

# WOOLLOWARE BAY TOWN CENTRE

## STAGE 4 CLUB REFURBISHMENT & RETAIL CENTRE + INFRASTRUCTURE SECTIONS B, C & E

### CONSTRUCTION MANAGEMENT & OPERATIONS PLAN

#### REVISION C

21 SEPTEMBER 2016



DRAFT



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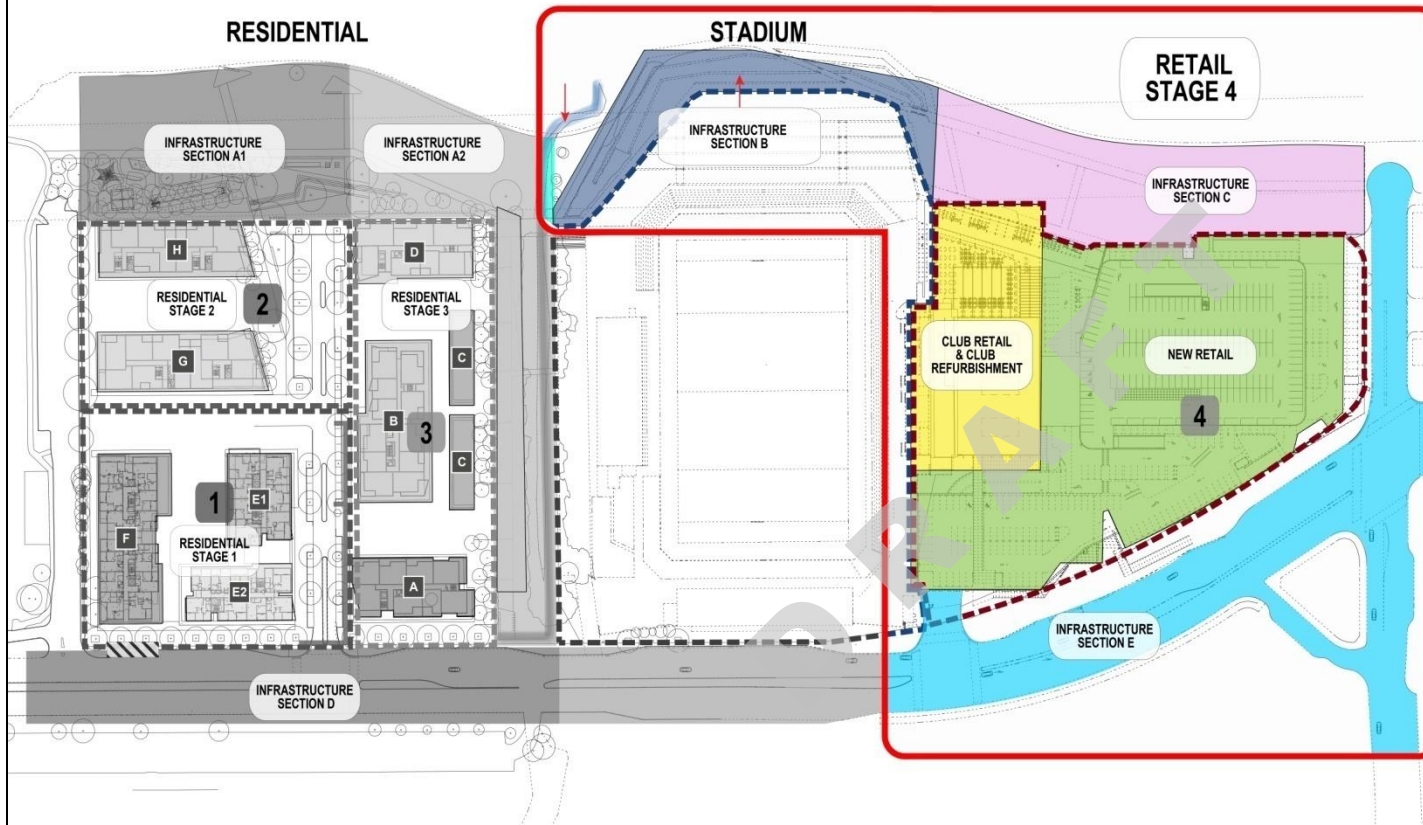
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## WOOLLOWARE BAY TOWN CENTRE MASTER PLAN

### KEY PLAN

This Construction Management & Operations Plan (CMOP) relates to Stage 4 of the Woollooware Bay Town Centre development at Captain Cook Drive Cronulla.

Stage 4 includes for the following areas of work:

- New Retail Centre
- Club Retail & Club refurbishment
- Infrastructure Section B
- Infrastructure Section C
- Infrastructure Section E

This CMOP detail the three phases of Stage 4 in relation to the above work areas.

- Phase 1 - Enabling Works
- Phase 2 - Club Refurbishment & New Retail Centre + Infrastructure Section E
- Phase 3 - Infrastructure Section B & Infrastructure Section C

Within each phase it will outline the scope of works, the relevant traffic management plans, the management of club / facility access and waste management. These details are described in words on the right hand side of each page. The number next to the text refers to the specific details on the illustration to the left.

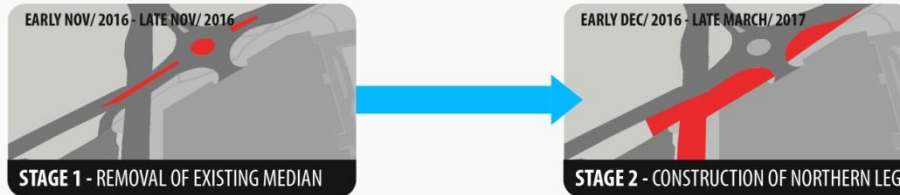
# PHASE 1 – ENABLING WORKS

BASE BUILDING WORKS: MARCH 2017 ~ AUGUST 2017

STAGED CLUB FIT OUT WORKS: SEPTEMBER 2017 ~ FEBRUARY 2019

*SUBJECT TO COMMENCEMENT AGREEMENT*

INFRASTRUCTURE SECTION E (STAGE 1 TO STAGE 2)



**STAGE 4 RETAIL  
PHASE 1 ENABLING WORKS**  
SCOPE OF WORKS



**SCOPE OF WORKS**

**BASE BUILDING WORKS**  
(March ~ August 2017)

1. Infrastructure section E work (refer staging)
2. Construct Temporary carpark
3. Construct temporary covered walkway from temporary carpark to new lift
4. Construct temporary loading dock
5. Pedestrian traffic from loading dock
6. Maintain semi-trailer access to family hill
7. Construct temporary stairs
8. Construction of level 3 (only) deck extension and permanent lift
9. New internal lift level 3 to level 4
10. Provide Level 1 game bar access and fit out
11. Maintain truck access to ground
12. Staged Club fit out works  
(September 2017 ~ February 2019)

**INFRASTRUCTURE SECTION E**

Stage 1. Remove existing median ( Early March 17 to late March 17)  
Stage 2. Construct Woollooware Drive north ( late March 17 to late August 17)



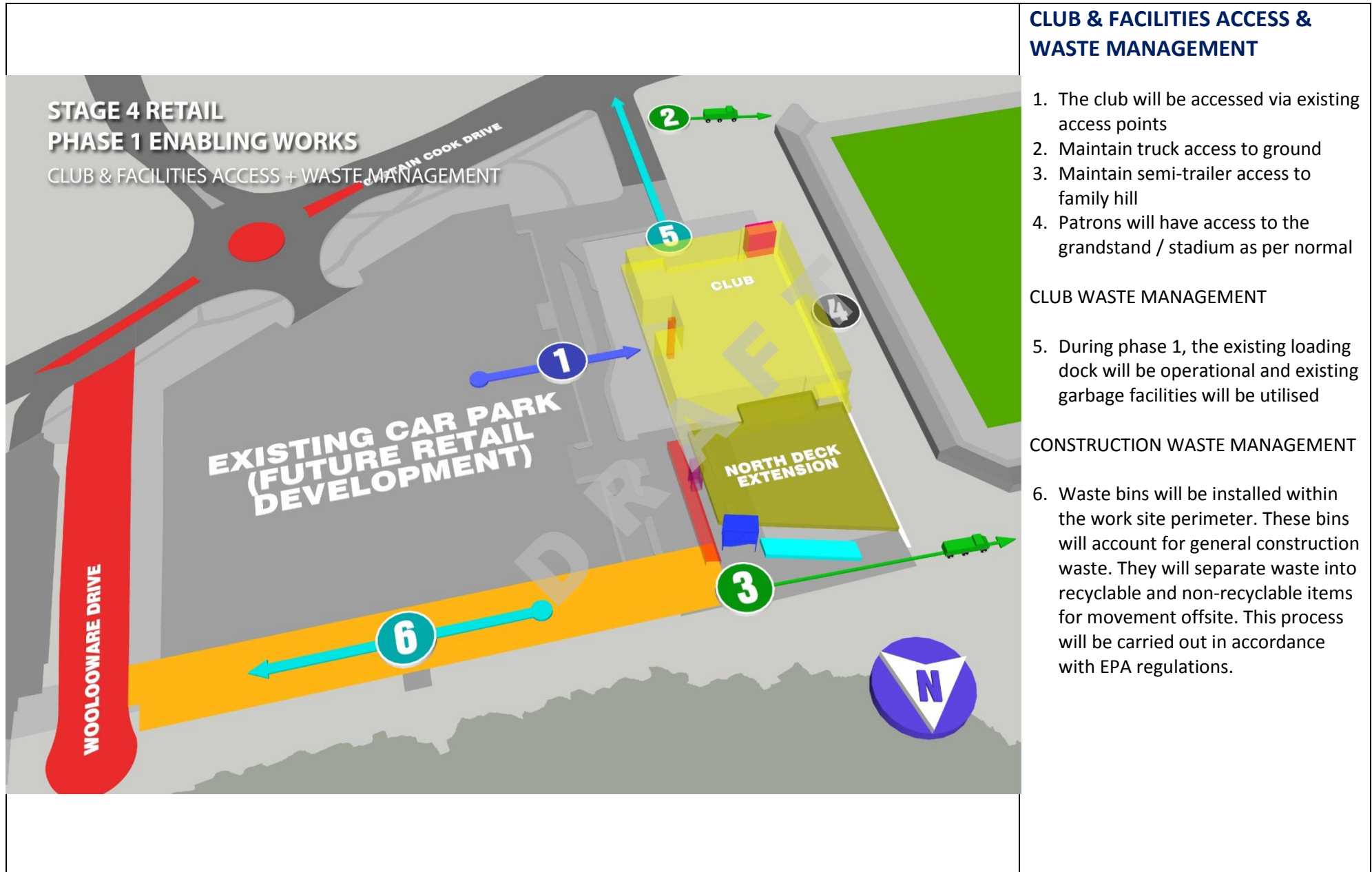
**STAGE 4 RETAIL  
PHASE 1 ENABLING WORKS**

**TRAFFIC MANAGEMENT PLAN**



**TRAFFIC MANAGEMENT PLAN**

1. Club traffic enter and exit via existing roundabout
2. Maintain truck access to ground
3. Maintain semi-trailer access to family hill
4. The existing loading dock will remain operational in this phase.
5. Construction Traffic to access the work site via the existing car park

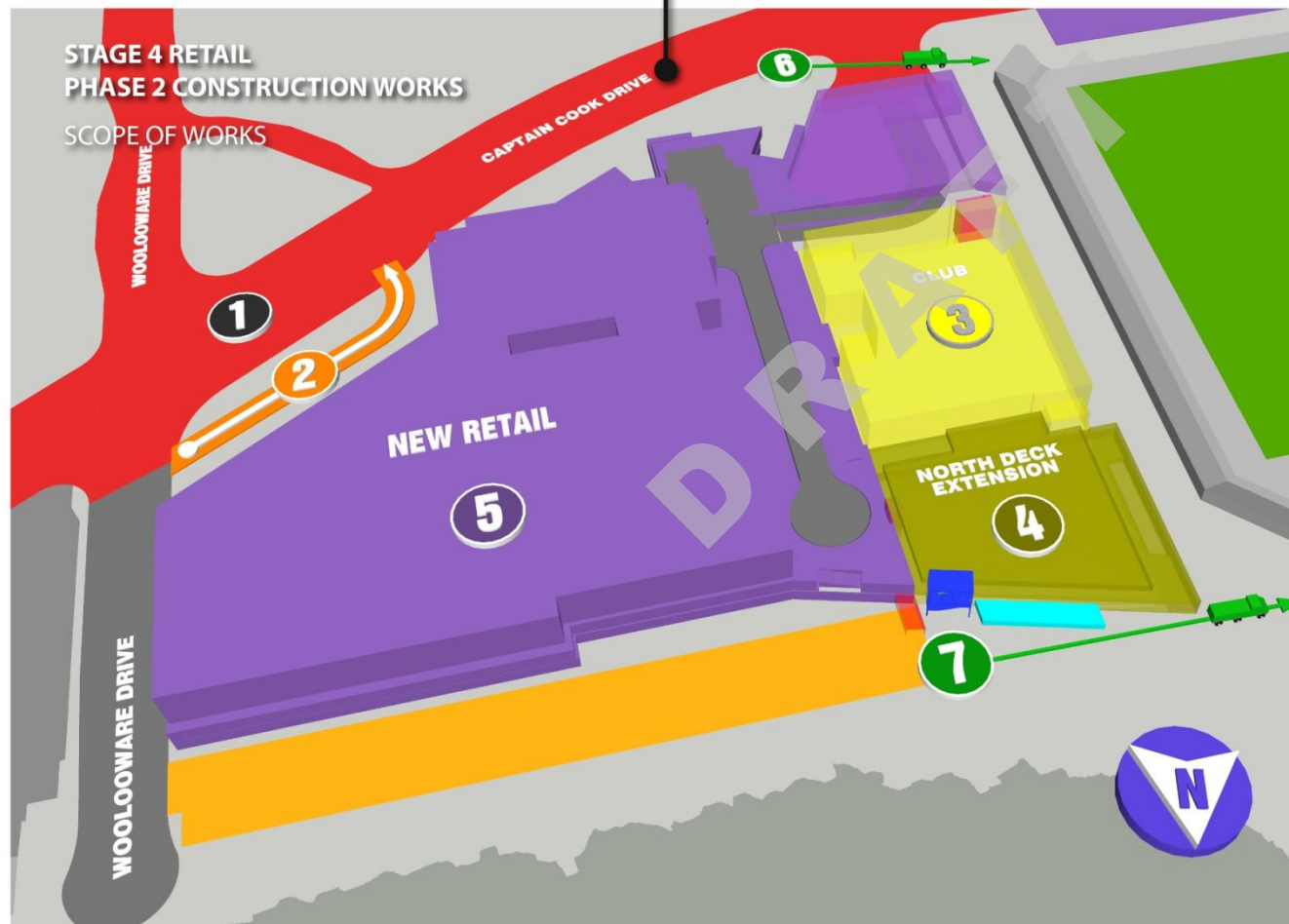


# **PHASE 2 – CLUB REFURBISHMENT & NEW RETAIL CENTRE + INFRASTRUCTURE SECTION E**

**MAIN WORKS FROM AUGUST 2017 – MARCH 2019**

*SUBJECT TO COMMENCEMENT AGREEMENT*

INFRASTRUCTURE SECTION E (STAGE 3 TO STAGE 5)



**SCOPE OF WORKS**

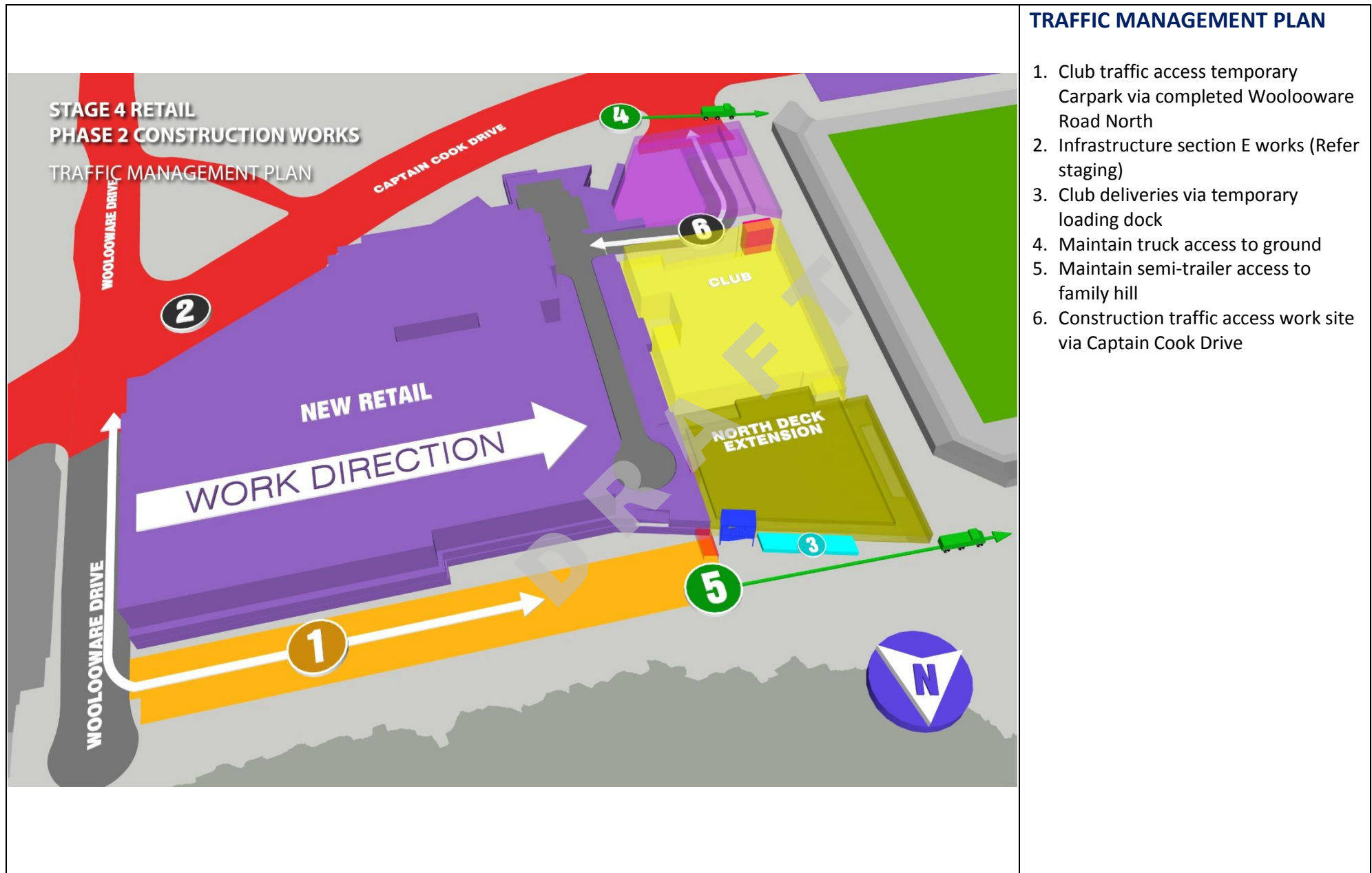
1. Infrastructure section E works (Refer staging)
2. Temporary egress lane west & north bound traffic during signalized intersection works
3. Existing Club conversion to Retail Areas (Follows consolidation of club to level 3)
4. Completion of works to the underside of the North Deck Extension + Club Fit Out Works to North Deck
5. New Retail Centre works
6. Maintain truck access to ground
7. Maintain semi-trailer access to family hill

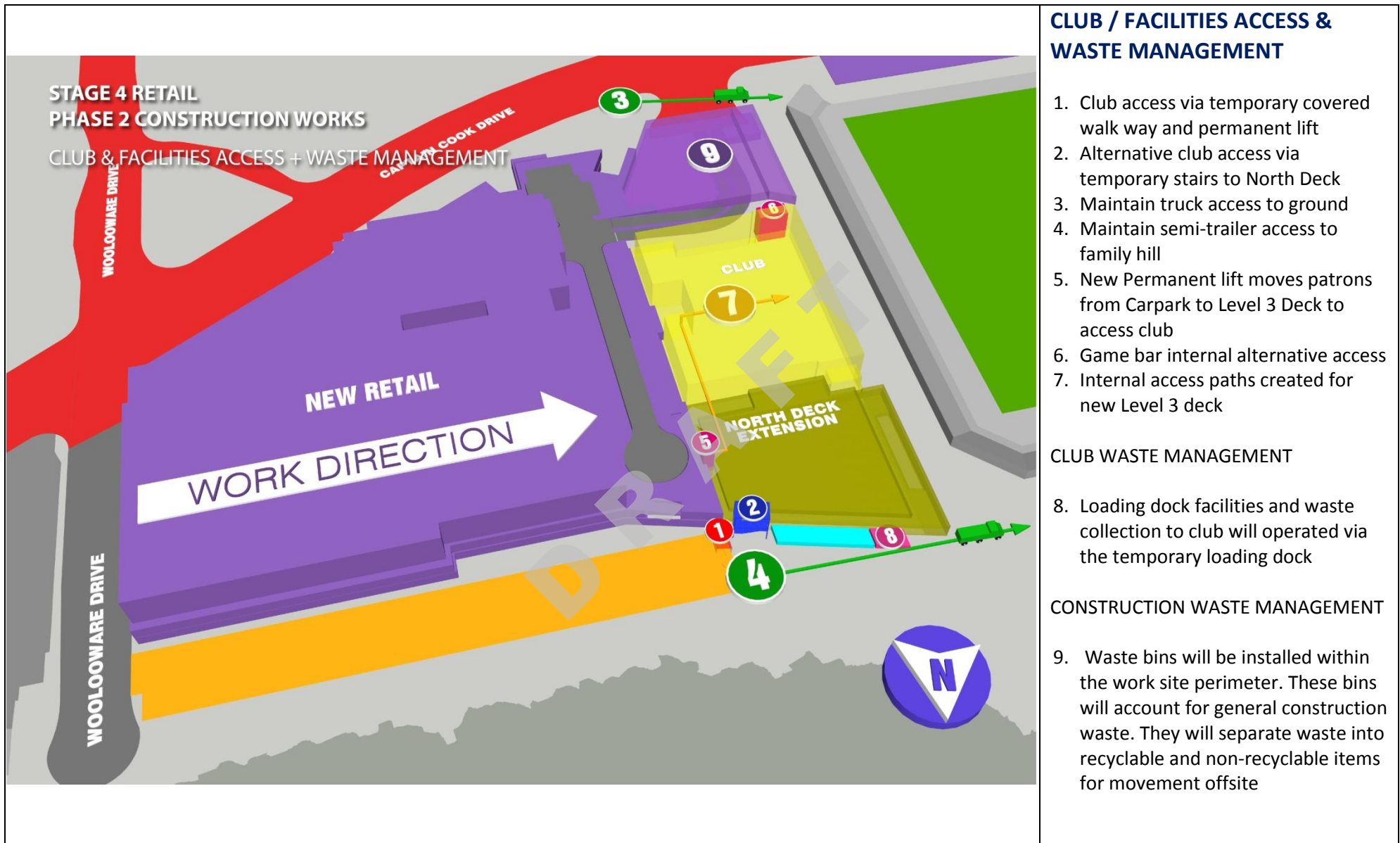
Construction will cease 3 hours before game days event

**INFRASTRUCTURE SECTION E**

Stage 3. Construction of southern leg & signalized intersection works ( Early August 2017 to late November 2017)  
Stage 4. Removal of existing roundabout and temporary traffic signal control( Early November 2017 to late November 2017)  
Stage 5. Median construction and temporary traffic signal control ( Early November 2017 to late November 2017)







# PHASE 3- INFRASTRUCTURE SECTION B & SECTION C

**AUGUST 2018 – FEBRUARY 2019**

*SUBJECT TO COMMENCEMENT AGREEMENT*



## SCOPE OF WORKS

1. Infrastructure Section B works
2. Infrastructure section C works
3. Completion of new Retail Centre works
4. Removal of temporary facilities (stairs, loading dock, pedestrian hoarding etc)
5. Completion of Club retail conversion works
6. Completion of North deck club works
7. Maintain truck access to ground
8. Maintain semi-trailer access to family hill





## TRAFFIC MANAGEMENT PLAN

1. Temporary car relocated to part of new car park
2. Builders temporary offices and amenities relocated to retail "shell" areas
3. Construction traffic access work site via Captain Cook Drive
4. Maintain truck access to ground
5. Maintain semi-trailer access to family hill
6. Club deliveries access via new loading docks
7. Major tenant deliveries via new dedicated loading



### CLUB FACILITIES / ACCESS & WASTE MANAGEMENT

1. Club access via part new car park via new structure
2. Maintain truck access to ground
3. Maintain semi-trailer access to family hill
4. Patrons access club via new facilities

### CLUB WASTE MANAGEMENT

6. Waste management via new loading dock

### CONSTRUCTION WASTE MANAGEMENT

5. Waste Management will be established in the new loading dock area. For Infrastructure Area C, waste bins will be installed within the work site perimeter. These bins will account for general construction waste. They will separate waste into recyclable and non-recyclable items for movement offsite.