

# Construction Management Plan

Harbour Rocks Hotel  
34 – 52 Harrington St, The Rocks, NSW 2000

Project Number:

1000 Revision: B

Date: 13/11/17

**1. Introduction:**

This Construction Management Plan (CMP) is a primary document for the management of the works to be undertaken at 34-52 Harrington St, The Rocks, NSW 2000.

The aim of the plan is to ensure that appropriate measures have been considered for site access, egress, storage and the operation of the site during all phases of the construction process in a manner that respects adjoining owner's property rights, maintains public safety, minimises disruption to pedestrians and vehicular traffic within this locality and protect services.

**2. Scope of works:**

The Project is located at 34-52 Harrington St, The Rocks, NSW 2000.

Alteration and renovation of lower ground floor and ground floor to a existing heritage building.

**3. Noise Control:**

Noisy Works will be undertaken in out of trading hours. Excessively noisy works will be restricted to hours that cause minimal disruption to the adjoining neighbours

**4. Working hours:**

Standard working hours for audible noisy works are 7am to 6pm Monday to Friday and 8:00am to 1:00pm Saturdays. No site works can undertaken on Sundays or Public Holidays

**5. Signage:**

Site signage will be erected on the front of the site. The site signage will address OH&S issues, contact details of the site manager, emergency contact and the project certifier. When required the site sign will be updated to advise of any high risk activities that will be occurring on site and any specific PPE that is required to be worn whilst on site.

**6. Neighbours:**

Any complaints from neighbours are to be addressed in a polite and enthusiastic manner. If the issue can be resolved by the site manager it should be addressed immediately. If the issue needs to be escalated, the Project Manager should be notified immediately so the issue can be resolved.

**7. Project team contact numbers:**

The following table identifies the project team members and their role on the project.

Role	Name
Site Manager	Brenton Kelly
Project Manager	Robert Boyagi
Contract Administrator	Peter Nabhan
Promena Director	Joseph Gordon

**8. Site Facilities:**

Lunch facilities are to be established on site with tables, chairs, microwave, kettle etc. The anticipated location of these facilities will be in the ground floor dining area as there will be limited disruptive works to this area requiring the site facilities to be relocated. If the site

facilities need to be relocated throughout the project to maintain program and allow for site works they will be re-located.

Subsequent first aid, temporary services and toilets will be installed on the First and second floors if and when required.

**9. Hoardings and Site Fencing:**

Hoarding will be erected as required and staging as the project is evolved.

Site fencing will have an accessible double lockable gate for site access and material deliveries.

Doors will be closed at all times to prevent public access

**10. Scaffolding and Stair access:**

Doors will be closed at all times to prevent public access

**11. Deliveries and material storage:**

All deliveries are to be received via site access on Harrington St through to Seuz Canal. Hours of delivery are strictly before 6:30 am Monday to Friday to avoid public disruption. Appropriate traffic control and pedestrian control measures will be in place for all material deliveries.

All materials will be stored within the site boundaries.

All subcontractor materials are to be stored off site and delivered to site only as required.

**12. Material handling on site:**

All subcontractor materials are to be stored off site and delivered to site only as required. All materials will be stored within the site boundaries.

**13. Waste Management:**

All construction waste will be removed from site via wheelie bins and skip bins on wheels or dollies. All construction waste will be loaded out to the same area that have been designated above in the "Deliveries to site".

All footpaths and delivery areas are to be cleaned on an ongoing basis as required.

**14. Protection of adjoining property:**

During the construction works all adjoining property and council property will be protected against damage.

Dilapidation reporting and progress photos will be undertaken to ensure that there is evidence of the condition of all adjoining and council property at all stages during the construction works.

**15. Construction site layout:**

Refer to the plan D001 for the site layout.

#### **16. Traffic Management:**

Refer to the plan D002 for the site layout & Traffic management plan

#### **17. Additional Management Plans:**

This Construction Management plan is to be read in conjunction with the following separate management plans:

- Traffic Management Plan
- Waste Management Plan
- Environmental Management Plan

# Environmental Management Plan

Harbour Rocks Hotel  
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Project Number: 1000

Revision: B

Date: 13/11/17

**Introduction:**

The following Environmental Management Plan has been drafted to address and control the environmental risks associated with the works at 34-52 Harrington St, The Rocks, NSW 2000.

The works on this project involve the demolition and renovation to lower ground and ground floor level.

The local environment is primarily medium density residential construction with no significant parkland or waterways in the immediate or general vicinity.

**Environmental Management Plan:**

This Environmental Management Plan describes the environmental strategy, methods, controls, and requirements for the execution of the project. It stands alone as the master document for site environmental activities, and refers to company procedures.

The Environmental Management Plan defines how the environmental aspects of the project will be run. It complements the Management System and in some cases may override it

**Purpose of the Environmental Management Plan:**

The purpose of this Environmental Management Plan is to:

- Identify the environmental issues (aspects and impacts) for this project;
- Establish, communicate & implement environmental operational controls to reduce any adverse impacts on the environment from the company's activities, products and services.
- Ensure compliance by Promena Projects Pty Ltd and its suppliers & subcontractors with all relevant environmental legislation, any applicable licence, approval and permit, regulatory requirements and this EMP.
- Ensure that works are managed to reduce adverse impacts on the environment
- Action any outcomes from incidents or accidents, project audits or other identified non-conformances and to continually improve the Environmental Management System.

**Environmental Issues:**

The environmental issues that must be addressed on this project are:

Environmental Issue	Description
Recycling	Demolition and waste materials should be recycled where possible.
Hazardous Substances	Possible discovery of existing hazardous substances on site.
Erosion and Sediment Control	Sediment control to the rear laneway.
Noise & vibration	Noise and vibration from demolition works to the rear area.
Stormwater	Control of stormwater on site and escaping from the site.
Air Quality	Dust control and air born pollution.

**Environmental Control Methods:**

The previously identified environmental issues are to be controlled on this project through

the below listed methods. The individual or trade responsible for each method of control is also listed.

Environmental Issue	Control Method	Responsibility
Recycling	Demolition materials and site generated waste shall be recycled where possible.	Demolition Subcontractor
Hazardous Substances	Any hazardous substances discovered on site shall be treated with care and in line with the approved guidelines and SWMS for their removal from site. Any chemical or hazardous substances used during the construction process will be used in line with their approved MSDS and instructions for use.	Demolition Subcontractor
Erosion and Sediment Control	Stormwater runoff from site is to be controlled and filtered in line with an erosion and sediment control plan. It is expected this will be a requirement of the consent.	Demolition Subcontractor
Noise & vibration	Noise and vibration is to be minimised through the use of small machinery during demolition works. Constant monitoring of demolition activities will be undertaken to ensure vibration and noise is eliminated where possible.	Demolition Subcontractor
Stormwater	Stormwater runoff from site is to be controlled and filtered in line with the approved erosion and sediment control plan.	Promena Projects
Air Quality	Pollution from dust is to be reduced by wetting of dry fill during the demolition works.	Demolition Subcontractor

#### Key Personnel & Contact Details:

The following is a list of the Key Personal that are to be the points of contact for this project and are responsible for the monitoring of site activities and compliance with this Environmental Management Plan.

Name	Roles
Site Manager	Brenton Kelly
Project Manager	Robert Boyagi
Contract Administrator	Peter Nabhan
Promena Director	Joseph Gordon

#### Subcontractors and Suppliers:

Subcontractors shall be made aware of their responsibilities under the terms of the applicable environmental legislation, by being provided a copy of this Environmental Management Plans and by participating in site inductions.

Subcontractors will be requested to submit Safe Work Method Statements (SWMS), ITPs or environmental procedures with details of how they manage any environmental aspects and impacts associated with their activities.

Consideration of normal and abnormal operations, along with emergency scenarios will be included in as required.

Subcontractor performance will be monitored to ensure that contracts are being fulfilled and appropriate environmental management practices are being followed.

**Required Licences & Approvals:**

Where Development Consents, permits or approvals relate specifically to the project, these issues will also be deemed as "significant" and will be included in the project environmental risk assessment, Environmental Considerations & Action Table & environmental procedures.

Licences and approvals required for the project are listed below

Environmental Control	Licence/Approval	Number
Asbestos Removal	Demolition Subcontractor to provide	TBC
Demolition	Demolition Subcontractor to provide	TBC

**Communication and Consultation:**

Prior to the commencement of project activities, all site personnel (including sub-contractors) will attend site induction where key environmental issues and control mechanism will be addressed.

Site Induction shall include an outline of the requirements of this EMP and the responsibilities and accountabilities of all site personnel.

**Community Consultation:**

The Site Manager shall conduct and encourage employees and subcontractors to conduct tool box meetings to address safety & environmental hazards in and around the site, safe work practices, coordination and responsibilities.

The Site Manager will advise relevant residents and neighbours of the nature and scope of works.

**Community Complaints:**

Community complaint shall be recorded in the site diary.

Remedial action must be taken as soon as practical. Any action taken shall be recorded on site diary.

**Internal Monitoring:**

The Site Manager shall ensure that all incidents occurring in or around the site, involving company personnel, subcontractors, visitors or passers-by, are investigated and reported regardless of how minor they appear at the time of the occurrence.

A Non-conformance Report shall be completed for each incident that cannot be immediately rectified and has no ongoing environmental impact.

**Non Conformance:**



In the event of breach in the requirements of the EMP, a Non Conformance Report will be completed and issued to the offending party.

Non Conformances will be registered in the Non Conformance Report Register.

A copy of the Non Conformance Notice will be forwarded to the Project Manager and the subcontractor, who will implement appropriate corrective action.

**Additional Management Plans:**

This Environmental Management plan is to be read in conjunction with the following separate management plans:

- Construction Management Plan
- Traffic Management Plan
- Waste Management Plan

# Traffic Management Plan

Harbour Rocks Hotel  
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Project Number: 1000

Revision: B

Date: 13/11/17

**Introduction:**

The following Traffic Management Plan has been drafted to address and control the vehicle and traffic implications associated with the works at 34-52 Harrington St, The Rocks, NSW 2000.

The works on this project involve the demolition and renovation to lower ground and ground floor level.

The surrounding roads and laneways are residential streets.

This Traffic Management Plan should be read in conjunction with the Construction Management Plan and Environmental Management Plan.

**Disruptive activities:**

The following table identifies the activities that will effect the local traffic in the vicinity of the project site.

Traffic Issue	Description
Material Deliveries	Stationary delivery vehicles may inhibit local traffic.

**Methods to address disruptive activities:**

The following table identifies the methods that will be used to control and minimise any disruption to local traffic in the vicinity of the project site.

Traffic Issue	Description
Material Deliveries	All deliveries are to be received via site access on Harrington St through to Seuz Canal. Hours of delivery are strictly before 6:30 am Monday to Friday to avoid public disruption. Appropriate traffic control and pedestrian control measures will be in place for all material deliveries. All materials will be stored within the site boundaries. All subcontractor materials are to be stored off site and delivered to site only as required.

**Parking:**

Parking for all personal undertaking works on site will be in the designated local parking bays. It is the subcontractor's responsibility to find their own parking around the site in designated legal parking spaces.

**Construction Zones**

If specific construction zones are required during the works application and approval from the local council will be undertaken.

**Use of Traffic Control:**

If the use of Traffic Controllers is required during the works, an accredited Traffic Control company will be used.

**Pedestrian Access:**

Pedestrian access is to be maintained in a safe manner at all times during the construction works.

**Vehicle access:**

Vehicle access on and off the site is not required.

**Traffic Control Plan:**

Please refer to the attached plan D002.

**Additional Management Plans**

This Traffic Management plan is to be read in conjunction with the following separate management plans:

- Construction Management Plan
- Waste Management Plan
- Environmental Management Plan