

Construction Management Plan

for

“Eastlakes South Shopping Centre”

EASTLAKES

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1. Introduction & Site Plan

Eastlakes Shopping Centre development is a two stage project. East Lakes North is stage 1 and East Lakes South is stage 2. This CMP is specific to Stage 2 works.

Crown Group intent to subcontract the Early Works stage of this development to a third party contractor. They will become the Principal Contractor for the duration of this work – which will include, site establishment, demolition, excavation and lowest basement hydrostatic slab.

Crown Group shall engage this Early Works Contractor on the basis that they follow this CMP or produce an equivalent or better plan and gain Councils Approval of that plan.

After the completion of the early works, Crown Group may nominate Crown Construction to undertake the main building construction works OR may sub-contract this to a third party builder. That entity will become the Principal Contractor at that time and will prepare updated Management Plans for approval.

Please refer to p10 for an indicative site plan.

2. Site and Locality Description

The Eastlakes South development site is bounded by Evans Avenue to the North, Barber Avenue to the East and South and Eastlakes Reserve to the West. The site is situated in the South-Eastern suburbs of Sydney in the City of Botany Bay and is located approximately 7km away from the Sydney CBD.

3. Proposal

The Eastlakes South project consists of a mixed-use development.

- Multi-level basement car park
- Ground floor and Level 1 retail consisting of:
 - Small supermarket
 - Large Supermarket
 - Various specialty retail;
- Five residential apartment towers

4. Construction Management

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Crown Group shall engage this Early Works Contractor on the basis that they follow this CMP or produce an equivalent or better plan and gain Councils Approval of that plan.

(A) Proposed Site Working Hours

The site working hours will follow the approved DA condition D1 and are as follows;

- 7.00am – 7.00pm → Monday to Friday
- 8.00am – 4.00pm → on Saturdays
- No work Sunday or Public Holidays
- Minimize construction related traffic movements during school peak periods
- Delivery of cranes required to the site outside of normal business hours;

(B) Contact Details

A Project Manager will be appointed for the overall construction management of the project and will be co-coordinating all trades with the aid of a site manager and foreperson for all on site construction related activities.

The Project Manager will be identified on a sign posted on the site entry gate noting the following information:

- Company name;
- Phone number;
- Fax number;
- After hours/mobile number; and
- Contact name.

(C) Complaints / Concerns

Complaints or concerns that residents have with the site or any construction related activity should be raised with the Principal Contractors Project Manager. The Project Manager's contact details will be posted on the main site entry gate and will be contactable 24 hours.

(D) Site Access and Accommodation

Site access shall be via forward entry and forward exit only. Construction traffic shall access the site from Gardeners Road onto Racecourse Place, then via Evans Avenue and Barber Avenue. As the site is very large, there is expected to be 5 access gates in place for works. These gates shall be large dual sliding gates with openable width of up to 11m. These are the same as the gates as used for the North side works and have proven to be the best.

The onsite amenities shall change as the workforce increases to meet WorkCover requirements. Initially, site sheds will be located at ground level, in an area to be determined. Following the excavation works, sheds will be relocated into the basement car-park.

(E) Parking

Parking will be available on site during the demolition and excavation stages. There will be no parking on Eastlakes Reserve. Once the basements have been completed, limited parking will then be on site in the basement.

5. Site Containment

(A) Sediment Control

Existing grass or hard surface cover will be maintained where possible during construction, or until landscape works commence.

The Principal Contractor must install and maintain water pollution, erosion and sediment controls in accordance with legislative requirements.

Minimum requirements are: -

A sediment fence and silt socks will be used around the perimeter of both staged boundaries and will be installed prior to the commencement of any construction works. These devices shall be maintained in a serviceable condition at all times.

Erosion and sediment control devices shall be installed and operational prior to the commencement of any significant onsite works. These shall control sediment and silt entering the public stormwater drainage system, natural watercourses, reserves, trees and neighbouring properties. All stormwater discharge from the site shall meet the legislative requirements and guidelines.

All silt fences and barriers will be maintained and regularly de-silted during the construction project. All silt laden stormwater or seepage which accumulates in the basement excavation to be pumped out using a filtration vessel.

(B) Dust and Debris Control

The site will be cleaned each working day to reduce the level of dust. Hard surfaces will be wet down to control dust. All vehicles tyres are to be washed down or by means of a shaker at the site exits to remove any mud. All transports leaving the site will have covered loads to prevent the possibility of material spilling onto the road and into the storm water system.

The Principal Contractor shall utilise a street sweeper and manual labour to ensure waste and dust generated by the redevelopment are removed from adjoining properties and Council properties such as footpaths and streets to ensure these areas remain clean.

(C) Wash out Area

The Principal Contractor will have a wash out bay / shaker grid at every exit.

(D) Noise and Vibration

A Construction Noise Management Plan prepared by a suitably qualified person, shall be submitted to Council for approval prior to any work being commenced and complied with during any construction works. Further, a detailed assessment of construction noise and vibration impacts to the neighbouring premises shall be submitted to the Department and Council for approval prior to the commencement of works. The assessment shall incorporate a Noise and Vibration monitoring program during the demolition and construction period.

The Principal Contractor shall plan and execute construction to minimise the generation of noise and vibrations where practicable. The Principal contractor shall monitor noise and vibration around the site to demonstrate compliance.

The development is to be constructed to meet the following construction noise requirements

-Construction Noise: Noise from construction activities associated with the development shall comply with the NSW Environment Protection Authority's Environmental Noise Manual.

-Level Restrictions: Noise levels are to be in accordance with the NSW OEH Interim Construction Noise Guidelines

-Time Restrictions on specific noisy activities shall be employed to alleviate prolonged levels

-Silencing: All possible steps should be taken to minimise construction site equipment

No works are to be undertaken outside approved hours.

6. Site Management

(A) Deliveries / Materials handling / Cranage

The Principal Contractor will ensure that no deliveries will occur outside the site working hours without prior approval from Council. All off loading and loading of vehicles will be done within the site boundaries. Through the entire re-construction works, all weather roads will be created within the site.

During demolition and excavation stage, mobile cranes would be used on an as needs basis. This is expected to be minimal.

During the construction stage from the lowest basement level, a maximum of two tower cranes are planned to be erected and operated under the PAN-OPS – CASA height limit of RL 60.64, located in a mid-site position (one North, One South), The lifting path will not exceed the surrounding streets. The buildings will be constructed as high as possible with these two cranes. The cranes will then be removed from site and the remaining two concrete floors and roof slabs constructed using formwork hoists and man / materials hoists. Limited mobile cranage may be required to lift oversize or exceptionally heavy materials and equipment (subject to separate approvals being obtained for each occasion from CASA.

Hoist and forklifts will be used for the loading and unloading of materials. All vehicles, including cranes, concrete trucks and pumps will be wholly on the site or the construction zone when undertaking construction work. Under no circumstances (except in an emergency) shall any trucks be permitted to queue and wait on public spaces, public streets or any road related area (e.g. footpath, nature strip, road shoulder, road reserve etc) prior to entering the site. Vehicles will enter and leave the site in a forward direction only.

All Construction related trade works will be carried out on site. Such as brick cutting, mixing mortar, washing tools, washing brushes, washing of trucks. None of these shall be allowed to the discharge into the stormwater drainage system or onto Council's land. The Principal Contractor shall be held accountable for any breach of this condition.

If any use of Council's road reserve is required for works associated with the development (connection of services and the like), approval and permits shall be obtained from Council.

All practicable measures will be taken to ensure that vehicles leaving the site do not deposit mud or debris on the road. Hosing down of vehicle tyres shall only be conducted in a suitable off-street area where wash waters do not enter the stormwater system or Council's lands. The area shall be stabilised and protected from erosion to prevent any system/watercourse, Council's land, public roads and road-related areas. The vehicular entry/exits to the site will be protected from erosion and laid with a surface material which will not wash into the street drainage or watercourse. Shaker pads are to be installed at the exit points to the site to prevent soil material leaving the site on the wheels of vehicles and/or other plant and equipment. All vehicles transporting soil, sand or similar materials to or from the site shall cover their loads at all times.

Pavement surfaces adjacent to the ingress and egress points are to be swept and kept clear of earth mud and other materials at all times and in particular at the end of each working day. The Council nature strip shall be maintained in a clean and tidy state during construction.

During construction and any associated delivery activities, the applicant shall ensure that all works and measures have been implemented in accordance with the following approved plans at all times:

- a) Approved Construction Traffic Management Plan; and
- b) Approved Construction and Environmental Plan

(B) Staging

The development will be constructed and handed over in a staged sequence, this includes but is not limited to staging of; basements, retail, and individual residential towers. The exact sequencing of the stages will be subject to the rate of sale of the various portions.

(C) Storage/Materials

Materials will only be stored within a storage container and / or designated areas on site.

Hazardous materials will be stored in accordance with legislative work cover practices and codes.

No materials will be stored outside the site boundaries.

(D) Traffic Safety

Safe access and adequate visibility for both pedestrians and vehicles will be maintained at all times while any traffic enters or leaves the site.

Vehicle deliveries will be managed when required by a Traffic controller to ensure the public are safe at all times and to minimize the impact of the construction vehicles on local traffic management and flow.

Measures will be adopted to manage traffic, with a view to minimizing traffic conflict and impact on the local community.

During periods where construction vehicles enter the site, a nominated stop/go person shall control the traffic.

Site access gates shall be closed when there is no vehicular traffic entering or leaving the site.

(E) Truck Routes & Traffic Effects

Prior to the issue of any Construction certificate, a detailed Construction Traffic Management Plan for the pedestrian and traffic management of the site during construction will be prepared by the Principal Contractor and will be submitted to the Principal Certifying Authority and Council. This plan shall include recommendations noted in sections 2.60, 2.61 and 2.62 of the Traffic and Transport Assessment for Section 75W modifications for the Southern Side of Eastlakes Shopping Centre prepared by Colston Budd Rogers & Kafes Pty Ltd & Associates dated August 2018 (REF: 10881/3)

During demolition, excavation and construction, trucks transporting material to and from the site will be accommodated on site or within the designated on-street "Works Zone". These areas will be managed and controlled by traffic controllers. During demolition, excavation and construction, access driveways will be provided on Evans Avenue and Barber Ave.

Truck movements will be restricted to designated truck routes. At no time during construction will trucks be permitted to park on-street (other than within the designated on-street "Works Zones").

During the demolition phase, it is estimated that there will be some 20 – 40 trucks per day removing demolished material, with 50-80 trucks per day during the excavation phase. These trucks will be loaded on site via the use of an excavator.

Whilst construction projects of this size generate truck movements, it is possible to mitigate their impact. This is primarily achieved by the following means:

- Control the hours of construction work;
- Control the size of construction vehicles;
- Ensure that trucks travel to and from the site along designated truck routes;
- Carefully manage and control on-site construction activity, on-street “Works Zones” and the construction access driveways; and
- Co-ordinate and manage “just in time deliveries” for the duration of the project.

(F) Road Works

Prior to commencement of any works in the road reserve area, the Principal Contractor shall obtain written approval from relevant authorities, together with a copy of approved engineering plans, construction management plan and construction traffic plans. Documentary evidence shall be submitted to the Principal Certifying Authority.

All works carried out on the public roads shall be inspected and approved by Council, prior to OC

(G) Waste Management

Waste bins will be located within the site boundaries. General construction waste may be separated between recyclable and non-recyclable off/on site. A Waste Management Plan shall be prepared by the Principal Contractor.

Food waste will be contained within bins with lids. These bins will be changed over at regular intervals to avoid smells and the attraction of pests and rodents.

(H) Scaffold

A perimeter scaffold screen with chain wire mesh and fabric will be erected to each building on the site for safety and for access to complete façade works. The scaffold will be erected floor by floor as the building is constructed and will be dismantled on completion of all works.

(I) Demolition and Excavation

Demolition:

Prior to the commencement of demolition and/or excavation work the Principal Contractor shall submit to and obtain approval from Council the following: -

- (a) A Demolition Work Method Statement prepared by a licensed demolisher who is registered with the Work Cover Authority
- (b) An Excavation Work Method Statement prepared by an appropriate qualified professional.

Excavation:

The proposed development will result in substantial excavation. All materials excavated from the site (fill or natural) shall be classified in accordance with the NSW Environment Protection Authority prior to being disposed of to a NSW approved landfill or to a recipient site.

<https://www.epa.nsw.gov.au/~media/EPA/Corporate%20Site/resources/wasteregulation/140796-classify-waste.ashx>

The Principal Contractor shall

- (a) Seek independent advice from a Geotechnical Engineer on the impact of the proposed excavations on the adjoining properties
- (b) Detail what measures are to be taken to protect those properties from undermining during construction

- (c) Provide Council with a certificate from the engineer on the necessity and adequacy of support for the adjoining properties
- (d) Complete dilapidation of surrounding streets and buildings (inside and out) prior to undertaking any demolition or contrition works on site (excluding site establishment – erection of fences and the like within the site)

To prevent contaminated soil being used onsite, all imported fill shall be certified VENM material and shall be validated in accordance with the NSW EPA approved guidelines to ensure that it is suitable for the proposed development. Imported fill shall be accompanied by documentation from the supplier which certifies that the material has been analysed and is suitable for the proposed land use.

The above matters shall be completed prior to the issue of the relevant Construction Certificate. All recommendations of the Geotechnical Engineer are to be carried out during the course of the excavation. The Principal Contractor must give at least seven (7) days' notice to the owner and occupiers of the surrounding residents before excavation works commence.

(J) Methods for Tree Preservation

The Principal Contractor will protect trees that are required to remain in place until the completion of the exterior building and landscape works.

All tree protection measures (including tree protection zones (TPZs) recommended in the Arborist's report shall be in place during site establishment and prior to commencement of significant works. The Principal Contractor shall invite Council for an inspection of the trees to be retained and the TPZ.

Permission for the removal or pruning of any of the trees shall be obtained from the Consultant Arborist (AQF level 5) and the City of Botany Bay Council.

A copy of the report is to be forwarded to Council and all recommended measures are to be incorporated into the Construction Certification drawings and Construction Environmental Management Plan.

(K) Signage

A sign must be erected in a prominent position on any work site on which work involved in the erection or demolition of a building is being carried out:

- stating that unauthorised entry to the work site is prohibited
 - showing the name of the person in charge of the work site and a telephone number at which
 - the Development Approval number; and
 - the name of the Principle Certifying Authority including an after-hours contact telephone number.
- Any such sign is to be removed when the work has been completed.

The name, address and contractor license number of the licensee who has contracted to carry out the work or the name and permit number of the owner-builder who intends to carry out the work shall be furnished in writing to Council NB: Should changes be made to the carrying out of the work Council must be immediately informed.

Throughout the construction period, Councils warning sign for soil and water management shall be displayed on the most prominent point of the building site, visible to both the street and site workers. Further signage "Deep Excavation" shall be added once excavation works commence.

(L) Site Fencing

The site to which this approval relates must be adequately fenced or other suitable measures employed that are acceptable to the Principal Certifying Authority to restrict public access to the site and building works. Such fencing or other measures must be in place before the approved activity commences.

During the site establishment and early works Demolition works, ATF fencing would be used prior to erection of 'A' class hoarding. Approximately 520m of 'A' Class hoarding shall be erected to the site perimeter to secure the construction site during the excavation and construction stage. There will be concrete jersey kerbs installed along the internal perimeter against this hoarding to protect traffic from the deep excavation (once that stage is underway). The majority of this hoarding shall be 3m high and some sections will be 5m high (subject to Council Approval). The reason for higher than normal hoarding would be proposed is to assist with wind driven dust control. 'B' Class hoarding outside the site boundary is unlikely to be needed.

(M) Dewatering

The Principal Contractor shall obtain a dewatering Licence/permit on behalf of the land Owners/Developers. A Dewatering Management Plan shall be produced by an environmental scientist in consultation with the geotechnical engineer (responsible for the basement excavation design). The Principal Contractor shall also obtain approval from Council to discharge water into the Stormwater system.

In accordance with NSW EPA minimum requirements, water shall be tested to ensure compliance with ANZECC/ARMCANZ 2000, 95% Trigger Values for the protection of Marine Water Ecosystems or relevant working criteria, where ANZECC and ARMCANZ do not provide criterion values. This requirement is in compliance with the Protection of the Environment Operations Act 1997 and the ANZECC and ARMCANZ (2000) *Guidelines for Fresh and Marine Water Quality* (Ref. NSW EPA 2013, Licensing Fact Sheet – Using *environmental protection licensing to control water pollution*, Doc. 2013/0119)

All testing must be completed by a NATA accredited laboratory. All laboratory results must be accompanied by a report prepared by a suitably qualified and experienced person indicating the water is acceptable to be released into Councils Stormwater system. Any new information that comes to light during demolition or construction which has the potential to alter previous conclusions about site contamination and remediation must be notified to Council and the accredited certifier immediately

(N) Soil and Water Management

A Soil and Water Management Plan (SWMP) is also commonly referred to as an erosion and sediment control plan. The Principal Contractor shall engage a consultant to prepare a plan in accordance with the Landcom Managing Urban Stormwater- Soils and Construction 4th Edition (2004) and submit to the Principal Certifying Authority prior to the release of the first Construction Certificate. This plan shall be implemented prior to commencement of any significant site works or activities (during the site establishment stage). All controls in the plan shall be maintained at all times during construction works and shall be adjusted as the stages of construction evolves. A copy of the SWMP shall be kept on-site at all times and made available to Council Officers on request.

(O) Cumulative Impact of Construction Activities on Nearby Sites

The impact of construction activities has been assessed in a separate “Environmental Assessment report Part 3A- Project Application Eastlakes Town Centre Redevelopment”.

7. Protection of Private and Public Property

During Construction and any associated deliveries and activities, care must be taken to protect Council’s infrastructure, including street signs, footpath, kerb, gutter and drainage pits etc. Protecting measures shall be maintained in a state of good and safe condition throughout the course of demolition, excavation and construction. The area fronting the site and in the vicinity of the development shall also be made safe for pedestrian and vehicular traffic at all times. Any damage to Council’s infrastructure (including damage caused by, not limited to, delivery vehicles, waste collection, contractors, sub-contractors, concrete delivery vehicles) shall be fully repaired in accordance with Council’s specification and AUS-SPEC at no cost to Council.

The stability of adjacent properties during excavation and construction will be maintained and monitored as per the design of a qualified structural engineer.

Fully documented dilapidation reports of the neighbouring properties and public land will be undertaken.

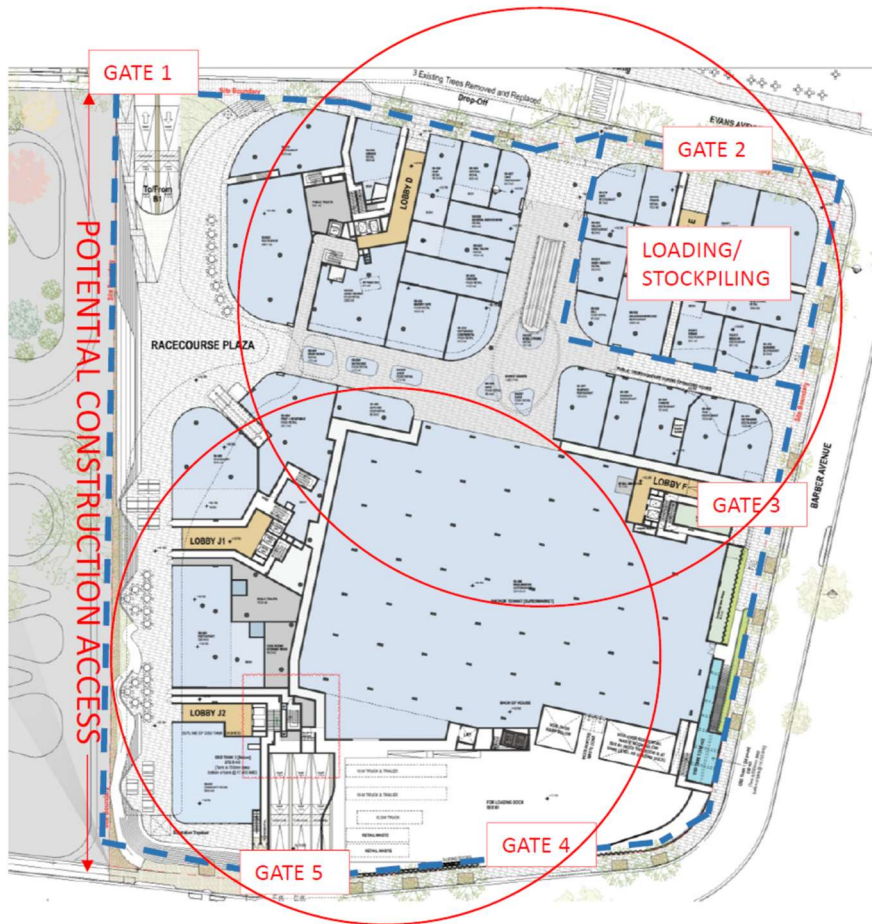
The Principal Contractor shall repair damage caused during the construction once such damage has been identified when compared to original dilapidation records.

INDICATIVE SITE PLAN

Hoarding around site in BLUE with FIVE access gates. Silt and water control will also be in place along this boundary and concrete barriers.

Tower Crane swing shown RED.

This plan is preliminary and will be updated as detailed planning of staging for main building construction works is further advanced.



INDICATIVE SITE PLAN