

CONSTRUCTION MANAGEMENT PLAN

ONE Apartments – Staging Description



1 National Park Street, Newcastle

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1. STAGING

Project Description

- **Stage 1**

Carpark Levels (GF-L3 inclusive), Ground Floor Commercial Tenancies (G.03 & G.04), Level 1 Commercial Tenancy, Podium Residential Units, Level 4 Common Amenities including pool, South Tower Residential Units (Level 4 up excluding Eastern 1-Bedroom Apartments), South Tower Rooftop Common Area

- **Stage 2**

Remaining Level 4 Residential Units, North Tower Residential Units, North Tower Rooftop Common Area and remaining Public Domain

2. CONSTRUCTION METHODOLOGY

Stage 1 Handover

Prior to the Occupation Certificate for the Stage 1 development, the proposed hoardings will be erected on Level 4 and Ground Floor as per following Fig 1 & Fig 3. Hoardings to common areas will be painted to and maintained to suit aesthetic of surrounding spaces. This layout will separate construction and residential access, ensuring the safety of both residents and construction workers.

Scaffolding will be provided to the Northern tower as per Fig 1, with the scaffold entirely wrapped in fire resistant mesh to prevent any objects falling from height to areas below. This will also help with the dust suppression from Stage 2 construction works.

Please note that all purchasers are made aware of the staging intent of the project within sales contracts and again within Building Management Statement for Strata registration prior to settlements. Regular newsletters are circulated to Stage 1 residents and regular catch ups with Building Management and a nominated GWH team member will allow pragmatic communication between all parties.

Please refer to PDF attachment for full plans of proposed staging of development.



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Access to the lift shafts of the Stage 2 lifts will be hoarded off in the carparks as per Fig 2. Ramp access to Level 3 carpark will be blocked by a temporary construction gate. Minor forklift movements throughout the carpark will be managed with a traffic controller escort and spotter. These will be restricted to areas shown in Fig 2. A small area of Level 2 and 3 Stage 2 allocated carparking will be hoarded off to act as construction storage.

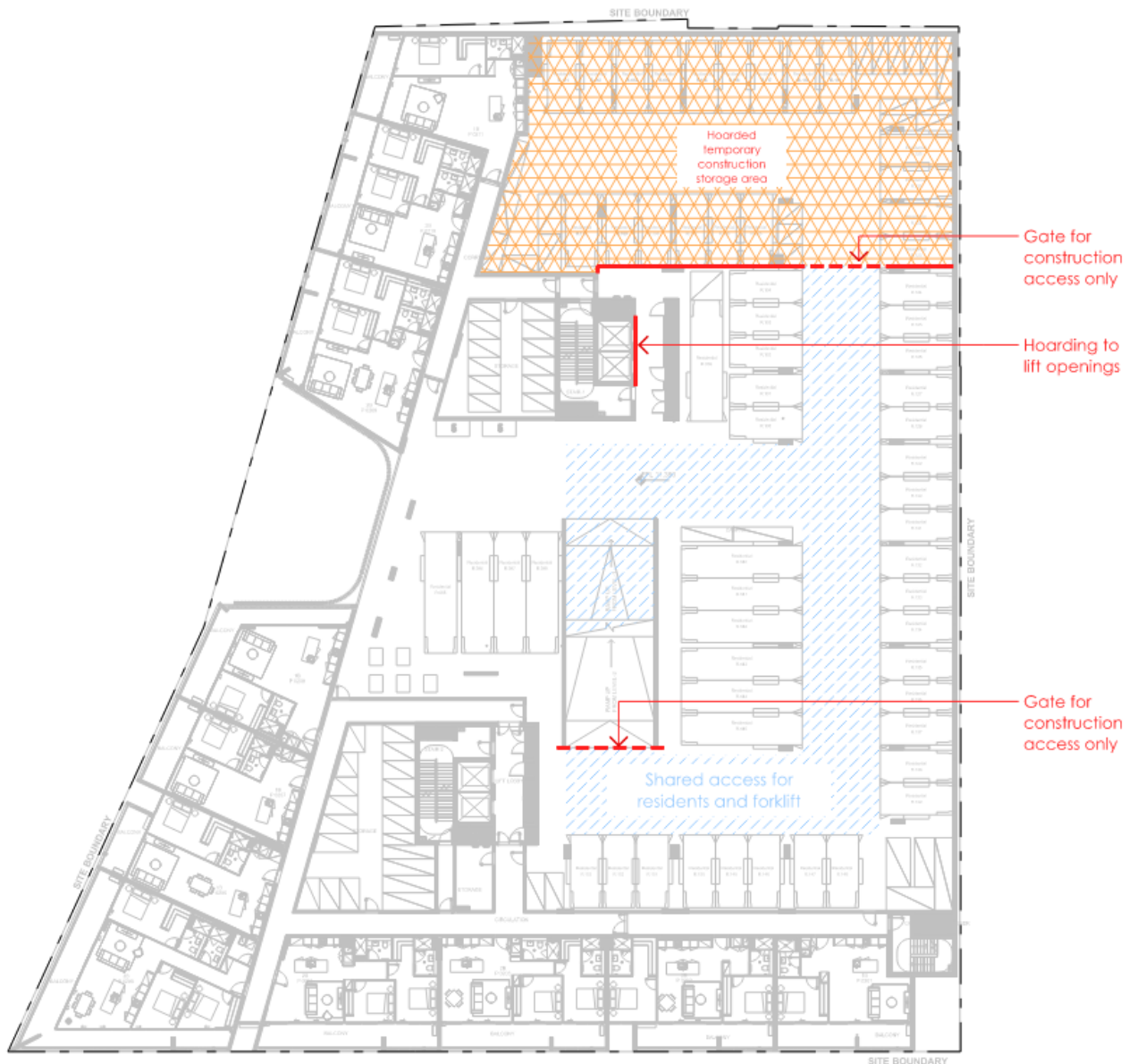


Fig 2: Level 2 Carpark Handover Plan

Areas of Ground Floor, Level 2 & 3 will be hoarded off to act as short term, just in time construction storage, with shared vehicle circulation isles remaining clear 24-hours. All fire egress will remain open and clear of obstruction for Stage 2 residents and all life and fire safety measures completed, commissioned and fully functional within shared and construction use carpark areas.

An off-street shared set down zone will be allocated within the undercroft of Ground Floor within the property boundary. Use of this set down area will be booked through the full time Building Manager using their booking system "Building Link". Bookings will be managed by the Building Manager and safe access will be maintained and ensured by GWH traffic control.

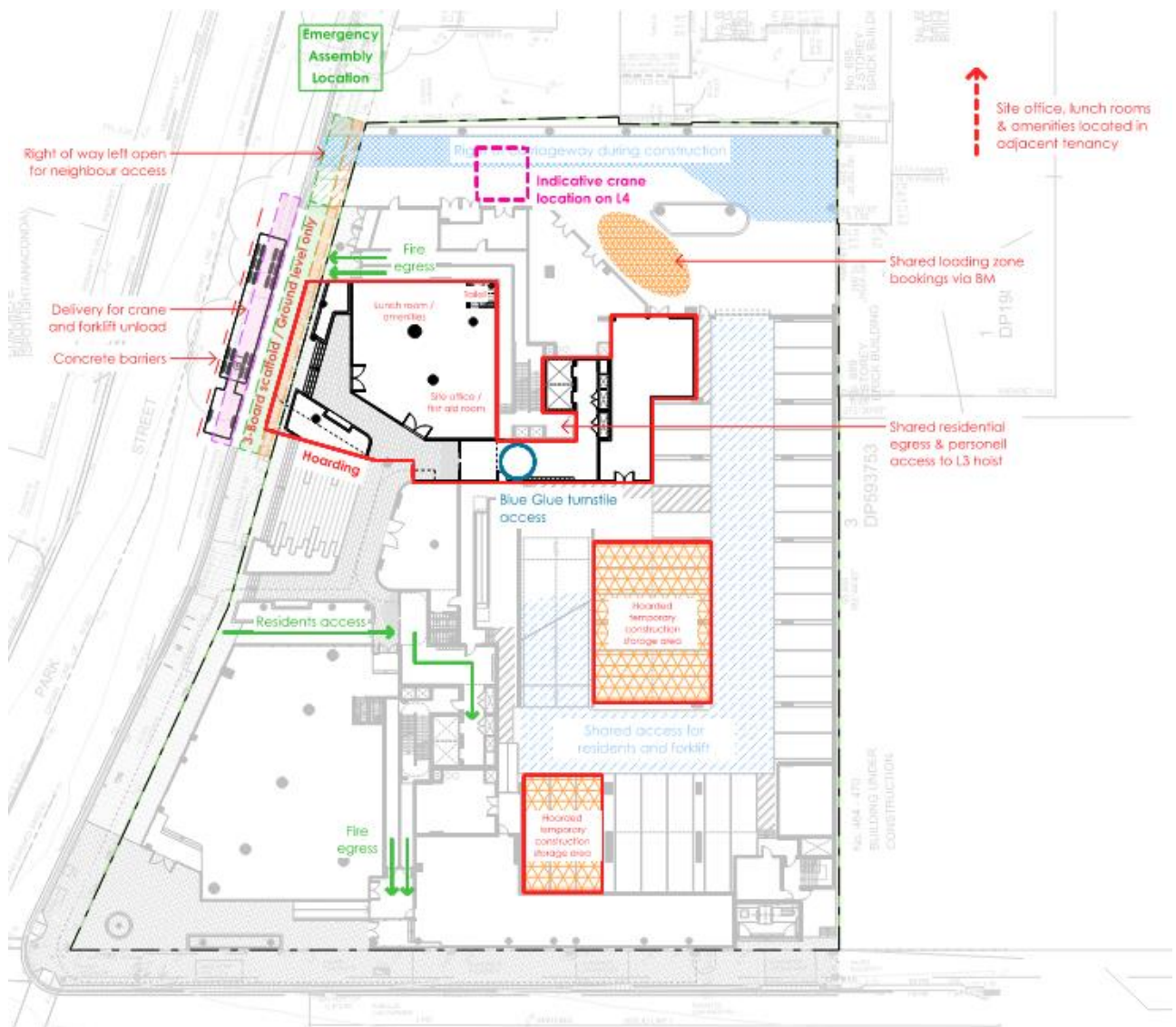


Fig 3: Stage 2 Ground Floor Site Setup

Construction Parking

There will not be parking available on site for contractors/ worker vehicles. Deliveries will arrive via National Park Street (semi-trailers, delivery trucks, etc.). Trucks will be unloaded with the tower crane/ forklift from either the loading zone or ground floor loading zone located adjacent to the Right-of-Way.

GWH has contacted Spotlight Property Group for site specific rates to promote off street parking at the private carpark at 711 Hunter Street. The intent of this private parking is for those who wish to carpool or require vehicles to transport tools to and from site.

GWH site specific induction encourages that workers prioritise public transport, carpooling and bus routes outside the CBD. Parking is available at Wickham Interchange if workers would like to park and ride the tram to work.

Closest bus stops are currently:

- Hunter Street after National Park St
- King Street before National Park St

Closest tram stop is:

- Honeysuckle light rail

Closest train station is:

- Newcastle Interchange

Timeline

The following are indicative dates for start and completion of both construction stages:

Activity	Start Date	Finish Date
Stage 1 Works	April 2023	March 2025
Stage 2 Works	August 2024	October 2025

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3. RESIDENT ACCESS

Pedestrian Access

All Pedestrian access to the Southern Tower (Stage 1) Ground Floor lift lobby will be maintained by a safe access way located off National Park St as per Fig 3. Access to all the common amenities on Level 4 will be unobstructed as per the Fig 1 Level 4 hoarding layout.

Vehicle Access

Resident Vehicle access to carpark will be 24-hour accessible via the intended National Park Street Right-of-Carriageway Carpark entry. Any construction vehicle movements throughout the carpark will be managed with traffic control escorts and spotters. GWH will ensure to always have a qualified traffic controller on manage the shared access isles whilst ensuring prioritization of smooth, unimpeded flow of residential traffic.

Resident Communication

As with our recently completed successful CBD project *Sky Residences*, the GWH Build Team will provide regular updates and communication to Stage 1 residents through a designated resident liaison officer. These updates and communications will be monthly (or as otherwise required) relayed directly to the nominated strata committee/ resident's representative through the full-time Building Manager.

As per *Sky Residences*, all staging and management plans are included within the purchaser sales contracts. These are again communicated with purchasers upon their pre-settlement apartment walk-through. Residential move-in plans and timetables are provided by and communicated by the full-time Building Manager, facilitated through GWH. The coordination of residential move-in timeslots, set down zones and traffic management are communicated between the Build Team and Building Manager through the *Building Link* app to ensure smooth logistics and enjoyable resident experience.

Please note that full-time GWH site supervision will communicate all onsite works with residents and Building Manager verbally where possible, but also through regular issue of newsletters and signage.

4. S138 & PUBLIC DOMAIN

Public Domain

The public will be handed over in stages (indicatively reflected in the below Fig 4). This will allow for the entire frontage along King St to be completed, leaving a small area on National Park St to act as a B-Class hoarding to allow safe crane lift above the public footpath. Areas shown in blue in the below diagram show the intent for the staged handover. As such, GWH would apply to City of Newcastle for a staged Section 138 approval as illustrated. Any works to the Stage 2 footpath/ public domain will be managed by traffic control, any closures and diversions to this footpath will be conducted with appropriate Council approvals.



Fig 4: Public Domain Staging subject to S138 approval process

5. TRAFFIC MANAGEMENT

Any required traffic management to RMS and Council roadways will be undertaken with the appropriate licenses and approvals as per City of Newcastle and NSW RMS requirements. The below is an example of previous traffic management plan for footpath closure on National Park St.

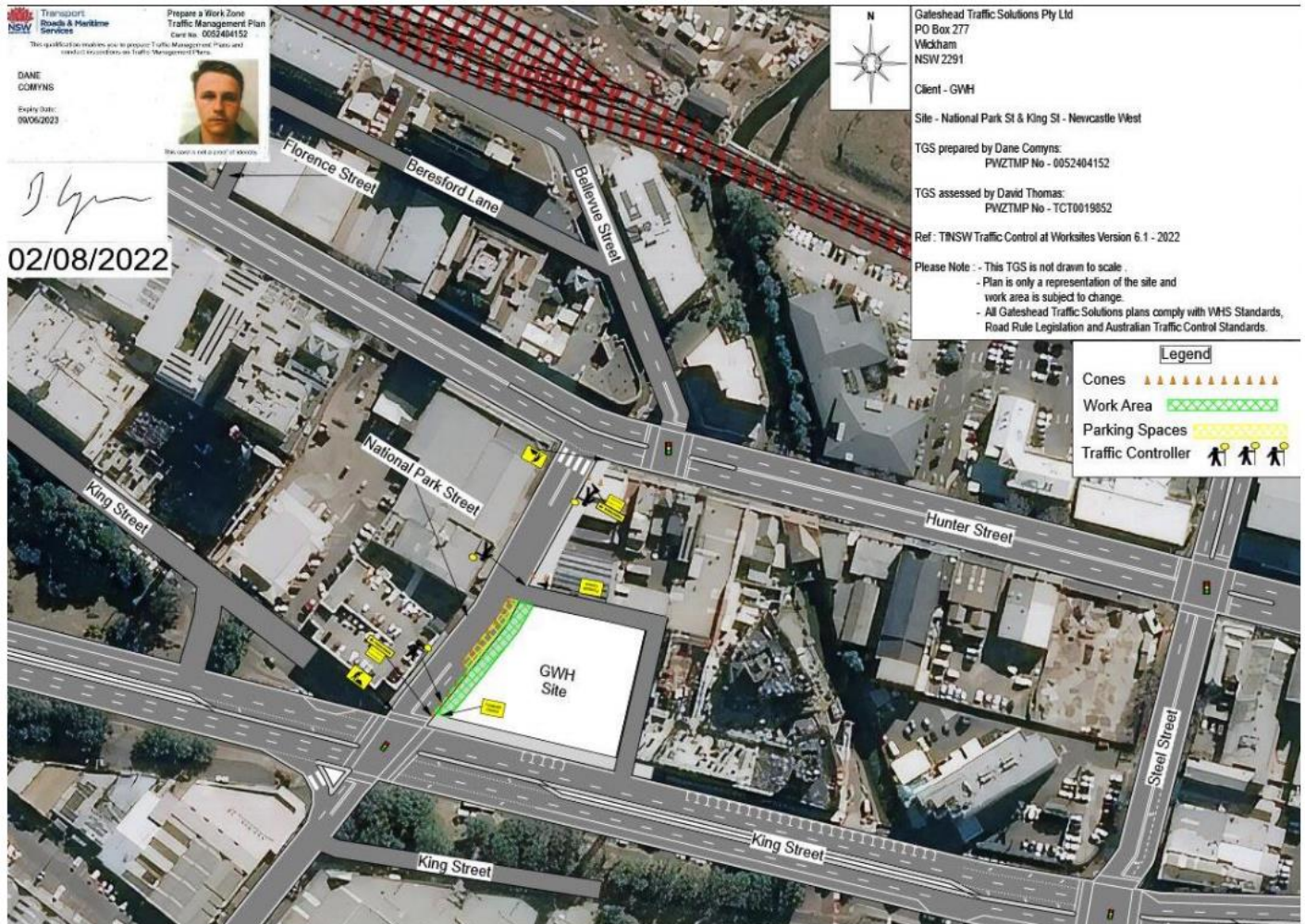


Fig 5: Example Traffic Management Plan for Footpath Closure

6. DUST & NOISE MANAGEMENT

From experience on previous CBD projects and interactions with City of Newcastle, GWH have implemented a well proven dust and noise management strategy. These are communicated to workers through regular toolbox talks and addressed during the site specific induction.

An example of suitable construction practices to reduce dust suppression:

- Waste bins used with lids
- Scaffold screened appropriately
- Generally keep site tidy, site cleaners are employed by GWH
- Scaffold kept clear and cleaned free of debris regularly
- Daily street/ boundary inspections
- Preparation for high wind events

To reduce the impact of noise on Stage 1 residents, the following strategies are implemented:

- Machinery is maintained in good repair (inc. seals, filters and the like)
- Construction noise is limited to the DA Approved times
- Any complaints are recorded and followed up
- All plant/ equipment to be operated in a conservative manner
- Selection of quietest suitable method/ machinery for task