

EASTERN CREEK RETAIL CENTRE

PRELIMINARY CONSTRUCTION MANAGEMENT PLAN

September 2019

PROPONENT: FRASERS PROPERTY AUSTRALIA



CREATED:	REVISION:
October 2018	A
February 2019	B
September 2019	C

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1.0 INTRODUCTION.

This preliminary Construction Management Plan (CMP) has been prepared by Frasers Property Australia's (FPA) Eastern Creek Retail Centre (ECRC) Project Management team. It intends to highlight construction processes & methodology, site safety procedures and environmental management issues in relation to the future development of Frasers Property Stage 2 Eastern Creek Retail Centre.

The aim of this CMP is to provide a preliminary assessment of the proposed construction processes and methodology to be undertaken by the Principal Contractor engaged by Frasers Property to construct Eastern Creek Retail Centre. This report aims to provide clarification on sequencing that will continue throughout construction and future anticipated tenancy fit out (with considerations to tenancies), as well as cover off processes such as defect liability period and warranties post centre opening date.

Through the provision of this Construction Management Plan, Frasers Property Australia aims to present a clear and concise representation and outline of the future construction activities that are to occur on site at Eastern Creek Retail Centre. Through the communication of these activities in this preliminary CMP, Frasers Property endeavours to detect and avoid any possible implications on relevant stakeholders and surrounding community caused by the construction of the centre.

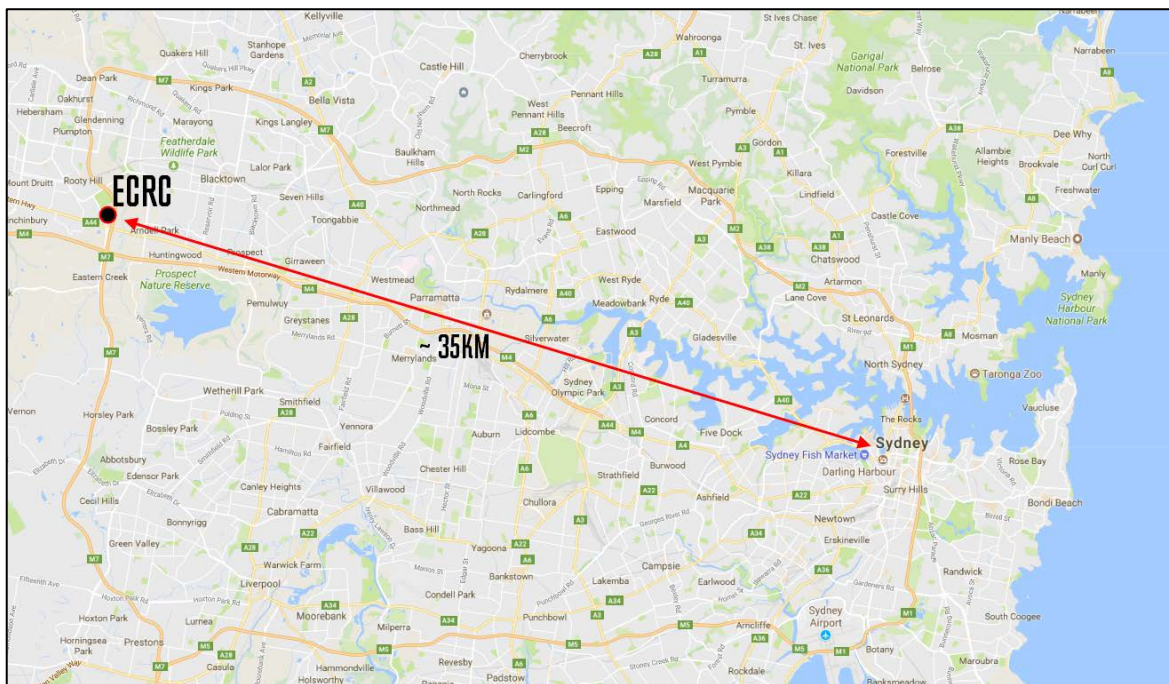


2.0 PROJECT OVERVIEW.

Fraser's Property ECRC Stage 2 Development is located in Greater Western Sydney, approximately 35 kilometres from the Sydney CBD. The site is contained within the Blacktown City Council consent authority and is bounded by Church Street, Rooty Hill Road South, Greater Western Hwy and the Westlink M7. The development of the land leased by WSPT to FPA is to be in general accordance with previous Concept Plan Approval and aims to deliver bulky good & large format retail destination covering approximately 11,600m² of GLA for the Greater West. The site neighbours ECRC Stage 1 which is a conventional retail precinct of 10,000m² of GLA.

Stage 2 of the development is anticipated to include the below:

- Combination of Large Format & Bulky Goods Tenancies (approximately 11,600m²)
- On-grade car parking
- Pad-site



3.0 FPA PROJECT CONTACTS.

CONTACT NAME	COMPANY	ROLE	EMAIL/PHONE
Emelie Watkinson	FPA	Development Manager	Emelie.Watkinson@frasersproperty.com.au
Tony Venier	FPA	General Manager – Construction	Tony.Venier@frasersproperty.com.au
Joanna Russell	FPA	General Manager – Retail Development	Joanna.Russell@frasersproperty.com.au
Scott West	FPA	National Design Manager - Retail	Scott.West@frasersproperty.com.au
Vanessa English	FPA	Senior Project Manager	Vanessa.English@frasersproperty.com.au
Tim Moore	FPA	General Manager – Leasing	Tim.Moore@frasersproperty.com.au
Principal Contractor	TBA	TBA	TBA
Tenancy Coordinator	TBA	TBA	TBA
Retail Design Manager	TBA	TBA	TBA
*Principal Contractor contacts and other contacts to be advised once contract is let.			

4.0 PROJECT SAFETY.

It is imperative that the safety and wellbeing of all ECRC stakeholders, the general public, visitors to site, client, consultants, subcontractors and Principal Contractors staff are addressed in planning, design and management decisions.

Fraser's Property's engaged Principal Contractor at Eastern Creek Retail Centre Stage 2 are to be the pursuant of the Occupational Health and Safety Act for the duration of construction works on site.

4.1 SITE SAFETY

As required by the Principal Contractor, a comprehensive Workplace Health and Safety Management Plan is to be devised regarding how the Principal Contractor intends to manage health and safety during the construction phase of ECRC. This planning is designed to detail specific activities undertaken within the scope of work for the project and to manage health and safety hazards through a risk management approach. Also required, but not limited to, is a Safe Work Method Statement (SWMS) or Risk Assessment produced by the Principal Contractor (and trades) to identify tasks or operations that could pose a health and/or safety risk to those resources engaged in performing a task. The SWMS risk assessment needs to list critical information detailed in:

- Any hazardous substances risk assessments for product used in a task; and
- Any plant risk assessment relating to plant and equipment used in the task.

The SWMS or Risk Assessment is to be developed in consultation with the Health and Safety Representative of the Principal Contractor and by those involved in a specific task (e.g. subcontractors).

4.2 PUBLIC SAFETY

As a general requirement, the public will not be allowed access within the Eastern Creek Retail Centre Stage 2 site boundaries. The Principal Contractor is to provide a detailed traffic & pedestrian management team adjacent to publicly accessible roads. This will ensure tasks, such as deliveries, are received efficiently and safely, minimising impact and risk to the public. Special consideration will be noted in regards to pedestrian management with the close proximity of facilities such as Eastern Creek Public School. It is foreseen that the management of public safety will progressively evolve and change throughout the lifetime of the project as Stage 2 evolves over its programmed construction phase.

5.0 HOURS OF WORK.

The hours of work throughout the project's construction phase (to be confirmed with Eastern Creek Retail Centre Stage 2 DA Consent Conditions) are to be adhered to by the Principal Contractor, subcontractors and other relevant stakeholders for the entirety of the project. Strict adherence to approved construction working hours allows for reasonable interaction with and minimal impact to local residents and businesses.

The below indicates typical DA conditionally approved working hours by the Department of Planning, Industry and Environment to ensure that construction is carried out in a safe and environmentally friendly manner.

Monday to Friday	7:00am to 6:00pm
Saturday	8:00am to 1:00pm
Sunday / Public Holidays	No works to be carried out.

*The Department may approve work outside of these hours (conditions apply).

6.0 NOISE AND VIBRATION.

A Noise & Vibration Management Plan will be produced by the Principal Contractor specific to the ECRC Stage 2 development prior to commencement of construction. The plan will outline the information gathering process, impact statements, control measures and implementation requirements for the site regarding noise and vibration.

All construction works will be completed in a manner so as not to cause undue damage to adjoining infrastructure, properties and waterways. An acoustic consultant will be required. They are to provide appropriate vibration monitoring to sensitive site locations. Part of the Communications / Stakeholder Engagement Plan will address noise, dust and vibration.

Should undue noise or vibration be felt by the nearby community and ECRC stakeholders, Frasers Property and the Principal Contractor will look to resolve the issues as rapidly as practical.

7.0 SITE ESTABLISHMENT.

It is the intention that Frasers' Principal Contractor will take possession of the Eastern Creek Retail Centre Stage 2 site as a benched site with the main earthworks completed under the infrastructure package.

Upon possession of the site, the Principal Contractor will establish a site office and amenities. Site accommodation is to consist of purpose built accommodation with segregated access ways separating vehicle and pedestrian pathways. Site accommodation will include facilities such as entry/exit gate for security, first aid facilities, induction room, change rooms, toilet & shower facilities (both male and female). This assessment and analysis will be subject to further planning to ensure the most practical location.

The location of Principal Contractor site accommodation, amenities and parking will be subject to further change.

8.0 CONSTRUCTION METHODOLOGY.

Frasers Property has developed this draft construction methodology (final construction methodology is subject to final agreement by Frasers and Frasers' Principal Contractor). Frasers Property believe that this methodology will minimise external disruption and have positive effect on the surrounding environment throughout the construction phase, with consideration to key elements – retailer integration, traffic management (public and construction), neighbourhood and stakeholder management and health and safety (public and site specific).

8.1 SITE POSSESSION AND COMMENCEMENT

Upon Frasers' Principal Contractor gaining possession of the ECRC site and commencing works, the principal's project management team are to arrange for; the connection of temporary services; deliveries and installation of site accommodation and amenities; establish vehicle and pedestrian access/exit points; emergency evacuation procedures; fencing and gates.

8.2 TRAFFIC MANAGEMENT

Frasers' Principal Contractor will draft and submit a Construction Traffic Management Plan (CTMP) for Eastern Creek Retail Centre to Blacktown City Council or RMS as appropriate. This CTMP will take into consideration all stakeholders of the site including but not exclusive to:

- Blacktown City Council

- Frasers Property
- Principal Contractor and Sub-Contractors
- Tenants
- RMS
- Surrounding Properties and Community
- Eastern Creek Public School
- Eastern Creek Retail Stage 1 Operating Centre
- Relevant Authorities

With consideration taken in regard to the above stakeholders, the CTMP, drafted by the Principal Contractor in lodgement for the Construction Certificate (CC), will ensure the following are implemented during the construction phase:

- Access arrangements and traffic control measures for all construction activities
- Maintain full operations and access to surrounding residents
- Maintain full access for all relevant authorities
- Provide designated safe pedestrian routes around the perimeter of the site
- Create and maintain an appropriate construction zone
- Control all construction traffic to and from the construction zone
- Ensure suitable traffic control personnel are in place at all times

The below outlines general measures that may be implemented to mitigate traffic impacts:

Consideration	Measure
Vehicle Routes	Vehicle routes for all construction related traffic will be considered at lodgement of the CC. It is anticipated all traffic will gain access to the site from Rooty Hill Road South via the proposed access road / new intersection at Cable Place and then with a right hand turn from the roundabout into the site.

Hours of Operation	General construction hours of operation will be implemented. Note aforementioned 5.0 Hours of Work.
Access Arrangements	Access will be provided to all approved construction workers appropriately inducted and qualified to enter site. Access will be provided to all relevant stakeholders in the development during construction. Access will not be provided to the public.
Traffic Control	Traffic control workers will be utilized by the Principal Contractor to surround the perimeter of the construction site to mitigate any risk to the public/construction workers and assist in the logistical operation of the construction phase as required.
Perimeter Fencing	Perimeter fencing to be erected to prevent pedestrian crossing of roads in high-risk areas surrounding the development.

8.3 PEDESTRIAN MANAGEMENT

The public will not be allowed access to ECRC site. It shall be the Principal Contractors' responsibility to manage all site entry, ensuring those entering site are appropriately inducted and meet relevant requirements upon entry.

Future CTMP plans and drawings generated by the engaged Principal Contractor will outline the perimeters of the site following commencement on site by the Principal Contractor. Perimeters are anticipated to be surrounded by a mixture of fencing and hoardings as required. These hoardings are to be maintained by the Principal Contractor, ensuring they are clean and well illuminated in a safe manner at all times.

8.4 WASTE MANAGEMENT

Fraser's Principal Contractor will load and transport all contaminated and non-recyclable materials to EPA approved landfill sites. All recyclable materials will be disposed of by Fraser's Principal Contractor at the closest and most relevant recycling depot. All waste loads departing site shall be covered with tarpaulins to ensure that any dust or sediment does not escape the truck or bin body.

The below outlines the proposed management of separate types of waste.

Type of Waste	Measure
Excess Soils	Spread on-site
Sediments captured in soil and water management measures	Spread on site in open space areas prior to revegetation/landscaping works
Soil and water control equipment	Dismantled and recycled

8.5 SITE ACCESS

Fraser's Principal Contractor is required to undertake site-specific safety induction training and processes for the entire construction workforce present at Eastern Creek Retail Centre. Only workers who have previously been inducted and issued with ID verification will be allowed to enter the controlled site and undertake works accordingly.

8.6 SCAFFOLDING, HOARDINGS AND BARRIERS

The site perimeter is anticipated to consist of various barriers and protections. A mixture of fencing and hoardings are to surround the boundary of the site as required. Shade cloth will be erected to perimeter fencing to provide dust control measures to the site.

9.0 DEFECTS AND DEFECT LIABILITY PERIOD (DLP).

During the Defects Liability Period (DLP), Fraser's Property will provide assistance toward the rectification of defects by the Principal Contractor and related trades. The Principal Contractor is to provide planned and

unplanned maintenance upon installed systems, such as mechanical and fire, to ensure they remain appropriately functional. Planned maintenance is to be carried out in accordance with schedules presented within the Operational & Maintenance (O&M) Manuals. These manuals will also record all attendance and works carried out by associated trades.

10.0 TENANCY FITOUT.

A Frasers Property employed Tenancy Coordinator will be responsible for ensuring all aspects of tenancy requirements in accordance with the desired lessee/lessor scope of works, are reflected in the design and carried out on site within the required timeframe.

A full understanding of the FPA Tenancy Fit Out Guide (TFG) by the Principal Contractor and Frasers Property will ensure a smooth transition for retail fit out toward the Eastern Creek Retail Centre Stage 2 Grand Opening.

The logistics for the tenancy shopfitter's access to site, inductions for fit out trades, materials handling, waste management, retail staff access, shop stocking and other related activities will be managed by the Principal Contractor and Frasers Property Tenancy Coordinator. Site safety will be at the forefront of the Principal Contractor's and Tenancy Coordinator's planning, ensuring all relevant safety procedures are adhered to and followed responsibly.

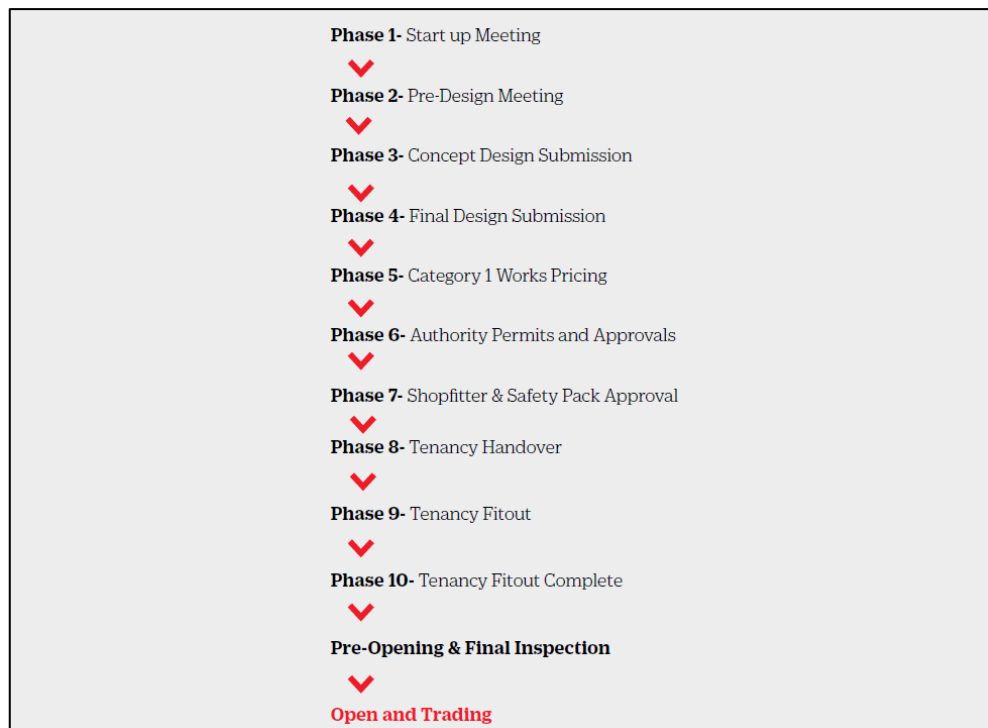
The lessee scope, generally described in the Agreement for Lease (AFL) between retailers and Frasers Property, will be considered from the outset of the project. The complete understanding of the related AFL's, including the retailer's store specifications and related performance criteria will be key for the successful delivery of the centre, commencing at the design stage through to handover.

11.0 TENANCY COORDINATION.

A Frasers Property Tenancy Coordinator will lead the design of Tenancy fit out and manage the Tenancy Coordination process (see below) on behalf of Frasers Property. The Principal Contractor is to liaise, coordinate and cooperate with the Tenancy Coordinator both directly and through the Frasers Property's Project Management team.

The Tenancy Coordinator's role within EPTC can be summarised as below:

- Explain the intent and application of the Tenancy Fitout Guide (TFG) provided by Frasers Property to the Tenants.
- Ensure tenancy designs meet design standards and manage design reviews.
- Coordinate the Tenant's fit out works with the Lessor's works/Principal Contractor.
- Approve fit out program as proposed by the Tenant/Tenancy Shopfitter.
- To monitor progress of fit out works for completion prior to centre Grand Opening.
- Monitor the submission of documentation to relevant authorities.



12.0 RETAIL STAGING.

Building in and amongst live facilities, such as retail environments, requires planning and communication to ensure minimal disruption for occupants of these complex facilities. Planning from the outset of the project and building on experiences with stakeholders and the surrounding community will be of the utmost importance to minimise impact from construction activities for the benefit of retailers and customers.

Key issues to be considered toward obtaining a successful, clear and concise staging strategy involves:

- Clear, completed parking and pedestrian access to the new retail precinct;
- Safe and professional segregation of construction areas at all times for customers and staff;
- Clear, easy and safe access to and from Edmondson Park Station and car park to the retail precinct;
- Ensuring clean, professional surroundings along the adjacent streets and pedestrian walkways;
- Noise and dust criteria set out early in the project which is to be strictly adhered to at all times;
- Hoarding treatments that provide a sense of community, leading to a positive experience.

Fraser's Property and the Principal Contractor will develop a traffic and pedestrian management plan for each stage of the project, to be amended to suit the ever-changing environment.

The project is to remain under constant review, searching for new efficiencies as retailers begin to trade. As such, a community management plan will be implemented as part of the Principal Contractors overall Project Management Plan.

Fraser's Property and the Principal Contractor will provide a 24-hour emergency number for which the public can openly raise issues for monitoring and management, addressment and response as is deemed necessary.