

CONSTRUCTION MANAGEMENT OVERVIEW

124-126 Bull Street, Newcastle West

2 May 2025



CONTENTS

1. PHASED CONSTRUCTION	3
Overview	3
2. METHODOLOGY	4
Pre-Construction	5
Phase 1 and 2 - Establishment Works	5
Handover and Occupation – Completion of Phase 3	5
Construction Management, Handover and Occupation – Phase 4	5
Construction Parking	6
3. CONTROLS FOR EARLY OCCUPATION	6
Pedestrian Access	6
Vehicle Access	6
Resident Communication	6
4. PUBLIC DOMAIN WORKS	7
Public Domain	7
5. DUST AND NOISE MANAGEMENT	7
CONCLUSION	7

1. PHASED CONSTRUCTION

Overview

GWH is seeking an amended approval to construct a multi-storey mixed-use development (DA2019-01169) at 124-126 Bull Street, Newcastle West. The development comprises two towers of fifteen (15) storeys, constructed over common basement and podium levels. The eastern and western tower is residential, comprising 280 dwellings. Lower levels contain basement parking, building services, communal areas, and some retail / commercial tenancies, as depicted in the architectural plans.

GWH is proposing to phase the construction rather than construct the entire development at once. As part of proposed modifications to the development approval, amended conditions of consent are sought to facilitate this phased construction. The phasing is important to assist with project finance, and to provide better control with trades focused on smaller portions of the development at a time. This concentration of effort allows earlier completion and occupation of parts of the building, as facilitated through the EP&A Act provisions for partial occupation certificates.

This report details the proposed methodology for the phased construction so that as part of the assessment, impacts can be identified, ameliorated and as necessary, conditioned as part of a modified consent. It also identifies likely management outcomes for safely coordinating building works during any partial occupation of the site. The phased construction is described below and depicted on the annexed Construction Phasing plans.

- **Phase 1**

Phase 1 will involve preliminary site works inclusive of demolition of existing structures, lead in utility servicing, site preparation including mine grouting, remediation (as required), bulk excavation, earthworks, and shoring, and inground construction between ground and basement levels.

- **Phase 2**

Phase 2 is to involve construction work to complete basement to Level 1 (Bull St) podium structures, including two levels of basement parking, ground floor tenancies, parking and back of house servicing areas. Completion of Phase 1 is a precondition for commencement of Phases 2, and it is intended that Phase 2 would commence as soon as practical after the completion of Phase 1 and pending determination of the modification application.

- **Phase 3**

Phase 3 will encompass the following works:

- Structure and fitout of the eastern residential tower containing 151 dwellings, and associated works including:
 - basement to podium level residential facilities (entry foyers, storage cages, bike store etc.)
 - podium level pool and communal facilities,
 - rooftop communal space; and
 - ground floor retail / commercial including end of trip facilities.
- Memorial walkway along the eastern boundary.
- Relevant public domain works.

Phase 3 is contingent on the completion of Phase 2.

- **Phase 4**

Phase 4 will encompass the following works to complete the project:

- Structure and fitout of the western residential tower containing 129 dwellings, and associated works including:
 - basement to podium level residential facilities (entry foyers, storage cages, bike storage etc.)
 - rooftop communal space; and
 - Relevant public domain works.

Phase 4 is contingent on the completion of Phases 2 and the commencement of Phase 3.

2. METHODOLOGY

Construction will be designed and sequenced to allow completion and occupation of the Phase 3 while construction continues, or occupation has already occurred for Phase 3. This will require compliance with workplace health and safety provisions etc. and coordination between the developer, construction team, and any occupants of the occupied premises. Coordination between these parties will reduce the potential for adverse events and mitigate the impact of ongoing construction on any occupants. Implementation of nominated measures in this plan should reduce the need for, or incidence of, intervention by Council, if breaches of consent conditions or regulatory provisions occur. The following paragraphs detail proposed measures to manage the phased construction and occupation of the development.

Pre-Construction

During the pre-construction marketing and sale program, all prospective purchasers will be made aware of the intent to phase construction and the potential environmental impacts of ongoing construction during the remaining construction phase. This will be re-affirmed in the contract for sale that will need to reflect the fact that there is a development lot as part of the ongoing development of the site.

Phase 1 and 2 - Establishment Works

Phase 1 and 2 works are foundation works that occur entirely as a construction site project. They do not require additional management or coordination as the site will be entirely under the control and occupation of the principal contractor. It is important during these phases however, that site establishment allows the later segregation of construction and non-construction related activities. Examples include the location of cranes and scaffolding etc. that on completion of Phase 3, can be removed or reconfigured to segregate the occupied and construction areas for remaining construction work potentially occurring on Phase 4.

Handover and Occupation – Completion of Phase 3

On completion of Phase 3 and prior to the issue of any partial Occupation Certificate to allow occupation of the completed building components, the crane will be repositioned as required, hoarding and scaffold will be reconfigured, and safe vehicular access will be provided to the basement.

Internally facing hoardings exposed to view will be treated and maintained to provide an appropriate aesthetic outcome. This will form a separation across the podium level between the construction and occupied site and allow safe access / egress to the occupied tower.

Scaffolding / hoarding will be wrapped in fire resistant mesh to prevent objects falling and to help with dust suppression.

Construction Management, Handover and Occupation – Phase 4

During the final construction in Phase 4, the primary loading and operational area for deliveries etc. will be on Bull Street. This area will also function as the loading zone for waste collection services for the occupied component of the building. Non-operational areas of the car park will, however, continue to be used for the safe storage and handling of building materials. Deliveries and forklift movements will be managed with a traffic controller / escort and a spotter. The primary area for movement and use of the forklift will be restricted to the non-operational areas, with limited use of the ramps.

Shared vehicle and pedestrian circulation isles will remain clear of permanent obstruction and be used only for temporary passage of delivery vehicles and mechanical handling equipment.

Access to the lift shafts will be hoarded off in the car park. All fire egress will remain open and clear of obstruction. As required prior to the issue of any partial Occupation Certificate, all life and fire safety measures will need to be completed, commissioned and fully functional within shared and construction use car park areas.

Construction Parking

Deliveries will arrive via Bull Street (semi-trailers, delivery trucks, etc.) and be unloaded with the tower crane/ forklift, or smaller deliveries will be delivered and stored in the carpark via King Street. These will be unloaded manually or using a forklift.

GWH site specific induction will encourage workers, where practical, to use public transport or carpool. Where this is not practical, construction workers have access to a range of public and private parking opportunities in the surrounding area including Council parking at No.2 Sports Ground and a private car park at 291 King Street (Hunter Parking & Storage). It is possible that unoccupied parking within the basement levels could be used for contractors / worker vehicles if it is safe to do so and does not interfere with construction operations.

3. CONTROLS FOR EARLY OCCUPATION

Pedestrian Access

Pedestrian access to the occupied tower will be maintained separate to the under-construction phase of the development. This can be achieved through the respective street accesses, which as per the annexed plans, will be clear of obstruction or restriction from ongoing construction activity. Direct access from basement parking will be facilitated from the lifts, with each tower containing a lift core and the west tower having separate lifts. Construction hoarding through the podium will maintain access to any common amenities for the respective towers as per the hoarding layout. As per the updated phasing plans attached, the whole podium will be delivered as phase 3.

Vehicle Access

Vehicle access to car park will be via the approved driveway off King Street. This will be completed during Phase 2 construction to allow controlled access to the car park during Phase 3 and Phase 4 works. Any construction vehicle movements throughout the car park, as described elsewhere, will be managed with traffic control escorts and spotters, with disruption to non-construction vehicle movements minimized.

Resident Communication

Upon occupation Phase 3, regular newsletters will be prepared and circulated to occupants of the building to communicate the status of construction works on the Phase 4 work. Development and construction representatives will be accessible to, and able to meet regularly with Strata and Building Management personnel to discuss and coordinate ongoing operations. There is also the opportunity to appoint a resident liaison officer.

As previously identified, staging and management plans are included within purchaser sales contracts and the ongoing construction activities are communicated with purchasers upon pre-settlement walk-through. Property owners or their representatives would be responsible for communicating this with potential tenants.

Occupant move-in plans and timetables are typically provided and communicated by the Building Manager. Access to the car park is available, but coordination of move-ins should still

occur to deconflict on site traffic movement with the construction operations. This can occur utilizing the abovementioned coordination streams and be communicated through the building management system to ensure smooth logistics and an enjoyable resident experience.

4. PUBLIC DOMAIN WORKS

Public Domain

Public domain will be handed over on completion of the relative phases, as per the Construction Phasing plans annexed to this report. This will allow activation of the completed frontage, while deferring works for those areas affected by ongoing construction. It is noted that all works are subject to Section 138 approval by Newcastle Council, with the relevant works to be completed prior to the issue of an occupation certificate for the relevant phase.

5. DUST AND NOISE MANAGEMENT

Construction work is subject to normal regulatory controls for the management of dust and noise impacts. Typical dust suppression measures, communicated to workers through toolbox talks and during site specific induction, include:

- All waste bins used with lids.
- Site kept tidy with cleaners employed alongside trades.
- Scaffold screened, cleaned regularly, and kept clear of debris.
- Daily street/ boundary inspections.
- Monitoring of weather forecasts to prepare for high wind events.

To reduce noise impacts, the following strategies are typically implemented:

- Construction timings consistent with approved conditions.
- Complaints recorded and followed up.
- Plant / equipment maintained in good repair (inc. seals, filters etc.).
- Plant / equipment operated in a conservative manner.
- Plant / equipment selection appropriate for task having regard to potential noise generation.

CONCLUSION

Phased construction is a valuable tool that assists with the financing and efficient construction of a development. This report aims to describe the proposed phasing of this development, identify potential impacts, and nominate measures to manage or ameliorate the impacts of a phased construction. The outcomes of this report need to be supported by appropriate conditions of development consent that facilitate the issue of construction and partial occupation certificates to reflect the phased construction approach.

**ANNEXURE TO 124-126 BULL STREET
MANAGEMENT STATEMENT
PHASED CONSTRUCTION
DATED 2 MAY 2025**

PHASED CONSTRUCTION PLANS



PHASE LEGEND

- PHASE 2 - BASEMENT TO PODIUM
- PHASE 3 - EASTERN TOWER & ASSOCIATED WORKS
- PHASE 4 - WESTERN TOWER & ASSOCIATED WORKS

1 BASEMENT 02 FLOOR PLAN - DA
SCALE 1 : 200

Autodesk Docs://22104 309 King St Newcastle/22104_309 KING ST_AR_PODIUM_R24.rvt

REVISION		REVISION	
07	TOWER B - SCHEMATIC DESIGN	FK	03.03.2023
08	ISSUE FOR REVIEW	FK	06.04.2023
09	TOWER A SCHEMATIC DESIGN	FK	18.04.2023
10	TOWER A AND B SCHEMATIC DESIGN	FK	17.05.2023
11	SECTION 4.55 APPLICATION SUBMISSION	FK	06.06.2023
12	AMENDED SECTION 4.55 APPLICATION SUBMISSION	FK	04.10.2023
13	SECTION 4.55 RFI SUBMISSION	FK	19.08.2019
14	DRAFT ISSUE	FK	10.03.2025
15	UDRP ISSUE	FK	12.03.2025
16	UDRP AND COUNCIL RFI AMENDMENT ISSUE	FK	21.03.2025

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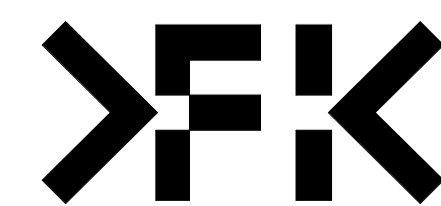
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2302

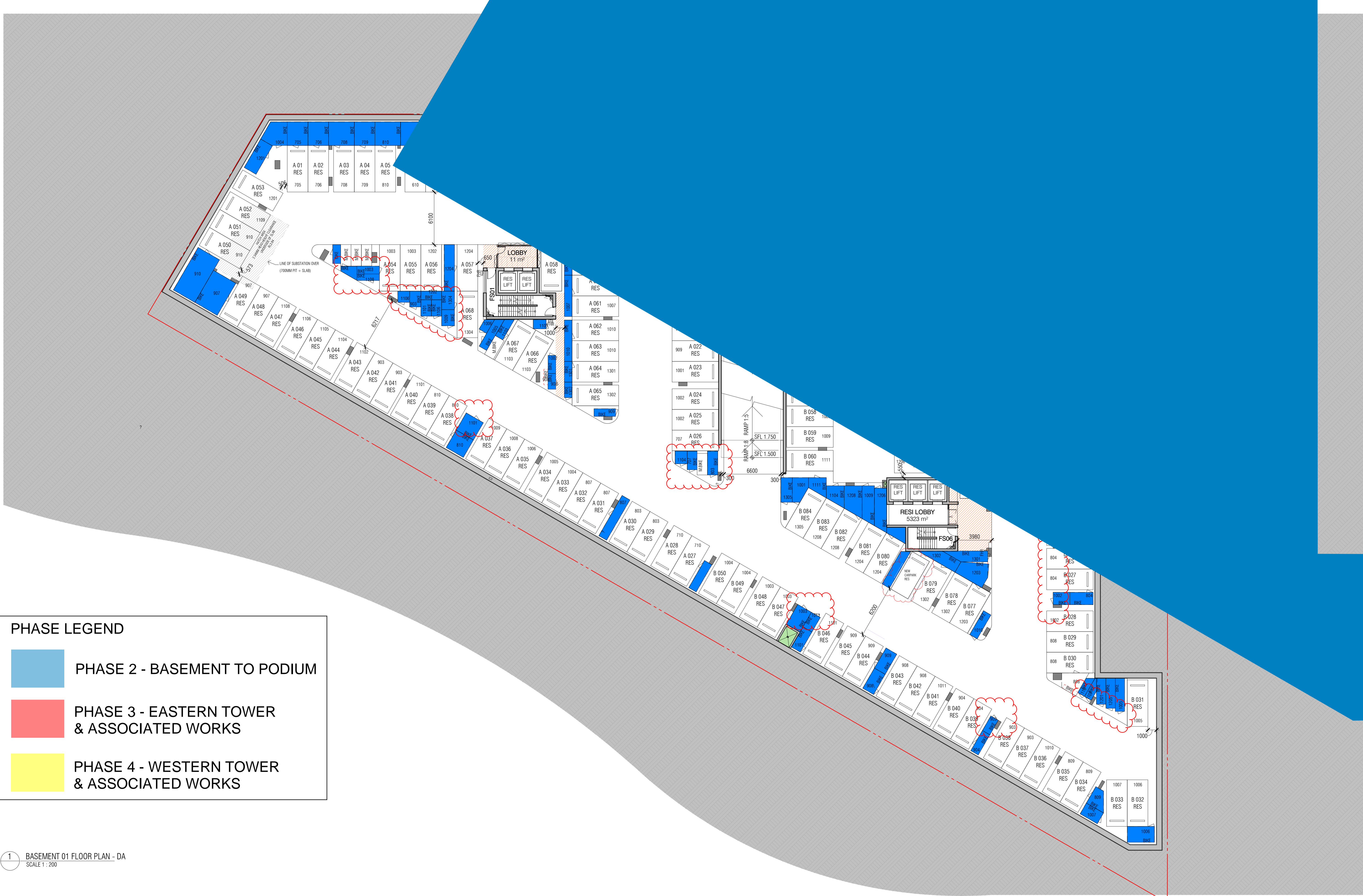
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ISSUE PURPOSE
DEVELOPMENT APPLICATION

REV. 16
DRAWING NO. DA001



PHASE LEGEND

- PHASE 2 - BASEMENT TO PODIUM
- PHASE 3 - EASTERN TOWER & ASSOCIATED WORKS
- PHASE 4 - WESTERN TOWER & ASSOCIATED WORKS

1 BASEMENT 01 FLOOR PLAN - DA
SCALE 1 : 200

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REVISION		REVISION	
05	FOR COUNCIL DISCUSSION	FK	28.11.2022
06	CONCEPT DESIGN ISSUE	FK	03.02.2023
07	TOWER B - SCHEMATIC DESIGN	FK	03.03.2023
08	ISSUE FOR REVIEW	FK	06.04.2023
09	SECTION 4.55 RFI SUBMISSION	FK	19.08.2019
10	DEVELOPMENT APPLICATION	FK	16.10.2024
11	DRAFT ISSUE	FK	10.03.2025
12	UDRP ISSUE	FK	12.03.2025
13	UDRP AND COUNCIL RFI AMENDMENT ISSUE	FK	21.03.2025

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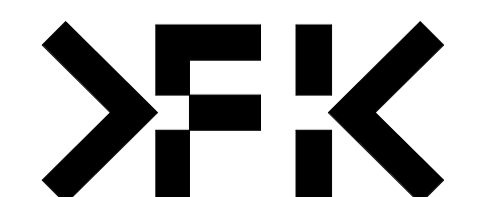
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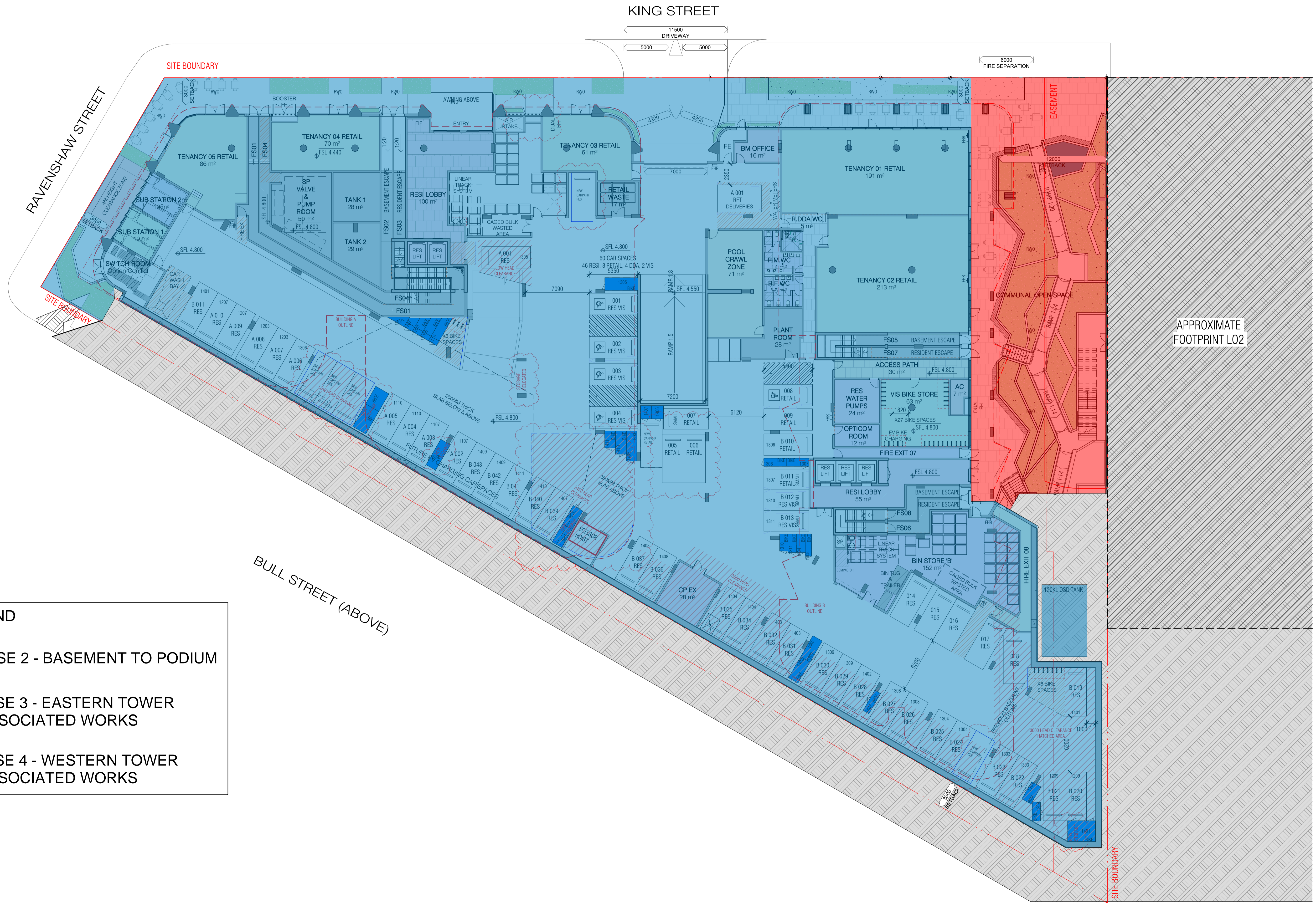
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DRAWING TITLE	ISSUE PURPOSE	REV.	DRAWING NO.
BASEMENT LEVEL 1 FLOOR PLAN	DEVELOPMENT APPLICATION	13	DA002



PHASE LEGEND

-  PHASE 2 - BASEMENT TO PODIUM
-  PHASE 3 - EASTERN TOWER & ASSOCIATED WORKS
-  PHASE 4 - WESTERN TOWER & ASSOCIATED WORKS

1 GROUND FLOOR PLAN - DA
SCALE 1:200

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05	FOR COUNCIL DISCUSSION	FK	28.11.2022
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11	DRAFT ISSUE	FK	10.03.2025
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13	UDRP AND COUNCIL RFI AMENDMENT ISSUE	FK	21.03.2025

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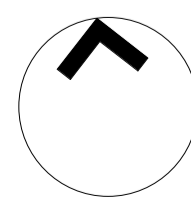
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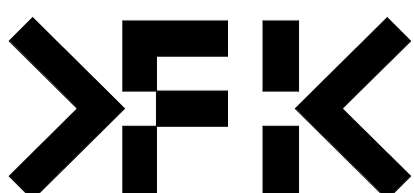
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ISSUE PURPOSE
DEVELOPMENT APPLICATION

REV. 13
DRAWING NO. DA003

KING STREET

RAVENSHAW STREET

SITE BOUNDARY

11500 DRIVEWAY BELOW

APPROXIMATE FOOTPRINT

BULL STREET

PHASE LEGEND

- PHASE 2 - BASEMENT TO PODIUM
- PHASE 3 - EASTERN TOWER & ASSOCIATED WORKS
- PHASE 4 - WESTERN TOWER & ASSOCIATED WORKS

1 LEVEL 1 FLOOR PLAN
SCALE 1 : 200

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05	FOR COUNCIL DISCUSSION	FK	28.11.2022
06	CONCEPT DESIGN ISSUE	FK	03.02.2023
07	TOWER B - SCHEMATIC DESIGN	FK	03.03.2023
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09	SECTION 4.55 RFI SUBMISSION	FK	30.11.2023
10	SECTION 4.55 RFI SUBMISSION	FK	19.08.2019
11	DEVELOPMENT APPLICATION	FK	16.10.2024
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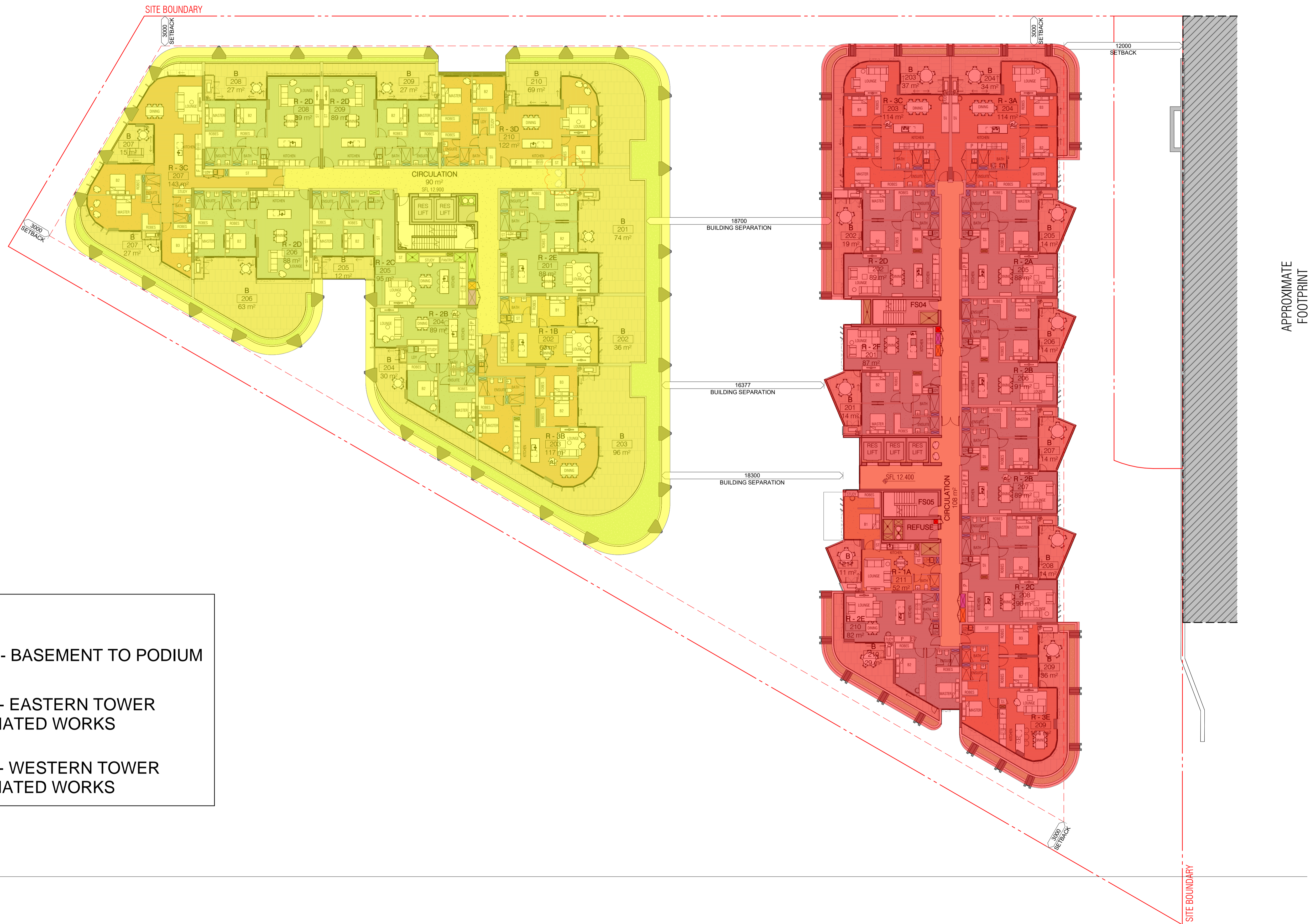
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ISSUE PURPOSE
DEVELOPMENT APPLICATION

REV. 13
DRAWING NO. DA004



PHASE LEGEND

- PHASE 2 - BASEMENT TO PODIUM
- PHASE 3 - EASTERN TOWER & ASSOCIATED WORKS
- PHASE 4 - WESTERN TOWER & ASSOCIATED WORKS

1 LEVEL 2 FLOOR PLAN
SCALE 1 : 200

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REVISION		REVISION	
03	DEVELOPMENT APPLICATION FOR COUNCIL	FK	19.08.2019
04	CONCEPT DESIGN ISSUE	FK	03.02.2023
05	TOWER B - SCHEMATIC DESIGN	FK	03.03.2023
06	ISSUE FOR REVIEW	FK	06.04.2023
07	AMENDED SECTION 4.55 APPLICATION SUBMISSION	FK	04.10.2023
08	SECTION 4.55 RFI SUBMISSION	FK	19.08.2019
09	DEVELOPMENT APPLICATION	FK	16.10.2024
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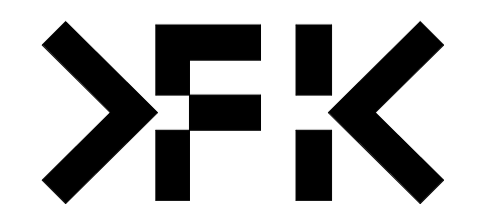
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ISSUE PURPOSE
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