

# **Construction Management Plan**

**For the Proposed  
Global Switch Sydney 2  
Data Centre**

**273 Pyrmont Street, Ultimo**

**22 December 2011**



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## INTRODUCTION

This Construction Management Plan has been prepared for the Global Switch Sydney 2 Data Centre Development and has been compiled to support a section 75W submission accordingly. It should be noted that this is a preliminary plan only and that we would expect our Main Contractor to prepare a more detailed plan on award after approval of the submission accordingly.

The extent of the project consists of extensions by Global Switch on the Ultimo site, building a new wing on the vacant parcel of land which lies directly east of the existing building. The site is bounded to the north by the Western Distributor, to the east by Pymont Street and to the south by Quarry Street. The complete facility will comprise a purpose built, six storey data centre building and will contain approximately 16,000 m<sup>2</sup> of technical area plus 8,000 m<sup>2</sup> of plant area. A total of 12 car spaces will also be provided at the Pymont Street grade level on the northern boundary of the site, with vehicular access being directly off Pymont Street.

The proposal is for the new facility to be constructed in 2 x separate stages. The first stage will be built on northern parcel of land that adjoins the western distributor and the second stage will include the remaining southern end that adjoins Quarry St. The first stage will include the 12 x car spaces.

The intent of the report is to address the extent of potential issues that may arise out of such works and their effect on the surrounding area and the means by which they will be addressed.

This Plan addresses the following key issues in relation to the construction phase of the project:

- Public Safety, Amenity and Site Security
- Operating Hours, Noise and Vibration Controls
- Air and Dust Management
- Stormwater and Sediment Control
- Waste and Materials Re-use
- Traffic Management and Materials Handling



## **PUBLIC SAFETY, AMENITY & SITE SECURITY**

One of the key priorities of the construction phase for the extension works to Global Switch will be to ensure the general public is adequately protected from activities occurring on building sites and where required outside the perimeter of the construction zone. Consultation will be undertaken with relevant stakeholders in the area as to what impact if any will the proposed works have on their amenity during the construction phase, it is deemed that the impact to public safety will be minimal, given the majority of works will be contained within the site and hoardings. Where any works occur outside the boundary, appropriate safety devices, signage and care will be taken to ensure no breaches of public safety arise.

### **SITE FENCING & HOARDING**

The site is already secured with a chainwire fence and gate surrounding the perimeter. Given the nature of the works and the site a fully installed Class 'A' hoarding will be installed to ensure site safety and security, including the overhead gantry. Where this is not installed, adequate security fencing will be installed to ensure no unauthorised access to the site.

Items that may require additional fencing outside the site will include for construction works zone, crange (mobile) and deliveries. All appropriate approvals will be sought for the use of these areas outside the site and all statutory and local legislation/requirements will be adhered to.

### **SAFETY AND SECURITY**

Adequate lighting, safety signage and traffic controls will be provided in accordance to relevant authority requirements. Traffic controls and a traffic management plan will comply with AS 1742. At all times, the public, general workers and occupants of existing sections of the building to the proposed construction area will be prevented from accessing the building site through adequate security measures to the satisfaction of the relevant Authority. Security measures will be in place at all times when the site is not in operation. Security measures will be provided to prevent construction work or protective measures from facilitating unauthorised access to an adjoining building(s) and to safeguard site materials and equipment. All dangerous chemicals will be properly stored in secure areas located away from emergency exits, safety measures or stormwater pits, with procedures in place to address any occurrence of spillage.

### **SIGNAGE**

Signage specifying any security measures and key contact details will be erected on the perimeter of the building site. A 24 hour contact name and phone number will be provided. Any sign, road markings, street furniture, parking meters, etc, affected by the works will be relocated or protected and, or, kept in good repair. When installing hoardings, attention shall be paid to the effects that such items may have on pedestrian travel paths at intersections. This may mean installing temporary pedestrian ramps, tactiles, etc. If required approval shall be sought to install temporary indents or pedestrian ramps, etc.

All appropriate statutory signage will be placed on site including, contact details, any directional signage for pedestrians, emergency contact numbers, exits etc.

### **PUBLIC DOMAIN**

Damage to the footpath, road, kerb and channel, stormwater drains and street furniture that results from excavation, demolition and building work will be the responsibility of the contractor. Any impact which may impact on pedestrians, cyclists and motorists' safety will be repaired immediately. The contractor will ensure there are no tripping hazards from the hoarding or perimeter fencing on nearby footpaths. Electrical,



plumbing and other services extending over footpaths will be covered over, and pedestrian and disability access facilitated by a ramp. Ramps will have a non-slip surface, a handrail, and a maximum gradient of 1:14 unless the existing topography of the street or road requires some variation to this ratio.

Where the street or footpath or part thereof needs to be occupied by the contractor, above or below the public domain, the general public will be protected from construction activities including vehicle loading and off-loading within the public domain.

The use of cranes or mobile lifting equipment, will take the following steps to prevent disruption to public areas:

- Ensure equipment does not restrict public thoroughfares and pedestrian access or, where restricted access is unavoidable, use gantries or other overhead protection;
- Determine lifting zones for medium to long term use of the equipment;
- Protect pavements and streets and conduct dilapidation surveys before and after works have taken place;
- Implement procedures and lifting techniques to ensure safety on adjoining streets and footpaths;
- Use traffic management controls and signage.

Unless otherwise permitted, obstructions will not protrude from the construction site causing interference with pedestrians or traffic in a public place. Unless otherwise permitted, all construction materials will be stored onsite and not in the street or public space.

### **STREET SPACE OCCUPATION**

All necessary permits will be obtained from the relevant authority to occupy and use the space on the footpath. Pedestrian access areas will have a minimum width of 1.2m clear on the footpaths. Where possible, two way passing bays 1.8m wide will be provided at not more than 20m intervals.

### **SITE MANAGEMENT**

Site Management will be the responsibility of the Main Contractor. Materials stored on the site will be adequately secured to prevent unnecessary dispersal of the materials around the site and public areas (streets and footpaths). Trucks leaving the site will be adequately cleaned to ensure soil, mud and other site debris is prevented from spilling onto adjoining roads and footpaths. Roads and footpaths will be cleaned if and when required with consideration to water efficiency.

The use of all machinery and equipment will be closely managed to on and off site to ensure no detrimental affects to members of the general public and site workers.



## OPERATING HOURS, NOISE AND VIBRATION CONTROLS

Construction hours - The hours of construction, including the delivery of materials to and from the site, will be restricted as follows:

- Between 7:00 am and 5:00 pm, Mondays to Fridays inclusive;
- Between 8:00 am and 1:00 pm, Saturdays;
- No work on Sundays and public holidays.

Site operating hours will at all times be maintained and work outside these times will not be undertaken without prior approval from the relevant Authority except in the following circumstances:

- The delivery of materials is required outside these hours by the Police or other authorities;
- It is required in an emergency to avoid the loss of life, damage to property and/or to prevent environmental harm;
- Residents likely to be affected by the works are notified of the timing and duration of these works at least 48 hours prior to the commencement of the works.

To enable noise and nuisance complaints to be managed within the site in the first instance, signage specifying any security measures and key contact details will be erected on the perimeter of the building site area. A 24 hour contact name and phone number will be provided.

### AIR AND DUST MANAGEMENT

Details of any equipment and activities that may cause excessive dust or otherwise affect air quality will be provided as required. Dust suppression techniques/equipment will be utilised to address conditions related to:

- Weather and wind conditions;
- Exposure/proximity to the public and surrounding buildings;
- Proximity to air intake vents on adjacent buildings. Intake from these vents must be prevented through the installation of adequate filters or other approved measures.

Airborne dust arising from trucks and other vehicles entering and leaving site will be minimised through the watering down of driveways and trucks with consideration to water efficiency.

Equipment powered by internal combustion engines will be properly maintained and regularly serviced to prevent the discharge of excessive pollutants, including smoke and/or toxic fumes or odours, and will meet acceptable noise levels. Exhausts and ductwork from equipment will be located away from air intakes, windows, enclosed areas and public areas. Materials will 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 will be used.



## WASTE AND MATERIALS REUSE MANAGEMENT

Waste & material reuse management will be driven by the Main Contractor, however in targeting the various “Green” benchmarks and criteria this is an important aspect to the project and will be dealt with under the final contracts between the parties.

A resource recovery and waste management plan will be developed, detailing the following:

- Efforts to minimise waste on site by avoiding over-estimation of purchasing requirements, minimising packaging materials, and buying environmentally approved and recycled content products;
- Procedures for the collection and sorting of recyclable construction materials;
- The type and quantity of materials that are to be re-used or recycled;
- Provision of containers for recyclable materials including cardboard, glass, metal, and plastic; and green waste;
- The re-use of timber, glass and other materials;
- The recycling of asphalt, metal, bricks, tiles, masonry, concrete, plasterboard, plastic, batteries, cardboard, carpet and other materials;
- Provisions for collection of daily rubbish from workers;
- Procedures for removal of waste (materials that cannot be reused or recycled) from the site;
- Procedures for removal of hazardous or dangerous materials from the site;
- Buy environmentally approved and recycled content products;
- Removal of hazardous or dangerous materials from the site will be in accordance with State and Federal legislation.

## TRAFFIC MANAGEMENT

A construction phase Traffic Management Plan (TMP) will be developed to cover all vehicle, pedestrian and cyclist access around the site and all other roads where the impact of the construction work will impact. The extent to which works will affect pedestrian and cycling access around the site and traffic on adjoining roads will be outlined. This may include the location of cranes, hoardings, perimeter fencing, storage areas, hoisting zones, and management of construction vehicles to prevent queuing on roads. The traffic management of the site will be managed throughout the construction phase. Parking and traffic controls around building sites will be complied with. Adequate provisions will be made for contractor/worker vehicles in a manner that minimises disruption to the precinct.

Access to existing waste bins or skips by waste collection contractors will be maintained. Adequate provisions will be made for contractor vehicles in a manner that minimises disruption to the precinct. Where access for waste collection vehicles cannot be maintained, assistance be provided by relocating bins and skips to an accessible



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## **EROSION AND SEDIMENT CONTROL**

The Contractor will be responsible for the planning and implementation of an effective erosion and sediment control plan for the duration of the Construction phase. Controls shall conform to best practices as set down by Sydney City Council and DECC. A documented Erosion and Sediment Control Plan shall be submitted and approved prior to commencement of works on the site.



# SITE PLAN

