

Hudson Centre  
157-163 Cleveland Street Redfern  
**Construction Management Plan**

Prepared by  
Hudson Square Pty Limited

**CONSTRUCTION MANAGEMENT PLAN**  
**PROPOSED DEVELOPMENT**  
**157-163 CLEVELAND STREET, CHIPPENDALE, NSW**

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11 March 2010

## **CONSTRUCTION MANAGEMENT PLAN**

**PROPOSED DEVELOPMENT 157-163  
CLEVELAND STREET, CHIPPENDALE  
NSW**

### **Description of Proposal**

The proposed development is to demolish the existing premises currently located at 157-163 Cleveland St, Chippendale & erect a five storey mix use building containing basement off street car parking, commercial tenancies on the ground, first & second floors & residential boarding house accommodation on the third floor & roof terrace that includes housing of plant.

The adjacent existing mixed use building located at 136-144 Abercrombie Street, Chippendale is to remain unchanged.

The proposed development site has three road frontages. The northern boundary fronts to Cleveland Street, the southern boundary fronts Hudson Street & the eastern boundary fronts Hart Street. The western boundary is shared with the adjacent mixed use building at 136-144 Abercrombie Street

### **Building Classification**

The proposed building has been classified as follows-

<b>Level</b>	<b>Description</b>	<b>Class</b>
Basement	Car Parking	7a
Ground, first & second floor	Commercial Areas	5
Third Floor	Student Accommodation	3

### **Design/ Consultant Team**

The design team for the project includes a group of qualified experienced consultants . The design team includes Architect, Town Planner, Geotechnical Engineer, Contamination Consultant, Traffic Engineer, Acoustic Consultants, Hydraulic Engineer, Heritage Consultants, BCA Consultant, Surveyor, Energy Sustainable Design , Access Consultant, Crime/Security Consultant, Structural Engineer, Mechanical Design Engineer, Electrical Design Engineer, Quantity Surveyor, Certifier, O.H & S Consultant.

### **Management /Site Team**

Prior to & during the construction phase of the Development Management & site staff will meet regularly to discuss items such as Site Safety (O.H & S), Traffic management for material deliveries, distribution & storage coordination of contractors & material to the site. Regular invitations for site meetings will apply to organisations including Work Cover & Unions with the main emphasis on site safety. Management & Site Staff include Project Manager, Contracts Administer, Site Manager, First Aid Officer, OH&S Officer, Site Labourers, and Delivery & Material Handling Manager responsibility include Traffic Control.

**Builder**

The builder has not been appointed. At the appropriate time an experienced builder/site manager will be engaged. The builder will be a person/company that has experience with constructing multi storey building & has proven record with critical items such as site safety (O.H & S) planning & co ordination. The project manager is experienced with multi- storey commercial & residential construction & will appoint the builder

**Contractor/Sub Contractors**

Contractors & sub contractors engaged will be site inducted prior to commencing work. All relevant documents for building in NSW will apply to all personnel on the site include insurance, OH & S documentation & trade licenses.

**Hoardings**

“B” Class hoarding will be erected to Cleveland St, Hart St & Hudson St upon commencement of demolition, for protection of cars, bicycles & pedestrians. Application will be made to council prior to construction for permit to place site sheds & storage container on gantry to allow Safe access to pedestrians along Hudson St.

**Pedestrian/Cyclists**

During construction for the safety of pedestrians & cyclists a B class hoarding will be installed along Cleveland St, Hart St & Hudson St the hoarding will be installed to allow pedestrians safe street access. Traffic control for material delivery to Hudson St will be the responsibility of Material Handling manager.

Traffic control will manage Traffic & pedestrian/Cyclist flow during construction hours. At night hoarding lighting will allow safe access along Cleveland, Hart & Hudson St.

**Demolition**

Prior to demolition of the existing structure a Dilapidation Report will be completed by a structural engineer of surrounding building & structures.

Demolition of the existing structure at 157-163 will be completed by an experienced certified Demolition company. Prior to demolition a hazardous material report will be completed. It is anticipated demolition will be completed in 3-4 weeks.

**Bulk Excavation**

Bulk excavation of the site will see approx 8,900m<sup>3</sup> of spoil removed. Due to the existing structure at 157-163 occupying the total site area, a detailed Geotechnical report is currently not available after the completion of demolition & prior to excavation a comprehensive Geo technical investigation will be carried out. The recent Geotechnical assessment indicates conventional earthwork equipment is expected to be used.

Dewatering, Siltation & dust monitoring procedures will be in place during excavation. Prior to construction commencing a structural engineer design/report will address retaining issues of the excavated site. Structural design will include dialogue & written approval from RailCorp to address any existing or proposed rail tunnels in the vicinity of the site. Excavated material will leave the site via Hudson St & turning right into Abercrombie St & then Left on to Cleveland St heading west.

**Construction Management Plan**

Hudson Centre Development 157-163 Cleveland Street Chippendale NSW

It is anticipated 20 trucks per day will remove bulk excavation for the site with an excavation period of 9 weeks. A detailed construction traffic management report will be completed at CC stage

### **Material Handling, Storage & Distribution**

With the proposed development fronting a main road in Cleveland St the management of materials their storage & distribution is a key part of the development. In consultation with Traffic engineers the following was discussed.

Deliveries to the site will be via Hudson St Truck will egress via Hudson St turning right into Abercrombie St & then left into Cleveland St heading West. All deliveries will be coordinated by the site deliveries & materials handling manager who is responsible for pedestrian safety & distribution of material via mobile crane.

It is anticipated mobile cranes will distribute material across the site for the completion of the project. As the proposed building occupies most of the site, when material are delivered a mobile crane will be required to distribute material to appropriate area on the site. As previously mentioned regular site meeting will take place with key site staff & management to discuss material storage & safety.

### **Superstructure**

The proposed building is designed as a concrete frame with glass & masonry infill. The floor will be a combination of post stressed concrete & in-site concrete for basement slab. The roof will be a concrete slab. It is anticipated construction will take 18 Months.

### **Base Building Fit Out**

Base building fitout will include light weight partition walls consisting of steel stud & plasterboard lining to meet approved BCA acoustic & fire ratings. Walls will be painted to approved colour scheme Ceiling throughout the building will consist of drop in ceiling tiles & fixed plasterboard sheeting to appropriate areas.

All wet areas will be treated for waterproofing & have ceramic tiles applied to floors & walls. Living areas to residential will have carpet coverings. External Windows to be powder coated aluminium frame & glazing to meet BCA standards. The building will be serviced by 3 lifts. Prior to occupation of the building a separate D.A for usage will be lodged

### **Tree Protection.**

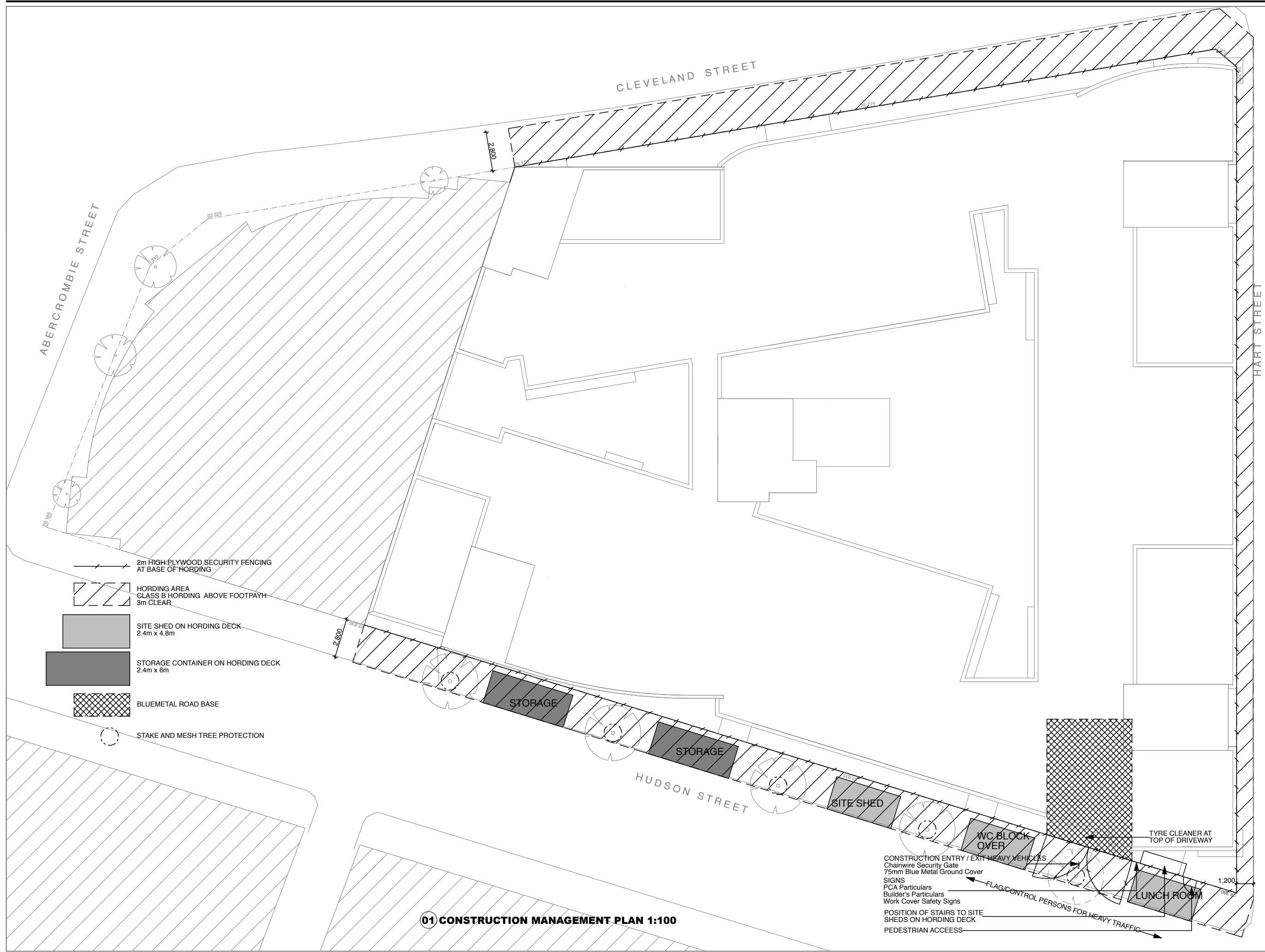
Prior to work commencing on the site. The existing trees surrounding the site will be protected with Staking & meshing positioned to the exterior. All care will be taken to ensure protection of the trees.

### **Waste Bins**

Waste/Rubbish bins including recycling product will be positioned in appropriate areas throughout the site with regular collections as required

## **Annexure A**

### **Construction Management Site Plan**



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A ISSUED FOR DA 4/03/10

**Amendments**

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**Project Details**  
**OFFICES AND STUDENT ACCOMMODATION**  
**157 - 163 CLEVELAND STREET**  
**CHIPPENDALE**  
**NSW 2008**

This drawing should be read in conjunction with all relevant contracts, specifications, reports and drawings. All dimensions used have been dimensioned only. Should any discrepancy arise, the report any discrepancy to the architect for a written order.

Drawn JG	Approved JG	Date Printed 12/03/10
Job Number 0722		
Scale As Shown @ B1		

Drawing name  
**CONSTRUCTION MANAGEMENT PLAN**

Drawing Number DA-13	Amendment A
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