

CONSTRUCTION MANAGEMENT PLAN

STAGE 2 - AXIS 2 Herb Elliott Ave SYDNEY OLYMPIC PARK



Rev B

2nd April 2013

Capital Corporation proposes to construct a new office building (Building A) within the site of 43/44 Sydney Olympic Park (Cnr of Australia Ave and Herb Elliott Ave). .

A brief description for the proposal:

- + Construction of part Roadway No. 10. and Roadway No. 16.
- + Not to impact on the access and operation of the other businesses ;
- + Construction of a eight storey office building (approx.. GFA 6,552 sq. m) with 5 green star rating for commercial use
- + 2 levels of Basement carpark; 

The following Site Management Plan addresses the issues associated with construction of the new office building adjacent to other buildings and companies operating within the Homebush Precinct.

Outline of the general construction sequence is as listed below:

- + Dilapidation Report
- + Site Establishment
- + Early Works - Demolition
- + Strip Site
- + Excavation
- + Main Structure
- + Cladding
- + Base building services
- + Base building Fit-Out
- + External Area & road works

Note all works will be conducted in accordance with relevant Australian Standards and Department of Planning &Infrastructure condtions of consent.

This site management plan will address the following issues:

1. Site Establishment
2. Construction Activities
3. Noise and Vibration Management
4. Dust and Air Quality Management
5. Soil and Water Management
6. Traffic and Pedestrian Management
7. Personnel and Complaints Management

1. Site Establishment

1.1 Fencing

A “B” class hoarding will be provided along the boundary of Herb Elliott Avenue. The remainder of the site will be fenced with 1800mm high chain wire as per the attached plan Annexure A, to ensure the construction area is clearly defined from the remaining site. Site fencing will be installed in accordance with Workcover Code of Practice.

Signage will be installed at the site entry complying with Council standards and Client requirements including relevant site access rules and contact details.

1.2 Temporary Services

The Taylor Construction Group will connect temporary services to cater for the construction activities which may include temporary power, sewer, phone and water connection to the site.

Temporary building services for the site shall be connected following relevant authority approval and inspections. Temporary services shall be installed to the site in accordance with Work-cover Code of Practice and WHS Act & Regulation 2011.

1.3 Sediment Controls

The Taylor Construction Group will install sediment screening across all existing stormwater inlets and erosion devices affected by the works.

Sediment & Erosion controls shall be established in accordance with Annexure C attached. and issued to the Satisfaction of SOPA.

1.4 Site Access

The construction vehicle’s access will be off the driveway on Australia Avenue to the site. Refer to the site establishment plan Annexure A. This will avoid any access issues for office staff or visitors attending the other businesses within Homebush Precinct.

Gates will be installed away from the truck and vehicular access to the site to ensure the safety of workers and visitors entering or exiting the site boundaries.

There will be limited car parking on site. Taylor Construction Group will monitor to ensure that it does not impact on existing Homebush Precinct roadways and parking requirements.

Site access shall be secured in accordance with local Government Authority development consent conditions and the Taylor Construction Group Site Safety Management Plan.

Work hours are between 7.00am and 6.00pm Monday to Friday and 8.00am to 3.00 pm Saturdays.

1.5 Waste Removal

Prior to commencement of the works a Construction Waste Management Plan will be prepared. The Waste Management Plan will be issued to SOPA prior to construction. All construction waste is to be disposed of in accordance with relevant Australian and Council Standards and requirements.

Construction generated waste removal shall be managed within the site boundaries. No construction related materials or waste collection areas shall be established externally from the site boundaries. Generally construction waste shall be removed from the site via skip bins loaded onto trucks.

Specialist consultant/s will be engaged to identify any contaminated material including asbestos to be removed from the site. All materials to be removed off site will be in accordance with DECC requirements.

Refer to the Waste Management Plan in Annexure B.

1.6 Traffic Management

Traffic management for construction access arriving and exiting the site will be in accordance with Sydney Olympic Park Authority requirements. A detailed Traffic Management Plan for both Vehicular traffic and Pedestrian traffic shall be established in accordance with The Department of Planning and Infrastructure Development Consent conditions and in accordance with the Taylor Construction Group Site Safety Management Plan

The Traffic Management Plan shall be prepared by a qualified person to prepare such plans, and shall be submitted to SOPA and Principal Certifying Authority for approval in accordance with the Development Consent conditions.

1.7 Wheel Wash / Shakedown

The Taylor Construction Group is to maintain areas for wheel wash down and wheel shakedowns to be installed at the site exit point during Demolition and Excavation activities.

1.8 Site Sheds and Amenities

The Taylor Construction Group will install temporary demountable site sheds to provide accommodation for the construction staff and site workers. The site sheds will be located within the construction site boundaries on the future Stage 2 site (refer to Annexure A) .

These site sheds will be delivered and positioned by a truck mounted crane with temporary services connected inline with the requirements by Workcover Code of Practice for construction site amenities.

2. Construction Activities (Project Sequence)

The following outlines the proposed project construction activities. The listed items and number represents the current proposed sequences however the full details and the actual sequence are subject to detail design development.

To ensure that the timeframes in the construction program are met, some of the construction activities will overlap.

2.1 Dilapidation Report

The Taylor Construction Group will conduct a full pre-construction dilapidation report by a qualified Structural Engineer. This will include conditions of the existing roadways and driveways and adjacent Buildings.

This will ensure any subsequent damage resulting from the construction works will be rectified by the Taylor Construction Group.

A photographic record will be made as part of the Dilapidation Report.

2.2 Site Establishment

Following notification to the authorities and neighbouring properties site establishment will commence with the erection of site fencing and installation of site sheds.

Site access shall be defined, and environmental management systems established such as silt fencing, wheel wash areas and shaker grids. Traffic management measures shall be established and appropriate signage erected, and temporary services and amenities shall be established and connected.

Prior to any physical works taking place on site, the following will be clearly established through Project Control Group meetings:

- + Open lines of communication between Taylor Construction Group and neighbours.
- + Roles and responsibilities of parties involved.
- + Detailed method of communication between Taylor Construction Group and Capital Corporation.

2.3 Early Works

Site early works follows on from the establishment period and involves preparing the site to allow construction of the new Building A (Stage 1) office tower to commence.

Services diversions will take place, clearing of trees and shrubs undertaken and the removal of redundant structures and pavements. Detailed work method

statements for all activities shall be prepared, reviewed and approved in accordance with the Taylor Construction Group Site Safety Plan, WHS Act, Regulations and Code of Practice for this work.

Demolition of the existing warehouse and external slab areas will commence. All demolition works including any asbestos removal if required are to comply with local authority and DECC requirements.

2.4 Piling and Excavation

Upon completion of the 'Early Works' and preparation of the site for construction, piling and excavation works shall commence for the basement level carparking and underground tanks.

Piling shall be of bored pier type construction to limit noise and vibration that is associated with driven pile type foundations.

Bulk excavation shall be undertaken via appropriately sized earth moving plant for the class of materials being removed from within the site. Excavation through rock shall be undertaken using rock sawing techniques as required.

2.5 Main Structure

Following completion of the piling and excavation works, construction shall commence on the main structure. The main structure consists of concrete framed post tensioned slabs over.

Construction of the main structure shall be served by a tower crane, man & materials hoist and have perimeter scaffold or screens as required by the Taylor Construction Group Site Safety Plan, WHS Act, Regulation and Code of Practice.

The location of the crane is to be located within the established construction boundaries as per Annexure A.

2.6 Façade Installation, Cladding.

Cladding of the facades and construction of core amenities shall commence following removal of formwork to the new concrete structure. Generally façade installation and cladding works shall take place from within the building and from on the perimeter scaffolding. Core fit-out works shall also commence at this time.

2.7 Services

Services installation shall follow completion of the structure and be in line with the 6 green star rating.

2.8 External Areas

Pavement and landscaping works shall commence following removal of the perimeter scaffold externally to the new building, to complete the project,.

This includes rectification of any pavement damage as required by the pre construction dilapidation inspection of the remainder of the site and the public domain areas surrounding the site.

3. Noise and Vibration Management

- + Where practical and possible, noisy plant and or plant causing vibration issues should be located away from sensitive receivers. Coincidences of noisy plant working side by side shall be avoided where practical.
- + Construction Noise and vibration monitoring shall take place in accordance with the Taylor Construction Group Environmental Management Plan, and where necessary mitigated to maintain compliance with development consent conditions.
- + Noise and Vibration complaints shall be recorded in accordance with the Complaints Management procedure and managed in accordance with the Taylor Construction Group Project Management Plan.
- + Construction noise and vibration management shall take place in accordance with the “DA Acoustic Assessment – Stage 2” prepared by Acoustic Logic and dated 20/04/2013.

Communication

- + Communication is the key management tool in management of noise and vibration.
- + Taylor Construction Group is to ensure clear, early and adequate communication is provided to all parties including neighbours within the Precinct. Regular updates will be provided to the Capital Corporation Project Manager on progress as well as up and coming activities on site.

4. Dust and Air Quality Management

- + Site fencing shall incorporate shade cloth to assist the mitigation of dust spread from within the site.
- + Water sprayers shall be used to dampen stockpiles and exposed surfaces to reduce dust generation.
- + Perimeter building scaffold may also incorporate shade cloth to assist the mitigation of dust spread from within the building floors.
- + Visual inspections of the site and dust mitigation measures shall occur regularly in accordance with the Taylor Construction Group Environmental Management Plan.
- + Tracked mud and dirt onto the main drive way & public roads shall be swept daily to reduce potential for dust generation.
- + Dust and air quality complaints shall be recorded in accordance with the Complaints Management procedure and managed in accordance with the Taylor Construction Group Project Management Plan.

5. Soil and Water Management

- + Soil sediment and erosion controls shall be installed around the site in accordance with “Site Sediment and Erosion Control Plan – Stage 2” prepared by Insync (drawing H-002, Issue A).
- + The sediment and erosion control plan shall designate areas for temporary stockpiles of excavated materials, filling materials and wheel wash down areas.
- + Stockpiling of materials on the site shall be in accordance with this design and implemented controls.
- + Surface run off from the existing carpark area surrounding buildings shall be collected and treated in accordance with the sediment and erosion control design documentation.
- + Ground water if encountered during excavation of the site shall be dealt with in accordance with the Taylor Environmental Management Plan.
- + Concrete wash down areas shall be established in a controlled area where sediment can be collected and wash down water can be filtered.
- + Clean down of trucks, pumps and concrete placing equipment shall only occur in these designated areas.

6. Traffic and Pedestrian Management

Traffic

- + A detailed Construction Traffic Management Plan shall be established in accordance with Sydney Olympic Park Authority conditions and in accordance with the Taylor Construction Group Site Safety Management Plan.
- + The Construction Traffic Management Plan has been prepared (Refer to Annexure D) by the Lack Group and who are qualified to prepare such plans, and shall be submitted to the Sydney Olympic Park Authority and Principal Certifying Authority for approval in accordance with the Development Consent conditions.
- + The site fencing and establishment shown on the site establishment plan offer full segregation from the public vehicles and existing tenants cars to prevent potential accidents.

Pedestrian

- + Access to the construction site will be monitored and controlled by Taylor Construction Group. All personnel access into the site must be inducted and escorted by the Taylor Construction Group.
- + The site fencing and establishment shown on the site establishment plan offer no cross over between construction and pedestrian traffic minimizing risks of potential accidents.

7. Personnel and Complaints Management

- + All complaints received directly from the public and existing tenants shall be notified to the project manager in writing and documented in accordance with the Taylor Construction Group Project Management Plan including full details of the complaint.
- + Items noted are to be documented by the Taylor Construction Group including responses and methods to address and close out these issues.

Annexures

Annexure - A – Site Establishment Plan

Annexure B – Waste Management Plan

Annexure C – Sediment & Erosion Control Plans.

Annexure D – Traffic and Pedestrian Management Plans

Annexure A

Site Establishment Plan

Annexure B

Waste Management Plan

Annexure C

Erosion & Sediment Control Plan

Annexure D

Traffic and Pedestrian Management Plan