



STOCKLAND

YENNORA DISTRIBUTION CENTRE

CONSTRUCTION MANAGEMENT PLAN

STOCKLAND

Level 25
133 Castlereagh Street
Sydney
New South Wales
2000 • Australia



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1 PROJECT OVERVIEW

1.1 Site Description

The Yennora Distribution Centre is located on the northern side of Loftus Road at Yennora. Buildings 3 and 8A will be situated within the north western part of the estate between Dennistoun Avenue site boundary and the internal railway easement. There are three main access points to the site off Loftus Road, Dennistoun Avenue and Byron Road. These include:

- Gate 1:
 - Located to the south with access via Loftus Road;
 - This gate is accessed by both light and heavy vehicles.
- Gate 2:
 - Located to the north with access via Dennistoun Avenue;
 - Access by light traffic only.
- Gate 3:
 - Located to the east with access via Byron Road;
 - This gate is accessed by both light and heavy vehicles.

1.2 Project Description

The project involves the development of an industrial site to comprise two (2) industrial buildings, associated offices, heavy vehicle hardstand and carparking. A plan illustrating the development proposal is shown at Figure 1.

The proposed form of construction is typical for industrial projects and comprises:

- High level concrete pad and strip footings
- Concrete floor slab
- Concrete wall panels (low level) with steel cladding (high level)
- Steel portal frame structure with metal roof cladding
- Concrete hardstand
- Concrete and/or asphalt carparks
- Landscaping

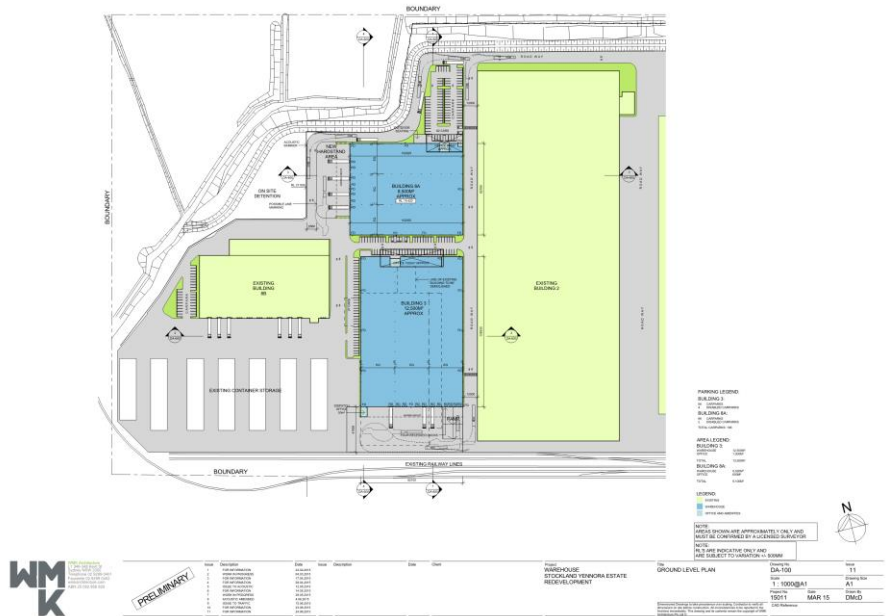


Figure 1 – Development Plan



2 CONSTRUCTION MANAGEMENT PLAN

2.1 Scope of Works

The scope of this Construction Management Plan is limited to demolition of existing building 3, bulk earthworks to create building platforms and construction of two new industrial buildings.

A plan illustrating the scope of bulk earthworks is shown at Figure 2.

2.2 Timing of Works

Construction of works are anticipated to commence in early 2016 and be completed by ~~the last quarter of 2016~~early 2017.

2.3 Site Contacts

Construction activities will be managed from the Project Site Office as follows:

Street Address is as follows: Lot 21 DP1171076
14-54 Dennistoun Avenue
Yennora

Postal Address is as follows: Stockland Development Pty Ltd
Level 25, 133 Castlereagh Street
SYDNEY NSW 2000

Site Contact Numbers are as follows: Facilities Manager: Peter Woomack
Phone: +61 417 846 747

~~Facilities Manager: Peter Woomack~~
~~Phone: +61 417 846 747~~

2.4 Development & Site Management Structure

The development and site management structure is as per the below:

Stockland Development Manager: Natalie Prince (02) 9035 2942
(0450) 755 122

Stockland Project Manager: Baki Bastepe (02) 9035 3046
(0418) 755 368

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Senior Construction Team Personnel are as follows:

Site Manager: TBA

Contractor's Contracts Administrator: TBA

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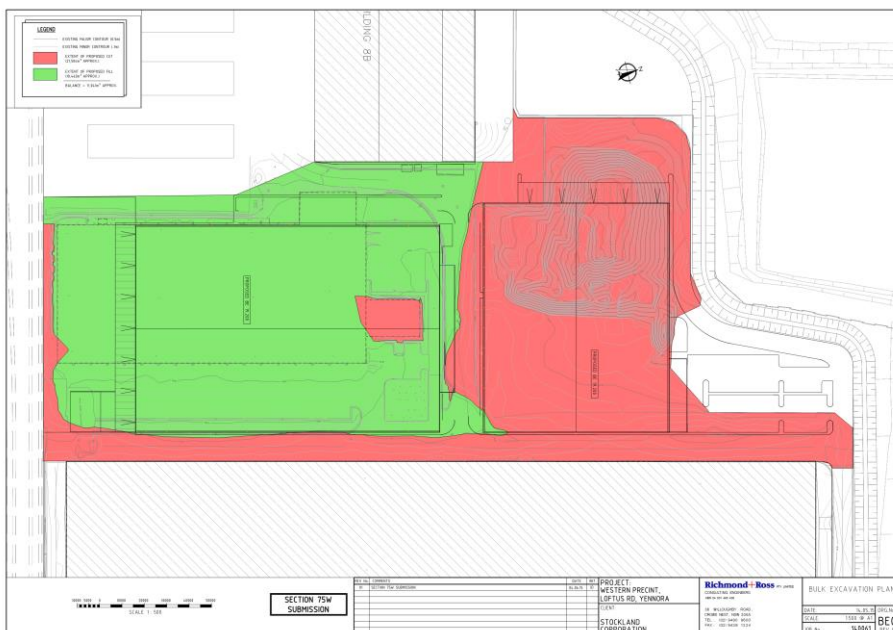


Figure 2 – Bulk Earthworks Plan



2.5 Principles of Traffic Management

- 2.5.1 ~~At this stage, the construction methodology, process and staging have not been defined for the proposed development.~~ The appointed ~~builder~~ Contractor will be responsible for the preparation of a traffic management plan, which will be prepared prior to the commencement of ~~construction~~ works.
- 2.5.2 During the construction of the works, an on-site work zone, materials handling area and construction site facilities will be established within the north western part of the site, adjacent to Dennistoun Avenue. Construction and containment fencing will be erected around the perimeter of the site compound.
- 2.5.3 Temporary construction access to the site compound will be provided to/from Dennistoun Avenue for light vehicles, with trucks entering and exiting the site in a forward direction. In order to minimise construction traffic on surrounding streets, heavy vehicles will approach and depart the site to/from Loftus and Byron Road, along designated truck routes to be nominated in the construction traffic management plan.
- 2.5.4 The loading and unloading of construction material from trucks, associated with the overall construction activity, will be carried out on-site. Construction material will be stored on-site within designated material handling areas.
- 2.5.5 Openings in the construction fencing and the construction access driveways will be managed and controlled by qualified site personnel. Pedestrian movements across the access driveways and the movement of trucks entering and exiting the site compound will be managed and controlled by traffic controllers. Pedestrian warning signs will be erected adjacent to the driveway.
- 2.5.6 Work associated with the construction activity will be carried out in accordance with the approved hours of construction.
- 2.5.7 The site contractor will be responsible to instruct and control sub-contractors regarding the hours of work. Any work outside the approved construction hours would be subject to prior approval from Holroyd City Council.
- 2.5.8 To facilitate an efficient program, the arrival and departure of trucks associated with the construction works will be regulated and on-site works will be carefully managed and controlled by site personnel. Trucks will be called onto the site when required. Trucks will not be permitted to park on-street or within surrounding local streets.



2.5.9 The overall principles for traffic management during construction will be:-

- provide a convenient and appropriate environment for pedestrians;
- provide appropriate safety fencing around the perimeter of the site compound, with overhead protection where required;
- management and control of construction vehicle movements to and from the site;
- construction vehicles to be accommodated on-site;
- ensure that construction vehicles do not stop or park on-street or within adjacent local streets in the vicinity of the site;
- restrict construction vehicle routes to/from the site to the main road network through the area;
- construction access driveways and pedestrians to be managed and controlled by qualified site personnel;
- construction activity to be carried out in accordance with approved hours of construction;
- maintain safety for construction workers and the general public;
- manage and control vehicle activity in the vicinity of the site;
- the preparation of the Traffic Management Plan, signage detail, control of pedestrians and control and management of construction activity/vehicles in the vicinity of the site will be the responsibility of the appointed builder.

2.6 Loading and Unloading of Vehicles

All loading and unloading of vehicles will be undertaken wholly within the site.

2.7 Parking for Construction Vehicles

All ~~construction~~ vehicles that are associated with the construction, including contractor's vehicles, will be directed to park within defined areas of the project site. No on street parking will be permitted.

This will be reiterated in the Project Specific Inductions which all workers on site must attend prior to commencing any works at the site.

2.8 Access for Construction

All construction vehicles will be required to enter the site via the Byron Road gate.

All construction traffic will be required to approach and depart the site via the southern part of Byron Road, Loftus Road and Military Road.

2.9 Truck Routes

The proposed truck routes for construction of the development include the following:-

- Approach routes

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- Fairfield Road, Dursley Road, Loftus Road, Military Road and Byron Road site access gate;
- Fairfield Street, Pine Road, Loftus Road, Military Road and Byron Road site access gate;
- Military Road (southbound) and Byron Road site access gate;

□ Departure routes

- Byron Road, Military Road, Loftus Road, Dursley Road and Fairfield Road;
- Byron Road, Military Road, Loftus Road, Pine Road and Fairfield Street;
- Byron Road and Military Road (northbound).

Truck drivers will be advised of the designated truck routes to and from the site and advised that the site shall not be accessed via residential streets in the vicinity of the site.

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3 ENVIRONMENTAL ISSUES

3.1 Dust/Air Quality Control

During construction activities dust will be minimised by the use of recycled water delivered to site via water truck. Water will then be sprayed over the affected area when necessary.

The Contractor shall adopt additional measures to control dust/air quality as follows:

- Minimise exposed areas and wet down as necessary.
- Any water spraying to suppress dust must be conducted in a manner that will not result in run off or erosion problems.
- Use wet saw when cutting concrete (demolition).
- Shakedown areas for vehicles to remove waste soil from tyres prior to leaving site.
- Service all vehicles and plant regularly.
- Truckloads with the potential to create dust will be covered or dampened prior to transportation.
- Use of Shade cloth screening on fences if required to minimise dust leaving site.
- Dust generating activities to be coordinated to coincide with favourable climatic conditions.
- Monitoring to be undertaken during high risk phases of the construction period when soil is exposed.
- Daily inspections will be undertaken to monitor and review the need for cleaning footpath and roadway.

3.2 Noise and Vibration

A detailed construction noise and vibration assessment prepared by Atkins Acoustics is appended to this Construction Management Plan. The detailed assessment includes mitigation measures to ensure construction related noise and vibration is maintained within the levels specified in Conditions 11 and 12 of Schedule 5 of the consent issued in relation to DA-264-09-01.

The principles relating to the control of noise and vibration as noted in Section 3.2.1 and 3.2.2 are to be read in conjunction with the Atkins Acoustics report dated October 2015.

3.2.2.1 Noise Control

- Construction equipment shall be properly noise attenuated and maintained in good working order.
- Ensure all equipment used on site is operated in an efficient manner and properly maintained.
- A complaints register will be developed to fully investigate any noise complaints.
- Respond expeditiously to any public complaints and maintain a complaints register.

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- Ensure all works are conducted within approved hours.



3.3.2.2 Vibration

The only time that surrounding areas will be affected by vibration is when constructing in ground works i.e. during excavation and compaction activities.

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The Contractor shall adopt additional measures to control ground vibrations as follows:

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- Vibration levels to be kept within legislative requirements and monitored as required.
- Construction is to be generally limited to standard working hours of 7:30am to 5:00pm Monday to Friday and 8:00am to 12:00pm Saturdays. No work is to be undertaken on Sundays or public holidays.
- Ensure all equipment used on site is operated in an efficient manner and properly maintained.
- A complaints register will be developed to fully investigate any noise complaints.
- Respond expeditiously to any public complaints and maintain a complaints register.
- Ensure all works are conducted within approved hours.

3.4.3.3 Site Drainage & Water Quality

The Contractor shall implement the following measures to control site drainage and water quality:

- Maintain and provide filter mediums as required
- Stormwater control, collection and treatment devices to be implemented if found to be necessary
- Regular cleaning of footpath and roadway.
- Inspect stormwater manholes and waterways.
- Daily inspections will be undertaken to monitor and review the need for cleaning of footpath and roadway. Should the need arise the roads will be swept and cleaned by mechanical dry sweeping plant.
- Ensure safe storage of chemicals on site.
- Store all goods and materials to avoid contamination of water or areas where water may drain.
- Water sampling to be carried out prior to discharge from the site.
- Monitor waterways for rubbish. Clean as required.



3.53.4 Site Contamination

A contamination investigation of the site has been undertaken by Douglas Partners (Project 73624.01 dated 17 October 2013).

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The report concludes that asbestos-containing material (ACM) was discovered in two test locations of various building products including asbestos fragments were found on the surface of the existing stockpile mound. The materials in these two locations are pre-classified as Special Waste, while Stockland then engaged hygienist Phil Clifton to thoroughly inspect the surface of the stockpile and remove any further fragments. In total 9 fragments were identified and removed. The remaining test locations have a provisional yielded a classification of General Solid Waste (GSW) subject to confirmation. It was then recommended that a soil management process be implemented as part of relocating the soil on site for future use.

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As recommended by Douglas Partners and Phil Clifton, the following action will take place to confirm the waste classification prior to the relocation of material;

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- Separate the mound into manageable portions and individually sample, test and classify each portion in accordance with the waste guidelines. A minimum of three samples per portion of size is recommended for the waste classification process. An environmental Scientist should observe the formation of each portion so as to increase the potential of detecting ACM within the portion and to reduce the effects of mixing potentially better materials with obvious contaminated material.
- Dispose of the portion in accordance with the waste classification, noting that the classification is likely to be either Special Waste or GSW.

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It is recommended that clearing and earthworks be managed by the implementation of an unexpected finds protocol detailing how any issues of concern are to be managed.

3.63.5 Pedestrian & Public Safety Issues

Site construction access will be via a defined entry/exit point from Governor Macquarie Drive. Appropriate traffic control will be provided with major deliveries to maintain vehicular and public safety around the site.

3.73.6 Hours of Work

Hours of work will generally be as approved by Council in its Development Consent, and are anticipated to be 76:030am to 55:00pm Monday to Friday and 87:00am to 13:00pm Saturdays. No work is to be undertaken on Sundays or public holidays.

3.83.7 Fencing Around Site

A 1.8m high fence will be erected around all public faces of the site to protect the public. Stockland will ensure that the fence is free of any graffiti by removing any graffiti and generally kept in good order.



3.9 (should we talk about the acoustic wall? Provides acoustic and security benefits to site during construction activity). Complaints Remedy Process

A procedure for handling all public complaints will be established to ensure that any disruptions to adjacent stakeholders during construction are minimised. The procedure will involve the following steps;

- Notify the EPA of the complaint
- All complaints received will be recorded by the Environmental Coordinator on the Public complaints Record; and
- This record will include information on the details of the complaint, the action taken in response and, where necessary, any procedural changes implemented to prevent a recurrence. The Public Complaints Register will be available to the EPA at all times for their inspection.

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