

LENNOX VILLAGE

Construction Management Plan

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1.0 INTRODUCTION

1.01 OVERVIEW

This document outlines the Construction Management Plan for the redevelopment of Shop No. FS001 at Lennox Village Shopping Centre, Cnr. Great Western Hwy and Pyramid Street.

This plan documents Classic Group's overall construction planning at the project approval stage for the proposed works. The contents of this plan include a brief description of the project, planned staging of the works, an overview of site safety, security, noise, air, stormwater, waste and traffic management plans.

The plan also references a number of relevant documents from Classic Group's Integrated Management System, including:

- Project Risk Plan
- Site Establishment & Administration Checklist
- Complaints Register
- Workplace & Building Site Rules
- Community Consultation Plan

1.02 PROJECT DESCRIPTION

The project comprises the installation of base building services and storage area and includes:

- Installation of hydraulic services
- Connection of electrical services to storage and wash bay facilities
- Construction of new storage facility
- Replacement of pavements

1.03 PROJECT STAGING

Construction works to the redevelopment are planned in the following stages:

- Site establishment and fencing/barricading/hoarding
- Construction of new storage facility and associated footings
- Connection of hydraulic services
 - Potable water
 - Sewer connection
 - Greasetrap installation
- Pavement works to carpark area post excavation for routing of services.

2.0 PUBLIC SAFETY, AMENITY & SITE SECURITY

2.01 PUBLIC SAFETY

Objective: To ensure the public is adequately protected from activities occurring on the building site.

2.01.01 Community Safety Identified Risks

- Unauthorised entry onto the building site by the public
- Vehicle access onto the site crossing over pedestrian thoroughfares
- Conflict with existing workplace movements and procedures
- Protection and security of existing property

2.01.02 Controls to protect the community

- Provide secure separation between the workplace and the local community. 2m. high chainwire fencing to be provided. Refer to Site Plan, Annexure 1, showing location of fencing and hoarding to work areas.
- Establish site access and traffic management plan. Refer to Section 7.0 Traffic Management.
- Establish contact with the persons responsible for the occupied area/s.
- Establish required separation requirements between the existing occupied workplace and the construction areas.
- Establish the access requirements to and through the occupied site for each stage of the works.
- Establish the required emergency / evacuation interface procedures.
- Identify requirements in site inductions and toolbox meetings.
- Contractors to include specific requirements in SEWMS.

2.01.03 Risks and hazards associated with entry to the site such as:

- Site vehicle / pedestrian accidents
- Site vehicle / local traffic accidents
- Site personnel / site vehicle accidents
- Site vehicle special access requirements due to vehicle type, size,
- Visitors

2.01.04 Controls to minimize site access risks and hazards.

- Establish the site access entry location(s). Refer to Section 7.0 Traffic Management.
- Establish required site access requirements and procedures.
- Comply with required traffic management / control procedures identified in the Traffic Management Report.
- Identify site access requirements in site inductions and toolbox meetings
- Confirm any special vehicle access requirements due to vehicle type, size weight etc..
- Where possible provide separate access for site personnel and site vehicles.
- Instruct delivery vehicle operators on the site access requirements.
- Vehicle movements to be conducted within specified hours of work.
- All vehicles to park external to the shopping centre's car park.
- Speed limits to apply.
- No un authorised traffic to enter the construction site
- All visitors to be directed to the site office.
- Install high visibility safety and information signage.

2.02 PUBLIC AMENITY

2.02.01 Public Amenity Identified Risks

- Increase in / conflicts with local traffic.
- Increased demand on local parking
- Excessive noise.
- Excessive dust
- Light spillage at night.

2.02.01 Controls which will minimise disruption to the local amenity

- Provide community consultation and information to keep the community informed, in particular with adjoining retirement village and child minding centre.
- Project details to be visible at site entry with 24 hour contact number for Site Foreman.
- Retain record of complaints in the Complaints Register.
- Provide immediate action and response to complaints.
- All vehicles to park external to the shopping centre's car park.
- Comply with recommendations in Noise Management Report. Refer Annexure 4.
- Ensure external lighting does not adversely impact on adjoining properties.

2.03 SITE SECURITY

2.03.01 Identified site security requirements to prevent risks and hazards from:

- Un authorised entry onto the site by the public
- Damage and theft by vandals

2.03.02 Controls to prevent un authorised access to the site, including:

- Separation between the workplace and the local community with barriers such as fencing and hoardings. Refer to Site Plan for locations of fencing and hoarding.
- High visibility signage to warn against unauthorised entry to the site.
- Security to protect against theft and vandalism.

3.0 OPERATING HOURS, NOISE & VIBRATION CONTROL

3.01 OPERATING HOURS

Construction work on the project will generally be in accordance within the standard hours of construction, however will be guided by the final Conditions within the Final Development Determination and conditions.

Estimated as: Monday to Friday 7:00am to 6:00pm and 8:00am to 1:00pm Saturdays. No work on Sundays or Public Holidays.

3.02 NOISE & VIBRATION CONTROL

3.02.01 Development in the vicinity of the construction site

The site is located along the Water street side of the property.
Development in the vicinity is as follows:

- Residential development (a retirement village) along the Great Western Highway frontage
- Residential housing along Water Street adjoining the development site
- Residential housing along Pyramid street
- Existing tenancies within the shopping centre and associated pad sites.

The nearest potentially affected receivers are the residential developments along Water street.

3.02.02 Noise & vibration impacts from demolition and construction activities

No work is to occur outside of standard working hours.

Dilapidation surveys will be carried out, prior to the commencement of work, on adjoining structures to identify areas potentially susceptible to vibration damage.

Noise generating activities having the potential to affect the neighbouring receivers will include:

- Excavation for hydraulic and electrical services to the site.
- Excavation for structural footing to small storage facility
- Pavement construction works.
- General construction noise for new works including truck movements, crane, jack hammers, concrete cutting, power tools.
- Installation of roof sheeting.

3.02.03 Work practices to mitigate noise from the site

- Consultation with all adjoining property owners during demolition and construction phases to inform of timing of any demolition works which may impact on their operations or amenity. A Community Consultation Plan and a Complaints Register have been prepared for the project.
- Demolition of precast concrete panels to the specialty shops/cinema adjacent the child care centre to occur out of operating hours of that centre.
- Existing concrete slabs and pavements to be retained rather than demolished. Slabs to be saw cut for new services. Pavement slabs to be retained and fill laid for new slab over.
- Screw piles to be used rather than driven piles for new specialty shops.
- Demolition of precast panels will be by dismantling rather than destructive methods.
- Internal demolition and construction works will be acoustically screened by the existing structure. Additionally hoardings between work and public areas will further reduce noise.
- Fitting noise suppressing equipment to power tools and plant where ever possible.
- Construction traffic flow designed to minimize reversing.
- Vehicle entrance and site office/amenities located away from residences.
- Site office/amenities located to provide acoustic shielding to receiver to east of site.
- New precast concrete panels to northern boundary to provide acoustic barrier to retirement village.

Section 3: Operating Hours, Noise & Vibration Control

- Site induction and tool box talks to include briefing on work practices and use of equipment to minimize noise.
- Ensure site foreman periodically checks the site and nearby residences and other sensitive land uses for noise problems so that solutions can be quickly applied.
- Staging of the works to provide respite periods.

In addition to managing environmental noise from demolition and construction work, Classic Group and subcontractors will ensure compliance with the occupational noise management provisions of the NSW Occupational Health and Safety Regulation 2001 which is administered by WorkCover NSW. Specifically, clause 49 of the Regulation requires workplaces to take appropriate control measures when managing workers' exposure to noise. In addition the Code of practice: Noise management and protection of hearing at work (WorkCover 2004a) and Moving plant on construction sites: Code of practice (WorkCover 2004b) will be taken into account in managing noise levels on the site.

3.02.04 Community consultation and complaints management

Classic Group has prepared a Complaints Register for the project.

Signage will also be provided, clearly visible from outside the site, of the relevant site foreman contact details.

The Complaints Register will establish the complaints process. All feasible and reasonable measures will be made to address the source of the complaint.

The Complaints Register will include details of the complaint such as the date, complaint issue, complainant and their contact details, validity, cause and required corrective action and date resolved

4.0 AIR & DUST MANAGEMENT

The impacts of dust from demolition and construction works will be mitigated by the following measures:

- Use of perimeter fencing and screens to work areas
- Regular cleaning of site
- Hosing down of demolition activities, including provision of water trucks as required to keep disturbed ground surfaces moist.
- Regular cleaning of approach roadways as required, noting that truck movements on site will generally be over paved surfaces. Refer Traffic Management Plan
- Hosing down of construction vehicles leaving the site where travel over disturbed areas as required.

5.0 STORMWATER & SEDIMENT CONTROL

The impacts of demolition and construction works on the existing drainage system and environment will be mitigated by the provision and maintenance of sedimentation fencing where feasible, geotextile inlet filters, mesh and gravel filters. Regular checks will be made to ensure runoff measures are still in place and serviceable.

6.0 WASTE & MATERIAL REUSE MANAGEMENT

Waste materials generated on site are to be managed such that recycling is maximised and the volume of waste transported to landfill is minimised. The use of building materials that are fully recycled and/or include recycled material in their production will be maximised where practicable.

7.0 TRAFFIC MANAGEMENT

A Traffic Management Plan for the project will be prepared by AAA Traffic Control post Development Approval and final conditions being assessed.

Annexure 1 : Site Plan

