer to Appendix A.

The fencing will be inspected at the close of each day to ensure it is correctly maintained and functional.

All necessary hoarding certification and approvals will be acquired as necessary.

9.0 EROSION & SEDIMENT CONTROL / SOIL & STORMWATER MANAGEMENT PLANS

Refer to Appendix C

A Management Plan has developed to deal with erosion and sediment issues anticipated during the Construction of the Hotel. This plan should not be read in isolation but should be read in conjunction with the entire Project Construction Plan. As the site conditions change during the different project Stages, the Plan will be reviewed. In addition, Southern Cross Projects will use the same control techniques and principles for emerging conditions.

The Sediment Control Plan shows how Southern Cross Projects propose to deal with the issues of erosion, sediment & stormwater during construction works and includes but not limited to the following: -

- i. location of site boundaries and adjoining roads
- ii. approximate grades, contours and indications of direction(s) of fall
- iii. approximate location of trees and other vegetation
- iv. location of sediment barriers
- v. north point and scale
- vi. control measures at vehicle entry and exit points

In summary, sediment barriers will be installed to low points of the site. The site naturally slopes from the south to the north of the site.

Sandbags will be installed along Cricketers Arms Road to protect any sediments running into the stormwater system. Additionally all stormwater drainage pits located on the sites or on the street will have sandbags placed around the lid to prevent any foreign matter entering the pits.

The entry and exit points of the site will be protected with the use of 'iron grids' and/or 'berms' to prevent sediment exiting the site on vehicle tyres.

Maintenance & Responsibility

Maintenance of the structures installed will be carried out through weekly inspections as part of the weekly Safety & Environmental Site Inspections. They will also be inspected following each storm.

The inspection notes will be formally recorded as per Southern Cross Projects' standard recording procedures.

These will be visual inspections investigating the state of the protection methods in addition the adequacy and effectiveness of the methods.

The Site Safety & Environmental Officer will have the chief role of monitoring the control procedures and ensuring the structures are suitably maintained. It will also be the responsibility of the Site Manager and Site Foreman procedures are being maintained and implemented and to assist the Safety and Environmental Officer.

10.0 APPENDICES

APPENDIX A













Site Establishment & Materials Handling Plan

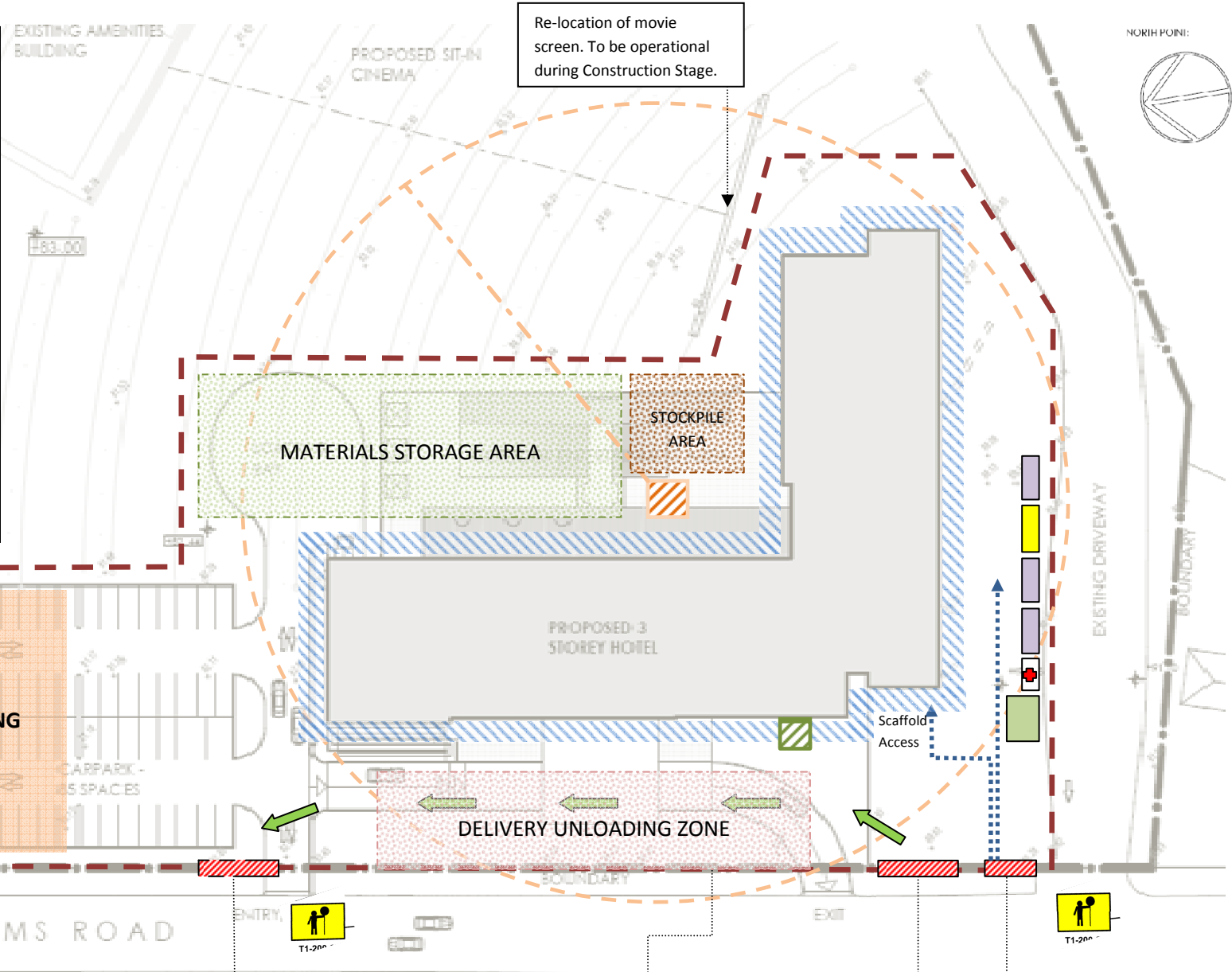
SITE ESTABLISHMENT & MATERIALS HANDLING PLAN

ABODE HOTEL - BLACKTOWN



LEGEND

-  Crane
-  Material Hoist
-  Lunch Shed
-  Ablution
-  First Aid
-  Emergency Evac Point
-  Site Office
-  Class A Fence
-  Scaffold
-  Worker Movement
-  Traffic Control
-  Vehicle Movement



Re-location of movie screen. To be operational during Construction Stage.



Note: Street Parking on *Cricketers Arms Road* to be used once Open Car Park Construction Works commence

GATE 3 – Vehicle Access



Indicative Signage to be erected on front fence.

GATE 1 – Worker Access

GATE 2 – Vehicle Access

APPENDIX B

Traffic & Pedestrian Management Plan

TRAFFIC CONTROL PLAN

ABODE HOTEL – BLACKTOWN: Cricketers Arms Road, Prospect NSW



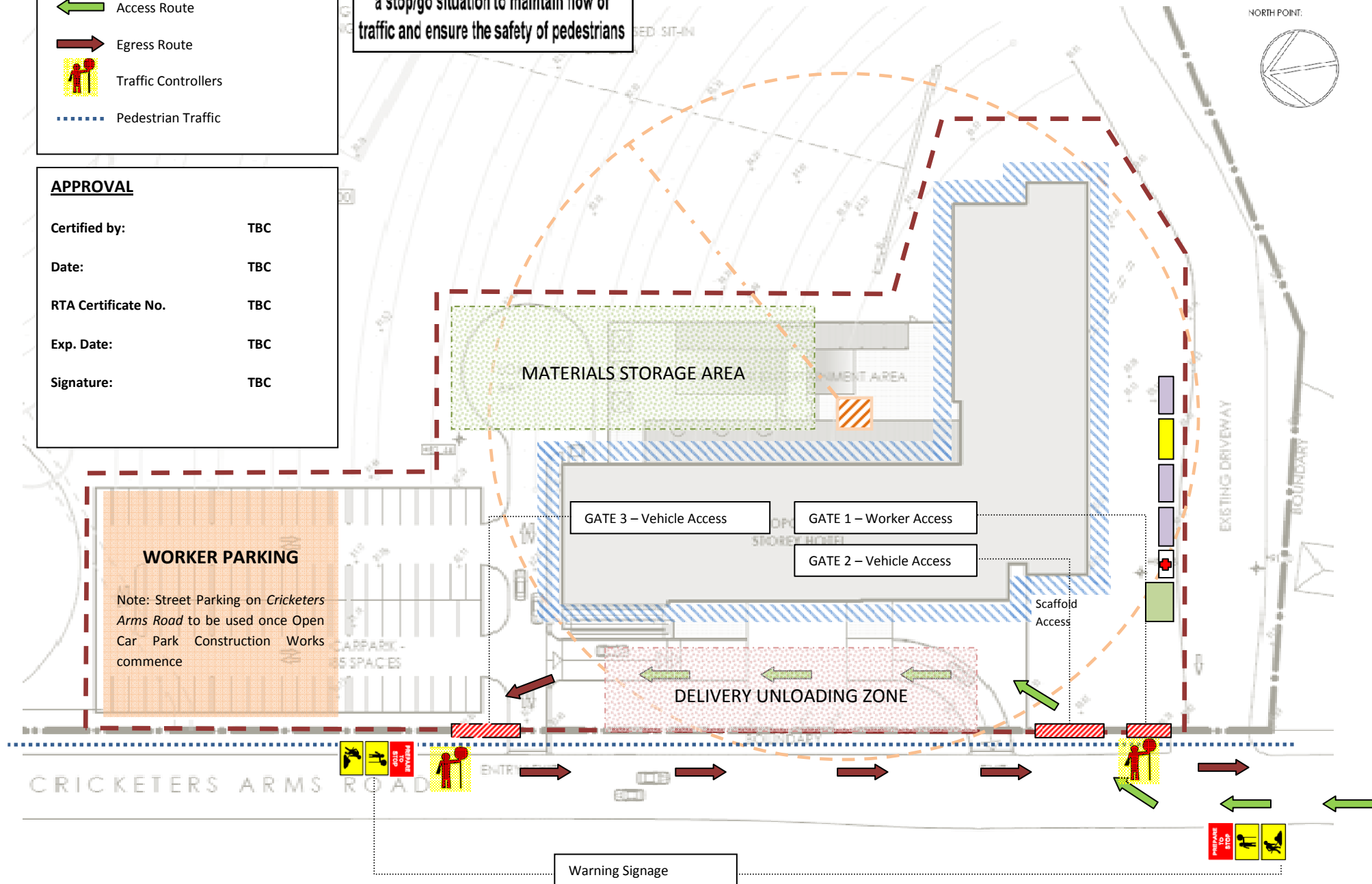
LEGEND

- Access Route
- Egress Route
- Traffic Controllers
- Pedestrian Traffic

Authorised traffic controllers will provide a stop/go situation to maintain flow of traffic and ensure the safety of pedestrians

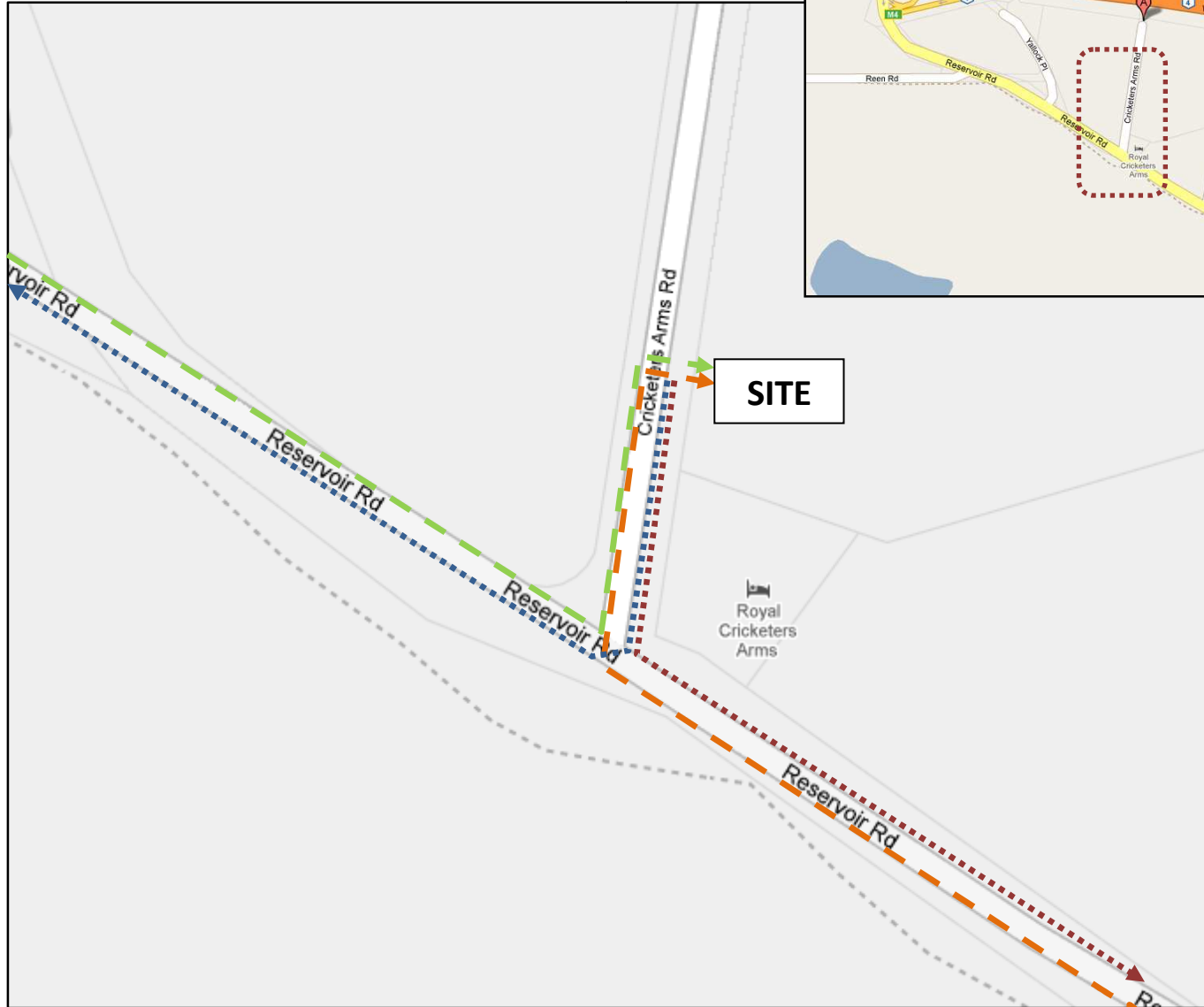
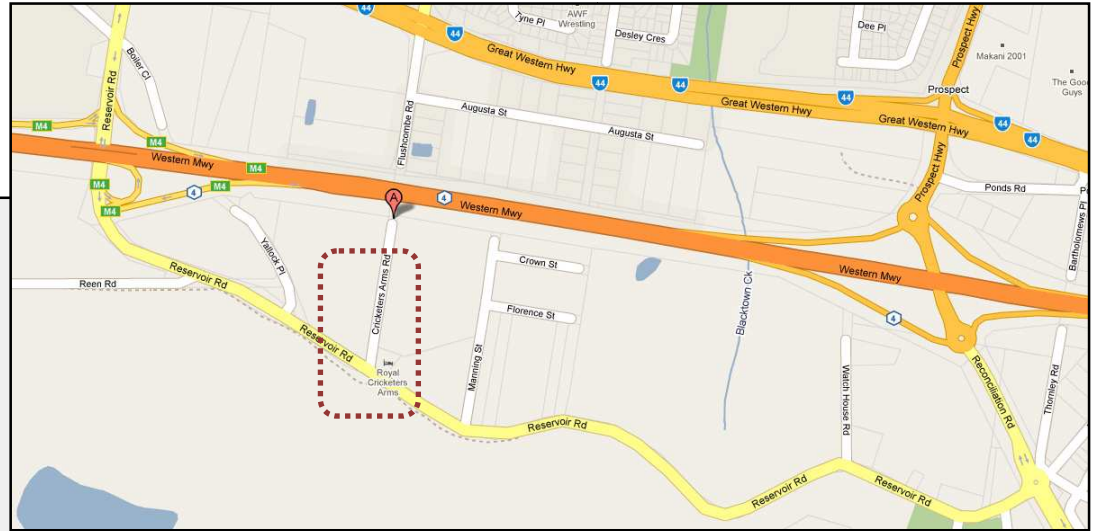
APPROVAL

Certified by: TBC
 Date: TBC
 RTA Certificate No. TBC
 Exp. Date: TBC
 Signature: TBC



ACCESS & EGRESS ROUTES TO SITE

ABODE HOTEL – BLACKTOWN: Cricketers Arms Road, Prospect NSW



LEGEND

- Access Route from West
- Access Route from East
- Exit Route to East
- Exit Route to West

APPENDIX C

Erosion, Sediment & Stormwater Management Plan

SEDIMENT & EROSION CONTROL PLAN – DURING CONSTRUCTION

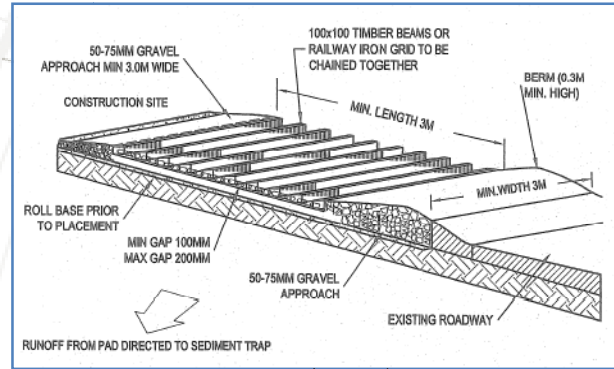
ABODE HOTEL - BLACKTOWN



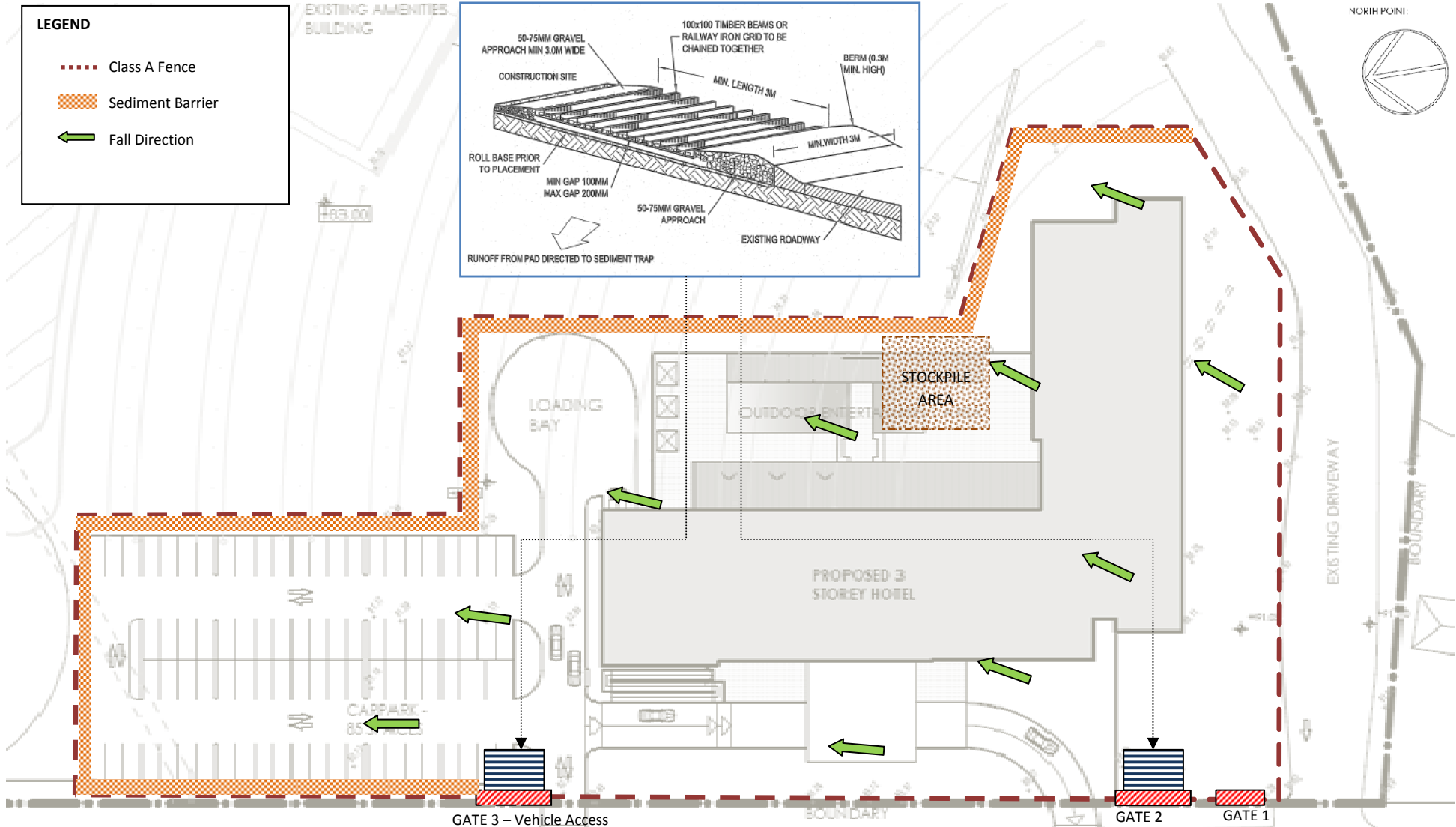
LEGEND

- - - Class A Fence
- Sediment Barrier
- Fall Direction

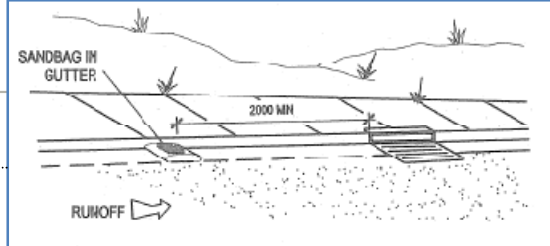
EXISTING AMENITIES BUILDING



NORTH POINT:



CRICKETERS ARMS ROAD



Where required along road

GATE 3 – Vehicle Access

Vehicle Access

Worker Access

BOUNDARY

EXISTING DRIVEWAY

BOUNDARY

ENTRY/EXIT

EXIT

LOADING BAY

PROPOSED 3 STOREY HOTEL

STOCKPILE AREA

OUTDOOR ENTERTAINMENT

83.00

CAPPAK-85

APPENDIX D

Tree Protection

APPENDIX F - PROTECTION OF STREET TREES

