

Construction Management Plan

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85 Prospect Road, Prospect

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1 Overview

This Construction Management Plan (CMP) outlines the steps Techne Build Pty Ltd is to take to complete the construction of a mixed-use building located at 85 Prospect Road, Prospect. In addition, it outlines how the site will be operated and controlled during the project life cycle.

1.1 Stakeholder and Public Issues Register

Techne Build Pty Ltd will communicate the project delivery strategy to relevant stakeholders through weekly site meetings. To ensure open communication to the public, relevant contact information will be available at site entrances. Concerns or incidents raised by the public will be noted and addressed.

2. Policies

Suppliers, consultants, and subcontractors will not be permitted to enter or work on-site unless they have completed the following:

- Submission of satisfactory safety, health, and environmental documents.
- Submission of relevant work cover and insurance documents.
- Submission of a Safe Work Method Statement (SWMS) identifies the risks and controls to limit the risk.
- Submit all contractual documents, including signing the Techne Build contract agreement.
- Have all personnel complete a site induction, including relevant licences to be presented and noted, i.e., working at heights and white cards.

The construction project will comply with the following:

- Pedestrian protection and Signage
- Site map
- Site survey
- Dilapidation Survey
- Project-specific access and egress
- Site induction process and documents
- Site induction procedure
- Security procedures
- Drug and alcohol policy
- Site parking
- Traffic management plan
- Site amenities
- Safety barriers and Hoarding
- Smoking zones and procedures
- Personnel Protection Equipment
- Emergency procedures and assembly location
- Site hours
- Permit systems

3 Associated Documents

The Construction Management Plan will be read in conjunction with the following:

- Traffic Management Assessment Document
- Environmental Impact Assessment Document
- Construction Program Document

4 Project Information

Project Start Date:	TBC
Project Finish Date:	27th March 2025
Client/Principle:	Velentzas Group Pty Ltd
Contact Number:	0412 711 794
Email:	gvelentzas@velentzasgroup.com.au
Head Contractor:	Techne Build Pty Ltd
Head Office:	Level 5, Suite 560, 33 Pirie Street, Adelaide, South Australia 5000
ABN:	90 607 556 945
Contact Person:	Emanuel Palyaris
Contact Number:	0412 819 998
Email:	manny@technebuild.com.au
Project Manager:	Emanuel Palyaris
Site Supervisor:	Paul Abraham
Estimator:	Josh Barrett
Contract Administrator:	Josh Barrett

4.1 Project Description

The project will include the following:

- Construction of base building for mixed-use
- Construction of a rear access carpark.
- Site infrastructure
- Landscaping
- Pavement and asphalt.
- Stormwater Infrastructure with Anti-pollution Controls

4.2 Project Staging

4.2.1 Stage 1 – Base Building Works

The construction includes the following:

- Disconnection of termination of existing services as noted on service drawings
- Civil- Compaction and levelling surfaces
- Construction of foundation footings
- Structure – Precast concrete panels, structural steel and suspended concrete floor
- Services – Hydraulics, fire, electrical and vertical transport
- Internal fit-out- to common areas only
- Commissioning and handover

4.2.2 Stage 2 – Rear Carpark Works

The construction includes the following:

- Demolition of bitumen carpark
- Civil – levelling and compaction of site
- Stormwater
- Services
- External works – Kerbs and pavement
- Asphalt
- External works – landscaping around the carpark
- External works – fencing
- Line marking and Signage

4.3 Project Specific Requirements & Hazards

Potential Hazards that may occur or need to be considered during the project life cycle include:

- **Surrounding Properties**
 - Dust control to adjoining properties during civil works
- **Noise Restrictions**
 - Operation site hours – Monday to Saturday, 7.00 am to 7.00 pm
 - Techne Build will seek formal approval from the EPA for out-of-hours work
- **Demolition**
 - Increase traffic on Labrina Avenue and Kintore Avenue due to trucks entering and exiting the site
 - Noise from machinery required to remove bitumen, green mulch and trees
 - Potential vibration caused by works
- **Environmental Management Items**
 - Erosion and sediment control
 - Stormwater management
 - Dust and airborne particles
 - Construction waste
- **Earthworks**
 - Increase traffic on Labrina Avenue and Kintore Avenue due to trucks entering and exiting the site.
 - Noise from machinery is required to compact and level the site.
 - Potential vibration caused by the groundworks to neighbouring properties
- **Construction Material Deliveries**
 - Increase traffic on Labrina Avenue and Kintore Avenue due to trucks entering and exiting the site for concrete pours, Steel structural, roof cladding, precast concrete panels, tiles, pavers, and other general construction items
- **Construction Works**
 - Work at heights – installation of suspended concrete (Bondek) flooring, steel structure, roof cladding, external wall cladding, and other trade works associated with
 - Crush injuries

- Working with services
- Working with mobile pant
- **Waste Removal**
 - Storage on-site removed intermittently when necessary
 - Truck movement due to waste collection entering and exiting
 - Coverings to minimise escaping debris
- **Traffic Management**
 - Truck access
 - Truck egress
 - Site vehicle's access and egress
 - Worker vehicles access and egress
- **Pedestrian Movement**
 - Labrina Avenue and Kintore Avenue crossing entry to the site
 - Vehicle path of travel entering and exiting the site
- **Site Security**
 - Prevent public access during the duration of the project
 - Minimising the risk of theft and that alike
 - Preventing use from outside construction hours

3.5 Surrounding Property Owners

Techne Build will notify the surrounding property owners by letter drop one week before commencing site works.

Included in the notification are as follows:

- City of Prospect Council
- Surround properties

4.4 Dilapidation Report

A dilapidation report will be carried out before commencing construction works on site. This will be completed by the site manager and electronically uploaded.

Inclusions:

- Properties located adjacent to and opposite the site
- Existing buildings adjacent to the site
- Site fences
- Footpaths
- Entry and exit paths
- Vegetation i.e. trees and gardens
- Traffic controls i.e. chicanes and kerb lines

The report will include a comprehensive write-up with detailed photos and locations outlining all existing conditions with relevant time stamps. Techne Build will also take video footage for more documentation.

Techne Build ensures the City of Prospect Council, Kintore Ave and Labrina Ave will be reinstated taking into consideration fair wear and tear to all council areas. Furthermore, a copy of the dilapidation report will be provided to council before site mobilisation.

5. Site Information

5.1 Site Hours & Operation

EPA Guidelines states the site construction hours are:

- Monday to Friday – 7.00 am to 7.00 pm
- Saturday – 7.00 am to 5.00 pm
- Sunday – Closed unless approved by EPA and Prospect Council.
- Public Holidays – Closed unless approved by EPA and Prospect Council.

Workers may set up before and after this time as a regular practice. However, this will be done under the guidance of the EPA regulations and to consider all neighbouring properties and businesses during these times.

The construction program is submitted in conjunction with this CMP and will commence at the approximate date of 18/12/2023 and completion on 07/04/2025.

5.2 Site Amenities

Estimated staff and subcontractors on the site at any one time will be 30 – 40. Under the act, Techne Build will ensure that all workers have the following: office, meeting, lunch, and sanitary facilities. See the site map located in Appendix 1 for locations.

5.3 Site Access

Limitations with site access has required Techne build to work with traffic engineers to come up with a large vehicle entry path and a standard vehicle entry path.

Large vehicles over 12.5 metres in total length will be required to enter via Kintore Avenue and perform a three-point turn inside the site Appendix 3. Vehicle tracking suggests the larger vehicles will be more prominent during precast, concrete, steel and roofing. Large vehicles entering the site must provide exact timing to the onsite Techne Build representative. In the event that continuous deliveries are to made on the same day Techne Build will engage with road traffic consultants to provide a TMP. Traffic control may be required during consistent deliveries. Exit and entry gate (2) is to be closed, this is the responsibility of site management and subcontractors to ensure this.

Small vehicles 12.5 metres and under will be required to enter via Labrina Ave and exit via Kintore Ave Appendix 4. Exit gate (1) and entry gate (2) is to be closed, this is the responsibility of site management and subcontractors to ensure this.

All visitors will be provided with this CMP, traffic management plan and site induction. It will be the responsibility of all visitors to adhere to the site requirements and Techne Build management to enforce this CMP. Techne Build representatives will take on a high level of coordination to limit the quantity of materials on site. This will also reduce the risk of damage and injury.

Major deliveries and vehicle sizing are to be read in conjunction with the project program document:

- Mobilisation is to include the following large transportable items:
 - Site office 6000 mm x 3000 mm
 - Site toilet 6000 mm x 3000 mm
 - Site lunch facilities 6000 mm x 3000 mm
 - Bins 4700 mm x 1610 mm
 - Site container 6000mm x 3000mm
 - Delivery vehicles maximum 19500 in length (Crane Truck)
- Concrete to include the following:
 - 9t Crane truck 7500 mm x 2400 mm (Reinforcement delivery)
 - Ground and suspended slabs will be poured in five stages total to allow for concrete trucks to wait on site grounds. This will ensure Labrina Ave remains open to public access. Approx waiting vehicle capacity is six.
 - Footings will be poured in three stages.
 - Estimated use of 8-wheeler concrete vehicles with a capacity of 7.4m³ at 9500mm in length.
 - Approx fourteen deliveries between the hours of 7.00am to 7.00pm for each stage.
 - Mobile concrete pump 63000 reach approx. vehicle length 19500mm.
- Precast panels to include the following:
 - Maximum precast sizing is 9000 x 5000 mm
 - Delivered on a flatbed approx. 19500 in length
 - Mobile crane 5, 6 Axle approx. 12500m in length
- Structural Steel to include the following:
 - Delivered on a flatbed approx. 19500 in length
 - Mobile crane 5, 6 Axle approx. 12500m in length
- Roof cladding to Include the following:
 - Maximum sheet lengths of 8000mm approx.
 - Delivered on a flatbed approx. 19500 in length
 - 9t Crane truck 7500 mm x 2400 mm
 - Mobile crane 5, 6 Axle approx. 12500m in length
- Civil

- Excavator 12 – 19 tonnes
- Roller (Plant) Delivered on a flatbed approx. 12500 in length
- Internal Works
 - 9t Crane truck 7500 mm x 2400 mm
 - Mobile crane 5, 6 Axle approx. 12500m in length
 - Delivery trucks

5.4 Site Carparking

Upon site induction, parking instructions will be provided to all entry visitors and workers.

Techne Build cannot prevent all issues from parking during the project's construction. The measures taken to minimise problems are as follows:

- Ensure a complete understanding of parking during site induction.
- A select number of parks will be available on-site during stage 1 base building works. Techne Build will ensure these are utilised within the site's limitations.
- Techne Build will request limiting offsite parking to Kintore Avenue
- Parking off-site workers and visitors will be notified to ensure that they do not impact neighbouring properties with the guidance of the City of Prospect Council

The construction site will have the capacity to park twenty passenger vehicles throughout stage 1 of construction. Vehicles without the ability to park on site workers will be instructed to park down Kintore making sure not to disturb residents. This will be instructed via site induction and through the CMP.

The construction site will have little to no parking during stage 2 during the construction of the carpark for approx. 8 weeks due to civil, stormwater, concrete works, and bitumen. The carpark will fully service the contractor vehicles once construction is completed.

5.5 Site Tracking

Throughout the construction timeline 85 Prospect will have 10 – 20 workers on site during the early stages of the project life cycle. During the construction of the superstructure the workers will increase to 20 – 30. Internal works workers will be between 30 – 40. Evaluation suggests each worker will have one vehicle.

5.6 Site Storage

All materials will be entirely stored on-site in a container fitted with an anti-spill kit, as seen on the site map. (Appendix 1)

5.7 Public Safety, Amenity & Safety Security

Techne Build Pty Ltd take safety seriously on all projects to protect the public.

5.8 Site Hoarding

The site will be fully fenced with type A hoarding made up of chain mesh temp fencing (appendix 1). The site will have intermittent fencing removal as it moves through the construction stages, referring to the construction program. The rear access gates will permanently remain for the duration of the project. Boundary fencing along the main structure will be removed once precast construction has been completed.

Type B hoarding appendix () Consult with scaffolding engineers; the site will have sufficient room for the required walkway to service pedestrians and clear the traffic lights and landscaping to Prospect Road. Openings will allow pedestrians to utilise the pedestrian crossing on Prospect Road.

Techne Build Pty Ltd will apply to the City of Prospect for a total of 40m² at the rate of \$7.50 per m² per week for type B hoarding.

6. Signage and Public Interface

6.1 Site Signage

As follows:

- Entry and Exit, including numbering of gates
- Project contact information
- Builders licence number
- Traffic control signage
- No access signage
- Method of site sign-in
- Personal protective equipment requirements
- Plant-in-use information
- Speed limits

6.2 Public Interface

Shared areas with public

- External road access
- Closure of footpaths
- Entry and exit points.

6.3 Road and Pedestrian Walkways Closures

During the construction, the following closures will be required:

- During the construction of the canopy for the development, the pedestrian footpath on Prospect Road will need to close for approximately four weeks. Type A hoarding will be required to protect pedestrians with adequate Signage noting the pedestrian walkway closure at Techne Builds Cost. Techne Build Pty Ltd will submit applications for permits with the City of Prospect and follow all directions to ensure public safety.
- During the precast construction on the northern boundary, Techne Build will need to restrict access to the lane/driveway of the neighbouring property appendix (2).

7. Traffic Management

Techne Build have worked closely with consultant engineers to assess the site and how it is to manage the traffic associated with the construction of 85 Prospect Road, Prospect. Task specific TMP's will be provided to the City of Prospect Council prior to works commencing.

7.1 Site Locations and Road Carriages

The site's frontage is on Prospect Road, with rear access via Labrina Avenue and Kintore Ave. Signage to include entry, exit, speed and gate number to assist in the entry and exit of the site.

Large vehicles over 12.5 metres will be required to follow Techne Builds large vehicle entry plan. This will require large vehicles to enter and exit through Kintore Ave gate (2). Small vehicles under 12.5 metres will be required to enter through Labrina Ave gate (1) and exit via Kintore Ave gate (2). Companies that don't adhere to the CMP and Techne Build TMP will be in breach of contract.

7.2 Labrina Avenue

Labrina will be used primarily for vehicles under 12.5 metres only. The Small vehicles entry path will be signed with truck crossing signage facing the pedestrian path. Labrina is a one-way avenue with no access to Prospect Road.

7.3 Kintore Avenue

Kintore Ave will be the main exit for all vehicles under 12.5 metres. Under special circumstances for large deliveries Kintore will be an entry and exit for large vehicles. To ensure safety gates will be permanently closed. This will reduce the risk of front-end accidents on site. Large vehicle entry will need to be preplanned with Techne Build management before entering site. To minimise drag out of debris from site Techne Build will install a cattle grate under the environmental management plan. For continuous large vehicles traffic consultants will provide specific works TMP's and traffic management may be required with relevant applications provided.

Techne Build will be required to alter the Kintore Ave this will include the removal of parking as noted in appendix 2 and removal of island noted in appendix 5. Techne Build will apply for

an application to undertake these requirements then reinstate all modifications to any road and pathways.

Kintore Ave gate (2) will be heavily signed for pedestrians' safety. Techne Build have requested vehicles that cannot park on site park down Kintore ensuring they do not obstruct residence in the area. Kintore Ave is a large residential street in comparison to congesting local business carparks.

8.0 Environmental Management

Techne Build must preserve and protect the environment and have produced a site-specific Environmental Management Plan and procedures. Please refer to the environmental risk assessment document.

The Techne Build site manager will carry out the following tasks throughout the duration of the project:

- Dust emissions will be minimised to the best of Techne Build's ability
- Compliance with noise restriction
- Contaminates are not discharged into water, stormwater, or sewers.
- Waste bins will be provided with regular change-over
- Clean-up procedures in the event of fire, spill and chemical spills.
- Transport disposal of asbestos and other hazardous materials to follow specific EPA requirements

8.1 External Environmental Consultants

Environmental plans will be prepared by consultants for the following if required:

- Asbestos management
- Latent conditions reports
- Contaminated materials

8.2 Waste Management

Regular monitoring will control waste management, with variations to be considered in the site management plan at weekly meetings. To ensure debris and other waste build-up is not to occur, the site labourer will clean the site at the site manager's request.

8.3 Noise Management

Techne Build will operate within the specified hours stated in the CMP and under the EPA and City of Prospect adopted guidelines for construction work. Out-of-hours work will be assessed if necessary and must only happen if approved by the EPA and the City of Prospect Council.

8.4 Dust control

The site manager will monitor dust control, and controls will be implemented during construction after assessment:

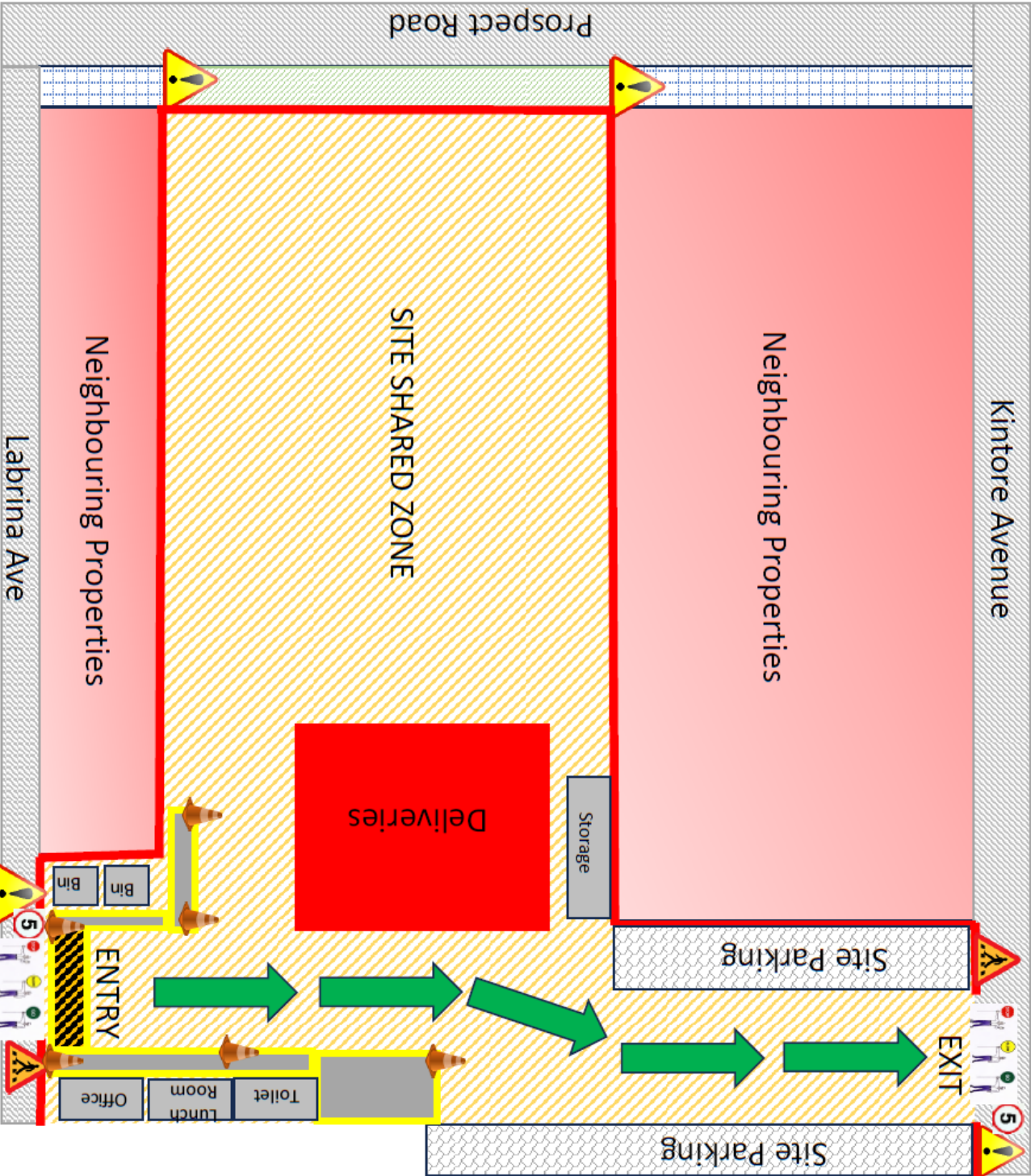
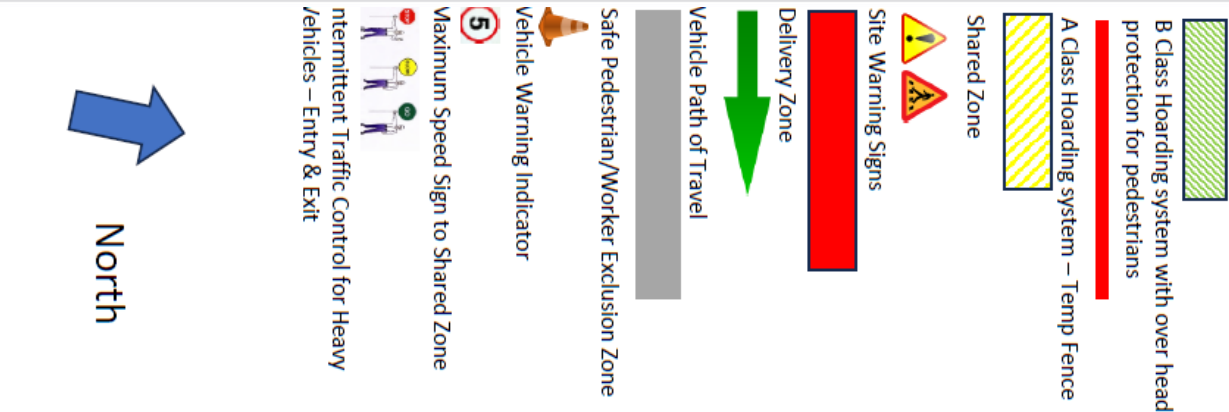
- Water trucks
- Approved dust suppression chemicals
- Program changes
- Weather assessment

8.5 Vibration Management

Techne Build will try to limit the impact of vibration on local businesses and residents; however, this will occur. For heavy machinery causing vibration, Techne Build may assess on-site and change the hours of operation during these periods to 7.00 am to 5.00 pm.

9. Appendix

Appendix 1

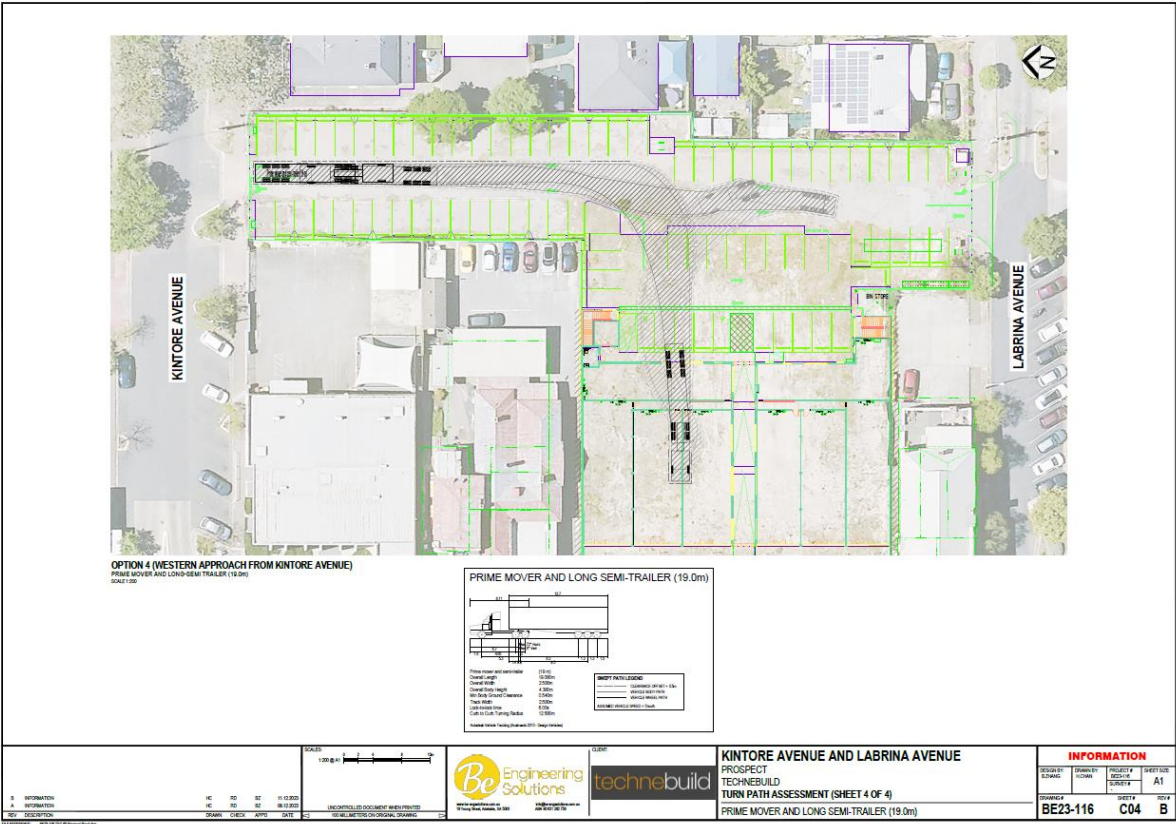


Appendix 2

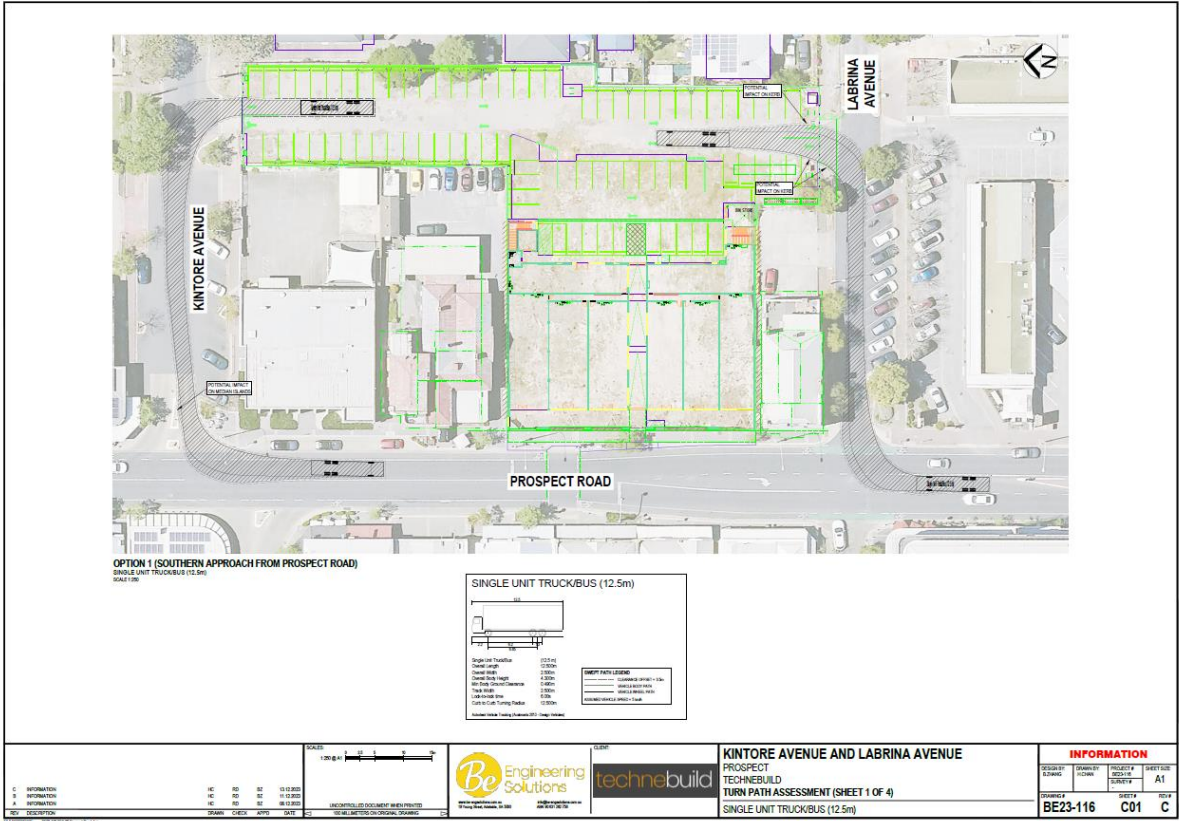


Techne Build Requests
City of Prospect remove
parking to location
during construction as
this could obstruct
vehicles exiting.

Appendix 3



Appendix 4



Appendix 5

