



Report Name: Construction Management Plan

Project Name/Address: 182-198 Victoria Road and 28-30 Faversham Street,
Marrickville, NSW 2204.

Project Type: Mixed Use Development

Prepared For: Toga Wicks Park Developments Pty Ltd

Submission Date: 11.11.2019

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Introduction

This Construction Management Plan (CMP) has been developed to support the planning application submitted to Inner West Council for the proposed development at 182-198 Victoria Road and 28-30 Faversham Street, Marrickville, NSW 2204.

The CMP has been produced to demonstrate that construction delivery has been adequately planned, that arrangements for managing the environment, health and safety are in place, and other key issues to be addressed during construction are identified.

The CMP is an initial plan prepared in advance of the appointment of the building contractor. A more detailed Construction Management Plan will be prepared and implemented during construction by the appointed Principal Contractor.

Legal definitions of responsibility

- Client** - means any person for whom a project is carried out.
- Designer** - means any person (including a client, contractor or other person referred to in regulation or code of Practice) who in the course or furtherance of a business; prepares or modifies a design; or, arranges for or instructs, any person under their control to do so.
- Principal Contractor/
Contractor/ PCBU** - means any contractor (including a non-domestic client) appointed under regulation to perform specified duties who, in the course or furtherance of a business, carries out, manages or controls construction work.

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1 Project Details

1.1 Existing Site

The site is located at 182-198 Victoria Road and 28-30 Faversham Street, Marrickville, NSW 2204 and has an overall total site area of 7,262m² (excluding the access way to Faversham Street). The existing site includes a mixture of vacant land and existing light industrial and commercial buildings. Immediately adjacent the site to the south is Wicks Park which includes four (4) tennis courts, to the north, a three-storey commercial/industrial development, and to the west, across Victoria Rd is a timber yard.



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1.2 The Project

The project consists of the following:

- Demolition of existing industrial and commercial buildings including concrete and bitumen hardstand and overground vegetation
- Construction of 1 new building with a total of 25,417m² GFA comprising 22,787m² of residential GFA and 2,387m² of retail
- New internal road, on-street parking and pedestrian footpaths within the site from Victoria Road leading to Faversham Street
- Site landscaping including internal podium landscaped courtyard

2 Environmental, Health and Safety Management

2.1 Management Structure and Responsibilities

Toga Development will engage a competent and experienced Principal Contractor (Toga Constructions), to manage the work health and safety arrangements for this project.

Upon appointment, the Principal Contractor will be required to prepare a safety management plan and manage the site in accordance with the NSW Work Health and Safety Act.

2.2 Health and Safety Goals for the Project

The Principal Contractor will be committed to providing a safe and healthy working environment for all employees, subcontractors and visitors to the site including ensuring a safe environment for public travelling past the site and the adjoining neighbours.

2.3 Project Induction

The Principal Contractor will ensure that all site operatives and visitors receive a project induction prior to their work activity starting on site. As the risks to the operatives and visitors differ due to work activities, a specific induction is delivered at each project.

2.4 Sediment Control

The demolition and construction works will include for subsoil drainage protected with geo-textile and granular filters to prevent the movement of fine particles into the storm water system. During construction, waste points and storm water entry points will be protected with geo-textile fabrics and hay bales to filter storm water lines from run-off.

A sediment control barrier/fence made of a series of hay bales and a geo-textile fence will be established to ensure the sediment control both during the works and on completion. The sediment and erosion control plan will be developed and issued to council prior to the commencement of demolition activities.

The existing footpath crossovers will be swept and maintained at all times hence the occurrence of wheel based contamination is seen as minimal. Wheels of vehicle departing from the site will also manage sediment with the use of a cattle grid which shall be monitored for cleanliness prior to leaving site. The immediate adjacent public roads will also be monitored for accidents and a sweeper engaged to keep these roads clear of spoil if the need arises.

2.5 Noise and Vibration

All activities involving noise and vibration shall be carried out in accordance with current legislated health surveillance requirements. The control measures to be implemented shall

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include the minimisation of noise and vibration, the use of mechanical controls if necessary and the provision of information, instruction and training.

The applicant will prepare dilapidation reports of the adjoining properties prior to the commencement of demolition and excavation. The Principal Contractor shall provide a detailed noise and vibration management plan as part of their final Construction Management Plan for the project.

2.6 Airborne Dust

All hazardous activities that create airborne dust shall be carried out in accordance with current legislated health surveillance requirements. The control measures to be implemented shall include dust suppression / extraction measures and face-fit tested respiratory protective equipment. The contractor will ensure that all trucks leaving the site have their loads covered as required. Loose materials will be appropriately stored on-site in order to minimise potential impacts from prevailing weather conditions.

2.7 Waste Management

Please refer to the construction waste management plan provided as part of this Development Application submission.

2.8 Management of Contamination

The Principal Contractor is to ensure that all fill material is appropriately tested and classified prior to removal from the site and disposed of to a licensed waste disposal facility in accordance with legislative requirements. Any contaminations and unexpected finds will be dealt with in accordance with procedures nominated in project environmental consultant and geotechnical reports.

3 Construction Management

3.1 Working Hours

The site working hours will be within the working hours approved in the development consent.

3.2 Site Security

The site will be secured against unauthorised access through the implementation of physical measures. The physical measures implemented on this project are detailed below:

- Australian Standards approved temporary fencing, with a designated site entry gate which will be chained and padlocked
- A and B Class Hoardings

All security hoarding is constructed to enclose site boundaries and is based on Australian Standard Hoarding Designs or specified Temporary Works designs. Health and safety contact details and warning signs for the public are prominently displayed on the hoarding.

3.3 Site Accommodation & Ablution Facilities

Temporary facilities will be provided by the contractor in accordance with WorkCover NSW requirements. These will most likely be located within the worksite as determined by the principal contractor.

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3.4 Hoardings, Fencing & Scaffolding

As noted under security, all fences and hoardings will be supplied and erected in accordance with WorkCover NSW codes of practice and relevant Australian Standards.

It is anticipated that an overhead B class hoarding will be erected over the footpath to Victoria Road. Separate applications will be submitted to Council for the approval of hoardings and overhead protection to be installed on Council's property.

3.5 Access and Egress to Site and the Public Interface

Access to site is controlled by site security and in most cases linked to the induction process in order to authorise un-escorted access on to and around working areas. The public interface is controlled through the risk management process, as any work activity that may impact on the public is subject to a Risk Review meeting. The following site specific access and egress arrangements will be implemented on this project:

Both vehicle and pedestrian access to the site will be via gates located along the Victoria Road or Faversham Street boundaries.

3.6 Pedestrian Circulation

Minimal disruption is expected to pedestrian movements to footways that are open to the public. Any changes to the pedestrian circulation or temporary footpath closures to publically accessible footpaths will require the submission of a Traffic Management Plan to Council.

3.7 Traffic Management

Vehicles will approach via Victoria Road and turn left on to the site where the new road is proposed. The trucks will either turn around on-site and exit the project back via Victoria Road turning left to avoid disruptions to the flow of traffic, or alternatively trucks may exit via Faversham Street at the Eastern side of the site.

Construction traffic in and out of the site will come under the direction of dedicated traffic controllers, if required by the Traffic Management Plan, to manage separation between people and vehicular movements and to move along any vehicle not obeying the traffic management strategy.

3.8 Deliveries & Material Handling

The construction team ensure that delivery to and removal of items from site are well planned and managed, and implement suitable and sufficient control measures to manage the risks presented by these activities. The following site specific arrangements are in place to control deliveries and vehicle movements on this project:

A construction zone is envisaged to be required along the Victoria Road frontage. Separate applications will be submitted for works zones, road closures, hoardings, erection and dismantling of cranes.

3.9 Parking for Construction Workers

It is considered that there is adequate street parking available and that any street parking demand is likely to be staggered with the needs of local residents.

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3.10 Neighbourhood Management Plan

Consultation and notification with adjoining owners and the general public during the construction period will occur. The contractor engaged will manage the neighbours in accordance with the following principles;

- Manage the site in accordance with this Construction and Environmental Management Plan. Strictly work within the approved hours of operation as set out by Council.
- In the event that any work, delivery or operation which is considered out of the ordinary is required, then the contractor is to attain all necessary approvals and make the required notices prior to undertaking the work, delivery or operation.
- In the event that out of hours work will be required, approval from Council is to be obtained and a letterbox note to adjoining neighbours is to be effected at least 24 hours prior to the work being undertaken.

3.11 Tree Protection

The trees shown to be retained will be protected as shown in the Arboricultural Impact Assessment Report.

4 Appendices List

4.1 Appendices Attached:

Appendix	Title	Attached	Comment
Figure 1	Demolition & Excavation Stage	<input type="checkbox"/>	
Figure 2	Main Works Construction	<input type="checkbox"/>	

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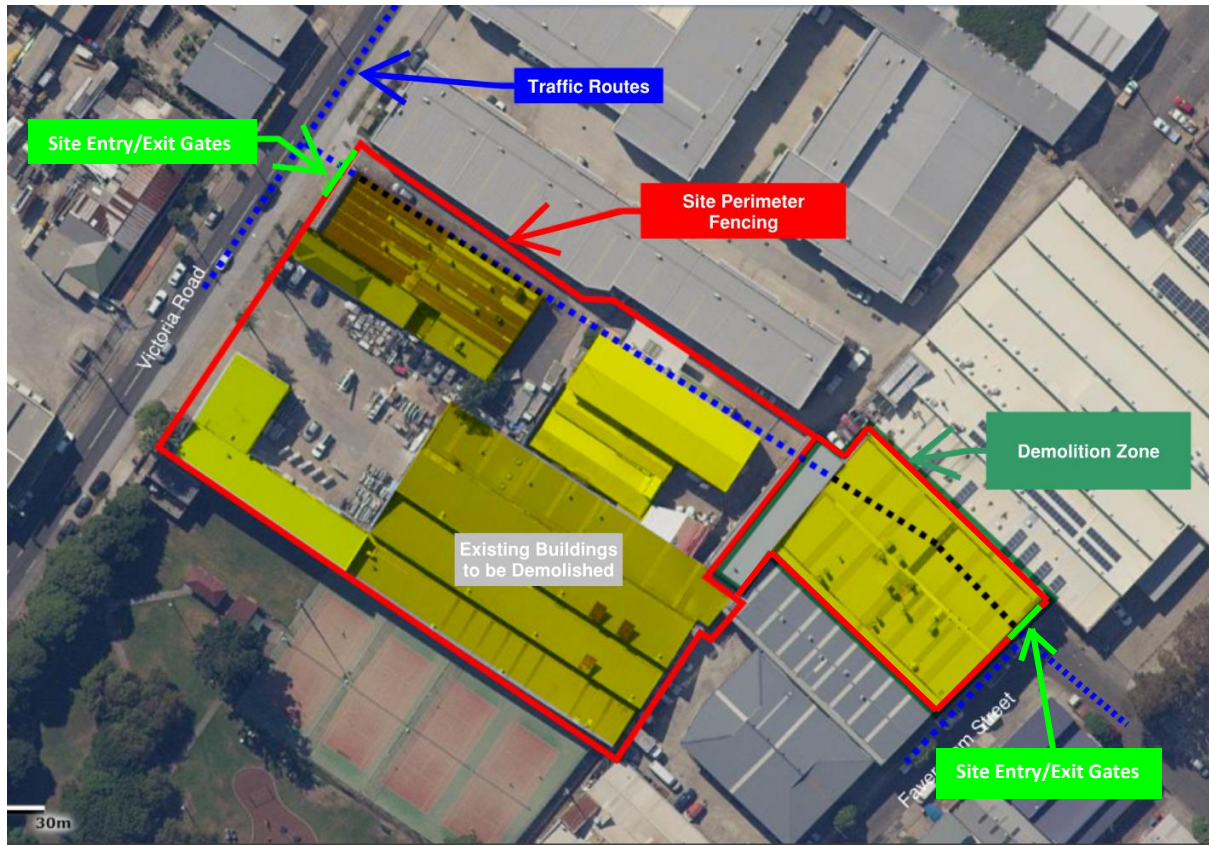


Figure 1: Demolition & Excavation Stage

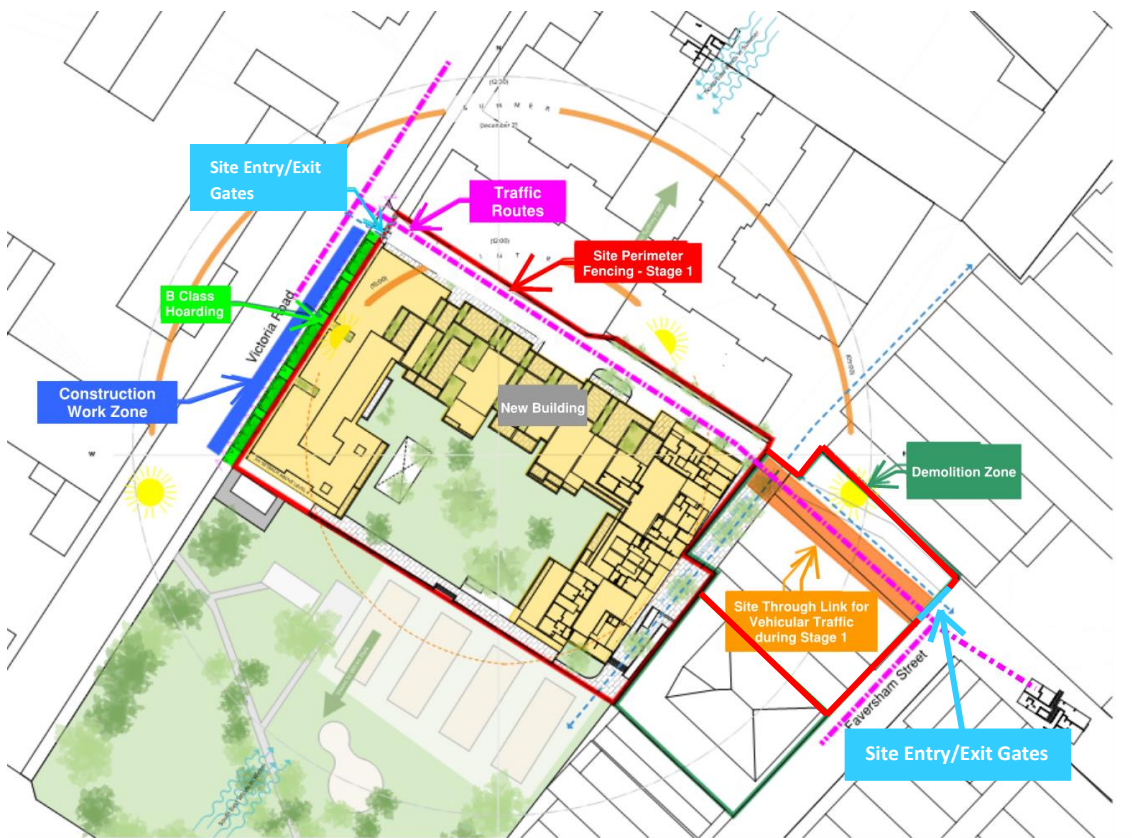


Figure 2 - Main Works Construction

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