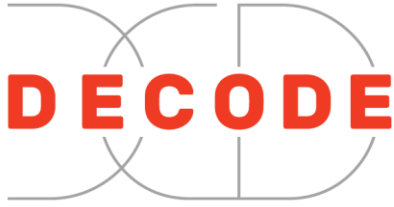


DECODE GROUP

# Construction Management Plan

Project  
Doncaster Avenue, Kensington  
Student Accommodation

CTR-COR-001-001 Construction Management Plan	Date reviewed: 30/04/2022	To be reviewed on: 30/06/2023	Version: 2.0
Printed documents may not be current. Ensure currency prior to use	Authorised by: Sam El Rihani	Page 1 of 15	



## **1.0 Introduction.....**

- 1.1 Purpose
- 1.2 Scope of this Plan
- 1.3 Proposed Works
- 1.4 Site Location
- 1.5 Precedence
- 1.6 Interface with other Project Plans and Procedures
- 1.7 Document Control

## **2.0 Construction Management.....**

- 2.1 Approach
- 2.2 Approvals
- 2.3 Site Security
- 2.4 Public / Worker Safety
  - 2.4.1 Hoarding
  - 2.4.2 Amenities
- 2.5 Traffic Management Plan
- 2.6 Hours of Work
- 2.7 Site Notice
  - 2.7.1 Notification to adjoining land owners and occupiers

## **3.0 Construction Methodology.....**

- 3.1 Demolition and Excavation
- 3.2 Substructure Works
- 3.3 Core
- 3.4 Structure
- 3.5 Façade
- 3.6 Services and Finishes
- 3.7 External Works
- 3.8 Construction Sequence and Planning
- 3.9 Material Handling
  - 3.9.1 Tower Cranes
  - 3.9.2 Mobile Cranes
  - 3.9.3 Hoists
  - 3.9.4 Concrete Handling
  - 3.9.5 Rubbish Removal
  - 3.9.6 Loading Platforms

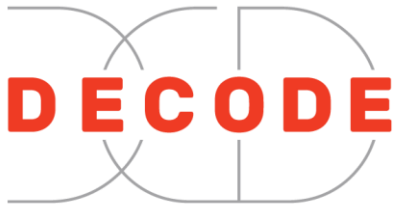
## **4.0 Environmental.....**

- 4.1 General
- 4.2 Noise and Vibration Management
- 4.3 Dust Management
- 4.4 Storm water and Sediment Control
- 4.5 Waste Management

## **5.0 Appendices.....**

- 5.1 Appendix 1 – Site Layout
- 5.2 Appendix 2 – Traffic Management Plan
- 5.3 Appendix 3 – Proposed Traffic Routes

CTR-COR-001-001 Construction Management Plan	Date reviewed: 30/04/2022	To be reviewed on: 30/06/2023	Version: 2.0
Printed documents may not be current. Ensure currency prior to use		Authorised by: Sam El Rihani	Page 2 of 15



## 1.0 Introduction

### 1.1 Purpose

This Construction Management Plan has been documented to describe how the Project Management team shall implement and conduct its allocated site management responsibilities during the Construction phase of the Project at 4 – 18 Doncaster Avenue, Kensington.

A fundamental aim of this plan is to ensure all construction is properly facilitated, integrated and coordinated so as to deliver certainty to the objectives of the Project.

This plan forms part of the Decode Group's Management System for Quality, Environment and Work Health and Safety.

### 1.2 Scope of this Plan

This Plan provides a holistic approach that:

- Advises how the project management team will comply with the requirements of the Contract relating to construction.
- Defines the project objectives and targets of relevance to the construction phase.
- Describes constraints specific to the construction phase and the project in general.
- Describes the process for the identification and control of risks specific to the construction phase.
- Details the proposed strategy for the construction phase, with regard to establishment, resourcing, site organisation and construction controls.

### 1.3 Proposed Works

The proposed works require the construction of:

- Demolition of non-compliant works.
- Fit-out of the existing structure and existing basement.
- Construction and fit-out of the remaining section of the building
- Landscaping and public domain works.

CTR-COR-001-001 Construction Management Plan	Date reviewed: 30/04/2022	To be reviewed on: 30/06/2023	Version: 2.0
Printed documents may not be current. Ensure currency prior to use		Authorised by: Sam El Rihani	Page 3 of 15

## 1.4 Site Location



Figure 1: Example

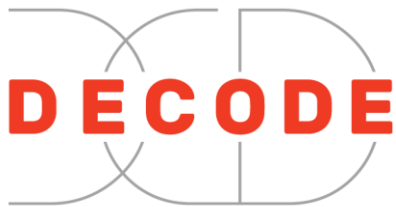
## 1.5 Precedence

Where ambiguity is detected between the procedures and requirements in this plan and Decode Group's Construction Management Systems, then the procedures nominated in this plan will take precedence.

## 1.6 Interface with other Project Plans and Procedures

The Construction Management Plan forms part of an integrated set of Project Management Plans and should be read in conjunction with these other plans.

CTR-COR-001-001 Construction Management Plan	Date reviewed: 30/04/2022	To be reviewed on: 30/06/2023	Version: 2.0
Printed documents may not be current. Ensure currency prior to use		Authorised by: Sam El Rihani	Page 4 of 15



## 1.7 Document Control

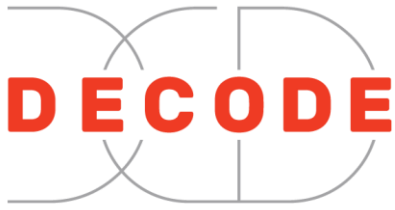
Amendments to this Construction Management Plan are approved by the Project Manager and authorised for distribution to all holders of controlled copies.

Date	Name of Recipient	Organisation
22.11.2022	Mitch Ryan	Accord Property/ MJR

Uncontrolled hard copies of this plan may be distributed to Decode Group's personnel. These copies are not subject to automatic amendment and the receiver should verify currency of the document. Revisions to this Management Plan will be made as required to reflect the current system requirements.

Rev	Date	Description	Page	Review by	App. by
A	22.11.2022	Preliminary issue			
B		For Construction			
C		Amend 3 monthly to reflect changing conditions			

CTR-COR-001-001 Construction Management Plan	Date reviewed: 30/04/2022	To be reviewed on: 30/06/2023	Version: 2.0
Printed documents may not be current. Ensure currency prior to use		Authorised by: Sam El Rihani	Page 5 of 15



## 2.0 Construction Management

### 2.1 Approach

The major external constraints on the project are:

- Material deliveries noting the traffic on Doncaster Avenue.
- Live environment of the LR train yard.
- Staging (2 stages) and completing portion 2 whilst portion 1 is occupied.

### 2.2 Approvals

CC1 – CC4 have already been issued for all of the works

### 2.3 Site Security

The site is already secured using appropriate fences and class A hoardings, with access gates (**refer Appendix 1 – Site Layout**) manned with qualified traffic control officers to control site entry of inducted personnel and machinery.

The site will also be secured by appropriate means out of hours with control measures that ensure that there will be no public access.

All visitors to the site will be required to report to the site office and will be appropriately inducted and registered in the Visitor log, during their visit they will be accompanied by an inducted construction team member.

### 2.4 Public / Worker Safety

All site staff and subcontractors will be required to complete a site-specific induction before commencing work on site. The induction will cover aspects relating to safety and amenity; including access, emergency evacuation procedures, location of First Aid facilities, location of amenities, site hours, material handling, noise and dust policies and environmental management.

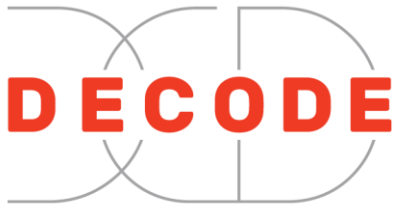
Prior to commencing works on site, all subcontractors will be required to submit project-specific Safe Work Method Statements. These SWMS will be reviewed by Decode Group for compliance with the overall Project Safety Plan and other relevant Standards and authorities.

Weekly Toolbox meetings will be held addressing all issues and concerns. These meetings will be recorded and audited.

#### 2.4.1 Hoarding

The site is already secured using appropriate fences and class A hoardings, with access gates.

CTR-COR-001-001 Construction Management Plan	Date reviewed: 30/04/2022	To be reviewed on: 30/06/2023	Version: 2.0
Printed documents may not be current. Ensure currency prior to use		Authorised by: Sam El Rihani	Page 6 of 15



### 2.4.2 Amenities

Site offices are located on the ground floor in the future gym area. Ablutions block is fully plumbed into existing sewer and is located at the front of the building off Doncaster Avenue.

## 2.5 Traffic Management Plan

The Construction Traffic and Pedestrian Management Plan has been prepared and includes:

- Ingress and egress of vehicles to the site.
- Loading and unloading, including construction zones.
- Predicted traffic volumes, types, and routes.
- Pedestrian and traffic management methods.
- Construction traffic on the local road network.

All traffic movements and vehicles will conform to current Roads and Maritime Services (RMS) requirements. All vehicles accessing the site during early works stage will conform to the RMS "Traffic controls at work sites" manual, and Australian Standards. Only certified traffic controllers shall be used when required.

Appropriate directional signage and traffic control will be provided to ensure vehicles enter and leave site with minimal disturbance to other road users.

All construction plant and machinery will be parked within the site boundaries. It is envisaged that all efforts will be made to encourage the use of the good public transport systems that are available in the Kensington area for construction staff and workers. This will be conveyed through all contractor documentation and Site Inductions. The site will not encourage local parking.

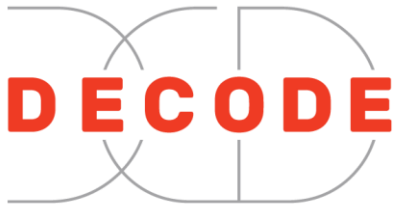
Decode Group will have to ensure safety of the local Kensington community access surrounding the Doncaster Avenue Project is to be maintained throughout construction. Alternative routes, including those for persons with disabilities, shall be clearly identified and signposted for the duration of the works, and until such time as the permanent accessible paths are provided.

## 2.6 Hours of Work

Decode Group will ensure that the hours of site operation on the development will be carried out as follows:

- a) All excavation and construction work and activities in the vicinity of the site generating noise associated with preparation for the commencement of work (e.g. loading and unloading of goods, transferring of tools) in connection with the approved development must only be carried out between the hours of:
  - 7.00am and 5.00pm on Mondays to Fridays.
  - 8am and 5.00pm Saturdays.
  - No work must be carried out on Sundays or public holidays.

CTR-COR-001-001 Construction Management Plan	Date reviewed: 30/04/2022	To be reviewed on: 30/06/2023	Version: 2.0
Printed documents may not be current. Ensure currency prior to use		Authorised by: Sam El Rihani	Page 7 of 15



- No work may be carried out on Saturdays or Sundays where the proceeding Friday and / or the following Monday is a public holiday.
- Rock breaking, rock hammering, sheet piling, pile driving and similar activities may only be carried out between the following hours :
  - 9.00am to 12pm, Monday to Friday
  - 2.00pm to 5.00pm Monday to Friday

b) Works may be undertaken outside these hours:

- Where the delivery of materials is required outside these hours by the Police or other authorities.
- Where it is required in an emergency to avoid the loss of life, damage to property and/or to prevent environmental harm.

## 2.7 Site Notice

A site notice(s) shall be prominently displayed at the boundaries of the site for the purposes of informing the public of project details including, but not limited to:

- Details of the Builder & PCA for all stages of the project.
- The approved hours of work.
- The name of the Site/Project Manager, the responsible managing company (if any), its address and 24-hour contact phone number for any inquiries, including construction/noise complaints will be displayed on the site notice.
- Unauthorised entry to the site is not permitted.
- Personal protective equipment (PPE) signage, identifying the requirements for entering/visiting the construction site.

### 2.7.1 Notification to adjoining land owners and occupiers.

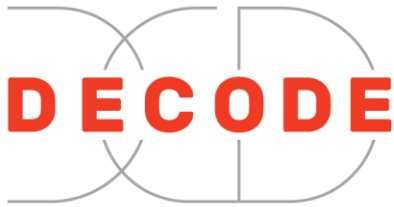
Decode Group will provide written notice to all adjoining landowners to the surrounding site boundaries when works are required to be completed outside of the approved hours.

This notice will include:

- Approved work hours outside the normal construction hours as outlined above in 2.6 Hours of Work.
- Contact telephone number of a Decode representative for any queries relating to the works to occur within the issued notice.

The above notice will be provided to adjoining owners and occupiers one week before any works are to occur outside normal construction hours.

CTR-COR-001-001 Construction Management Plan	Date reviewed: 30/04/2022	To be reviewed on: 30/06/2023	Version: 2.0
Printed documents may not be current. Ensure currency prior to use		Authorised by: Sam El Rihani	Page 8 of 15



## 2.8 Dilapidation Report

A Dilapidation survey of Council assets and adjoining properties including photographs and written record has been prepared and submitted to Council by others prior to the commencement of demolition.

Further assessment to this report will be carried out post construction phase and reissued to all stakeholders as required under the DA.

## 3.0 Construction Methodology

### 3.1 Demolition and Excavation

Part of the building has already been constructed – See Appendix 5.1

Existing services within the building will be located and, either capped if redundant, or modified if they are to be used as temporary services for the works. After capping demolition can occur.

The piling system has been designed by a registered Engineer and was based on current geotechnical information.

The overall design drawings and specifications can be found as standalone documents and are not included in this CMP.

### 3.2 Substructure Works

The tower crane will be erected as soon as possible and will generally be used to construct the new portion of the building.

The materials hoist will be installed as soon as possible and will be used to construct the new portion of the building and facilitate the re-construction of the existing (new) building.

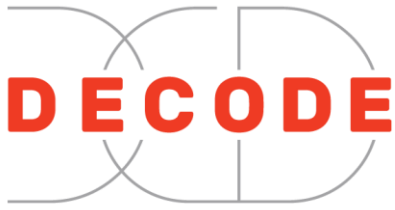
The tower cranes will assist with the removal of the last of the spoil where it is uneconomical to be done by other means, and load in materials for the substructure works.

Given the size of the site and to ensure program is met, the site will be broken up into 2 zones so that concurrent activities can occur. As excavation is completed foundations will be cast, in ground services installed, the ground prepared for the structure and the slab on ground will be cast.

Following the slab on ground, the L1 slab will be formed and poured.

All concrete that will be cast on site will be through the utilization of mobile boom pumps.

CTR-COR-001-001 Construction Management Plan	Date reviewed: 30/04/2022	To be reviewed on: 30/06/2023	Version: 2.0
Printed documents may not be current. Ensure currency prior to use		Authorised by: Sam El Rihani	Page 9 of 15



### 3.3 Structure

The structural trades and site works will be supported by the tower crane for lifting of materials, formwork hoists to lift recycled formwork, material hoist to transport materials to the decks, mobile boom booms to place concrete and propriety perimeter edge screens to provide fall protection to operatives.

### 3.4 Façade

The facade being generally brickwork will be demolished and rebuilt. Face brick which will be erected as soon as formwork is stripped, set downs waterproofed and set outs completed This will enable internal fit out to commence.

### 3.5 Services and Finishes

When slabs are cast and the formwork is stripped, the services will commence installation. These works will commence within the building but will not be completed until the internal walls are finished. The works will be organized in several passes, with what we term “rough in of services” being the first pass which is all services that can be installed before the internal walls is installed to that level.

Finishes are normally commenced in earnest when the windows are installed and walls are sheeted to that floor. The services will be scheduled to be completed enough to allow finishes to commence in our programming.

Plant, equipment and materials will be lifted to the floors via several means depending on what stage the building is at. The means will be tower crane, material hoist or builders lift. The builder’s lifts will be used for “clean trades” such as services fit off, carpets, ceiling tiles and fit out, to minimize damage to the lifts.

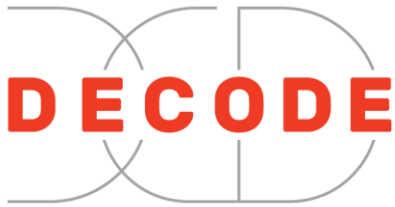
Materials that will be hoisted via the material hoist or builders lifts will be unloaded in the loading dock to save congestion to the material handling areas.

### 3.6 External Works

When the fabric of the building is complete, and the tower crane have been removed, the scaffold /gantries will also then be removed. This will allow the external works to be finalized and completed in a timely manner.

The works will also include making good any areas that have been affected by the construction of the project. As some of the external works will be to footpaths and roads to mesh them in with the new building, some footpath and lane closures may be required. These will be coordinated with the Authorities at the relevant times in the project.

CTR-COR-001-001 Construction Management Plan	Date reviewed: 30/04/2022	To be reviewed on: 30/06/2023	Version: 2.0
Printed documents may not be current. Ensure currency prior to use		Authorised by: Sam El Rihani	Page 10 of 15



### 3.7 Construction Sequence and Planning

The locations and types of plant may vary depending on the results of more detailed planning as the design solidifies and the availability of plant is firmed up.

There will be 3 distinct phases requiring different material handling logic to construct the building efficiently and minimize impact on surrounding streets and neighbors. The phases are:

Phase 1. Site establishment, detailed excavation and ground floor slab.

Phase 2. Structure.

Phase 3. Finishes and external works.

Each Phase will not happen in isolation. Phase 2 and 3 will happen simultaneously once the structure is sufficiently complete to allow the Finishes trades to commence on lower levels.

Staged Handover. It is proposed to have the Works over in 2 stages. As noted the building will be broken into 2 parts down approx. grid line E / F. An acoustic / fire rated wall as documented will be installed as well as class A hoarding between the 2 stages. We will not require access via stage 1. All access to stage 2 will be via a new site entrance at gridlines C / D. By the time of the stage 1 handover the tower crane will have been removed as only internal finishing works and external landscaping / public domain works will remain.

### 3.8 Material Handling

#### 3.8.1 Tower Cranes

1 tower crane will be installed.

#### 3.8.2 Mobile Cranes

Mobile cranes will be used during the site establishment phase and the demobilization phase.

#### 3.8.3 Hoists

1 material hoist will be installed.

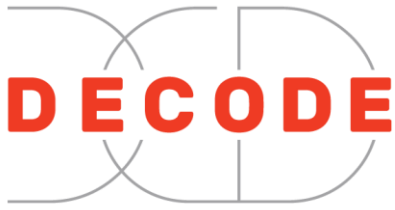
#### 3.8.4 Concrete Handling

Loading bay and work zones areas for concrete booms and placement will be established.

#### 3.8.5 Rubbish Removal

Rubbish will be removed from site by a licensed waste contractor and taken to a transfer facility for separation and disposal.

CTR-COR-001-001 Construction Management Plan	Date reviewed: 30/04/2022	To be reviewed on: 30/06/2023	Version: 2.0
Printed documents may not be current. Ensure currency prior to use	Authorised by: Sam El Rihani		Page 11 of 15



### 3.8.6 Loading Platforms

No loading platforms.

## 4.0 Environmental

### 4.1 General

The objective of this section is to identify the proposed methods that will be employed to minimize the impact of noise, vibration, air quality and waste management in the vicinity of the development.

### 4.2 Noise and Vibration Management

The normal hours of work will typically be 7.00am to 5.00pm, Monday to Friday and 8.00am to 5.00pm Saturdays, excluding public holidays.

Noise management will generally be in accordance with environmental noise management criteria, with all plant being regularly maintained and log books kept ensuring that there are no excess noise emissions. Where it is practical, electric machinery will be used in lieu of mechanical devices.

All subcontractors will also be responsible for managing noise and vibration in accordance with their approved project-specific Management Plans.

It is not proposed to undertake some after-hours works for specific tasks to minimise impacts to pedestrians, vehicular traffic or in the interests of safety.

Any after-hours works will be subject to consultation with Council prior to works being scheduled and notification given to surrounding residents by Decode.

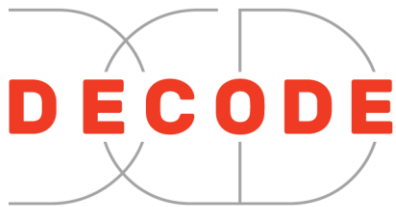
### 4.3 Dust Management

Dust control measures will be implemented as required and will be in accordance with Workplace health and safety regulations.

Dust Management will be most critical during the initial phase of the project, with the subcontractors for these trades specifically dealing with dust management within their project-specific management plans.

Measures that may be employed include:

CTR-COR-001-001 Construction Management Plan	Date reviewed: 30/04/2022	To be reviewed on: 30/06/2023	Version: 2.0
Printed documents may not be current. Ensure currency prior to use		Authorised by: Sam El Rihani	Page 12 of 15



- Site Perimeter – A 2.0m height chainwire fence with shade cloth if required will be provided.
- Excavation – Water down working surfaces as required, minimise stock piling of material and maintaining stabilised access roads and driveways.
- Material/Spoil removal – All trucks removing materials from site will be loaded whilst inside the site perimeter, with loads covered before exiting.
- Construction – Maintain a high level of housekeeping to minimise likelihood of windblown dust

#### 4.4 Stormwater and Sediment Control

A Stormwater and sediment control plan will be developed and will be implemented prior to works commencing.

This will ensure that Stormwater from the development does not enter adjoining properties, and that all water that enters the council Stormwater system does not contain silt or other contaminants.

The following are possible solutions during each phase of construction. These options will be developed further and consolidated into the overall management plan.

- Demolition / Excavation – At the commencement of these works, screens and bunding at the perimeter of the site where stormwater may run off will be installed. Bunding will also be implemented around stormwater drains.
- Diligent housekeeping will be implemented to minimise risk of dust/debris being washed into pits.
- Construction – The building slab drainage will be progressively installed and connected to council drains. Drainage pits will be bunded or have filter cloth applied to ensure debris and silt does not enter the council's drains.

These sediment controls will be in place for the duration of the works to ensure that no sediment, fines, and like material can enter the waterway or drainage system. Decode Group will carry out these works generally in accordance with this plan and controls are to be maintained at design level throughout the duration of the works and are to be inspected for this purpose at frequent intervals. Any deficiencies will be immediately made good.

#### 4.5 Waste Management

An Environmental Management Plan will be developed and implemented by Decode Group to align with the approved Construction Management Plan.

The plan will effectively address the appropriate segregation, containment, and disposal of waste in accordance with the Environmental Management Guidelines.

Decode Group will identify key objectives for sustainable management during the design and construction phase which will include.

CTR-COR-001-001 Construction Management Plan	Date reviewed: 30/04/2022	To be reviewed on: 30/06/2023	Version: 2.0
Printed documents may not be current. Ensure currency prior to use		Authorised by: Sam El Rihani	Page 13 of 15

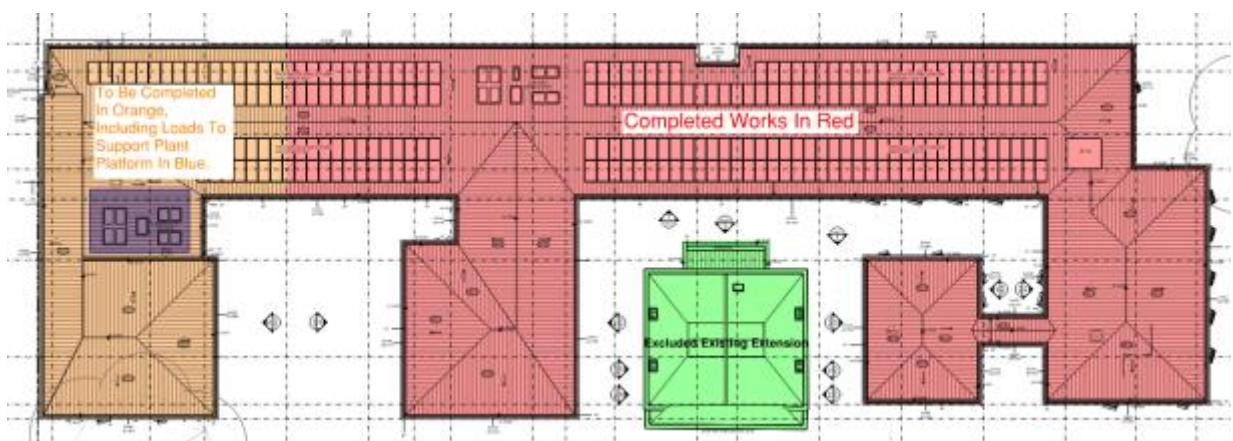
- Minimise construction waste - starting from design stage.
- Maximise recycled and recyclable content of construction materials.
- Maximise re-use of and recycling of construction material.
- Select construction materials with minimal environmental impact where appropriate.

These objectives can be achieved by:

- Implementing the management plan in design and building processes.
- Where practical, providing dedicated storage areas for the separation and collection of recyclable material.
- Requiring contractors to have an Environmental Management System (EMS) prior to commencement of their contracted works that is then applied through the duration of the programme.
- maximising the re-using/ recycling/ composting of all construction waste where possible.

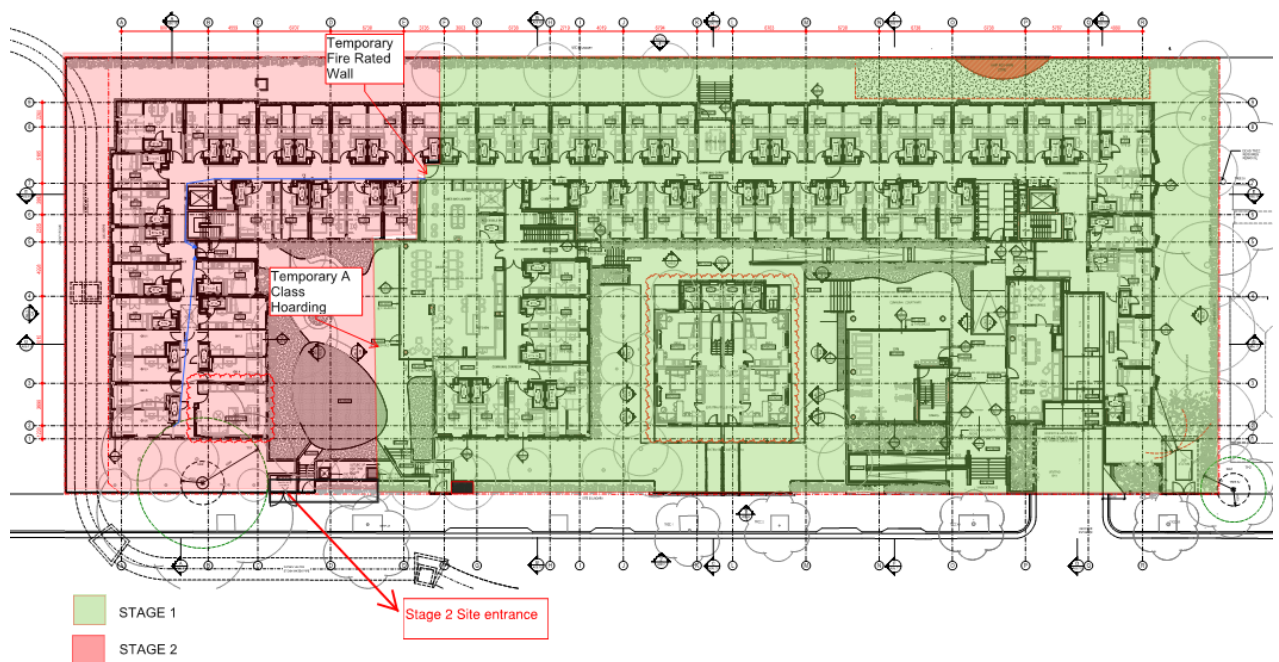
## 5.0 Appendices

### 5.1 Appendix 1 – Completed structure vs uncompleted structure.



CTR-COR-001-001 Construction Management Plan	Date reviewed: 30/04/2022	To be reviewed on: 30/06/2023	Version: 2.0
Printed documents may not be current. Ensure currency prior to use		Authorised by: Sam El Rihani	Page 14 of 15

## 5.1 Appendix 2 – Stage 2



CTR-COR-001-001 Construction Management Plan	Date reviewed: 30/04/2022	To be reviewed on: 30/06/2023	Version: 2.0
Printed documents may not be current. Ensure currency prior to use		Authorised by: Sam El Rihani	Page 15 of 15