

Ivanhoe Estate

Preliminary Construction Management Plan

May 2021

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1.0 INTRODUCTION

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

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/s engaged by Frasers Property to construct Ivanhoe Stage 2.

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 Ivanhoe. Through the communication of these activities in this preliminary CMP, Frasers Property endeavour to avoid and detect any possible implications on adjacent properties and relevant stakeholders throughout the construction of the project.

1.1 Site Overview



Figure 1 – Ivanhoe Master Plan

2.0 SAFETY

It is imperative that the safety and wellbeing of all Ivanhoe stakeholders, the public, visitors to site, client, consultants, subcontractors, and *Principal Contractor's* staff are addressed in planning, design and management decisions.

Fraser's Property's engaged *Principal Contractor/s* at Ivanhoe are to be pursuant of the Occupational Health and Safety Act and all other safety regulations for the duration of construction works on site.

2.1 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 Ivanhoe. 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).

2.2 Public Safety

As a general requirement, the public will not be allowed access within the Ivanhoe Stage 2 site boundaries. The *Principal Contractor* is to provide a 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. It is foreseen that the management of public safety will progressively change throughout the lifetime of the project as Ivanhoe Stage 2 evolves over its programmed construction phase.

3.0 HOURS OF WORK

The hours of work throughout the project's construction phase (to be confirmed Ivanhoe 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 authorities to ensure that construction is carried out in a safe and environmentally friendly manner.

Monday to Friday	7:00am to 7:00pm
Saturday	8:00am to 4:00pm
Sunday / Public Holidays	No works to be carried out as per council conditions.

4.0 CONSTRUCTION MANAGEMENT

5.1 Noise Management Plan

A draft Noise & Vibration Management Plan will be produced by the *Principal Contractor* specific to Ivanhoe Stage 2 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 relevant stakeholders, residents, or other tenants - Frasers Property and the *Principal Contractor* will look to resolve the issues as rapidly and reasonable as practical.

5.2 Air Quality Management Plan

The Principal Contractor/s will monitor background levels of dust deposition and air quality, the effectiveness of dust emission controls on the construction site and the impacts of any nuisance on adjoining properties or other affected properties.

The Principal Contractor/s may require the Subcontractor to carry out additional Air monitoring if a complaint regarding Air Quality is received.

Any detected Air Quality non-conformances are to be recorded by the Principal Contractor/s. The Principal Contractor and related stakeholders shall review and analyse the cause of the detected non-conformance and develop a corrective action to prevent recurrence. Details of the non-conformance including any immediate corrective actions undertaken are to be recorded, reviewed, and accepted by the Principal Contractor.

It is the responsibility of the Principal Contractor to immediately initiate corrective actions, if required. The detected non-conformance and corrective action must include details of the action proposed and an appropriate close out date.

5.3 Noise, Vibration and Dust Controls

Construction works within Ivanhoe Stage 2 will occur within proposed site working hours and will always comply with noise requirements of the EPA and DA.

All practical and possible methods of construction will be used to comply with relevant Australian Standards and general good practice methods.

A Noise & Vibration Management Plan will be produced by the Principal Contractor/s for the site prior to commencement of construction works. The plan will outline the information gathering process, impact statements, control measures and implementation requirements for the site.

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 appointed to provide appropriate vibration monitoring to sensitive site locations. Part of the Communications / Stakeholder Engagement Plan will address noise, dust, and vibration.

Dust control mitigation measures required because of by groundworks (bulk excavation and detail excavation) will be employed by the Principal Contractor/s and may include (but not limited to) the use of gurneys and hoses and street sweeping of the area adjacent the site as and when required. The Principal Contractor/s may also employ the use of tarpaulins to cover truck trailers and bogies to ensure containment of material during transit.

No construction works shall commence unless the Principal Contractor has submitted a Risk Assessment and Work Method Statement which details the schedule of plant and equipment describing the equipment types to be used, noise levels these will generate, expected time and duration of use, and any measures required to ensure the noise levels are acceptable (such as screen mufflers), or monitored.

5.4 Stormwater and Erosion Controls

The Principal Contractor/s are to ensure that sedimentation and erosion control measures will be installed at critical locations around the site to divert, dam and remove, filter or catch water containing sediment from entering the existing storm water or sewerage systems. This will also include but not limited to sediment fences, sandbag traps, mesh and gravel inlet filters, geotextile filter pits etc.

All excavation works are required to be carried out by the Principal Contractor in compliance with relevant legislation and Australian Standards.

Should groundwater require dewatering, further advise will be sought from the geotechnical engineers and dewatering systems shall be designed and implement under the direction of the relevant engineers and authorities.

A Stormwater Management Plan will be provided by the Principal Contractor/s and shall consider the following principles:

- Diversion of runoff around disturbed areas;

- Limitation of disturbance to areas;
- Stormwater drainage;
- Reduce the erosive energy (concentrated flow and velocity) of water using measures such as temporary storage, dissipaters, and excavated holding ponds;
- Where practicable maintain stormwater inlets and protect the drainage line from erosion;
- Direct runoff from disturbed areas through sediment traps or filters;
- Prevent deposition of sediment on the public road network due to truck / equipment movements to and from the site;
- A purpose-built wheel wash/ shaker facility will be constructed at the exit gates of the site;
- Main construction roads on site to be all weather and adequately drained;
- Collection of onsite stormwaters into temporary detention basins as part of excavation as required Rehabilitation::;

On completion of works the Principal Contractor/s are to remove sediment traps constructed as part of the temporary works.

5.5 Site Accommodation

Principal Contractor and subcontractor site accommodation (to accommodate all staff as per Worksafe Code of Practice) is to be provided by the Principal Contractor.

Site accommodation is forecast 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).

5.6 Waste Management

The 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 the Principal Contractor at the closest and most relevant recycling depot.

Waste bins will be stored on site within the site boundaries. General construction waste will be separated between recyclable and non-recyclable off site. Waste will be removed in a combination of bin sizes dependent on the method of delivery.

Any demolition materials are to be recycled in accordance with both council requirements together with the Development Consent.

5.7 Traffic Management

The *Principal Contractor* will draft and submit a Traffic Management Plan (TMP) for Ivanhoe Stage 2 to FPA and relevant Authorities for approval. This traffic management plan will take into consideration all stakeholders of the site including but not exclusive to:

- Frasers Property
- Surrounding Residents
- RMS
- Sydney Trains (if applicable)
- Surrounding Properties and Community
- Relevant Local and Statutory Authorities

With consideration taken in regard to the above stakeholders, the TMP will ensure the following are implemented during the construction phase:

- Maintain full operations and access to surrounding residents
- Maintain full access for 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

5.8 Pedestrian Management

The public will not be allowed access to Ivanhoe Stage 2 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.

Perimeters are anticipated to have a surrounding mixture of class A & B 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.

5.9 Site Access

The *Principal Contractor* is required to undertake site-specific safety induction training and processes for the entire construction workforce present at Ivanhoe Stage 2. Only workers who have previously been inducted and issued with ID verification will be allowed to enter the controlled site and undertake works accordingly.

5.10 Scaffolding

Scaffolding is anticipated to be erected as structure edge protection to the building's perimeter. These scaffolds are to be carefully planned and executed in conjunction with both architectural and structural coordination. Scaffolding will also be used to provide dust protection to the centre, residential buildings and other lots.