



CONSTRUCTION MANAGEMENT PLAN

EMIRATES WOLGAN VALLEY RESORT AND SPA DEVELOPMENT

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a Coffey International Limited company



Clifton Coney
Group

Redefining Project Management

Construction Management Plan

A. Introduction

1. What is a Construction Management Plan?

The NSW Government and Lithgow City Council require careful management of excavation, demolition and building work to major projects. To achieve this, these authorities require builders and developers to prepare a Construction Management Plan (CMP) that takes into account all relevant aspects of demolition or building work.

The need for a Construction Management Plan depends on the nature of work, likelihood of disruptions, impact on local amenity, dangers or risks involved, traffic management or any other relevant issue required to be addressed under the Minister's Consent Conditions. A CMP must be submitted to fully address each new stage of construction.

The CMP must address in detail a range of health, safety, traffic management and amenity issues relating to the construction site and adjoining community. It must also consider broader obligations including recycling, waste management and environmental initiatives.

2. Purpose of a Construction Management Plan

This Construction Management Plan provides advice on what must be done to achieve commencement of construction. Under the building works contract, the Contractor is bound to provide a detailed Construction Management Plan before commencing work on site.

3. Elements of the Construction Management Plan

The developer must identify the specific requirements for each site to ensure that the work is undertaken in a safe and effective manner. The CMP Elements are:

Element 1: Public Safety, Amenity and Site Security

Element 2: Operating Hours, Noise and Vibration Controls

Element 3: Air and Dust Management

Element 4: Soil and Water Management Plan

Element 5: Construction Waste Management Plan

Element 6: Construction Traffic Management Plan

Element 8: Aboriginal Heritage Management Plan

Element 9: Flora and Fauna Management Plan

In the case of this development, the Minister for Planning has specifically requested that Elements 4 to 9 inclusive be prepared as part of the Consent Conditions and these plans follow. Elements 1 to 3 inclusive have not been specified for inclusion in the Plan. However, given that the Building Works Contractor will be required to complete these plans, this report contains checklists to be completed by the Contractor before commencing work on site.

4. Department of Planning

This CMP has been requested as part of the Concept Plan Conditions under Part 3A of the Environmental Planning and Assessment Act, 1999.

5. Why are Construction Management Plans necessary?

CMPs are necessary to ensure construction, demolition and excavation sites do not adversely affect health, safety, amenity, traffic or the environment in the surrounding area.

- Approved CMPs are a contract between the developer and the Government addressing the temporary site management issues that are relevant during building activity. The requirement to prepare a CMP is specifically stated in the planning approval for a site development process.
- The CMP allows for detailed construction information to be provided after the planning approval is issued, which is more compatible with detailed site project planning.

Element 1: Public Safety, Amenity and Site Security

Prior to commencing construction the Building Works contractor will be required to contact Lithgow City Council and provide the following information to council.

Project Contacts:

Company Operational Details
Directors Name
Company Name
Company Business Address
Company Contact Number

Onsite contact person responsible for compliance with this Construction Management Plan

Name
Contact Number
After Hours Contact Number

Contact person in control of the site

Name
Contact Number
After Hours Contact Number

Construction Works

Is construction in stages? Yes/No

If Yes give details.

Demolition
Excavations
Construction

Is your Company in control of the site during this stage of work Yes/No

If you answered **NO** only the Company in control of the site may complete and sign for responsibility of the Construction Management Plan.

I.....have due authorisation and delegation to sign this Construction Management Plan on behalf of the Company listed above and take responsibility for ensuring compliance with our commitment specified herein, the Environmental Planning and Assessment Act, 1979 and any other relevant legislation.

Signed Dated

Element 1: Public Safety, Amenity and Site Security**Objectives**

- The general public is adequately protected from activities occurring on building sites.
- The developer has documented strategies to provide a safe and secure job site.
- Demand for occupation of the street and protection of Council assets is well managed.
- The building site is kept neat and tidy to maintain public safety and local amenity.

The contractor must complete the following checklist and consult council prior to commencing on site

Required Measures

	Public Safety, Amenity and Site Security Requirements	Yes	No	N/A	Outline details	Shown on plan?
	General Matters					
1	Quote the development approval number. If yes, give details of the Certificate and Building Surveyor at Council.				Approval No: Building Surveyor:	Yes / No
2	Is the site to be excavated?				Provide details:	Yes / No
3	Has 48 hours written notice been given to Council prior to works commencing.				Provide details:	Yes / No
4	Has a Bank Guarantee been obtained for the works?				Provide details:	Yes / No
5	Provide details of any construction zone permit.				Permit No: Permit Details:	Yes / No
	Gantries, hoardings, footpaths and roads					
6	Is a permit required to erect a gantry or overhead protective awning over the road or footpath? If yes, provide details.				Permit No: Drawing No's:	Yes / No
7	Provide details of any permit to occupy space on a road or footpath.				Permit No: Permit Details:	Yes / No
8	For any road excavation, has Council's Engineering Services Group, Civil Design been contacted?				Provide details:	Yes / No
9	Provide details of hoarding permit, if applicable.				Permit No: Permit Details:	Yes / No
10	How is mud and debris from trucks being prevented from leaving the site or spilling on the creek bank and roadway?				Provide details:	Yes / No
11	Provide details of the frequency and method of cleaning of roads and				Provide details:	Yes /

	paths.					No
	Traffic Control					
12	Provide details of any permanent or temporary vehicle crossing permit.				Permit No: Permit Details:	Yes / No
13	Provide details of current road opening permit, if applicable.				Permit No: Permit Details:	Yes / No
14	Have traffic conditions been changed? Has Council's Traffic Engineering Branch been notified? Please include approval copy.				Permit Approval Details:	Yes / No
	Cranes, skips and signage					
15	Provide details of any permit for a mobile crane, travel tower or lift.				Permit No: Permit Details:	Yes / No
16	Provide details of any permit for a skip.				Permit No: Permit Details:	Yes / No
17	Has Council's Engineering Services Group been advised of any signage changes?				Provide details:	Yes / No
	Fencing, Lighting and Site Security					
18	Is the construction site secure				If yes, state clearly how:	Yes / No
19	Are all works adequately fenced to prevent danger to life?				If yes, state clearly how:	Yes / No
20	Are hoardings, barriers and other perimeter fencing suitably lined.				Provide details:	Yes / No
21	Have adequate lighting, safety signage and traffic controls been provided?				Provide details:	Yes / No
22	Show how the general public is being adequately prevented from entering the site during construction works.				Provide details:	Yes / No
23	Provide details of safety provisions for public protection during construction activities.				Provide details:	Yes / No
24	Are dangerous chemicals being stored on site? Appropriate signage must be erected in accordance with <i>AS1940-1993 Storage and Handling of Flammable and Combustible Liquids</i> and <i>AS1216-1995 Class Labels For Dangerous Goods</i> .				Provide drawing and give details:	Yes / No
	After Hours					
25	Is an after hours work permit required? If so, has application been made to Council?				Permit No: Permit Details:	Yes / No
26	Provide details about after hours site				Provide details:	Yes /

	security.					No
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I have read the Explanatory Guideline for Public Safety, Amenity and Site Security. I am aware of the overall statutory and Council requirements and my responsibilities and obligations to such requirements.

Signed Dated

Element 2: Operating Hours, Noise and Vibration Controls**Objectives**

- To minimise the impact of noise and vibration on the immediate neighbourhood.
- Provide a framework to plan and cater for construction activities outside of normal hours.
- To minimise the likelihood of damage to adjacent buildings and structures.

Required Measures

	Operating Hours, Noise and Vibration Requirements	Yes	No	N/A	Outline details	Shown on plan?
	General Matters					
1	Is a building permit required for the works? If yes, give details of permit and Building Surveyor.				Permit No: Building Surveyor:	Yes / No
2	Is the site to be excavated? Refer Building Regulations 1994 and Council's fact sheet <i>Public Safety and Amenity at Construction Sites - A Code of Good Practice</i> for information.				Provide details:	Yes / No
3	State clearly any CityLink, WorkSafe, VicRoads or Union concerns.				Provide details:	Yes / No
4	Is the area designated within a 'sensitive' zone? Refer to CMP Guidelines.				Provide Details:	Yes / No
	Noise Control					
5	Will excessive noise be emitted from any plant or construction activity on the site? If so, state measures adopted to reduce noise emission.				Provide details:	Yes / No
6	Has a Noise and Vibration Management Plan been submitted? Council's Building Certification & Inspection Branch approval must be obtained prior to works commencing.				Provide details:	Yes / No
	Signage					
7	Has appropriate signage with 24 hour emergency site contact details been displayed?				Provide details:	Yes / No
	Traffic					
8	Will traffic conditions change? Has Council's Engineering Services Group - Traffic Engineering Branch been notified? Please include approval copy.				Permit Approval Details:	Yes / No
	After Hours					

9	Is an after hours work permit required? If so, has an application been made?				Permit No: Permit Details:	Yes / No
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I have read the Explanatory Guideline for Operating Hours, Noise and Vibration Controls. I am aware of the overall statutory and Council requirements and my responsibilities and obligations to such requirements.

Signed Dated

Element 3: Air and Dust Management**Objective**

- That air quality (airborne dust and pollutants) in and around the construction site is maintained at acceptable levels throughout the construction period.

Required Measures

	Air and Dust Management Requirements	Yes	No	N/A	Outline details	Shown on plan?
	General Matters					
1	Is a building permit required for the works? If yes, give details of permit and Building Surveyor.				Permit No: Building Surveyor:	Yes / No
	Prevention and Control					
2	Specify equipment type onsite which may cause excessive dust or affect air quality and how excessive dust will be suppressed.				Provide details:	Yes / No
3	Specify methods used to prevent impact of dust and airborne matter on the surrounding area. .				Provide details:	Yes / No
4	State how airborne dust from trucks and vehicles entering/leaving the site will be minimised.				Provide details:	Yes / No
5	State clearly how dust and noise will be suppressed from boundaries and public areas when cutting materials in-situ.				Provide details:	Yes / No
6	If dust onsite is to be controlled with water tankers, specify frequency of duration.				Provide details:	Yes / No
	Storage					
7	Specify materials likely to be stored onsite and the methods used to reduce loose materials from wind effects and other prevailing weather elements.				Provide details:	Yes / No
	Fencing					
8	Is perimeter fencing designed to prevent dust affecting public and surrounding areas?				Provide details:	Yes / No
	Smoke and Pollution					
9	Is plant and equipment onsite to be maintained and regularly serviced to prevent excessive smoke, pollutants and/or toxic fumes being emitted?				Provide details:	Yes / No

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I have read the Explanatory Guideline for Air and Dust Management. I am aware of the overall statutory and Council requirements and my responsibilities and obligations to such requirements.

Signed Dated

Element 5: Waste and Materials Reuse Management**Objectives**

- Maximise the reuse and/or recycling of construction materials.
- Waste material to be collected and stored onsite until removed.

Required Measures

	Waste and Materials Reuse Requirements	Yes	No	N/A	Outline details	Shown on plan?
	General Matters					
1	Has a Resource Recovery and Waste Management Plan been developed?				Provide details:	Yes / No
2	Has a responsible contact person been designated to deal with waste/reuse/recycling queries? Provide details.				Provide details:	Yes / No
3	Has the type and quantity of materials to be removed from the site been specified?				Provide details:	Yes / No
	Minimising Waste					
3	How will over-estimation of purchasing requirements be minimised to reduce onsite waste?				Provide details:	Yes / No
4	Will waste onsite be minimised by avoiding products that are over-packaged?				Provide details:	Yes / No
5	Will waste onsite be minimised by buying environmentally improved and recycled products?				Provide details:	Yes / No
6	Provide details of the extent of demolition work and the type and quantity of materials that are to be reused and/or recycled.				Provide details:	Yes / No
	Bins and Skips					
7	Are separate bins to be provided for each type of recyclable material?				Provide details and location:	Yes / No
8	Have permits for skips and bins been obtained?				Provide details and location:	Yes / No
9	Will bins and recycling facilities be provided for workers' daily rubbish?				Provide details:	Yes / No
10	Do outside bins have self-closing lids to prevent waste becoming airborne?				Provide details:	Yes / No
	Hazardous Waste					

11	Will hazardous or dangerous materials, including asbestos, be removed from the site in accordance with the relevant legislation?				Provide details:	Yes / No
12	Will noise reduction measures be put in place for waste collection?				Provide details:	Yes / No
	Fencing					
13	Are provisions in place to regularly clean litter and debris 'trapped' against site fencing?				Provide details:	Yes / No

I have read the Explanatory Information for Waste and Materials Reuse Management. I am aware of the overall statutory and Council requirements and my responsibilities and obligations to such requirements.

Signed

Dated