LORDS GROUP

CONSTRUCTION MANAGEMENT PLAN

Project Address:
34 – 35 South Steyne
Manly NSW 2095

Client:
Fortis Development Group Pty Ltd

Approved By:
Con Tsaltas

Date: 28/06/2022

Record of revisions of the Construction Management Plan

Edition Revision	Date	Page	By	Revision Details
1.0	*23.05.22*		CT	Council Submission – Prior to commencement
1.1	28.06.22		CT	Amended Plans

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No.	User	Position	Issue Date
01	Con Tsaltas	Pre-Construction Manager	*23.05.22*
02	Con Tsaltas	Pre-Construction Manager	*28.06.22*

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1 PROJECT DESCRIPTION AND DEFINITION OF SCOPE

1.1 LOCATION

The site is located on 34-35 South Steyne, Manly NSW 2095

1.2 EXISTING SITE

The existing site is located on an existing commercial premises at:

- *34 – 35 South Steyne, Manly*

The site is in the Northern Beaches Council local government area.

The site is bounded by South Steyne Road to the East, 33 South Steyne to the South, Rialto Lane to the West and the following addresses to the North & Northwest of site:

- 36-38 South Steyne
- 98-100 The Corso
- 96 The Corso
- 94 The Corso
- 92 The Corso

The road network surrounding the subject site are Pittwater Road, classified by the RMS as a State Road which provides a North-South Road link through the area. North Steyne, classified by the RMS as a Regional Road and also provides a North-South Road link along the beach frontage. South Steyne which is a local road to the Eastern end of site. Rialto Lane is a rear service lane which is used to provide vehicular access to properties fronting South Steyne as well as The Corso.

The site is comprised of 2 existing lots, Lot B in DP 102407 & Lot 2 in DP 861591. There is a 15m street frontage along South Steyne and approximately 9m of frontage along Rialto Lane, occupying a site area of 690.7m^2.

1.3 SCOPE OF WORK

The scope of work is to demolish the existing commercial premises which comprises a cumulative floor area of approximately 1400m^2.

The basement will include parking and loading areas on Basement 2, whilst Basement 1 will incorporate an extensive EOT facilities area along with plant room and commercial GFA.

The building will include lifts access to all levels, external landscape areas, a garbage room and storage spaces for occupants.

The scope of work includes the following stages:

DEMOLITION

- Isolation of existing services and protection of existing tress
- Removal of awning to South Steyne
- Installation of A & B class hoardings and perimeter scaffold to public elevations
- Internal strip out of the existing building
- Demolition and removal of existing commercial buildings

SHORING AND EXCAVATION

- Shoring Wall Installation to suit geotechnical advice to perimeter boundaries
- Excavation and load out of Substrate to new basement levels

STRUCTURE WORKS

- Foundations and in ground hydraulic services
- Construction of two levels of basement
- Construction five above ground suspended floors
- Installation of scaffold
- Removal of formwork

FAÇADE & INTERNAL FIT OUT

- The fit out of the EOT facilities, commercial warm shell, lobbies, common area and car parking
- The complete façade installation including glazing, perimeter walls, balustrades and louvres
- Base building services installation
- Installation and commissioning of new lifts, storage areas rooms, and associated plant rooms

EXTERNAL WORKS

- The installation and commissioning of any Level 3 works in liaison with Ausgrid.
- The completion of all external and roof areas, including paving and landscaping
- The restoration and hand over to council of any public domain areas surrounding the site.
- The installation and commissioning of a water supply in liaison with Sydney Water
- The installation and commissioning of a gas connection in liaison with Jemena if required
- The installation and commissioning of sewer connection in liaison with Council

1.4 CONSTRUCTION SEQUENCING

The duration for the works is anticipated to take 12 months, which shall be broken up as follows:

- Demolition*: 8 weeks,*
- Shoring and Excavation: *13 weeks,*
- Construction of structure (from Basement to Roof): *12 weeks,*
- Internal Fit out of common areas: *18 weeks,*
- External Works, landscaping, and Public Domain Works: *4 weeks*,

2 SITE SET-UP AND ESTABLISHMENT

Lords Group will provide all necessary accommodation, material handling and secure storage for its operations. The facilities to be provided and maintained by the contractor will include:

- Construction plant including hoisting equipment and cranes
- Scaffolding, platforms, access ladders, barriers, handrails, barricades and hoardings
- Temporary driveways, road crossovers and construction zone
- 24/7 emergency vehicle access
- Storage sheds and compounds
- Rubbish sorting areas
- Site amenities with all required equipment and facilities

Construction plant and site amenities will comply with the requirements of all relevant authorities and be wholly contained within the hoarded site. All construction plant and equipment will be progressively removed when no longer required.

Lords Group will obtain all required permits, pay the applicable fees and comply with all conditions. Northern Beaches Council and other authorities will be notified of commencement of construction works prior to commencement.

There are trees in vicinity of the project, pending feedback from council, a tree consultant will be engaged to specify tree protection. Environmental protection measures will be installed in accordance with the Sediment and Erosion control plan and the Environmental Management Plan will be implemented for the duration of the works.

During construction, Lords Group will be utilising the project site for amenities and administration accommodation.

Suitable security arrangements will be put in place, including appropriate security fencing / vehicle crossings, health and safety signs and the site signboard. (Site identification and safety signs will be erected once details are finalised).

These will remain until the structure is complete, upon which, the builder will relocate their office to within the structure of the building.

2.1 EXISTING SERVICES

A copy of Dial Before you Dig reports can be found on the Lords Group shared drive or copies will be available at the Site office.

Dial Before you Dig reports will be updated upon commencement of any excavation work.

2.2 SITE PERSONNEL

Workers and employees, who attend site, have the qualifications and training required to undertake a site induction will have access to come and go from site. All workers must sign in and out from site on the worker register; Lords Group must be able to identify how many people are onsite and who they are, who they are working for and what their contact number is.

In cases of emergencies and evacuations the worker and visitor registers are used to ensure all people have evacuated the site and are accounted for. The worker induction will also ask if each worker is fit for work at the beginning of the day and if they have had an incident free day at the time of sign out. These questions are used to prompt workers into thinking about their welfare and activities through the day, the answers are checked daily by the Site Supervisor or HSE coordinator and any discrepancies are followed up.

2.3 SITE VISITORS

All site visitors to sites must sign onto the site visitor register, and be assigned an approved escort for site, this must be a Lords Group Employee or Lords Group Site Management approved escort. Escorts must be inducted, carry a current industry induction card, and be trained in the process of signing in & supervising visitors.
All visitors must always stay with their escort; the escort must take full responsibility for the visitors and their safety.
Visitors must have suitable PPE and follow all instructions given to them by site staff; visitors are not to undertake any physical work or tasks. If a visitor fails to follow directions given or stay with their escort and under adequate supervision, they will be ejected from site. To regain entry, they will be required to apply to site senior management, who will review their case. If an escort fails to supervise a visitor, they will be issued a safety breach notification and unable to escort any other visitor until such time as they re-gain approval from site senior management.

2.4 SITE ACCESS AND LAYOUT

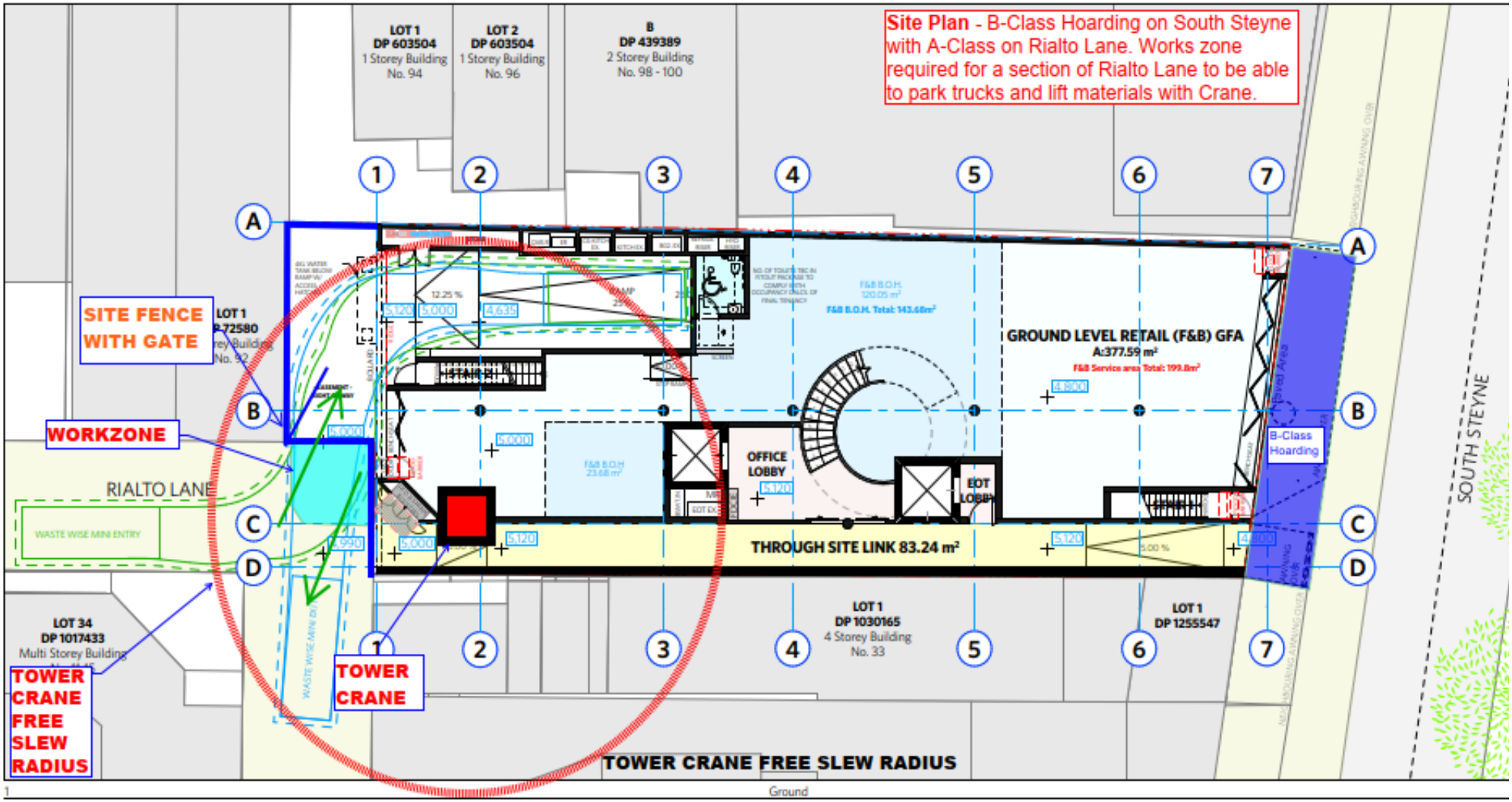
As per WHS requirements, ALL visitors to the site will be required to report to the site office and undergo a "site induction". The site office is to be located as close as possible to the pedestrian access and away from any construction activity where practicable.
The vehicle access will be via the existing laybacks Rialto Lane.

Refer to image below for the Site Establishment Plan for location of offices, amenities, entry and exit points, hoardings and construction zones.

A work zone application will be submitted to Council for a small section on Rialto Lane near our driveway. Detailed drawings shall be provided within the application. This will be established for the loading and unloading of material to the site by tower crane and forklift access refer to materials handling below.

A B-Class Hoarding will be provided along the footpath on South Steyne for pedestrian protection. Rialto Lane will have A-Class hoarding and site gates installed for access into the project site.

Perimeter scaffold will be installed where required for the Demolition, structure phase and façade.


Site Plan - B-Class Hoarding on South Steyne with A-Class on Rialto Lane. Works zone required for a section of Rialto Lane to be able to park trucks and lift materials with Crane.
LOT 1
DP 603504
1 Storey Building
No. 94
LOT 2
DP 603504
1 Storey Building
No. 96
B
DP 439389
2 Storey Building
No. 98 - 100
SITE FENCE WITH GATE
WORKZONE
RIALTO LANE
WASTE WISE MINI ENTRY
GROUND LEVEL RETAIL (F&B) GFA
A:377.59 m²
OFFICE LOBBY
EOT LOBBY
THROUGH SITE LINK 83.24 m²
B-Class Hoarding
SOUTH STEYNE
LOT 34
DP 1017433
Multi Storey Building
TOWER CRANE FREE SLEW RADIUS
TOWER CRANE
LOT 1
DP 1030165
4 Storey Building
No. 33
LOT 1
DP 1255547
TOWER CRANE FREE SLEW RADIUS
Ground

2.5 TRAFFIC MANAGEMENT AND LOCAL TRAFFIC ROUTES

This section provides details on construction traffic, and the traffic management in and around the construction site. It includes the identification of local traffic routes to be used by construction vehicles, and details how construction workers will travel to and from the site and parking.

We anticipate approximately 10 staff onsite during demolition works with up to 40-50 staff at the peak of structure, construction and fitout. This would equate to the provisioning of *approximately 10-15* additional vehicles, as we will be requesting all site personnel to use public transport to arrive to the construction site.

During Excavation, we anticipate the use of Medium Rigid Vehicles (MRV) to enter and exit site via a ramp installation along Rialto Lane. Accordingly, trucks will be timed to enter one at a time, prior to being called into the site.

Following from Excavation and proceeding into the construction of the structure and subsequently the finishes, we anticipate rigid trucks to be using the work zone provided. The trucks will be unloaded in the work zone by a forklift with clearance to the tree protection zones, and below the tree canopy to ensure the trees are protected.

The trucks will be approximately 10m long, and we expect a moderate truck frequency during the period of concrete construction, structure and façade works - with less than 6 trucks arriving each day during these periods of construction. These will be managed under the requirements of the TMP.

There will be a tower crane to handle deliveries from Rialto Lane via trucks parking within site & our anticipated works zone. The tower crane will remain erected for approximately 6 months.

We anticipate that nearing the end of the project for a period around 4-6 weeks, we will require intermittent access of the public footpath along South Steyne and Rialto Lane to undertake public domain works and make good the surrounding infrastructure, this will be completed with sufficient clearances to any tree protection zones.

The sizes of vehicles are as follows:

- Medium Rigid Truck: 8.8m long
- Large Rigid Truck: 10-11m long
- Truck with Hiab: 10m long
- Concrete Pump established footprint: 7.5m wide x 8.5m long
- Manitou or Forklift: maximum 2.5m long
- Ute: Max 3.6m long

2.5.1 PERMIT TO STAND PLANT

Any oversized vehicles to operate on Council Property (including within the council approved Work Zones or RMS approved ROL) will attain a Permit to Stand Plant on each occasion.

Oversized vehicles are defined as vehicles over 7.5m or heavier than 4.5T.

2.5.2 TRUCK DELIVERY TRAFFIC ROUTE

Deliveries will be managed such that materials handling equipment and the tower crane will be readily available to take material delivery, with minimal vehicle queuing on Rialto Lane.

A work zone will be established during the construction of the structure, to ensure a vehicle can remain on standby off the street if required.

Post completion of the structure, most deliveries will be facilitated from within the site by usage of the completed structure of the basement.

2.5.3 CONSTRUCTION WORKER PARKING

Construction workers shall park in the newly constructed basement levels within the site boundary.
At times when this is not possible (for example during detailed excavation) shall be encouraged to car-pool and use public transport to arrive to and from site.

2.5.4 SITE SHEDS AND STANDING OF PLANT

The site plan shows locations of delivery zones, tower crane, hoarding and works zones. Site administration and accommodations will be located within the existing building. Stand plant permits will be applied for if required for any works on Rialto Lane or South Steyne. Concrete pumping is expected to take place on the project site and minor works zone on Rialto Lane, this will be undertaken in conjunction with the neighbouring properties, however there will also be traffic control to manage trucks reversing onto the pump in the laneway.

3 CONSULTATION & COMMUNICATION

Ongoing engagement and liaison with all relevant Stakeholders is the key to delivering an optimal project. Lords Group have developed a communication strategy to achieve the following objectives:

- Initiate public knowledge and awareness of the project, including any impacts to the surrounding areas
- Ensuring all relevant Stakeholders are kept informed of the project status, any unforeseen issues as well as milestone targets
- Relationships with all relevant Stakeholders are established and maintained throughout the duration of the project and beyond
- Managing Stakeholder requirements through mutually agreed solutions

Lords Group aim to achieve these communication objectives by employing the following tools and strategies throughout the project:

- Pre-start meetings and introductions with all relevant Stakeholders
- Site & visitor Inductions for all new personnel or Stakeholders attending the project site
- Toolbox meetings with Lords Group and Subcontractors
- Site Signage & Notice Boards
- Neighbourhood notification and letterbox drops
- Weekly site safety inspections and audits
- Weekly Client, design, and Stakeholder meetings
- Onsite weekly subcontractor meetings
- Monthly PCG reporting
- Evacuation Procedures and Notices
- Obtaining all relevant permits, licenses, and applications
- Complaints Register

4 CONSTRUCTION ACTIVITIES

4.1 DEMOLITION PHASE

Lords Group shall ensure the structural and geotechnical engineer carry out inspection and investigation to critical items highlighted at the boundary prior to commencing demolition work. Scaffold and B class hoarding will be installed to the perimeters to provide protection to the footpath and roadway. The scaffold will be progressively removed as the demolition progresses.

The demolition work will involve the careful hand removal of any hazardous materials in accordance with statutory requirements and practices. More specifically the hazardous material will be removed by a licensed removal contractor along with the implementation of all air monitoring requirements to ensure the safety of the surrounding public and the environment.

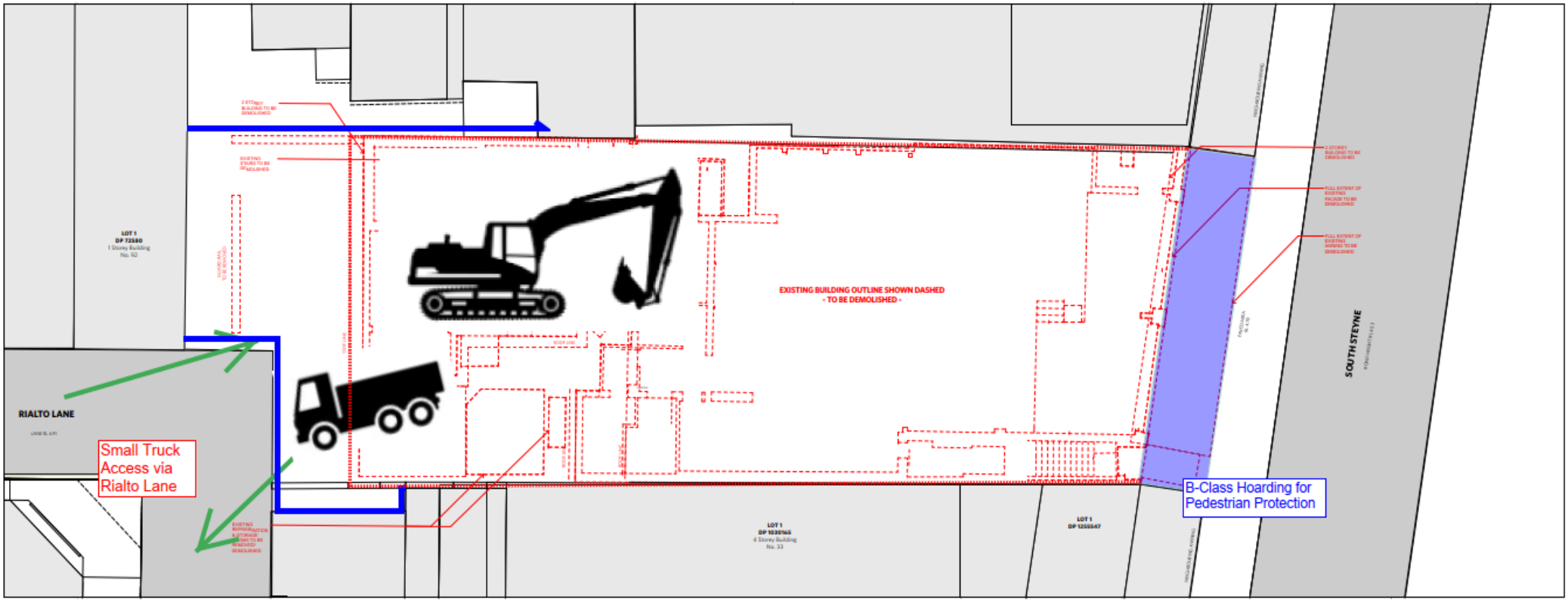
Following the removal of all hazardous material a clearance certificate is to be provided and then hydraulic excavators will be used ranging from 5t Excavators to 15t excavators to strategically demolish the remaining structures on the site. They will initially access the site from Rialto Lane and work their way from the Western to Eastern end of site whilst loading on the Rialto Lane.

The demolition works will be completed from within the site to contain and minimize the production of noise and dust, on and off the site.

Materials that have been extracted from the existing structure will be sorted into temporary stockpiles within the constraints of the site for recycling, reuse or disposal. Materials will be progressively loaded and taken off-site in concealed trucks and/or bulk bins.

LORDS GROUP

Demolition Plan - Due to restricted site access, demolition needs to start from West to East. Load out will be via Rialto Lane



1 Demolition Plan 1:100

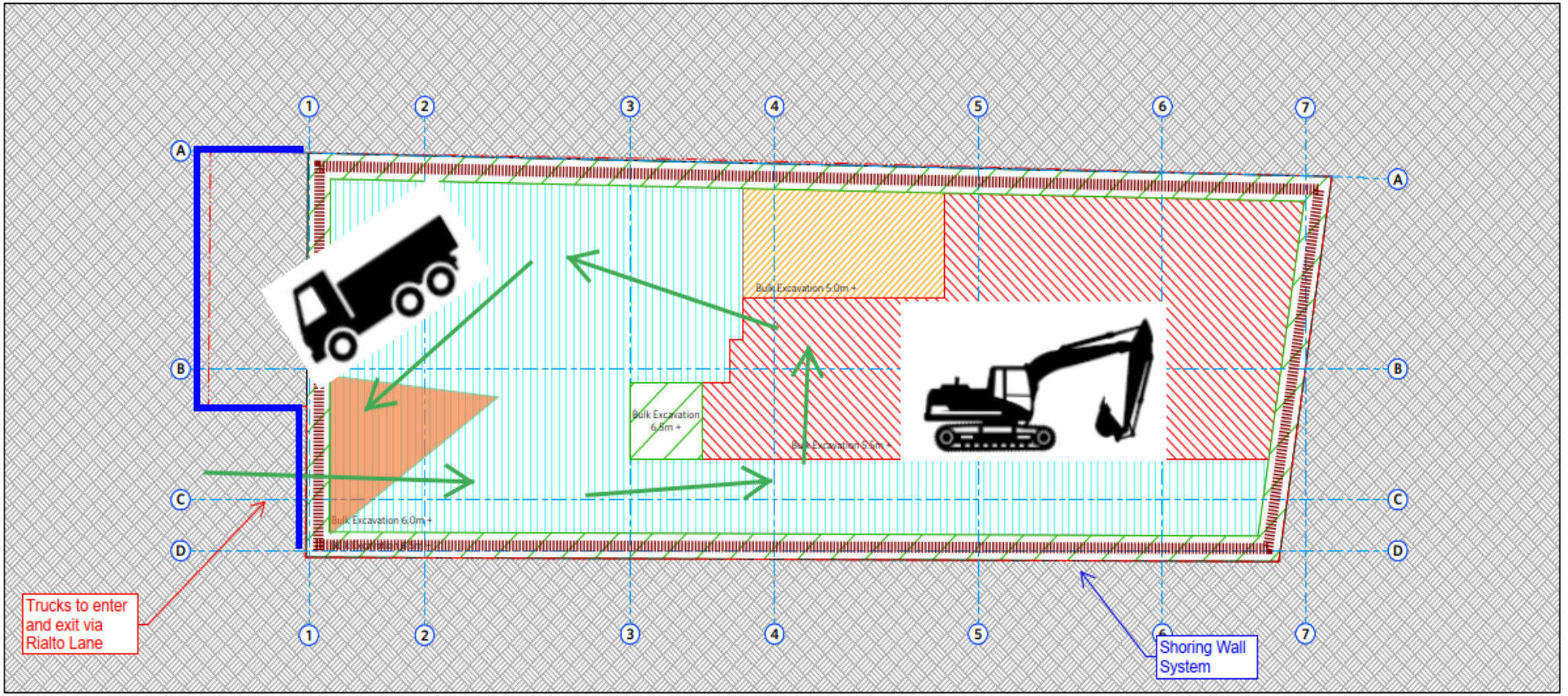
SITE FENCE

4.2 EXCAVATION PHASE

The total volume being excavated is approximately 3,400m3. This equates to approximately 380 – 430 truck movements. Given the logistical constraint of only being able to load one truck at a time and limited ability for queuing, we expect to load out 10-15 trucks a day.

To protect the excavation, safety barriers will be installed to all open faces, with A & B Class timber hoardings for protection of the site.

Excavation Plan - Due to restricted site access, Excavation trucks to enter and exit via ramp on Rialto Lane



1 Bulk Excavation Plan 1:100

4.3 STRUCTURE PHASE

The sub-structure is based on a typical concrete framed structure which involves the construction of vertical support elements including concrete reinforced columns and walls followed by the construction of suspended reinforced concrete slabs.

At completion of the slab on ground the typical structural cycle will be triggered for a concrete framed structure being formwork, reinforcement place and concrete place to columns and walls and then formwork, reinforcement place and concrete place to suspended slabs until the completion of the roof slab.

Due to the site constraints, the intention is to utilize static line pumps which will be serviced via a concrete pump and concrete trucks from the project site and works Zone on Rialto Lane. All vehicle movements will be under the strict guidance of authorised traffic controllers to avoid any congestion on Rialto Lane or neighbouring streets.

Further to the fact that we will be utilising a static line pump to place the concrete it is proposed that the building decks will be poured in one go as we should have capacity for a single truck feed to service this.

Scaffolding will be progressively erected on all elevation of the building. The scaffolding will typically be 3 boards wide with a 2-board hop-up and be fully enclosed with a chain and shade cloth.

4.4 FIT OUT AND FACADE

Fit out works will commence on completion of the structural works and extend for 18 weeks after the structure is completed. The anticipated vehicle movements will drop to between 5 and 10 trucks per day. Access will still be provided to the site as directed by Lords Group appointed traffic controllers.

The Tower Crane and loading platforms will continue to serve the project until the façade is closed off, which will be determined by the duration of major finishes material loading onto the residential floors.

Scaffold will also be progressively stripped as the façade is completed and it is proposed that the scaffold material will be loaded directly onto rigid trucks and removed off site. Further to the completion of the façade and complete removal of the scaffold, the tower crane will also be dismantled and removed from site in accordance with the procedure noted above.

4.5 NEIGHBOURHOOD RELATIONS

Prior to any works commencing on site, detailed dilapidation reports will be carried out to properties and buildings adjoining the site.

Further dilapidation reports will be carried out for footpaths, kerbs, road pavements and utility infrastructure features of the main access routes in immediate vicinity to the site.

A dilapidation report for each of the neighboring properties shall be carried out by Lords Group

prior to the commencement of work. A copy of the Dilapidation Report will be issued to the PCA and Council upon completion.

Lords Group shall establish signage containing all contact numbers including authorities and consultants for neighboring and public awareness upon possession of the site. The contact details displayed on the site provide a service to neighbors for any problems the residents have with the site.

At all times, all attempts will be made to ensure good neighborhood relations.

4.6 SITE INDUSTRIAL RELATIONS

Any industrial problems are handled by the Site Manager on site and all attempts will be made to resolve any queries as quick as possible.

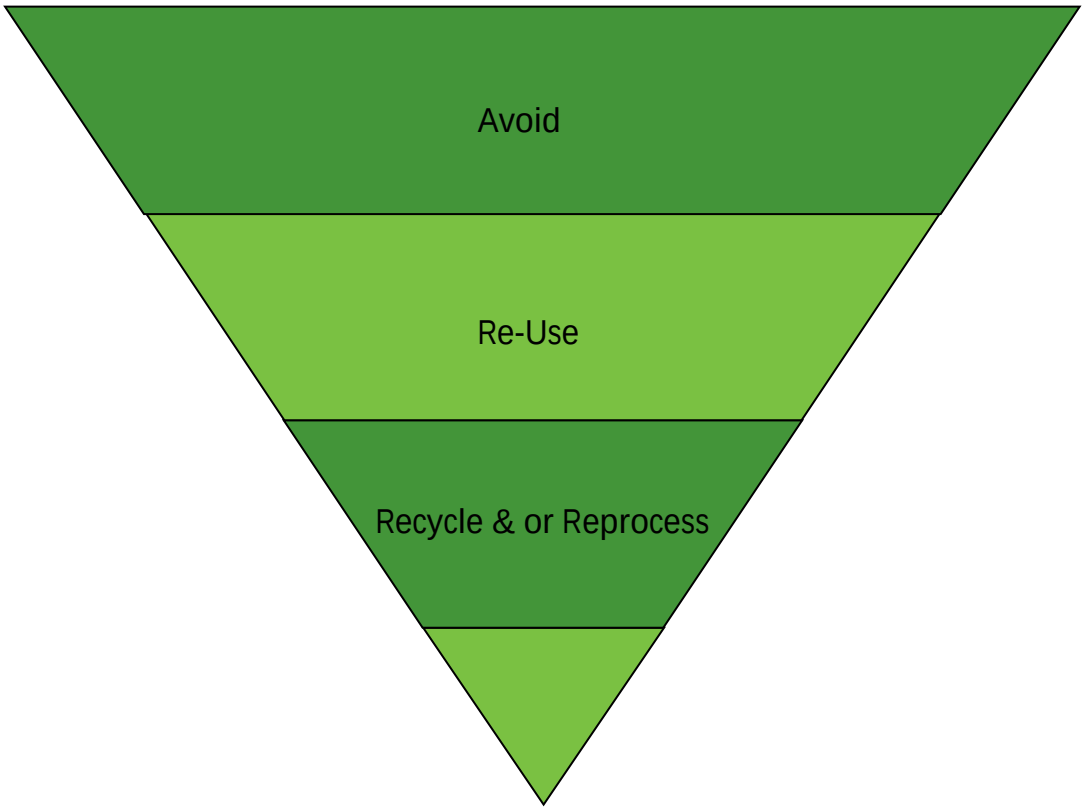
Industrial reports are filled out and sent to Head Office to the Director.

5 WASTE MANAGEMENT

5.1 WASTE MANAGEMENT HEIRACHY

Lords Group have prioritised waste management by adopting a waste management hierarchy as follows:

1. Avoiding Waste (identify demolition and construction waste to minimise packaging and over ordering of materials)
2. Re-Use Materials (pallets and storage containers)
3. Recycle and Reprocess Materials
4. Disposal of Waste



5.2 WASTE MINIMISATION CONTROLS

The following controls will be implemented on site to ensure waste is minimised on the project:

- Main subcontractors are asked to submit waste minimisation details in their SWMS including the following:
  i. Avoiding over-ordering materials
  ii. Minimising the use of un-recyclable packaging materials
  iii. Reviewing with suppliers, the potential for reusable packaging, such as cloth bags, blankets, pallets or containers for materials and equipment
  iv. Buying environmentally approved and recycled-content products where possible

- Waste management training is provided as part of Site Induction, ensuring that subcontractors and site visitors are aware of the materials on-site (in particular any hazardous wastes) and waste disposal requirements.
- Lords Group will utilise the services of a Waste Sub-Contractor whose facilities and waste procedures have been audited by our sustainability management team for stringency and accuracy. They should need also meet the following requirements:
    i. Be appropriately licensed under the POEO Act (1997) and associated regulations to transport, store, recycle, reprocess and/or dispose of wastes removed from the site;
    ii. Provide waste containers and transport vehicles suitable for storage and carriage of waste types to be generated at the site;
    iii. Can provide EPA licenses of the appropriate landfills that are licensed to accept the waste which is generated on site
    iv. Provide accurate written documentation including tracking documentation and disposal receipts to Lords Group in a prompt manner following the disposal of waste from the site to comply with regulatory and Lords Group contract requirements.
    v. Remove and transport all waste for disposal to a facility lawfully able to accept the waste;
    vi. Securely load and cover all vehicles/bins and containing waste prior to exit from the site to minimise the risk of waste spillage, dust generation etc during transport.
    vii. Facilitate recycling of appropriate materials.
- Prior to commencing work on site project personnel (including subcontractors) are to be informed through the site induction process of the importance of waste, recycling, spills or incident impacts on the site and adjacent areas. Site supervisors are to discuss waste management issues at toolbox and other meetings as required.
- All work areas are to be maintained in a clean and tidy manner. A weekly (or more frequent if required) sweep of the entire site will be completed by the contractor to remove loose waste and/or litter present within the site to appropriate waste/recycling storage facilities in the loading dock.
- Daily inspections are to be conducted to ensure that the worksite is left in a rubbish-free state and that no rubbish has been "trapped" against site fencing

Regular management audits are to be carried out to ensure that the Waste Management Plan is being adhered to.

5.3 WASTE MANAGEMENT

The table below represents the expected waste types that will be generated during the works and describes how each will be managed on-site, collected and the waste management outcome ranked from the most to least preferred.

Waste Type	Waste Management Outcome				
	Most Preferred				Least Preferred
	Avoid/Reduce	Reuse	Recycle	Recover	Treat &/or Dispose
Plasterboard					
Paper & Cardboard					
Steel, Scrap Metal etc....					
Timber					

Plastics and Foam					
Insulation Material					
Excavated Fill					
Glass					
Concrete and Bed Mix					
Residual					
Hazardous					
Food and General Waste					

Notes
1. Waste is collected in "general construction waste" bins and is sorted at a resource recovery facility using mechanical and manual sorting techniques that remove wastes such as plasterboard, timber, metal, cardboard and plastic for recycling.
2. Residual waste refers to construction waste other than those listed as a waste type.
3. Waste Management Definitions:

Re-use, means the activity of using waste materials in their current form (i.e. not altering their chemical or physical state)
Recycling, means the activity of processing waste materials to form new products
Recovery, means the activity of processing waste materials for the purpose of recovering energy (e.g. incineration)
Disposal, means the activity of depositing waste materials in landfill

5.4 DEMOLITION WASTE

Where possible, demolition of the remaining components of the existing building is carried out in a manner to maximise reuse or recycling.

Prior to demolition works commencing, a hazardous materials survey of the site will be undertaken. Should any classified material be identified a specialist subcontractor should be engaged to remove the waste. These materials are to be disposed of in accordance with Authority requirements. Should the material to be demolished not be identified as hazardous it should be placed in the provided construction waste skip bins which will then be collected by the approved subcontractor for sorting and disposal.

A demolition Safe Work Method Statement should be prepared by the contractor who is registered with Safework NSW Authority. Demolition by induced collapse, the use of explosives or on-site burning is not prohibited.

Any fill materials identified requiring excavation within the site footprint should be reused, where suitable, on the site as part of the site engineering or landscaping work. Excess or contaminated excavation fill is to be removed off site and classified in accordance with relevant authorities. To ensure the fill is being taken to the correct landfill the subcontractor transporting the waste should provide details of the landfill site, the EPA license details and confirmation that landfill is authorised to receive that waste. Trucking docket records are to be kept on site to check that fill is going to the nominated landfills.

The demolition subcontractor will be required to attend a site briefing prior to commencing work in the site. Key subjects for discussion will be waste minimisation and reuse / recycle targets and OH&S. A copy of Waste Table Al - Stage 1 Demolition and Table A2 Stage 2 will be handed over

and discussed.

The Project Manager or nominee will brief the Contractor and approve the Demolition Work Statement, prior to its submission by the demolisher to Safework NSW.

During demolition, there will be ongoing management supervision by the Project Manager to ensure that the Waste Management Strategy Objectives are being met, as per the agreed Plan.

5.5 CONSTRUCTION WASTE

Construction and demolition bins are located in separate areas on the site to ensure safe storage and collection of waste. The construction waste generated on site is to be placed in mixed waste skip bins, meaning that all waste is deposited in the one skip bin and segregation into the appropriate waste streams occurs offsite.

5.6 FOOD AND GENERAL WASTE

Food scrap/ general waste bins are provided in the vicinity of site offices and amenities. It is sorted into general waste, cans/bottles and paper/cardboard. Lords Group site sheds have paper bins and printer cartridge bins (for staff to return to head office for recycling).

5.7 HAZOURDOUS MATERIALS

Contaminated waste including asbestos will be disposed of to an EPA licensed facility which is able to take the waste. Contaminated waste will be stored within designated storage areas on site. Records of disposal of the waste should be maintained with site records.

Any subcontractors handling, using or disposing of harmful or toxic chemicals or substances are to ensure they follow appropriate manufacture requirements and legislation requirements in disposal. No chemicals or substances are to be disposed of down any drains, sewer etc. on- site.

If a spillage of a hazardous substance occurs staff are appropriately trained in spill kit procedures to clean up spills immediately. Spill kits are located adjacent to the areas where hazardous substances are stored on site. Once the substance has been cleaned up it will then be disposed of to the appropriate EPA licensed facility. Records of disposal and the clean-up methods of the spill are to be maintained with site records.

5.8 WASTEWATER/ WASH OUT AREAS

Wash out facilities for finishing trades including concrete and paint waste are to be minimised and water recycling for these activities are encouraged. If a wash out facility is utilised it should not be plumbed to any building services or drain to stormwater.

The wash out area will have sediment controls and should be clearly signposted. The location of the wash down area is shown on the site layout plan, and everyone is made aware of this

location during the site induction.

The wash out area and sediment controls should be emptied of all solid residues regularly in order for it to catch wastewater. Solids which are caught by this process should be disposed of in a bin going to a licensed waste facility.

5.9 MONITORING, CONFORMANCE AND REPORTING

The Lords Group approved Waste Contractor will provide monthly recycling and waste minimisation reports. These reports are audited to ensure that we are reaching our set targets. Records of the total waste generation and disposal to landfill or recycling are retained on site by Lords Group contractor site staff.

Any subcontractor found to be inappropriately acting will be issued with a non- conformance and rectification notice immediately by BC. The procedure for environmental non- conformances is as follows:

i. Site issue is identified
ii. BC investigates and issues a response to all subcontractors
iii. BC issues non-conformance/rectification notice to party responsible
iv. Subcontractor to cleanup up immediately to relevant legislative requirements
v. BC notifies external parties as required and final notice to subcontractor

Table A1 - Demolition and Excavation Waste Management Plan

Materials On-Site		Destination		
		RE-USE & RECYCLING		DISPOSAL
Type of Material	Estimated Volume m2 or m3	On site Specify how materials will be reused /recycled	Offsite Specify contractor —recycling centre.	Specify contractor and landfill
Excavation Material	[3400m3]	To be transported from site once validated clean.	To be negotiated by Contractor for beneficial use or disposal	Nil
Green Waste	[30m3]	Nil	Nil	Nil
Bricks and Block	[500m3]	Source separate, to stockpile/ bin.	Bingo Bins	Concrete Recyclers
Corrugated Iron	[200m2]	Separated from other materials and transported from site	To be negotiated by Contractor for beneficial use or disposal	Nil
Concrete	[600m3]	Separate into dedicated bins or stockpiles.	Bingo Recycling Centres	Concrete Recyclers
Timber	[120m3]	Separate into separate stockpiles and transport from site	Bingo Recycling Centres	Nil

Table A2 - 2 Construction Waste Management Plan

Materials On-Site		Destination		
		RE-USE & RECYCLING		DISPOSAL
Type of Material	Estimated Volume m2 or m3	On-Site Specify how materials will be reused /recycled	Off-Site Specify contractor — recycling centre.	Specify contractor & landfill
Excavation Material	[100m3]	Services excavation materials collected and sent for beneficial use.	To be negotiated by Main Contractor	Nil
Green Waste	Nil	Nil	Nil	Nil
Bricks Mortar	[80m3]	Source separate, to stockpile or bin,	To be negotiated by Main Contractor	Nil
Tiles & Mortar	[60m3]	Remove and place in bins	Nil	Nil
Metal Sheet	[40m2]	Remove and separate into bins or stockpile	To be negotiated by Main Contractor	Nil
Concrete	[50m3]	Separate into dedicated, separate stockpiles	To be negotiated by Main Contractor	Nil
Timber & Form board	[80m3]	Separate into dedicated bins or separate stockpiles	To be negotiated by Main Contractor	Nil
Plaster Board	[600m2]	Collect in dedicated bins	To be negotiated by Main Contractor	Nil
Other Metals	[40m3]	Accumulate in dedicated bin/s	To be negotiated by Main Contractor	Nil
Other Waste	[2500m3]	Separate from other recyclables into bins	Bingo Recycling Centre	

6 MATERIAL HANDLING

6.1 TOWER CRANE

A tower crane will be installed during the structure phase of the project to assist with material handling. The tower crane will unload materials from the delivery zone within our site.
A fork-lift will be active within the site for management for other deliveries not taken by the tower crane, which can be offloaded from a truck by forklift on Rialto Lane or within the project site.

6.2 CONCRETE PUMPING

Concrete pumping will be carried out via the Western end of the project site and works zone on Rialto Lane. A Road Occupancy License (ROL) on Rialto Lane shall be applied for if required by RMS or Council. The concrete trucks will unload from within the ROL. Lords Group will ensure a ROL is applied for with Council/RMS on each occasion we are working over the footpath. We envisage that temporary footpath closures will be in place with traffic and pedestrian controllers ensuring the local traffic is managed.

Any oversized vehicles to operate on Council Property (including within the council approved Work Zones) will attain a Permit to Stand Plant on each occasion. Over-sized vehicles are defined as vehicles over 7.5m or heavier than 4.5T

6.3 GENERAL DELIVERIES

Deliveries required to be handled by the forklift will be on Rialto Lane, via the existing layback. Traffic control will be implemented to control the flow on the street. Refer to the previously supplied diagram showing materials handling plan within site boundary.

Formwork will be offloaded from the truck by the tower crane and landed onto the live floor plate for construction. From there, personnel and light weight handling equipment will be used to transport the material within the building.
Main façade elements (such as windows) will be delivered from in bulk on stillages from trucks parked within the work zones and lifted onto the roof by the tower crane allowing the trucks to be offloaded quickly and depart. From there the tower crane will handle the individual windowpanes into position from the storage area on the roof.
All other material deliveries such as tiles, bricks, and other materials will either be handled onto the respective floor using the tower crane (landing on balconies or onto loading bays along the scaffold or by the forklift, and then handled up the building via the forklift (for Basement to GF) or the lift when active.

APPENDIX A - WHS POLICY

LORDS GROUP

WHS POLICY

Lords Group is committed to providing safe and healthy working conditions to prevent work-related injuries and ill health to its staff, contractors and community in general. Our safety policy's overarching goal is to ensure that everyone, on every Lords Group site, goes home safe every day.

Commitments

To achieve this safety goal, Lords Group Senior Management commits to;

- Operating a fully integrated management system, which promotes safe work practices in operations, and a safety culture within the organisation.
- Administering a safety management framework, which allows establishment and regular monitoring of OH&S objectives and targets.
- Achieving compliance with all applicable legal and other requirements.
- Eliminating all foreseeable hazards and reducing OH&S risks by adequately educating staff on hazards and risks identification and mitigation protocols.
- Fostering a continual improvement culture based on active employee engagement, WHS specific training and actively encouraging feedback on its OH&S management system performance.
- Promoting consultation and active participation of workers, and, where they exist, workers' representatives.
- Establishing timely and accurate reporting mechanisms on sites.
- Capturing and measuring WHS specific data, analysing it, and putting in place corrective actions and/or recommendations which ultimately improve WHS culture and results within Lords Group.

Accountability

Lords Group Senior Management will be responsible for documenting, communicating, promoting, implementing, and making this WHS Policy readily available to all interested parties.

Jad Maroun
Founder and Director
Lords Group
Date: 17th Dec 2019

APPENDIX B - QUALITY POLICY

LORDS GROUP

QUALITY POLICY

Lords Group is committed to providing a high-level of professional service, which exceeds the expectations of its clients and other project partners; assists in achieving a high-quality project outcome; and ensures sustainable business growth for Lords Group and its partners.

Commitments
Lords Group Senior Management commits to operating a fully integrated management system, which promotes high quality project outcomes. We will administer a quality management framework, which will ensure the establishment and monitoring of quality objectives, which are aligned with the strategic growth of the business. In addition, a continual improvement culture based on timely feedback and process improvements will be fostered within the organisation.

Strategic Quality Objectives
Our key strategic quality objectives include, but are not limited to;

- Satisfying our clients' project objectives by offering high-quality, defect-free handovers, delivered by committed and trained project team members and other required resources;
- Maximising value capturing opportunities for our clients by providing smart, efficient and sustainable engineering solutions to resolve complex building and construction challenges;
- Adopting carefully constructed and considered construction programmes that enable adequate time for our project team and partners to safely deliver high quality project outcomes;
- Promoting innovation within our business where our day-to-day operations, construction techniques, methodologies and details are regularly assessed, challenged and adequately improved, as required;
- Achieving compliance with all applicable contractual and other regulatory obligations, by actively identifying, translating, building and monitoring these legislative requirements into our operations;
- Fostering a repeat-client culture by offering a pleasant project delivery experience, and a final project outcome which always exceeds clients' expectations;
- Fostering high-performing project teams and enhancing the skill set of our people through our internal offering of progressive professional and personal development and training opportunities, as required;
- Promoting accountability and transparency within the organisation by having clearly defined roles and responsibilities, which are adequately communicated to all employees and project partners;
- Encouraging active participation from our project teams and partners to help achieve desired quality management system objectives;
- Creating sustainable financially rewarding opportunities for all our stakeholders through quality-based competitiveness benchmarked by industry best practices.

Accountability
Lords Group Senior Management will be responsible for communicating, promoting, implementing, executing and making this Quality Policy readily available to all interested parties.

Jad Maroun
Founder and Director
Lords Group
November 1st, 2019

APPENDIX C - ENVIRONMENTAL POLICY

LORDS GROUP

ENVIRONMENTAL POLICY

We will always continue to operate our worksites most efficiently to keep them environmental incidents free. For that reason, we will act proactively and identify, plan and execute efficient measures that adequately mitigate any foreseeable negative operational impacts, which may cause harm to the surroundings.

Commitments

We're committed to;

- Administering an integrated management system, which provides a framework to establish, monitor & review the companywide environmental objectives;
- Protecting the environment, including the prevention of pollution, as a result of construction activities;
- Continuously educating ourselves on all applicable legal and other compliance requirements, and ensuring that we always fulfill these obligations;
- Enhancing our environmental performance by fostering a continual improvement culture based on active employee engagement, tasks specific training, responsive and accurate reporting, and valuable feedback;
- Environmental sustainability, and thus making it a high priority in our planning, design and the other construction phases of our projects.

Accountability

Lords Group Senior Management will be responsible for documenting, maintaining, communicating, promoting, implementing, and making this Environmental Policy readily available to all interested parties.

Jad Maroun

Founder and Director

Lords Group

Date: 11th Mar 2020