



Hallmark Construction Pty Ltd
A.C.N. 066 609 729

Unit 3
1 River Road West
Parramatta 2150
Ph: (02) 9687 0099

CONSTRUCTION MANAGEMENT PLAN

For

**AFFORDABLE HOUSING DEVELOPMENT
30-46 Auburn Road,
REGENTS PARK**

STAGE 3 SUBMISSION

CONTENTS

Revision of this CMP

H	21 January 2026	Issued to accompany Stage 3 response to submissions
G	9 December 2024	Issued to accompany Stage 3 update
F	16 July 2024	Issued to accompany Stage 1 and 2 update
E	11 June 2024	Issued to accompany amended Concept lodgement
D	6 December 2023	Issued to accompany Stage 2 lodgement
C	6 September 2023	Draft
B	14 August 2023	Issued to accompany Stage 1 lodgement
A	12 th October 2022	Issued to accompany lodgement
<i>Revision</i>	<i>Date</i>	<i>Description of Change</i>

Approvals and Modifications included in this CMP

SSD-57703458	Stage 3 application involving; BUILDING C AND ASSOCIATED LANDSCAPING for an affordable housing development including residential and childcare floorspace, of which 15% will be affordable housing.
SSD-20724880	An amendment to the concept application for a mixed-use affordable housing development including residential and commercial floorspace, of which 15% will be affordable housing.
SSD-57394209	Stage 2 application involving; BUILDINGS A AND B AND ASSOCIATED LANDSCAPING for an affordable housing development including residential and commercial floorspace, of which 15% will be affordable housing.
SSD-54988962	Stage 1 application involving; DEMOLITION, BULK EARTHWORKS, INFRASTRUCTURE AND ROADWORKS for a affordable housing development including residential and commercial floorspace, of which 15% will be affordable housing.
SSD- 20724880	A concept application for a mixed-use affordable housing development including residential and commercial floorspace, of which 15% will be affordable housing.
<i>Approval/ Modification No.</i>	<i>Description</i>

1.0 GENERAL

This Construction Management Plan has been prepared draft format to identify for the consent authority how the management of the site during the “construction” stage of this project may proceed.

This plan is a live document and shall be updated with each subsequent application for construction, to ensure it remains pertinent to the current design and construction methodology and sequencing.

The majority of the works are confined to the site area, inclusive of all accommodation, storage, loading and unloading, environmental controls and materials handling.

The only activities that are proposed to be carried out off-site are those works reconfiguring vehicular entries and egress locations, traffic management and the works progressing through a (Voluntary Planning Agreement) VPA with Canterbury-Bankstown Council through a Works-in-Kind agreement.

2.0 SITE STAGING

This application seeks consent for Stage 3, associated underground carparking and landscaping. This is the fourth step in the construction of 5 residential flat buildings surrounding a large contiguous element of open space. These works will form the basis of future detailed design and construction. The current proposed staging is shown in **APPENDIX A** and listed below.

Stage 1 – Demolition, site benching, internal roads and services. [previously submitted]

Stage 2 – Construction of buildings A & B

Stage 3 – Construction of building C and the central open space.

Stage 4 – Construction of buildings D & E

3.0 SITE ESTABLISHMENT

The site consists of a series of existing warehouse buildings, hard stand and grassed open space. The entire site will be secured with the required amenities provided in accordance with construction sequencing.

4.0 EROSION & SEDIMENT CONTROL

All sediment and erosion control measures will be installed and maintained in accordance with the relevant plans (refer to **APPENDIX B**).

Sediment and erosion control measured will be inspected every 48 hours and after each downpour.

5.0 VEHICULAR ACCESS/EGRESS

The site currently provides three vehicular access/egress points to Auburn Road. It is proposed that during the stage 1 works these will be utilised to ensure vehicles enter and exit in a forward direction.

Stage 1 includes the construction of the internal road including the two new vehicular entry/egress points. Upon their completion, all vehicular movements will occur via these new driveways.

Contractor parking will be provided onsite, with an emphasis during site inductions to promote car pooling and the utilisation of public transport.

Refer to the construction traffic management plan in **APPENDIX C** for further details.

6.0 MATERIAL HANDLING

All waste and materials will be handled onsite.

Waste generated through the construction works will be removed by the engaged subcontractor.

Surplus excavated material will be removed by the engaged subcontractor.

A waste minimisation and recycling strategy will be employed onsite with the engaged waste bin supplier.

Telehandlers will be deployed for horizontal materials movement, and materials hoists and tower cranes deployed for vertical materials movement. The location, type and nature of these will be determined with the subsequent detailed design stages.

7.0 DUST MANAGEMENT

In order to mitigate the risk of air-borne dust the following procedures may need to be implemented for the following items:

Excavation

Water down all working surfaces as required and install wash out pit for trucks during initial excavation stages.

Site Perimeter

Install solid or shade cloth panels to fence.

Material Stockpiles

Avoid stockpiles wherever possible, however, water down if required.

Scaffold

To be fitted with mesh and dust/shade cloth (if necessary).

Trucks

Cover loose loads prior to leaving site.

Site

Ensure access points are kept clean and free of spoil at all times.

Plant and Equipment

Contractors to service machinery regularly and ensure qualified operators minimise excessive emissions.

Garbage Chutes

May be used during construction and at the base of these chutes a bulk bin will be used to collect the waste. The chutes may be fitted with devices that hose down the garbage as it is dropped in to the chutes.

Power Tools

Whenever possible, wet processes will be used during cutting, drilling and grinding to limit dust emissions.

8.0 NOISE & VIBRATION MANAGEMENT

A Construction Noise and Vibration Management Plan will be specifically prepared for this site. The lodged Acoustic Report by Renzo Tonin & Associates (refer to **Appendix D**) identifies a high level review with proposed recommendations.

Generally, all plant and equipment will be properly maintained to reduce excessive noise and vibration.

Propose the use of electric cranes and bored piling to reduce excessive noise and vibration where feasible.

Strategically position plant on site to reduce the emission of noise to the surrounding neighbourhood and to site personnel.

Any equipment not in use for extended periods during construction work must be switched off.

The offset distance between noisy plant and adjacent sensitive receivers is to be maximised where practicable.

Plant used intermittently to be throttled down or shut down when not in use where practicable.

9.0 NEARBY SCHOOLS

There are three department of education schools in the nearby area:

- Regents Park Public School; 1 Auburn Rd, NSW 2143 Regents Park
- Karringul School; 1A Auburn Rd, Regents Park NSW 2143
- Birrong Girls High School; 14 Cooper Rd, Birrong NSW 2143

Activities on site should consider potential impacts on the schools, students, staff members and parents.

Student safety

Particular attention should be paid to vehicles entering and exiting the site before and after school hours. Consider having active traffic management between 8:30 and 9:00am and 15:00 and 15:30pm.

Workers are not to talk to or engage with school students passing in front of the site unless specifically required to do so to enhance safety of the students.

Traffic, vibration and air quality

Contractor organisations working on the site are to be advised of location of nearby schools.

Drivers are to abide by all traffic rules operating near the school.

Drivers are to enter and leave the construction site at no more than 10 km/hour.

Drivers are to be aware of potential students walking near the site.

Drivers are not to park or wait adjacent to nearby schools.

10.0 COMMUNITY ENGAGEMENT

A community hotline will be established for complaints.

A management procedure will be put in place to deal with complaints that may arise from construction activities.

Each complaint will need to be investigated and appropriate amelioration measures put in place to mitigate further occurrences.

The person selected to liaise with the community must be adequately trained and experienced in such matters.

APPENDIX A – SITE STAGING

APPENDIX B – SEDIMENT & EROSION CONTROL

APPENDIX C – CONSTRUCTION TRAFFIC MANAGEMENT PLAN

APPENDIX D – NOISE & VIBTRATION MANAGEMENT