

Construction Management Plan

**for the proposed development of 84 Centenary
Drive, Strathfield**

**Prepared for the applicant
Alceon Group Pty Ltd c/o Metro Property
Development**

January 2016

CONTENTS

1	INTRODUCTION	3
1.1.	Purpose of Report.....	3
1.2.	The CMP aims to	3
1.3.	Structure of The CMP (confirm this is the final structure?).....	3
1.4.	CMP Implementation	3
1.5.	Limitations.....	3
2	PROJECT INFORMATION	4
2.1.	The Site.....	4
2.2.	The Development	5
2.3.	Construction Activities	5
2.4.	Working Hours	5
2.5.	Prior Approvals	6
2.6.	Approvals.....	6
2.7.	Legislative Framework	6
3	MANAGEMENT OF THE SITE	7
3.1.	Management Structure	7
3.2.	Responsibilities.....	7
3.3.	Management Systems	7
3.4.	Consultation	7
3.5.	Health and Safety	8
4	ENVIRONMENTAL MATTERS	10
4.1.	General	10
4.2.	EMP Content	10
4.3.	Dilapidation Survey.....	10
5	APPENDIX	11
5.1.	Site Plan.....	12
5.2.	Staging Plan	13

1. INTRODUCTION

1.1. Purpose of Report

This preliminary Construction Management Plan (CMP) has been prepared to outline a range of safety, health, traffic and environmental considerations for the purposes of lodging a development application for the site at 84 Centenary Drive, Strathfield NSW.

The CMP aims to:

- Outline key environmental matters associated with the construction of the proposed development;
- Guide compliance with potential consent conditions and relevant regulatory requirements;
- Suggest management procedures to achieve the above; and
- Recommend monitoring, auditing and reporting processes to guide the ultimate head contractor appointed to deliver the works.

1.2. Structure of the CMP (confirm this is the final structure?)

The structure of the CMP comprises three key elements namely:

- Description of the site and construction activities
- General management of the site
- Recommended environmental controls to be considered during construction

1.3. CMP Implementation

This preliminary CMP will guide the project managers, contract superintendents and contractors responsible for the construction of the proposed development. It is expected that the following receipt of the development approval conditions, the CMP is finalised and submitted to the certifying authority prior to commencement of the works.

In its ultimate form, the document will provide details sufficient to understand, avoid mitigate and remedy the potential environmental impacts of the project during construction.

1.4. Limitations

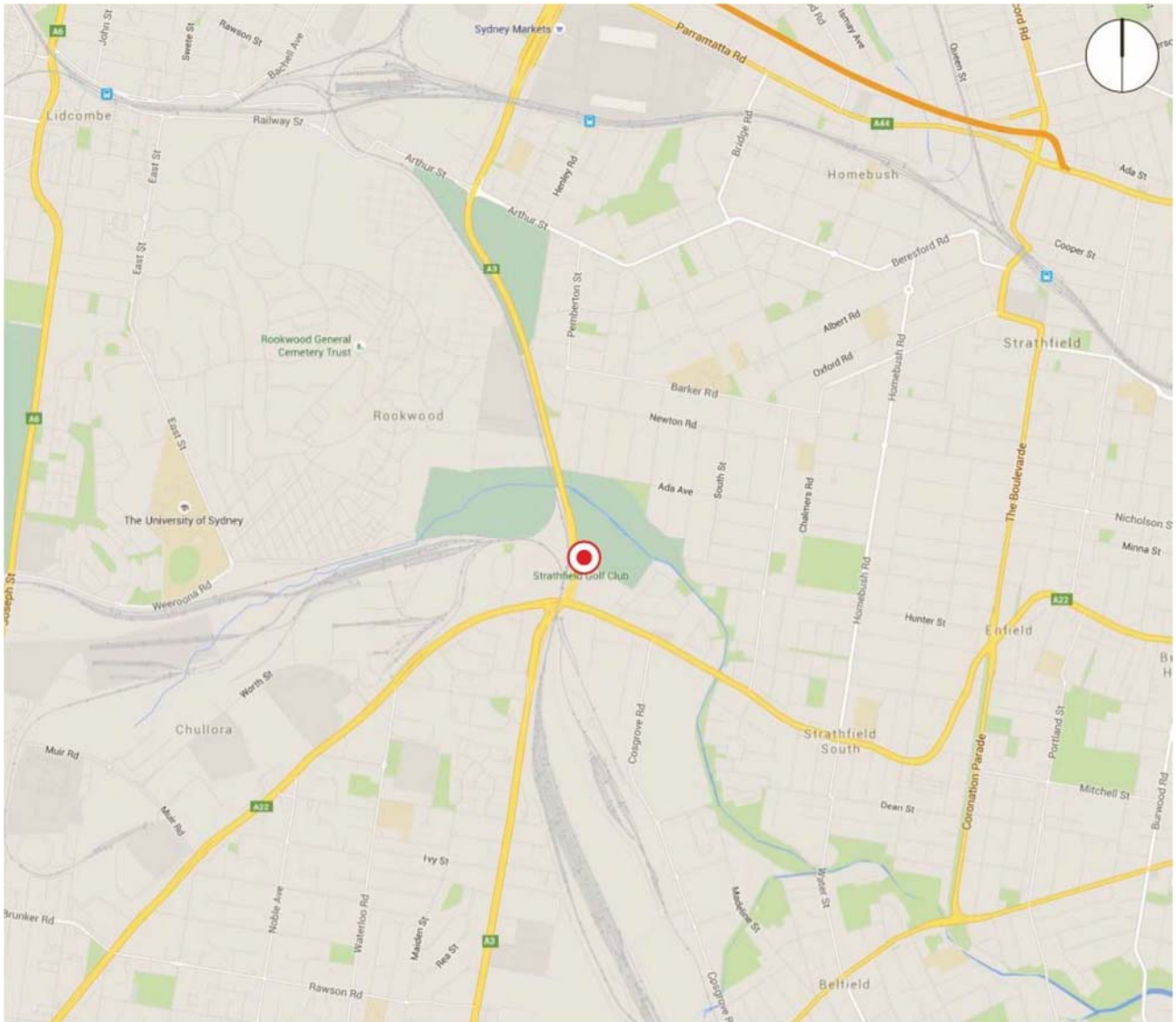
This preliminary CMP has been prepared to provide a general understanding of generic construction activities for delivering buildings and infrastructure, based on the initial concepts and preliminary site assessments.

Following Development Approval and availability of the Development Approval conditions, the CMP will be reviewed and revised to incorporate the detailed design, including appropriate arrangements for detailed Construction, Environmental and Construction Management Plans by the relevant head contractors.

2. PROJECT INFORMATION

2.1. The Site

The site is located at 84 Centenary Drive within the Strathfield Council Local Government Area. The site is approximately 15kms due west from the Sydney CBD and 10kms south-east from Parramatta CBD. The site is conveniently located close to key east-west and north-south major transport corridors. The site's locational context is shown below.



The Site

The site is legally described as Lot 1 and part 2 in DP 854298 and part Lot 1 in DP 130917 and has a total area of approximately 20,270m² with a single frontage and single access point from Centenary Drive.

Currently the site consists of the Strathfield Golf Course clubhouse (with at grade parking) together with a practice green and fairway to cease use and relocate in the short term. Vegetation lines the northern and southern property boundaries.

The site is largely free of constraints and gently slopes from west to east (with a generally 4m level difference), with the low point continuing north down towards the Cooks River (some 100m away)

2.2. The Development

The development comprises the construction of the following:

- 23 x two storey townhomes
- 27 x three storey townhomes
- 2 x 9-storey residential apartment buildings consisting of 178 units including 2 levels of basement
- Excavation for a two level (2) basement car park below the residential apartment buildings;
- Provision of at grade car parking spaces for the townhomes, including visitor spaces;
- Retention of existing vehicle access from Centenary Drive;
- Construction of private road infrastructure providing access to the basement car park servicing the residential apartment buildings and individual townhomes;
- Associated landscaping and tree pruning and protection works; and
- Extension and augmentation of physical infrastructure / utilities as required.

2.3. Construction Activities

The development of the site will include a variety of civil infrastructure and building construction activities outlined in the following sections.

2.3.1. General

Site establishment including installation of site sheds, amenities and connection of temporary services

2.3.2. Civil Infrastructure

Civil infrastructure works will include:

- Demolition
- Clearing and grubbing
- Tree pruning and protection works
- Bulk earthworks
- Stormwater drainage / trenching
- Road pavements i.e. laying gravels, asphalt and concrete
- Footpaths i.e. concrete and segmental pavers
- Utility services such as:
 - Water reticulation
 - Sewer mains
 - Gas mains
 - Electrical reticulation and street lighting
 - Telecommunication mains
- Traffic line marking and signage
- Street furniture
- Landscaping

2.3.3. Building Works

Building works will include:

- Detail Earthworks / excavation
- Trenching
- Laying of services such as potable water, fire services, gas services, electrical services, telecommunication services
- Concreting and steel fixing
- Timber frames construction
- Structural steel
- Brick and block works
- Walling cladding and roofing
- Glazing
- Internal fit outs and furnishing

2.4. Working Hours

The intended normal work hours for construction activities will be comply with those identified in the Development Approval conditions.

The head contractor may seek variations to these working hours and will obtain approval from the relevant authorities as required and provide a formal submission demonstrating that due to the nature of the work being undertaken, or the location of the site, residents in the vicinity of the construction site will not be adversely affected, or due to safety reasons certain specialist works can only be carried out of normal work hours.

2.5. Prior Approvals

The site was the subject of a proponent led (Strathfield Golf Club) site-specific planning proposal (which proposed to amend Strathfield Local Environmental Plan 2012 controls applying to the site). The amendment to the Strathfield LEP was subsequently gazetted on 5 December 2014. Post gazettal the Golf Club sought approval for subdivision to 'Consolidate the three (3) existing lots, Lot 1 & 2 DP 854298 and Lot 1 in DP 130917 and subdivide into three (s) lots' which was granted approval on 23 February 2015.

The works for which approval is sought and this CMP document supports is for development of proposed Lot 300 and Lot 301.

2.6. Approvals

A Development Approval is required for the works outlined in Section 2.2 of this document.

It is anticipated that the Development Approval will contain conditions that certain reports and payment of fees that must be completed, submitted and approved before works can commence. They are likely to be:

- Construction Management Plan;
- Environment Management Plans
- Erosion and Sediment Control Plan;
- Waste Management Plan.
- Traffic Management Plan and
- Payment of Long Service Levy and other authority fees.

Typically, head contractors will provide documents addressing the items above, but not limited to, prior to site establishment for review of the relevant parties.

2.7. Legislative Framework

All activities carried out during the development will generally comply with the consent conditions, and the relevant provisions of building codes and legislation, namely the Environment Planning and Assessment Act, the Work Health and Safety Act.

3. MANAGEMENT OF THE SITE

3.1. Management Structure

It is expected that the applicant will engage a head contractor to deliver the development through its selected specialist subcontractor the specialist trades.

There are various contractual arrangements for the Principal and Head Contractor engagement which define roles and responsibilities. Typically for a project of this scale, a Design and Construction contract will be suitable.

3.2. Responsibilities

Management responsibilities referred to in this CMP are applicable to the design and construction of the site. Handover of responsibilities to operational managers will occur at the completion of the contractual maintenance periods for construction works.

Contractor responsibilities generally apply as follows:

- Detail design and construction program issues.
- Carrying out risk assessments, and for setting up and ensuring the implementation of the management system on every project as appropriate;
- Construction site management;
- Appointing, monitoring and administering the progress of the specialist sub -contractor; and
- Complying with the relevant Development Approval conditions.

3.3. Management Systems

It is intended that where possible the head contractors will have a certified quality system of operation. In particular the system will comprise but not be limited to:

- Planning
- Process control
- Document control
- Monitoring and measurement
- Control of Non conformances
- Corrective and Preventative Actions
- Records
- Internal Audits

3.4. Consultation

The planning and implementation of the proposed construction works will be completed to meet the requirements of the following relevant authorities where applicable:

- Department of Planning (DoP)
- Strathfield Council (SC)
- Road and Maritime Services (RMS)
- Sydney Water Corporation (SWC) Ausgrid (AUS)
- Jemena
- NBN Co
- Telstra
- Work Cover Authority (WCA)
- Other relevant State Agencies

3.4.1. Community Notification

In addition to the public exhibition process as part of the Development Approval process, and any additional consultation undertaken by the applicant if required, it is expected that the head contractor will notify the adjoining properties of commencement of site works.

Further communication proposed may include:

- A contact telephone number, to allow questions and complaints to be answered and managed early and efficiently as well as providing an avenue for issue identification.
- Letterbox drops providing information to the local residents of any upcoming works.

3.4.2. Complaints

All complaints will be managed and resolved as quickly and efficiently as possible. A set of Complaint Management Protocols and Procedures may be set out in the documentation provided in the letter box drops prior to the commencement of works.

3.5. Health And Safety

3.5.1. General

The construction works will be undertaken in accordance with the WHS Act 2012 and relevant Regulations. As such prior to construction the Head contractor will prepare a Safety Plan for the site.

Appropriate separation between the Stage 1 townhome construction works and the ongoing operation of the Golf Club house and use of its carpark will be important to address with appropriate fencing and delineation of public and construction use and access.

Additionally, although fencing appropriate fencing currently exists between the property boundary and the school property, it will be critical to continually monitor and provide appropriate signage along the boundary.

3.5.2. Site Accommodation & Access

Site accommodation and amenities are to be located within a designated area of the site, subject to staging and nature of works being undertaken at the time. Site accommodation will be accessed via Centenary Drive.

3.5.3. Materials Storage and Unloading

All materials are to be stored within the site boundary. This includes;

- Concrete pumping machinery after excavation reaches Ground floor, building material and waste storage containers.
- All loading and unloading operations are to comply with Work cover and any other statutory body requirements.
- Care is to be taken when loading materials. Due to the nature of the site it will be necessary to review storage areas as the works progress.
- The car park or townhome slab may be utilised for materials storage
- No materials are to be stored on public footpaths and / or roads.

3.5.4. Security

The site will be fenced with appropriate hoarding, with secured access gates manned with trained traffic controllers. During out of hours, it may be patrolled by security guards if required.

All visitors to the site will be required to report to the site office, and will be appropriately inducted and registered.

Builder identification signage will be displayed indicating the builder's or contact person's name and contact phone number. A contact telephone number will be provided on the sign which will be available 24 hours a day and 7 days per week.

3.5.5. Training

All staff and head contractors working on site will be required to have a Work Cover “White Card” accredited construction training card.

Prior to staff and subhead contractors entering site they will be inducted into the site to likely include the following;

- Entry and exit locations
- Location of amenities and ablution facilities
- First aid officer and facilities
- Emergency muster location
- Site plan & important items
- Personnel Protective Equipment (PPE)
- Site specific risks and requirements
- Other WHS matters

3.5.6. Emergency And Incident Response

Prior to commencing works on site the Head contractor will prepare emergency and incident response procedures to ensure that all incidents will be managed and resolved as quickly as possible and with the minimum impact to the human health and the environment.

4. ENVIRONMENTAL MATTERS

4.1. General

Prior to commencing work on site an Environmental Management Plan will be prepared for the works and submitted to the relevant consent authority for approval. The EMP will provide control procedures and checklists so as to prevent construction adversely impacting on the environment by conserving resources and minimising wastages. .

4.2. EMP Content

The EMP will form part of the CMP. In particular the EMP will include controls for, but not be limited to:

- Erosion and Sediment control
- Noise and Vibration Management
- Air quality and Dust
- Flora and Fauna Management
- Contamination and Hazardous Materials Removal – if relevant
- Heritage and archaeology – if relevant
- Construction Waste management
- Mixed waste will be transported off site to a re-cycling depot where it will be further sorted for re-use and / or re-cycling.
- The waste contractor may assist regular waste performance by reporting to the builder.

4.3. Dilapidation Survey

A dilapidation survey of the surrounding roads and road sharing a boundary with the site will be been undertaken.

The following items will be incorporated in the Dilapidation Survey. It will generally consist of written test and photographs. The proposed Management for completion of the dilapidation survey will apply to adjoining properties and are as follows:

- Possible affected areas of other owners adjacent to the work site.
- Access areas.
- Shared facilities.
- Footpaths and roads immediately adjoining.

5.2. Staging Plan

