Preliminary Construction Management Plan

CENTRAL COAST QUARTER – NORTH TOWER

26-30 MANN STREET, GOSFORD NSW

SH GOSFORD RESIDENTIAL PTY LTD

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1. Project Specific Information

1.1 - Preliminary

1.1.1 - Version Control

Table 1: Version Control

Revision #	Date	Version Description	Approved by
0	3/09/2019	For Master Plan DA	George Jeffreys
1	14/04/2021	For Detailed DA (North tower)	George Jeffreys
2	1/09/2021	Updated after feedback from SEARs	George Jeffreys

1.1.2 - Revision Details

Table 2: Revision Details

Revision	Details
0	Issued for Master Plan DA
1	Issued for North Tower Detailed DA
2	Sections 2, 4,table 5 and plan reference numbers updated

1.1.3 - Distribution

Table 3: Distribution List

Copy	Recipient
1	Internal
1	Department of Planning, Industry and Environment

2. Project Description

This Preliminary Construction Management Plan is submitted to the Department of Planning, Industry and Environment (DPIE) on behalf of the SH Gosford Residential and in support of an application for SSD application number 23588910 at 26-30 Mann Street, Gosford. The SSDA seeks consent for:

- Demolition of the existing retaining wall on site.
- Removal of three trees located at the site interface with Baker Street.
- Excavation to a depth of approximately 1.3m to accommodate the proposed ground floor structure.
- Earthworks to level the site in readiness for the proposed building.
- Construction of a 25-storey (26 level) mixed-use building, comprising:
  - 621sqm of retail GFA.
  - 136 apartments, equating to 13,263sqm of residential GFA.
  - Four parking levels for 183 cars, with vehicular access from Baker Street.
  - Storage areas and services.
  - Communal open space.
- Publicly accessible through site link, including stairs, walkways, public lift, public art and landscaping.

2.1 - Project Background and Scope

This stage of construction consists of a mixed-use tower. This tower contains, carparking, residential, retail and services areas.

This plan has been prepared to address Fear Clauses C35 (a) to (i) of the Development Consent SSD 10114, see section 2.5 - Table 6.

2.2 - Project Stakeholders

St Hilliers recognises the following stakeholders to the Project:

- Traditional landowners Darkinjung Local Aboriginal Land Council;
- Central Coast Council;
- Department of Planning, Industry and Environment;
- Hunter and Central Coast Development Corporation;
- Authorities;
- Residents;
- Local environmental groups; and
- Local community.

2.3 - Project Site

This Project is located at 26-30 Mann Street, Gosford.

2.4 - Indicative Milestone Dates

St Hilliers has prepared a program after careful consideration of all inputs; e.g. weather, resourcing, tasks and ensured that the planning methodology has been placed within the sequence logic to ensure a realistic, efficient project delivery is achievable. We note that construction commencement subject to financial conditions precedent being met.

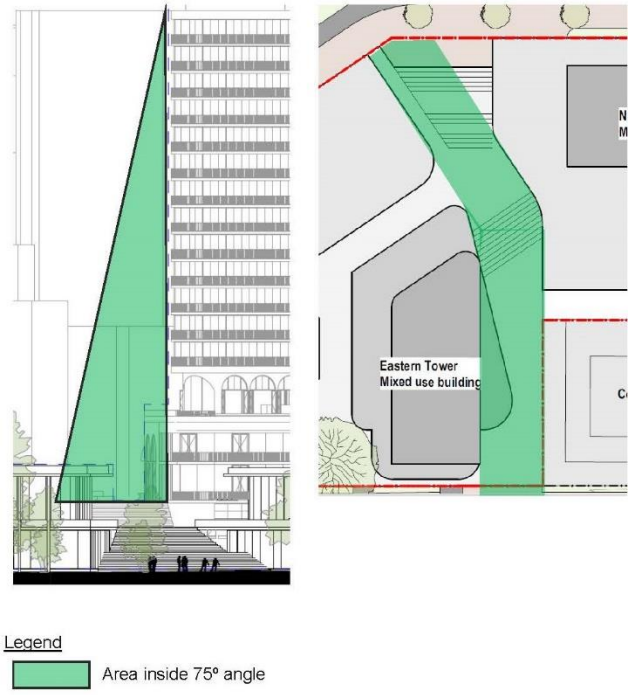
Table 4: Key milestones Central Coast Quarter – North Tower

Project Milestones	Date
Lodge DA	September 2021
DA Approved	February 2022
Completed Design Development	March 2022
Site Establishment / Construction Commencement	April 2022
Tower Complete	February 2024
Tower Handover	March 2024

2.5 - Key Issues on Site

Table 5: Key Issues

Potential Risks	Mitigation Controls
Site access	The Gosford project is in a condensed & built-up area with the site being landlocked putting logistical constraints on material handling, laydown storage, plant & equipment access. These activities will require high levels of communication, pre-planning & co-ordination with the stakeholders to ensure there are no safety concerns and minimal disruption to the surrounding area. An example of how access could be managed to the site is shown in Figure 2.
Site working hours	Clearing of land, excavation, and/ or earthworks, building works, and the delivery of building materials will only be carried out between the following hours, except with prior approval for concrete pours and the like: Mondays to Fridays – 0700 to 1800, Saturdays 0800 to 1600, No work is permitted on Sundays and Public Holidays, except for emergency work.
Safety of the public	Ensuring the safety of the public is paramount. This will be managed with a full perimeter hoarding, including where required “A class” gantries to protect the passing public. Site access will be clearly maintained and managed to ensure that when vehicles are entering or exiting the site this is carried out to ensure the safety of the public.

Potential Risks	Mitigation Controls
Stair access though the site	Once the development has been completed there will be a central walk way link with stair access that will connect Mann Street and Baker Street. When the master plan DA was prepared it was envisaged that this link way was to be completed with the hotel. The through site link will now be staged to commence following the completion of the North Tower. As our primary concern on our projects is for the safety of the public we noted that Section 315F of the Workplace Health and Safety Regulation requires that if the measured angle is 75º or more: (i) a hoarding at least 1,800mm high that is fully sheeted with timber, plywood, metal or sturdy synthetic sheets and that is not part of a gantry is erected along the proposed line; or (ii) a gantry is erected under section 315G(3)(a). The below figure shows that area affected by the Eastern tower.  **Figure 1: Area inside 75º angle.** Therefore, during the construction of the subsequent stages this entire walkway would need to be covered and lit, this has the potential to detract from the usage of this space.
Demonstrate how the visual amenity impacts of staged construction will be mitigated	Screening will be incorporated to exposed carparking during the staged construction to ensure visual and amenity impact is minimised.
Tree protection	During this stage of works tree protection measures will be implemented on the large Port Jackson Fig Tree fronting Mann Street. Although construction activities are in excess of 30m from this tree, full exclusion fencing will be installed at the Designated Tree Protection Zone. This fencing will be installed and maintained

Potential Risks	Mitigation Controls
	as outlined in the accompanying Arboricultural Impact Assessment Report. A copy of this report is located in Annexure I
Traffic management (Baker Street specific)	Access to site from Baker street will be restricted to light vehicles and emergency access only.
Materials handling	The Central Coast Quarter – North Tower project will require careful planning of all site logistics. The Site will establish sufficient access and loading zones within the site to accommodate deliveries of plant and materials to service construction requirements. Deliveries and material handling will be accommodated, managed and controlled, where possible, within the designated construction site confines. As far as is practicable, materials will be delivered to the site in a 'just-in-time' manner and will be directed as close as possible to the designated delivery and drop off zones to ensure safe handling for loading and off-loading. Whenever possible, bulk materials delivered to site will be placed and stored directly at the workface for immediate incorporation into the permanent works to minimise on-site storage.

Table 6: Fear Clause condition response

Potential Risks	Mitigation Controls
Construction traffic management	In response to DA clause C35 (a) a detailed plan has been prepared and is contained in Annexure A of this plan. This report has been prepared by: GTA Consultants, reference: N131974, for details on the impact and managing of the traffic for this development. Access to site will be predominantly via the temporary access off Vaughan Avenue. Unloading and loading of trucks including the lifting off of materials via crane will be managed within the confines of the site limiting risks to neighbouring properties and public.
Noise management	Noise impact on local building operations will be avoided wherever possible. Heavy machinery noise and works will be limited where possible. If possible, work activities will be spread over different times of the day so that impacts will not occur at the same time every day. A break in activities will be allowed for wherever possible. To reduce noise from plant, vehicles and equipment, St Hilliers project team will: • Investigate whether the noise can be eliminated by using a different method or equipment / machine, e.g. smaller machine; • Keep equipment well maintained; • Monitor equipment sound power levels; • Limit the revving of engines on mobile or stationary machines and shut down any equipment not in use; • Limit the use of horns, bells, hooters or other audible signals on mobile equipment to the maximum practical extent; and • Consider 'white noise' reverse alarms. In response to DA clause C35 (b) a detailed plan has been prepared and is contained in Annexure B of this plan.

Potential Risks	Mitigation Controls
	St Hilliers team will liaise closely with project stakeholders as a means of preventing issues.
External Consultation	In response to DA clause C35 (c) the process for managing external consultation is outlined in Section 2.6 - of the Management Plan.
Waste management	St Hilliers will provide waste receptacles commensurate with the works being undertaken. All general waste will be disposed of in water tight refuse bins. Subcontractors are required to clean rubbish from works areas daily. St Hilliers will undertake clean-up of subcontractor's rubbish at subcontractor's expense where it is found that subcontractors are not able to undertake clean up satisfactorily. In response to DA clause C35 (d),construction waste will be dealt with as detailed in Annexure C of this plan.
Dust control	Mitigation of Air Quality Impacts: • Burning of any materials onsite will be prohibited; • Allowances will be made for wind direction and high wind warnings during working hours; • Any unreasonable release (as defined in EnviroLaw) of odours, dust and smoke to the atmosphere will not be allowed; and • Management strategies for controlling dust that will be employed include: – The use of non-potable water for dust suppression and soil binders; – Signage to vehicle drivers and plant/equipment; – Installation of dust barriers (e.g. vegetation, walls); – Watering of work areas will be supplemented with wet brooming and the retrieval of deposited dirt from sealed access points and affected roads with street sweepers etc; and, – All dust-generating activities will be inspected daily. In response DA clause C35 (e) a detailed plan has been prepared and is contained in Annexure D of this plan.
Excavation and dewatering	The following controls to mitigate the impact of water include: • Maintaining clean loading areas for wash down and maintenance of equipment/plant. Ongoing monitoring will ensure no materials are tracked from site. • A separate washout area will be established for the concrete pump hopper and truck chutes only. Concrete truck chutes will be washed out in supplied skips on site; the truck itself will be required to wash out off site. • Clean water will be diverted around the site to minimise the quantity of water impacted by construction. • All dewatering activities will be controlled by using measures such as sediment tanks to control the run off and ensure that it is not laden with sediment • Sand, silt or mud will not be deposited in roadside gutters, stormwater drains or swales.

Potential Risks	Mitigation Controls
	The “Blue Book” (Managing Urban Stormwater: Soils and Construction – Volume 1, 4th Edition reprinted July 2010) will be used as a reference point for soil and water management.
Sediment and erosion controls	The principles for erosion control are to divert clean water around disturbed project areas, minimise the velocity of such water and cover bare soils as quickly as possible. Controls may also include design and installation of the following: • Sediment traps; • Drainage systems with discharge and holding ponds with required discharge rates; • Maintain a clear hardstand area to prevent and or remove spoil from project vehicles as required; • Installation of interceptor drains and sedimentation basins on down gradients; and • Ongoing management and regular removal of surficial metal fragments. In response DA clauses C35 (f) and (i) a detailed plan has been prepared and is contained in Annexure H of this plan.
Geotechnical and Structural Investigation Report	In response DA clause C35 (g) a Geotechnical and Structural Investigation Report has been prepared and is contained in Annexure F of this plan
Acid Sulphate Soil Assessment and Management Plan	In response DA clause C35 (h) an Acid Sulphate Soil Assessment and Management Plan have been prepared and are contained in Annexure G of this plan

2.6 - External Consultation

In response to DA clause 35 (c) the following process will be applied for external consultation.

Consultation with the community shall be assessed on project, client and authority requirements at project commencement with details documented in the Project Plan. Consultation may take form of community forums and/or written communications to address items including project duration, peak periods of construction, hours of operations, specific environmental management issues, complaints management procedures and project contact details.

Irrespective of project requirements, the programming and execution of the works shall be carefully considered to minimise interference with the local community and the environment.

2.6.1 - Manage Enquiries and Complaints

2.6.1.1 - Description

Enquiries / complaints will be dealt with in a responsive manner so that stakeholders feel their concerns are being seriously dealt with and not dismissed. This will assist in building a relationship of trust and reliability between the community and project team.

2.6.1.2 - Responsibilities

Project Manager

2.6.1.3 - Process

The Project Manager will handle the enquiries and complaints that arise on a project and be available 24 hours a day, seven days a week.

If any member of the project team is approached in the field by someone distressed or concerned about the project, they will notify the Project Manager immediately.

A central point of contact will be maintained for enquiries and complaints, to enable the content and distribution of information to the community and stakeholder to be managed and monitored.

Details of enquiries / complaints will be recorded and maintained in the project's Community Database. The following protocol will be used as a basic guide used for handling enquiries and complaints:

- The member of the project team who receives the enquiry / complaint will record and forward it to the Project Manager immediately; normally the project manager or delegate;
- If approached directly by a member of the community with a complaint, the project team member will listen to the person's concerns and advise them to contact the Project Manager. Alternatively, the team member will ask for the person's contact details and advise that a team member will be in contact as soon as possible;
- The Project Manager will nominate someone from within the project team and ensure a response and appropriate action has commenced within two working hours of receiving the enquiry/ complaint;
- In conjunction with project management, the enquiry / complaint will be managed until resolved; and
- No member of the construction team will speak to the media; they will politely decline comment and put them in contact with the Project Manager.

3. Detailed Management Plans

St Hilliers has a suite of detailed management plans. These will be developed and made project specific prior to works commencing on site. A list of the main plans that will be produced include the following plans:

- Site Management Plan;
- Work Health and Safety Plan;
- Environmental Management Plan;
- Quality Plan;
- Commissioning and Handover Plan; and
- ESD and WOL Plan. The below is a summary of our ESD Principals and WOL Objectives.

3.1 - ESD Principals and WOL Objectives

The ESD Principals and WOL Objectives will be detailed in the Construction phase ESD and WOL plan.

3.2 - ESD Principles

Means:

- Efficient and effective use of natural resources in a way that maintains the ecological processes on which life depends;
- Increased energy conservation and efficiency;
- Sustainable use of renewable energy resources;
- Reduction or elimination of toxic and harmful substances in facilities and their surrounding environments;
- Improvements to interior and exterior environments leading to increased productivity and better health;
- Efficiency in resource and materials utilisation, especially water resources;
- Selection of materials and products based on their life-cycle environmental impacts;
- Increased use of materials and products with recycled content;
- Recycling of construction waste and building materials after demolition;
- Reduction in harmful waste products produced during construction;
- Facility maintenance and operational practices that reduce or minimise harmful effects on people and the natural environment; and
- Maintaining the cultural, economic, physical and social wellbeing of people and communities.

3.3 - WOL Objectives

Means balancing:

- WOL Cost;
- The useful life of the Works;
- The reliability and availability for use of the Works throughout their useful life;
- The operability and maintainability of the Works throughout their useful life;
- The value for money achieved from the design, construction, operation and maintenance of the Works; and
- The achievement of the ESD Principles.

Achievement of the specific additional matters (if any) relating to the WOL.

4. Site Layout Plans

The following figures, Figure 2 and Figure 3 shows how the proposed site layout and materials handling strategy is currently proposed to look for the early works and main works respectively.

Figure 2: North Tower Proposed Site Layout Plan. For the early works

Site Layout Plans

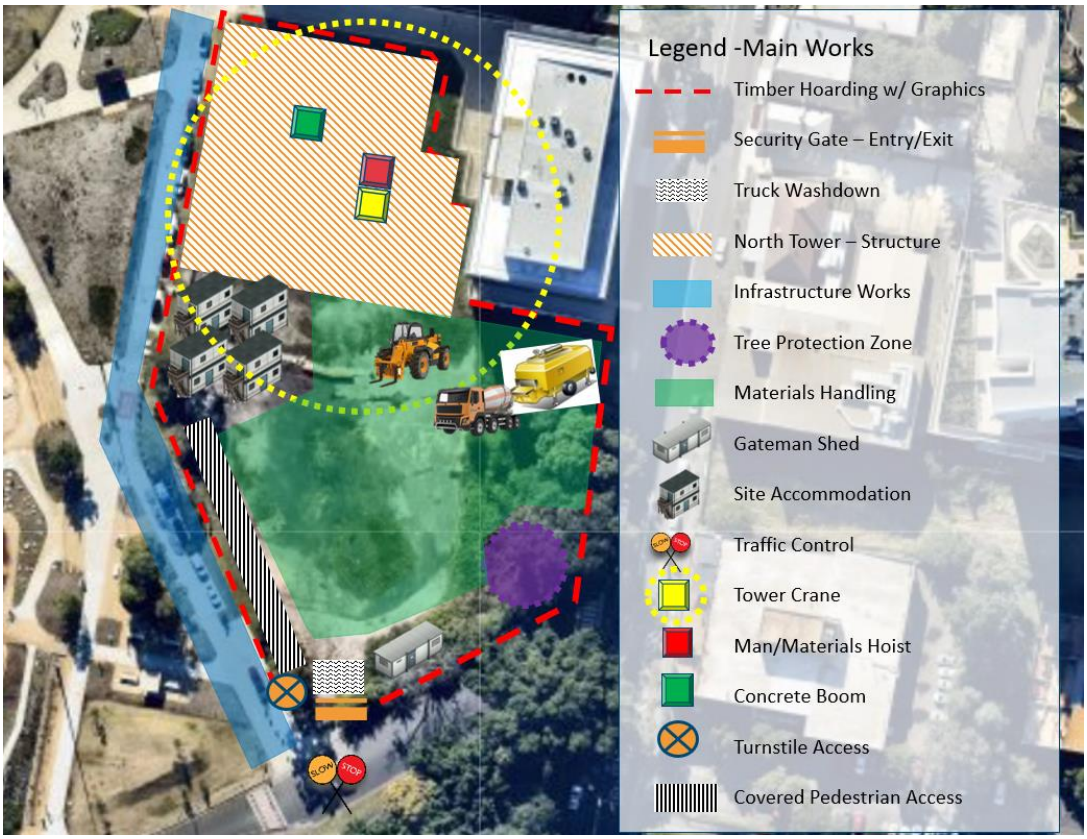


Figure 3: North Tower Proposed Site Layout Plan.

Figure 4 below shows how traffic will access and leave the site. An alternative route is shown which will be needed to access certain works such as joining into the existing infrastructure.

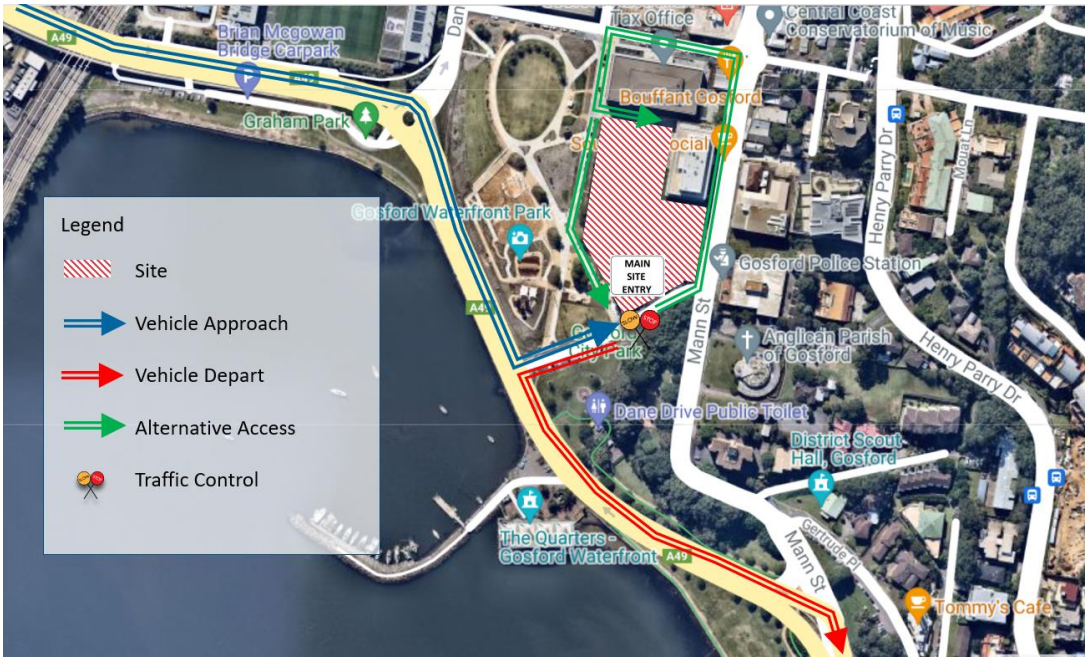


Figure 4: Construction traffic routes to and from the site.

Annexure C. Construction Waste Management Plan

To satisfy DA clause C35 (d), the following details set out how the construction waste will be managed. This will be contained in our Construction Environmental Management Plan that will be produced prior to works being undertaken.

C.1 - Description

A general environmental duty of care exists to manage and control our waste materials. Policies and guidelines are mandatory if referred to in the Environmental Protection Act 1994. Note: waste management requirements for asbestos and hazardous substances are included with the processes for those materials.

C.2 - Responsibilities

Site Manager, HSE Manager and/or delegate, Project Manager and all Site Personnel.

C.3 - Process

The senior construction team will liaise with the HSE Manager to ensure waste management procedures are enforced on site.

C.3.1 - St Hilliers Corporate Governance Statement.

St Hilliers corporate governance statement on the impact to the environment aims to reduce the amount of waste materials generated by our project's being deposited in landfills. This statement provides a framework within which waste can be managed effectively in accordance with the fundamental principles of the waste management hierarchy as well as being consistent with best practice environmental management and complimentary to the principles of ESD.

The project can apply waste management principles in two distinct areas; in procurement and operations. By using purchasing power St Hilliers can contribute to stimulate the effective use of resources, most notably recycled content products produced by markets and service providers. Options also exist for the project to reuse and recycle waste materials that are generated in day-to-day activities through to the building of new facilities.

C.3.2 - Mitigation of Waste

The following controls will be implemented by St Hilliers to mitigate project waste:

- Identification of possible waste streams generated by the project and management opportunities (e.g. avoid / reuse / recycle);
- Provision of the appropriate number and types of bins onsite for each of the different types of waste. Bins will be clearly marked and monitored for cross-contamination of wastes;
- Disposal of hazardous wastes according to State requirements;
- Daily inspections on all waste collection areas;
- Tracking of disposal of hazardous wastes or goods through dockets and manifests;
- Salvage and reuse of certain demolition materials (drainage structure, electrical cables, fences) and recycling wherever possible;
- Recycling of waste oils and disposal of waste tyres at approved locations only; and
- Details of waste disposed of and recycled will be recorded in the monthly Environmental Report. All waste dockets and manifests, quantities, methods, location and inspection times and dates will be included.

C.3.3 - Waste Management Licenses, Permits and Approvals

The project will observe the following regarding licences, permits and approvals:

- Bins will have lids to retain waste;
- Subcontractors must be licensed and require permits for disposal of demolition material;
- Approvals for changes in land use and the disposal of regulated waste materials require a licence;
- Industrial wastes require Local Government approvals prior to disposal in approved sites (in NSW);

- Asphalt and concrete are not regulated wastes. However, approval will be sought from the DMR (Department Main Roads) or Local Government Council before recycling this type of waste; and
- Nuisance laws exist to limit littering around sites and are a general duty of care provision.

C.3.4 - Waste Removal

At completion of the project:

- Waste piles will be removed from site to the correct receiving facilities;
- Specialised bins will be emptied, waste tracking dockets received, and all bins and skips returned to owners;
- All project lay-down areas will be cleared of items and waste and returned to a state approved by the stakeholder and contract administrator; and
- The site office area will be cleaned, and all items and waste removed.

The Waste Removal Register will be used to capture information about waste removal; the specific waste streams will depend on project input/output.

Annexure D. Air Quality Management Plan

To satisfy DA clause C35 (e), the following details how the air quality will be managed during the construction phase of the project. This will be contained in our Construction Environmental Management Plan that will be produced prior to works being undertaken.

D.1 - Description

Air quality can have major impacts on human and environmental wellbeing. Management principles are designed to reduce and control the effects of air pollution generated from site activities on adjacent receptors, travelling public, workers and flora and fauna.

D.2 - Responsibilities

Site Manager and HSE Manager.

D.3 - Process

D.3.1 - Determine Air Quality Impacts for Site or Project

The locations of sensitive receptors and the main causes of air pollution at these locations will be determined, taking note of:

- Prevailing wind directions; and
- Activities on site that will generate dust or emissions to air including bulk excavations and haul routes.

D.3.2 - Mitigation of Air Quality Impacts

- Burning of any materials onsite will be prohibited;
- Allowances will be made for wind direction and high wind warnings during working hours;
- Any unreasonable release (as defined in EnviroLaw) of odours, dust and smoke to the atmosphere will not be allowed; and
- Management strategies for controlling dust that will be employed include:
  - The use of non-potable water for dust suppression and soil binders;
  - Signage to vehicle drivers and plant/equipment;
  - Installation of dust barriers (e.g. vegetation, walls);
  - Watering of work areas will be supplemented with wet brooming and the retrieval of deposited dirt from sealed access points and affected roads with street sweepers etc; and
  - All dust-generating activities will be inspected daily.

D.3.3 - Monitoring Air Quality

- Baseline monitoring will be undertaken at nominated locations using appropriate monitoring equipment.
- Real time monitoring equipment will be used to facilitate onsite assessments as required.
- Onsite monitoring will be established as soon as practical after receiving a complaint and continued until normal conditions prevail.
- The details of any monitoring will be included in monthly reports.

D.3.4 - Corrective Action

Where significant nuisance to sensitive receptors and exceeding of performance criteria occurs, the following actions will be taken:

- Cease work at the location or modify to correct the problem;
- Implement daily monitoring of the performance criteria until the levels are in compliance;
- Stand down any machinery found with excessive (prolonged and visible) emission levels, until appropriately repaired or newer equipment supplied with more effective mufflers/emission systems; and

- Consider remedial measures such as dust suppressants, wetting agents, water for dust suppression, or installation of curtains to reduce or eliminate the problem.

The Foreman will consult the HSE Manager should the need for alternative measures arise.

D.3.5 - Discharging Ozone Depleting Substances and Synthetic Greenhouse Gases

Products containing an Ozone Depleting Substance (ODS) or Synthetic Greenhouse Gas (SGG) will only be used for their designated purpose.

The use of a Halon fire extinguisher during a training exercise will not be permitted unless the purpose of the discharge is to:

- Test the design of a fire extinguishing system or fire extinguisher; and
- Calibrate equipment used to detect extinguishing agent leaks.

A permit allowing the discharge must be granted by the Fire Protection Industry (ODS & SGG) Board.

D.3.6 - Workshop Operations CFCs

Coolants and refrigerants are used in the maintenance of air-conditioning systems in workshops. State and Territory requirements to operate a workshop where CFCs are used will be checked, as registration and licensing may be required.