



Construction Management Plan

Top Ryde Shopping Centre Redevelopment Commercial Buildings

Date – 24 March 2009

Rev E



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1. Introduction

This plan outlines the proposed strategies to construct the two commercial buildings on level 4 of the south-west corner of the Top Ryde Shopping Centre site bounded by Devlin Street, Blaxland Road and the Strada.

The plan shall highlight the extent of the work site, access, craneage, proposed concrete pumping zones, material unloading zones, rubbish removal, pedestrian overhead protection, site accommodation and finally the methodology for vertical access during the construction programme.

The plan will also outline the sequencing construction activities.

A new Traffic Management Plan for this stage of construction will be prepared and submitted to Council for approval prior to commencement.

A Noise, Vibration and Disruption management plan will be prepared and submitted to Defined Developments prior to commencement.

A Construction Safety Plan will be formulated and signed off by Senior Site Management prior to any construction works commencing on site. An outline of the Construction Safety Plan contents is included.

Finally a Waste Management Plan for the project is included.

This plan should be read in conjunction with the sketches included herein.

2. Consultation & Communication Strategy

Consultation and communication will be the key strategy in successfully delivering the Top Ryde Shopping Centre Commercial Buildings. Hutchinson Builders will use the following forums, meetings and tools to assist in achieving this goal.

1. Daily site induction of all new personnel involved with the project including issuing of photo ID swipe card for future site access
2. Daily toolbox meetings of Hutchinson Builders Employees
3. Site notice boards
4. Weekly toolbox meetings of Contractors Employees
5. Weekly site safety inspections
6. Weekly Operational meetings with Shopping Centre Management representatives
7. Weekly OH&S Consultative Committee meetings
8. Weekly Design meetings
9. Weekly Contractor meetings
10. 24 hour 7 day Hutchinson Builders contact numbers available
11. Complaints Register
12. Evacuation Procedures
13. Hot Works Permit
14. Interruption to Existing Services Permits
15. Liaison meetings with neighbours
16. Daily materials handling co-ordination meetings

3. The Site

3.1 Extent of Work

The extent of the work site shall essentially be the area from level 4 podium level of the Top Ryde Shopping Centre bounded by Devlin Street, Blaxland Road and the Strada.

3.2 Project Duration

The project is expected to be completed within 12 months with a nominated forecast commencement date of October 2010.

3.3 Hours of Work

Previously approved DA nominates the following hours of work:

Monday – Friday	7.00am – 7.00pm
Saturday	7.00am – 5.00pm

4. Site Establishment

4.1 Dilapidation Report

Prior to any works commencing dilapidation reports will be undertaken to the following areas:

- ◆ Existing Shopping Centre
- ◆ Existing access to site compound
- ◆ Footpaths & road to Devlin Street

4.2 Hoardings

Upon possession of the site, a B Class hoarding will be erected along part of Devlin Street adjacent to the works zone where it will be necessary to lift material overhead by the tower cranes.

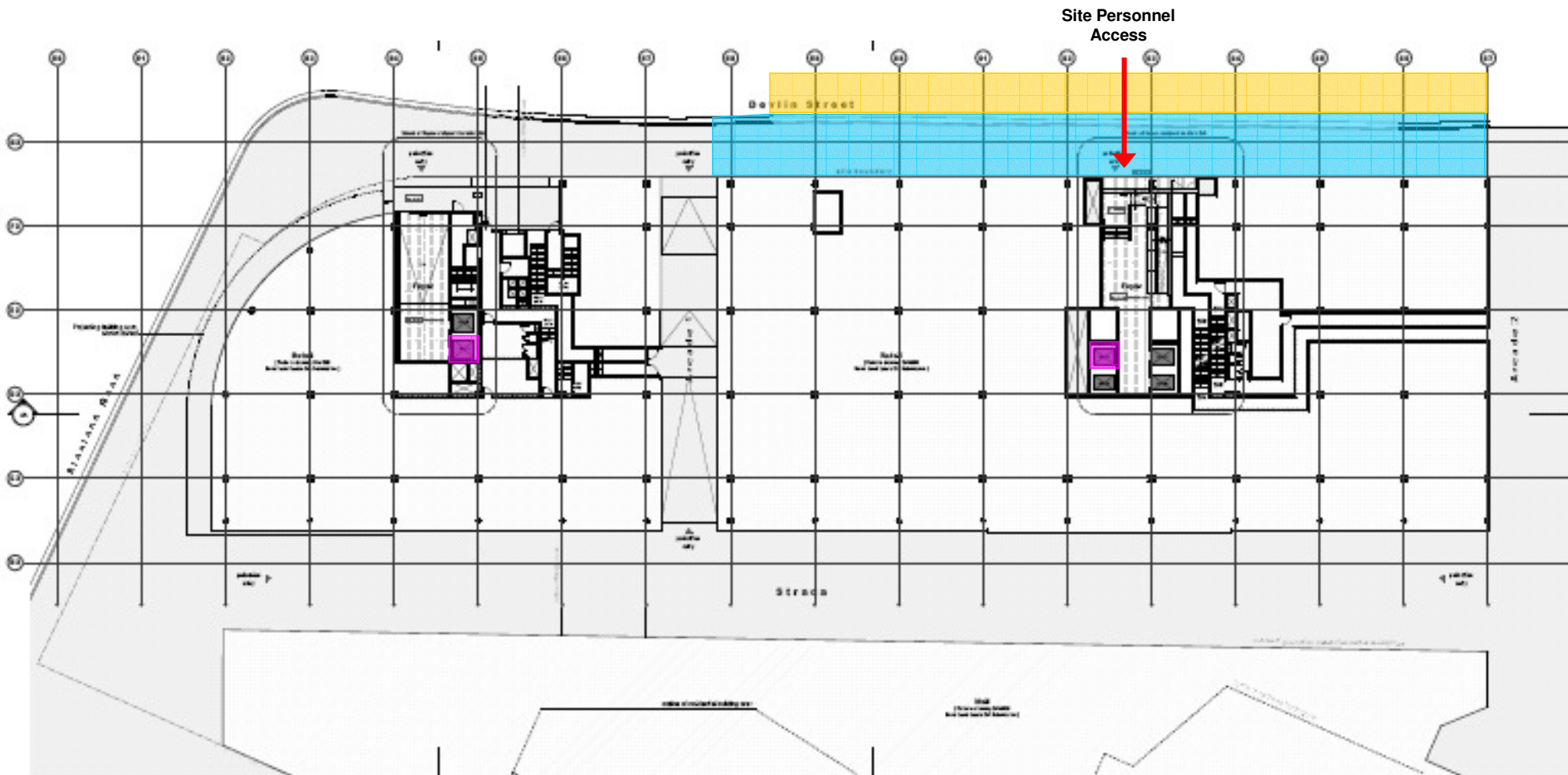
The B Class hoardings will remain until façade installation activities to each building are completed and tower cranes dismantled.

Overhead protection to the remainder of Devlin Street and Blaxland Road will be by using Preston Loading Platforms canter levered out as a catch deck from Level 4.

All overhead hoardings and catch decks will have a 10kpa rating.

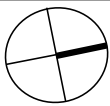
4.3 Works Zones

Prior to commencement of the works a works zone along Devlin Street will be applied for from Ryde Council, RTA and the STA as this zone has been allocated for STA bus Stops. The works zone will be used initially for structure trade deliveries including scaffold, formwork, reo, concrete and concrete pumping. The works zone will also be used for façade, services and finishes trade's deliveries.



Legend:

- B-Class Hoardings
- Works Zones – Subject to STA Approval
- Vertical Transport Stage 2 – Builder's Lift



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DATE	09 MAR 09	TITLE	Ground Level Establishment Plan	
DWG No.	01 of 04	SIZE	A3	REV
				03

4.4 Site Access, Site Accommodation and Amenities

Personnel single point of entry will be established at one of the commercial lobbies from ground floor to level 3 (Gate 1). A security guard at Level 3 (Gate 1) will control site access via a bar coded access card system to ensure only site inducted personnel gain entry to the site.

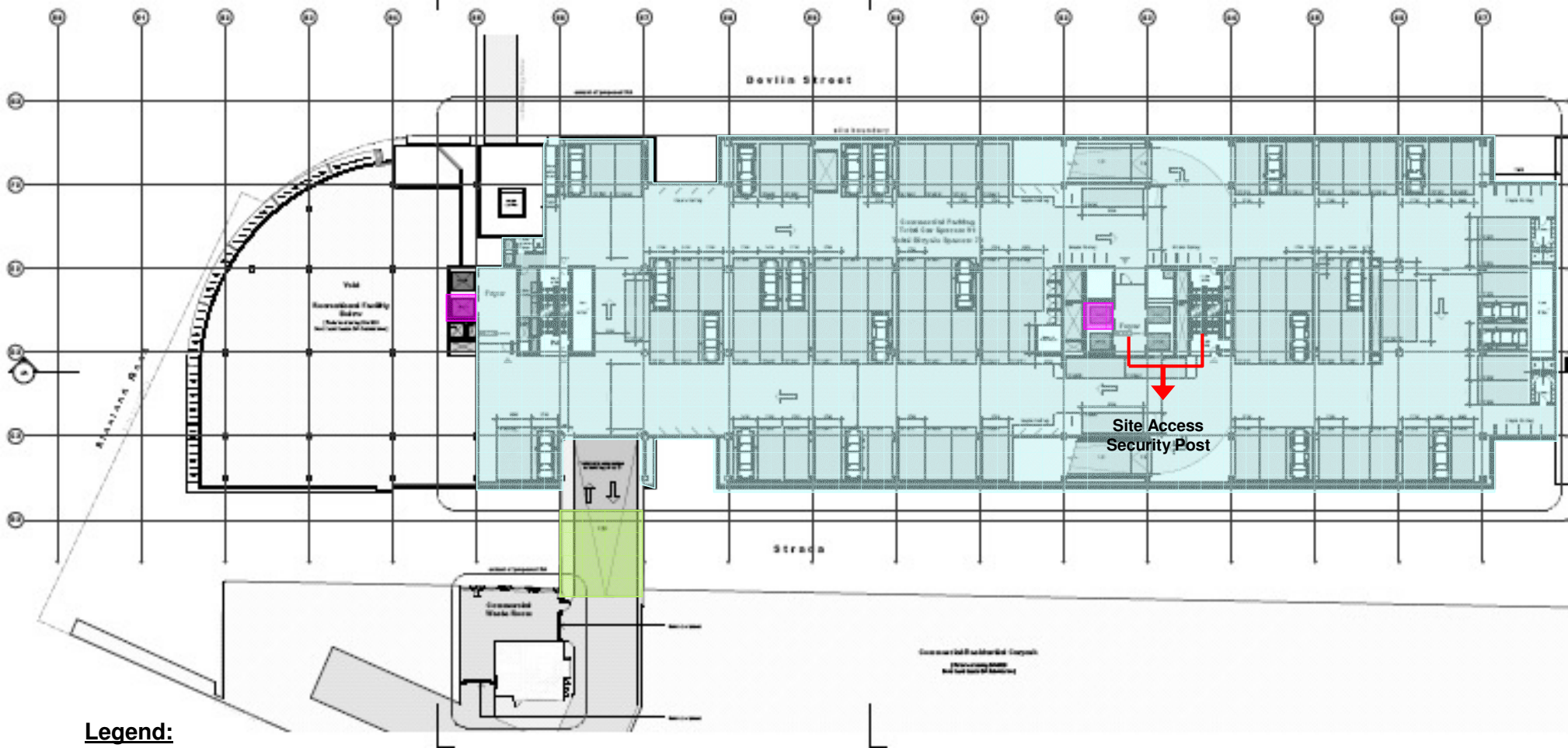
Materials handling access gates will be located on the ramp from the residential carpark above the Strada (Gate 2).

It is planned to have accommodation on level 3 of the commercial carpark. All accommodation will satisfy the WorkCover Code of Practice for Construction Site Amenities.

The accommodation on level 3 will include site office, induction room, first aid, toilet facilities, lunch and change facilities and contractors' offices.

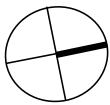
A single pan cubical toilet block will be established on every floor of new construction with a central block on level 4 podium.

There will be no onsite parking for workers or site management staff on the commercial car parking area of levels 3 and 4.



Legend:

- Site Accommodation
- Materials Loading Zone & Rubbish Bin Zone
- Vertical Transport Stage 2 – Builder's Lift



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DATE	09 MAR 09	TITLE	Level 3 Establishment Plan	
DWG No.	02 of 04	SIZE	A3	REV
				03

4.5 Materials Handling/Construction Personnel Movement

Efficient materials handling and construction personnel site transport is the single most important activity to ensure a building is constructed on programme.

Hutchinson Builders has planned to manage these activities in the following manner.

- Tower Crane

Two (2) tower cranes will be set up on the site.

The tower cranes will be set up on a structural steel grillage on level 4.

The cranes will sit on sufficient towers so as the crane base clears the new structure of the roof level.

The tower cranes will be installed in the first month of the project. The cranes will remain on the project until all façade elements have been completed.

A daily crane co-ordination meeting will be held to ensure the following days activities are time co-ordinated with the works zone in Devlin Street.

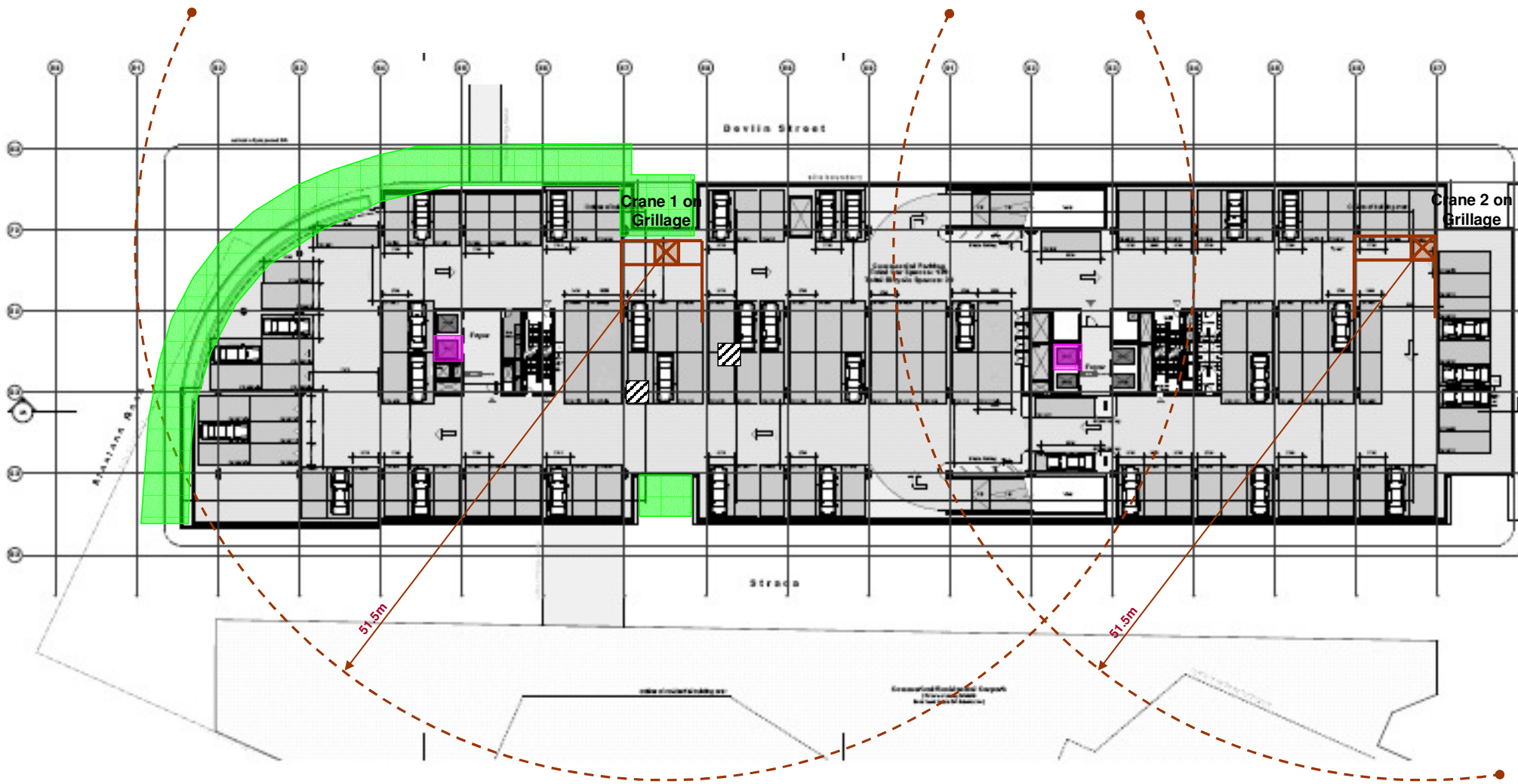
- Concrete Pumping

Concrete pumping will be conducted from the Devlin Street works Zone. The concrete line will run over the B Class Hoarding and be secured up the façade and over parapet at Level 4. At Level 4 the line will branch to both buildings and run up the new core construction of each building.





- Hoists/Builders' Lifts

Construction personnel's vertical movement on site will change as the construction programme progresses.

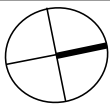
Stage 1 will be via two (2) hoists established on level 4. Stage 2 will be via new builders' lift.



Legend:

-  Tower Cranes
-  Vertical Transport Stage 1 – Hoists
-  Vertical Transport Stage 2 – Builder's Lift
-  -Preston Hoarding Platforms used as catch check held by U-Bolts through L4 slab

LOAD CHART M230DSX - 51.6m BOOM											
Radius (m)	5.1	10.0	15.0	17.5	20.0	25.0	30.0	35.0	40.0	45.0	51.5
Load (T)	17.5	17.5	17.5	16.0	14.5	12.0	10.0	8.5	7.0	6.0	4.5



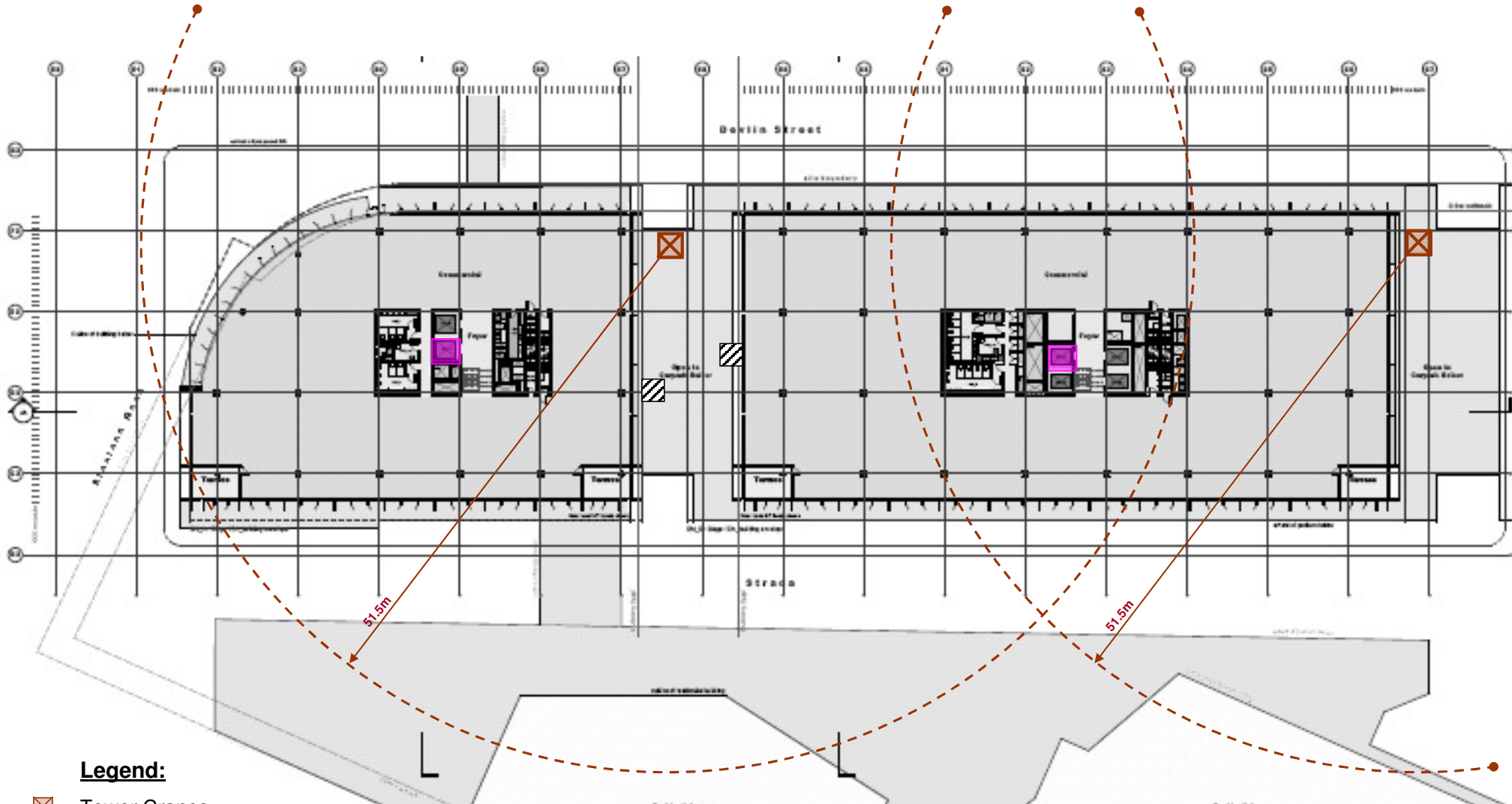
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Defined Developments

PROJECT
Top Ryde Shopping Centre Redevelopment




DATE
09 MAR 09

TITLE
Level 4 Establishment Plan

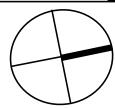
DWG No. 03 of 04 SIZE A3 REV 03



Legend:

-  Tower Cranes
-  Vertical Transport Stage
1 – Hoists
-  Vertical Transport Stage
2 – Builder's Lift

LOAD CHART M230DSX - 51.6m BOOM											
Radius (m)	5.1	10.0	15.0	17.5	20.0	25.0	30.0	35.0	40.0	45.0	51.5
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PROJECT
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DATE 09 MAR 09

TITLE
Level 5-8 Establishment Plan

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- Deliveries

A truck set down zone outside Ryde CBD is planned for all site deliveries.

All deliveries for the project will be instructed to initially go to a nominated set down zone.

A Hutchinson Builders' materials handling foreman will then coordinate the timing of these deliveries to site from the set down zone. This procedure will assist in managing construction congestion around the site.

Ticketed traffic control personnel will be used to manage traffic movements to and from Devlin Street Works Zones.

Upon removal of the 2 tower cranes all materials handling will be via the Tucker Street ramps and across the commercial carpark ramp on Level 3 above the Strada

- Rubbish Removal

Rubbish will be removed by crane liftable 7m³ bins stored on level 4 podium and a 17m³ bin on the level 3 access ramp over the Strada.

All construction rubbish will be taken away to various depots and sorted. It is Hutchinson Builders' goal to recycle 90% of all construction rubbish material from the Top Ryde Shopping Centre commercial buildings project.

- Scaffolding & Safety Screening

At the commencement and during the structure construction phase of the project a perimeter catch scaffold will be erected around the entire perimeter of Buildings A & B. This scaffold will be clad entirely in chain wire and shade cloth to ensure loose debris and dust are controlled from projecting out from the construction site perimeter.

4.6 Construction Site Services

The construction site will require the use of power, water and sewer during the period of construction.

Power will be via a metered temporary main switchboard, installed and commissioned by the site electrical contractor. All temporary power required for site accommodation, amenities, plant and new construction activities will be fed from this temporary board.

Temporary water and sewer will be sourced by tapping into existing UTS supply and infrastructure.

4.7 Temporary Waterproofing

Once the existing building fabric at Level 4 is disturbed temporary waterproofing measures will be required to be undertaken. These measures will include:

- ◆ The casting of temporary hobs around services penetrations
- ◆ Metal flashings to existing services penetrating folding over temporary concrete hobs
- ◆ Caulking to expansion joints

4.8 General Erosion & Sedimentation Control

All work shall be carried out to the complete satisfaction of the authority having jurisdiction over the works.

Staging of the works will be required to be such that the agents of erosion are minimised at any one time. Necessary measures will be adopted as may be required for erosion control, including the following where applicable:

- ◆ Staging: Staging of operations (eg. Clearing, stripping)
- ◆ Restoration: Progressive restoration of disturbed areas
- ◆ Drains: Temporary drains and catch drains
- ◆ Dispersal: Diversion and dispersal of concentrated flows to points where the water can pass through the site without damage
- ◆ Spreader banks: or other structures to disperse concentrated silt traps
- ◆ Construction & maintenance of silt traps to prevent discharge of scoured material to downstream areas
- ◆ Temporary grassing: Or other treatment to disturbed areas (eg. Contour ploughing)
- ◆ Temporary fencing
- ◆ Stockpiles to be located away from concentrated water flows. Stockpiles may require to be covered to reduce erosion
- ◆ Contractor to provide stabilised construction exit to remove excess sediment from vehicles prior to exiting the site
- ◆ Contractor to provide geotextile fabric and/or sandbags around all existing stormwater pits

The Contractor will be required to liaise and comply with the requirements of the Department of Conservation and Land Management (Soil Conservation Services) and the local Council.

All erosion and sediment control measures shall be maintained and not removed until the contributing catchment has been stabilised to the written satisfaction of Council.

5. Construction Sequencing

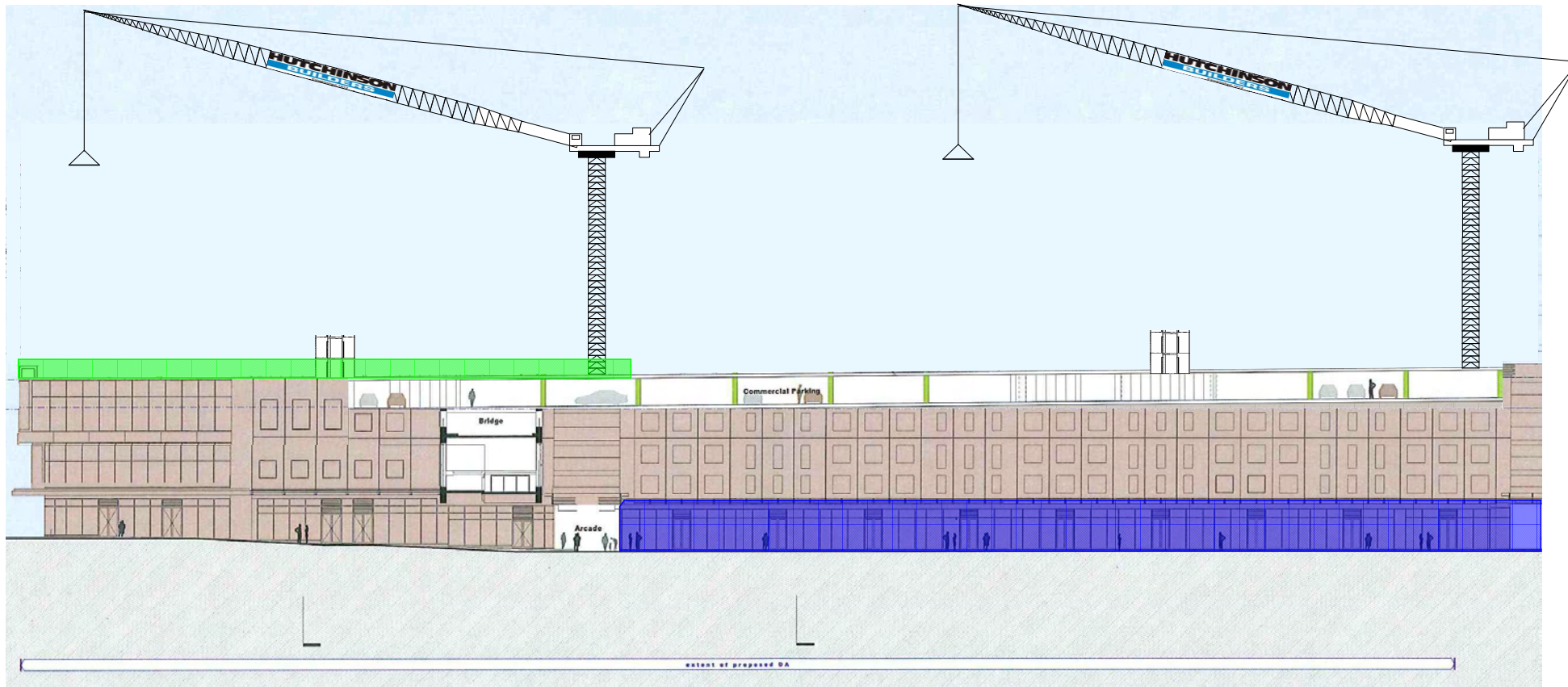
The successful coordination of the new construction activities is the key for the successful delivery of Top Ryde Shopping Centre Commercial Buildings project.

Initial activities will involve the following sequenced activities:

1. B Class hoarding erection
2. Crane erection
3. Site accommodation construction

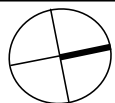
Construction will occur in strict accordance with the structural engineers' sequence of activities.

The following sketches give an indicative month by month construction sequencing snap shots for the Top Ryde Shopping Centre Commercial Buildings project.



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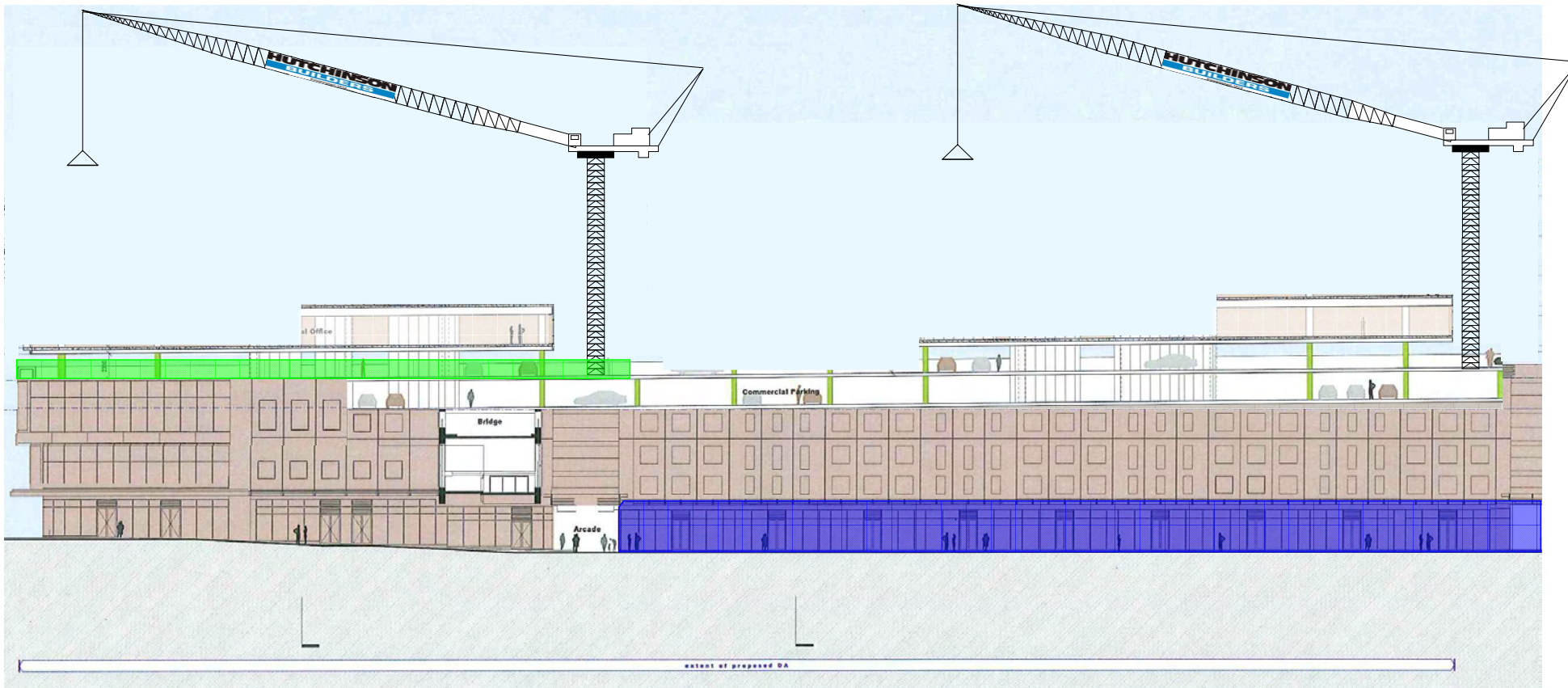
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- Base Building Fitout & Finishes Complete
- Man / Materials Hoist
- B-Class Hoardings
- Preston Decking as Catch Deck



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Defined Developments

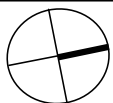
PROJECT
Top Ryde Shopping Centre Redevelopment

DATE	06 EB 09	TITLE	Month 1 Progress Diagram	
DESIGN	SB			
APP'D	CBP			
JOB No.	Y08-	DWG No.	01 of 11	SIZE A3 REV 02



LEGEND:

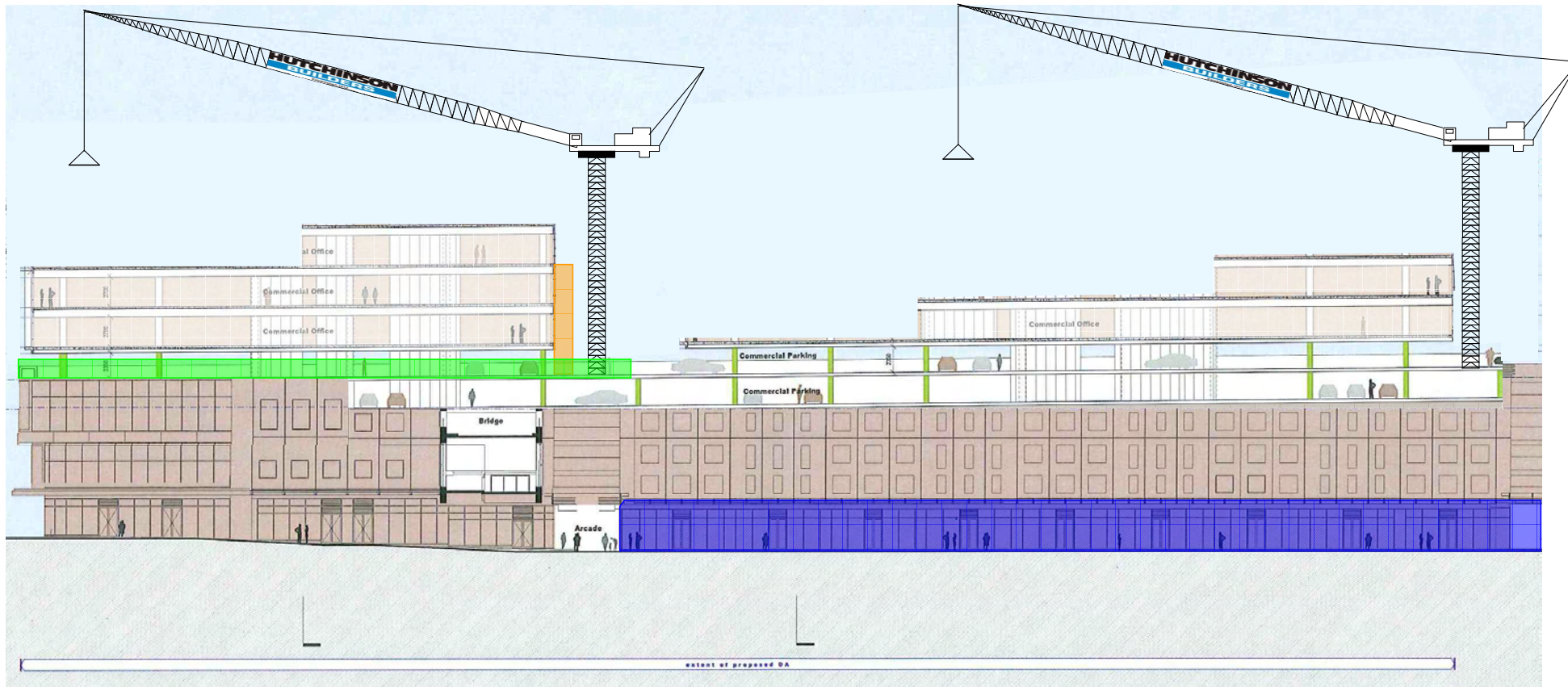
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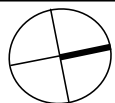
PROJECT
Top Ryde Shopping Centre Redevelopment

DATE	06 FEB 09	TITLE	Month 2 Progress Diagram		
DESIGN	SB				
APPD	CBP				
JOB No.	Y08-	DWG No.	02 of 11	SIZE	A3
				REV	02



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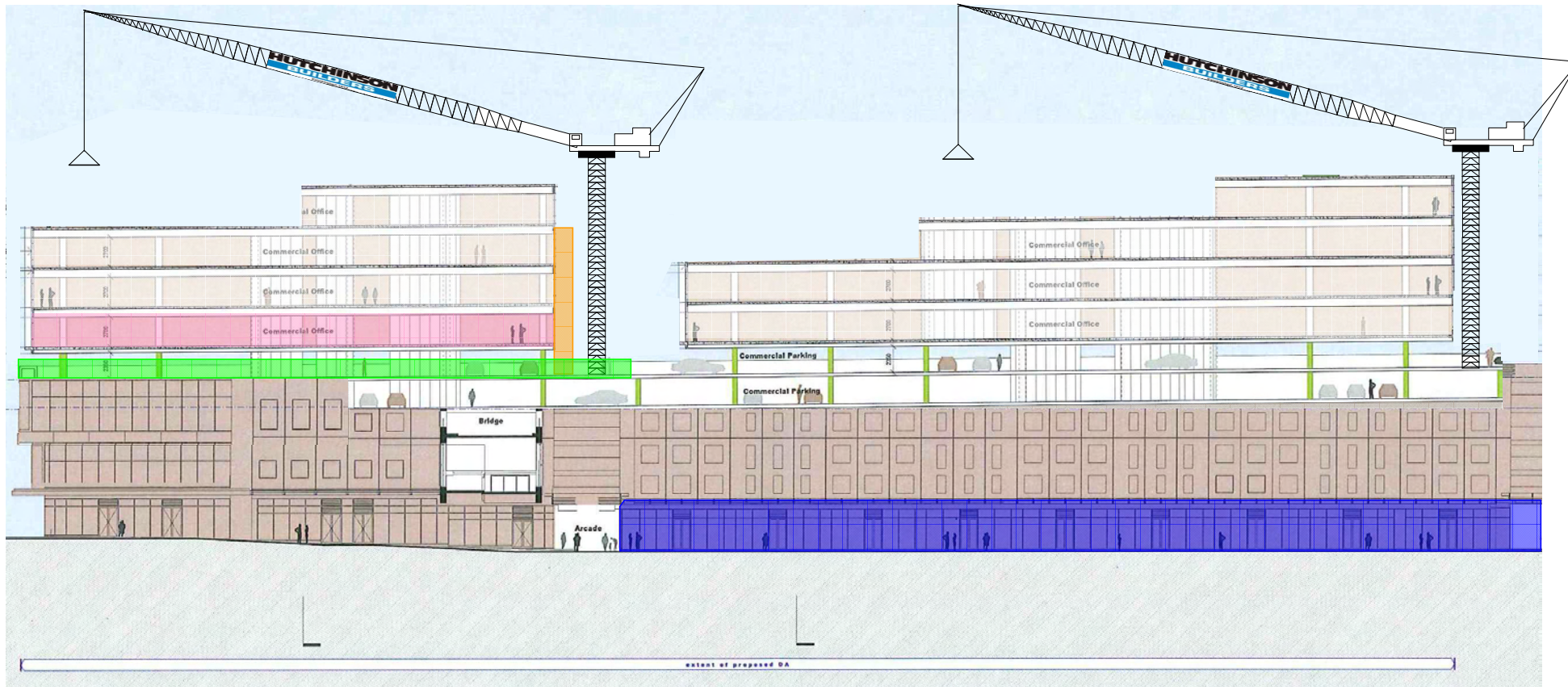
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Defined Developments

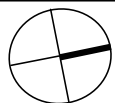
PROJECT
Top Ryde Shopping Centre Redevelopment

DATE	06 FEB 09	TITLE	Month 3 Progress Diagram		
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APPD	CBP				
JOB No.	Y08-	DWG No.	03 of 11	SIZE	A3
				REV	02



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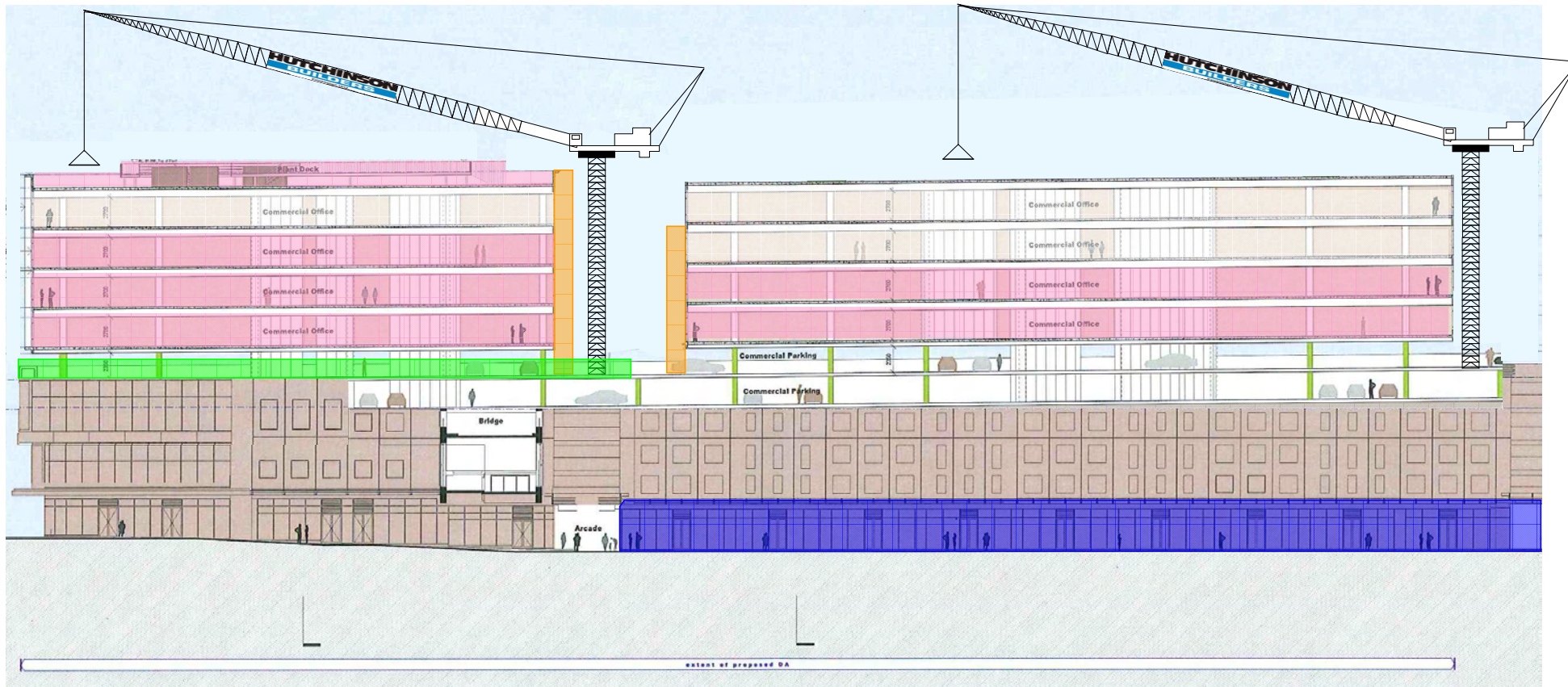
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Defined Developments

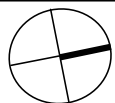
PROJECT
Top Ryde Shopping Centre Redevelopment

DATE	06 FEB 09	TITLE	Month 4 Progress Diagram		
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APPD	CBP				
JOB No.	Y08-	DWG No.	04 of 11	SIZE	A3
				REV	02



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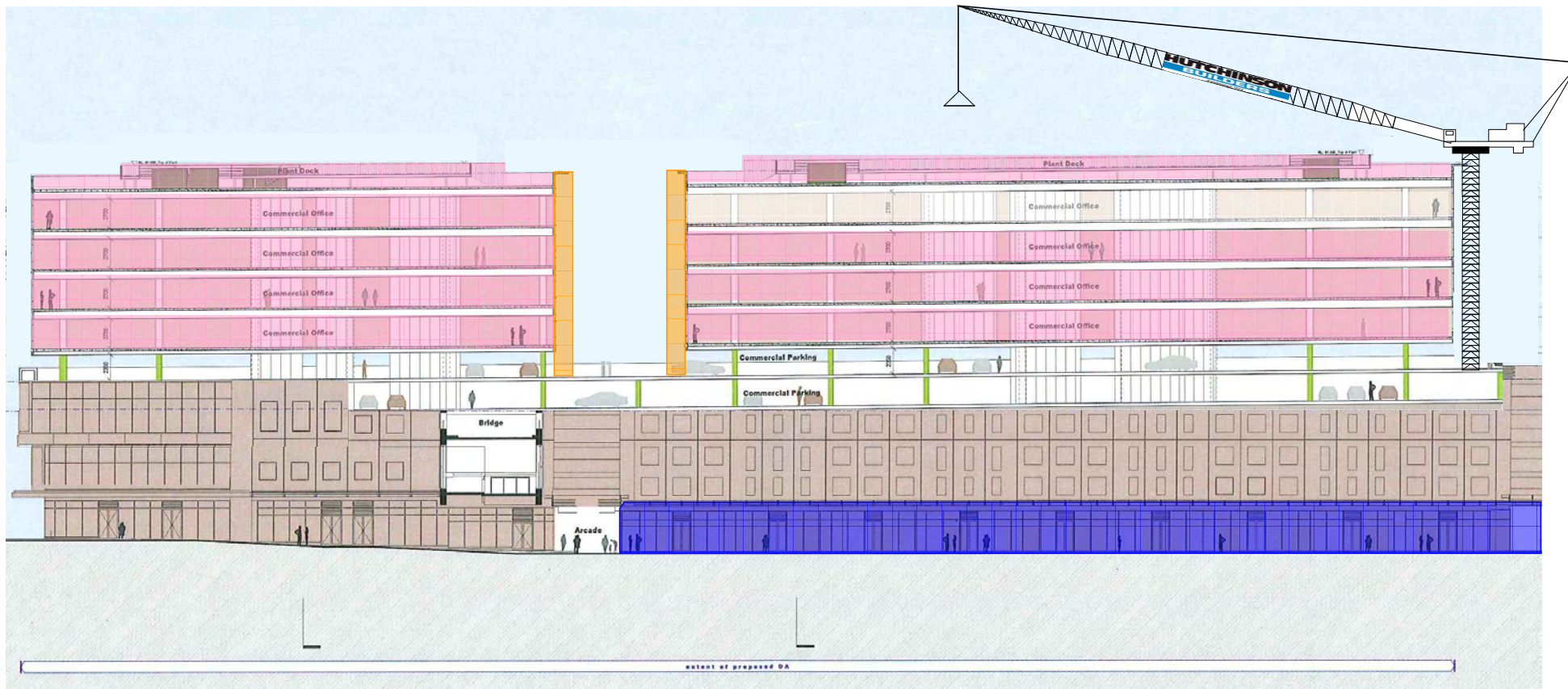
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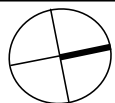
PROJECT
Top Ryde Shopping Centre Redevelopment

DATE	06 FEB 09	TITLE	Month 5 Progress Diagram		
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APPD	CBP				
JOB No.	Y08-	DWG No.	05 of 11	SIZE	A3
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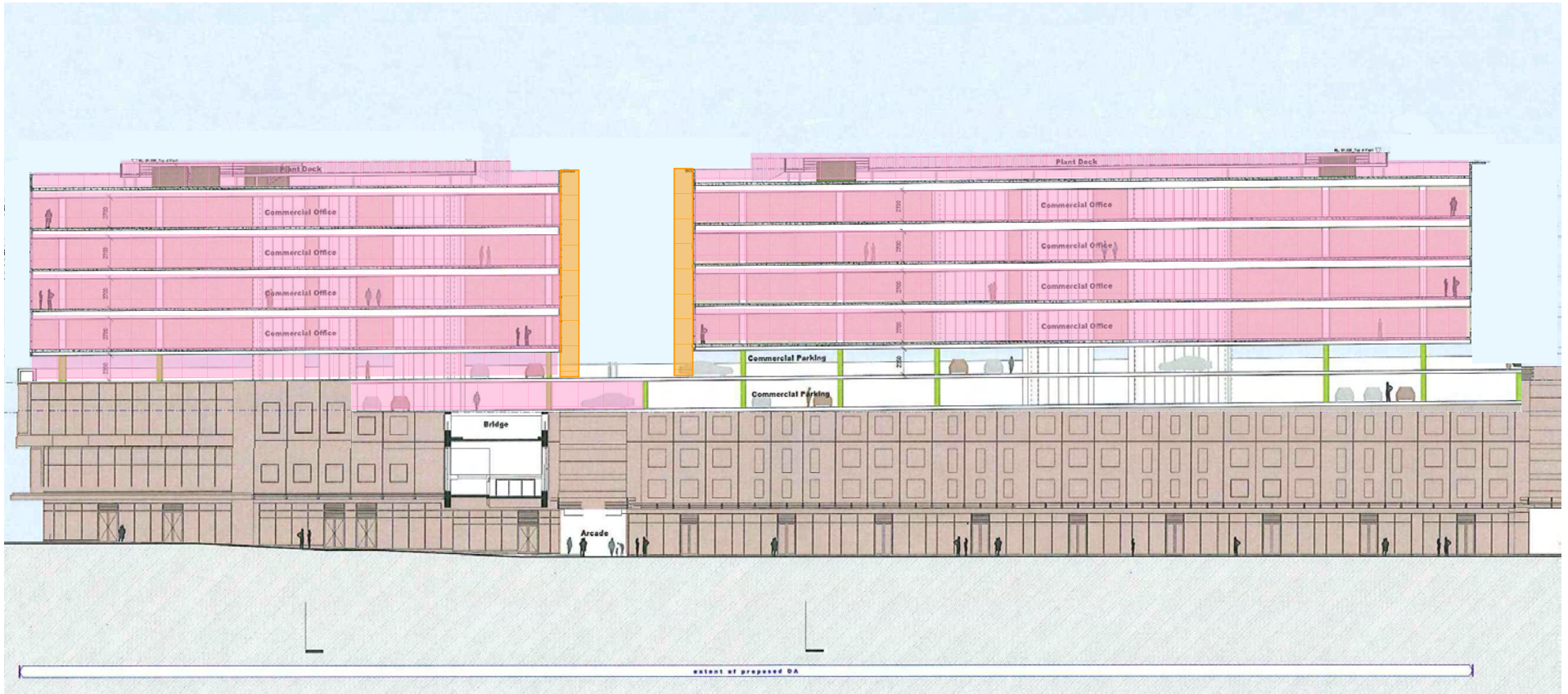
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Defined Developments

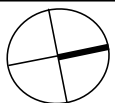
PROJECT
Top Ryde Shopping Centre Redevelopment

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APPD	CBP				
JOB No.	Y08-	DWG No.	06 of 11	SIZE	A3
				REV	02



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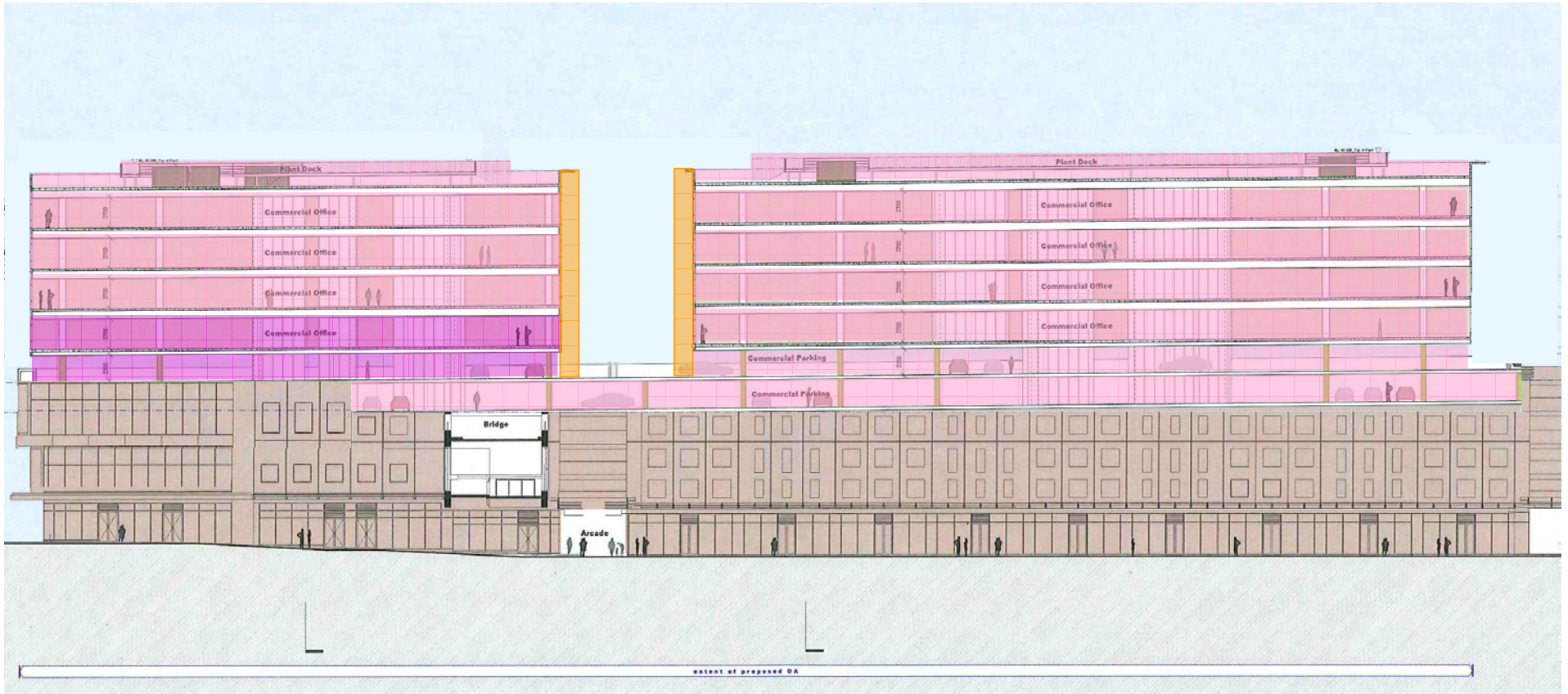
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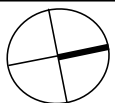
PROJECT
Top Ryde Shopping Centre Redevelopment

DATE	06 FEB 09	TITLE	Month 7 Progress Diagram		
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APPD	CBP				
JOB No.	Y08-	DWG No.	07 of 11	SIZE	A3
				REV	02



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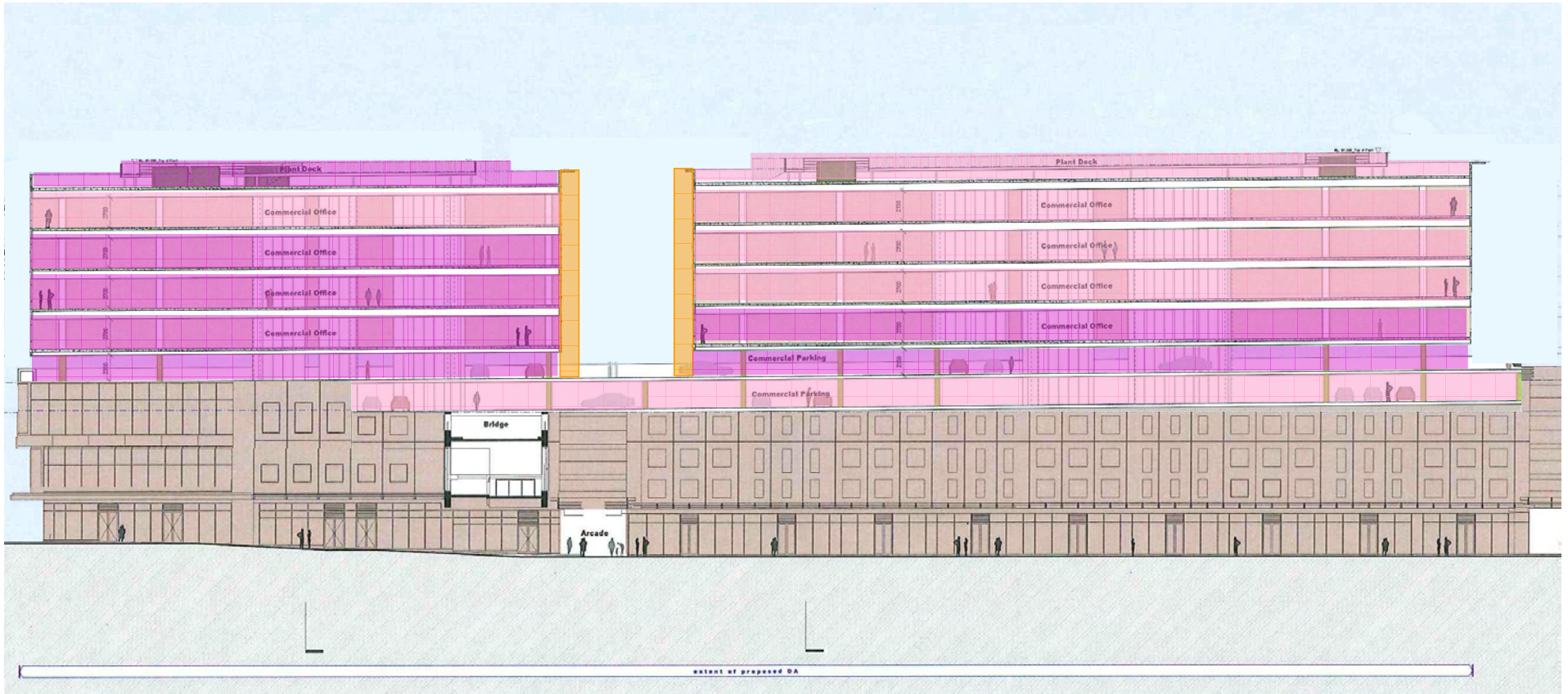
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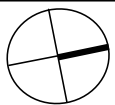
PROJECT
Top Ryde Shopping Centre Redevelopment

DATE	06 FEB 09	TITLE	Month 8 Progress Diagram		
DESIGN	SB				
APPD	CBP				
JOB No.	Y08-	DWG No.	08 of 11	SIZE	A3
				REV	02



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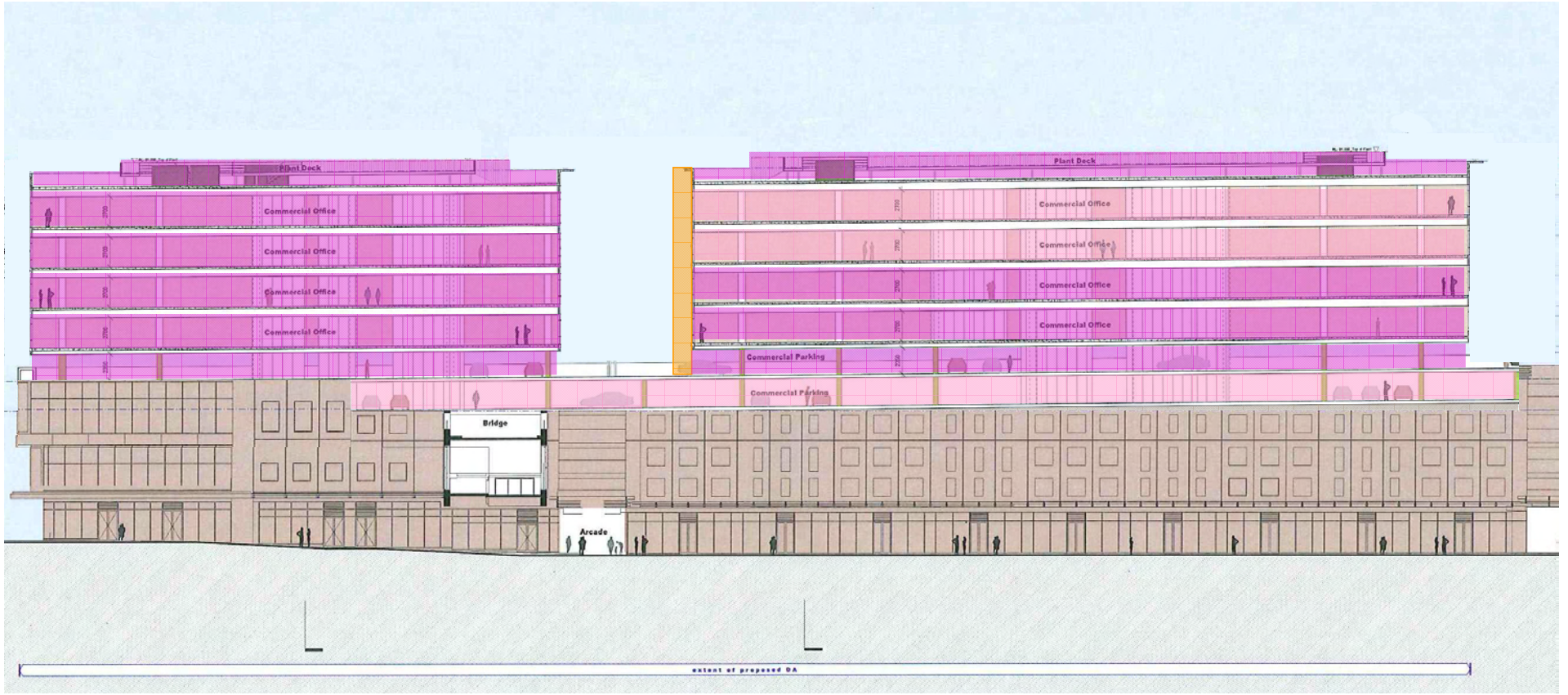
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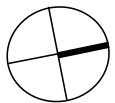
PROJECT
Top Ryde Shopping Centre Redevelopment

DATE	06 FEB 09	TITLE	Month 9 Progress Diagram		
DESIGN	SB				
APPD	CBP				
JOB No.	Y08-	DWG No.	09 of 11	SIZE	A3
				REV	02



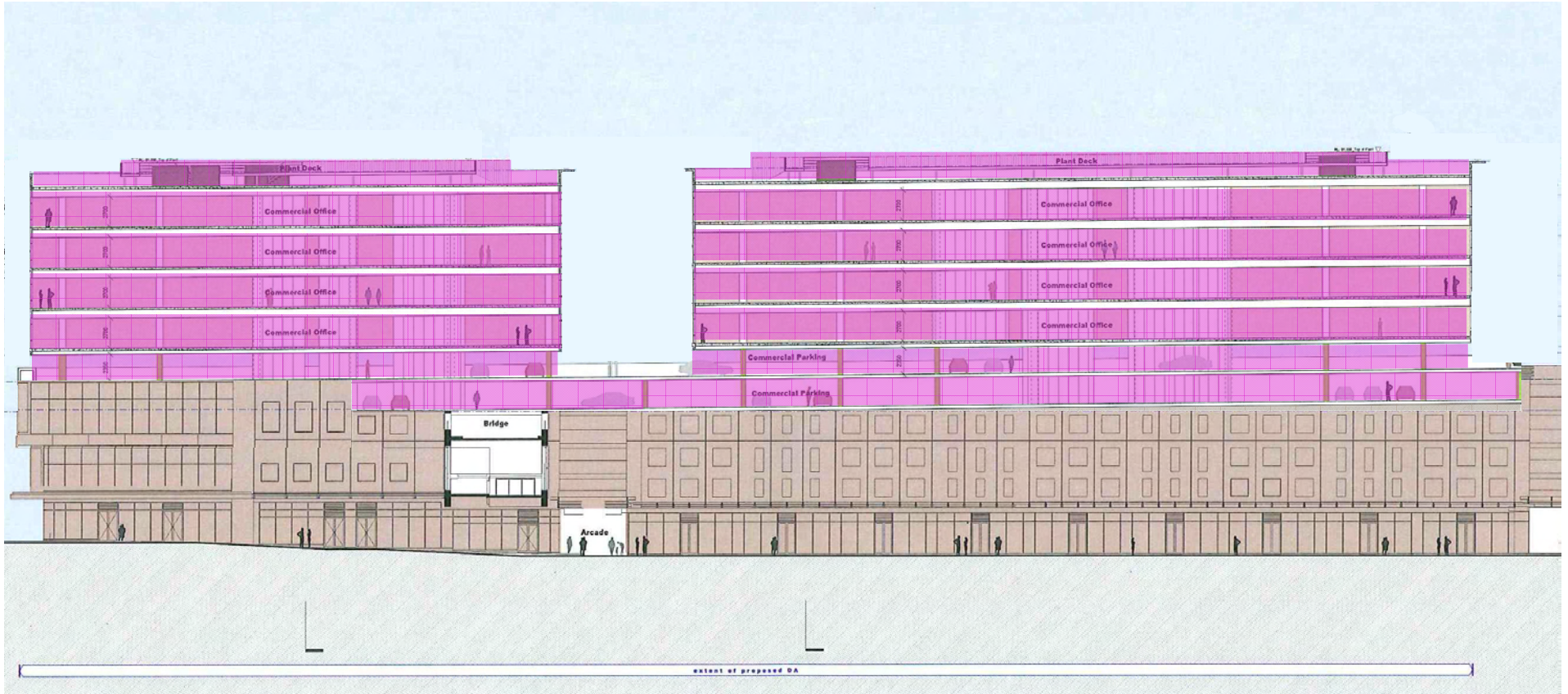
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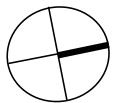
CLIENT	Defined Developments
PROJECT	Top Ryde Shopping Centre Redevelopment

DATE	06 FEB 09	TITLE	Month 10 Progress Diagram		
DESIGN	SB				
APPD	CBP				
JOB No.	Y08-	DWG No.	10 of 11	SIZE	A3
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LEGEND:

- Base Building Fitout & Finishes in Progress
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- B-Class Hoardings
- Preston Decking as Catch Deck



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PROJECT
Top Ryde Shopping Centre Redevelopment

DATE	06 FEB 09	TITLE	Month 11 Progress Diagram		
DESIGN	SB				
APPD	CBP				
JOB No.	Y08-	DWG No.	11 of 11	SIZE	A3
				REV	02

6. Traffic Management Plan

To be prepared and submitted to Ryde Council for approval prior to commencement of the Top Ryde Shopping Centre Commercial Buildings construction. Will be included within this Construction Management Plan.