Preliminary Construction Management Plan

711 Hunter Street, Newcastle NSW

HUNTER STREET JV UNIT TRUST

[Company]

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1. Project Specific Information

1.1 - Preliminary

The Hunter street JV unit Trust acknowledges the important contribution that Aboriginal and Torres Strait Islander people make in creating a strong and vibrant Australian society.

We acknowledge, in each of our offices, the Traditional Owners on whose land we stand.

1.1.1 - Version Control

Table 1: Version Control

Revision #	Date	Version Description	Approved by
0	17/10/2022	For DA	George Jeffreys
1	24/10/2022	For DA	George Jeffreys

1.1.2 - Revision Details

Table 2: Revision Details

Revision	Details
0	Issued for review
1	Issued for DA

1.1.3 - Distribution

Table 3: Distribution List

Copy	Recipient
1	Internal
1	Council
1	Urbis

2. Project Description

The Preliminary Construction Management Plan has been prepared by St Hilliers Contracting on behalf of Hunter Street JV CoP/L (**the applicant**). It accompanies a Statement of Environmental Effects (**SEE**) in support of a Development Application (**DA**) at 711 Hunter Street, Newcastle West (**the site**).

This Preliminary Construction Management Plan assesses the Construction Methodology Commentary/Statement for the DA submission

The development has undergone an Architectural Design Competition where three competitors put forward their designs in accordance with the brief. The Plus Architecture scheme was recommended by the Jury as the winning scheme in the competitive design process.

The overall outcome of the proposal aims to develop a mixed-use precinct with high quality tower forms providing a positive relationship to the immediate surrounds and acknowledging the surrounding heritage context. The proposal intends to act as a landmark for Newcastle West with a curated mix of eclectic and creative retail, F&B and commercial opportunities activating the ground levels.

The key features are summarised below:

- Demolition of the existing commercial premises and ancillary structures on-site;
- Construction of a mixed-use precinct forming active ground and podium levels reaching 5 storeys of retail and commercial tenancies, with two tower forms for residential apartments reaching 26 storeys comprising of 258 apartments;
- Podium level car park for 300 cars incorporated within the podium levels;
- Communal open space for residents located on level 5 and 17;
- Vehicle access to the site via Little King Street;
- Associated landscaping with the public domain improvements;
- An urban plaza fronting National Park Street providing opportunities for activation and public art; and
- Construction of ancillary infrastructure and utilities as required.

It is noted that the overall development will form two separate concurrent DAs. Stage 1 will form the northern tower and podium elements and Stage 2 will form the southern tower and podium elements. These separate DA components are explored further below.

Stage 1:

The northern tower will include commercial and retail tenancies at ground level which will be accessible via National Park Street, Little King Street and Hunter Street. The podium levels will be situated above ground and contain car parking for both visitors and residents, accessed via Little King Street. Level 5 to Level 25 will contain a mixture of residential apartments ranging from 1 bedroom to 3 bedrooms. A numerical breakdown of Stage 1 is shown below:

- 136 apartments including: 35 one bedroom, 74 two bedroom, 26 three bedroom, 1 four bedroom.
- Total GFA: 13, 581 sqm
- Floor space ratio: 5.41:1
- Total car parking spaces: 165 spaces over 4 podium levels

Stage 2:

The southern tower will include commercial and retail tenancies at ground level which will be accessible via National Park Street, Little King Street and Hunter Street. The podium levels will be situated above ground and contain car parking for both visitors and residents, accessed via Little King Street. Level 1 to Level 25 will contain a mixture of residential apartments ranging from 1 bedroom to 3 bedrooms.

- 122 apartments including: 35 one bedroom, 72 two bedroom, 15 three bedroom.
- Total GFA: 12,027 sqm
- Floor space ratio: 5.43:1
- Total car parking spaces: 135 spaces over 4 podium levels

Project Description

Both stages will include surrounding landscaping, public domain works and green spaces. The strata and stratum approach are detailed further in the SEE.

2.1.1 - Site details

Site address: 711 Hunter Street, Newcastle West

Lot and DP: as Lot 1 in DP 867617

Site area: 4,724m^2

Boundaries: The site has frontages of 48m to Hunter Street to the north, 113m to National Park Street to the east and 43m to King Street to the south.

Heritage Significance: Not identified as a heritage item but is adjoining an identified local heritage item to the south-west, namely the Army Drill Hall (I508) located at 498 King Street and is diagonally adjacent to the Bank Corner which is a locally listed heritage item located at 744 Hunter Street. The site is also located within the Newcastle City Centre Heritage Conservation Area.

Source: Urbis

Figure 1: Site Location

2.2 - Project Background and Scope

This stage of construction consists of 2 mixed-use towers. This tower contains, carparking, residential, retail and services areas. To be construction over 2 stages.

2.3 - Project Stakeholders

St Hilliers recognises the following stakeholders to the Project:

- Traditional landowners Awabakal peoples;
- City of Newcastle Council;
- Transport for New South Wales (TfNSW)
- Department of Planning, Industry and Environment;

Project Description

- Hunter and Central Coast Development Corporation;
- Authorities;
- Residents;
- Local environmental groups; and
- Local community.

2.4 - Project Site

•This Project is located at 711 Hunter Street, Newcastle.

2.5 - Indicative Milestone Dates

St Hilliers has prepared a program after careful consideration of all inputs; e.g. weather, resourcing, tasks and ensured that the planning methodology has been placed within the sequence logic to ensure a realistic, efficient project delivery is achievable. We note that construction commencement subject to financial conditions precedent being met.

Table 4: Key milestones

Project Milestones	Date
Lodge DA	November 2022
DA Approved	March 2023
Complete Design Development	August 2023
Demolition commence	June 2023
Site Establishment / Construction Commencement to stage 1	September 2023
Stage 1 Complete	December 2025
Construction Commencement to stage 2	January 2024
Stage 2 Complete	May 2026
Project complete	May 2026

2.6 - Key Issues on Site

Table 5: Key Issues

Potential Risks	Mitigation Controls
Site access	The Hunter Street project is in a condensed & built-up area with the site being landlocked putting logistical constraints on material handling, laydown storage, plant & equipment access. These activities will require high levels of communication, pre-planning & co-ordination with the stakeholders to ensure there are no safety concerns and minimal disruption to the surrounding area. An example of how access could be managed to the site is shown in Section 4.
Site working hours	Clearing of land, excavation, and/ or earthworks, building works, and the delivery of building materials will only be carried out between the following hours, except with prior approval for concrete pours and the like: Mondays to Fridays – 0700 to 1800, Saturdays 0800 to 1700,

Potential Risks	Mitigation Controls
	No work is permitted on Sundays and Public Holidays, except for emergency work.
Safety of the public	Ensuring the safety of the public is paramount. This will be managed with a full perimeter hoarding, including where required “A class” gantries to protect the passing public. Site access will be clearly maintained and managed to ensure that when vehicles are entering or exiting the site this is carried out to ensure the safety of the public. It is acknowledged that there is an existing bus stop out site the site on Hunter Street, the management of the access to this will need to be addressed further with TfNSW.
Traffic management	A traffic management plan will be prepared by the construction team prior to works commencing. This plan will be approved by the City of Newcastle. The main access to site from will be from King street. It is anticipated that National Park Street will be a construction zone, where material delivery vehicles can be unloaded directly into the site using the project’s tower crane, see **Error! Reference source not found.** for proposed routes to access the development.
Materials handling	The 711 Hunter Street, Newcastle NSW project will require careful planning of all site logistics. The Site will establish sufficient access and loading zones within the site to accommodate deliveries of plant and materials to service construction requirements. Deliveries and material handling will be accommodated, managed and controlled, where possible, within the designated construction site confines, see Figure 5, Figure 6 and Figure 7. As far as is practicable, materials will be delivered to the site in a ‘just-in-time’ manner and will be directed as close as possible to the designated delivery and drop off zones to ensure safe handling for loading and off-loading. Whenever possible, bulk materials delivered to site will be placed and stored directly at the workface for immediate incorporation into the permanent works to minimise on-site storage.
Noise management	Noise impact on local building operations will be avoided wherever possible. Heavy machinery noise and works will be limited where possible. If possible, work activities will be spread over different times of the day so that impacts will not occur at the same time every day. A break in activities will be allowed for wherever possible. To reduce noise from plant, vehicles and equipment, St Hilliers project team will: • Investigate whether the noise can be eliminated by using a different method or equipment / machine, e.g. smaller machine; • Keep equipment well maintained; • Monitor equipment sound power levels; • Limit the revving of engines on mobile or stationary machines and shut down any equipment not in use; • Limit the use of horns, bells, hooters or other audible signals on mobile equipment to the maximum practical extent; and • Consider ‘white noise’ reverse alarms.

Potential Risks	Mitigation Controls
	St Hilliers team will liaise closely with project stakeholders as a means of preventing issues.
Waste management	St Hilliers will provide waste receptacles commensurate with the works being undertaken. All general waste will be disposed of in watertight refuse bins. Subcontractors are required to clean rubbish from works areas daily. St Hilliers will undertake clean-up of subcontractor's rubbish at subcontractor's expense where it is found that subcontractors are not able to undertake clean up satisfactorily. Construction waste will be dealt with as detailed in Annexure A of this plan.
Dust control	Mitigation of Air Quality Impacts: • Burning of any materials onsite will be prohibited; • Allowances will be made for wind direction and high wind warnings during working hours; • Any unreasonable release (as defined in EnviroLaw) of odours, dust and smoke to the atmosphere will not be allowed; and • Management strategies for controlling dust that will be employed include: – The use of non-potable water for dust suppression and soil binders; – Signage to vehicle drivers and plant/equipment; – Installation of dust barriers (e.g., vegetation, walls); – Watering of work areas will be supplemented with wet brooming and the retrieval of deposited dirt from sealed access points and affected roads with street sweepers etc; and, – All dust-generating activities will be inspected daily. A detailed plan has been prepared and is contained in Annexure B of this plan.
Excavation and dewatering	The following controls to mitigate the impact of water include: • Maintaining clean loading areas for wash down and maintenance of equipment/plant. Ongoing monitoring will ensure no materials are tracked from site. • A separate washout area will be established for the concrete pump hopper and truck chutes only. Concrete truck chutes will be washed out in supplied skips on site; the truck itself will be required to wash out off site. • Clean water will be diverted around the site to minimise the quantity of water impacted by construction. • All dewatering activities will be controlled by using measures such as sediment tanks to control the runoff and ensure that it is not laden with sediment • Sand, silt or mud will not be deposited in roadside gutters, stormwater drains or swales. The "Blue Book" (Managing Urban Stormwater: Soils and Construction – Volume 1, 4th Edition reprinted July 2010) will be used as a reference point for soil and water management.
Sediment and erosion controls	The principles for erosion control are to divert clean water around disturbed project areas, minimise the velocity of such water and

Potential Risks	Mitigation Controls
	cover bare soils as quickly as possible. Controls may also include design and installation of the following: • Sediment traps; • Drainage systems with discharge and holding ponds with required discharge rates; • Maintain a clear hardstand area to prevent and or remove spoil from project vehicles as required; • Installation of interceptor drains and sedimentation basins on down gradients; and • Ongoing management and regular removal of surficial metal fragments. A detailed plan has been prepared by BG&E.
Acid Sulphate Management	Acid sulphate containing materials have been found on the development. An Acid Sulphate Soil Management Plan, ref: 754-NTLGE293239, has been prepared by Tetra Tech Coffey for the lodgement of the DA. A detailed construction Acid Sulphate Management plan will be prepared by an appropriated qualified person. This will detail how this material will be treated and disposed of during the construction phase of the project.

2.7 - External Consultation

Consultation with the community shall be assessed on project, client and authority requirements at project commencement with details documented in the Project Plan. Consultation may take form of community forums and/or written communications to address items including project duration, peak periods of construction, hours of operations, specific environmental management issues, complaints management procedures and project contact details.

Irrespective of project requirements, the programming and execution of the works shall be carefully considered to minimise interference with the local community and the environment.

Where required TfNSW will be consulted over the management of the bus stop during and after the construction of the development.

2.7.1 - Manage Enquiries and Complaints

2.7.1.1 - Description

Enquiries / complaints will be dealt with in a responsive manner so that stakeholders feel their concerns are being seriously dealt with and not dismissed. This will assist in building a relationship of trust and reliability between the community and project team.

2.7.1.2 - Responsibilities

Project Manager

2.7.1.3 - Process

The Project Manager will handle the enquiries and complaints that arise on a project and be available 24 hours a day, seven days a week.

If any member of the project team is approached in the field by someone distressed or concerned about the project, they will notify the Project Manager immediately.

A central point of contact will be maintained for enquiries and complaints, to enable the content and distribution of information to the community and stakeholder to be managed and monitored.

Details of enquiries / complaints will be recorded and maintained in the project's Community Database. The following protocol will be used as a basic guide used for handling enquiries and complaints:

Project Description

- The member of the project team who receives the enquiry / complaint will record and forward it to the Project Manager immediately; normally the project manager or delegate;
- If approached directly by a member of the community with a complaint, the project team member will listen to the person's concerns and advise them to contact the Project Manager. Alternatively, the team member will ask for the person's contact details and advise that a team member will be in contact as soon as possible;
- The Project Manager will nominate someone from within the project team and ensure a response and appropriate action has commenced within two working hours of receiving the enquiry/ complaint;
- In conjunction with project management, the enquiry / complaint will be managed until resolved; and
- No member of the construction team will speak to the media; they will politely decline comment and put them in contact with the Project Manager.

3. Construction staging

It is currently hoped that both projects will be able to be carried out with some concurrency, for example Stage 2 commencing within 3 to 6 months of Stage 1 commencing. This will however be dependent on the market at the time. Should there be a requirement to stage the works then they will be split into 2 stages, Figure 2, below shows how the project will be split. The Northern Stage, stage 1, will commence first followed by the southern stage, Stage 2.

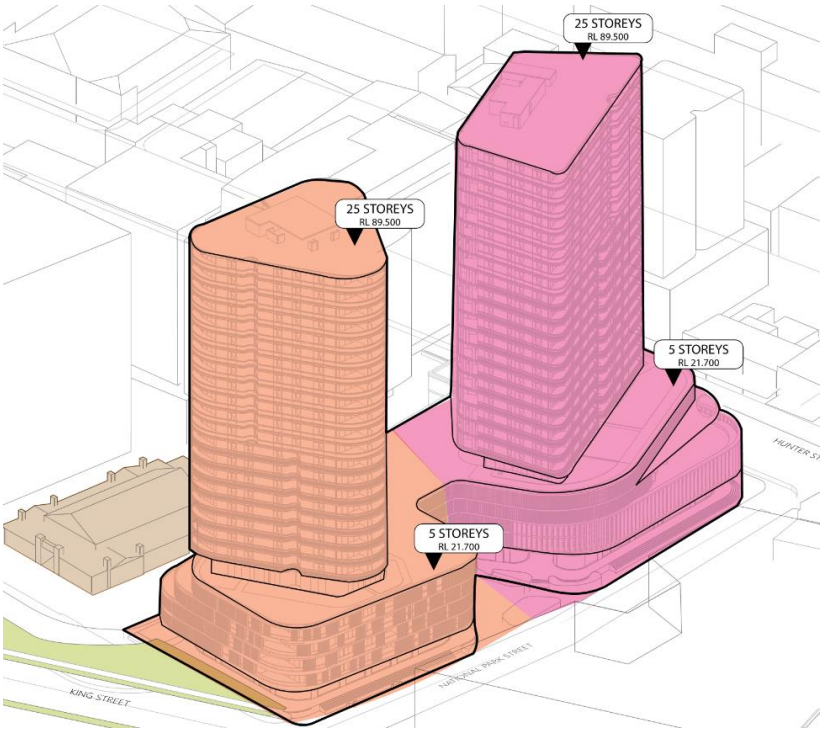

Figure 2: Construction stage plan

Figure 3 below shows the current intended hoarding line that will be in place during the construction of the Stage 2 works. Additional hoarding zones maybe required to facilitate this stage of the works.

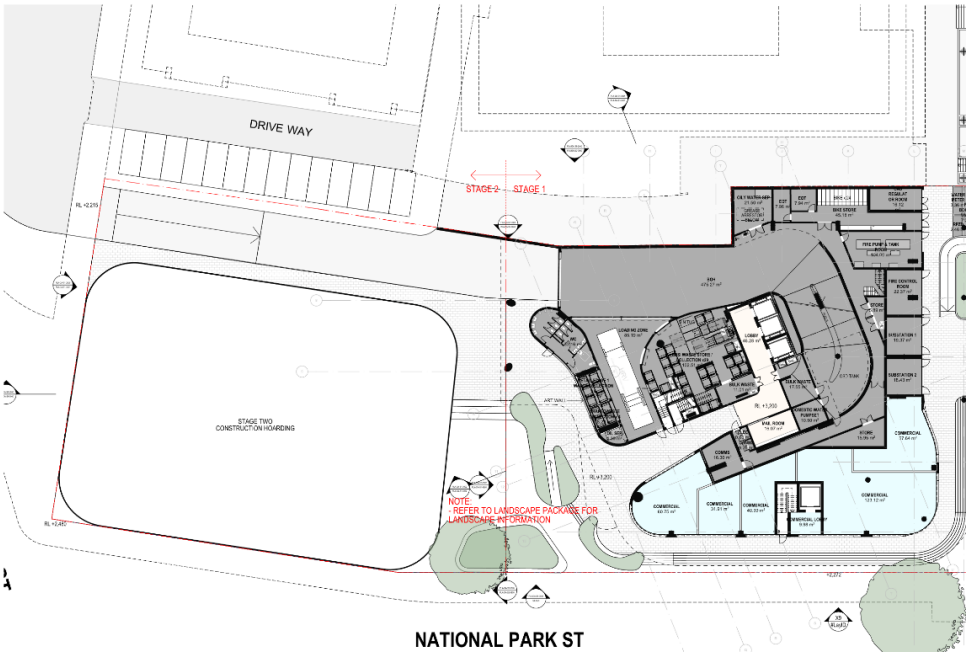

Figure 3: Stage 2 construction hoarding zone

Construction staging

Section 4, below, shows how the site could be managed for each of the following scenarios:

- Stage 1 and 2 being built with construction phases overlapping
- How stage 1 will be built as a standalone stage,
- How stage 2 will be built as a standalone stage after stage 1 has been completed.

Should there be a significant delay between Stages 1 and 2 being constructed then It is proposed that rather than having construction hoarding remaining around the stage 2 site the footprint of stage 2 could be grassed. This would be of benefit to the local community and allow for this area to be used until Stage 2 works commence.

4. Site Layout Plans

Figure 4 shows the proposed site layout plan should both stages be built at the same time

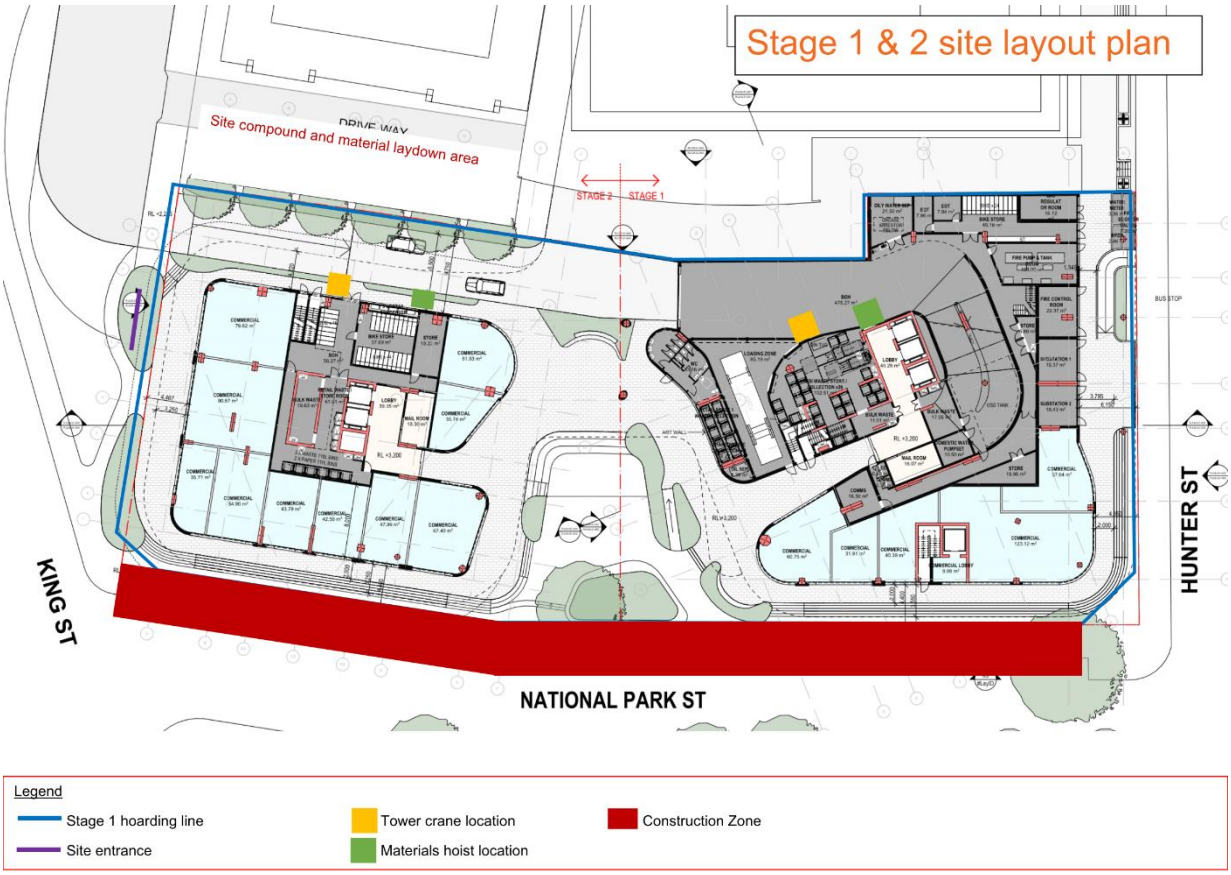

Figure 5: Stage 1 & 2 Proposed Site Layout Plan.

Figure 6 shows how the proposed site layout and materials handling strategy is currently proposed to look for the duration of Stage 1 works.

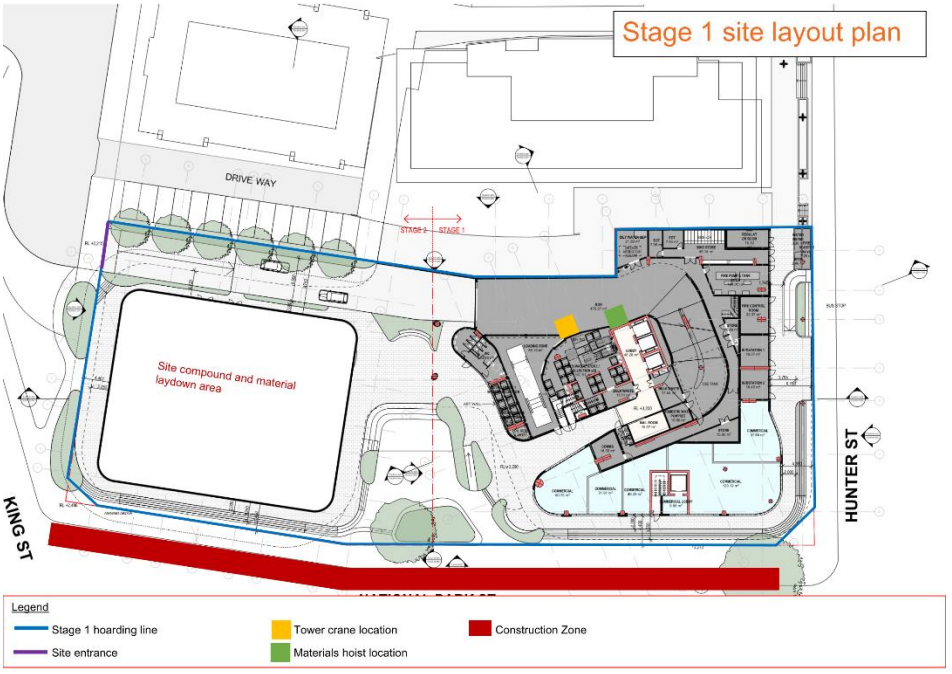

Figure 6: Stage 1 Proposed Site Layout Plan.

Site Layout Plans

Figure 7 shows how the proposed site layout and materials handling strategy is currently proposed to look for the duration of Stage 2 works.

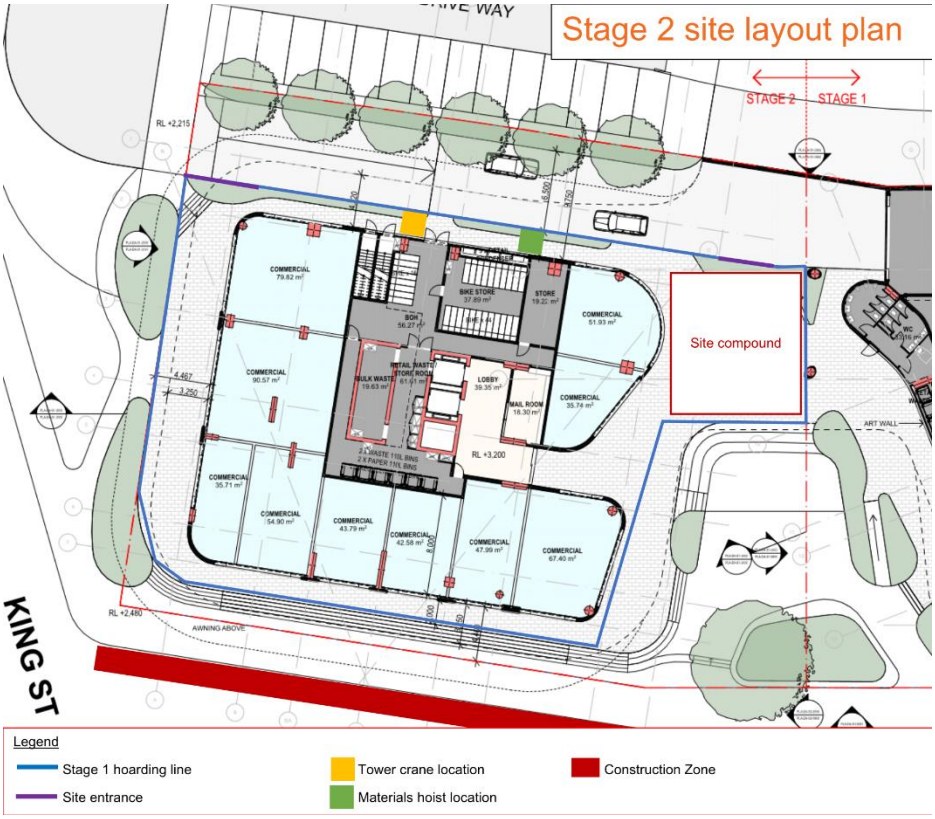

Figure 7: Stage 2 Proposed Site Layout Plan.

Figure 8 below shows how traffic will access and leave the site. Two options have been considered:

- Option A for access to site the proposal is left turn off Stewart Avenue into Little King Street and then left into site. To exit the site turn right out of site onto Little King Street, then left onto Stewart Avenue.
- Options B is Left off King Street into Little King Street then right into site. To exit the site turn right out of site onto Little King Street, then left onto King Street.

Site Layout Plans

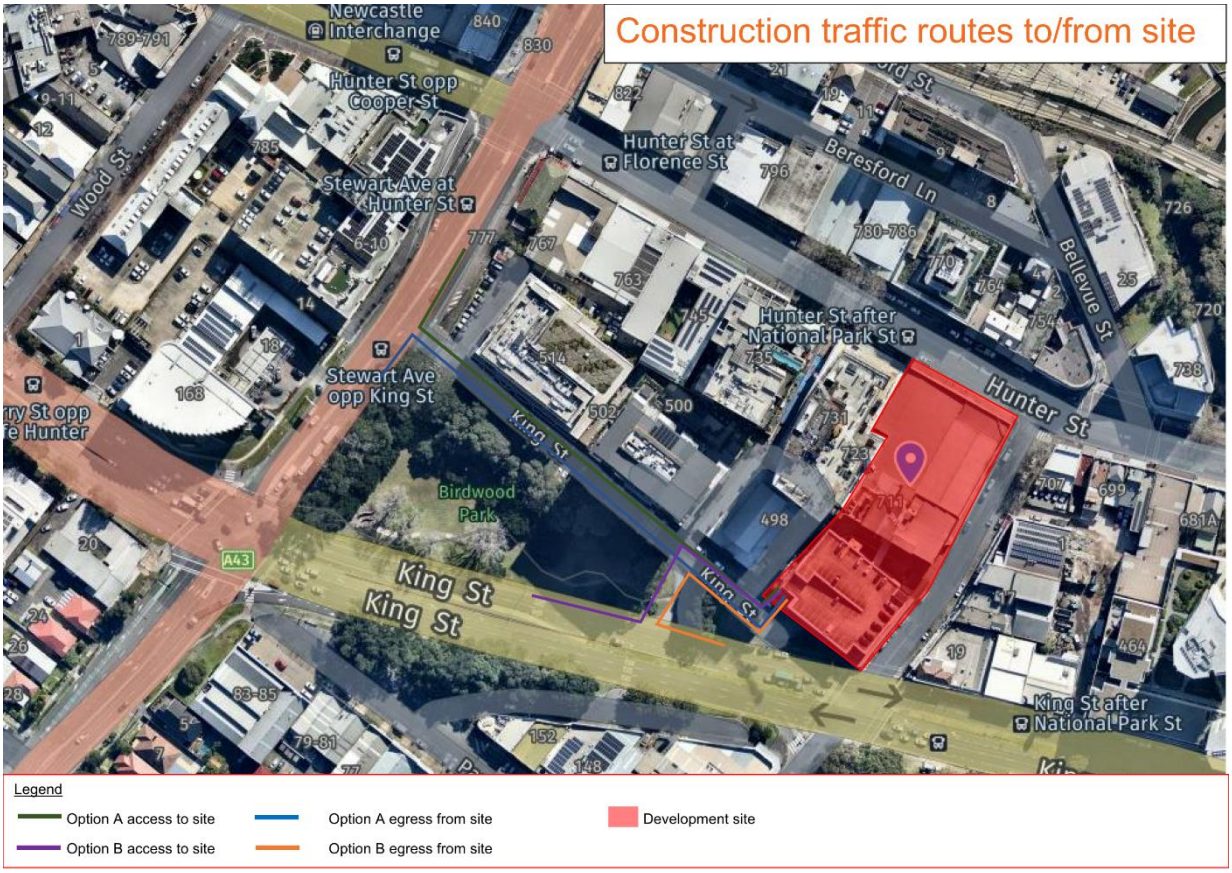

Figure 8: Proposed construction traffic routes to and from the site.

5. Detailed Management Plans

St Hilliers has a suite of detailed management plans. These will be developed and made project specific prior to works commencing on site. A list of the main plans that will be produced include the following plans:

- Site Management Plan;
- Work Health and Safety Plan;
- Environmental Management Plan;
- Quality Plan;
- Commissioning and Handover Plan; and
- ESD and WOL Plan. The below is a summary of our ESD Principals and WOL Objectives.

5.1 - ESD Principals and WOL Objectives

The ESD Principals and WOL Objectives will be detailed in the Construction phase ESD and WOL plan.

5.2 - ESD Principles

Means:

- Efficient and effective use of natural resources in a way that maintains the ecological processes on which life depends;
- Increased energy conservation and efficiency;
- Sustainable use of renewable energy resources;
- Reduction or elimination of toxic and harmful substances in facilities and their surrounding environments;
- Improvements to interior and exterior environments leading to increased productivity and better health;
- Efficiency in resource and materials utilisation, especially water resources;
- Selection of materials and products based on their life-cycle environmental impacts;
- Increased use of materials and products with recycled content;
- Recycling of construction waste and building materials after demolition;
- Reduction in harmful waste products produced during construction;
- Facility maintenance and operational practices that reduce or minimise harmful effects on people and the natural environment; and
- Maintaining the cultural, economic, physical and social wellbeing of people and communities.

5.3 - WOL Objectives

Means balancing:

- WOL Cost;
- The useful life of the Works;
- The reliability and availability for use of the Works throughout their useful life;
- The operability and maintainability of the Works throughout their useful life;
- The value for money achieved from the design, construction, operation and maintenance of the Works; and
- The achievement of the ESD Principles.

Achievement of the specific additional matters (if any) relating to the WOL.

Annexure A. Construction Waste Management Plan

The following details set out how the construction waste will be managed. This will be contained in our Construction Environmental Management Plan that will be produced prior to works being undertaken.

A.1 - Description

A general environmental duty of care exists to manage and control our waste materials. Policies and guidelines are mandatory if referred to in the Environmental Protection Act 1994. Note: waste management requirements for asbestos and hazardous substances are included with the processes for those materials.

A.2 - Responsibilities

Site Manager, HSE Manager and/or delegate, Project Manager and all Site Personnel.

A.3 - Process

The senior construction team will liaise with the HSE Manager to ensure waste management procedures are enforced on site.

A.3.1 - St Hilliers Corporate Governance Statement.

St Hilliers corporate governance statement on the impact to the environment aims to reduce the amount of waste materials generated by our project's being deposited in landfills. This statement provides a framework within which waste can be managed effectively in accordance with the fundamental principles of the waste management hierarchy as well as being consistent with best practice environmental management and complimentary to the principles of ESD.

The project can apply waste management principles in two distinct areas; in procurement and operations. By using purchasing power St Hilliers can contribute to stimulate the effective use of resources, most notably recycled content products produced by markets and service providers. Options also exist for the project to reuse and recycle waste materials that are generated in day-to-day activities through to the building of new facilities.

A.3.2 - Mitigation of Waste

The following controls will be implemented by St Hilliers to mitigate project waste:

- Identification of possible waste streams generated by the project and management opportunities (e.g. avoid / reuse / recycle);
- Provision of the appropriate number and types of bins onsite for each of the different types of waste. Bins will be clearly marked and monitored for cross-contamination of wastes;
- Disposal of hazardous wastes according to State requirements;
- Daily inspections on all waste collection areas;
- Tracking of disposal of hazardous wastes or goods through dockets and manifests;
- Salvage and reuse of certain demolition materials (drainage structure, electrical cables, fences) and recycling wherever possible;
- Recycling of waste oils and disposal of waste tyres at approved locations only; and
- Details of waste disposed of and recycled will be recorded in the monthly Environmental Report. All waste dockets and manifests, quantities, methods, location and inspection times and dates will be included.

A.3.3 - Waste Management Licenses, Permits and Approvals

The project will observe the following regarding licences, permits and approvals:

- Bins will have lids to retain waste;
- Subcontractors must be licensed and require permits for disposal of demolition material;
- Approvals for changes in land use and the disposal of regulated waste materials require a licence;
- Industrial wastes require Local Government approvals prior to disposal in approved sites (in NSW);
- Asphalt and concrete are not regulated wastes. However, approval will be sought from the DMR (Department Main Roads) or Local Government Council before recycling this type of waste; and
- Nuisance laws exist to limit littering around sites and are a general duty of care provision.

A.3.4 - Waste Removal

At completion of the project:

- Waste piles will be removed from site to the correct receiving facilities;
- Specialised bins will be emptied, waste tracking dockets received, and all bins and skips returned to owners;
- All project lay-down areas will be cleared of items and waste and returned to a state approved by the stakeholder and contract administrator; and
- The site office area will be cleaned, and all items and waste removed.

The Waste Removal Register will be used to capture information about waste removal; the specific waste streams will depend on project input/output.

Annexure B. Air Quality Management Plan

The following details how the air quality will be managed during the construction phase of the project. This will be contained in our Construction Environmental Management Plan that will be produced prior to works being undertaken.

B.1 - Description

Air quality can have major impacts on human and environmental wellbeing. Management principles are designed to reduce and control the effects of air pollution generated from site activities on adjacent receptors, travelling public, workers and flora and fauna.

B.2 - Responsibilities

Site Manager and HSE Manager.

B.3 - Process

B.3.1 - Determine Air Quality Impacts for Site or Project

The locations of sensitive receptors and the main causes of air pollution at these locations will be determined, taking note of:

- Prevailing wind directions; and
- Activities on site that will generate dust or emissions to air including bulk excavations and haul routes.

B.3.2 - Mitigation of Air Quality Impacts

- Burning of any materials onsite will be prohibited;
- Allowances will be made for wind direction and high wind warnings during working hours;
- Any unreasonable release (as defined in EnviroLaw) of odours, dust and smoke to the atmosphere will not be allowed; and
- Management strategies for controlling dust that will be employed include:
  - The use of non-potable water for dust suppression and soil binders;
  - Signage to vehicle drivers and plant/equipment;
  - Installation of dust barriers (e.g., vegetation, walls);
  - Watering of work areas will be supplemented with wet brooming and the retrieval of deposited dirt from sealed access points and affected roads with street sweepers etc; and
  - All dust-generating activities will be inspected daily.

B.3.3 - Monitoring Air Quality

- Baseline monitoring will be undertaken at nominated locations using appropriate monitoring equipment.
- Real time monitoring equipment will be used to facilitate onsite assessments as required.
- Onsite monitoring will be established as soon as practical after receiving a complaint and continued until normal conditions prevail.
- The details of any monitoring will be included in monthly reports.

B.3.4 - Corrective Action

Where significant nuisance to sensitive receptors and exceeding of performance criteria occurs, the following actions will be taken:

- Cease work at the location or modify to correct the problem;
- Implement daily monitoring of the performance criteria until the levels are in compliance;
- Stand down any machinery found with excessive (prolonged and visible) emission levels, until appropriately repaired or newer equipment supplied with more effective mufflers/emission systems; and
- Consider remedial measures such as dust suppressants, wetting agents, water for dust suppression, or installation of curtains to reduce or eliminate the problem.

The Foreman will consult the HSE Manager should the need for alternative measures arise.

B.3.5 - Discharging Ozone Depleting Substances and Synthetic Greenhouse Gases

Products containing an Ozone Depleting Substance (ODS), or Synthetic Greenhouse Gas (SGG) will only be used for their designated purpose.

The use of a Halon fire extinguisher during a training exercise will not be permitted unless the purpose of the discharge is to:

- Test the design of a fire extinguishing system or fire extinguisher; and
- Calibrate equipment used to detect extinguishing agent leaks.

A permit allowing the discharge must be granted by the Fire Protection Industry (ODS & SGG) Board.

B.3.6 - Workshop Operations CFCs

Coolants and refrigerants are used in the maintenance of air-conditioning systems in workshops. State and Territory requirements to operate a workshop where CFCs are used will be checked, as registration and licensing may be required.