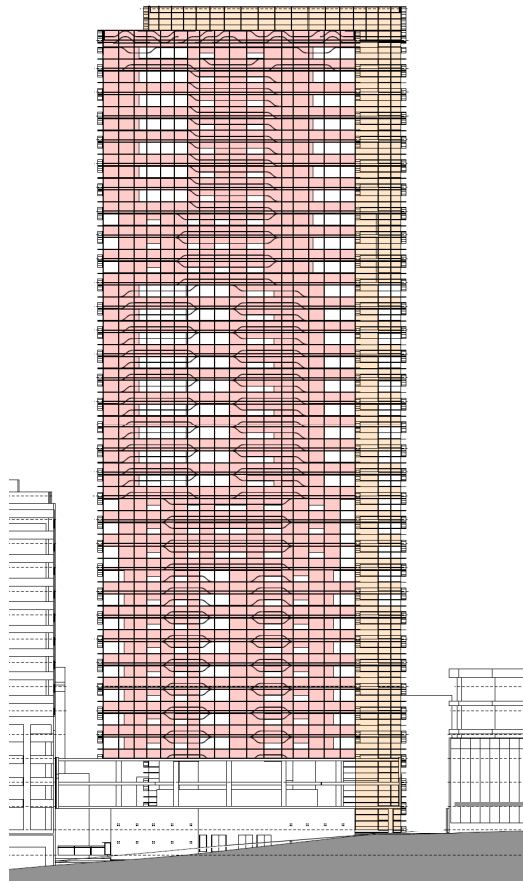




Construction Management Plan

6-16 Atchinson Street – ST LEONARDS



Date 17 Sep 2010
Rev B





Table of Contents

- 1. Introduction.....3
- 2. Consultation and Communication Strategy6
- 3. The Site8
- 4.Construction Programme and Sequencing14
 - 4.1 Summary Construction Programme16
 - 4.2 Detail Construction Programme16
- 5. Noise, Vibration and Disruption Management17
- 6.0 Construction Safety Plan21
 - 6.1 Objectives.....21
 - 6.2 Responsibilities21
 - 6.3 Management Review Meetings22
 - 6.4 Site Establishment.....23
 - 6.5 On Going Site Management.....24
 - 6.6 Incident Management.....24
 - 6.7 Injury Management24
 - 6.8 Plant & Equipment25
 - 6.9 On Site Works.....25
- 7. Waste Management Plan27





1. Introduction

This report will outline key construction issues associated with the proposed development at 6-16 Atchinson Street, St Leonards (The Project). Specifically, the aim of the report is:

- To ascertain an appropriate construction methodology
- Establish a detail programme
- Propose a suitable site setup
- Outlay the site safety management system requirements
- Address waste management objectives
- Outline the community consultation process
- Put forward a noise mitigation strategy during construction

The subject building will have a final height of 109m, and 30,000m² GFA which will comprise of a mixture of 228 residential apartments, a 38 room hotel, and a cafe/restaurant. Other key features include a swimming pool, 5.5 basement levels, and gym facilities.

The design incorporates many ESD principles including minimisation of energy consumption through use of highly efficient systems, maximisation of daylight usage and natural ventilation, and solar water heating. The design will incorporate the Building Council of Australia (GBCA), Green Star Multi-unit Residential toll as a guide to provide a framework from which ESD initiatives can be further reviewed and adopted for the project. It is the current intent that the building will aim to achieve a 5-star green star accreditation.

The proposed site currently houses 3 separate buildings comprising of a mix of retail and commercial office space, namely:

- **6-12 Atchinson St** - 4 storey commercial/retail building including basement car park with rear access from Atchinson Lane
- **14 Atchinson St** - 3 storey commercial building including basement car park with rear access from Atchinson Lane.
- **16 Atchinson St** - 3 storey commercial building including basement car park with rear access from Atchinson Lane.




Image 1: Street view of 6-16 Atchinson St



Image 2: Street view of 6-16 Atchinson St

All 3 properties are currently partially occupied and are attached to each other as well as to a residential development on 2-4 Atchinson St and a commercial development on 16 Atchinson St. It is proposed that all 3 existing properties are demolished to enable construction of the new building. As indicated in the concept design site plan the basement footprint will extend to the boundaries of both adjacent properties.

The construction phase of the project will consist of 3 distinct phases which will present with different challenges, namely: (a) Demolition and Excavation, (b) Structure, Facade and Base Building Services, and finally (c) Fitout, Commissioning



and Handover. A detail construction programme has been prepared which is analysed in section 4 of this report.

The contents of this report are intended to demonstrate the viability of the current scheme and form a platform for further development during the tender period in consultation with the selected building contractor.

2. Consultation and Communication Strategy

To ensure a clear and focused consultation process, a Community and Stakeholder Management Strategy has been developed. The Strategy builds on experience previously gained in large scale mixed use projects and will leverage existing relationships to deliver a proactive communications program through a variety of channels.

The objectives of community liaison concerning this project will be to:

1. Generate awareness of the delivery of the new facilities to be provided
2. Develop and maintain good working relationships with project stakeholders
3. Keep the local community informed of progress of the construction works, likely impacts during upcoming construction activities, and proposed measures to mitigate these impacts
4. Ensure that community concerns are addressed and work with the community to minimise impacts of construction activities
5. Manage complaints and potentially controversial issues

Issues of concern to stakeholders associated with this project may include:

1. Noise from construction activities
2. Visual impacts of construction activities
3. Generation of construction traffic
4. Generation of dust


The key stakeholder groups identified include:

- (a) Individuals directly affected by the project

Residents who live either side of the proposed development will be identified as 'buffer zone' residents, who may be impacted by construction activities (noise, dust, traffic increases).

- (b) Community, environmental and business/development groups interested in the project

Interest groups will also be included in the community consultation program. These groups include industry bodies, environmental and community groups.



To effectively address any community concerns during the construction phase, the following consultation activities will be undertaken:

(a) Introduction letters to potential directly affected property owners (Prior to commencement)

These letters will as a minimum advise the local residents of the project commencement date, overall duration of the project, details of contact person, details of upcoming activities, and hours of work.

(b) Monthly updates

During the course of the works regular updates of progress will be given to residents noting key upcoming activities and any change to the original programme.

(c) Correspondence with stakeholders

A record will be kept of all correspondence with the local residents and will be reviewed monthly in the Project Control Meetings. The following information will be recorded:

1. Date and time of enquiry/complaint
2. Type of communication, such as telephone call, letter or email
3. Name and contact details of stakeholder
4. Nature of enquiry/complaint
5. Action taken in response to the enquiry/complaint
6. Any monitoring necessary to ensure the issue has been satisfactorily resolved

(d) Community meetings (as required)

Meetings will be arranged for local residents, which will provide an opportunity for community members, and the project team to discuss concerns and issues in an open forum.

3. The Site

The following image shows the subject site in its current condition. Access to the site is available from both Atchinson Road and Atchinson Lane. Pedestrian access is primarily through Atchinson Road with Atchinson Lane serving as car park access.

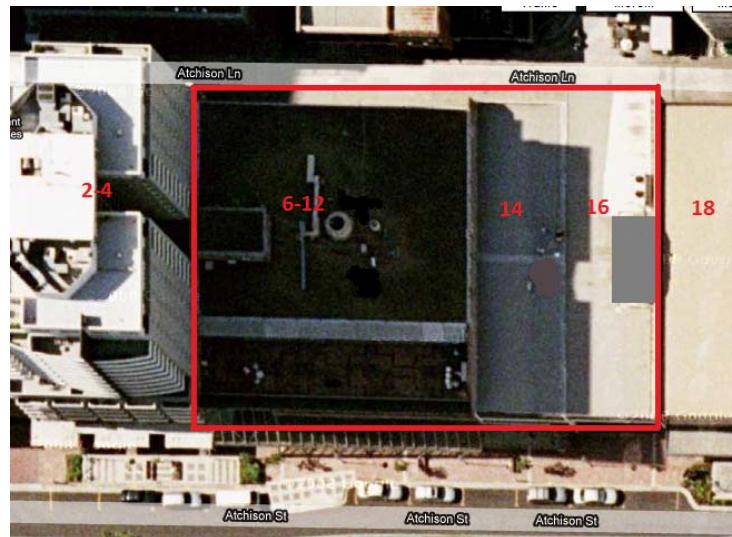


Image 3: Satellite image of site

The three buildings currently on the site will need to be demolished to enable construction of the new works. From initial site observations the following key information is noted for each building:

(a) 6-10 Atchinson St

- 4 storeys + 1 basement car park
- Concrete frame construction with brick cavity walls
- 1 lift
- Significant glass components on Street frontage
- Glass awning on steel frame
- Hydrant booster located at entrance
- Medium to high grade fitout
- Approximate footprint 1000m²



Image 4: 6-12 Atchinson St (view from Atchinson St)



Image 5: 6-12 Atchinson St (view from Atchinson Lane)





Image 6: 6-12 Atchinson St (Atchinson Lane Loading Dock)



Image 7: 6-12 Atchinson St (Atchinson St entrance)

(b) 14 Atchinson St

- 3 storeys + 1 basement car park
- Concrete frame construction with brick cavity walls
- Basic fitout
- Overhead power lines
- Approximate footprint 400m²



Image 8: 14 Atchinson St (view from Atchinson St)



Image9: 14 Atchinson St (view from Atchinson Lane)



Image 10: 14 Atchinson St (Atchinson Lane car park)

(c) 16 Atchinson St

3 storeys + 1 basement carpark
Concrete frame construction with brick cavity walls
Basic fitout
Approximate footprint 400m²



Image 11: 16 Atchinson St (view from Atchinson St)



Image 12: 16 Atchinson St (view from Atchinson Lane)

4. Construction Programme and Sequencing

A detail programme has been prepared for this project which shows the sequence in which the job will be constructed. The overall project duration will be 31 months including the following critical periods (as well as a 2 month delay contingency):

1. 2 months demolition
2. 3 months piling & excavation
3. 18 months structural works
4. 2 months facade works
5. 4 months fitout and finishes

Working hours will be in strict accordance with planning consent conditions, however for the purpose of time estimation it has been assumed that construction will take place Monday to Friday 7am-6pm, and Saturday 8am-4pm.

During the early stages of the project (site establishment/demolition) the following site setup will be established:

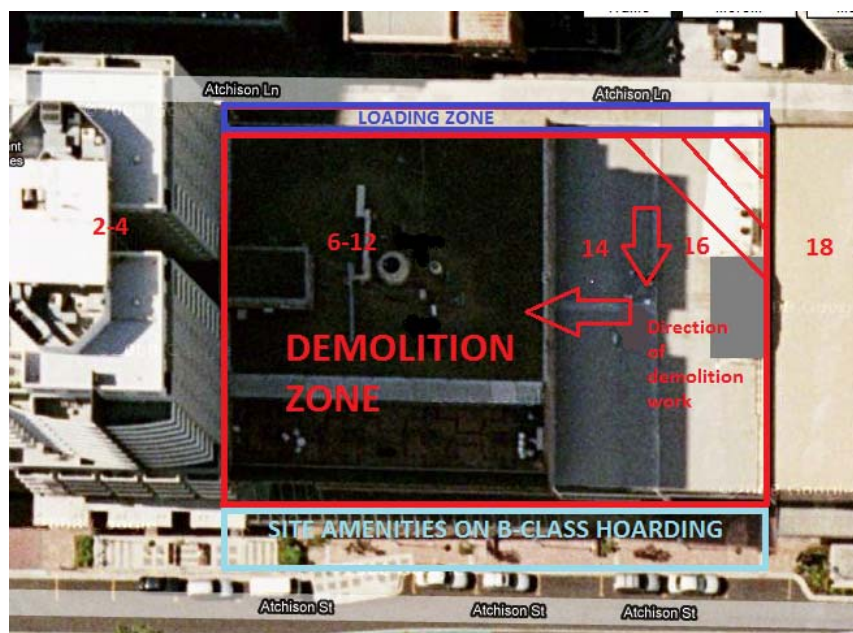


Image 13: Site establishment during demolition

Prior to commencement of demolition B-Class hoardings will be established along the Atchinson St frontage, and Atchinson Lane will be established as a work zone. The main pedestrian access to the site will be through Atchinson St.

The demolition will be undertaken in the following sequence:

1. Demolish 16 Atchinson St

2. Relocate demolition loading zone to 16 Atchinson St
3. Demolish 14 Atchinson St
4. Demolish 6-12 Atchinson St

Once the demolition is substantially completed shoring and excavation will commence. It is assumed for the purpose of this report that contiguous piling will be required to a certain depth all around the perimeter of the site. Piling will commence in a direction from East to West following completion of demolition and will be followed by excavation from West to East. A ramp will be formed along the North boundary of the site. The anticipated site establishment plan during the excavation stage is shown below.

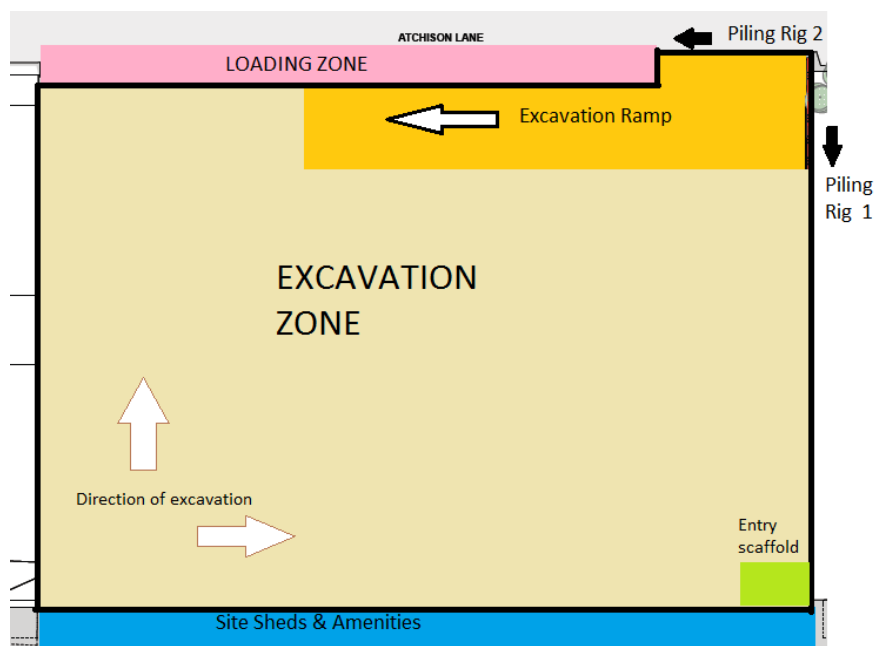


Image 14: Excavation site establishment plan

Once excavation is completed a Luffing tower crane can be established and structural works will commence. The following diagram (Image 4) shows the site setup once the structure has been completed up to podium level.

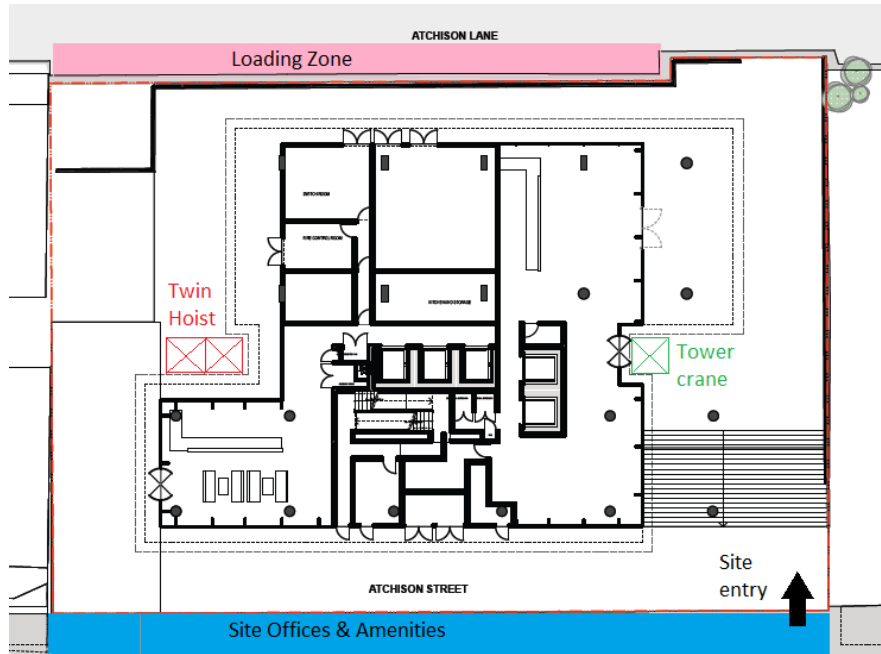


Image 15: Site establishment plan – Structure works

This site establishment plan will remain substantially unchanged from commencement of structural works to completion. Once the curtain wall facade is complete the crane will be disassembled, and approximately 8 weeks from completion the B-Class hoardings will be removed to enable finalisation of streetscape.

4.1 Summary Construction Programme

A summary construction programme showing key durations for critical trades can be found in Attachment 2.

4.2 Detail Construction Programme

A detail construction programme and staging diagrams can be found in attachments 3 and 1 respectively.

5. Noise, Vibration and Disruption Management

This plan has been developed to address construction noise and vibration control as well as mitigation measures to be implemented during site activities to manage noise and vibration issues associated with site workers, the surrounding community and infrastructure.

The following plan contains details on the management procedures to be used to control noise and vibration levels during site works.

Excessive noise and vibration levels can result in a serious nuisance and loss of amenity for site and surrounding occupants including surrounding residents, site workers, etc. Occupational health risks to site workforce including:

- Noise induced hearing loss, tinnitus
- Communication problems including safety instructions
- Stress

Vibration may also cause damage to the site and surrounding buildings and infrastructure. To minimize the occurrence of noise complaints associated with site works from nearby residents (sensitive receptors).

The noise criteria to be adopted for the site comprise the following:

- Airborne noise contribution from construction, measured over at least a 15 minute interval will not exceed the established background noise levels
- No excess or un-necessary noise generation during site works
- Noise complaints received from nearby receptors are promptly and appropriately responded to

Where two successive monitoring events identify values above the adopted criteria, corrective action will be required. Vibration assessment criteria will be established as part of the geotechnical assessment of proposed construction works.


Where site monitoring identifies potential exceedances of acceptable noise/vibration levels, site practices shall be reviewed as per the contingency plan and may include implementation of additional mitigation measures.

Noise/vibration generation activities that will occur during construction works include:

- Movement and reversing alarms of construction equipment, plant, trucks, site vehicles
- Materials and equipment loading and unloading
- Excavator/piling rig hammering/ sandstone cutting activities potentially associated with bulk excavation works and/or construction of foundations
- Use of concrete cutter, circular saws, nail guns
- Use of excavation equipment, jackhammer, hand tools, welding equipment;
- Crane operations
- Operation of generators and air compressors
- Operation of mobile concrete/grout, plant/mixer, concrete pump
- Smooth/vibratory drum roller for pavement construction

The following noise mitigation measures will be adopted during site project activities:

- Staging of site works to maximise use of the existing site features/facilities as acoustic barriers where possible
- Noise and vibration awareness training for all site staff including subcontractors as part of general site induction and tool-box talk activities
- Strict adherence to approved works times
- Works will be scheduled, where practical, to avoid simultaneous noisy activities occurring on site
- Vehicles will not be left turned on or idling at the site for longer than minimum amount of time required to complete site activities. In addition, machines/equipment used intermittently during construction activities (ie. cranes, excavators, bobcats, lifting equipment, etc) will be shut down, as practicably achievable, in the period between works activities rather than allowed to idle
- The duration of noise-intensive works will be minimised through a regular review of the program and construction methodologies during project team meetings
- Piling works will be undertaken using non-percussive piling methods where achievable given the subsurface conditions



Regular and effective plant/equipment maintenance will be completed and documented throughout the project period and documentation will be maintained on site demonstrating completion of maintenance logs and associated checklists in order to ensure all machinery is in good working order and use does not generate excess noise/vibration.

Plant, equipment and vehicles will not be operated in the event that excessive noise is produced at start up as a result of maintenance being required. All plant, machinery and works vehicles will have an efficient muffler design in accordance with the manufacturer's specifications. The mufflers will be well maintained and regularly tested with the results documented in the maintenance logs.


Care will be taken by site personnel to ensure materials will not be dropped from a height either onto or from vehicles or from the roof, overhead bridge or other raised location.

Radio/music audible in areas external to the building/vehicles will not be permitted on site. Where monitoring of site conditions and activities indicates the potential or actual occurrence of noise exceedances at nearby sensitive receptors, the effectiveness of installation of temporary shielding options, including portable noise walls in the form of timber hoarding, compressed fibre board panels, steel sheeting etc (with no gaps between panels) will be evaluated prior to ongoing noise generation activities, etc.

The quietest suitable plant reasonably available will be selected for each works activity. This will include review of documentation provided by manufacturers, suppliers, hire companies in relation to equipment prior to delivery to site.

Where noise/vibration levels at the sensitive receiver/receptor location exceed the nominated goals, the relevant noise source will be identified and any additional feasible and reasonable measures available will be implemented to either reduce noise emissions or reduce the impact on receptors. This may include:

- evaluation of the works activity and subsequent use of alternative methodologies and/or equipment
- installation of equipment silencing devices such as shrouding, industrial silences fitted to exhaust systems etc
- installation of temporary sound barriers / shielding. This may comprise shielding of plant/equipment in the vicinity of non-mobile equipment where this is the source, or alternatively shielding at the site boundaries where the noise source is mobile (ie, pavement removal equipment, or the source activity based). The intent of shielding/barrier installation is to block the line of site and so the noise transmission pathway between the receiver and the source.



The effectiveness of the attenuation measures will also be dependent upon the ability of the shielding to reduce noise levels. As such, appropriate materials will be installed to achieve suitable noise reduction levels

A non-conformance resulting from the receipt of a complaint and/or the recording of 2 successive exceedences of noise criteria may result in the following corrective actions being implemented by the project site staff:

- an evaluation of the non-conformance to improve management strategies to prevent recurrence
- address complaint and respond to complainant with proposed mitigation measures
- undertake additional training of the site staff in respect to implementation of mitigation measures for the management of noise and vibration
- notification of relevant government authorities, if required

6.0 Construction Safety Plan

6.1 Objectives

- Maintain lost time injury reporting and review positive performance indicators
- Report all incidents and near misses and develop corrective action plans
- Conduct Senior Management and OH&S Group reviews
- Develop required OH&S resources
- Formalise regular senior management reviews of OH&S systems and implement relevant improvements
- Continually develop OH&S systems, policies, procedures and OH&S Plans to comply with statutory requirements and industry best practice
- Maintain an Audit Programme to comply with system's requirements
- Ensure all corrective actions and Non-Conformances are closed out
- Meet or exceed the requirements of AS 4801 certification and Federal Safety Commission accreditation
- Adopt a zero tolerance safety philosophy.
- Provide Safety Awareness and other appropriate OH&S training
- Continue to implement ongoing induction procedures
- Hold regular Consultative Committee meetings, maintain minutes and record actions
- Issue Safety Alerts to all staff and other stakeholders according to requirements
- Conduct weekly toolbox talks on site
- Maintain a data base of all toolbox talks

6.2 Responsibilities

- Demonstrate commitment to health, safety and management, and support to the project in the management of the workplace
- Undertake audits to ensure appropriate implementation of the OH&S Plan occurs

- Coordinate OH&S training
- Establish, implement and maintain procedures for controlling all relevant documents and data required
- Implement OH&S matters in construction design and planning.
- Make all reasonable endeavours to ensure that the OH&S management system is established, implemented and maintained on the project
- Monitor and constantly review risk management to the site
- Ensure all Work Method Statements have been received on site prior to the commencement of work
- Review all Work Method Statements for their accuracy and relevance
- Review any safety incidents and where applicable prepare relevant incident reports, notifications and preventative actions
- Maintain the management of safety on site, including the set up of regular site safety inspections by a nominated OH&S committee
- Administer the issue of Safety Non-Conformance Notices to companies or individuals not adhering to relevant safety standards
- Make all reasonable endeavours to ensure safe work procedures and job safety analysis requirements are enforced
- Correct improper work practices
- Maintain good housekeeping practices
- Communicate, negotiate and listen effectively
- Review follow-up on non compliant items from hazard inspections
- Monitor safety performance
- Review incident reports and investigations

6.3 Management Review Meetings

The building contractor, shall implement monthly OH&S management review meetings and further meetings on an as need basis at which the following shall be discussed:

- Effectiveness of the occupational health and safety policy, plan and procedures
- Review responsibilities for relevance and functionality
- Review of workplace safety management
- Implementation of accident prevention programs
- Changes to safety management standards, statutory legislation, WorkCover requirements, etc
- Major safety issues, non-conformances, etc

- Potential improvements in the safety management system.

The safety management review meetings shall be minuted showing:

- Date, time and place of meeting
- Position, title and name of participants
- Details of any actions to be taken, including responsibility and target dates
- The outcomes of the safety management review meetings shall be reported to senior management and other relevant groups as necessary

6.4 Site Establishment

This phase involves the establishment of OH&S controls and more particularly addresses the following:

- The preparation of a site plan
- The nomination and documentation of the site occupational health and safety team
- The installation of all necessary signage
- The identification of potential hazardous areas and implementation of appropriate measures to make safe
- The preparation of a site induction system
- The preparation of emergency response plans
- Ensure that site establishment trades have satisfied occupational health and safety requirements prior to commencing their temporary installations
- The erection of hoardings, fencing and pedestrian and vehicular access gates
- The establishment of a visitor's management system

Procedures relevant to this phase include:

- Emergency Response
- Hoardings & Fencing
- Purchasing
- Risk Management
- Signage
- Site Establishment
- Site Induction
- Visitors to Site

6.5 On Going Site Management

This phase involves numerous OH&S elements that may occur / will continue to occur throughout the duration of the project.

Procedures relevant to this phase include:

- Bomb Threat
- Company Induction
- Drugs & Alcohol
- Handrail Removal and Installation
- Hoardings & Fencing
- Fire Prevention & Control
- Housekeeping
- Inspections, Audits and Monitoring
- Management of Third Party Contractors
- Protective Equipment & Clothing
- Record Keeping
- Risk Management
- Safe Work Procedures / Work Method / Job Safety Analysis
- Safety Committee & Constitution
- Site Induction
- Traffic Management / Control
- Training and Competencies
- Visitors to Site
- Working at Heights (including relevant permit)

6.6 Incident Management

This element of the management process involves the establishment and maintenance of a process to effectively report, register and manage incidents and more particularly preventative actions arising out of such incidents or near misses.

As part of this process incidents are defined in accordance with a classification system that also provides direction on responsibility and action to be taken.

6.7 Injury Management

This element of the management process essentially describes procedures relevant to first aid. In particular the following items are addressed:

- first aid attendant, treatment, kits, rooms & training
- injury management and responsibility for injury management

6.8 Plant & Equipment

To ensure safety on site all plant and equipment will be required to complete daily checks prior to commencing operation. This will be the responsibility of the operator or, in the case of day hire, the owner, to complete and prove that the plant or equipment is safe to operate. In addition this element also requires evidence of operator licenses and or certificates to ensure that it is legal to operate / erect / guide the plant or equipment.

This requirement includes for plant and equipment:

- for mechanical powered lifting
- is driver operated
- requiring a license to operate
- requires a certificate of competency

Procedures relevant to this phase include:

- Plant & Equipment
- Purchasing

6.9 On Site Works

On site works requirements will address numerous issues that require the enforcement of safety procedures. These works will usually require the completion of tool box training and in some instances the issue of relevant work permits.

Procedures relevant to this phase include:

- Asbestos
- Concrete Works
- Concrete Cutting and Core Hole Drilling (including relevant permit)
- Confined Space Entry (including relevant permit)
- Cranage
- Electrical Installations
- Excavation (including relevant permit)
- Explosive Power Tools (including relevant permit)
- Handrail Removal and Installation

- Hot Work (including relevant permit)
- Isolation
- Manual Handling
- Roof Works
- Plant & Equipment
- Use of Electrical Equipment
- Use of Hand Tools
- Working at Heights (including relevant permit)

7. Waste Management Plan

The objectives of the Waste Management Plan are:

1. Address the waste management requirements for the project
2. Provide guidance of the project in waste minimisation from demolition and construction activities
3. Increase economic feasibility of the project through effective waste separation, recycling and re-use measures

The existing site structures are to be demolished with waste materials sent either to landfill, reused, or recycled. The existing open space areas of the site in the public domain are to be predominantly demolished and remodelled. Following the cutting/sealing and redirection of services, relocation of plant and completion of soft stripouts, hard demolition of the existing structure will occur. These works include the removal and salvage of recyclable material as well as total demolition of major elements – reinforced and post tensioned concrete structure, roof sheeting, steel and aluminium, timber, plasterboard, glass and the like.

The existing kerb and guttering surrounding the site is also to be demolished and replaced with an all new kerb and guttering.


Excavation is to begin on site following the completion of full demolition. Approximately 27,000m³ of material is required to be excavated from the site using conventional earth moving plant.

Demolition waste will be the biggest contributor to the total waste tonnage of the project. Of demolition waste, concrete and brick will be the most important to reuse or recycle to ensure that targets are met.

Waste streams can be contaminated by hazardous materials during the demolition process, which may render them unsuitable for re-use or recycling. If this were to occur it would increase the difficulty in achieving the targets for the project. Care will be taken to ensure that Hazardous material is not mixed with other waste streams. For all Hazardous wastes, collection from the work area will be performed at least once per day as the material is identified.

Refrigerant gas in air conditioning units at the site contain R22, an ozone depleting substance. Disposal of air conditioning units will be undertaken by accredited person/s to ensure that embodied ozone gases are not released.

Separated wastes are a more valuable resource. Waste streams will be separated on site where possible to save double handling and time and labour intensive sorting.



Hazardous wastes such as lead paint contaminated brick and concrete must be kept separate from uncontaminated recyclables.

The provision of waste skips or bins at the site will be made for the following materials:

- Cardboard
- Timber
- Metal
- Soft Plastic
- Polystyrene
- Insulation
- Concrete
- Glass
- Bricks

Note that recyclables may be combined in a skip, however evidence will be provided that the waste contractor will separate these materials off-site. The project is likely to generate significant quantities of all materials stated above.

A waste classification of the soils to be excavated will be provided prior to excavation. The method of soil reuse will depend on the contractor employed for the excavation, and the need for reuse of VENM material will be specified for the excavation contract.

Waste collection during construction is expected to be simpler than during the demolition phase due to the staged nature of construction and the use of known quantities of uncontaminated materials. Major recyclables to be recovered in construction are likely to consist of off cuts, discards and unnecessary volumes of materials such as glass, piping, timber, steel, flooring, tiles and plasterboard. Significant waste is also expected from construction packaging materials.

The main goal in construction will be to reduce the total volume of waste produced, which is to be achieved by effective materials procurement, management and supply. Project managers, engineers, builders and subcontractors will play a key role in achieving on-site waste reduction targets on a day-to-day basis.

The following waste management measures will be undertaken during construction:

1. Disposal of waste that cannot be recovered, reused or recycled and requires landfilling is to be safely recovered and disposed to licensed landfills

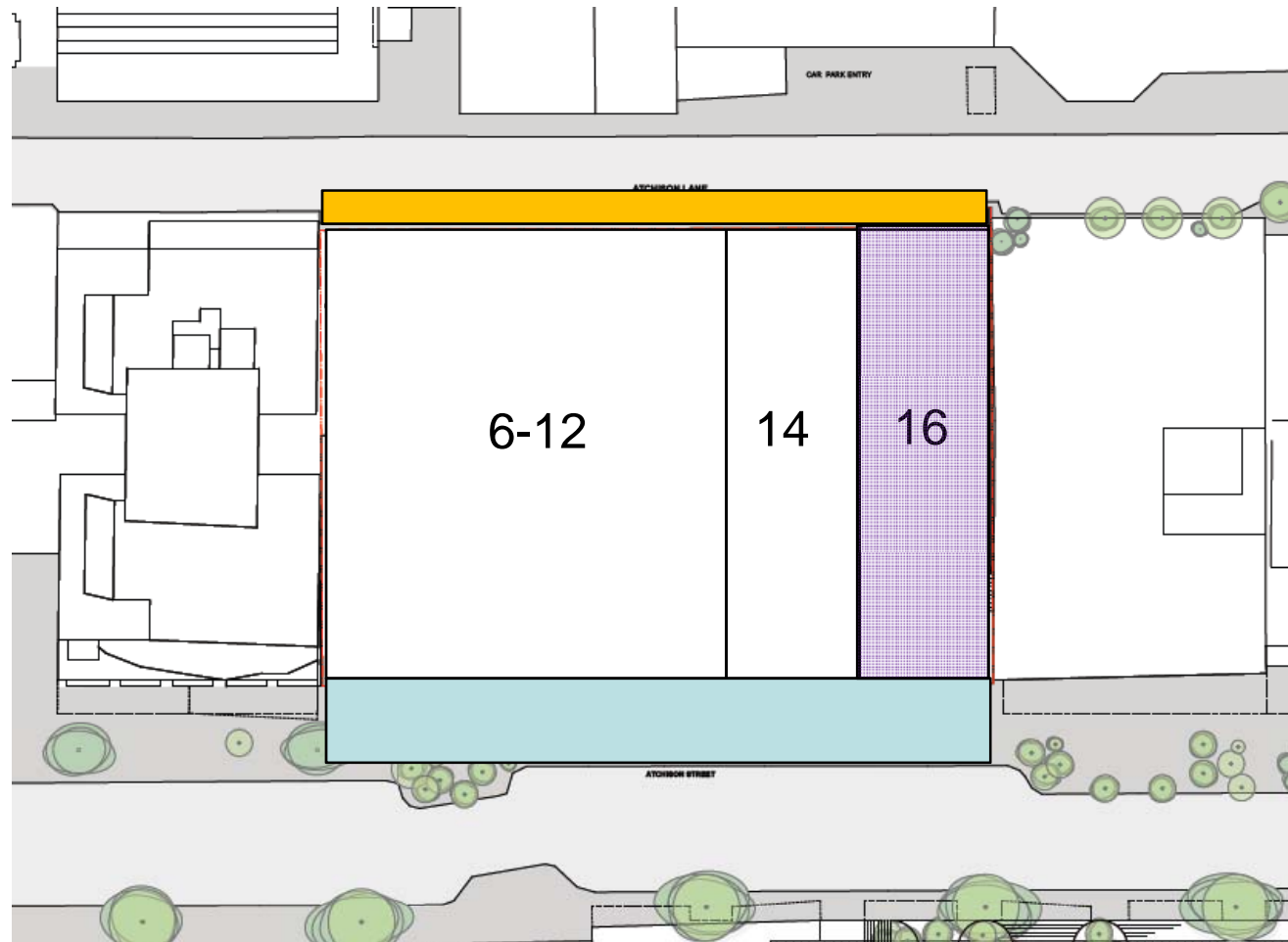
2. All documentation of materials disposed, landfill receipts, contracts, waste plans, etc. will be retained and maintained to meet the data collection requirements of this project. Appropriate storage arrangements to guard against product degradation or damage from weathering or moisture are to be established
3. Prefabricated materials such as frames and trusses are to be purchased where possible
4. Materials are to be delivered by suppliers only when needed. This reduces the opportunity for waste through error or change in estimate, permits on-site measurement rather than from drawings and provides for any modifications that the client may request
5. Packaging is to be minimised for building supply materials
6. Arrangements are to be made with recycling contractors to provide clearly marked bins for material separation. Must ensure that sub-contractors are aware of the placement of the bins and their responsibility to separate materials
7. Litter management will be implemented on site to address air borne litter and litter entering the storm water system




As well as updating and fulfilling the requirements of this Waste Management Plan, specific requirements for consideration include:

1. If under any circumstances any material becomes contaminated so as to deem it unfit for recycling due to the practice of the contractor, the contractor will be liable for the cost of landfill for this material
2. The contractor must provide notification of any asbestos or hazardous waste that is uncovered during the strip out works. A time frame for the removal of this waste should also be provided
3. Any contractor being used for recycling on this project must provide a facility/service license or similar certification within two weeks of tender and prior to proceeding with any site works
4. Contractors held responsible if known hazardous waste is mixed with recyclables (e.g. lead contaminated concrete disposed with concrete to be recycled)

5. The contractor will be liable for any material that is unjustifiably 'dumped' or not dealt with as per the recycling schedule outlined in this report
6. Any penalties received from recyclers for the contamination of recycling bins or skip will be the responsibility of the contractor. This charge will attract a penalty to be outlined in the contract documents

ATTACHMENT 1 – Staging Diagrams



	Loading zone
	B-Class Hoardings
	Demolition work

Month 1

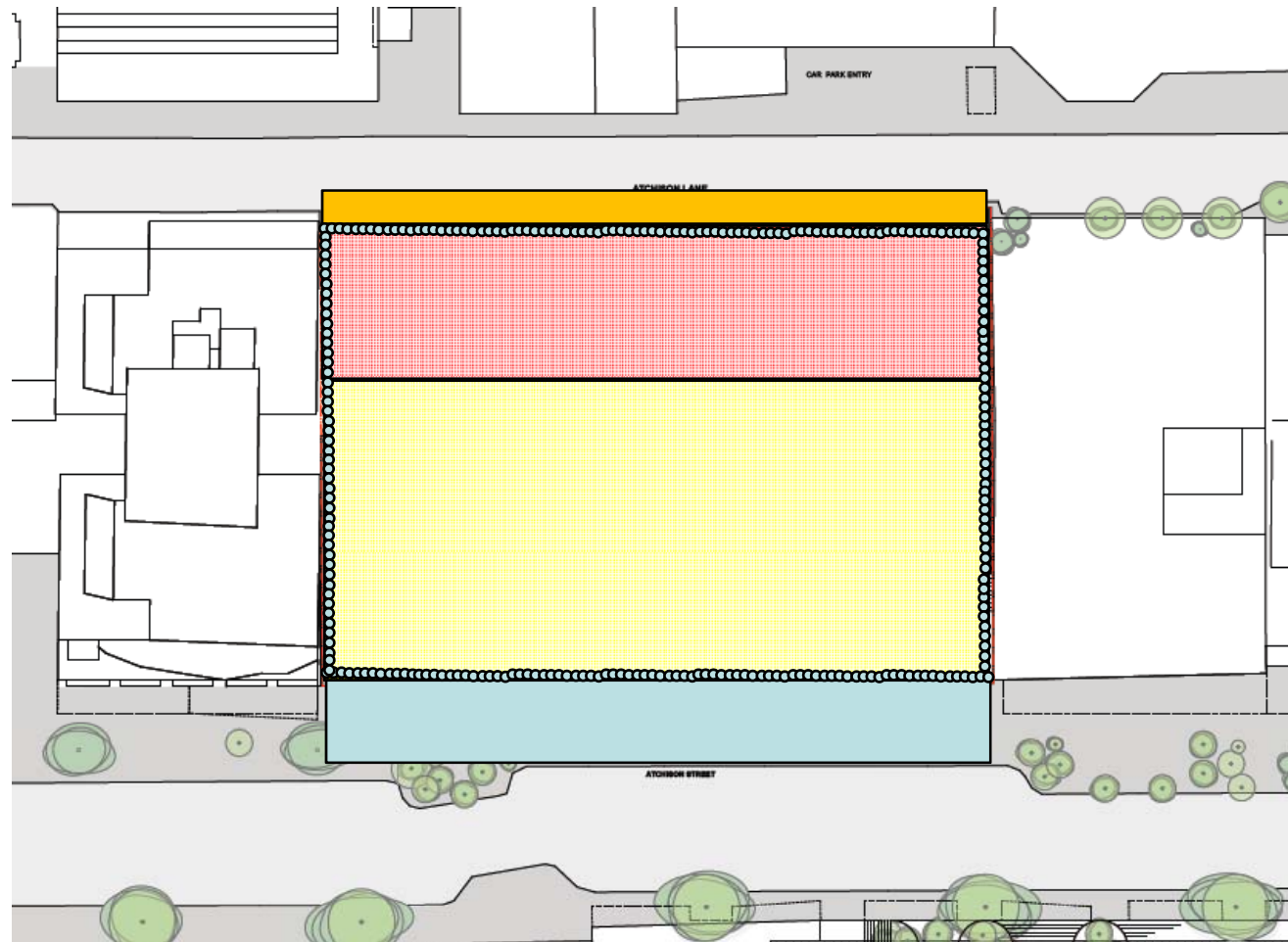
- Site Establishment complete
- Demolition of 16 Atchinson St 50% complete








CLIENT
BANCOR DEVELOPMENTS

PROJECT
6-16 ATCHINSON ST

DATE	14 APR 10	TITLE	QUARTERLY PROGRESS SNAPSHOTS		
DESIGN	YC				
APP'D	CBP				
JOB No.	10008	DWG No.	01 of 10	SIZE	A4
				REV	-



	Loading zone
	B-Class Hoardings
	Excavation
	Foundations & in-ground services
	Contiguous piling

Month 4

- Demolition complete
- Excavation 70% complete
- Pad footings 20% complete
- Contiguous piling complete

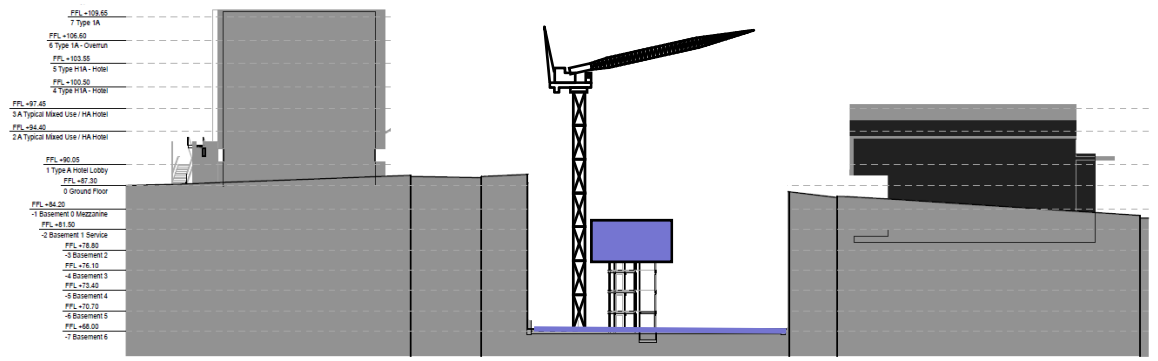


CLIENT
BANCOR DEVELOPMENTS

PROJECT
6-16 ATCHINSON ST

DATE	14 APR 10	TITLE	QUARTERLY PROGRESS SNAPSHOTS		
DESIGN	YC				
APP'D	CBP				
JOB No.	10008	DWG No.	02 of 10	SIZE	A4
				REV	-

	Excavation
	Structure
	Facade
	Fitout



North-South Section

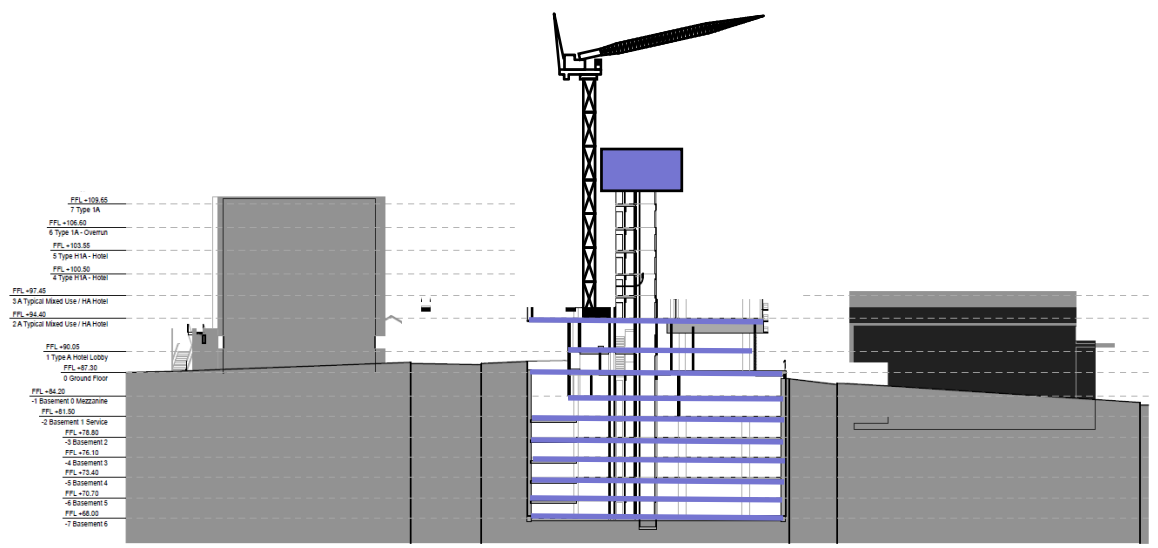
Month 7

- Jump form set up
- Core poured up to B3
- Slab on Ground poured



CLIENT BANCOR DEVELOPMENTS	DATE	14 APR 10	TITLE	
	DESIGN	YC	QUARTERLY PROGRESS SNAPSHOTS	
PROJECT 6-16 ATCHINSON ST	APP'D	CBP	DWG No.	03 of 10
	JOB No.	10008	SIZE	A4
			REV	-

	Excavation
	Structure
	Facade
	Fitout



North-South Section

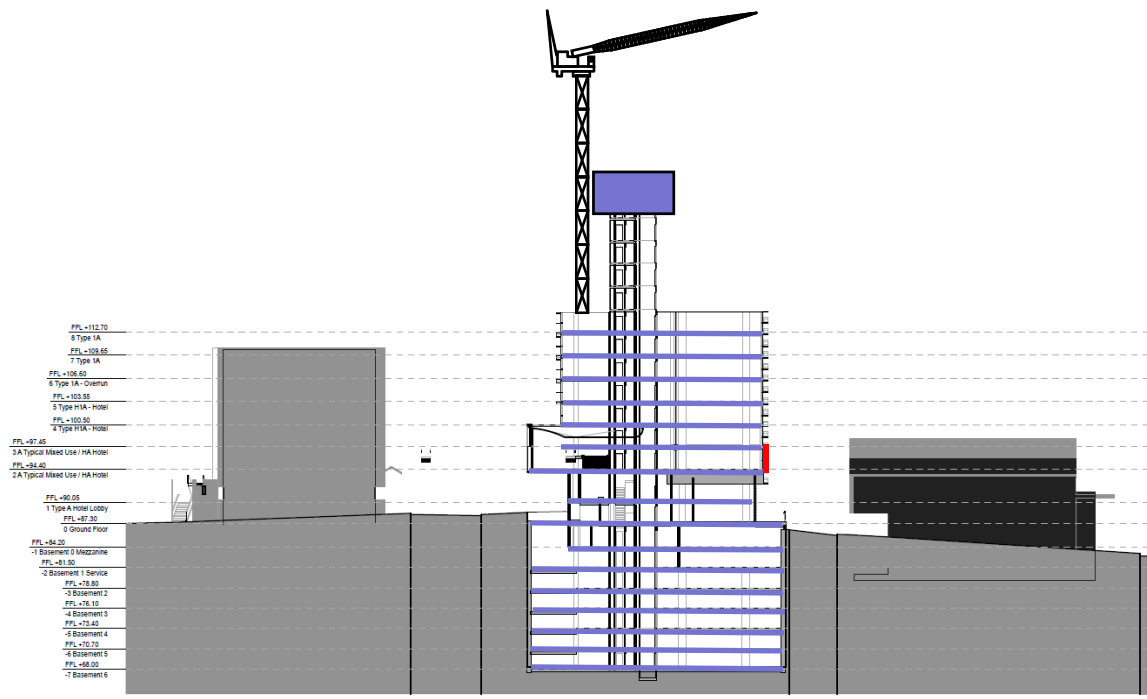
Month 10

- Core poured up to L6
- Level 1 slab poured
- Services rough-in in progress at Basements



CLIENT BANCOR DEVELOPMENTS	DATE	14 APR 10	TITLE				
	DESIGN	YC	QUARTERLY PROGRESS SNAPSHOTS				
PROJECT 6-16 ATCHINSON ST	APP'D	CBP					
	JOB No.	10008	DWG No.	04 of 10	SIZE	A4	REV

	Excavation
	Structure
	Facade
	Fitout



North-South Section

Month 13






- Core poured up to Level 12
- Level 8 slab poured
- Level 1 facade in progress
- Services rough-in in progress up to Level 4

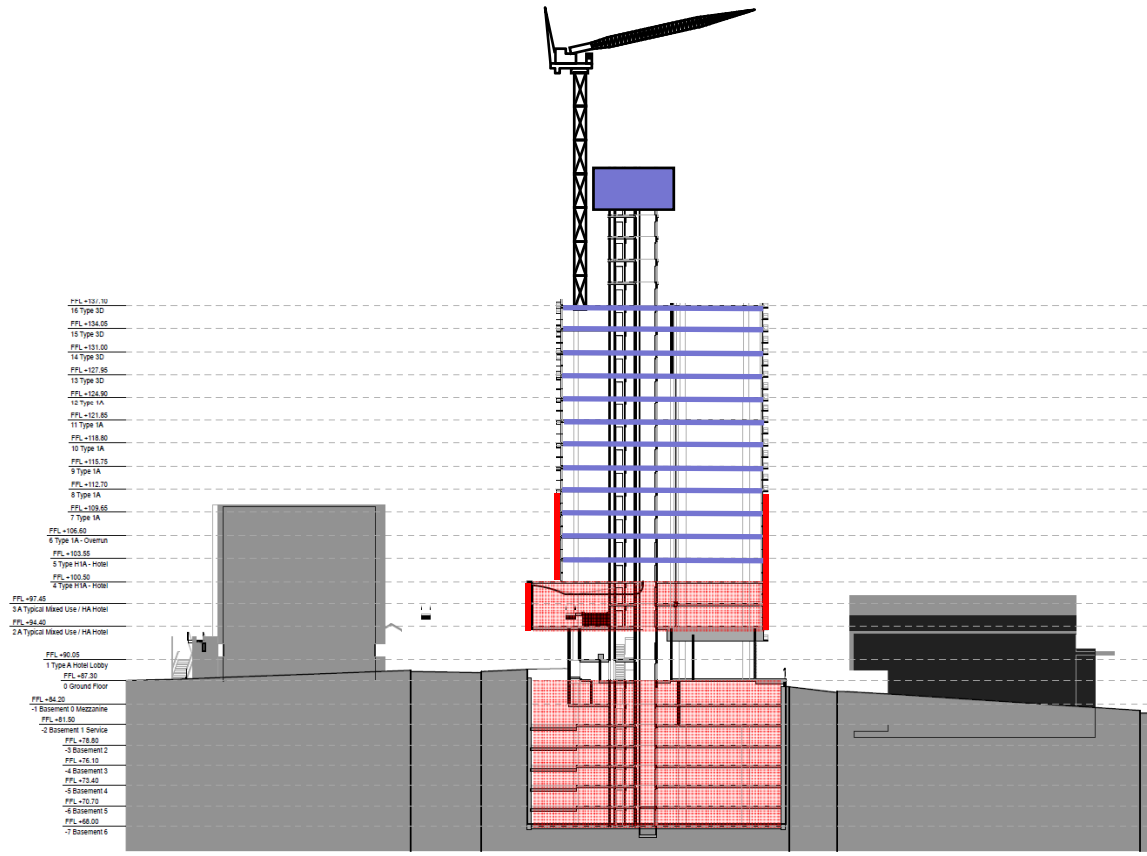


CLIENT
BANCOR DEVELOPMENTS

PROJECT
6-16 ATCHINSON ST

DATE	14 APR 10	TITLE	QUARTERLY PROGRESS SNAPSHOTS		
DESIGN	YC	APP'D	CBP	SIZE	A4
JOB No.	10008	DWG No.	05 of 10	REV	-

	Excavation
	Structure
	Facade
	Fitout in progress
	Fitout complete



Month 16






- Core poured up to Level 20
- Level 16 slab poured
- Facade complete up to Level 8
- Fitout in progress up to Level 3

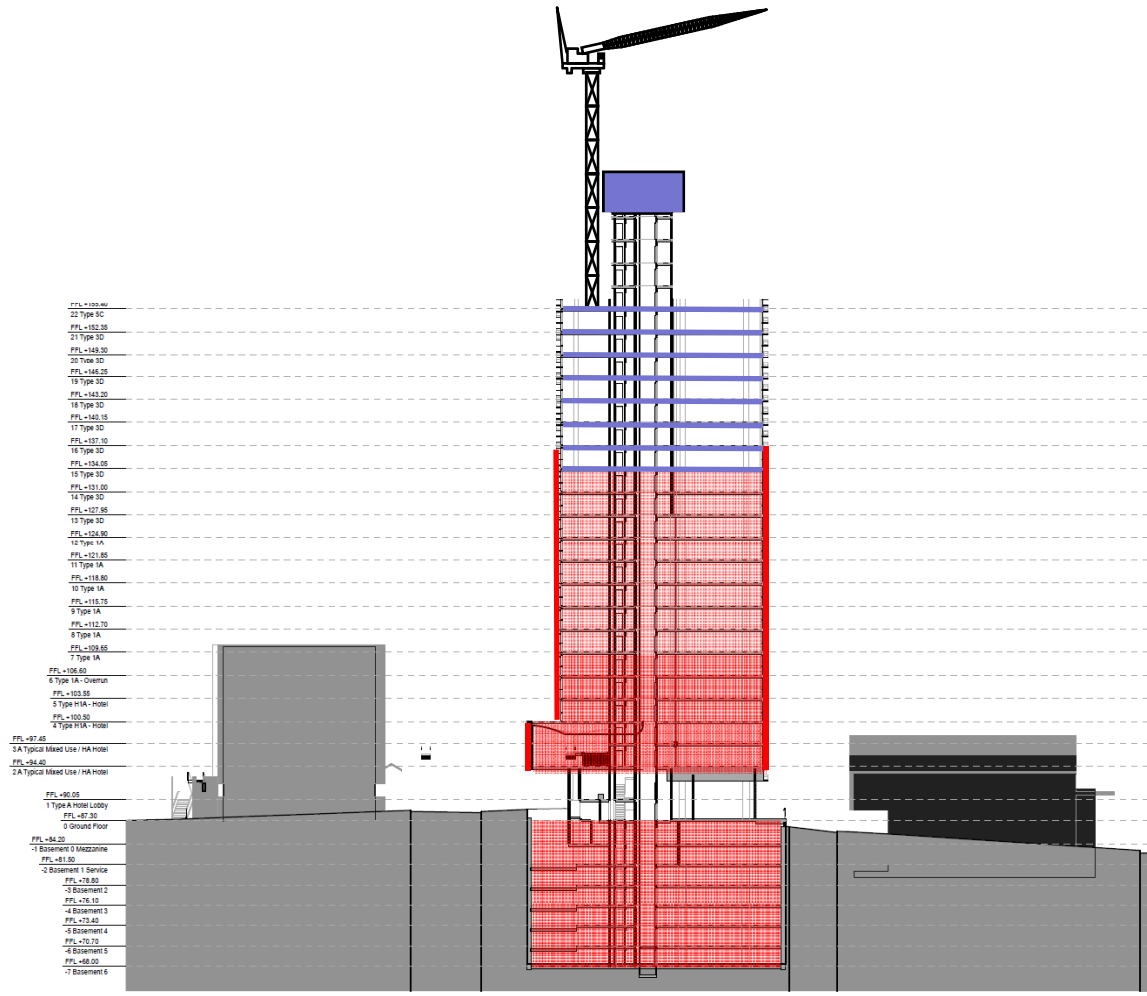


CLIENT
BANCOR DEVELOPMENTS

PROJECT
6-16 ATCHINSON ST

DATE	14 APR 10	TITLE	QUARTERLY PROGRESS SNAPSHOTS		
DESIGN	YC	APP'D	CBP		
JOB No.	10008	DWG No.	06 of 10	SIZE	A4
			REV	-	

	Excavation
	Structure
	Facade
	Fitout in progress
	Fitout complete



FFL +100.00
 22 Type 5C
 FFL +102.35
 21 Type 5D
 FFL +104.30
 20 Type 5D
 FFL +106.25
 19 Type 5D
 FFL +108.20
 18 Type 5D
 FFL +109.15
 17 Type 5D
 FFL +107.10
 16 Type 5D
 FFL +104.05
 15 Type 5D
 FFL +131.00
 14 Type 5D
 FFL +127.95
 13 Type 5D
 FFL +124.90
 12 Type 1A
 FFL +121.85
 11 Type 1A
 FFL +118.80
 10 Type 1A
 FFL +115.75
 9 Type 1A
 FFL +112.70
 8 Type 1A
 FFL +109.65
 7 Type 1A
 FFL +106.60
 6 Type 1A - Overrun
 FFL +103.55
 5 Type 1A - Hobi
 FFL +100.50
 4 Type 1A - Hobi
 FFL +97.45
 3 A Typical Mixed Use / HA Hobi
 FFL +94.40
 2 A Typical Mixed Use / HA Hobi
 FFL +91.35
 1 Type A Hobi Lobby
 FFL +88.30
 0 Ground Floor
 FFL +84.20
 -1 Basement 0 Mezzanine
 FFL +81.15
 -2 Basement 1 Service
 FFL +78.10
 -3 Basement 2
 FFL +75.05
 -4 Basement 3
 FFL +72.00
 -5 Basement 4
 FFL +68.95
 -6 Basement 5
 FFL +65.90
 -7 Basement 6

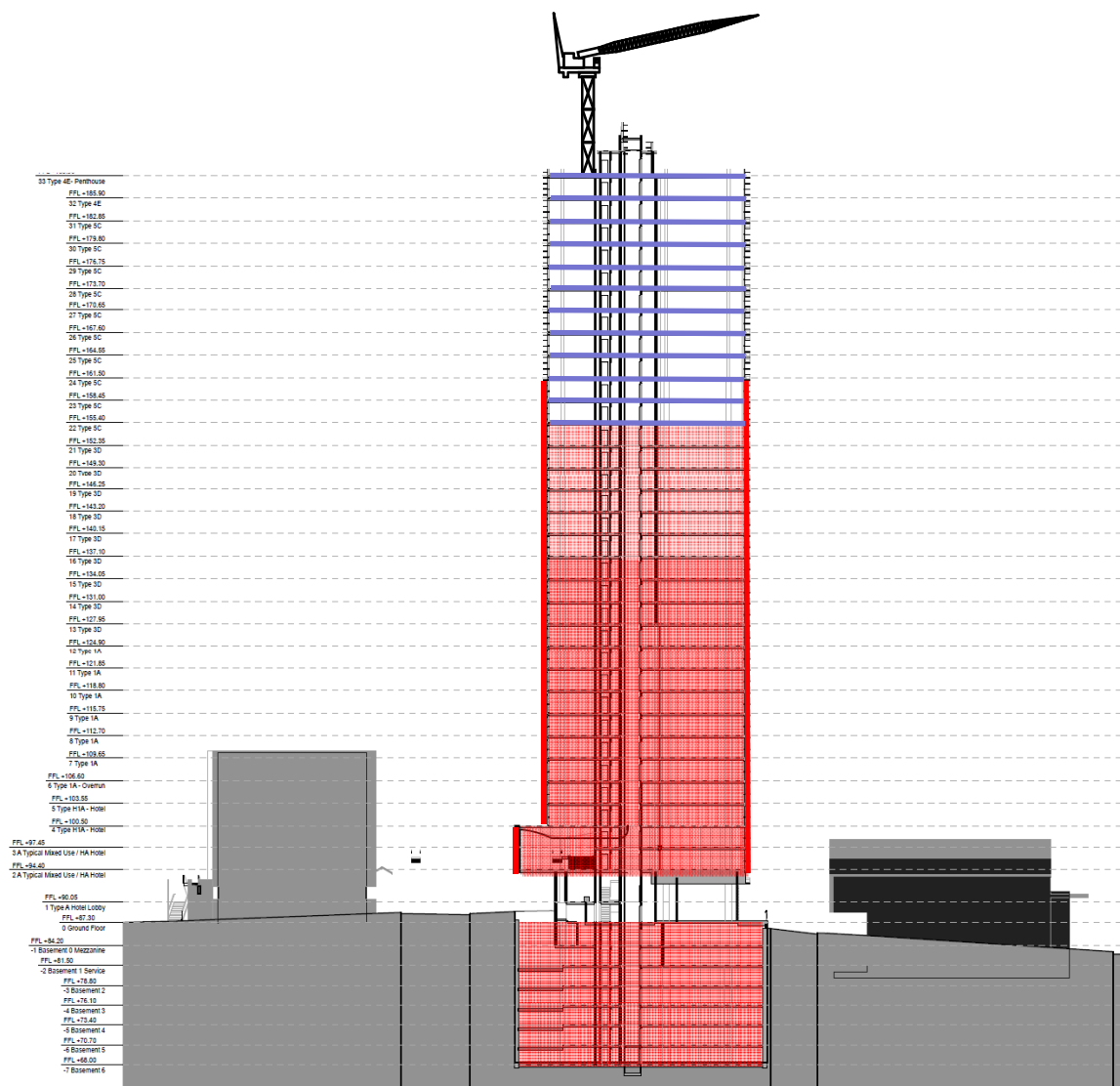
North-South Section

Month 19

- Core poured up to Level 26
- Level 22 slab poured
- Facade complete up to Level 16
- Fitout in progress up to Level 15



CLIENT BANCOR DEVELOPMENTS	DATE 14 APR 10	TITLE QUARTERLY PROGRESS SNAPSHOTS
	DESIGN YC	
PROJECT 6-16 ATCHINSON ST	APP'D CBP	
	JOB No. 10008	DWG No. 07 of 10
	SIZE A4	REV -



	Excavation
	Structure
	Facade
	Fitout in progress
	Fitout complete

- 33 Type 4E - Penthouse
- PFL = 185.90
- 32 Type 4E
- PFL = 182.85
- 31 Type 5C
- PFL = 179.80
- 30 Type 5C
- PFL = 176.75
- 29 Type 5C
- PFL = 173.70
- 28 Type 5C
- PFL = 170.65
- 27 Type 5C
- PFL = 167.60
- 26 Type 5C
- PFL = 164.55
- 25 Type 5C
- PFL = 161.50
- 24 Type 5C
- PFL = 158.45
- 23 Type 5C
- PFL = 155.40
- 22 Type 5C
- PFL = 152.35
- 21 Type 3D
- PFL = 149.30
- 20 Type 3D
- PFL = 146.25
- 19 Type 3D
- PFL = 143.20
- 18 Type 3D
- PFL = 140.15
- 17 Type 3D
- PFL = 137.10
- 16 Type 3D
- PFL = 134.05
- 15 Type 3D
- PFL = 131.00
- 14 Type 3D
- PFL = 127.95
- 13 Type 3D
- PFL = 124.90
- 12 Type 1A
- PFL = 121.85
- 11 Type 1A
- PFL = 118.80
- 10 Type 1A
- PFL = 115.75
- 9 Type 1A
- PFL = 112.70
- 8 Type 1A
- PFL = 109.65
- 7 Type 1A
- PFL = 106.60
- 6 Type 1A - Overrun
- PFL = 103.55
- 5 Type 1A - Hobi
- PFL = 100.50
- 4 Type 1A - Hobi
- PFL = 97.45
- 3 A Typical Mixed Use / HA Hobi
- PFL = 94.40
- 2 A Typical Mixed Use / HA Hobi
- PFL = 91.35
- 1 Type A Hobi Lobby
- PFL = 88.30
- 0 Ground Floor
- PFL = 85.25
- 1 Basement 0 Mazzozone
- PFL = 82.20
- 2 Basement 1 Service
- PFL = 79.15
- 3 Basement 2
- PFL = 76.10
- 4 Basement 3
- PFL = 73.05
- 5 Basement 4
- PFL = 70.00
- 6 Basement 5
- PFL = 66.95
- 7 Basement 6

North-South Section

Month 22

- Level 32 slab poured
- Facade complete up to Level 24
- Fitout in progress up to Level 22

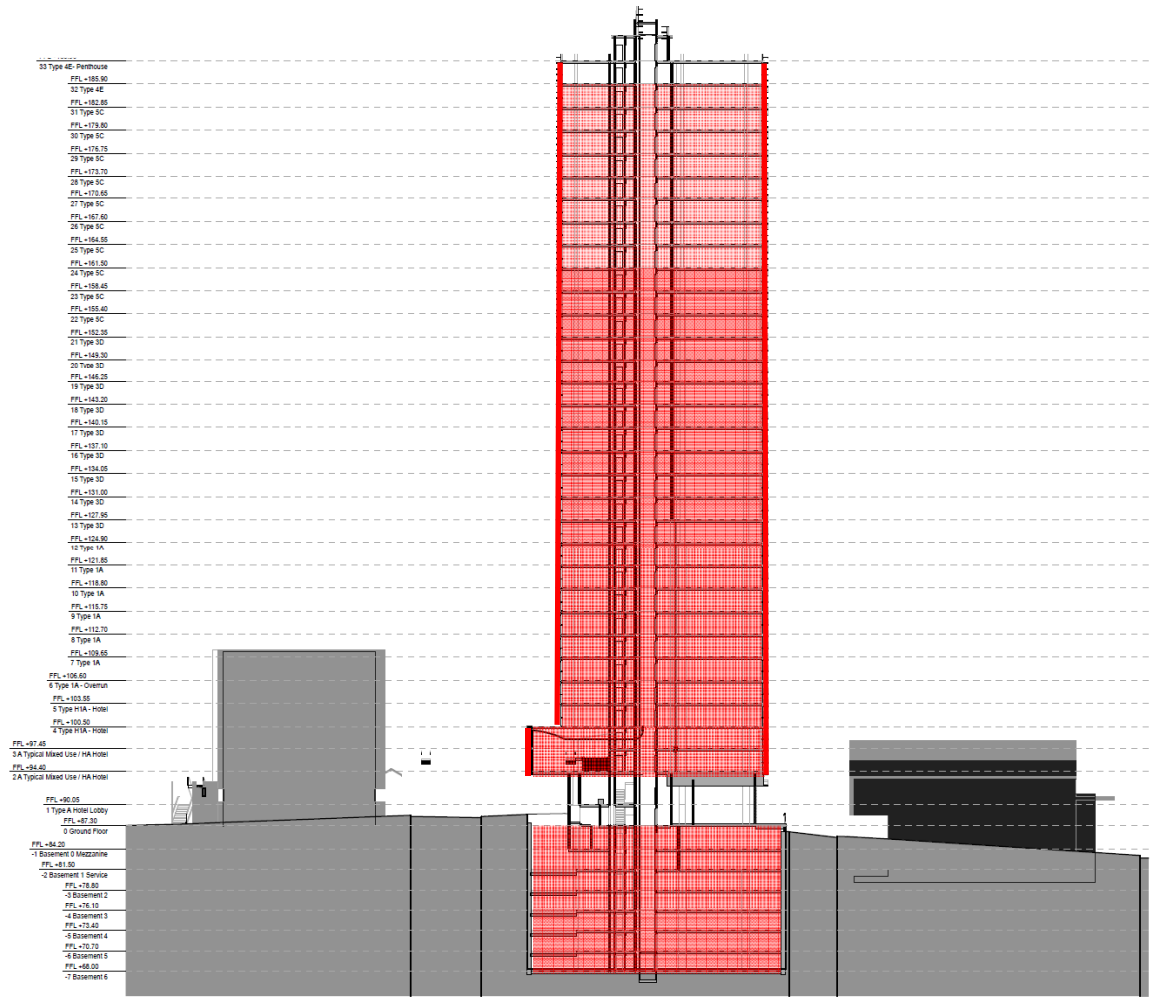


CLIENT
BANCOR DEVELOPMENTS

PROJECT
6-16 ATCHINSON ST

DATE	14 APR 10	TITLE	QUARTERLY PROGRESS SNAPSHOTS		
DESIGN	YC				
APP'D	CBP				
JOB No.	10008	DWG No.	08 of 10	SIZE	A4
				REV	-

	Excavation
	Structure
	Facade
	Fitout in progress
	Fitout complete








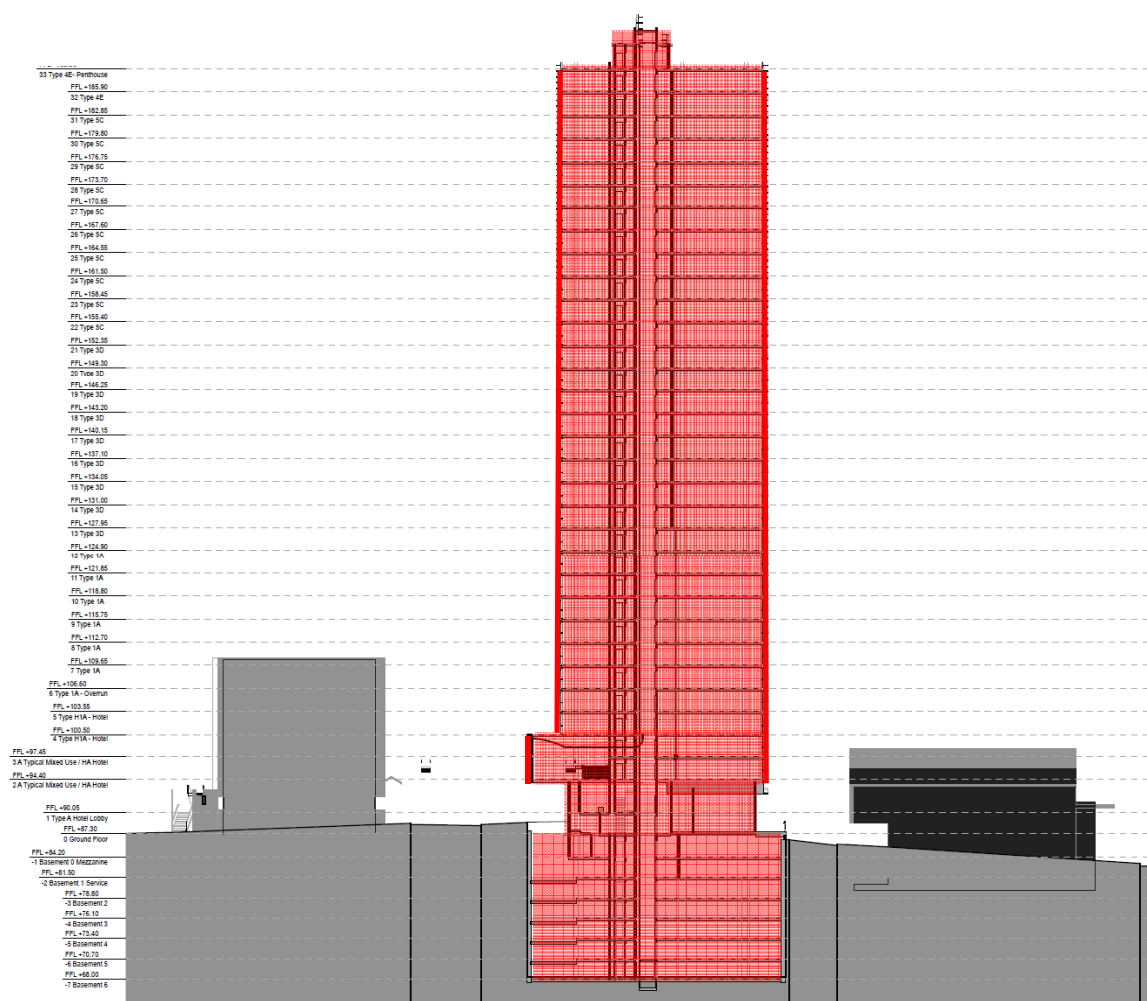
North-South Section

- Month 25**
- Structure complete
 - Facade complete
 - Fitout complete up to Level 24



CLIENT BANCOR DEVELOPMENTS	DATE 14 APR 10	TITLE QUARTERLY PROGRESS SNAPSHOTS
	DESIGN YC	
PROJECT 6-16 ATCHINSON ST	APP'D CBP	
	JOB No. 10008	DWG No. 09 of 10
	SIZE A4	REV -

	Excavation
	Structure
	Facade
	Fitout in progress
	Fitout complete



North-South Section

Month 28

•Project complete

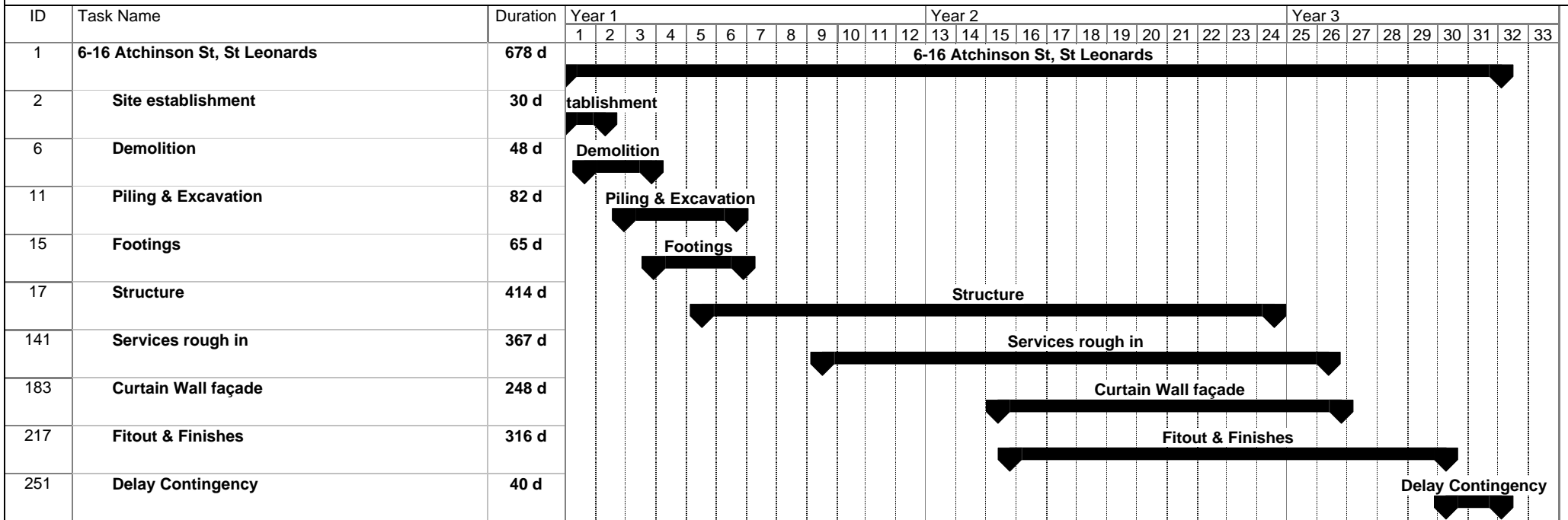


CLIENT
 BANCOR DEVELOPMENTS
 PROJECT
 6-16 ATCHINSON ST

DATE	14 APR 10	TITLE	QUARTERLY PROGRESS SNAPSHOTS		
DESIGN	YC				
APP'D	CBP				
JOB No.	10008	DWG No.	10 of 10	SIZE	A4
				REV	-

ATTACHMENT 2 – Summary programme

6-16 Atchinson Street, St Leonards Construction Programme Summary



ATTACHMENT 3 – Construction Programme

6-16 Atchinson Street, St Leonards Construction Programme

