Preliminary Construction Management Plan

CENTRAL COAST QUARTER, 26 MANN STREET

GOSFORD, NSW

[Category]

SH GOSFORD RESIDENTIAL PTY LTD

Table of Contents

Annexure Listing

Figure Listing

Table Listing

Preliminary

Version Control

Table 1: Version Control

Version Number	Date	Version Description	Approved by
0	3/09/2019	For DA	George Jeffreys

Distribution

Table 2: Distribution List

Copy	Recipient
0	Council

1 Definitions & Abbreviations

Table 3: Definitions & Abbreviations

Non-defence acronyms

Acronym / Abbreviation	Definition
CLIENTS REP	Superintendent
ACM	Asbestos Containing Material
AS	Australian Standards
AS/NZ	Australian / New Zealand Standards
BCA	Building Code of Australia
BIM	Building Information Modelling
CAD	Computer Aided Design
CHM	Commissioning and Handover Meeting
CHP	Commissioning and Handover Plan
EMP	Environmental Management Plan
ESD	Ecologically Sustainable Design
HV	High Voltage
ICT	Information Communication Technology
ID	Identification
IMS	Information Management System
ISM	Information Security Management
ISO	International Organization for Standardisation
ITC	Inspection and Test Checklist
ITP	Inspection and Test Plan
JSA	Job Safety Analysis
LTI	Lost Time Injury
LV	Low Voltage
LOTE	Languages Other Than English
MHF	Major Hazard Facility
NATA	National Association of Testing Authorities
NCR	Non Conformance Report
O&M	Operations and Maintenance Manuals

Acronym / Abbreviation	Definition
OR	Other Ranks
PGB	Project Governance Board
PM	Project Manager
PMM	Project Management Meeting
POE	Post Occupancy Evaluation
POL	Petrol Oils or Lubricants
PPE	Personal Protective Equipment
Project	Central Coast Quarter, 26 Mann Street
Site (the Site)	Central Coast Quarter, 26 Mann Street
SMP	Site Management Plan
St Hilliers	SHC Civil Pty Limited and all managed subsidiaries and subcontractors
TMP	Traffic Management Plan
WHS	Work Health and Safety
WOL	Whole of Life

2 Project Description

2.1 Project Background and Scope

Construction of mixed used 3 towers. These towers contain, carparking, residential, commercial, hotel rooms and services areas across 3 stages

- Stage 1 – Eastern tower mixed use building over 21 levels
- Stage 2 – Southern tower mixed use building over 19 levels
- Stage 3 – Northern tower mixed use building 25 levels

2.2 Project Stakeholders

St Hilliers recognises the following Stakeholders to the Project:

- Central Coast Council
- Department of Planning
- HCCDC,
- Authorities
- Residents
- Local environmental groups
- Local community

2.3 Project Site

This is located on 26-32 Mann Street in Gosford

2.4 Milestone dates

St Hilliers has prepared a Program after careful consideration of all inputs; e.g. weather, resourcing, tasks and ensured that the planning methodology has been placed within the sequence logic to ensure a realistic, efficient project delivery is achievable.

Table 4: Central Coast Quarter, 26 Mann Street

Project Milestones	Date
Stage 1 commence	2020
Stage 1 finish	2022
Stage 2 commence	2021
Stage 2 finish	2023
Stage 3 commence	2022-3
Stage 3 finish	2024-5

2.5 Key issues on site

Table 5: Key Issues

Potential Risks	Mitigation Controls
Site Access	The Gosford project is located in a condensed & built-up area with the site being landlocked putting logistical constraints on material handling, laydown storage, plant & equipment access. These activities will require high levels of communication, pre-planning & co-ordination with the stakeholders to ensure there are no safety concerns and minimal disruption to the surrounding area. Access to the site is shown in Figure 1 to Figure 3.
Safety of the public	Ensuring the safety of the public is paramount. This will be managed with a full perimeter hoarding, including where required A class gantries to protect the passing public. Site access will be clearly maintained and managed to ensure that when vehicles are entering or exiting the site this is carried out to ensure the safety of the public. Access to the Park from Mann Street will be provided upon the completion of Stage 2.
Demonstrate how the visual amenity impacts of staged construction will be mitigated	Screening will be incorporated to exposed carparking during the staged construction to ensure visual and amenity impact is minimised.
Provide details of any temporary activation of the land during staged construction	Residual land not used for the construction of the individual stages could be utilised as temporary areas for additional amenity for the park. This is subject to detailed construction management plans and the incorporation of appropriate loading and access zones for each stage.
Demonstrate how the staged construction will not adversely impact public use of Leagues Club Field and will not compromise works completed by Hunter and Central Coast Development Corporation.	Works for the Leagues Club Field redevelopment are currently programmed to be completed in advance of construction on 26 Mann St. Should the timing change then access and construction zones will be further reviewed to ensure minimal impact to Leagues Club field.
Sediment and erosion controls	The principles for erosion control are to divert clean water around disturbed project areas, minimise the velocity of such water and cover bare soils as quickly as possible. Controls may also include design and installation of the following: • Sediment traps • Drainage systems with discharge and holding ponds with required discharge rates • Maintain a clear hardstand area to prevent and or remove spoil from project vehicles as required. • Installation of interceptor drains and sedimentation basins on down gradients • Ongoing management and regular removal of surficial metal fragments.
Dust control	Mitigation of Air Quality Impacts • Burning of any materials onsite will be prohibited.

Potential Risks	Mitigation Controls
	• Allowances will be made for wind direction and high wind warnings during working hours. • Any unreasonable release (as defined in EnviroLaw) of odours, dust and smoke to the atmosphere will not be allowed. • Management strategies for controlling dust that will be employed include: – The use of non-potable water for dust suppression and soil binders – Signage to vehicle drivers and plant/equipment – Installation of dust barriers (e.g. vegetation, walls). – Watering of work areas will be supplemented with wet brooming and the retrieval of deposited dirt from sealed access points and affected roads with street sweepers etc. – All dust-generating activities will be inspected daily.
Tree protection	No trees have been identified on the site as requiring protection however there are trees around the site which will be assess and suitably protected as required.
Traffic management	See the report prepared by: GTA Consultants, reference: N131974, for details on the impact and managing of the traffic for this development
Waste management	St Hilliers will provide waste receptacles commensurate with the works being undertaken. All general waste will be disposed of in water tight refuse bins. Subcontractors are required to clean rubbish from works areas daily. St Hilliers will undertake clean-up of subcontractors rubbish at Subcontractors expense where it is found that subcontractors are not able to undertake clean up satisfactorily
Materials handling	The Central Coast Quarter, 26 Mann Street project will require careful planning of all site logistics. The Site will establish sufficient access and loading zones adjacent the site to accommodate deliveries of plant and materials to service construction requirements. Deliveries and material handling will be accommodated, managed and controlled within the designated construction site confines As far as is practicable, materials will be delivered to the site in a 'just-in-time' manner and will be directed as close as possible to the designated delivery and drop off zones to ensure safe handling for loading and off-loading. Whenever possible, bulk materials delivered to site will be placed and stored directly at the workface for immediate incorporation into the permanent works in order to minimise on-site storage.
Noise management	Noise impact on the building operations will be avoided wherever possible. Heavy machinery noise and works will be limited where possible. If possible, work activities will be spread over different times of the day so that impacts will not occur at the same time every day. A break in activities will be allowed for wherever possible. To reduce noise from plant, vehicles and equipment, St Hilliers project team will:

Potential Risks	Mitigation Controls
	• Investigate whether the noise can be eliminated by using a different method or equipment / machine, e.g. smaller machine; • Keep equipment well maintained; • Monitor equipment sound power levels; • Limit the revving of engines on mobile or stationary machines and shut down any equipment not in use; • Limit the use of horns, bells, hooters or other audible signals on mobile equipment to the maximum practical extent; • Consider 'white noise' reverse alarms; St Hilliers team will liaise closely with project stakeholders as a means of preventing issues.
Earthworks & Stormwater	Early completion of civil design documentation for earthworks, stormwater drainage & building platforms. This will enable trade procurement, lettings & site possession for progressing of the early works package
Site Infrastructure Services	Early completion of site infrastructure services design documentation (Power/Comms/Security/Water/Fire/Sewer/Gas) This will enable the works to be scheduled with long lead times & forward planning for these works to be carried out.
Under Slab Building Services	Early completion of under slab building services design documentation. (Power/Comms/Security/Water/Sewer) This will enable trade procurement, lettings & site possession for progressing of the early works package
Building Structure	Structural design documentation to be finalised for footings, ground slabs, suspended slabs, masonry walls, structural steel. This will enable staged building approval, trade procurement, lettings & site possession for progressing of the early works package
Passenger Lift	Early completion of passenger lift design & documentation. This will enable procurement, letting, manufacturing & import delivery due to long lead times.
Substation Transformer	Early completion of substation transformer design documentation to be finalised for application to Endeavour Energy. This will enable the transformer works to be scheduled with a long anticipated lead time from design commencement to equipment delivery.
External cladding	Early completion of façade cladding & finishes design documentation is required to enable trade procurement
Existing Site Services	Investigate existing site services prior to works commencement utilising the following actions. Dial before Your Dig (DBYD) services search Existing site services located, identified, marked-out, protected Redundant services isolated, terminated, capped-off, removed

3 ESD Principals and WOL Objectives

The ESD Principals and WOL Objectives are detailed in the ESD and WOL plan, see Annexure F, and summarised as follows:

3.1 ESD Principles

Means:

- Efficient and effective use of natural resources in a way that maintains the ecological processes on which life depends
- Increased energy conservation and efficiency
- Sustainable use of renewable energy resources
- Reduction or elimination of toxic and harmful substances in facilities and their surrounding environments
- Improvements to interior and exterior environments leading to increased productivity and better health
- Efficiency in resource and materials utilisation, especially water resources
- Selection of materials and products based on their life-cycle environmental impacts
- Increased use of materials and products with recycled content
- Recycling of construction waste and building materials after demolition
- Reduction in harmful waste products produced during construction
- Facility maintenance and operational practices that reduce or minimise harmful effects on people and the natural environment
- Maintaining the cultural, economic, physical and social wellbeing of people and communities

3.2 WOL Objectives

Means balancing:

- WOL Cost
- The useful life of the Works
- The reliability and availability for use of the Works throughout their useful life
- The operability and maintainability of the Works throughout their useful life
- The value for money achieved by the Commonwealth from the design, construction, operation and maintenance of the Works
- The achievement of the ESD Principles

Achievement of the specific additional matters (if any) relating to the WOL specified in the contract particulars.

4 Site Layout Plans

The following plans, Figure 1 to Figure 3, show how the project is anticipated to be constructed.

Figure 1: Stage 1 Plan

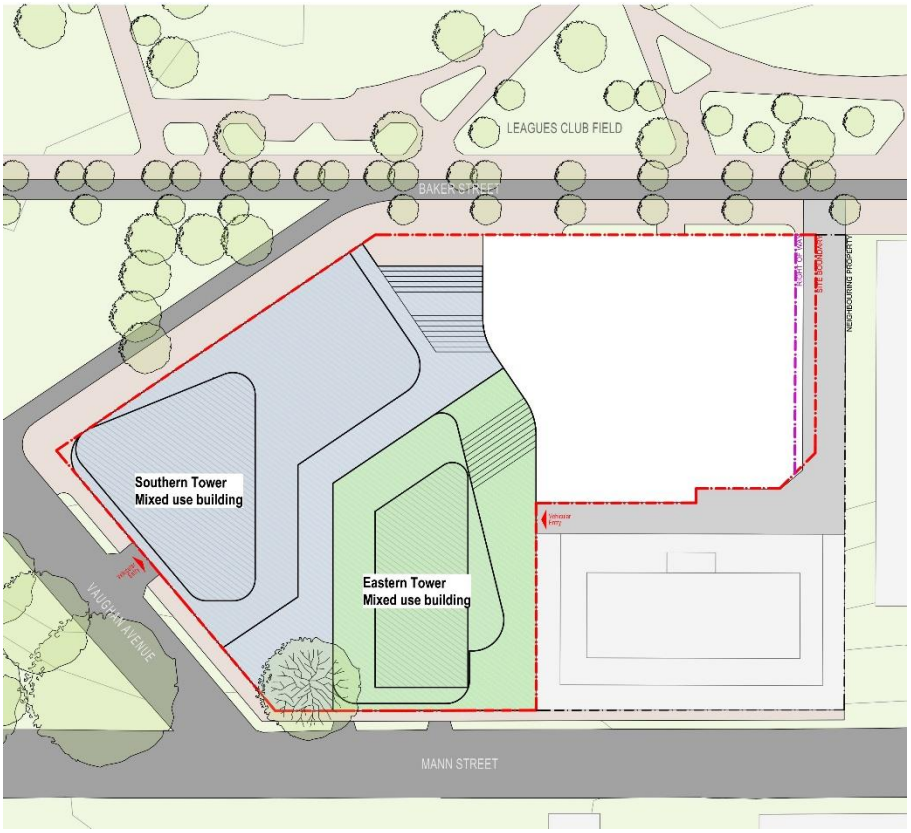

Figure 2: Stage 1 and 2 Plan

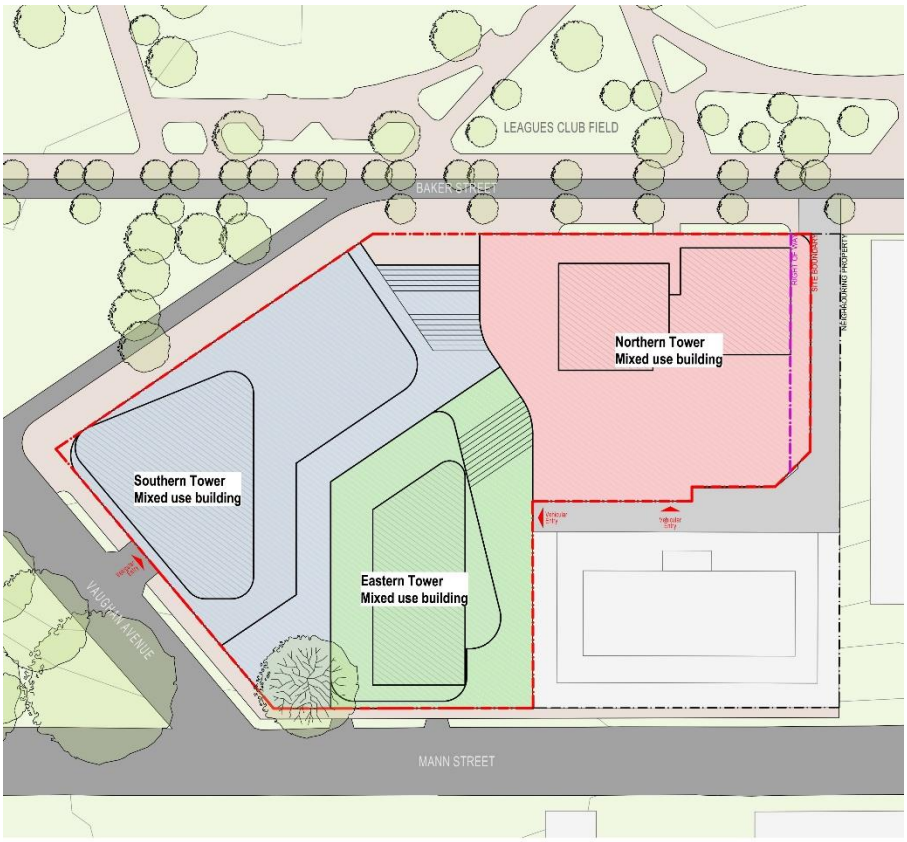

Figure 3: Stage 1, 2 and 3 Plan

Annexure A. Site Management Plan

This will be developed prior to construction works being undertaken.

Annexure B. Work Health and Safety Plan

This will be developed prior to construction works being undertaken.

Annexure C. Environmental Management Plan

This will be developed prior to construction works being undertaken.

Annexure D. Quality Plan

This will be developed prior to construction works being undertaken.

Annexure E. Commissioning and Handover Plan

This will be developed prior to construction works being undertaken.

Annexure F. ESD and WOL Plan

This will be developed prior to construction works being undertaken.