

# CONSTRUCTION MANAGEMENT PROGRAM: *EARLY WORKS*



147 – 153 Kurraba Road, Kurraba Point  
DA 255/19

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## 1. Introduction

This EARLY WORKS Construction Management Program (CMP) has been prepared as Part for the redevelopment 147 – 153 Kurraba Road, Kurraba Point (DA 255/19).

This project will be delivered in two stages, Stage 1 – Early Works and Stage 2 – Major Works. This Construction Management Program covers the Early Works scope only. A dedicated Construction Management Program for the remaining Major Works scope will form part of a separate application to Council at a later stage and will a document, produced through thorough consultation with the projects Major Works Contractor.

For Clarity, the project will be broken into the following stages of works:

1. **Early Works**
  - a. Enabling works
  - b. Tree protection & site establishment
  - c. Site Remediation
  - d. Services amplification and relations
  - e. Shoring & bulk excavation
2. **Major Works (subject to a separate application with Council)**
  - a. All remaining works

The objective of this plan is to provide an outline of the procedures and mechanisms that will be employed on this project during the early works phase in order to minimise the impact on the local community and existing traffic arrangements, as well as to ensure safety of the public and protection of the local environment.

This Construction Project Management Program has been shaped and produced to take into consideration feedback gained through the comprehensive community consultation process conducted by Thirdi Group.

### **About the Developer**

Thirdi Group (pronounced ‘Third Eye’) is one of Australia’s leading property development and investment firms with an enviable track record in successfully delivering large-scale residential projects in Sydney and Newcastle.

With a current development pipeline exceeding \$850 million, Thirdi Group’s experience and drive to deliver high quality, beautiful homes and investment properties are key reasons for their ongoing success. Thirdi Group are an experienced high-density residential developer and have undertaken similar projects and understand the characteristics, restrictions and difficulties of the site and its constraints and plan to leverage our experience in the delivery of this proposed project.

Recognised as an industry leader in how we combine traditional property development & investment strategies with in-house project management capabilities, we are proud of our innovative approach to property development. By combining our experienced inhouse project management team, network of financiers, builders and consultants with Thirdi Group’s strong leadership, integrity, innovation, humility, and passion, Thirdi Group is fast becoming one of the Australia’s strongest performing property development companies.

For more information, please visit our website - <https://thirdigroup.com.au>

## 2. The Project – General information

The development of 147-153 Kurraba Road, Kurraba Point is located at the end of Kurraba Road adjacent to Hodgsons Lookout Park and encompasses the demolition of 3 existing residential buildings and the construction of a new residential development comprising of a basement car park, 25 apartments with associated landscaping.



**Figure 1: Aerial Site Plan - Proposed Development Extent Highlighted**

### 2.1. Site Operating hours

Thirdi Group and appointed contractor will adhere to the hours of work conditioned for this development DA255/19 (Condition E15):

- 0700 – 1700 Monday to Friday
- 0800 – 1300 Saturday
- Activities generating noise levels greater than 75dB (A)
  - 0800 – 1200 Monday to Friday
  - 1400 – 1700 Monday to Friday
- No Demolition or Excavation works to occur on weekends

### 2.2. Engagement with the community

**Refer to Appendix C – Community Information Plan**

## 3. Site Management

### 3.1. *Site establishment*

***Refer to Appendix A which details the Early Works Site Establishment Plan.***

The contractor will provide all necessary accommodation, material handling and secure storage for its operations.

The facilities to be provided and maintained by the contractor will include:

- Construction plant
- Scaffolding, platforms, barriers, handrails
- Barricades and hoardings and site fencing
- Temporary driveways, road crossovers and construction zone
- 24/7 emergency vehicle access
- On-site hardstand areas for vehicle loading and unloading,
- Storage sheds and compounds,
- Waste sorting areas
- Site amenities with all required equipment and facilities
- Construction worker accommodation
- First Aid facilities
- site office accommodation
- Site security
- Traffic control
- Noise and dust suppression .
- Tree protection
- Temporary services
- Site signage
- Work zone
- Associated permits

### 3.2.

### 3.2. *Waste Management*

***Refer to Appendix F – Construction Waste Management Plan***

***&***

***Appendix G – Operation Waste Management Plan***

### **3.3.     *Hazardous Materials***

Prior to construction commencement, a detailed investigation of the existing site will be carried out to further investigate any contamination in the soil and identify hazardous materials in the existing buildings. A HAZMAT survey will be conducted by a qualified expert hygienist and samples will be taken and analysed, and the report will contain recommendations for the removal procedures of any identified materials.

The contractor will be responsible for the control and decontamination of hazardous substances. Handling, use, isolation, removal and disposal of any such substances encountered during the execution of the works, will be undertaken in accordance with statutory requirements.

Demolition and excavation works will address the requirements of this investigation report and verify the treatment and removal of all hazardous materials and contamination encountered during the works. Hazardous materials will be continually monitored and reassessed throughout construction to ensure any hazardous material are controlled and removed in a safe manner and in accordance with the respective legislation.



### 3.4. *Dust, noise and vibration control*

***Refer to Appendix A - which details the Early Works Site Establishment Plan.***

The contractor will employ all of the below measures as standard protection measures and modify details and extent as required by the different construction phase in order to maintain the community's amenity to a maximum possible standard.

#### **Noise & Vibration Control**

The emission of noise from the construction site will be managed in accordance with the EPA Noise Control Guideline for Construction and Demolition Activities. A construction noise and vibration management plan (CNVP) has been prepared and includes measures to monitor and maintain the construction noise management levels (NMLs) as set out in Noise Impact Assessment report by Acoustic Logic. This plan identifies relevant measures with the aim for construction noise not to exceed the NMLs referenced in the Acoustic Logic report.

The contractor shall arrange the programming of the works so as to prevent, as far as practicable, excessive and intrusive noise reaching neighbouring buildings. Demolition will be sequenced in a way that some external walls are demolished last in order to provide a noise barrier for as long as possible. Control of noise will be achieved through the use of appropriately licensed and experienced contractors coupled with monitoring. Plant and equipment utilised during demolition will be required to meet relevant guidelines with regards to noise levels. Noise levels at the site boundaries will be continually monitored and logged and rectification measures initiated if required.

The construction noise and vibration management plan identifies all fixed and mobile noise monitor locations, frequency of logging and correction measures the contractor will utilise and ensure that the methodologies employed in the works utilise best practice of noise suppression on all plant and equipment to ensure that the noise level emanating from the site during the execution of the works is kept to a minimum.

In particular:

- Plywood sheeting to hoardings will provide additional noise protection to the areas surrounding the site and will be implemented in consultation with the projects acoustic and structural engineers.
- All pneumatic tools operated near a residential area will be fitted with an effective silencer on their air exhaust port.
- Mobile air compressors and pavement breakers with the lowest noise rating which meets the requirements of the job will be selected.
- All mechanical plant will be silenced by best practical means using current technology. Noise suppression devices are to be maintained to the manufacturer's specifications. Internal combustion engines are to be fitted with a suitable muffler in good repair. i.e. squawk reverse beepers.
- Where possible, no trucks associated with the work will be left standing with its engine operating in an adjacent street.
- Site buildings, access roads and plant will be positioned to minimize disturbance to the locality.

- All vehicular movements to and from the site must only be made during the scheduled normal working hours unless approval has been granted by the Council.
- Site Amenities will be stacked on the harbour side of the construction site in order to help attenuate noise travelling across the harbour to neighbouring receptors
- Excavation techniques such as rock sawing, as opposed to hammering will be employed to minimise noise.

The design and construction method for the perimeter retention walls and excavation construction methods will take vibration restriction into consideration.

Movement of the site retention system will be monitored to ensure no adverse effects on adjacent properties occur.

### Air & Dust Management

Dust from the works is to be dampened and contained within the site, as a minimum standard in accordance with OH&S and Workcover requirements.

Particular attention will be paid to the prevention of dust migration to adjacent properties and footpaths by providing shade cloths and plywood sheeting to fences and hoardings. In addition, all demolition and hardstand areas will be hosed down on an ongoing basis to prevent dust to be carried past the hoardings.

Localised water hosing will also be applied at the face of the excavation works and specialised misting cannons will be employed to control dust at the point of excavation.



*Example of potential Stray Stream dust suppression technology to be utilised on site*



Site amenities will be stacked on the edge of the site in order to provide noise attenuation to neighbouring receptors across the harbour as well as providing a wind break from the prevailing wind direction in order to assist with dust control.



*Example of site amenities stacked to provide noise attenuation to neighbouring receptors and to provide a wind break from prevailing wind to assist with dust control*

Any concrete, stone or brick cutting on site will be completed with watering down or vacuuming to minimize dust and the works will occur in areas set away from the boundaries of the site.

All rubbish stockpiles & bins in the open environment will have tarpaulins installed over them on windy days. Where possible, all materials stored on site will be stored undercover. Dust & air monitoring will be installed and operational at all times during demolition and excavation

All equipment with exhausts will have regular checks to ensure that no discharge of excessive pollutants occurs.

All vehicles are to be inspected and wheels to be cleaned as much as possible prior to moving off site. Roads and footpaths will be checked for any loose materials and maintained on a daily basis and cleaned when required.

Following community consultation with neighbouring properties, Thirdi Group has committed to retrofitting adhesive window seals to the existing windows of adjacent neighbouring buildings overlooking the site at the request of the owners, to help seal the existing windows and prevent the impact of dust on these properties. Note that the windows treated with this offer will still be fully operable.

### ***3.5. Early Works Construction Traffic Management***

***Refer to Appendix B – Early Works Construction Traffic Management Plan – GTA Consultants***

### ***3.6. Proposed Phases of Work – Early Works***

***Refer to Appendix D – Indicative Early Works Construction Programme***

### ***3.7. Support of Excavations***

***Refer to Appendix E – Shoring Engineering Plans***

**Appendix A – Early Works Site Establishment Plan**

**Appendix B – Construction Traffic Management Plan**

**Appendix C – Community Information Plan**

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