

Australian Turf Club

Prepared by
The Australian Turf Club Limited

Construction Management Plan

Royal Randwick Racecourse Hotel Project
May 2012

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1.0 Introduction

1.1 Purpose

This Site Operations Management Plan has been documented to describe how the Project Management team will likely implement and conduct its allocated site management responsibilities during the Construction phase of the Royal Randwick Racecourse Hotel Project (the Project).

A fundamental aim of this Plan is to ensure all construction is properly facilitated, integrated and coordinated so as to deliver certainty to the objectives of the Project.

This plan will form part of The Contractors Management System which will be required to be accredited to AS/NZA ISO 9001:2000 – Quality Management System, AS/NZS ISO 14001:2004 – Environmental Management System, and AS/NZS 480:2001 – Occupational Health and Safety Management System or similar.

It should be noted that on confirmation of the appointed builder, this CMP may be subject to change to suit the specific needs of the designated contractor.

1.2 Scope of this Plan

This Plan provides a holistic approach that:

- Advises how the project management team will comply with the requirements of the contract relating to construction
- Defines the project and targets of a particular phase and the project in general; Describes constraints specific to the construction phase and the project in general; Describes the process for the identification and control of risks specific to the construction phase;
- Details the proposed strategy for the construction phase, with particular regard to establishment resourcing, site organisation and construction controls.

1.3 Precedence

Where ambiguity is detected between the procedures and requirements in this plan and The Contractors Systems, then the procedures nominated in this plan will take precedence, unless otherwise agreed.

1.4 Interface with other Project Plans and Procedures

The Construction Management Plan forms part of an integrated set of Project Management Plans and should be read in conjunction with the Management Plans described in Project Management Plan.

1.5 Site Working Hours

To be agreed as per time statutory approval documentation and the ATC Property Team.

1.6 Out of Hours Procedures

Any out of hours work is to be first approved by the ATC Property Team and approved by the relevant consent authority.

1.7 Document Control

Amendments to this Management Plan are to be approved by the AJTC Property Team and The Contractors and authorized for distribution to all holders of controlled copies.

Date	Name of Recipient	Organisation

Uncontrolled hard copies of this plan may be distributed to The Contractors personnel. These copies are not subjected to automatic amendment and the receiver should verify currency of the document.

Revisions to this Management Plan will be made as required to reflect the current system requirements.

Rev	Date	Description	Page	Reviewed By	Approved By

2.0 Site Management Organisation and Responsibilities

The management structure and associated roles and responsibilities for Project are to be outlined in the Project Management Plan.

Similarly, specific roles and responsibilities pertaining to other management disciplines, such as OH&S and the like, are to be contained in the respective Management Plans.

3.0 Construction Strategy and Methodology

3.1 Pre-Construction Planning

3.1 Dilapidation Survey

A comprehensive Dilapidation Survey is to be undertaken by The Contractor of any immediately neighboring structures or structure/infrastructure/services that may be impacted during construction both built in and neighboring the ATC site.

3.1.2 Surveys

The AJTC has a comprehensive survey of the site, however, The Contractor will need to provide its own survey of any item the ATC is unable to provide.

3.1.3 Heritage Requirement

Refer to Consent Conditions and Heritage Impact reports submitted with the relevant approval applications.

3.1.4 Geotechnical

Refer to Consent Conditions and Geotech reports prepared by Douglas Partners.

3.1.5 Services Identification, Connections and Diversion

3.1.5.1 Water

Refer to Services Infrastructure Report prepared by WSP.

3.1.5.2 Power

As above

3.1.5.3 Gas

As above

3.1.5.4 Sewer

As above

3.1.6 Traffic and Pedestrian Management

The Contractor shall prepare a Traffic Management Plan to control and minimise impacts on neighbours. Strict speed restrictions are to be enforced at all times during construction.

The design of road markings, signs and traffic control devices shall conform to AS1742 'Uniform Traffic Control Devices'.

Please refer to appendices 1 for potential access routes.

For further information please see the Traffic Management Plan.

3.1.6.1 Pedestrian

As above

3.1.6.2 Vehicular

As above

3.1.6.3 Emergency Acces

As above

3.1.6.4 Car parking

As above

3.1.7 Public and Property Protection

3.1.7.1 Footpaths, Adjoining Infrastructure and Buildings

A detailed construction methodologies plan is to be provided by the contractor detailing its methodology in accordance with all statutory approvals and standards.

3.1.7.2 Gantries

As above

3.1.7.3 Temporary Works

As above

3.1.8 Protection of New Work

A detailed Construction Methodology Plan is to be provided by the contractor detailing its methodology in accordance with all statutory approvals and standards. The Construction Methodology Plan is to be approved by the ATC Property Team prior to its implementation.

3.1.9 Authority/External Conditions and Approvals

A full list of further authority and external approvals is detailed in the Environmental Impact Statement prepared by Urbis Pty Ltd dated 18 May 2012

3.1.9.1 Council Permits

The Contractor is to ensure that all relevant and required approvals are obtained prior to construction commencement.

3.1.9.2 Services Authorities

As above

3.1.9.3 Road and Transport Authorities

As above

3.1.9.4 Environmental

As above

3.1.9.5 Other Authority and External Approvals

As above

3.1.10 Adjoining Owners/Stakeholders

3.1.10.1 Adjoining Owners Approval

It is not envisaged there will be any adjoining owners approvals required. In the event approvals are required these should be requested through the ATC Property Committee.

3.1.10.2 Services Interruptions and Impairment

Notification of a services interruption or impairment will be carried out in accordance with the applicable authorities' notification guidelines.

3.2 Site Layout and Logistics

3.2.1 Hoarding and Overhead Protection

Hoardings and overhead protection shall be provided by The Contractor in accordance with statutory approvals and standards.

3.2.2 Site Access and Egress

A detailed site access management plan is to be submitted by The Contractor to the ATC for approval in accordance with statutory authority approval prior to the construction commencement. The management plan must be approved by the traffic consultant prior to submission to the ATC.

3.2.3 Site Security

3.2.3.1 Site Security Resources

A detailed site security management plan is to be provided by The Contractor to the ATC for sign off prior to submitting to the statutory authorities. This report is to be coordinated through the ATC Security team and with the ATC Event Management team. The plan is to be in accordance with all conditions of consent and statutory requirements.

3.2.3.2 Site Fencing

As above

3.2.3.3 Site Personnel Access and Egress

As above

3.2.3.4 Lighting

As above

3.2.3.5 After Hours Security

As above

3.2.3.6 Completion

As above

3.2.4 Temporary Waterproofing

The contractor is to provide a detailed description of the temporary waterproofing on the project for approval by the AJC and in accordance with statutory approvals and standards.

3.2.5 Emergency and Site Communications

The Contractor is to provide a detailed description and plan of the emergency and site communications on the project for approval by the ATC and in accordance with statutory approvals and standards.

3.2.6 Construction Zones, Material Lay Down and Storage Areas

3.2.6.1 Construction Zones

The Contractor is to provide a detailed description and plan of the construction zones on the project for approval by the ATC and in accordance with statutory approvals and standards.

3.2.6.2 Material Lay Down Areas

As above

3.2.6.3 Storage Areas

As above

3.2.7 Site Accommodation and Amenities

The Contractor is to provide a detailed description and plan of the construction zones on the project for approval by the ATC and in accordance with statutory approvals and standards.

3.2.8 Truck Wash Facilities

The Contractor will provide truck wash facilities in accordance with the conditions of consent and statutory standards and BCA.

3.2.9 Concrete Placement Methodology

The Contractor will provide a concrete placement methodology in accordance with BCA and statutory standards.

3.2.11 Tower Cranes

3.2.11.1 Equipment Selected

A tower crane selection and operational management plan is to be submitted to the AJC in accordance with industry best practice, BCA, statutory authority standards and to comply with any statutory approval conditions.

3.2.11.2 Position

As above

3.2.11.3 Timing

As above

Crane	Erection Date	Dismantle Date
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3.2.11.4 Selection Criteria

As above

3.2.11.5 Erection

As above

3.2.11.6 Removal

As above

3.2.11.7 Scope

As above

3.2.12 Mobile Cranes

A mobile crane selection and operational management plan is to be submitted to the ATC in accordance with industry best practice, BCA, statutory standards and to comply with any statutory approval conditions.

3.2.13 Hoists

3.2.13.1 Position

A hoist selection and operational management plan is to be submitted to the ATC in accordance with industry best practice, BCA, statutory standards and to comply with any statutory approval conditions.

3.2.13.2 Timing

As above

Hoist	Erection Date	Dismantle Date

3.2.13.3 Selection Criteria

As above

3.2.13.4 Erection

As above

3.2.13.5 Removal

As above

3.2.13.6 Scope

As above

3.2.14 Concrete Handling

The Contractor will prepare a concrete handling management plan in accordance with industry best practice, BCA, statutory authority standards and to comply with any statutory approval conditions.

3.2.15 Rubbish Removal

The Contractor will prepare a rubbish removal management plan ensuring it is in accordance with the waste management report prepared by The Mack Group and any statutory standards and/or consent conditions.

3.2.16 Loading Platforms

The contractor will provide a detailed description and plan of loading platforms for approval by the ATC property team

3.2.17 Scaffolding, Screens and Edge Protection

3.2.17.1 Scaffolding

The Contractor will provide a detailed description and plan of the scaffolding on the project for approval by the ATC.

3.2.17.2 Screens

As above

3.2.17.3 Edge Protection

As above

3.2.18 Temporary Hydraulics

The Contractor will provide a detailed description and plan of the temporary hydraulic services on the project for approval by the ATC.

3.2.19 Temporary Electrical

The Contractor will provide a detailed description and plan of the temporary services on the project for approval by the ATC.

3.2.20 Fire Control Measures

The Contractor will provide a detailed description and plan of the fire control measures including location of extinguishers, hydrants, etc on the project for approval by the ATC and statutory authorities if required.

3.3 Construction Methodology

The Contractor will provide a detailed construction methodology which is to provide a description on how each of the items listed below will be managed during construction. All items are to be submitted for approval by the ATC prior to submission to any statutory authorities required to sign off on such items prior to construction commencement.

3.3.2 Demolition

As above

3.3.3 Excavation

As above

3.3.4 Structure

As above

3.3.5 Façade

As above

3.3.6 Services and Finishes

As above

3.3.7 External Works

As above

3.4 Programme

The contractor will provide detailed programme's to the ATC prior to submitting for a construction certificate for approval and submissions to any statutory authority requiring programming information.

3.4.1 Head Contract Programme

As above

3.4.2 Construction Programme

As above

3.4.3 Short-term Programmes

As above

Appendices

Appendix 1 –Indicative construction access routes.
