

# CONSTRUCTION MANAGEMENT PLAN APPROVAL - Stage 1

Building Act 1993  
Building Regulations 2006

Local Government Act 1989  
Activities Local Law 2009



19<sup>th</sup> October 2009

Delta Group  
577 Plumber Street  
PORT MELBOURNE VIC 3207

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<b>Site Address</b>	275-321 Lonsdale Street, MELBOURNE VIC 3000
<b>Nature of Work</b>	Myer Emporium Development
<b>CMG File No.</b>	CMG-32
<b>Planning Permit No</b>	HV-2009-14

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## Stage of Work Permitted by this Approval

This approval is limited to demolition of Lonsdale House.

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The submitted construction management plan including attachments has been approved subject to the following conditions.

### Public Safety, Amenity & Site Security

1. All public precautions are to be in place prior to work commencing.
2. The height of the hoarding is to be increased to the underside of the gantry.
3. Pedestrians are to be diverted during stage 1 of the demolition.
4. The site is to be left in a secure state when the site is vacant.

### Operating Hours, Noise and Vibration Controls

5. Works must be conducted only within the permitted hours (which include the specified hours and any additional hours granted by council in an "out of hours" permit).  
The permitted hours are between 7.00am & 7.00pm weekdays and 8.00am & 3.00pm Saturday. No work is permitted on Sundays.
6. This site is located in a Sensitive Zone 1 & 4 as stated in Council's Noise and Vibration Guidelines.  
Saw cutting, jack hammering, rock breaking and the like **is not to occur** during the following times
  - a. Weekdays prior to 8am;
  - b. Saturday prior to 9am;

c. Weekdays between 12noon – 2pm.

7. Where possible demolition materials are to be placed into the bins or trucks in lieu of being dropped. Chutes are to be contained within the building or enclosed to retard noise.
8. It should be noted that proper planning and scheduling of works and communication to effected parties are key components of responsible noise management.
9. Council may request ongoing acoustic monitoring to be conducted if excessive noise or nuisance is considered to have occurred or be likely to occur. Council may also undertake random sound level readings.

#### **Air and Dust Management**

10. All dust, rubble, mud, and other debris shall be contained within the site at all times. Dust must be contained within the site by means of watering down (using recycled water where possible) appropriately and/or placing a tarpaulin or the like over the top.
11. All vehicles leaving the site are to have loads covered with the underside and tires cleaned.

#### **Stormwater and Sediment Control**

12. Stormwater and sediment control is to be in accordance with the factsheets referenced in Element 4 of the CMG guidelines.

#### **Waste and Materials Reuse Management**

13. Where any soiling or spillage in the street occurs it shall be cleaned up immediately.

#### **Traffic Management**

14. Council's Engineering Services have reviewed the proposed traffic management plans and require that the traffic controllers assist pedestrians where required.
15. Permission for road closures will be dependant on existing approved road closures and events located within the CBD and surrounding areas at the requested time.
16. Vehicles moving to/from the site are to be of appropriate size to minimise disruption and manoeuvring when turning from Little Bourke Street into Caledonian Lane.

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#### **Protection of Public & Adjoining Property**

17. This approval may be considered as consent for public protection pursuant to Regulation 604 of the Building Regulations 2009.

This consent is limited to the extent of building work permitted by this approval.

18. The public precautions are to be inspected by the Relevant Building Surveyor prior to the commencement of the building work. Council may also inspect the precautions to ensure compliance with Council's Local Laws, Guidelines and Code of Practice.
19. This approval does not relate to protection of adjoining property for which the Relevant Building Surveyor is responsible in accordance with the Building Act 1993.

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#### **Notifications**

20. A letter drop is to be provided to all occupiers & owners corporations of buildings located between Lonsdale, Bourke, Elizabeth and Swanston Streets. The notification is to be undertaken 7 days prior to work commencing and is to include

- a. Nature of work to occur;
  - b. Expected duration of work including commencement;
  - c. Contact details for other users of the space to make alternative arrangements as required.
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#### **Other Approvals & General Items**

- 21. The approval does not negate the requirement to obtain other approvals pursuant to Council's Activities Local Law 2009 and other legislation.
- 22. The following permits will be required from the Construction Management Group (site services).
  - a. Permit to erect a gantry or overhead protective awning;
  - b. Permit to erect a hoarding;
  - c. Permit to occupy space/road closure (min 7 days notice required)
- 23. It is noted that the planning permit contains other conditions that may be required to be satisfied prior to work commencing.
- 24. The principal contractor is to ensure that Public Liability and other relevant insurances are maintained for the duration of the building work.
- 25. Work must comply with Council's Code of Good Practice for Construction Sites, Construction Management Plan Guidelines and Noise and Vibration Management Guidelines.
- 26. Failure to comply with an approved CMP is a breach of the Activities Local Law 2009 is subject to a penalty of \$2000.
- 27. The CMP is a 'living' document that may need to be modified to adequately address any change in circumstances. The CMP may be modified with the consent of Council or Council require the CMP to be amended through the issue of a notice to comply.

Should any matter require clarification please contact the responsible officer on the number below.

Regards



Frank Isgro  
**Authorised Officer**  
**Delegate of the Municipal Building Surveyor**

**Resp. Officer** Frank Isgro / Ken Milne  
**Telephone** 9658 8788 / 9658 8753  
**Facsimile** 9650 5310  
**E-mail** frank.isgro@melbourne.vic.gov.au  
ken.milne@melbourne.vic.gov.au

# CONSTRUCTION MANAGEMENT PLAN APPROVAL - Stage 2

Building Act 1993  
Building Regulations 2006

Local Government Act 1989  
Activities Local Law 2009

6<sup>th</sup> September 2010

Codicote Pty Ltd  
GPO BOX 4696  
MELBOURNE VIC 3001

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<b>Site Address</b>	275-321 Lonsdale Street, Melbourne 266-278 & 286-288 Little Bourke Street, Melbourne
<b>Project Name</b>	Myer Emporium Development
<b>CMG File No.</b>	CMG-32
<b>Planning Permit No</b>	HV-2009-14

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## Stage of Work Permitted by this Approval

This approval is limited to the demolition stages B & C as shown in the CMP.

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## Proposal

The submitted construction management plan consists of the following key aspects

- A 10kpa Gantry over Caledonian Lane and Arcade Alley with full height perimeter scaffold above;
- A full height perimeter scaffold over Little Bourke Street footpath.
- Hoarding located at the perimeter of the buildings at ground level.

The submitted construction management plan including attachments is considered to satisfy the relevant planning permit condition and Activities Local Law 2009 and has been **approved** **subject to** the following conditions:

## Public Safety, Amenity & Site Security

1. The site is to be left in a secure state at the end of each days works or anytime the site is vacant to a standard that will prevent entry by unauthorised persons.

## Operating Hours, Noise and Vibration Controls

2. Works must be conducted only within the permitted hours (which include the specified hours and any additional hours granted by council in an "out of hours" permit).

The permitted hours are between 7.00am & 7.00pm weekdays and 8.00am & 3.00pm Saturday. No work is permitted on Sundays.

3. This site is located in Sensitive Zones 1 & 4 as stated in Council's Noise and Vibration Guidelines.

The following activities may only occur during the stated times (below) unless an out of hours permit has been issued by Council.

Activities	Permitted times
Concrete breaking, jack hammering and the like	0800 – 1200 & 1400 – 1900 Weekdays 0830 – 1200 & 1400 – 1500 Saturdays

4. Demolition materials should be placed into the bins or trucks in lieu of being dropped.
5. Where possible alternatives to jack hammering/breaking such as concrete cutting and lifting should be utilised.
6. It must be recognised that proper planning and scheduling of works and communication to effected parties are key components of responsible noise management. It is the principle contractor's responsibility to ensure all communication and notification is undertaken in a timely and effective manner to all appropriate parties and to deal responsively to any concerns or complaints.
7. Council may ask for acoustic testing to be conducted if excessive noise or nuisance is considered to have occurred or be likely to occur.

#### **Air and Dust Management**

8. As part of the air and dust management all dust, rubble, mud, and other debris shall be contained within the site at all times. Dust must be contained within the site by means of watering down (using recycled water where possible) appropriately and/or placing a tarpaulin or the likes over the top.

#### **Stormwater and Sediment Control**

9. Stormwater and sediment control is to be in accordance with the factsheets referenced in Element 4 of the CMG guidelines.

#### **Waste and Materials Reuse Management**

10. Where any soiling or spillage in the street occurs it shall be cleaned up immediately.

#### **Traffic Management**

11. Permission for road closures will be dependant on existing approved road closures and events located with the CBD and surrounding areas at the requested time.
12. Vehicles moving from/to the site are to be of appropriate size to minimize disruption and manoeuvring when turning.
13. The following engineering services approvals form part of the approval. Conditions and requirements detailed in these approvals must be complied with (attached)
- #5998174 / SR 1337958 dated 2<sup>nd</sup> September 2010

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#### **Protection of Public & Adjoining Property**

14. This approval may be considered as consent for public protection pursuant to Regulation 604 of the Building Regulations 2009.

This consent is limited to the extent of building work permitted by this approval.



15. The public precautions are to be inspected by the Relevant Building Surveyor prior to the commencement of the building work. Council may also inspect the precautions to ensure compliance with Council's Local Laws, Guidelines and Code of Practice.
  16. This approval does not relate to protection of adjoining property for which the Relevant Building Survey is responsible in accordance with the Building Act 1993.
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### **Notifications**

17. The principle contractor must provide regular email updates to businesses and residents in the surrounding area who have registered/request to receive updates. The updates are to be provided prior to the commencement of each new stage/type of work and when specified in a permit issued by the council.

The notifications are to detail:

- a. The nature of the work to occur;
  - a. Expected commencement & duration of the work;
  - b. Likely impact; and
  - c. Contact details of a person on site who has the authority to respond to directions from an authorised officer, direct sub contractors and cause work to cease.
18. Businesses and residents must be advised of the opportunity and process to receive email updates by a physical letter drop to each premises and in the case of apartment buildings each letterbox, unless it can be demonstrated that other means of notification have been successful.

In addition, a copy of the initial letter and most recent notifications are to be located at the perimeter of the site and be visible from the footpath i.e. on hoarding in a weather proof enclosure.

19. Copies of any email notifications are to be sent to Council at [siteservices@melbourne.vic.gov.au](mailto:siteservices@melbourne.vic.gov.au).
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### **Other Approvals & General Items**

20. The approval does not negate the requirement to obtain other approvals pursuant to Council's Activities Local Law 2009 and other legislation.
21. Prior to the occupation of Council property permit applications will be required to be submitted Councils Construction Management Group for approval. Any application is to be consistent with this approval and is to be accompanied by the following:
  - a) Permit to erect a gantry, overhead protective awning or scaffold
    - Completed application form
    - Detailed gantry drawings including the location of gantry standards in relation to doors in Caledonian Lane.
    - Gantry computations and engineers signoff.
22. Arcade Alley and Lynch Place Council owned however they are no longer designated roads. Separate advice on how rental of this space will be calculated and managed will be provided.

23. The planning permit contains conditions that may be required to be satisfied prior to work commencing. The contractor is responsible for ensuring compliance with all such conditions.
24. The principal contractor is to ensure that Public Liability and other relevant insurances are maintained for the duration of the building work.
25. Work must comply with Council's Code of Good Practice for Construction Sites, Construction Management Plan Guidelines and Noise and Vibration Management Guidelines.
26. Failure to comply with an approved is a breach of the Activities Local Law 2009 and is subject to a fine of \$2000 for each breach.
27. The CMP is a 'living' document that may need to be modified to adequately address any change in circumstances. The CMP may be modified with the consent of Council or Council require the CMP to be amended through the issue of a notice to comply or written direction.

Should any matter require clarification please contact the responsible officer on the number below.

Regards

Frank Isgro  
**Senior Building Surveyor**

<b>Responsible Officer</b>	Frank Isgro
<b>Telephone</b>	9658 8788
<b>Facsimile</b>	9650 5310
<b>E-mail</b>	frank.isgro@melbourne.vic.gov.au

**NOTES**      The owner of the building or land may **appeal**, in whole or part, sections of this decision that relate to the Building Act 1993 and Building Regulations 2006 to the Building Appeals Board within **30 days** of this decision.

This consent/approval is issued in accordance with the powers, duties and functions delegated by Council pursuant to Section 98(1) of the Local Government Act 1989 or Municipal Building Surveyor pursuant to section 216B of the Building Act 1993, as applicable

# CONSTRUCTION MANAGEMENT PLAN APPROVAL - Stage 3

Building Act 1993  
Building Regulations 2006

Local Government Act 1989  
Activities Local Law 2009

17 February 2011

To Colonial First State  
Codicote  
Grocon



CITY OF MELBOURNE

GPO Box 1603  
Melbourne VIC 3001

Phone 61 3 9658 9658  
Fax 61 3 9654 4854  
www.melbourne.vic.gov.au

DX210487  
ABN 55 370 219 287

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<b>Site Address</b>	269-321 Lonsdale Street, Melbourne 266-278 & 286-288 Little Bourke Street, Melbourne
<b>Project Name</b>	The Emporium Melbourne
<b>CMG File No.</b>	CMG-32
<b>Planning Permit No</b>	HV-2009-14

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## Stage of Work Permitted by this Approval

This approval is limited to all remaining demolition, installation of the façade retention system and construction only.

The following aspects of the project are excluded from this approval.

- Construction of the tunnels beneath Little Bourke Street
- Construction of the Little Bourke Street bridge
- Dismantling of the façade retention structures

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The submitted construction management plan including attachments and response to Council's request for further information is considered to satisfy the relevant planning permit condition and Activities Local Law 2009 and has been **approved subject to** the following conditions:

## Public Safety, Amenity & Site Security

1. The site is to be left in a secure state at the end of each day's work or anytime the site is vacant to a standard that will prevent entry by unauthorised persons.
2. As soon as possible after installation of the façade retention system, the pedestrian access route along the southern Lonsdale Street footpath is to be reviewed by a Crime Prevention Officer from Victoria Police (Refer Appendix A). All reasonable improvements are to be undertaken to the satisfaction of Council.



### **Operating Hours, Noise and Vibration Controls**

3. Works must be conducted only within the permitted hours (which include the specified hours and any additional hours granted by council in an "out of hours" permit).  
The permitted hours are between 7.00am & 7.00pm weekdays and 8.00am & 3.00pm Saturday. No work is permitted on Sundays.
4. Where possible demolition materials should be placed into the bins or trucks in lieu of being dropped.
5. Where possible alternatives to jack hammering/breaking such as concrete, cutting and lifting should be utilised.
6. Ongoing noise monitoring is to be undertaken for the duration of the façade retention installation. The background noise monitoring results are to be provided prior to the installation of the retention system. Once installation has commenced results are to be provided daily.
7. It must be recognised that proper planning and scheduling of works and communication to affected parties are key components of responsible noise management. It is the principle contractor's responsibility to ensure all communication and notification is undertaken in a timely and effective manner to all appropriate parties and to deal responsively to any concerns or complaints.

### **Air and Dust Management**

8. As part of the air and dust management all dust, rubble, mud, and other debris shall be contained within the site at all times. Dust must be contained within the site by means of watering down (using recycled water where possible) appropriately and/or placing a tarpaulin or the likes over the top.

### **Stormwater and Sediment Control**

9. Stormwater and sediment control is to be in accordance with the factsheets referenced in Element 4 of the CMG guidelines.

### **Waste and Materials Reuse Management**

10. Where any soiling or spillage in the street occurs it shall be cleaned up immediately.

### **Traffic Management**

11. Permission for road closures will be dependant on existing approved road closures and events located with the CBD and surrounding areas at the requested time.
12. Council's Engineering Services Group has provided in principle approval for Construction Traffic Management Plan (CTMP) subject to
  - a) Finalisation and approval of details relating to maintenance of access to the Melbourne Central Carpark.
  - b) Finalisation and approval of the Little Bourke Street Loading Zone.
  - c) Any reasonable requirements from Department of Transport and Bus Companies being met in order to maintain the bus services at or near their current level.

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### **Protection of Public & Adjoining Property**

13. This approval may be considered as consent for public protection pursuant to Regulation 604 of the Building Regulations 2009.  
This consent is limited to the extent of building work permitted by this approval.
  14. The public precautions are to be inspected by the Relevant Building Surveyor prior to the commencement of the building work. Council may also inspect the precautions to ensure compliance with Council's Local Laws, Guidelines and Code of Practice.
  15. This approval does not relate to protection of adjoining property for which the Relevant Building Survey is responsible in accordance with the Building Act 1993.
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### **Façade Retention Structures**

16. The design of the façade retention structure is to be amended so that the trees, including root systems, located within the Lonsdale Street median are retained and not damaged,  
Details of any amendments to the structural design are to be provided prior to work occurring in the vicinity of the trees.  
Any pruning or trimming of the trees must be approved and undertaken by the City of Melbourne. To arrange for pruning/trimming please contact Lainie Berka Ph. 9658 9462.
  17. While primarily an OH&S obligation, a construction methodology / erection sequence is to be prepared by Grocon and reviewed/approved by the design engineer. A copy of the approval is to be provided to Council for information only.
  18. Prior to the demolition of the structural elements behind each of the façades. The façade retention structures are to be inspected by a suitably qualified Registered Engineer (EC). A report is to be provided confirming that the structures have been constructed in accordance with the design documentation.
  19. A monitoring point is to be provided to one of the crane support beams in addition to those on the façade. This point is to be reviewed when the façade points are reviewed.  
Results of the façade monitoring are to be provided for information only, it is the responsibility of Grocon and design engineer to interpret and act on the results of the monitoring.
  20. Prior to the installation of the platform decks, provide details on how stormwater from the decks will be dealt with so a nuisance will not be caused.
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### **Other Approvals & General Items**

21. The approval does not negate the requirement to obtain other approvals pursuant to Council's Activities Local Law 2009 and other legislation.
22. A bank guarantee or cash deposit of \$25,000 is required to be submitted with the first permit application.
23. A signed deed of indemnity is to be submitted with the first permit application.
24. The principal contractor is to ensure that Public Liability and other relevant insurances are maintained for the duration of the building work.

25. Prior to the occupation of Council property permit applications will be required to be submitted Councils Construction Management Group for approval. Any application is to be consistent with this approval and is to be accompanied by the following:

a) Permit to erect a gantry or overhead protective awning (incl. façade retention)

- Completed application form
- Details of any amendments to the structural design from those that have previously been submitted (if any)
- Architectural plan of the gantry working deck showing the location of any site sheds. The date that these sheds are due to be in place is also to be included.

Note: The previously submitted lighting plan is currently being assessed.

b) Construction zone

- Completed application form

Note: A construction zone is for the loading and unloading of materials from trucks for the site. Additional permits will be required for concrete pumps, building skips, and other machinery located within the construction zone

c) Permit to Occupy Space (Road Closures, Cranes etc)

- Completed application form
- Plan indicating the location of the crane and other traffic management measures to be put in place
- Clearly identify the relevant "Ratio" plan that the application relates to.

26. The planning permit contains conditions that may be required to be satisfied prior to work commencing. The contractor is responsible for ensuring compliance with all such conditions.

27. Work must comply with Council's Code of Good Practice for Construction Sites, Construction Management Plan Guidelines and Noise and Vibration Management Guidelines.

28. Failure to comply with an approved is a breach of the Activities Local Law 2009 and is subject to a fine of \$2000 for each breach.

29. The CMP is a 'living' document that may need to be modified to adequately address any change in circumstances. The CMP may be modified with the consent of Council or Council require the CMP to be amended through the issue of a notice to comply or written direction.

Should any matter require clarification please contact the responsible officer on the number below.

Regards

  
Frank Isgro  
Senior Building Surveyor

**Responsible Officer** Frank Isgro  
**Telephone** 9658 8788  
**Facsimile** 9650 5310  
**E-mail** fraisg@melbourne.vic.gov.au

**NOTES**

The owner of the building or land may **appeal**, in whole or part, sections of this decision that relate to the Building Act 1993 and Building Regulations 2006 to the Building Appeals Board within **30 days** of this decision.

This consent/approval is issued in accordance with the powers, duties and functions delegated by Council pursuant to Section 98(1) of the Local Government Act 1989 or Municipal Building Surveyor pursuant to section 216B of the Building Act 1993, as applicable

**APPENDIX A - CRIME PREVENTION OFFICER DETAILS**

NAME	LOCATION	PHONE/ MOBILE	EMAIL
L/S/C Glenn <u>McFARLANE</u>	Ground Floor, 412 St. Kilda Road, Melbourne, 3004 DX210094	9865 3102 0428 207 116	<u>glenn.mcfarlane@police.vic.gov.au</u>
L/S/C Janie <u>LAMBERT (P/T)</u> Tues, Wed & ½ Sat.	Lvl 1 Bld C VPC Melbourne 3005 DX 210093	9247 5495 0414 181 482	<u>janie.lambert@police.vic.gov.au</u>

# AMENDED CONSTRUCTION MANAGEMENT PLAN APPROVAL

## Stage 4

Building Act 1993  
Building Regulations 2006

Local Government Act 1989  
Activities Local Law 2009

8<sup>th</sup> August 2011

To Colonial First State  
Codicote  
Grocon

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<b>Site Address</b>	269-321 Lonsdale Street, Melbourne
<b>Project Name</b>	The Emporium Melbourne
<b>CMG File No.</b>	CMG-32
<b>Planning Permit No</b>	HV-2009-14

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### Stage of Work Permitted by this Approval

This approval shall be read in conjunction with the previous stage approvals and is limited to the construction of the two tunnels beneath Little Bourke Street, Melbourne.

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### Proposal

The proposal consists of the following key aspects.

- 6 week closure of Little Bourke Street between Caledonian Lane and Elizabeth Street.
- Open cut construction of the tunnels to the proposed tunnels 'lid' slab level.
- Below ground construction of the tunnel beneath the tunnels 'lid' (roof).

The submitted construction management plan including attachments and responses to Council's requests for further information is considered to satisfy the relevant incorporated document in the Melbourne Planning Scheme it condition and the Activities Local Law 2009 and has been **approved pursuant to Clause 9.2 of the Activities Local Law subject to** the following conditions:

### Public Safety, Amenity & Site Security

1. The site is to be left in a secure state at the end of each days works or anytime the site not occupied vacant to a standard that will prevent entry by unauthorised persons.

### Operating Hours, Noise and Vibration Controls

2. Works must be conducted only within the permitted hours (which include the specified hours and any additional hours granted by council in an "out of hours" permit).



The permitted hours are between 7.00am & 7.00pm weekdays and 8.00am & 3.00pm Saturday. No work is permitted on Sundays.

3. As the site is located in Sensitive Zones 1 & 4 as stated in Council's Noise and Vibration Guidelines the principle contractor is to ensure that the equipment utilised prior to 0800, between 1200 & 1400 – 1900 weekdays, prior to 0900 and between 1200 – 1400 Saturdays will not cause a nuisance.

Should Council officers determine that nuisance is being caused, a notice to comply may be issued requiring use of that equipment to cease for all or part of the remainder of the project.

4. Where possible alternatives to jack hammering/breaking such as concrete, cutting and lifting should be utilised.
5. It must be recognised that proper planning and scheduling of works and communication to potentially affected parties are key components of responsible noise management. It is the principle contractor's responsibility to ensure all communication and notification is undertaken in a timely and effective manner, in accordance with the City of Melbourne's requirements, to all appropriate parties and to deal responsively to any concerns or complaints.

#### **Air, Dust Mud and Debris Management**

6. As part of the air and dust management all dust, rubble, mud, and other debris must be contained within the site at all times. Dust must be contained within the site by means of watering down (using recycled water where possible) appropriately and/or placing a tarpaulin or the like over the top of stockpiles of soil, rubble etc.
7. Where any soiling or spillage in the street occurs it shall be cleaned up immediately.

#### **Stormwater and Sediment Control**

8. Stormwater and sediment control must be in accordance with the factsheets referenced in Element 4 of the CMP guidelines.

#### **Pedestrian & Traffic Management**

9. Access to Caledonian Lane must be maintained for the duration of the Little Bourke Street closure.
10. Vehicular access to Albion Alley is to be available to facilitate laundry, waste collection and service functions related to the Mecure Hotel and adjacent or incorporated retail premises.
11. Pedestrian access along the southern footpath must be maintained throughout the work. Council may permit short term closures for safety reasons via appropriate permits.
12. The following engineering services requirements apply to this approval. All conditions detailed in this approval must be complied with (attached)

Ref # 6609480v2 / STT/TRE/000017/P1

#### **Notifications**

13. The principle contractor must provide Council with weekly program updates. Specifically the updates are to
  - a) Advise of the progress of the work compared to the program.
  - b) Where work is behind schedule, detail the actions proposed to "catch up" and get the project back on 'program'.

14. No less than one week prior to the proposed closure of Little Bourke Street, the principle contractor must complete a physical letter drop to be made to the occupiers of all the properties bounded by Elizabeth, Bourke, Lonsdale and Exhibition Streets advising them of the date, nature and duration of the closure and any alternate traffic arrangements specific for their property.

In addition, notices are to be placed in at least 2 major newspapers. The notices are to include a diagram of the closure, dates and duration of the work and a public contact number.

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### **Protection of Public & Adjoining Property**

15. Solid hoarding is to be utilised to separate pedestrians from the immediate work area. Temporary fencing may be utilised in the remaining areas.
16. This approval may be considered as consent for public protection pursuant to Regulation 604 of the Building Regulations 2009.  
This consent is limited to the extent of building work permitted by this approval.
17. The public precautions are to be inspected and approved by the Relevant Building Surveyor prior to the commencement of the building work. Council may also inspect the precautions to ensure compliance with Council's Local Laws, Guidelines and Code of Practice.
18. This approval does not relate to protection of adjoining property for which the Relevant Building Survey is responsible in accordance with the Building Act 1993.

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### **Other Approvals & General Items**

19. This approval does not negate the requirement to obtain other approvals pursuant to Council's Activities Local Law 2009 and other legislation.
20. The principal contractor must ensure that Public Liability and other relevant insurances are maintained for the duration of the building work.
21. Prior to the occupation of Council property, permit applications will be required to be submitted Council's Construction Management Group for approval. Any application is to be consistent with this CMP approval and is to be accompanied by the following:
  - a) Permit to Occupy Space (Road Closures, Cranes etc)
    - Completed application form
    - Revised traffic management plan showing an additional traffic controller at the intersections of Little Bourke Street and Swanston Street.
    - Dimensioned plan showing the location of the proposed temporary fencing in relation to known features i.e. allotment boundaries.
    - Additional precinct traffic management plan showing the location and wording of VMS and signage.

- A detailed design plan must be submitted to Engineering Services for approval, as soon as possible, prior to the implementation of the parking changes. This plan should include the details of the existing parking conditions and restrictions on the south side of Little Bourke Street west of Swanston Street. Also the plan must show the proposed parking changes including, measurements, signs and their locations.
  - Following obtaining the Engineering Services approval for the above detailed plan of the proposed parking changes, Grocan & CFSGM must arrange for the implementation of all the approved parking changes including signs and line marking at no extra cost to Council.
  - The intersection of Little Bourke Street and Caledonian Lane must be designed to allow service vehicles (including waste collection vehicles) to turn from Little Bourke Street into Caledonian Lane.
22. Specific signage is to be placed at the intersection of Little Bourke and Elizabeth Streets advising drivers how to access the western end of Little Bourke Street from Elizabeth Street.
23. Specific signage is to be placed at the intersection of Little Bourke and Swanston Streets advising drivers how to access the eastern end of Little Bourke Street past the Caledonian Lane in order to 'service' Albion Alley and adjacent retail premises
- The signage is to state *Vehicular Access to the Welcome Hotel, Let's Cook, Alan Pinkus Shoes and Albion Alley available. Contact traffic controller for assistance.* or similar.
24. The planning permit may contain conditions that must be satisfied prior to work commencing. The contractor is responsible for ensuring compliance with all such conditions.
25. Work must comply with Council's Code of Good Practice for Construction Sites, Construction Management Plan Guidelines and Noise and Vibration Management Guidelines.
26. Failure to comply with an approved CMP is a breach of the Activities Local Law 2009 and is subject to a fine of \$2000 for each breach.
27. The CMP is a 'living' document that may need to be modified to adequately address any change in circumstances. The CMP may be modified with the consent of Council or Council may require the CMP to be amended through the issue of a notice to comply or written direction.

Should any matter require clarification please contact the responsible officer on the number below.

Regards

Frank Isgro  
**Senior Building Surveyor**

Responsible Officer	Frank Isgro
Telephone	9658 8788
Facsimile	9650 5310
E-mail	fraisg@melbourne.vic.gov.au

## NOTES

The owner of the building or land may **appeal**, in whole or part, sections of this decision that relate to the Building Act 1993 and Building Regulations 2006 to the Building Appeals Board within **30 days** of this decision.

This consent/approval is issued in accordance with the powers, duties and functions delegated by Council pursuant to Section 98(1) of the Local Government Act 1989 or Municipal Building Surveyor pursuant to section 216B of the Building Act 1993, as applicable

# AMENDED CONSTRUCTION MANAGEMENT PLAN APPROVAL

## Stage 4

Building Act 1993  
Building Regulations 2006

Local Government Act 1989  
Activities Local Law 2009

10<sup>th</sup> August 2011

To Colonial First State  
Codicote  
Grocon

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<b>Site Address</b>	269-321 Lonsdale Street, Melbourne
<b>Project Name</b>	The Emporium Melbourne
<b>CMG File No.</b>	CMG-32
<b>Planning Permit No</b>	HV-2009-14

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### Stage of Work Permitted by this Approval

This approval shall be read in conjunction with the previous stage approvals and is limited to the construction of the two tunnels beneath Little Bourke Street, Melbourne.

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### Proposal

The proposal consists of the following key aspects

- 6 week closure of Little Bourke Street between Caledonian Lane and Elizabeth Street.
- Open cut construction of the tunnels to the proposed tunnels 'lid' slab level.
- Below ground construction of the tunnel beneath the tunnels 'lid' (roof).

The submitted construction management plan including attachments and responses to Council's requests for further information is considered to satisfy the relevant incorporated document in the Melbourne Planning Scheme it condition and the Activities Local Law 2009 and has been **approved pursuant to Clause 9.2 of the Activities Local Law subject to the following conditions:**

### Public Safety, Amenity & Site Security

1. The site is to be left in a secure state at the end of each days works or anytime the site not occupied vacant to a standard that will prevent entry by unauthorised persons.

### Operating Hours, Noise and Vibration Controls

2. Works must be conducted only within the permitted hours (which include the specified hours and any additional hours granted by council in an "out of hours" permit).



The permitted hours are between 7.00am & 7.00pm weekdays and 8.00am & 3.00pm Saturday. No work is permitted on Sundays.

3. As the site is located in Sensitive Zones 1 & 4 as stated in Council's Noise and Vibration Guidelines the principle contractor is to ensure that the equipment utilised prior to 8am and between 12 noon & 2pm weekdays, prior to 9am and between 12noon & 2pm Saturdays will not cause a nuisance.

Should Council officers determine that nuisance is being caused, a notice to comply may be issued requiring use of that equipment to cease for all or part of the remainder of the project.

4. Where possible alternatives to jack hammering/breaking such as concrete, cutting and lifting should be utilised.
5. It must be recognised that proper planning and scheduling of works and communication to potentially affected parties are key components of responsible noise management. It is the principle contractor's responsibility to ensure all communication and notification is undertaken in a timely and effective manner; in accordance with the City of Melbourne's requirements, to all appropriate parties and to deal responsively to any concerns or complaints.

#### **Air, Dust Mud and Debris Management**

6. As part of the air and dust management all dust, rubble, mud, and other debris must be contained within the site at all times. Dust must be contained within the site by means of watering down (using recycled water where possible) appropriately and/or placing a tarpaulin or the like over the top of stockpiles of soil, rubble etc.
7. Where any soiling or spillage in the street occurs it shall be cleaned up immediately.

#### **Stormwater and Sediment Control**

8. Stormwater and sediment control must be in accordance with the factsheets referenced in Element 4 of the CMP guidelines.

#### **Pedestrian & Traffic Management**

9. Access to Caledonian Lane must be maintained for the duration of the Little Bourke Street closure.
10. Vehicular access to Albion Alley is to be available to facilitate laundry, waste collection and service functions related to the Mecure Hotel and adjacent or incorporated retail premises.
11. Pedestrian access along the southern footpath must be maintained throughout the work. Council may permit short term closures for safety reasons via appropriate permits.
12. The following engineering services requirements apply to this approval. All conditions detailed in this approval must be complied with (attached)

Ref # 6609480v2 / STT/TRE/000017/P1

#### **Notifications**

13. The principle contractor must provide Council with weekly program updates. Specifically the updates are to
  - a) Advise of the progress of the work compared to the program.
  - b) Where work is behind schedule, detail the actions proposed to "catch up" and get the project back on 'program'.

14. No less than one week prior to the proposed closure of Little Bourke Street, the principle contractor must complete a physical letter drop to be made to the occupiers of all the properties bounded by Elizabeth, Bourke, Lonsdale and Exhibition Streets advising them of the date, nature and duration of the closure and any alternate traffic arrangements specific for their property.

In addition, notices are to be placed in at least 2 major newspapers. The notices are to include a diagram of the closure, dates and duration of the work and a public contact number.

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### **Protection of Public & Adjoining Property**

15. Solid hoarding is to be utilised to separate pedestrians from the immediate work area. Temporary fencing may be utilised in the remaining areas.
16. This approval may be considered as consent for public protection pursuant to Regulation 604 of the Building Regulations 2009.  
This consent is limited to the extent of building work permitted by this approval.
17. The public precautions are to be inspected and approved by the Relevant Building Surveyor prior to the commencement of the building work. Council may also inspect the precautions to ensure compliance with Council's Local Laws, Guidelines and Code of Practice.
18. This approval does not relate to protection of adjoining property for which the Relevant Building Survey is responsible in accordance with the Building Act 1993.

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### **Other Approvals & General Items**

19. This approval does not negate the requirement to obtain other approvals pursuant to Council's Activities Local Law 2009 and other legislation.
20. The principal contractor must ensure that Public Liability and other relevant insurances are maintained for the duration of the building work.
21. Prior to the occupation of Council property, permit applications will be required to be submitted Council's Construction Management Group for approval. Any application is to be consistent with this CMP approval and is to be accompanied by the following:
  - a) Permit to Occupy Space (Road Closures, Cranes etc)
    - Completed application form
    - Revised traffic management plan showing an additional traffic controller at the intersections of Little Bourke Street and Swanston Street.
    - Dimensioned plan showing the location of the proposed temporary fencing in relation to known features i.e. allotment boundaries.
    - Additional precinct traffic management plan showing the location and wording of VMS and signage.

- A detailed design plan must be submitted to Engineering Services for approval, as soon as possible, prior to the implementation of the parking changes. This plan should include the details of the existing parking conditions and restrictions on the south side of Little Bourke Street west of Swanston Street. Also the plan must show the proposed parking changes including, measurements, signs and their locations.
  - Following obtaining the Engineering Services approval for the above detailed plan of the proposed parking changes, Grocan & CFSGM must arrange for the implementation of all the approved parking changes including signs and line marking at no extra cost to Council.
  - The intersection of Little Bourke Street and Caledonian Lane must be designed to allow service vehicles (including waste collection vehicles) to turn from Little Bourke Street into Caledonian Lane.
22. Specific signage is to be placed at the intersection of Little Bourke and Elizabeth Streets advising drivers how to access the western end of Little Bourke Street from Elizabeth Street.
23. Specific signage is to be placed at the intersection of Little Bourke and Swanston Streets advising drivers how to access the eastern end of Little Bourke Street past the Caledonian Lane in order to 'service' Albion Alley and adjacent retail premises
- The signage is to state *Vehicular Access to the Welcome Hotel, Let's Cook, Alan Pinkus Shoes and Albion Alley available. Contact traffic controller for assistance.* or similar.
24. The planning permit may contain conditions that must be satisfied prior to work commencing. The contractor is responsible for ensuring compliance with all such conditions.
25. Work must comply with Council's Code of Good Practice for Construction Sites, Construction Management Plan Guidelines and Noise and Vibration Management Guidelines.
26. Failure to comply with an approved CMP is a breach of the Activities Local Law 2009 and is subject to a fine of \$2000 for each breach.
27. The CMP is a 'living' document that may need to be modified to adequately address any change in circumstances. The CMP may be modified with the consent of Council or Council may require the CMP to be amended through the issue of a notice to comply or written direction.

Should any matter require clarification please contact the responsible officer on the number below.

Regards

Frank Isgro  
**Senior Building Surveyor**

<b>Responsible Officer</b>	Frank Isgro
<b>Telephone</b>	9658 8788
<b>Facsimile</b>	9650 5310
<b>E-mail</b>	fraisg@melbourne.vic.gov.au

**NOTES**

The owner of the building or land may **appeal**, in whole or part, sections of this decision that relate to the Building Act 1993 and Building Regulations 2006 to the Building Appeals Board within **30 days** of this decision.

This consent/approval is issued in accordance with the powers, duties and functions delegated by Council pursuant to Section 98(1) of the Local Government Act 1989 or Municipal Building Surveyor pursuant to section 216B of the Building Act 1993, as applicable

**Nature of Amendment**

**Amendment A** Correction of error to Condition 3.

# CONSTRUCTION MANAGEMENT PLAN APPROVAL – Stage 5

Building Act 1993  
Building Regulations 2006

Local Government Act 1989  
Activities Local Law 2009

11<sup>th</sup> December 2012

Grocon Constructors (Vic) Pty Ltd  
3 ALBERT COATES LANE  
MELBOURNE VIC 3000

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<b>Site Address</b>	269-321 Lonsdale Street, MELBOURNE VIC 3000
<b>Project Name</b>	Emporium Melbourne
<b>CMG File No.</b>	CMG-32
<b>Planning Permit No</b>	HV-2009-14

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## Stage of Work Permitted by the Approval

This approval is limited to the installation of the new air bridges over Little Bourke Street.

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## Proposal

The submitted Construction Management Plan (CMP) including attachments consists of the following key aspects:

- Preparatory work to the existing Myer and David Jones store facades.
  - Evening closures of Little Bourke Street to remove sections of the façade to the existing buildings, install gantries and prefabricated sections of the air bridges.
  - Daytime work above the gantries.
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## Decision

The submitted Construction Management Plan (CMP) including attachments is considered to satisfy the relevant planning permit condition and the Activities Local Law 2009 and has been **approved subject to** compliance with the following conditions:

### Public Safety, Amenity & Site Security

1. The site must be left in a secure state at the end of each days works or anytime the site is vacant to a standard that will prevent entry by unauthorised persons.



### **Operating Hours, Noise and Vibration Controls**

2. Works must be conducted only within the permitted hours.

The permitted hours are between 7am & 7pm Monday to Friday, 8am to 3pm Saturday. No work is permitted outside of these hours unless an out of hours permit has been issued by Council.

In deciding whether to issue an out of hours permit, Council will consider the cumulative impact of successive nights of out of hours work.

3. It must be recognised that proper planning and scheduling of works and communication to effected parties are key components of responsible noise management. It is the principal contractor's responsibility to ensure all communication and notification is undertaken in a timely and effective manner to all appropriate parties and to deal responsively to any concerns or complaints.
4. Saw cutting must be scheduled to occur during the day or early evening.
5. Demolition materials must be placed carefully into bins or trucks in lieu of being dropped to minimise nuisance.
6. Where possible, alternatives to jack hammering/breaking such as concrete cutting and lifting shall be utilised.
7. Council may ask for acoustic testing to be conducted if excessive noise or nuisance is considered to have occurred or be likely to occur.

### **Air and Dust Management**

8. As part of the air and dust management all dust, rubble, mud, and other debris shall be contained within the site at all times. Dust must be contained within the site by means of watering down (using recycled water where possible) appropriately and/or placing a tarpaulin or the likes over the top.

### **Stormwater and Sediment Control**

9. Stormwater and sediment control is to be in accordance with the factsheets referenced in Element 4 of the CMG guidelines.

### **Waste and Materials Reuse Management**

10. Where any soiling or spillage in the street occurs it shall be cleaned up immediately.

### **Traffic Management**

11. Permission for road closures will be dependant on existing approved road closures and events located within the CBD and surrounding areas at the requested time.
12. Council's Engineering Services has advised that weekday closures commencing from 7pm will be permitted dependant on full access to Caledonian Lane being available and other closures within the CBD.
13. The installation of the gantries must not reduce the existing footpath or roadway widths.

## **Protection of Public & Adjoining Property**

14. This approval may be considered as consent for public protection pursuant to Regulation 604 of the Building Regulations 2009.  
This consent is limited to the extent of building work permitted by this approval subject to compliance with all conditions contained herein. .
  15. Public precautions are to be inspected by the Relevant Building Surveyor prior to the commencement of the building work. Council may also inspect the precautions to ensure compliance with Council's Local Laws, Guidelines and Code of Practice.
  16. This approval does not relate to protection of adjoining property for which the Relevant Building Survey is responsible in accordance with the Building Act 1993.
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## **Notifications & Communication**

17. The principal contractor must provide regular email updates to businesses and residents in the surrounding area who have registered to receive updates. The updates are to be provided prior to the commencement of each new stage/type of work and when specified in a permit issued by the council.

The initial update is to detail

- a. The nature of the work to occur on the site.
- b. Expected commencement & duration of the work including key stages.
- c. Details of changes to the public realm i.e. changes to parking, installation of public precautions, removal/relocation of trees or street furniture.
- d. Process to nominate to receive future notification via email.
- e. Contact details of a person on site who has the authority to respond to directions from an authorised officer, direct sub contractors and cause work to cease.

Subsequent notifications are to detail:

- a. The nature of the work to occur;
- a. Expected commencement & duration of the work;
- b. Likely impact on adjoining premises ; and
- c. Contact details of a person on site who has the authority to respond to directions from an authorised officer, direct sub contractors and cause work to cease.

18. Businesses and residents must be advised of the opportunity and process to receive email updates by a physical letter drop to each premises and in the case of apartment buildings each letterbox.

In addition, a copy of the initial letter and most recent notifications are to be located at the perimeter of the site and be visible from the footpath i.e. on hoarding.

19. Copies of any email notifications are to be sent to Council at [siteservices@melbourne.vic.gov.au](mailto:siteservices@melbourne.vic.gov.au) .
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## **General Items**

17. This approval does not negate the requirement to obtain other approvals pursuant to Council's Activities Local Law 2009 and other legislation.
18. The principal contractor must comply with all relevant Occupational Health and Safety legislation and obligations to the satisfaction of the responsible authority i.e. work safe.
19. The principal contractor is to ensure that Public Liability and other relevant insurances are maintained for the duration of the building work.
20. Work must comply with Council's Code of Good Practice for Construction Sites, Construction Management Plan Guidelines and Noise and Vibration Management Guidelines.
21. Failure to comply with an approved is a breach of the Activities Local Law 2009 and is subject to a fine of \$2000 for each breach.

Grocon Constructors (Vic) being the principal contractor is responsible for ensuring all sub contractors comply with all approvals and the principal contractor will be the subject of any required enforcement action or infringements.

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## **Other Approvals**

22. Prior to the occupation of Council property permit applications will be required to be submitted Councils Construction Management Group for approval. Any application is to be consistent with this approval and is to be accompanied by the following:
  - a. Permit to erect a gantry or overhead protective awning
    1. Completed application form
    2. Detailed gantry drawings
    3. Gantry computations and engineers signoff.
  - b. Permit to Occupy Space
    1. Completed application form
    2. Detailed plan showing all information that is listed on the rear of the application form.
  - c. Out of Hours
    1. Completed application form
    2. Detailed schedule of information indicating work that is to occur.
23. The planning permit contains conditions that may be required to be satisfied prior to work commencing. The principal contractor is responsible for ensuring compliance with all such conditions.

The CMP is a 'living' document that may need to be modified to adequately address any change in circumstances. The CMP may be modified with the consent of Council or Council require the CMP to be amended through the issue of a notice to comply or written direction.

Should any matter require clarification please contact the responsible officer on the number below.

Regards,

Frank Isgro  
**Senior Building Surveyor**

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**NOTES**

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