

10 December 2011

CONSTRUCTION MANAGEMENT PLAN
FOR
PEMULWUY PROJECT
REDFERN

The Design and Construction of this exciting project will be carried out by DeiCorp Constructions Pty Ltd for the Aboriginal Housing Company. Deicorp Constructions are a licensed builder in NSW "B.L No. 182130C" and have been in operation for the past 12 years.

Over this period DeiCorp have gained the reputation of designing and delivering a versatile range of projects from Retail, Commercial and Residential on time and to the high standards expected in the Sydney Market.

DESIGN:

The development when completed will consist of 3 precincts.

Precinct 1

- 62 Affordable dwellings, 36 Town Houses & 26 Apartments
- 340m² of retail/commercial space
- 890 m² Gymnasium
- 115 underground car spaces to service the development only.

Precinct 2

- 60 child care centre
- 1,465m² retail/commercial space

Precinct 3

- 485m² Gallery
- 1,100m² retail/commercial
- 154 bed student accommodation

DeiCorp has engaged a qualified team of consultants to ensure that the Pemulwuy Project complies with all relevant Authorities and more importantly the vision & needs of the Aboriginal Housing Company. The team and their reports consist of the following:

- Town Planners Environmental Assessment
- Architectural Design
- Geotechnical Reports
- Material Classification Reports
- Acid Sulphate Tests

- Ground Water Tests
- Structural Engineers Designs/Report
- Acoustic Report
- BASIX Report
- Pedestrian Wind Report
- Solar Light Reflectivity Report
- Detailed Cost Planning
- BCA Certifier
- Heritage Report
- Surveyor
- Hydraulic Reports
- Electrical Reports
- Traffic Report

DEICORP'S CONSTRUCTION TEAM:

Our design team is matched with a highly qualified construction team to ensure the construction phase is well managed & completed on time, within budget and to an excellent standard.

Our construction team will consist of no fewer than;

- Project Manager
- Contracts Administrator
- Office Cadet
- Site Manager
- General Site Foreman
- Leading Hands/Carpenters
- Apprentices
- First Aid Officer
- OH&S Officer
- Delivery and Materials Handling Co-Ordinator
- General Labourers

SUB-CONTRACTORS:

All sub-contractors engaged by DeiCorp must be licensed in their field and carry all relevant insurances, tax regulations plus have a proven track record in similar projects.

CONSTRUCTION

STAGING

The construction phase of Pemulwuy is to be carried out so that all 3 Precincts are completed and handed over to the Aboriginal Housing Company simultaneously.

SITE FENCING/MATERIAL HANDLING/SITE AMENITIES:

- Each Precinct will be enclosed with a 1.8m high chain wire with shade cloth construction fencing with a lockable access gates.
- Each Precinct will have a designated material storage area. With delivery route entry via Abercrombie/Vine St with an exit via Eveleigh/Cleveland Streets.
- It is envisaged that our site amenities will be located at the southern end of Precinct 3.
- As noted in our construction team Deicorp will have a full time materials handling co-ordinator onsite to make sure that all vehicles enter and leave the site as quickly and efficiently as possible.
- Redfern to Lack Group Traffic & Pedestrian Management Plan.

DEMOLITION:

Demolition works are to be carried out on all 3 Precincts.

- Precinct 1 – Gymnasium in Vine St.
- Precinct 2 – Existing AHC Office in Lawson St.
- Precinct 3 – Old Murawina building in Eveleigh St.

These works will be carried out by a qualified & licensed Demolition contractor & also in conjunction will all relevant Authorities. Sediment Control works are to be implemented to each Precinct in accordance with Engineers details.

EXCAVATION/GROUNDWORKS:

Excavation only occurs in Precinct 1 to accommodate the underground car park which is well outside Railcorp's 25m excavation criteria. Design of the earthworks was completed by Bonacci Group Structural Engineers after, Geotechnical, Acid Sulphate & Material Classification & Ground Water Tests were carried out by SMEC Testing "All reports & design certificate are attached in our DA Appendix 19." All bulk excavation/ground works will be carried out by a licensed contractor with sign off by the relevant consultants.

Precinct 2 will have some very minor excavation to the outdoor childcare area with foundation design to be a piled solution in accordance with Appendix 19.

Precinct 3 foundations design again will be a piled solution in accordance with Appendix 19.

Once again all works to be signed off on completion by Bonacci Engineers.

SOIL WATER MANAGEMENT

All Precincts Soil Water Erosion works will be in accordance with Bonacci Group Plans attached to the Construction Management Plan.

STRUCTURE:

Precinct 1 will be broken into two components sitting on one podium level.

Component 1 will be the two story Town Houses which will be carried out in full brick construction external brick cavity with internal single skin brickwork. Upper floors & internal stairs will be constructed from concrete with timber/metal roof trusses and colour bond roofing.

Component 2 will be the apartments with the main structure being concrete columns & slab with full brick infill again with a metal roof.

Precincts 2 & 3 will be concrete column, slab construction with brickwork infill with concrete roofs.

INTERNAL CONSTRUCTION

All Precincts have been designed & constructed in accordance with all relevant standards & Authority codes. All external balcony areas are to be tiled with opaque glazing. All external wall finishes are to be rendered or a similar product painted to the approved colour scheme.

LAWSON STREET BRIDGE WORKS (PLAN DN160[C])

To enhance the entrance of the Pemulwuy Project it is planned to widen the Lawson St Bridge by approximately 24m x 27m plans attached in Appendix 20. Correspondence commenced with Mr Peter Boyden from Railcorp back in February 2010.

A draft design was forwarded to Railcorp on 30th August 2010 and discussion are ongoing to bring the final design to completion as soon as possible.

Deicorp fully understand the complexities in completing this part of the project & will designate a full time Project Manager to this portion of the works to ensure it is completed within the 24 months of the main construction programme.

SITE MANAGEMENT

Deicorp will at all times ensure that the construction works are carried out in accordance with;

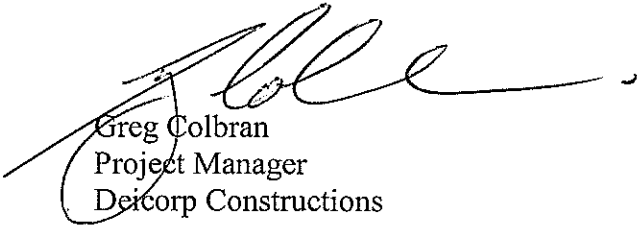
- Approved Construction hours.
- Noise & Vibration are kept to acceptable levels & that all relevant reports are carried out & adhered to during construction.
- Water quality & Electrical use along with Waste Management are monitored at all times.
- Waste Management reports will be implemented in separating waste material before removing from site.
- Qualified traffic consultants will be employed at all times to ensure that the traffic impact is minimised as much as possible. (See Lack Group Traffic & Pedestrian Management Plan attached)

- A site notice board will be erected at a strategically nominated point which will include office & site contact numbers to ensure that the general public have contact with both site and office.

TIMING

The works have been programmed to be completed 24 months from commencement.

Deicorp believe that by implementing the procedures noted above it will allow us to complete the Pemulwuy Project with minimal disturbance to local residence, traffic & pedestrians and within the prescribed construction timeframe.



Greg Colbran
Project Manager
Deicorp Constructions