

Justinian House Redevelopment

18-22 Sinclair Street, Wollstonecraft

DRAFT CONSTRUCTION MANAGEMENT PLAN: STATEMENT OF COMMITMENTS

Justinian House Redevelopment: Statement of Commitment to CMP

18-22 Sinclair Street, Wollstonecraft

BACKGROUND

This report provides a statement on the commitments proposed for environmental mitigation, management and monitoring of the construction works at Justinian House. It identifies those measures that need to be implemented during the construction in order to achieve an environmentally sustainable outcome with minimal impact on the environment.

The preparation of a Construction Management Plan (CMP) would normally be undertaken as part of the Construction Certificate process, allowing input from the tender process and the preferred building contractor. However, this statement of commitments is intended to outline the principles of an eventual plan; therefore it may be necessary to seek approval for an amendment to the CMP once a contractor is appointed. If such amendment is sought the principles of the approved CMP will be preserved in the amended plan.

Initial contact has been made with the neighbouring community, and the immediate adjoining owners who are directly 'related' to the stakeholders of the proposed development. The two immediately adjoining buildings (20 & 22 Sinclair Street) are being subdivided from the subject site as part of a separate subdivision DA with North Sydney Council. Community consultation meetings have been initiated with the first in the series having been held on 25 July 2007 and the second on 9 October 2007, to inform the local residents of the upcoming project.

Consultation with neighbours as to the proposed construction methods and likely impacts of construction will not be carried out until such time as the Approval Authority has considered and responded to a final CMP. Accordingly it may be necessary to amend the CMP at that stage to take account of legitimate issues raised by neighbours.

The dilapidation surveys will form part of the construction, excavation and building contracts and responsibility for protecting adjoining properties will form part of the contractors' obligations. The entire construction is expected to take 16 months (including 48 weeks actual main works construction).

All construction works will be executed in one phase. No staging is envisaged at this stage. A full Construction Management Plan will be prepared by the main contractor upon being appointed.

SCOPE OF WORK

The following is a summary scope of works for the construction works

- Verification of location of existing buried services
- Installation of public and property protection to enable safe construction works
- Removal of all hazardous materials
- Construction of all structures including , buildings, slabs and footings as shown on construction plans
- Retention (shoring) and underpinning of all boundaries and adjoining structures
- Termination and making safe of existing services
- Installation of temporary services to service the project
- Pedestrian & traffic management
- Environmental management

Justinian House Redevelopment: Statement of Commitment to CMP

18-22 Sinclair Street, Wollstonecraft

MANAGEMENT PLAN

a) Engineering and infrastructure requirements

Power, water and telephone network during construction will be drawn from the services provided in the surrounding streets by Energy Australia, Sydney Water and Telephone service provider respectively.

Electrical

- Emergency shutdown will be provided at strategic areas.
- A lightning protection system will be installed in accordance with the requirements of Australian Standards AS 1768

b) Construction impacts

- Sinclair Street, Gillies Street and Rocklands Road will be maintained throughout construction for access into the site
- Community property will be protected, maintained and kept in a safe condition for use by the public at all times.
- Before work commences the Building Contractor will also carry out a comprehensive photographic survey and written dilapidation report on adjoining properties and Council's footpaths, kerbs and roads surrounding the site.
- The Building Contractor will be made aware of existing sewerage and stormwater reticulation running underneath the site and any related easements.
- All construction shall be carried out in accordance with AS2601-2001.
- There will no on-site parking for construction personnel.
- The Building Contractor will be responsible for maintaining the site and adjoining areas in full compliance with the OH & S Act 2000 and OHS Regulations 2001.
- The fire safety of the site and adjacent buildings inclusive of fire hydrants, sprinklers, hose reels and alarms will be maintained at all times.
- The Building Contractor will reinstate the areas used for site accommodation and materials handling at the end of the project to a condition similar to that when he obtained possession of site or that specified in the design. This will include removal of all hoardings, temporary pipes, cables, lights, switchboards, buildings, fencing and signage or any other element used during the construction of the site. Damage to Council's footpaths, kerbs or roadways or to adjoining properties caused by building works carried out on the subject site will be made good.
- The construction of the works will comply with any requirements set by the North Sydney Council. The intent is to deliver the project in the shortest possible time through the effective management of the works whilst ensuring that noise and environmental management is maintained in accordance with consent conditions and legislation.

Justinian House Redevelopment: Statement of Commitment to CMP

18-22 Sinclair Street, Wollstonecraft

The following items will be included in a **Construction Management Plan**, to be developed by the appointed Building Contractor, and submitted to the North Sydney Council for approval prior to construction:

- Mains services (power, water, gas, etc) will be maintained to the existing building at all times and work method statements and contingency plans will be in place to deal with emergencies.
- Community information procedures will be implemented including letterbox drops; newspaper advertisements and a good neighbour policy will be adopted.
- Site access during construction and any proposed construction zones will be restricted.
- A traffic management plan will be prepared to maintain strict traffic management procedures and ensure the safety of the public, road users and pedestrians.
- The location and extent of hoardings will be included.
- Temporary site accommodation will be in accordance with the requirements of Work Cover and all regulatory authority approvals. The location and quantity to be confirmed.
- Site storage will be confined to the site boundaries.
- Materials will be craned from heavy vehicles from the construction site.
- Adherence to the construction noise and vibration criteria tabled within this plan.
- Monitoring of construction noise.
- A Dust Management plan.
- An erosion and sediment control plan will be provided prior to construction to ensure the quality of site stormwater run-off and limit the dispersal of dirt from site vehicular traffic to the surrounding roads during the construction period.
- A detailed Construction Waste Management Plan will be prepared to avoid the generation of waste and promote re-use and recycling of waste. This will be prepared before the commencement of construction works in accordance with North Sydney council, Waste management Plan application forms.
- The Building Contractor will reinstate any areas used for hoardings and site accommodation on completion of the project.
- The site will be segregated from the public at all times by temporary fences and hoardings. Safety and security fencing and hoardings are required to meet the requirements of Work Cover.
- Off site fabrication will be maximized due to the limited on-site storage space.

Justinian House Redevelopment: Statement of Commitment to CMP

18-22 Sinclair Street, Wollstonecraft

Working hours

- The hours of construction will be 7am through 6pm Monday to Friday and 8am through 1pm on Saturdays.
- No construction work shall be carried out on Sundays or Public Holidays.
- Notwithstanding the above restrictions, the Building Contractor may apply to North Sydney Council to extend the working hours in certain circumstances if required.
- Other extenuating circumstances such as if the Police (or any other authority) require the delivery of goods outside the specified hours for safety reasons or an emergency where people or equipment is in danger. The applicant will notify North Sydney Council immediately, and explain the reasons for extending the specified construction hours and the likely duration, the emergency works can proceed.

Sediment & Erosion Control

The following general principles will be adopted for all stages of the works

Acts:

- All stormwater sedimentation activities and controls will conform to the Protection of Environment Operations Act 1997.
- The controls will also conform to North Sydney Council DCP: Environment & Sediment Control (Section 14).

Controls:

- A truck wheel wash facility/process will be installed to prevent excavated and other materials being tracked onto adjacent streets and other paved areas
- All existing drains and stormwater inlets on site and surrounding the site will be:
 - Kept clear of rubble to remain operational during the works
 - Protected with a combination of geo-fabric material, hay bales and filter sausages to prevent the infiltration of sediments and slurry.
- Perimeter fencing where affected by potential overland flows will be protected by geo-fabric and hay bales.

Monitoring:

- Regular inspections and testing will be carried out to ensure that the drain inlets are not blocked and free flow of stormwater is enabled.
- The sediment fencing will be inspected to ensure its effectiveness and serviceability
- After heavy rainfall or storms checks of stormwater inlets and fencing shall be undertaken to monitor and clear any sedimentation build-ups.

Justinian House Redevelopment: Statement of Commitment to CMP

18-22 Sinclair Street, Wollstonecraft

Noise and vibration

- Noise and ground borne vibration will be generated during construction of the building.
- In accordance with the policy of the Department of Environment & Climate Change, a residential noise objective has been set at residential boundaries. The objective is the background noise level (LA90, 15min) +5dBA.
- All reasonable and feasible noise mitigation measures will be implemented where noise levels are expected to exceed the objective.
- To avoid damage to nearby buildings, vibration levels will be controlled so as not to exceed:
 - 10mm/s on the foundations of residential buildings.
 - 3mm/s on the foundations of heritage buildings or sensitive structures.
- In addition, a residential vibration objective has been set as applying on the floor of residential buildings as being the level relating to low probability of adverse comment in accordance with British Standard 6472:1992. All reasonable and feasible vibration mitigation measures will be implemented where vibration levels are expected to exceed this level.

Community Liaison

The Building Contractor will liaise with potentially affected neighbours, including residents and Mater hospital prior to construction commencing. The Construction Management Plan prepared by the Building Contractor and issued to the North Sydney Council prior to construction, will provide:

- The likely periods of noise and vibration generation.
- A complaint contact phone line.
- Complaint handling procedures to ensure that all valid complaints are investigated and reported upon.

Dust Management

- During the construction/excavation and construction works, the Building Contractor will minimise the generation of dust on the site. In addition the contractor will comply with the requirements of Australian Standard AS 2601 'The demolition of structures' with specific reference to health and safety of the public, health and safety of the site personnel, protection of adjoining buildings and protection of the immediate environment.

Justinian House Redevelopment: Statement of Commitment to CMP

18-22 Sinclair Street, Wollstonecraft

- The Building Contractor will develop and implement a Dust Management Plan (to be included in the Construction Management Plan). This plan will detail the following:
 - Identify the potential sources of dust during these works.
 - Specify appropriate dust control criteria for the works.
 - Describe in detail what measures and actions would be implemented to minimise the generation of dust on the site.
 - Describe how the effectiveness of these actions and measures would be monitored to check whether the proposed works are complying with the specified criteria, clearly indicating who would conduct the monitoring, how often this monitoring would be conducted, how the results of this monitoring would be recorded; and, if any non-compliance is detected.
 - Describe what procedures would be followed to ensure compliance.
 - Ensure that all dust is contained within the construction site and that the adjoining buildings and residents are not disadvantaged.
 - Perimeter fencing must be designed to minimise the impact of dust on the public and adjacent areas.
 - Equipment powered by internal combustion engines must be properly maintained and regularly serviced to prevent the discharge of excessive pollutants, including smoke and/or toxic fumes or odours, and must meet acceptable noise levels.
 - Exhausts and ductwork from equipment must be located away from air intakes, windows, enclosed areas and public areas.
 - Materials can only be cut in designated areas set away from boundaries and public areas, with adequate dust (and noise) suppression. Where cutting needs to occur in situ, localised dust suppression measures must be used.

Construction Waste Management

- During these construction works, the Building Contractor shall minimise the disposal of construction waste. The Building Contractor will be required to develop and implement both 'Environmental Management' and 'Waste Minimisation' plans. These will conform to DCP 2002 (Chapter 19) Waste Management and will be formatted as per North Sydney Council 'Waste Management Plan' Application form. The Building Contractor shall implement the Construction Waste Management Plan, which will be provided in the Construction Management Plan. This plan will detail the following:
 - Identify the streams and quantities of waste that would be generated during these construction works.

Justinian House Redevelopment: Statement of Commitment to CMP

18-22 Sinclair Street, Wollstonecraft

- Outline what measures and actions would be implemented to minimise the waste generated by these works.
- Describe in detail how this waste would be handled and stored during construction, and reused, recycled, and, if necessary, appropriately treated and disposed in accordance with the EPA's guidelines on the Assessment, Classification and Management of Liquid and Non-Liquid Waste, and Council's Development Control Plan No. 35 – Guidelines for Planning for Less Waste.
- Describe how the effectiveness of these actions and measures would be monitored during these works, clearly indicating who would conduct the monitoring, how often this monitoring would be conducted, how the results of this monitoring would be recorded; and, if any non-compliance is detected.
- Describe what procedures would be followed to ensure compliance.
- Provide ongoing monitoring and auditing of this plan.

Materials Handling

As with all major construction projects the set up of efficient materials handling processes on the site is the key to reducing overall construction timeframes, therefore minimising impact on surrounding properties and the road network. The materials handling principles may require modification once contractor input and commercial constraints are applied.

The following are general materials handling principles proposed during construction works

- Where possible machines required for the construction process will be unloaded on site
- The machines undertaking the construction process will be large and small excavators fitted with hydraulic hammers, grapples and pulveriser attachments and various sized skid steer loaders
- Construction materials will be separated at the source to enable efficient recycling and loaded onto vehicles within the materials handling area contained within the site
- The buildings will be constructed progressively with materials being removed from site on an ongoing basis

Traffic

- A detailed 'Traffic Management and Site' plan will be developed and implemented by the Building Contractor to be included in the Construction Management Plan prior to construction commencing. Details shall include proposed truck parking areas, construction zones, crane usage, truck routes etc.
- Access to the site for construction heavy vehicles (trucks) will be restricted during construction to any proposed construction zone, which will be the subject of a specific application by the Building Contractor to North Sydney Council. Trucks will generally enter and exit the site in a forward direction, to/from Rocklands Road. In order to minimise construction traffic on the residential streets in the

Justinian House Redevelopment: Statement of Commitment to CMP

18-22 Sinclair Street, Wollstonecraft

area, trucks will generally be required to approach and depart the site directly to/from the Pacific Highway.

- The Building Contractor will maintain strict traffic management procedures to ensure the safety of the public road users and pedestrians utilising traffic wardens.
- Traffic wardens (as engaged and managed by the contractor) may be engaged to coordinate the safe navigation of traffic both in and out of the site and the utilisation of the construction zone.
- During construction of the development it would be anticipated that an on-street
- All vehicles carrying materials to, or from the site must have their loads covered with tarpaulins or similar covers.
- Openings in the construction fencing at the construction access driveways will be managed and controlled by qualified site personnel. Pedestrian warning signs will be erected adjacent to the driveway.
- Access to existing waste bins or skips by waste collection contractors will need to be maintained. Adequate provisions will need to be made for contractor vehicles in a manner that minimises disruption to the precinct. Where access for waste collection vehicles cannot be maintained, assistance may need to be provided by relocating bins and skips to an accessible area as designated by Council or moving bins at time of collection.

Site Storage

The efficient removal of excavated and waste materials and onsite storage of construction materials is a key commercial driver of the construction. All major contractors are aware of inefficient double handling and material wastage. Government initiatives have provided incentives for recycling, reuse and source separation of waste materials

The following are general site storage areas proposed during construction works:

- The construction process will involve source separation of materials to facilitate the recycling objectives

c) Amenity

Lighting (for the proposed construction works will be serviced by)

- External lighting will be in accordance with AS 1158, AS4282 Obtrusive Lighting Code and AS4485.
- Lighting within the building will generally be controlled by local switches to individual rooms. Large open plan spaces may be bulk switch controlled. The lighting control system will be installed to utilize daylight wherever possible to minimise energy usage.
- External luminaires will be switched via photoelectric cell and time clock control

Justinian House Redevelopment: Statement of Commitment to CMP

18-22 Sinclair Street, Wollstonecraft

Security (for the proposed construction works will be serviced by)

- An electronic security system will be provided to the site.
- The Site will incorporate the following security systems:
 - A lockable perimeter
 - Access control on selected entry points
 - After hour access control and monitoring
 - Log book for all site attendants

Electrical Services (for the proposed construction works will be serviced)

- The work will comply with the relevant section of, but not limited to AS220.1 Intruder Alarm Systems and the BCA.