

BARANGAROO SOUTH C4 Commercial Tower

Westpac Tenancy Fitout - Construction Management Plan

Rev 05 – 9th Jul 2013



Westpac Tenancy Fit Out – Construction Management Plan

1. Introduction and Purpose

This Construction Management Plan outlines the Lend Lease strategy for managing the construction works associated with the Westpac fitout. The objective is to outline the controls and measures Lend Lease will put in place to ensure the fitout is delivered in a safe and controlled manner and to also ensure that Westpac is able to access its Premises, amenities and service areas (including Shared Facilities) in a safe and controlled manner and enable Westpac to undertake its business operations within its Premises, associated areas and other Shared Facilities without being unreasonably affected by ongoing construction activities. The safety and welfare of all stakeholders including Tenants and Workers on the Barangaroo Project is at the core of our Incident & Injury Free Vision.

Westpac Tenancy Fit Out – Construction Management Plan

2. C4 Incident & Injury Free Vision

"The Lend Lease team and the contractors involved with C4 must leave this project remembering it as the most well organised and safely run project they have been involved with. The project team must pursue this goal without compromise in order to strive towards a project that is without incident and without injury. "

Westpac Tenancy Fit Out – Construction Management Plan

3. Project Details

Project Location

The C4 commercial tower is located at Barangaroo South, Hickson Rd Millers Point Sydney 2000. The Westpac tenancy is located in the C4 tower occupying:

- Podium levels L1, L2 and L3
- Tower Levels 4-15; and 17-28

Site Working Hours

The current approved site working hours are from

- Mon to Fri: 7.00am to 7.00pm
- Sat: 7.00am to 5.00pm

Contact Details

Project Manager:	Paul Elkington
Construction Manager:	Tom Waters
Site Manager:	Warren Henson

Parking

No on-site parking will be available for tradesmen or site personnel. As part of the developments sustainability commitments and given the close proximity to public transport options, all project participants are being actively encouraged to utilize the public transport system to attend site.

Westpac Tenancy Fit Out – Construction Management Plan

4. Staging of Works

The Westpac fitout is divided into two separate stages referred to as tranche 01 and tranche 02.

4.1 Tranche 01 Definition

Tranche 01 being completion of works to the following area:

- Podium Commercial Level 1, Level 2 and Level 3
- Tower Commercial levels 4-15 inclusive

4.2 Tranche 02 Definition

Tranche 02 being completion of works to the following area:

- Tower Commercial levels 17-28 inclusive

Westpac Tenancy Fit Out – Construction Management Plan

5. Construction Management

The construction management plans discussed below have been based on the C4 section 75w Mod 3 documentation.

A review of the construction activities and resourcing levels required for both the base building towers (C3, C4 and C5) the basement and the fitout works has been undertaken. As a result of the timing shift in activities of the peak loading for traffic, waste, noise and vibration, between these differing phases of construction activities, it is not anticipated there will be an increase in these construction aspects due to cumulative construction of the fitout works with C4, C3 and C5 towers and the basement works.

On this basis, the previously issued Construction Management Plan, Construction Waste Management Plan and the Construction Noise and Vibration Management Plans are still applicable. These are attached to this document as an appendix for reference.

5.1 Site Accommodation & Amenities

Contractor site accommodation will be provided at the northern of the site (pending authority approval) or elsewhere located within the construction zone license area.

5.2 Traffic Management

Traffic management will be managed in accordance with the traffic management plan in appendix 1.

Access to the site amenities and general access to the construction zone shall be from Hickson Rd. The access locations shall be managed in accordance with the staging of construction works with traffic control in place at all times.

As part of construction activities, traffic management and controls shall be implemented both within and surrounding the development site.

The following minimum goals have been identified in relation to site and surrounding traffic management:

- Provide a safe environment during construction for those associated with construction activities;
- Provide a safe environment for motorists, cyclists and pedestrians utilising the existing road network;
- Provide a safe environment for activities associated with the temporary passenger terminal;
- Limit delay times within the surrounding road network.

Traffic management and control measures shall be implemented within the site to clearly identify proposed haul road location(s). The placement of water filled barriers and fencing shall provide a safe environment for construction vehicles and pedestrians. Associated signage will supplement physical structures within the site.

Westpac Tenancy Fit Out – Construction Management Plan

Adequate directional and warning signage shall be installed surrounding the development site to clearly inform motorists, cyclist and pedestrians of the approaching changes within Hickson Road, Sussex Street and Shelley Street. Signage shall also inform delivery drivers of the proposed entry and exit gate locations.

All proposed traffic management and controls shall be documented in the detailed design stage by accredited Roads and Traffic Authority (RTA) traffic control designers and where required, the approval obtained by the necessary statutory approval organisations. Road occupancy certificates shall be obtained prior to any works commencing where appropriate.

5.3 Waste Management Plan

Management of construction generated solid and liquid waste will generally be addressed in accordance with the recommendations of the *Waste management Plan in appendix 2*. The WMP will be used to manage impacts from all construction activities, with particular reference to those activities that might generate waste outcomes outside the recommended control levels.

Lend Lease are committed to achieving a target of 97% recycled waste by weight.

The WMP identifies waste sources during construction and proposes measures to manage waste in a way that satisfies all legislative requirements.

The key purposes of the WMP are to:

- Address the waste management requirements for the proposal to a standard suitable for approval;
- Provide guidance for the project in waste minimisation from construction activities;
- Nominate effective waste separation, recycling and re-use measures;
- Develop management requirements for construction and operation.

In line with Lend Lease's successful waste management on other projects, the objectives of the Waste Management Plan are based on the hierarchy of avoidance/reduce, re-use, recycle, treat and dispose as outlined in the National Waste Minimisation and Recycling Strategy. Lend Lease's waste management strategy has been developed from best practice models.

Waste Materials generated on site are to be managed such that recycling is maximised and the volume of waste transported to landfill is minimised.

5.5 Construction Generated Noise & Vibration

Management of vibration associated with the construction of the C4 Commercial Building will generally be addressed in accordance with the recommendations of the noise and vibration plan in appendix 2.

Westpac Tenancy Fit Out – Construction Management Plan

The processes adopted in the Management Plan are intended to minimise vibration emissions, to meet the objectives of the “Assessing Vibration” technical guide within the Department of Environment, Climate Change and Water’s (DECCW’s) Interim Construction Noise Guideline. The aim of these processes is to minimise and ameliorate any impacts caused by construction activities to the extent that it is feasible and reasonable.

5.6 Site Inductions

All site personnel will be required to undertake site inductions. These will be undertaken on a regular basis to suit the labour demand.

5.7 Emergency Evacuation

Emergency evacuation procedures will be addressed at the site induction.

5.8 Community Consultation, Notification and Complaint Handling

Complaint handling will be managed in accordance with the “Stakeholder Engagement - Statement of Commitment” procedures of the ESMP approved under MP10_0025. These measures have been appended to this document (Appendix 04).

Westpac Tenancy Fit Out – Construction Management Plan

6. Safety Requirements

- All works must be carried out in accordance with Australian Means and Methods for achieving the Lend Lease Physical Global Minimum Requirements (GMRs. Lend Lease reserves the right at its absolute discretion to amend current GMR's (Means and Methods) or include and enforce new GMR Means and Methods if they become available during the project.
- All workers to encourage and promote Lend Lease's Incident and Injury Free (IIF) initiative on the project and to actively participate in improving work practices on site.
- Preparation of an Environment Health and Safety Plan complete with full risk assessment for review in accordance with the Lend Lease EHS Plan and Lend Lease EHS Standards, including the Lend Lease Means and Methods, Contractor's Guide to EHS, WorkCover requirements, Australian Standards and industry Codes of Practice. Note the minimum standard for the EHS Plan is as per the 'Subby pack'
- Preparation and submission for review by Lend Lease (prior to any works commencing on-site) of detailed site specific Safe Work Method Statements for all tasks giving full details of the materials, plant and operations they intend to adopt for construction of the works
- All workers are to be inducted into the works EHS Plan, Safe Work Method Statements prior to Lend Lease site induction. Undertake Lend Lease site induction prior to starting any works on site.
- All contractors will allow for competent and appropriately qualified full time supervision at all times during operations as well as a 24-hour emergency contact. This person shall be wholly committed to the works for the full duration of works including site establishment and construction.
- All workers on site must have completed a recognised industry OHS induction and any other relevant qualifications prior to commencement on site.
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- All workers are to be inducted into the works EHS Plan, Safe Work Method Statements prior to Lend Lease site induction.
- All workers are to complete Lend Lease Project induction prior to starting any works on site. This Lend Lease Project Induction will be conducted in two phases:
 - **Phase 1** will be an online induction provided by e-induct, each induction will be conducted at a cost of \$40 ex GST per person which lasts 5 years. Replacement cards will be provided at a cost of \$25 ex GST per card.
 - **Phase 2** will be a site specific induction completed onsite prior to commencement of works (Max 1 hour in duration).
- All plant items will be registered as part of the e-induct plant management system. The charge will be \$50 per plant item per year.

Westpac Tenancy Fit Out – Construction Management Plan

- Daily pre-start meetings are to be conducted daily prior to commencement of works each morning. Records of pre-starts to be sent to Lend Lease daily. Lend Lease will attend contractor pre-starts at their discretion.
- A daily EHS checklist is to be submitted for review prior to commencing on site and must be filled out daily and submitted on a weekly basis.
- Personal protective equipment (PPE) to be provided and worn by all on-site workers, including supplementary equipment for visitors in line with Lend Lease's PPE Policy. Note – Mandatory (minimum) PPE consists of hard hats, steel-capped boots, high-visibility clothing / vest, long trousers, long-sleeved shirts, task appropriate safety glasses and task appropriate gloves for use at all times.
- Administration including but not limited to labour registers, plant registers, electrical registers, site diaries, tool-box talks and daily personnel registers and safety checklists.
- All protection and safety devices including but not limited to signage, protective barriers, access ways, task lighting, welding shields etc. required to complete the works in accordance with your Safe Work Methods Statement (SWMS) and provide safe access to the work areas. Note: exclusion zones are to be of a physical barrier type (red and white tape will not be accepted).
- Subcontractor to register all plant and equipment in accordance with Workcover requirements. Subcontractor is to provide verification of this registration to Lend Lease. Refer to Lend Lease's guide for inspection of plant and equipment. All plant and equipment is required to be registered including up to date plant inspection checklist. The checklist is to be completed by a plant mechanic prior to and during servicing requirements throughout operations. Operator competency register is required for plant and equipment.
- 9 inch grinders and direct action explosive power tools are **NOT** permitted for use on the project.
- The Subcontractor shall allow for **all tools to be battery operated**. No power tools with leads will be allowed on site. The Subcontractor shall provide **battery charging docks** for all their cordless tools.
- Subcontractors will submit the completed National Greenhouse & Energy Reporting System (NGERS) reporting template with every monthly progress claim. All relevant supporting information must also be submitted (i.e. receipts/tax invoices for fuel, gas, waste etc) to prove figures submitted.

Westpac Tenancy Fit Out – Construction Management Plan

7. Appendices

- ***Appendix 01 - Traffic Management Plan***

ARUP - Covering Letter dated 3rd May, 2013 Barangaroo-Westpac Fitout CTMP

ARUP – Barangaroo South – R8 & R9, Residential Buildings, Construction Traffic Management Plan, Rev A, dated 16 November, 2012

- ***Appendix 02 - Waste Management Plan***

ARUP - Covering Letter dated 3rd May, 2013 Barangaroo-Westpac Fitout Waste Management during Construction

ARUP – Barangaroo South – R8 & R9, Residential Buildings, Waste Management Plan, Rev C, dated 8 November, 2012

- ***Appendix 03 - Noise & Vibration Management Plan***

Wilkinson Murray – Covering Letter Dated 19th April, 2013 Barangaroo South-Commercial Building C4 Westpac Group Fitout – Construction Noise and Vibration Review

Wilkinson Murray - Barangaroo South Construction of Commercial Building C4 mp10_0025 - Planning Application 75w Construction Noise and Vibration Assessment Report No. 10232-C4 Version D

- ***Appendix 04 - Stakeholder Engagement - Statement of Commitment***