

Construction Management Plan



Construction Management Plan



175 Cleveland Street
Redfern

prepared for
Platinum Restaurant Group

prepared by

willana
a s s o c i a t e s

contact information

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Job No: 10093a

September 2015

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appendices

Appendix A – Site Layout Plan

Appendix B – Site Evacuation Plan

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Rev Date	Revision Description	PM's initials (accept changes)
01/09/2015	Development Application	

1 introduction

1.1 Construction Management Plan

This Construction Management Plan has been developed to address the requirements of undertaking construction works within metropolitan areas. Elements to be covered include detailing a range of issues that relate primarily to traffic management, safety, health and amenity. These issues relate to the construction site, adjoining properties and the community. Consideration has also been given to waste management, obligation in regard to recycling and environmental initiatives relevant to the project at 175 Cleveland Street, Redfern.

1.2 The Proposal

The subject site has a legal description as Lot 1 in DP 724328 and is known as 175 Cleveland Street, Redfern. The construction works consist of the demolition of existing structures and construction of a six (6) storey building. The new development will contain a hotel, commercial and retail space with associated basement parking for twenty six (26) vehicles (refer to Architectural Drawings provided by JPR Architects, dated 31 August 2015, and accompanies the Development Application for the subject site). Entrance to the site is via Cleveland Street, Redfern.

1.3 Site Information

Table 1.1 – Site Details & Contact Information

Details	Notation	
Site Location	175 Cleveland Street, Redfern (see <i>Diagrams 1 & 2 below</i>)	
Site Office Address	175 Cleveland Street, Redfern	
Construction Manager	TBA	Mobile TBA
Project Manager	TBA	Mobile TBA

The site Foreman, who will be responsible for compliance with this Construction Management Plan, will be confirmed prior to commencement of the building works.

1.4 Permits

Development Application TBA

Construction Certificate TBA

Other Permits required for this development will be incorporated as required.

Diagram 1 – Site Location

Key: Site location for Diagrams 1 & 2



Source : <https://maps.six.nsw.gov.au>

Diagram 2 – Site & surrounds



2 site security, amenity & public safety

2.1 General

Access to the work area will be controlled through the use of barricades, signage and hoardings/ gantries, particularly where there is potential for members of the public or visitors to be injured or where property damage may occur.

Prior to the commencement of the construction works, written notice will be submitted to Sydney City Council at least forty eight (48) hours before works commence or in accordance with the Development Consent.

All relevant permits, including building, gantry, hoarding, road space etc, will be obtained from relevant authorities prior to commencement of the building works.

Relevant details will be provided on the attached project *Site Layout Plan & the Site Evacuation Plan* (see Appendix A & B).

2.2 Hoardings, gantries, footpaths & roads

The permits itemised in **Table 2.1 - Permits for Construction**, will be obtained from relevant authorities as required.

Table 2.1 - Permits for Construction

Permit	Notation
Erection of a Gantry	Relevant if the contractor is required to erect a gantry or overhead protection awning over footpaths or roads.
Road Usage	Occupation of space on roads.
Road Excavation	The relevant authority will be consulted and the necessary permit/s and procedures will be adopted.
Hoarding	Security onsite and pedestrian access around the perimeter of the site.
Hoarding Graffiti & bill posting	Graffiti and unauthorised bill posting on the hoarding will be discouraged. The application of art works and logos will be applied to the hoarding in accordance with the permits.

Throughout the construction program, adequate pedestrian flow will be maintained on the adjacent footpath. Relevant details are indicated on the **Appendix A - Site Layout Plan**.

Trucks entering to and from the construction site, that may carry debris/ mud or spillage on the footpath and/ or roadway, will be controlled via the use of rumble grids and a wash down bay, if required. Consequently, should the roadway or footpath become soiled, during the construction process, regular cleaning will be undertaken using a street sweeper if necessary.

Prior to the commencement of the construction works and in accord with the provisions of the Development Consent, a Dilapidation Survey Report will be provided of the surrounding footpaths and roadways.

Should the hoarding be bill posted and graffiti applied, the hoarding will be cleaned and graffiti removed as soon as practicable and as frequently as required.

2.3 Traffic Control

See Section 8 below.

2.4 Skips, Cranes & Signage

See Section 8.3 below.

2.5 Lighting, Fencing & Site Security

The perimeter of the site will be made secure by means of a full height hoarding, designed to prevent climbing; unauthorised entry and will border the entire site. The construction site will be fenced to prevent danger to the public. During excavation works and penetrations in the hoarding, due to the required works, openings will be adequately controlled to prevent falls and dedicated walk ways will be sign posted for pedestrian movements at the perimeter of the site.

Lighting, safety signs and traffic control will be provided to ensure a safe work site. During the construction, safety provisions for public protection will include, but not limited to:

- Perimeter hoarding.
- Removing of all trip hazards from footpath areas.
- Covering of services that extend across the footpath from the site.
- The provision of accessible ramps in accord with the relevant legislation.
- Overhead protection by gantries.
- Traffic management vehicles for vehicles entering and leaving the site.
- Barrier for temporary delineation of pedestrian walkways.

2.6 Flammable Goods

In the event that dangerous goods are stored on site, appropriate signage will be erected in accordance with *AS1940-2004 – The Storage and Handling of Flammable & Combustible Liquids* and *AS1216-2006 Class Labels for Dangerous Goods*.

Work procedures will comply with the specifications of the relevant Material Safety Data Sheet or other established Work, Health & Safety procedures.

2.7 After Hours

If required, an after-hours work permit will be obtained from the relevant authorities and security will be provided by a third party, security company.

3 site safety

3.1 Site Layout Plan & Evacuation Point

See Appendix A – Site Layout Plan

See Appendix B – Site Evacuation Plan

3.2 Emergency Identification

Types of emergencies may include:

- Flooding
- Fire
- Explosion
- Gas Leak
- Natural disasters
- Bomb threats
- Armed confrontations
- Major structural collapse

The Emergency Plan is based upon a practical assessment of the hazards associated with the work activity for the site. External hazards have been considered in preparing the Emergency Plan.

In preparation of the Emergency Plan, relevant matters have been considered and include:

- The nature of the work at the site.
- The nature of the hazards at the site.
- The size and location of the site.
- The number and composition of the labour force and potential visitors to the site.

3.3 Emergency Evacuation Procedures

1. In the event of an incident, the Contractor's representative will be contacted immediately.
2. The Contractor's representative will assess the situation and report to the Site Foreman, who will decide on the need to evacuate.
(If applicable, the Work Health & Safety Officer will be consulted if onsite).
3. If evacuation is required, the evacuation siren will be sounded. The Contractor's representative will commence a sweep of the site ensuring that all labour/ visitors have relocated to the evacuation point.
4. All labour/ visitors MUST evacuate to the evacuation point.
5. A headcount will be conducted, at the evacuation point. The "sign in" log will be checked to ensure all persons are accounted for at the evacuation point.

6. In the event that any labour/ visitor cannot be accounted for, the Contractor's representative must inform the Foreman immediately.
7. The site Foreman will alert the relevant emergency services immediately.
8. All labour/ visitors must remain at the evacuation point until further notice.
9. Return to site will only be permitted by the emergency services. This will be communicated to the site Foreman.

4 hours of operation, noise & vibration controls

4.1 General

The Contractor will develop a project specific Noise and Vibration Management Plan at the commencement of the project as required. This will determine the expected levels and duration of noise during the project and the controls required in order to mitigate interference to the surrounding community.

4.2 Operating hours

The operating hours for the site will be in strict accordance with the Development Consent and will generally be as listed below:

- 7.00am to 3.00pm Monday to Friday
- 7.00am to 1.00pm Saturday
- No work on Sunday

4.3 After hours

If required, an after hours work permit will be obtained from the relevant authorities.

4.4 Noise control

Measures used to reduce the noise onsite include the use of exhaust and compressor suppression systems on all machinery. Should it be required, a temporary noise suppression system can be installed on an as required basis.

4.5 Traffic

Should traffic conditions change over the course of the project, the Contractor will advise and notify the relevant authorities, seeking alterations to the approved plan.

5 air & dust management

5.1 General

Any discharges of pollutants into the air (fumes, dusts, mists, vapour, odours, ozone, bacterial etc) will be controlled in accordance with the appropriate licenses/permits/ approvals and in accord with any environmental protection legislation.

5.2 Prevention & control

Dust will be controlled by damping down with water. Water will be collected from the site's roof and reused to damp down dust before it becomes air-borne. The full height hoardings will assist in the prevention of air-borne dust travelling outside the site boundaries.

5.3 Storage

All loose material will be stored in a secure manner, on the site, at the end of each day. The storage facilities will be secure to the ground in the event of bad weather. Should the weather forecast be for extreme weather conditions, further measures will be taken to ensure that all loose materials do not become air-borne.

5.4 Smoke & pollution

Plant and equipment will be regularly serviced and maintained to prevent excessive smoke, pollutants and/ or toxic fumes being emitted. Machinery/ tools used on the construction site will be clearly tagged and dated to ensure that old machinery/ tools are not used on the site.

6 stormwater & sediment control

6.1 General

The Contractor will develop a project specific Stormwater & Sediment Layout Plan at the commencement of the project.

Prevention of stormwater entering adjoining properties will be ensured through the laying of a gravel sock around the hoarding line. Should it be required, additional barriers will be utilised to redirect stormwater.

Water will be diverted by the use of bunds or silt fences. At the completion of the roof and downpipe installation, downpipes will be connected in order to collect rainwater.

All stormwater will be filtered according to the EP&A 1979 guidelines prior to being pumped to a legal point of discharge. Settlement ponds may be used, if required. All water flow and outflow will be controlled and monitored at all times.

6.2 Excavation work

Excavation and topsoil stripping will not commence until the site is ready for construction. The Contractor may seek approval from the relevant authorities for any excavation works that occur within three metres of a road. If required, the Contractor may seek approval from the relevant authorities for any excavation that is within a 45 degree angle of a road.

Prior to commencement of the works, all underground and overhead services will be identified, marked and located. All labour will be made aware of the site conditions and the nature of the materials to be excavated. A written SWMS will be developed and all excavation labour will be trained on its content.

The outer perimeter of the excavation will be defined prior to excavation work being carried out in that area. Barricades or covers and signage will be placed around the excavation site to prevent public access.

Safe access and egress will be provided for the excavation throughout the duration of the works. Clearly marked, alternative egress, will be provided in the event of an emergency.

Loading and unloading of materials adjacent to the edge of the excavation will be avoided.

Daily routine inspections, by a responsible person in charge, will watch for unsafe situations which are considered 'common' during excavation, pipe laying and back filling. Daily inspections will be recorded and surveillance of the trench walls and support systems will be carried out frequently.

Flagmen will be responsible for directing trucks out of the site onto Cleveland Street and will pass through a wash down bay prior to entering the street.

6.3 Drainage & sediment control

The site will be appropriately drained to ensure that structural damage to excavations or retaining walls is prevented.

The excavation floor will be sloped to drain water to a central collection point or trenches. Mobile pumps will be transported and set up around the site (at designated ground water collection points).

The natural fall of the site and sediment controls have been identified and taken into consideration before site establishment.

Sediment barriers will be replaced as part of a regular maintenance program to ensure they remain effective.

Drains that are on or near the site will have sediment traps and filters installed which will be checked daily.

Loose materials such as soil, sand and gravel will be managed to prevent the displacement of these materials from the site.

7 waste & material management

7.1 General

The Contractor will develop a project specific Resource Recovery & Waste Management Plan as required at site establishment. This will determine the type and quantity of materials to be removed from the site.

7.2 Minimising waste

Design and construction activities are to be implemented to minimise the amount of waste generated, utilise recycled products and minimize the amount of waste to landfill in accordance with Company targets.

Onsite waste will be minimized by avoiding products that are over packaged. This will be a consideration during the tendering process. In order to achieve targets, environmentally improved and recycled products will be selected where possible and practical for its application.

7.3 Bins & skips

Separate bins for recyclable materials will not be provided however, bins will be sent to a waste recycling centre that will separate the recyclable materials.

Permits for skip and bins will be obtained from the relevant authorities if required.

7.4 Hazardous waste

Hazardous waste and dangerous materials will be removed from the site in accord with the relevant authorities. The removal of these products will be provided by a specialist, licensed contractor.

7.5 Contaminated soil

The contractor will establish appropriate contaminated soil and general hygiene requirements for the site as required. Labour will be inducted to the provisions of health & safety requirements for the site.

If required, separation of contaminated and uncontaminated materials and their subsequent removal from the site, will be carried out. The trucks carrying contaminated soil will hold the necessary permits, indicating the type of material they are permitted to carry including the materials destination.

8 traffic management

8.1 General

The Contractor will develop a project specific Traffic Management Plan at site establishment. This will provide information on any permanent or temporary vehicle crossing permits and construction zone permits.

8.2 Footpaths, road and pedestrian access

Pedestrian access and crossing will be provided at the site. Should space on a road be required, for pedestrian access, permits will be obtained by the relevant authorities.

Should road closure be required during the construction program, a permit will be obtained from the relevant authorities.

8.3 Cranes & lifts

Mobile cranes, travel tower or lifts will require the issue of permits from the relevant authorities.

8.4 Signage

Approval will be obtained from the relevant authority with regard to any changes to signage that may be required.

8.5 Traffic flow & impact to the public

The impact of the construction site activities on surrounding traffic flows and public transport has been taken into consideration. A site specific Traffic Management Plan will be submitted to the relevant authorities before the commencement of the site works.

In the event that traffic conditions change during the course of the construction project, the Contractor will notify the relevant authorities and seek any alteration to the approved plan as required.

The general public and/ or residents, surrounding the construction site, will be informed of any changes to traffic flows via letters, leaflets and community liaison meetings – depending on the extent of changes to the approved plan.

During the construction program, traffic controllers will be used to coordinate traffic flow round surrounding road and footpaths particularly ingress and egress of truck entering and leaving the site.