

Cardinal Freeman Village

Construction Management Plan

Concept & Project Modification Application (MOD2)

August 2013

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E	10 October 2012	Draft for Internal Review
F	11 October 2012	Draft for Internal Review
G	15 October 2012	Draft for Internal Review
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1.0 PURPOSE, DOCUMENT CONTROL & DISTRIBUTION

1.1 Purpose

Stockland Development Pty Limited ('Stockland') owns Aevum Limited ('Aevum'). Aevum owns Cardinal Freeman Village which is located at Victoria Street, Ashfield ('the Village').

Stockland is seeking approval on behalf of Aevum of an Application under section 75W of Part 3A of the Environmental Planning and Assessment Act 1979 ('the Act') to **modify Concept Approval MP 08_0245 and Project Approval MP 08_0260 each dated 20 January 2011 that relate to the Village and modification MP_0245MOD and MP08_0260MOD each dated 9 April 2013**. The proposed modifications are set out in detail in the documents accompanying the Application including this Construction Management Plan ('CMP').

This CMP has been prepared by epm Projects Pty Ltd ('EPM'), who is engaged by Stockland as its Project Manager to manage the delivery of the Project, to accompany the Modification Application, and sets out the way in which Stockland and EPM will manage the construction of the Project in an endeavour to minimise the impact of construction activities on the environment, the residents of the Village and the public.

1.2 Amendments, Control & Distribution

EPM holds the master copy of the CMP and is responsible to amend the CMP during the course of the Project. EPM will control distribution of the CMP as follows:

Organisation	Functional Role	Form
Stockland	▪ Development Manager	▪ Electronic
Cardinal Freeman Village	▪ Chair, Residents Committee	▪ Electronic, Bound
Vic Lilli & Partners	▪ Principal Certifying Authority	▪ Electronic
Allen Jack + Cottier	▪ Project Architect	▪ Electronic
TBA	▪ Principal Contractor Stage 1	▪ Electronic

Distribution of this Construction Management Plan beyond the organisations of the controlled recipients is only permitted with the prior approval of Stockland.

1.3 Approval

This Construction Management Plan has been approved by Stockland.



Calum Ross

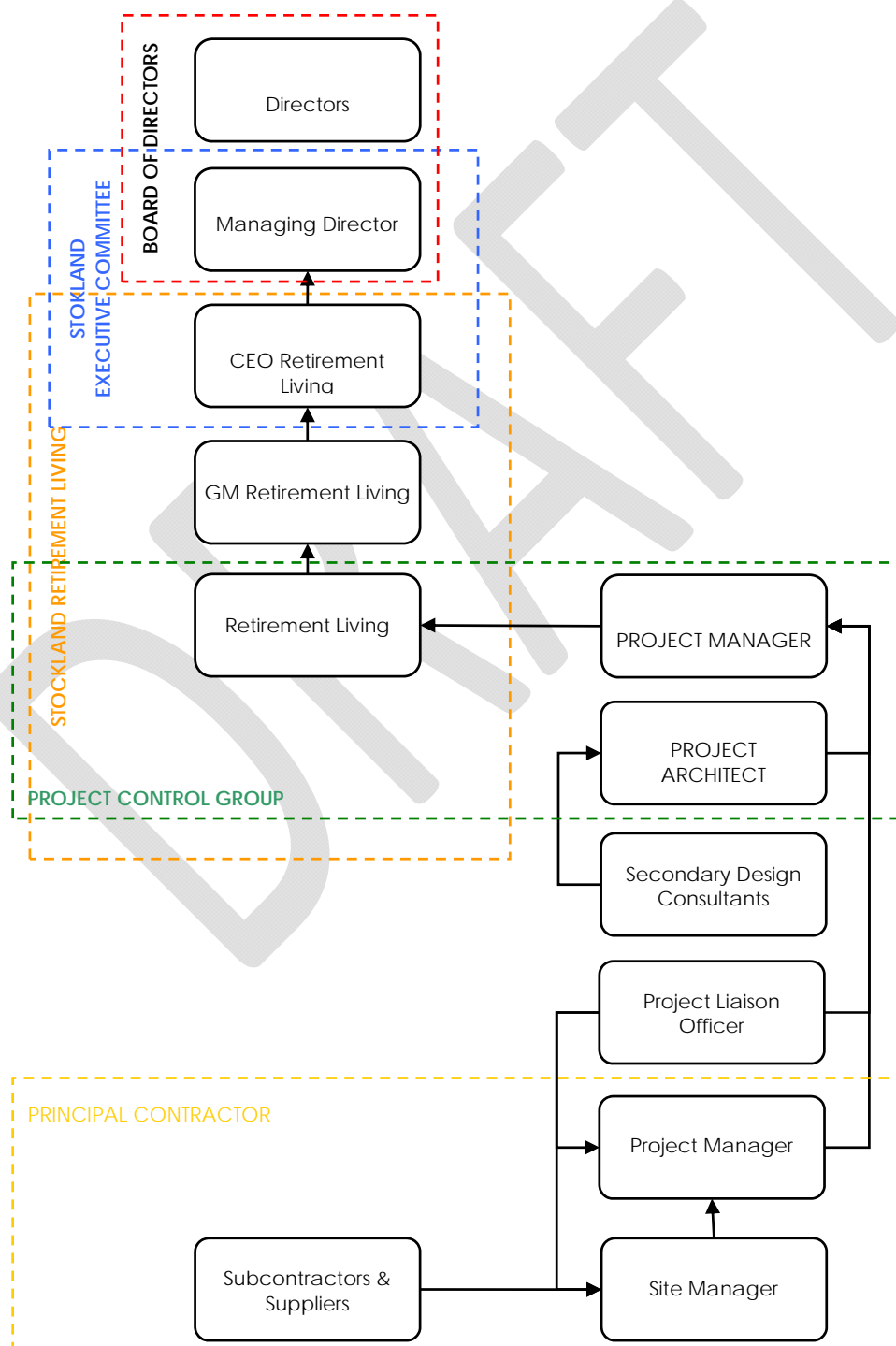
Stockland Development Limited
Development Manager
Retirement Living

2.0 PROJECT DESCRIPTION

The Project involves the redevelopment of the Village including construction of a new 133 bed Residential Aged Care Facility ('RACF'), construction of approximately 240 new Independent Living Units ('ILU') including underground carparking, construction of a generous open landscaped space, construction of new community facilities, and preservation of historic buildings at the Village. The Project is set out in detail in the documents accompanying the Application.

3.0 PROJECT GOVERNANCE

The following diagram sets out the governance regime that Stockland has established for the Project.



4.0 PROJECT PLANNING AND DELIVERY

The single most important consideration in planning the delivery of the Project has been to minimise the impact of construction activities on the residents of the Village. Stockland has been working with the residents of the Village to develop a comprehensive communications and management strategy to ensure impacts are minimised wherever possible and appropriately managed. Stockland has been meeting with the residents of the Village Committee on a regular basis to invite feedback about design and other aspects of the Project. In particular, Stockland has committed to working with residents in an endeavour to minimise the impact of construction activities on their daily lives.

Stockland has developed a strategy that will enable current standards of care to be maintained while progressively improving the quality of care facilities by adopting the following principles:

4.1 Consultation & Communication

Stockland has consulted extensively with residents of the Village in the course of preparing the Application in an endeavour to:

- give every opportunity to the residents to understand the way in which development might affect them and to express their views and concerns about this; and
- to give Stockland every opportunity to undertake development in a way that responds to the concerns and feedback of the residents of the Village and minimises the impacts on them.

Stockland intends to continue this consultative approach throughout the course of planning and executing the Project. Consultation with residents of the Village during the course of construction will include:

- **Project Liaison Officer**

Stockland would appoint a Project Liaison Officer that would be available during nominated business hours by phone and where appropriate in person to liaise and meet with residents of the Village to discuss the Project. The Project Liaison Officer would communicate within Stockland the issues that are raised by the residents of the Village and maintain communication with the residents about the issue until a satisfactory resolution can be agreed upon.

- **Resident Update Circulars**

These circulars would take the form of a 'flyer' delivered by Stockland to residents of the Village on a monthly basis. This would set out key construction activities in the coming month that might affect residents of the Village and the ways in which these activities would be managed by Stockland including alternative arrangements for facilities that might also be affected by construction.

- **Project Webpage**

Stockland would include a page on its website that is accessible by residents of the Village that contains the most current information about the Project, key contact information, and access to the Complaints Register (Item 12 of this CMP).

- **Resident Meetings**

Stockland would conduct meetings with residents of each Independent Living Unit ('ILU') Apartment Building prior to finalising the methodology for construction work that could affect residents, and prior to commencing construction work. This would enable residents and Stockland

to work together to identify and manage issues in a way that minimises the impacts on residents and the operations of Stockland.

- **1800 Project Information Hotline**

Stockland would establish a free-call 1800 'hotline' as another means by which residents can make enquiries and register complaints with Stockland about any aspect of the Project. Complaints would be managed in accordance with the Complaints Management Procedure set out in Item 12 of this CMP.

- **Village Resident Committee Meetings**

Upon invitation, the Project Liaison Officer would attend meetings of the residents of the Village Committee to discuss the Project including key upcoming construction activities and the ways in which these activities will be managed by Stockland. Stockland would address issues of concern raised by the Committee.

4.2 Maintaining Care Standards & Facilities

Stockland has planned the execution of the Project in order to maintain the continuity and current standard of services and facilities throughout the course of the Project. In certain cases, this will necessitate the construction of temporary facilities including:

- Village Administration Office
- Café
- Hair Salon
- Consulting Rooms
- Activities Centre
- Roads, Footpaths & Walkways

This CMP explains the way in which the foregoing and other village facilities are to be maintained for use by the residents of the Village during the course of the Project.

4.3 Project Staging

Stockland intends to deliver the Project through two stages as follows:

- **Stage 1 – Care Precinct & Village Green Precinct**

This is the part of the Project for which approval to construct was granted through MP 08_0260 Project Approval and Modified in April 2013.

- **Stage 2 – Victoria Precinct**

This is the part of the Project for which Stockland will lodge as a separate Development Application under Part 4 of the Act at a later date.

Refer to **Figure 1** on the following page that illustrates the approved staging.

This CMP addresses Stage 1 only while a separate Construction Management Plan will be included the Development Application for Stage 2.

4.4 Project Milestones & Timeline

Stage 1 includes construction of the following buildings:

- RACF
- Apartment Buildings 2 & 3
- Building 4 and Village Green
- Apartment Building 1

Apartment Building 1 will be constructed after Stage 2 in order to allow the time that is necessary to fully vacate the existing Serviced Apartments that will be replaced with Apartment Building 1.

An indicative timeline for the construction of Stage 1 forms **Attachment 1** to this CMP. This will be reviewed during the course of the Project when the Principal Contractor has been appointed, and Stockland will communicate and discuss any changes to the programme with the residents of the Village.

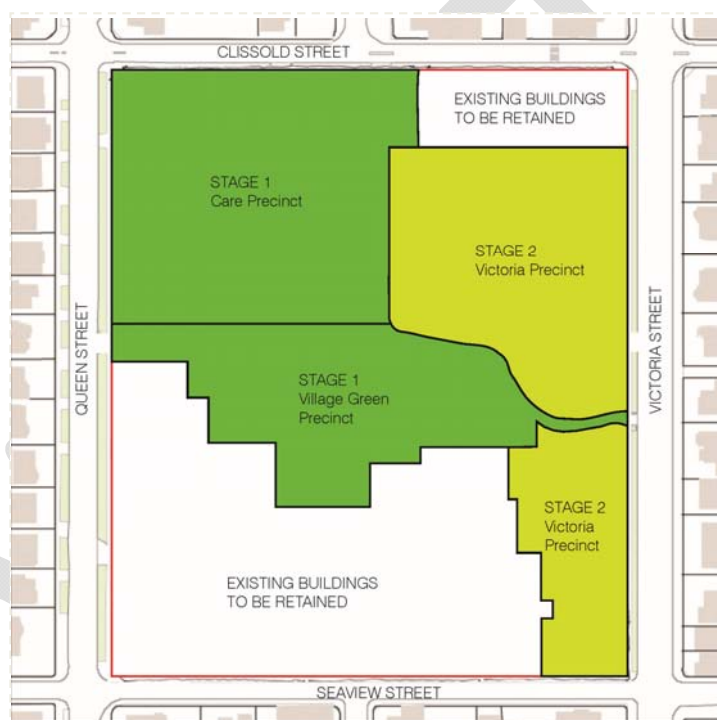


Figure 1 – Project Staging

4.5 Sequence of Construction Works

The current proposed sequence of construction work associated with Stage 1 is as follows:

- A. Demolish Convent and Construct Temporary Carparking with Secure Storage Facilities** – Temporary carparking will be constructed in the location of the existing Convent to provide parking for existing carparking that will be displaced by the construction of the RACF, Buildings 2 and 3.

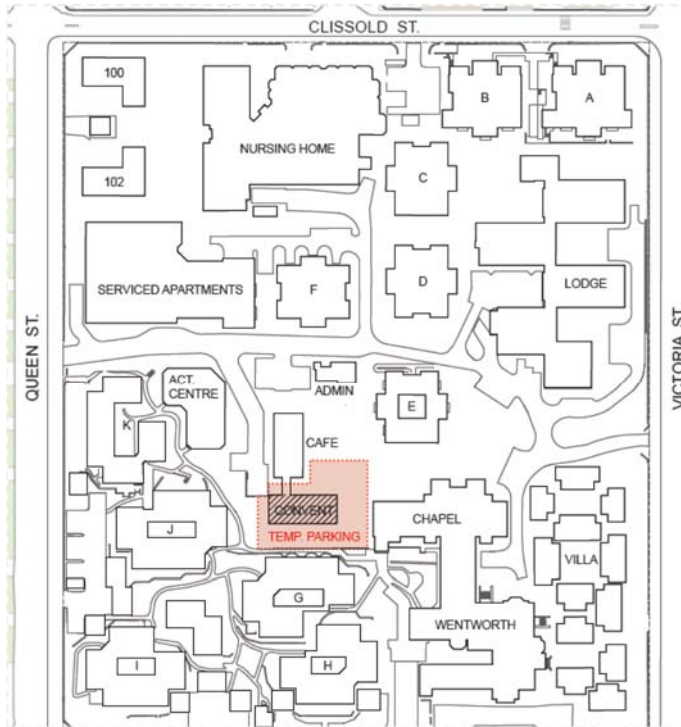
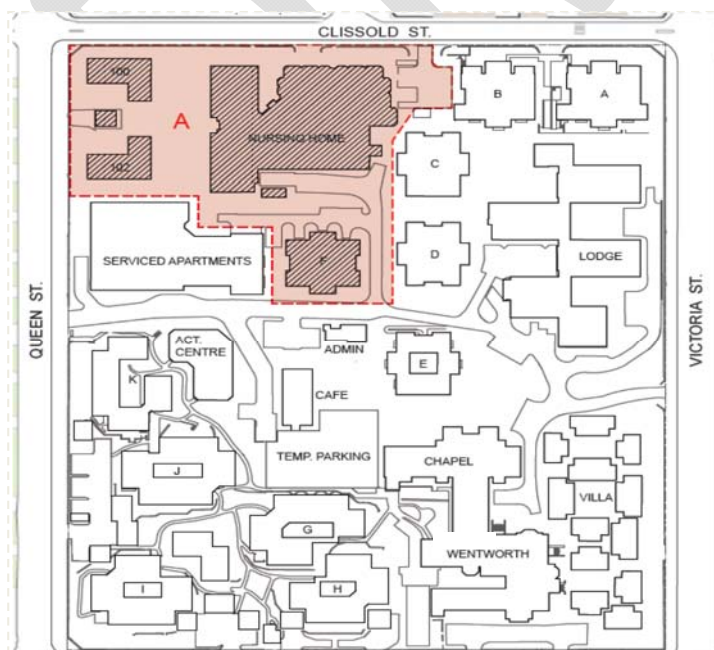


Figure 2 – Temporary Carpark

The extent of this work is shown in the diagram in **Figure 2**.

Refer to Section 6 of this Plan for more details of the measures that will be adopted to manage the impacts of this work.

- B. Demolish Old Nursing Home, Block F and Houses (Cnr. Queen and Clissold Streets)** – Upon the old Nursing Home, Block F and Houses becoming vacant, a hoarding will be erected around these buildings and the buildings demolished.



Home, Block F and Houses

During this time, pedestrian and vehicular access along Victoria Lane and access to the existing Café, Activities Centre and Village Administration will be unaffected, and pedestrian access between Clissold Street and Victoria Lane (to the east of Apartment Block C and D) will be maintained in its current form.

The extent of this work is designated **A** in the diagram in **Figure 3**.

Refer to Section 6 of this Plan for more details of the measures that will be adopted to manage the impacts of this work.

Figure 3 – Demolish Old Nursing

Construct RACF, Apartment Buildings 2 & 3 and Temporary Clissold Lane – The Victoria Street Entry will be widened to provide adequate emergency vehicle access to the Village. Temporary Clissold Lane will be constructed with vehicle gated access to Victoria Lane which will primarily be used for major concrete pouring activities and delivery of structural steel which will be managed by traffic control to minimise Village Resident disruption access along Victoria Lane.



The extent of this work is shaded in Figure 4.

Refer to Section 6 of this Plan for more details of the measures that will be adopted to manage the impacts of this work.

Figure 4 – Construct New RACF & Apartment Buildings 2 & 3

- C. Upgrade Accessible Pathways** – During the construction of the new RACF and Apartment Buildings 2 and 3, the existing pedestrian paths connecting the Chapel to Queen Street via Victoria Lane will be progressively upgraded to comply with relevant Australian Standards.

The sequencing of this work is set out in detail in the diagrams attached to this CMP and has been planned so that convenient access by residents of the Village, Staff, Service Trades and Visitors is maintained at all times.

The extent of this work is shown in the diagram in Figure 5.

Refer to Section 6 of this Plan for more details of the measures that will be adopted to manage the impacts of this work.

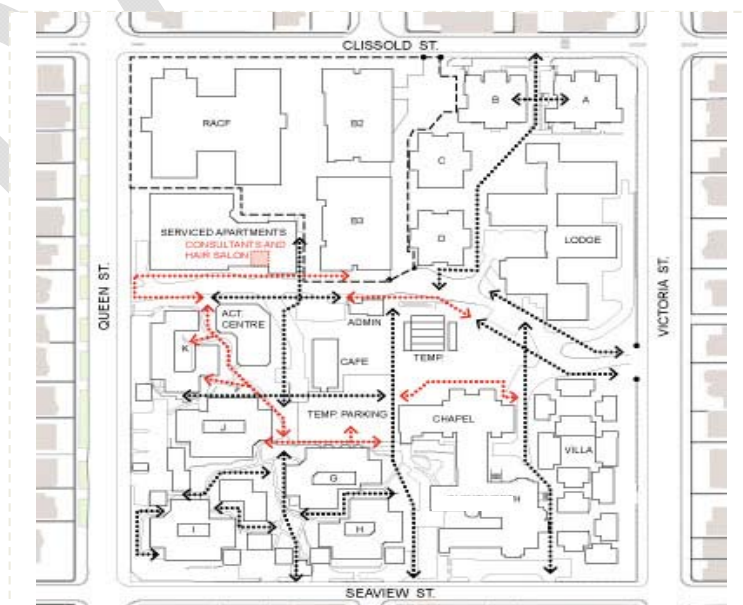
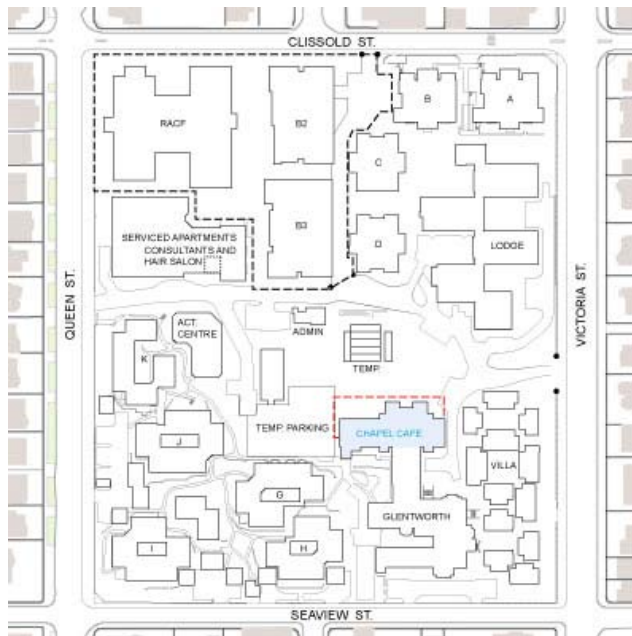


Figure 5 – Upgrade Accessible Pathways

- D. Convert Chapel Undercroft to Café and Relocate Café** - During the construction of the new RACF and Apartment Buildings 2 and 3 and on completion of the upgrade of the pathways in item C above, the Chapel Undercroft will be refurbished and converted to the Village Café. Upon completion the existing Café will be relocated to the new Café.



The extent of this work is highlighted in blue in the diagram in **Figure 6**.

Figure 6 – Convert Chapel Undercroft to Café

- E. Demolish Block E and Install Temporary Buildings** - Upon completion of demotion of Block E, temporary buildings will be constructed in the location of Block E to temporarily accommodate village services that are displaced during Stage 1. Units 300 and 173 in the Serviced Apartments will be modified and fitted as a temporary Hair Salon and Consulting Rooms with direct street access. Once the temporary buildings and fitout is complete the Activities Centre and Administration will be relocated to these temporary locations.



Construction hoarding and fences will be erected around the existing Activities Centre, Village Administration and Café and these buildings will be demolished.

This work will be timed so that it is concurrent with the construction of the new RACF and Apartment Buildings 2 and 3.

The extent of this work is shaded orange in the diagram in **Figure 7**.

Refer to Section 6 of this Plan for more details of the measures that will be adopted to manage the impacts of this work.

Figure 7 – Demolish Activities Centre, Administration and Café

- F. Commence Construction Apartment Building 4** – The construction of Building 4 which includes the new Activities Centre, Village Administration, Gymnasium, Hydrotherapy Centre, Village Green and 40 Independent Living Apartments will commence 12 months after the commencement of the construction of Buildings 2 and 3.

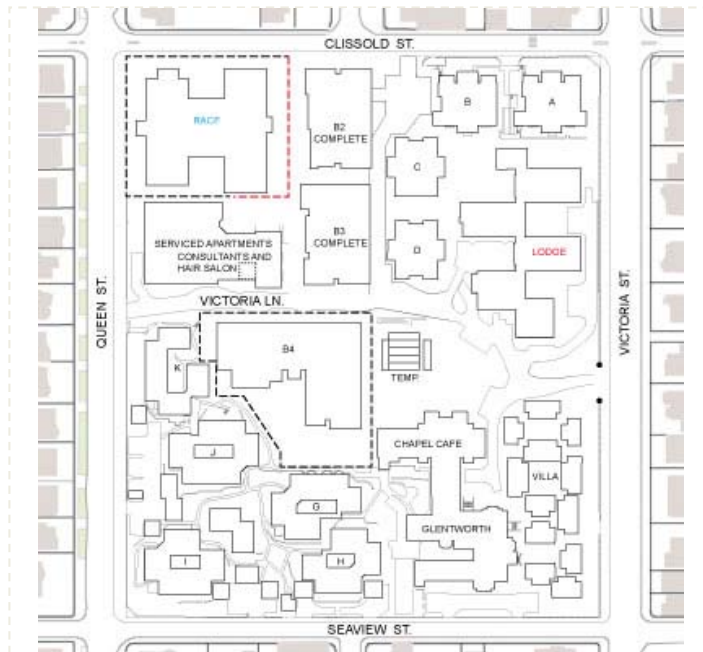


Figure 8 – Construct Apartment Building 4

During this time, vehicular and pedestrian access to and around the Village for residents of the Village, Staff, Service Trades and Visitors will remain unchanged from that described above however Victoria Lane west would be shared by construction vehicles and vehicles relating to the operation of the Village under tight traffic control provisions.

The extent of this work is shown in the diagram in **Figure 8**.

Refer to Section 6 of this Plan for more details of the measures that will be adopted to manage the impacts of this work.

- G. Buildings 2 and 3 Complete** -Upon the completion of Buildings 2 and 3 and the new RACF, the residents of the Lodge will be relocated to the new RACF while the Activities Centre and Administration will be relocated to the Lodge. Current levels of service to residents will be maintained and Clissold Lane will provide vehicle access to Clissold Street.

The extent of this work is shown in the diagram in **Figure 9**.

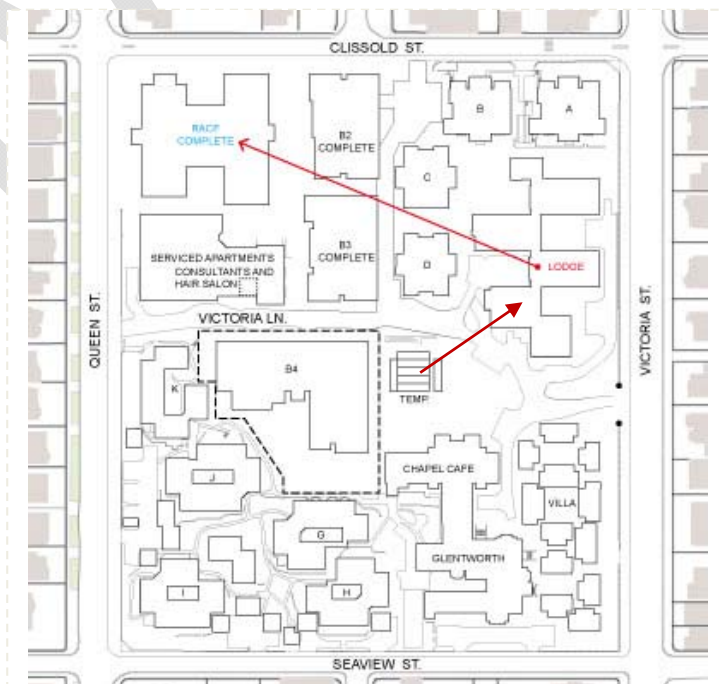
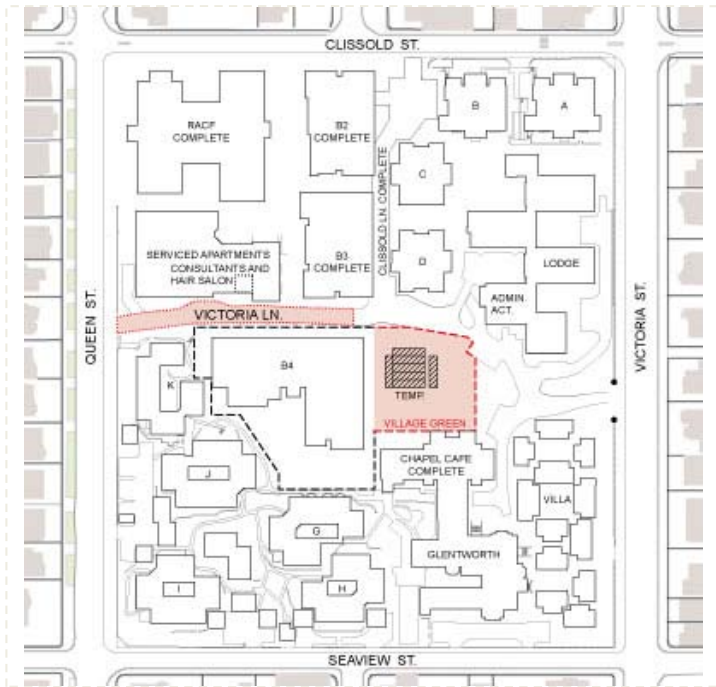


Figure 9 – Buildings 2 & 3 & RACF Complete

- H. **Remove Temporary Buildings and Construct Village Green** – Upon the temporary buildings being vacated (refer G above), the temporary buildings will be removed and the hoarding around Building 4 will be extended to allow the construction of the Village Green and a staged upgrade of Victoria Lane. Pedestrian access will be maintained on Victoria Lane with vehicle gates with tight traffic control provisions.



The extent of this work is shown in **Figure 12**

Refer to Section 6 of this Plan for more details of the measures that will be adopted to manage the impacts of this work.

Figure 12 – Construct Village Green and Upgrade Victoria Lane

- I. **Building 4 and Village Green Complete** - At this point in the Project, Building 4, will be complete and the Activities Centre, Village Administration, Hair Salon and Consulting Rooms will then be relocated to Building 4.

The extent of this work is shown in the diagram in **Figure 13**.

Refer to Section 6 of this Plan for more details of the measures that will be adopted to manage the impacts of this work.

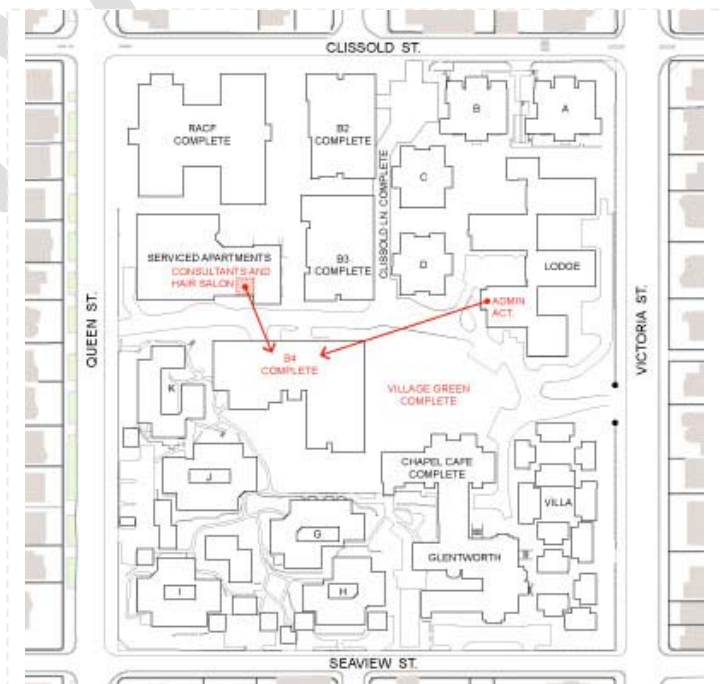
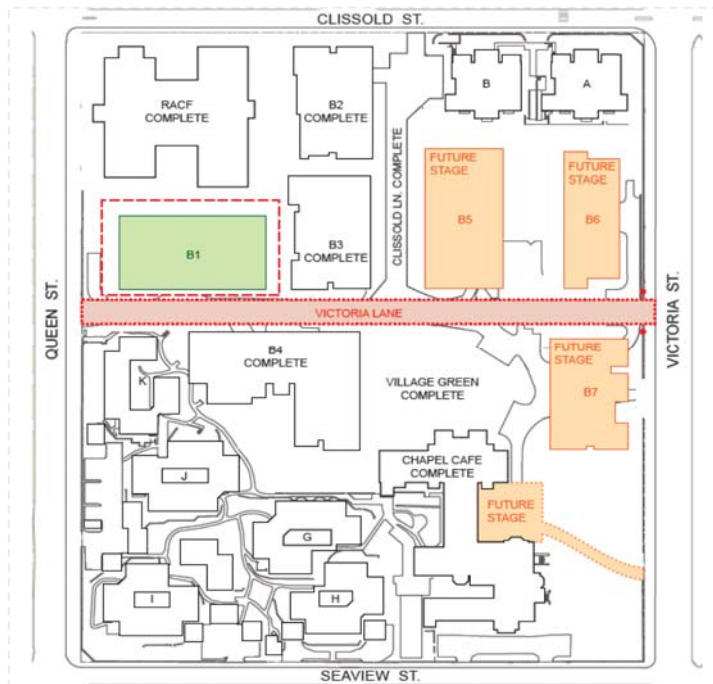


Figure 13 – RACF, Buildings 2, 3, 4 and Village Green Complete

- J. **Apartment Building 1** – Demolition of the existing Serviced Self Care Building and construction of Apartment Building 1 will be deferred to allow the time that is necessary to vacate the existing building.



The extent of this work is shaded green in the diagram in **Figure 14**.

Figure 14 – Construct Building 1

Section 6 of this CMP includes diagrams that show the location of temporary fences, pedestrian accessible walkways, hoardings, visitor and resident parking, access for emergency services, and access for construction vehicles and vehicles servicing the Village during each phase of Stage 1 of the Project.

5.0 HOURS OF WORK

Stockland is satisfied that the measures set out in this CMP will enable construction activities associated with the Project to be conducted during the hours set out at Item D7 of Part D of Schedule 2 of the Project Approval MP 08_0260 ('the Working Hours') with minimal impact on the environment, the residents of the Village and neighbouring properties.

During exceptional circumstances, construction work may need to extend beyond the Working Hours. Where exceptional circumstances require an extension of the Working Hours, the Principal Contractor will obtain an 'Out of Hours' Work Permit from Ashfield Council. Such exceptional circumstances would typically arise out of concrete pours, erection of structural steel and the like. In these circumstances, the residents of the Village, will be notified by Stockland as early as possible.

6.0 SAFETY AND SECURITY

6.1 Emergency Evacuation and Assembly

Prior to commencement and construction work associated with the Project, Stockland will consult with its fire safety engineer and develop and implement an Interim Emergency Evacuation Plan for the Site. Stockland staff, the residents of the Village and workmen will be inducted into the Interim Emergency Evacuation Plan.

During the course of the Project, discrete activities or phases of the Project may require the Interim Emergency Evacuation Plan to be modified. Stockland will consult with its fire safety engineer to regularly review and revise the plan as necessary to reflect the changing circumstances on the Village and to refresh inductions of staff, the residents of the Village and Service Trades into the revised Interim Emergency Evacuation Plan.

6.2 Temporary Fences, Walkways, Vehicular Access & Parking

The Principal Contractor will install and maintain temporary fences and hoardings as is necessary to comply with his obligations under the Occupational Health & Safety Act and Regulations and to facilitate the objectives of Stockland to minimise the impact of construction on the residents of the Village. The extent of temporary fences, temporary accommodation for workmen, pedestrian 'accessible' walkways in the Village, hoardings, visitor and resident parking, access for emergency services vehicles, and access for construction vehicles and vehicles servicing the Village during the Project is illustrated in the diagrams attached in **Attachment 2** to this CMP.

The Principal Contractor will seek the approval of Ashfield Council for the erection of a hoarding over the footpath on Queen Street and Clissold Street in accordance with the policies of Ashfield Council.

6.3 Security

The Principal Contractor will establish a single point of entry and egress to the Site for all workmen and construction traffic involved in the construction of the new buildings, as shown in the diagrams in **Attachment 2** to this CMP. The Principal Contractor will manage all personnel involved in the Building Work as well as visitors to areas of the Site that are under his control in accordance with the specific provisions of his Occupational Health & Safety Plan. Temporary facilities erected by the Principal Contractor will be secured by the Principal Contractor in order to mitigate vandalism and theft.

Anyone entering areas of the Village under the control of the Principal Contractor will be inducted by the Principal Contractor in accordance with his Occupational Health & Safety Plan that has been integrated with the policies and procedures of Stockland for the Village.

7.0 TRAFFIC MANAGEMENT

The Principal Contractor will be required to engage a consultant having at least 15 years' experience in transport or traffic planning or management to prepare a Construction Traffic Management Plan (CTMP). Stockland will consult with the residents of the Village about the CTMP prior to the CTMP being submitted to the Principal Certifying Authority as a condition precedent to commencement of construction work.

The diagrams in **Attachment 2** to this CMP provide an indication about how construction traffic will be managed during the course of the Project.

8.0 MATERIALS HANDLING

Loading and unloading of materials associated with the Project will be confined to the areas of the Village shown in the diagrams in **Attachment 2** to this CMP.

The Principal Contractor will seek the approval of Ashfield Council for a Work Zones on Queen Street for the purposes of loading and unloading materials as necessary.

9.0 CONSTRUCTION WASTE MANAGEMENT PLAN

Waste arising out of the Building Work will be managed in accordance with Ashfield Municipal Council Development Control Plan 2007, Part D1, Planning for Less Waste, in order to minimise the impact of demolition construction activities on the environment, particularly landfill by maximising reuse and recycling of materials. Demolition and construction waste will be managed in accordance with a Waste Management Plan that takes the form set out in DCP 2007, Part D1 at **Attachment 3** to this CMP. The Waste Management Plan will be prepared by the Principal Contractor in consultation with his demolition and construction contractors and submitted to the Principal Certifying Authority prior to demolition and construction of a structure.

Outlined below are strategies that will be adopted by Stockland and its contractors aimed at minimising the amount of demolition and construction waste being diverted to landfill.

9.1 Demolition

During demolition, buildings will be stripped of their recoverable (reuse) components. Roof tiles will either be recovered and sold, or crushed to be reused as gravel in drainage courses and road bases. Timber from the frames will be recovered and sold or stored for erection of fences and hoardings. Windows, doors, and timber floors will be removed and sold.

Bricks and concrete will be crushed and re-used as coarse aggregate or drainage cells. All metals (aluminium, steel, copper and the like) will be recovered for recycling.

Materials identified as 'Hazardous Materials' by HIBBS & Associates (Appendix U of the Concept Plan Application that is the subject of Concept Approval MP 08_0245 and Project Approval MP 08_0260) will be treated in accordance with the recommendations of the report.

The selection of the contractors for the removal and treatment of the waste materials for recycling and landfill arising out of construction work cannot be made with certainty until the Principal Contractor has been appointed. The Self Disposal Options, Reuse and Waste Management Centres information available on the Ashfield Council Website will be used as a reference for the purpose of identifying waste disposal centres, and monitoring recycling and reuse arising out of the works.

9.2 Construction

During construction of the new buildings and structures, the minimisation of waste shall be achieved primarily in planning and recycling. Maximising off-site fabrication for structural

steelwork, flashings and gutters, concrete beams, glazing and windows will enable economies of off-site manufacture and minimises off-cuts and scrap.

Recycled materials will be used for road bases and fill over the Site as necessary. Many recycled materials will be utilised for formwork, fences and hoardings. Many of the materials used in the Building Work will contain recycled and salvaged material. Examples include uPVC in sewer and stormwater drainage, steel in reinforcement, structural steel and roof sheets, copper in pipe work, blast furnace slag and fly ash in concrete.

10.0 DUST AND SEDIMENT CONTROL

Airborne dust and waterborne erosion are to be minimised from dispersing across the Village and the local environment. The measures to be utilised are detailed below.

10.1 Airborne Dust

Airborne dust is to be mitigated from spreading across the Village and the local environment by wetting down of demolition and excavated areas. Concrete and brick rubble is to be watered down during demolition as well as managed into small pieces and covered when loaded onto trucks and transported off the Building Site. It is likely that excavation will be in wet damp foundations, but where the ground is dry, wetting down of the rubble and spoil is the method to be adopted by which to reduce dust arising out of excavation.

10.2 Water Borne Sedimentation and Soil Erosion

A temporary filter arrangement will be installed at each stormwater drain and downstream of any construction work. The filter arrangement will be in accordance with the detail shown in the Erosion & Sediment Control Plan prepared by Robert Bird Group accompanying the Concept Plan Application that is the subject of Concept Approval MP 08_0245 and Project Approval MP 08_0260).

11.0 CONSTRUCTION NOISE AND VIBRATION MANAGEMENT

Stockland has commissioned Acoustic Logic Consultancy to prepare a Construction Noise and Vibration Management Plan (CNVMP) that forms Appendix Q of Volume 5 of the Concept Plan Application that is the subject of Concept Approval MP 08_0245 and Project Approval MP 08_0260). The Principal Contractor will be required to comply and regularly provide evidence to Stockland of compliance with the measures set out in the CNVMP.

In addition to the measures set out in the CNVMP, noise from construction works on Saturdays would be restricted to 10dB(A) above the ambient background noise level in accordance with the Department of Environment and Climate Change Interim Guideline for Construction Noise.

Only work that does not exceed this control would be permitted on Saturdays between 8:00am and 1:00pm. The benefit of adopting this control in order to include Saturdays in the construction programme is significantly reduced overall construction duration.

12.0 COMMUNITY LIAISON

Stockland values its relationship with the community. For this reason, Stockland will establish a mechanism whereby the community can lodge formal feedback during the course of construction work at the Village which will enable Stockland to address issues that may be of concern to its neighbours.

Attachment 4 to this CMP is a flowchart that sets out the way in which members of the community and residents of the Village can contact and lodge complaints with Stockland, and the way in which Stockland will respond to complaints. All complaints will be logged by Stockland in the Complaints Register in **Attachment 5** to this CMP. Stockland will aim to address the source of each

complaint within two hours of receiving a complaint. A response will be provided to the complainant within one business day of receiving a complaint detailing how Stockland has dealt with the source of the complaint.

The Complaints Register will be tabled to each meeting of the Stockland Executive Committee.

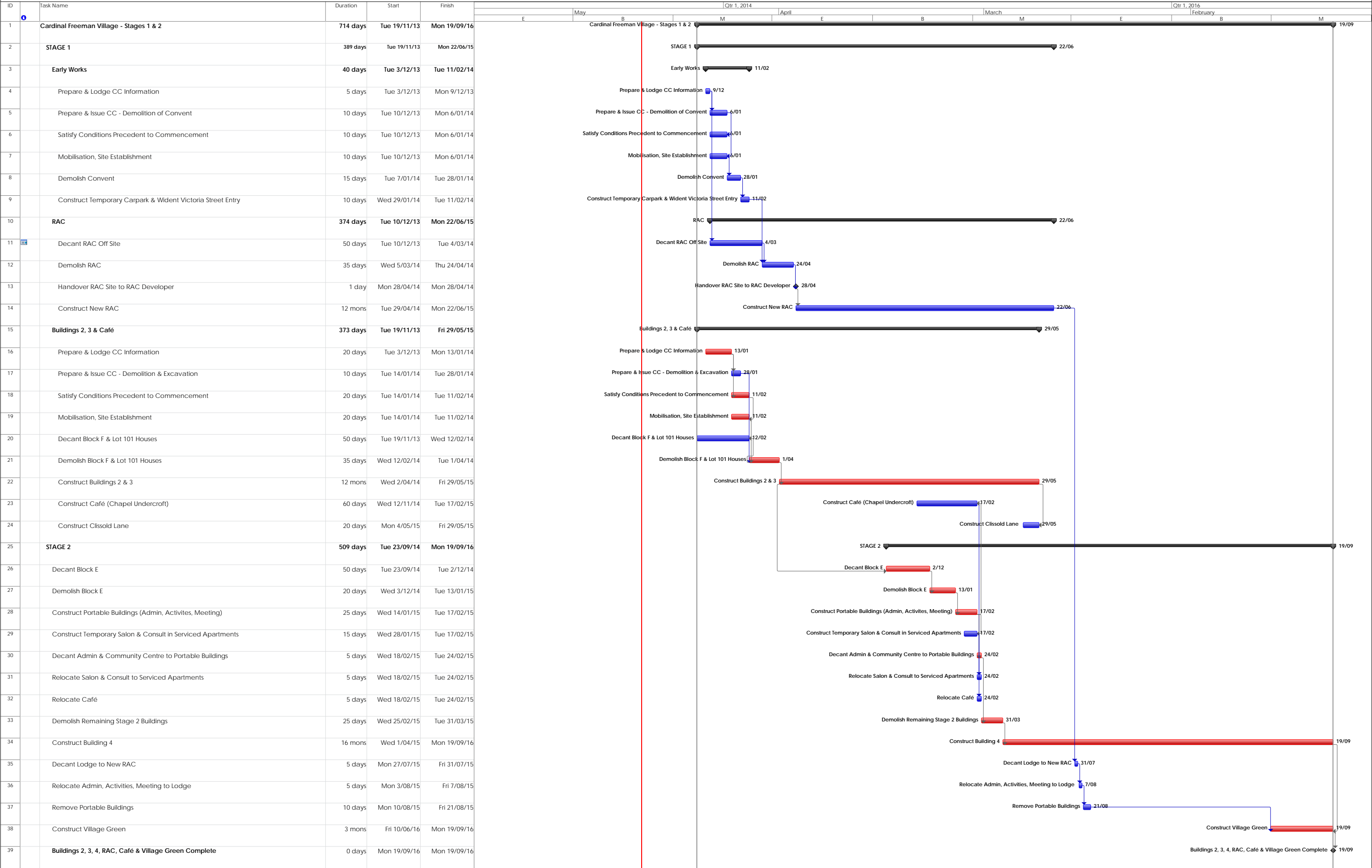
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13.0 ATTACHMENTS

▪ Attachment 1	Indicative Project Programme
▪ Attachment 2	General Construction Arrangement Diagrams
▪ Attachment 3	Waste Management Plan
▪ Attachment 4	Complaints Management Process
▪ Attachment 5	Complaints Management Register

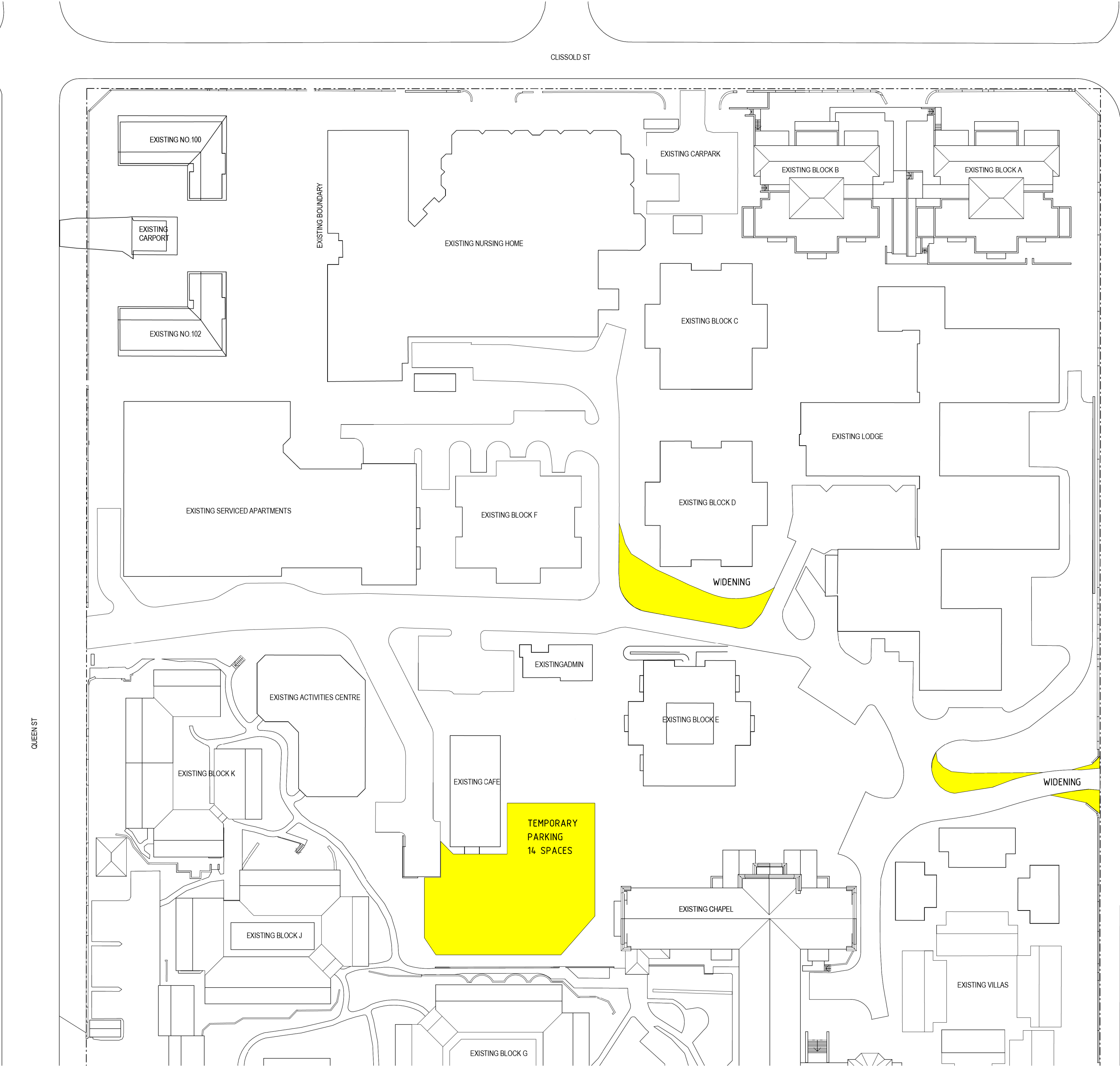
Attachment 1 – Indicative Project Programme

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Attachment 2 – General Construction Arrangement Diagrams

DRAFT



- Demolish Convent
- Construct Temporary Parking
- Widen roads

NOTE :

- CONTRACTOR IS RESPONSIBLE FOR FURTHER DEVELOPING THE CONSTRUCTION MANAGEMENT PLAN PHASING DIAGRAMS PROVIDED BY ALLEN JACK COTTIER, THROUGH CONSULTATION WITH STOCKLAND DEVELOPMENT.
- CONSEQUENTLY THE CONSTRUCTION MANAGEMENT PLAN PHASING DIAGRAMS ARE SUBJECT TO CHANGE DURING THE ONGOING CONSULTATION PROCESS.

Graphic Legend

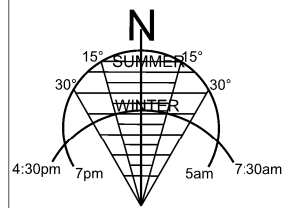
- New Permanent Paths & Roads
- New Temporary Paths & Roads
- Previous Works Completed
- Temporary Planting/Landscape

- Pedestrian access
- Accessible Pedestrian access
- To Be Relocated
- Construction deliveries
- Direction of traffic

- New Buildings
- Class A Hoarding (Plywood Painted)
- Class B Hoarding (covered walkway open at 1 side, with planting, lighting, signage,view panels)
- Fencing/Barricade/Jersey kerbs and the like
- To Be Demolished

STAGE 1 APPLICATION
PRELIMINARY ONLY NOT FOR
CONSTRUCTION

- Use figured dimensions only.
- Do not scale.
- Comply with relevant Authorities' requirements
- Comply with the Building Code of Australia
- Comply with all relevant Australian Standards
© Copyright in all documents and drawings prepared by Hill Thalis and in any work executed from those documents and drawings shall remain the property of Hill Thalis or on creation vest in Hill Thalis.



REV.	DATE	AMENDMENTS
A	24.07.13	S75W MOD 2

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LANDSCAPE ARCHITECTURE
OCULUS
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CLIENT

JOB	CARDINAL FREEMAN VILLAGE
PACKAGE	CONSTRUCTION MANAGEMENT PLAN CONSTRUCTION ARRANGEMENT DIAGRAMS

DRAWING TITLE				
EARLY WORKS				
DRAWN	CHECKED	SCALE		
		NTS		
DATE CREATED	DRAWING NO.			REV
26.09.12	CMP1.01			A

QUEEN STREET

- Construct temporary pedestrian access

NOTE :
- CONTRACTOR IS RESPONSIBLE FOR FURTHER DEVELOPING THE CONSTRUCTION MANAGEMENT PLAN PHASING DIAGRAMS PROVIDED BY ALLEN JACK COTTIER, THROUGH CONSULTATION WITH STOCKLAND DEVELOPMENT.
- CONSEQUENTLY THE CONSTRUCTION MANAGEMENT PLAN PHASING DIAGRAMS ARE SUBJECT TO CHANGE DURING THE ONGOING CONSULTATION PROCESS.

<div>STAGE 1 APPLICATION</div> <div>PRELIMINARY ONLY NOT FOR CONSTRUCTION</div> 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QUEEN STREET

- Construct part of new path
- Construct temporary access between new path and existing path

NOTE :

- CONTRACTOR IS RESPONSIBLE FOR FURTHER DEVELOPING THE CONSTRUCTION MANAGEMENT PLAN PHASING DIAGRAMS PROVIDED BY ALLEN JACK COTTIER, THROUGH CONSULTATION WITH STOCKLAND DEVELOPMENT.
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<div>STAGE 1 APPLICATION</div> <div>PRELIMINARY ONLY NOT FOR CONSTRUCTION</div> 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QUEEN STREET

- Construct part of new path
- Construct temporary landscape
- Construct temporary access between new
- New temporary access into existing activities centre

NOTE :

- CONTRACTOR IS RESPONSIBLE FOR FURTHER DEVELOPING THE CONSTRUCTION MANAGEMENT PLAN PHASING DIAGRAMS PROVIDED BY ALLEN JACK COTTIER, THROUGH CONSULTATION WITH STOCKLAND DEVELOPMENT.
- CONSEQUENTLY THE CONSTRUCTION MANAGEMENT PLAN PHASING DIAGRAMS ARE SUBJECT TO CHANGE DURING THE ONGOING CONSULTATION PROCESS.

<div>STAGE 1 APPLICATION</div> <div>PRELIMINARY ONLY NOT FOR CONSTRUCTION</div> 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QUEEN STREET

- Complete new path
- Construct temporary access adjacent to Chapel
- Construct part of hoarding
- Demolish Block E

NOTE :

- CONTRACTOR IS RESPONSIBLE FOR FURTHER DEVELOPING THE CONSTRUCTION MANAGEMENT PLAN PHASING DIAGRAMS PROVIDED BY ALLEN JACK COTTIER, THROUGH CONSULTATION WITH STOCKLAND DEVELOPMENT.
- CONSEQUENTLY THE CONSTRUCTION MANAGEMENT PLAN PHASING DIAGRAMS ARE SUBJECT TO CHANGE DURING THE ONGOING CONSULTATION PROCESS.

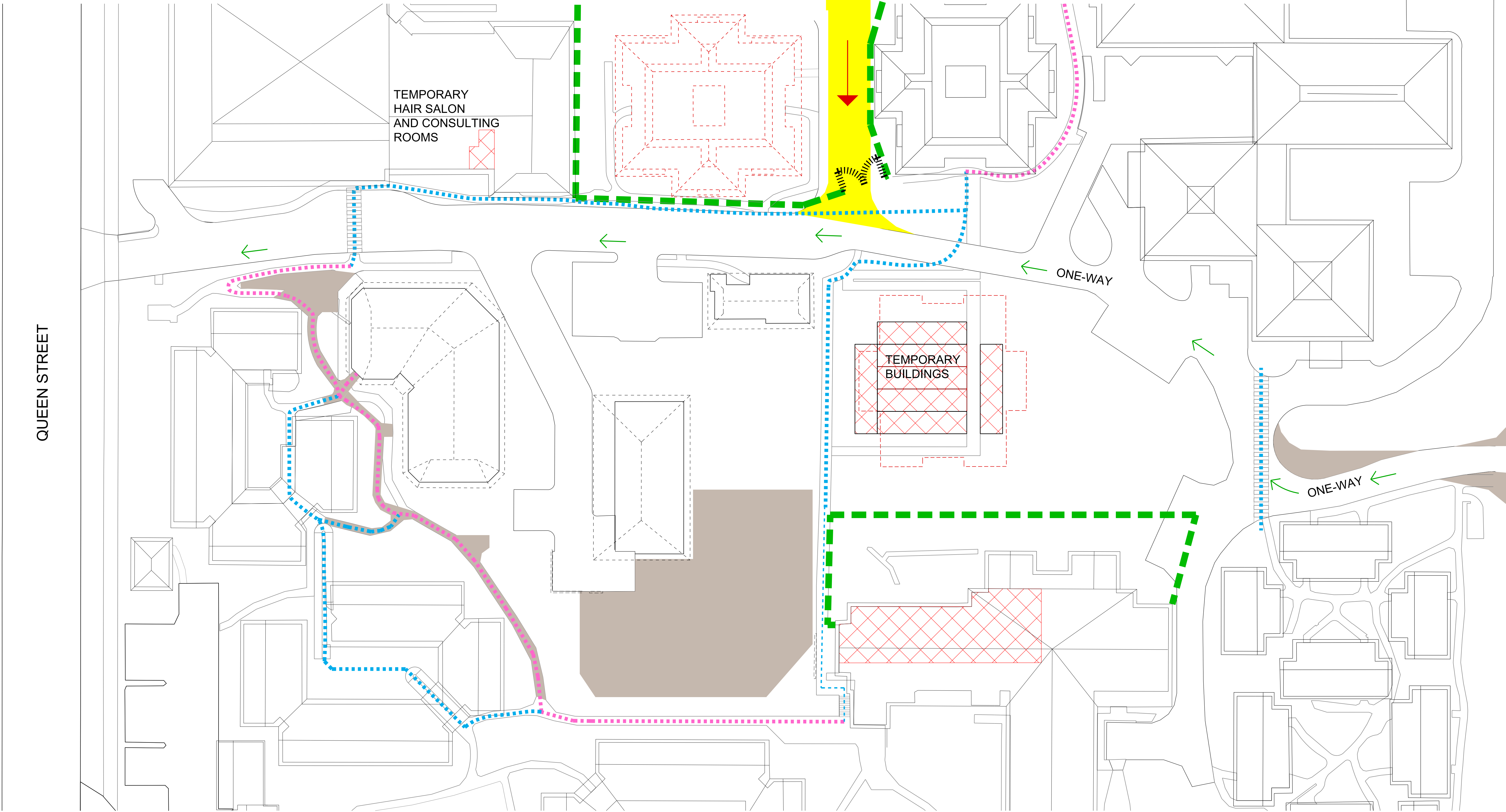
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Graphic Legend

- New Permanent Paths & Roads
- New Temporary Paths & Roads
- Previous Works Completed
- Temporary Planting/Landscape

- Pedestrian access
- Accessible Pedestrian access
- To Be Relocated
- Construction deliveries
- Direction of traffic

- New Buildings
- Class A Hoarding (Plywood Painted)
- Class B Hoarding (covered walkway open at 1 side, with planting, lighting, signage, view panels)
- Fencing/Barricade/Jersey kerbs and the like
- To Be Demolished



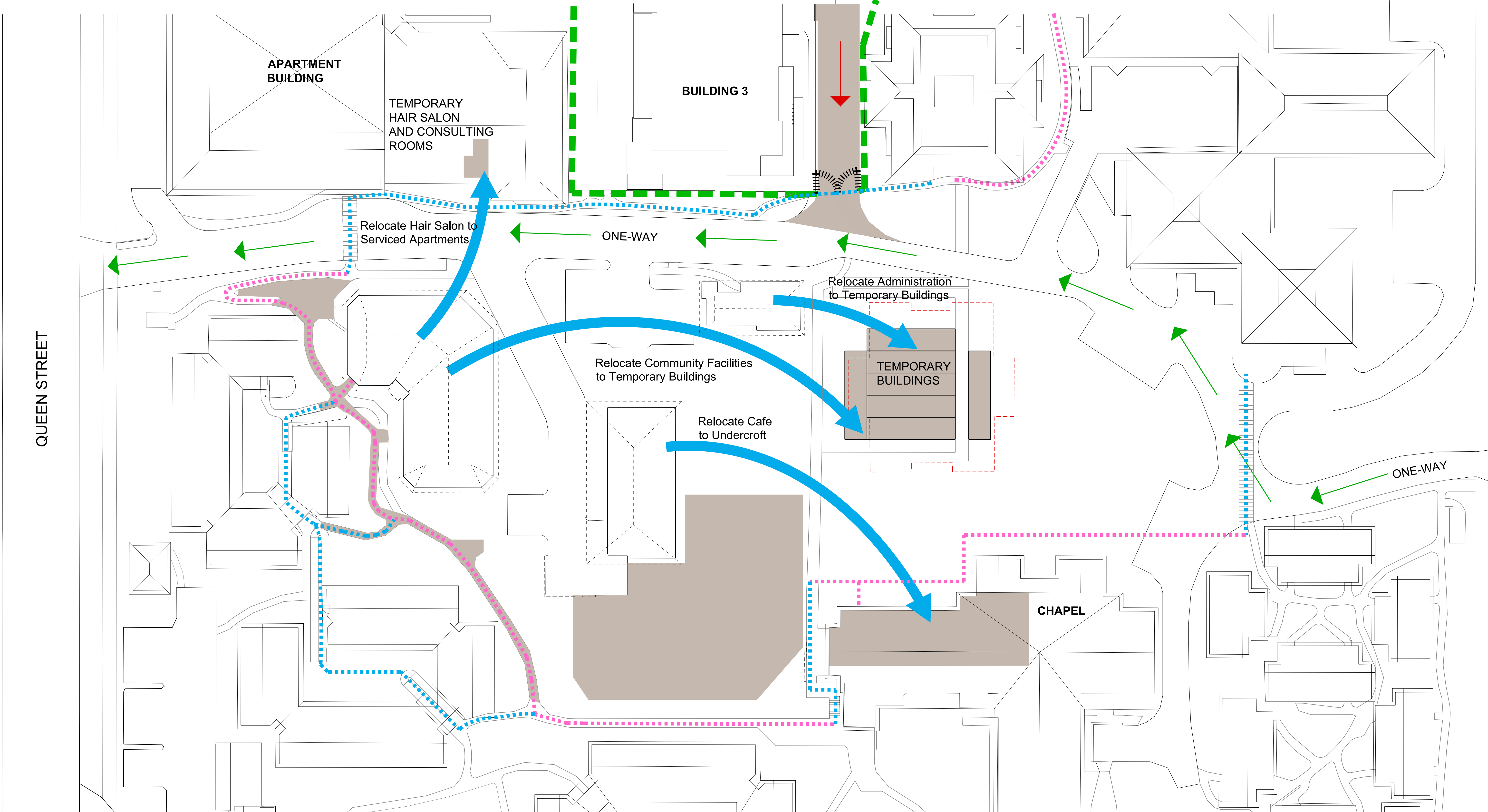
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NOTE :

- CONTRACTOR IS RESPONSIBLE FOR FURTHER DEVELOPING THE CONSTRUCTION MANAGEMENT PLAN PHASING DIAGRAMS PROVIDED BY ALLEN JACK COTTIER, THROUGH CONSULTATION WITH STOCKLAND DEVELOPMENT.
- CONSEQUENTLY THE CONSTRUCTION MANAGEMENT PLAN PHASING DIAGRAMS ARE SUBJECT TO CHANGE DURING THE ONGOING CONSULTATION PROCESS.

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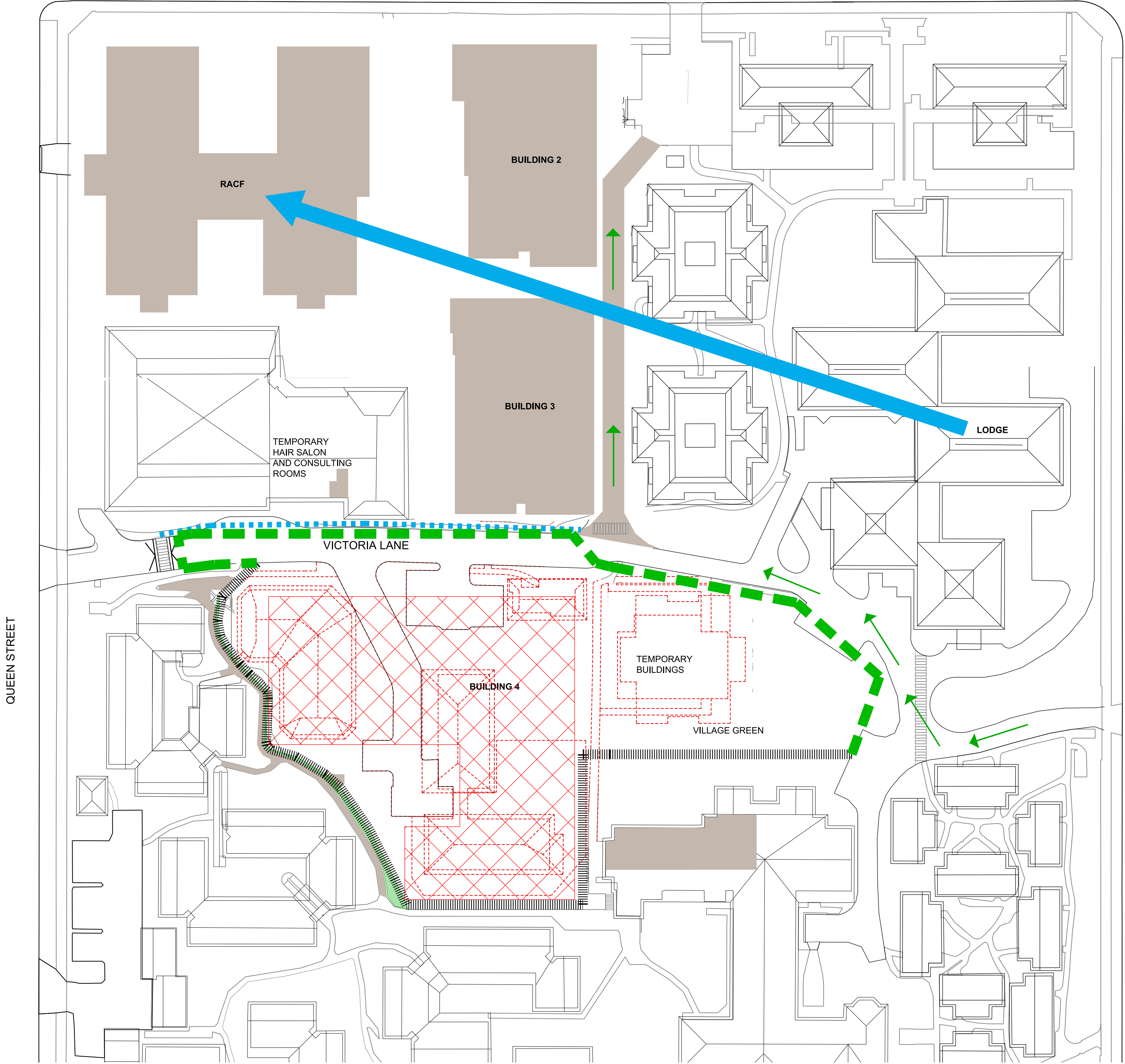


- Remove Café hoarding
- Relocate Café
- Relocate village services

NOTE :

- CONTRACTOR IS RESPONSIBLE FOR FURTHER DEVELOPING THE CONSTRUCTION MANAGEMENT PLAN PHASING DIAGRAMS PROVIDED BY ALLEN JACK COTTIER, THROUGH CONSULTATION WITH STOCKLAND DEVELOPMENT.
- CONSEQUENTLY THE CONSTRUCTION MANAGEMENT PLAN PHASING DIAGRAMS ARE SUBJECT TO CHANGE DURING THE ONGOING CONSULTATION PROCESS.

<div>STAGE 1 APPLICATION</div> <div>PRELIMINARY ONLY NOT FOR CONSTRUCTION</div> 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PEDESTRIAN CROSSING TO BE MAINTAINED DURING UPGRADE OF VICTORIA LANE. GATES TO BE INSTALLED WITH TRAFFIC CONTROL FOR VEHICLES ON VICTORIA LANE.

- RACF, Buildings 2 and 3 complete
- Relocate Lodge to RACF
- Remove Temporary Buildings and construct Village Green
- Upgrade and realign Victoria Lane

NOTE :

- CONTRACTOR IS RESPONSIBLE FOR FURTHER DEVELOPING THE CONSTRUCTION MANAGEMENT PLAN PHASING DIAGRAMS PROVIDED BY ALLEN JACK COTTIER, THROUGH CONSULTATION WITH STOCKLAND DEVELOPMENT.
- CONSEQUENTLY THE CONSTRUCTION MANAGEMENT PLAN PHASING DIAGRAMS ARE SUBJECT TO CHANGE DURING THE ONGOING CONSULTATION PROCESS.

Graphic Legend

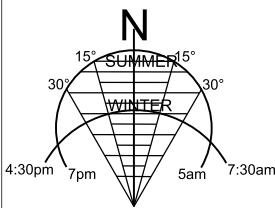
- New Permanent Paths & Roads
- New Temporary Paths & Roads
- Previous Works Completed
- Temporary Planting/Landscape

- Pedestrian access
- Accessible Pedestrian access
- To Be Relocated
- Construction deliveries
- Direction of traffic

- New Buildings
- Class A Hoarding (Plywood Painted)
- Class B Hoarding (covered walkway open at 1 side, with planting, lighting, signage, view panels)
- Fencing/Barricade/Jersey kerbs and the like
- To Be Demolished

STAGE 1 APPLICATION
PRELIMINARY ONLY NOT FOR CONSTRUCTION

- Use figured dimensions only.
- Do not scale.
- Comply with relevant Authorities' requirements
- Comply with the Building Code of Australia
- Comply with all relevant Australian Standards
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A	24.07.13	ST5W MOD 2

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ELECTRICAL ENGINEER JIM HATZ & ASSOCIATES Level 1, 15 Ardross Street St Leonards NSW 2065 T: (02) 9437 1000 F: (02) 9437 1020 E: enquiries@jimhatz.com
HYDRAULIC ENGINEER DONNELLEY SIMPSON CLEARY 89 Hill St Rosedale NSW 2069 T: (02) 9416 1177 F: (02) 9416 8251 E: d@dscc.com.au

LANDSCAPE ARCHITECTURE OCULUS Level 1, 15 Wilson St Newtown NSW 2042 T: (02) 9439 2288 F: (02) 9519 8323 E: mail@oculus.com.au
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ACCESS CONSULTANT CHEUNG ACCESS PO Box 149 Frenchs Forest NSW 1580 T: (02) 9500 1318 F: (02) 9500 1318 E: chris@cheungaccess.com.au

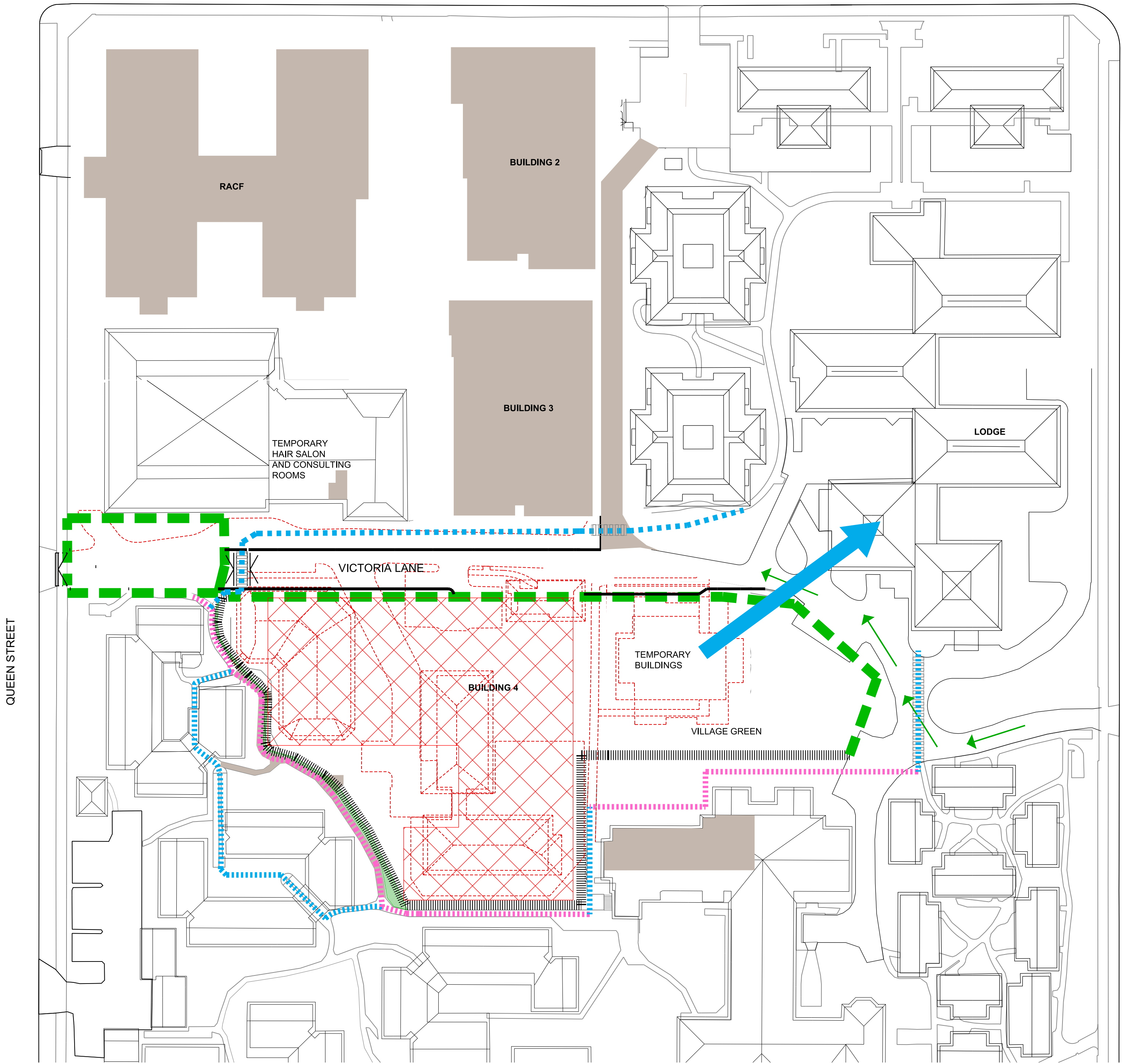
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CLIENT

JOB CARDINAL FREEMAN VILLAGE
PACKAGE CONSTRUCTION MANAGEMENT PLAN CONSTRUCTION ARRANGEMENT DIAGRAMS

DRAWING TITLE Relocation of Lodge and construction of Village Green	DRAWN	CHECKED	SCALE NTS	REV A
DATE CREATED 26.09.12	DRAWING NO. CMP 1.09			



PEDESTRIAN CROSSING ON VICTORIA LN TO BE MAINTAINED DURING UPGRADE OF VICTORIA LANE. GATES TO BE INSTALLED WITH TRAFFIC CONTROL FOR VEHICLES ON VICTORIA LANE.

- RACF, Buildings 2 and 3 complete
- Relocate Lodge to RACF
- Remove Temporary Buildings and construct Village Green
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NOTE :

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Graphic Legend

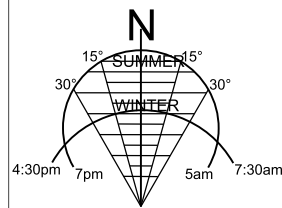
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REV.	DATE	AMENDMENTS
A	24.07.13	S75W MOD 2

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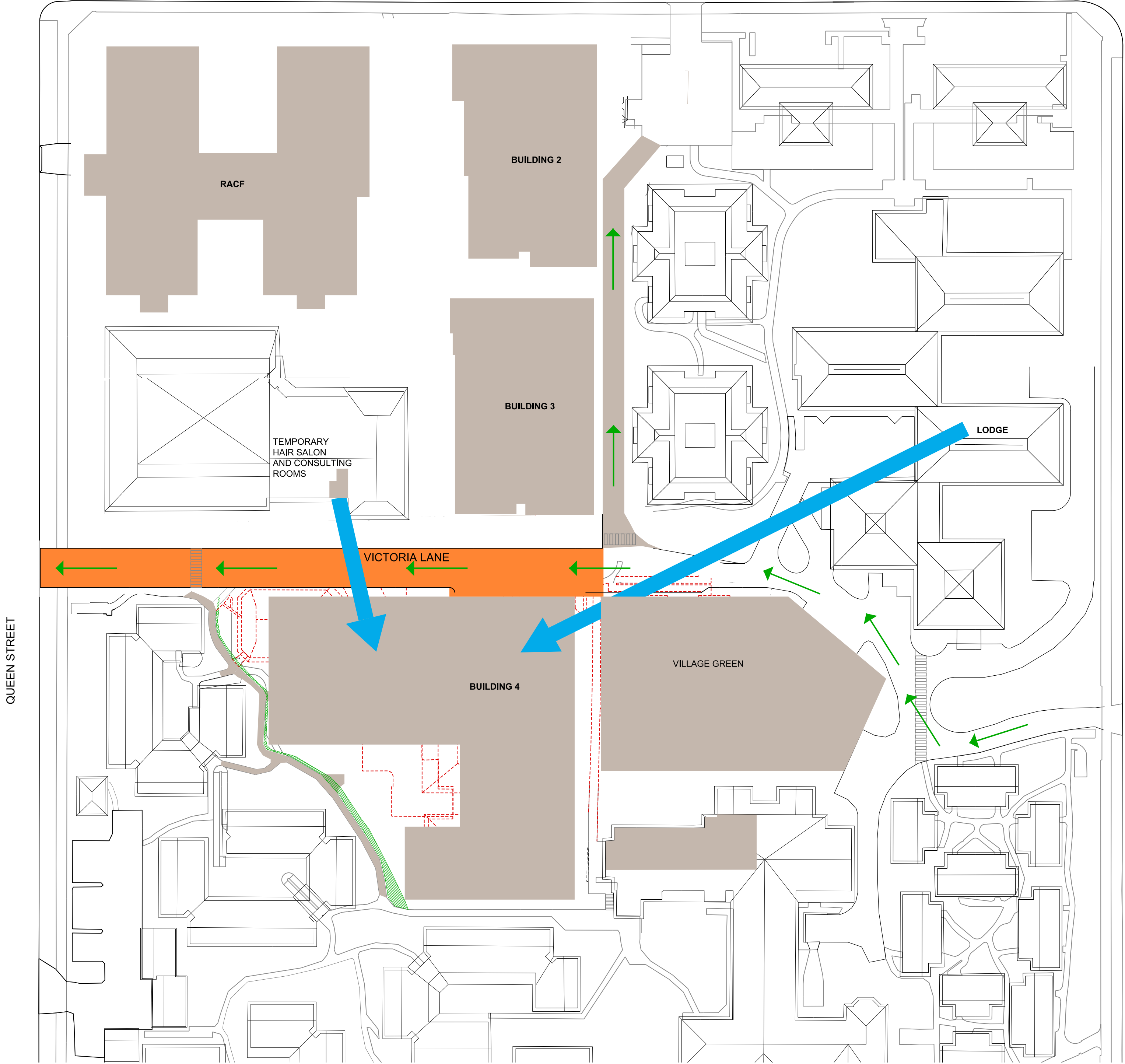
TRAFFIC CONSULTANT MCLAREN TRAFFIC 5 Jellicoe Place, Woronora Heights NSW 2233 T: (02) 9545 5161 F: (02) 9545 5161 E: info@mclarentraffic.com.au
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CLIENT

JOB CARDINAL FREEMAN VILLAGE
PACKAGE CONSTRUCTION MANAGEMENT PLAN CONSTRUCTION ARRANGEMENT DIAGRAMS

DRAWING TITLE Relocation of Lodge and construction of Village Green	DRAWN	CHECKED	SCALE NTS	REV A
DATE CREATED 26.09.12	DRAWING NO. CMP 1.10			



- Relocate Village Services to B4
- Rleocate Hair Salon and Consultants to B4
- Village Green complete

NOTE :

- CONTRACTOR IS RESPONSIBLE FOR FURTHER DEVELOPING THE CONSTRUCTION MANAGEMENT PLAN PHASING DIAGRAMS PROVIDED BY ALLEN JACK COTTIER, THROUGH CONSULTATION WITH STOCKLAND DEVELOPMENT.
- CONSEQUENTLY THE CONSTRUCTION MANAGEMENT PLAN PHASING DIAGRAMS ARE SUBJECT TO CHANGE DURING THE ONGOING CONSULTATION PROCESS.

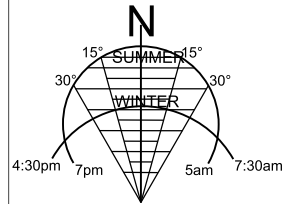
Graphic Legend

- New Permanent Paths & Roads
- New Temporary Paths & Roads
- Previous Works Completed
- Temporary Planting/Landscape
- Pedestrian access
- Accessible Pedestrian access
- To Be Relocated
- Construction deliveries
- Direction of traffic

- New Buildings
- Class A Hoarding (Plywood Painted)
- Class B Hoarding (covered walkway open at 1 side, with planting, lighting, signage,view panels)
- Fencing/Barricade/Jersey kerbs and the like
- To Be Demolished

STAGE 1 APPLICATION
PRELIMINARY ONLY NOT FOR
CONSTRUCTION

- Use figured dimensions only.
- Do not scale.
- Comply with relevant Authorities' requirements
- Comply with the Building Code of Australia
- Comply with all relevant Australian Standards
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REV.	DATE	AMENDMENTS
A	24.07.13	ST5W MOD 2

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JOB CARDINAL FREEMAN VILLAGE	PACKAGE CONSTRUCTION MANAGEMENT PLAN CONSTRUCTION ARRANGEMENT DIAGRAMS
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DRAWING TITLE RACF, B2, B3, B4 and Village Green Complete	DRAWN	CHECKED	SCALE NTS	REV A
DATE CREATED 26.09.12	DRAWING NO. CMP 1.11			

Attachment 3 – Form of Waste Management Plan

DRAFT

APPENDIX 1 – B - DEMOLITION

Waste Management Plan Form 2 – Details of waste management (demolition phase)

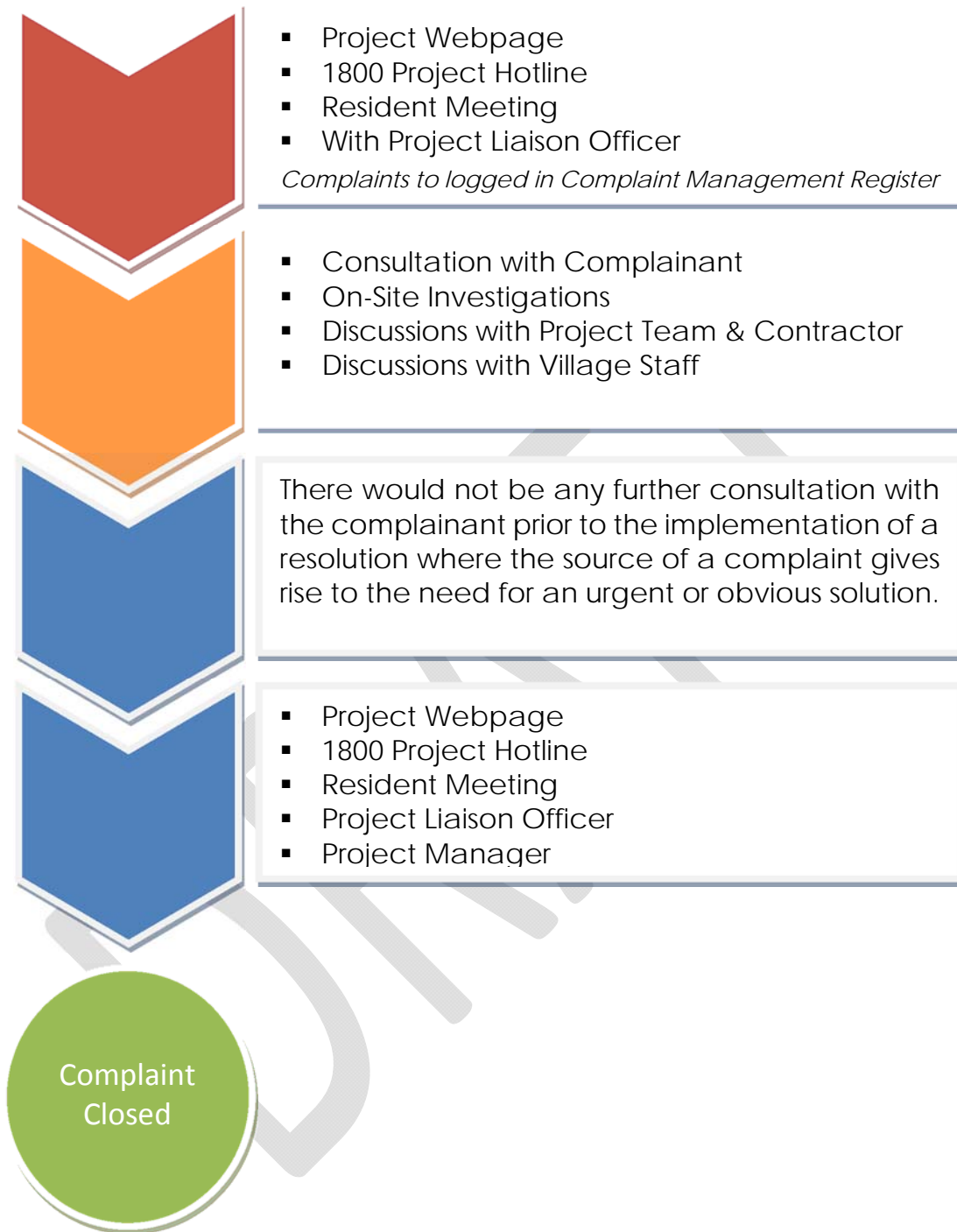
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APPENDIX 1 – C - CONSTRUCTION

Waste Management Plan Form 3 – Details of waste management (construction phase)

MATERIALS ON-SITE			DESTINATION		
			Reuse and Recycling		Disposal
Type of materials	Estimated		ON-SITE	OFF-SITE	Specify contractor and landfill site
	Volume. (m3)	Weight. (t)	Specify proposed reuse or on-site recycling methods	Specify contractor and recycling outlet	

Attachment 4 – Complaints Management Process



Attachment 5 – Complaints Management Register

DRAFT

Complaint							Action	
No	Complainant	Contact Details	Date Raised	Issue	Details	Reported Via	Correction Action to Date	Complaint Closed
1	Joe Bloggs	Phone:02 9999 8888 Email: joebloggs@bigpond.com	12/03/2011	Noise	Excessive loud banging noise from site.	Telephone call to Project Liasion Officer	12/03 - PM spoke with contractor who advised that motor on concrete pump was defective leading to missfiring. PM directed contractor to ensure that plant is properly operational next time. 12/03 - Project Liasion Officer rang and spoke with J Bloggs about the solution that has been implimented.	12/03/2011
1								1