

Preliminary Construction Management Plan

105 Miller Street, North Sydney
Redevelopment

14 April 2025

Contents

1. Overview	3
1.1 Introduction	3
1.2 Purpose of Report	3
1.3 Structure of the CMP	3
1.4 CMP Implementation	3
1.5 Limitations	4
2. Works Description	5
2.1 Site Establishment	5
2.2 Demolition and Excavation	5
2.3 Structure	7
2.4 Façade	7
2.5 Fit out and Building Services	7
2.6 External & Public Domain Works	7
2.7 Working Hours	7
2.8 Approvals	7
2.9 Legislative Framework	8
3. Site Management	9
3.1 Management Structure	9
3.2 Responsibilities	9
3.3 Management Systems	9
3.4 Consultation	9
3.4 Community Notification	10
3.5 Complaints	10
3.6 Health and Safety	10
3.7 Site Accommodation and Access	10
3.8 Materials Storage and unloading	10
3.9 Security	10
3.10 Training and Inductions	10
3.11 Emergency and Incident Response	10
4. Environment Management	11
4.1 Environmental Management Plan	11
4.2 Dilapidation Survey	11

1. Overview

1.1 Introduction

This Construction Management Plan is submitted to the Department of Planning, Housing and Infrastructure (DPHI) on behalf of our client, Investa Custodian (2) Pty Ltd as Trustee for 105 Miller Street North Sydney Trust (Investa) to support a State Significant Development Application (SSDA) for the redevelopment and adaptive reuse of an existing state heritage building at 105 Miller Street, North Sydney (the site) as an educational establishment.

Specifically, the proposed works include the following:

- Adaptive reuse and restoration of the Miller Street wing;
- Demolition of the Denison Street wing, central core structure and pavilion on the northwestern corner of Miller Street;
- Construction of a new Denison Street wing, comprising ground level retail and educational establishment uses above;
- Construction of a new central core structure, comprising the lift core and building services;
- Alterations to the ground level to deliver a significantly enhanced public domain;
- Construction of an almost double height ground floor retail and the delivery of a new public open space along Miller Street; and
- Basement carparking and loading dock accessed from a relocated entry off Denison Street.

For a detailed project description, refer to the Environmental Impact Statement prepared by Beam Planning and the Architectural Drawings prepared by FJC.

1.2 Purpose of Report

The objective of this CMP is to communicate that this development has been well considered and will be undertaken in a manner that seeks to minimise the impacts of construction activities on the surrounding environment.

1.3 Structure of the CMP

The structure of the CMP comprises three key elements, they are:

- 1) Description of the site and intended construction activities;
- 2) General management of the site during construction; and
- 3) Environmental controls to be considered during construction.

1.4 CMP Implementation

This preliminary CMP will guide the project managers, contract superintendents and contractors responsible for the construction of the proposed development.

It is expected that upon receipt of the SSDA conditions, the CMP will be finalized and submitted along with other specific plans required for authority approval prior to commencement of the works. The CMP and other relevant plans will consider the potential to cause disruption to surrounding areas and create plans to minimize these impacts and disruptions.

The plans will ensure all construction is properly facilitated, integrated and coordinated to ensure the objectives of the project are met.

1.5 Limitations

This preliminary CMP has been developed to provide a holistic understanding of the construction activities for delivering the works, based on the documents submitted as part of the SSDA submission as well as a site assessment and consideration of the surrounding streetscape.

Once SSDA conditions are received, the design has been developed and a Principal Contractor has been appointed, the CMP will be reviewed to incorporate the detailed design and confirm that the appropriate arrangements for the detailed construction, traffic & pedestrian and environmental management plans.

2. Works Description

The development of the site will include a series of major construction activities which are described below.

2.1 Site Establishment

Site establishment will include:

- 1) Securing the site with hoardings and gantries appropriate for the activities to be carried out.
- 2) Establishment of temporary cross overs where required and approved.
- 3) Establishment of temporary services and diversions if required, so that existing services can be capped off.
- 4) Establishment of amenities with connections to the temporary services.



Figure 1 - Site Overview

2.2 Demolition and Excavation

Once the site establishment activities have been completed, the demolition phase will commence.

The demolition works will be completed in a manner appropriate for this central location.

The works will be carried out by a suitably qualified demolition contractor.

B Class hoardings will be established prior to any hard demolition commencing on Miller Street and Brett Whitley Place. Given the proximity of the basement slab to the kerb line on Denison Street, the Denison Street hoardings may require several alterations to ensure the works are carried out in a safe manner.

The buildings will be scaffolded in accordance with Australian Standards and relevant legislation prior to any external demolition commencing.

The building will be tested for Hazmat and the removal of Hazmat found will be carried out in accordance with good practices and relevant legislation and disposed of appropriately.

Noise, dust and vibration levels will be controlled in accordance with good practices in CBD construction to minimize impacts to adjoining neighbours and the general public. Levels will be monitored to ensure compliance with relevant legislation and standards to ensure the safety of site personnel as well as the neighbouring public.

Detailed work methods are yet to be determined but it is envisaged that the respective contractor would look to use the setback between the building and Denison Street boundary for the material handling zone (MHZ) and the loading and unloading of trucks. This is considered the least disruptive option, and one that prioritises the interest of the public and traffic flows in the adjoining streets. This will require temporary cross overs at the east of the site to Denison Street to facilitate the smooth flow of construction vehicles in and out of the site.

The contractor will likely use a tower crane on site in lieu of mobiles from the streets for the following reasons: -

- 1) Facilitate the erection of scaffold to the buildings prior to demolition commencing.
- 2) Removal of existing plant and roofs and loading to trucks within the Miller Street MHZ.
- 3) Facilitate the removal of the scaffold.
- 4) Transferring of equipment and plant between the buildings and areas to be demolished.

The rubble will be sorted into and loaded into trucks for the safe removal from site.

Figure 2 below shows an indicative site plan for the demolition works.

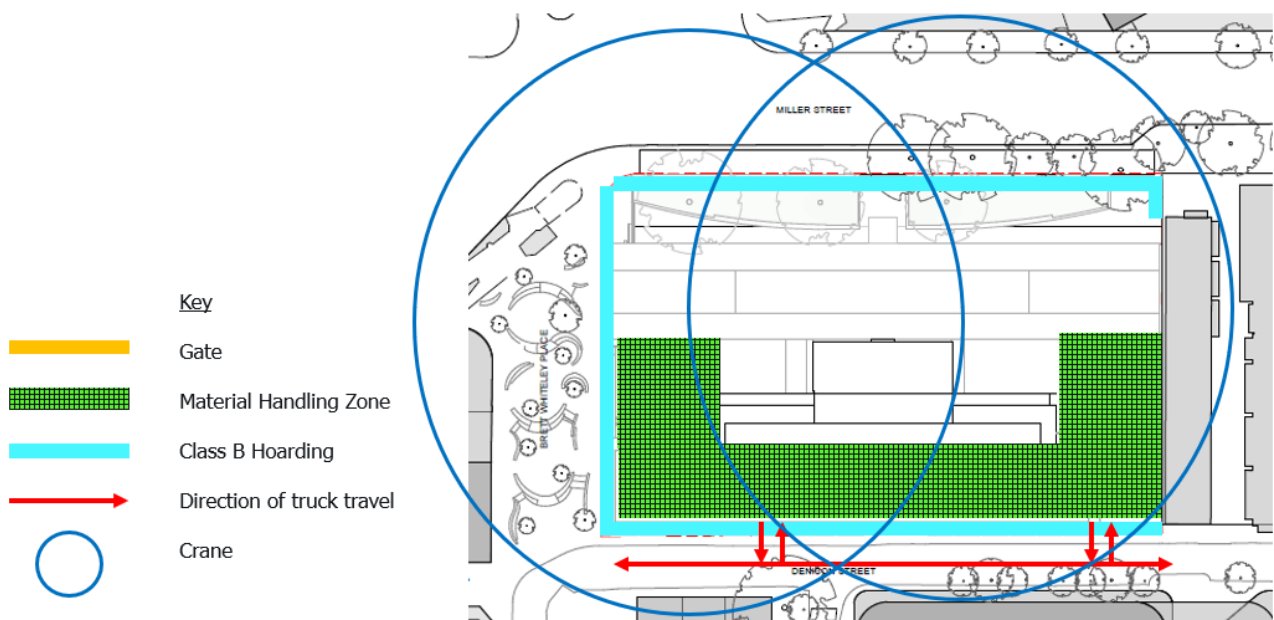


Figure 2 – Demolition and Construction Site Plan

Once the demolition works have progressed to street level the tower crane will be removed, and the demolition works will be completed.

During the demolition process temporary anchors are required to sure up the basement.

The intent is to demolish the Denison Wing and core entirely (down to the basement slab) and strip the Miller Street back to the structural steel. The basement slab will remain, as will the lower ground and upper ground slabs under the Miller Street wing.

2.3 Structure

Once demolition is completed, the new core and Denison Wing structure will be built. The Miller Street slabs will also be installed. This will require a different material handling strategy. Tower cranes and man and material hoists will be established to feed materials to the works and transport men to the different levels. An indicative material handling strategy that would provide minimal impact to busy streets could be to construct platforms (or jump start the structure to the street levels) to facilitate the unloading of trucks, pumping of concrete and storage of waste bins.

Once the structure has progressed above street level, the use of perimeter screens will encapsulate the structure to protect operatives, public and neighbouring properties as it progresses to its final levels.

The structure will be built within the site boundaries.

2.4 Façade

The new façade will follow the structure as it progresses up the building. The façade will be landed on the respective floors and erected on a floor-by-floor basis. In the Denison wing the façade will follow the structure as it is completed and in Miller Street the façade will follow behind the laying of new slabs. The installation method of the façades to all elevations will be further developed as the detailed design progresses. The east, south and west boundaries will be protected by B Class hoardings.

2.5 Fit out and Building Services

The new offices will be built to meet the project specific requirements and performance ratings for Green Star and NABERS.

New substations are required to power the development. These and all other incoming services will be coordinated with the relevant Authorities in a timely manner so that the works progress smoothly and with minimal disruptions.

Major Plant rooms are located in the basement and the top of the tower with installation commencing as soon as these areas are available.

2.6 External & Public Domain Works

The development has an aspiration to enliven the ground level and provide connectivity between surrounding streets and modes of transport. The external works and the public domain infrastructure will be constructed at the completion of the structure and when major material handling areas are no longer required. All external and public domain works will be constructed to meet authority guidelines.

2.7 Working Hours

The works will be undertaken within the hours permitted under the development application conditions.

The principal contractor may seek variations to these working hours and will obtain approval from the relevant authorities as required by providing a formal submission demonstrating that due to the nature of the works being undertaken, or the location of the site, residents in the vicinity of the site will not be adversely affected, or due to safety reasons certain specialist works can only be carried out of normal working hours.

2.8 Approvals

A Development Approval is required for the site works outlined in this section.

It is anticipated that the Development Approval will contain that certain reports and payments of fees that must be completed, submitted and approved before works can commence. They are likely to be:

- 1) Construction Management Plan

- 2) Environmental Management Plan
- 3) Erosion and Sediment Control Plan
- 4) Waste Management Plan
- 5) Traffic and Pedestrian Management Plan and
- 6) Payment of Long Service Levy and other authority fees.

The principal contractor will provide documents addressing the items above, and others as required, prior to site establishment for the review of the relevant parties.

2.9 Legislative Framework

All activities carried out during the development will generally comply with the consent conditions and the relevant provisions of the building codes and legislation, namely the Environmental Planning and Assessment Act, the Work Health and Safety Act.

3. Site Management

The development of the site will include a series of major construction activities which are described below.

3.1 Management Structure

It is expected that the applicant will engage a suitably qualified contractor to deliver the development through its selected specialist subcontractors and trades. The contractual arrangements between the parties will define the management structure.

3.2 Responsibilities

The management responsibilities of the site works will be with the contractor.

The contractor's responsibilities are generally.

- 1) Detailed design and construction and program issues
- 2) Carry out all risk assessments and the implementation of the appropriate management system
- 3) Construction site management
- 4) Appointment, monitoring and administering the progress of the subcontractors and trades; and
- 5) Complying with the relevant Development Approval conditions.

3.3 Management Systems

It is intended that the contractor will have a certified quality system of operation. The system will comprise but not be limited to:

- 1) Planning
- 2) Process control
- 3) Document control
- 4) Monitoring and measurement
- 5) Control of non-conformances
- 6) Corrective and Preventative Actions
- 7) Records
- 8) Internal Audits

3.4 Consultation

The planning and implementation of the proposed construction works will be completed to meet the requirements of the following relevant authorities where applicable:

- 1) North Sydney Council
- 2) Road and Maritime Services
- 3) Sydney Water Corporation
- 4) Ausgrid
- 5) NBN Co
- 6) Comms companies (as relevant)
- 7) Work Cover Authority
- 8) Other relevant State Agencies

3.4 Community Notification

It is expected that the contractor will notify the adjoining and nearby neighbouring properties of commencement of works.

The notification may include a contact list and telephone numbers to allow questions and complaints to be dealt with and managed quickly and efficiently as well as providing an avenue for issue identification.

3.5 Complaints

The notification will also include a Complaint Management Protocols and Procedures process. All complaints will be managed and resolved as efficiently as possible.

3.6 Health and Safety

The construction works will be undertaken in accordance with the WHS Act and relevant Regulations. As such prior to construction commencing, the contractor will prepare a Safety Plan for the site.

3.7 Site Accommodation and Access

Site accommodation and amenities will be located on the B Class hoardings initially, and then expanded and transferred to within the site as the construction progresses. The site accommodation will be accessed via the site entry gates.

3.8 Materials Storage and unloading

All materials will be stored within the site confines including waste bins.

It is intended that the contractor will utilize material handling zone accessed via Denison Street for most of the works. There will be periods where this is not possible and alternate arrangements will be necessary. These will be developed and submitted to the relevant authorities for prior approval.

Existing driveway entrances and the new proposed entries in Denison Street will also be used as appropriate during different stages of construction activities.

3.9 Security

The site will be fenced with appropriate hoardings, with secured access gates manned with trained traffic controllers. During out of hours, the site may be patrolled by security guards as necessary.

All visitors to the site will report to the site office and will be appropriately inducted and registered.

All required signage will be displayed including the Project Information Board which will indicate the contractors contact names and telephone numbers as well as a contact name and number that will be available 24 hours a day 7 days a week.

3.10 Training and Inductions

All staff and workers on site will be required to have a Work Cover "White Card" accredited construction training card.

Prior to commencement of works, all new staff and workers will be inducted into the site protocols and procedures as required by the WHS Act and Regulations.

3.11 Emergency and Incident Response

Prior to commencing works on site, the contractor will prepare an emergency and incident response procedures to ensure that all incidents are managed and resolved as efficiently as possible and with minimal impact to the human health and the environment.

4. Environment Management

Prior to commencing works on site, an Environmental Management Plan (EMP) will be prepared for the works and submitted to the relevant Authorities for approval.

The purpose of the EMP is to provide control procedures and checklists to prevent construction activities adversely impacting on the environment.

4.1 Environmental Management Plan

The EMP will co-exist with the CMP. The EMP will include controls for:

- 1) Heritage and Archaeology (if applicable)
- 2) Noise and Vibration Management
- 3) Air quality and dust control management
- 4) Hazardous Materials (Hazmat)
- 5) Contamination – including spills management
- 6) Erosion and Sediment Management
- 7) Site Dewatering / Discharge management
- 8) Site Remediation
- 9) Construction waste management
- 10) Recycling

4.2 Dilapidation Survey

A dilapidation survey will be undertaken of the surrounding streets, footpaths and neighbouring buildings before the works commence.

The dilapidation survey will be undertaken by an independent consultant and will be a record of the condition of property. The dilapidation reports will be signed by relevant parties as an accurate record.

