Royal Far West
Children's health, country-wide

LIGHTHOUSE
PROJECT GROUP

ROYAL FAR WEST

Draft Construction Management Plan

For the RFW Redevelopment DA

10 June 2022

CM-RPT-0001

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1.0 Introduction

*****This draft CMP addresses the construction related activities sufficiently for Council to assess the development application. The CMP has been prepared at an early stage in the design and planning of the project. The CMP will be revised by the appointed construction contractor(s) after the detail design is complete and will incorporate the specific conditions identified within the DA approval*****

This Construction Management Plan (CMP) has been prepared by Lighthouse Project Group to accompany a development application to Northern Beaches Council for the re-development of the Royal Far West.

The project sees the implementation of Stages 3 and 4 of the Concept Approval as modified (Application # MP10_0159 MOD 1) and involves the retention and alterations to the previously constructed Stages 1 and 2 (hospital facility "Centre for Excellence' now known as the `CCK' building) as well as alterations and additions to Drummond House and the construction of mixed use buildings which incorporate tourist and visitor accommodation, residential apartments and retail/ commercial uses with basement parking and landscaping.

This CMP was prepared with reference to:

- The MP10_0159 Concept Plan approved by the NSW Department of Planning, 18 April 2013 (Planning Assessment Commission (PAC) Determination D194/13).
- The MP10_0159 Concept Plan Modification approved by the NSW Department of Planning, 20 April 2022
- Manly Development Control Plan 2013, Manly Council, April 2013
    - *2.1.10.1 Protection of Flora & Fauna and natural features*
    - *2.1.10.3 Demolition and Construction*
    - *2.1.10.4 Noise and Vibration Control*
    - *2.1.10.5 Erosion & Sediment Control*
    - *2.1.10.6 Waste Management*
    - *2.1.10.7 Site Stability (Geotechnical Survey) reports*

This CMP:

- Outlines the procedures that are intended to be implemented to manage construction activities ensuring that unacceptable high levels of environmental or community disturbance do not occur throughout the duration of the works.
- Provides a methodology within which the demolition, excavation and construction activities may be completed in a manner which will not cause environmental or community disturbances above agreed levels; and
- Provides a framework for procedures to be adopted when monitoring the construction performance against agreed criteria, including but not limited to the Northern Beaches Council Development Control Plans Guidelines for construction, traffic and pedestrian management.

1.1 Site Location

The proposed site address of the development is 14-22 Wentworth Street and 19-21 South Steyne, Manly, which is on the corner of Wentworth and South Steyne. The site is located within the Manly Town Centre, one block south of the Corso, and is approximately 300 metres east of the Manly Ferry Wharf.

Figure 1 – Royal Far West Site Location

1.2 Project Description

The project consists of the following elements:

- Demolition of existing RFW School building and former medical centre building (currently occupied by WOTSO);
- Bulk earthworks and excavation of a 2-story basement with connection into the existing CCK basement ;
- Refurbishment of Drummond House heritage listed building, including alterations and additions to rear and connection to CCK building;
- Erection of 8-story mixed-use building comprised of retail, commercial and residential components;
- Erection of 5-story mixed-use building comprised of retail and residential components;
- Associated infrastructure works and landscaping works.

1.3 Consultation and Legislative Requirements

The planning and implementation of the construction works will be completed in consultation with the following statutory authorities where applicable:

- Northern Beaches Council
- Environmental Protection Authority (EPA)

- Sydney Water
- Water NSW
- Heritage NSW
- Ausgrid
- Jemena
- Roads and Maritime Services
- WorkCover
- SafeWork NSW

The Works will be undertaken in accordance with the following legislative requirements and any others that must be complied with in undertaking the Works as required:

- Protection of the Environment Operations Act and Regulations;
- Approved Methods for the Modelling and Assessment of Air Pollutants in NSW (EPA)
- Environmentally Hazardous Chemicals Act 1985;
- Protection of the Environment Administration Act 1991 and Regulations;
- Work Health & Safety Act 2011 and relevant codes of practice and Standards
- WHS Regulation 2017 and relevant codes of practice and Standards;
- Australian Standard AS 2601-2001: Demolition of Structures;
- Australian Standard AS 2436-2010 "Guide to noise and vibration control on construction, demolition and maintenance sites"
- Australian Standard AS 4970-2009: Protection of Tress on Development Sites;
- Australian Standard AS 4373-2007: Pruning of Amenity Trees;
- SafeWork NSW Code of Practice How to Safely Remove Asbestos August 2019
- Waste Avoidance and Resource Recovery Act 2001;
- Environmental Planning and Assessment Act 1979 No 203;
- Heritage Act 1977 No 136;
- Local Government Act 1993 No 30;
- Design and Building Practitioners Act 2020 No 7;
- Disability Discrimination Act 1992 (DDA);
- Disability (Access to Premises – Buildings) Standards 2010 (Premises Standard);
- Applicable aviation standards e.g. CASA requirements; and
- Soil Conservation Act 1938 No 10.

1.4 Heritage

Urbis has prepared an update to the Heritage Conservation Management Plan and Heritage Impact Statement as well as an Aboriginal Due Diligence Assessment and Historical Archaeological Impact Assessment that will accompany the development application. The recommendations contained in the heritage reports will be implemented for the duration of the project to ensure that the site's history is respected, and the locally heritage listed building is protected and developed appropriately during the construction phase.

2.0 Works Description

The staging of the works is proposed in Table 1 below:

Stage	Description of Works
Decanting	- Client to vacate Drummond House
Site Establishment	- Site Establishment, hoarding erection, heritage protection, scaffolding to buildings to be demolished, pedestrian control. - Hazmat report developed. - Process started for new substation install - Decommission of services
Demolition	- Removal of hazardous materials - Demolition of Drummond house (partial), RFW school & former medical centre (WOTSO). - Install new substation & decommission existing
Earthworks	- Installation of perimeter retention system - Installation of groundwater dewatering system - Excavation to basement level
Structure	- New footings, inground services and crane erection - Construction of sub- & super-structures to new buildings B, C & D. - Completion of roof works
Façade & Fit-out	- Facades completed making buildings watertight - New services throughout each building. - Connections to existing Drummond House and CCK Building. - Installation of finishes throughout each building
Commissioning	- Removal of cranes and hoist and make good to these areas - Final fit-out and occupy buildings - Removal of hoardings - Public domain works - Landscaping

Table 1 – Proposed Staging of Works

2.1 Site Establishment, Hoardings & Scaffolding

The design, approval and erection of hoardings will be compliant with the Northern Beaches Council policy for the erection and design of hoardings. It is proposed that a combination of Class 'A' and protective Class 'B' hoardings will be erected and maintained along Wentworth Street and South Steyne including a vehicle access and site entrance gate.

Additional internal fencing will also be erected within the site to delineate plant and pedestrian movements as RFW operations continue during the construction.

A scaffold/screen system will be erected to the perimeter of building B, C and D to provide edge protection to workers, as well as reasonably suppress any dust and debris

Site accommodation will be provided by the appointed Contractor in accordance with SafeWork NSW requirements. The amount of site personnel will progressively increase, peak then decrease throughout the course of the construction. Given this, the amount of site accommodation provided will progressively change. An indicative allocation of site accommodation and amenities are shown on the construction management diagram provided in (Appendix A).

2.2 Demolition

The RFW site is bounded by Wentworth Street and South Steyne, directly parallel to Manly Beach. The area is highly trafficable for both pedestrians and vehicles with the flow of traffic limited in streets surrounding the facility. The demolition works for the site will be carried out in a manner appropriate to its location with noise, dust and vibration levels highly controlled.

Detailed progression of the demolition works are yet to be determined, however it is envisaged that the appointed Contractor will further develop the demolition methodology discussed below:

- Prior to demolition works being undertaken on-site:
    - Undertake hazardous materials survey to identify the prevalence of any hazardous materials in the existing structures to be demolished;
    - Undertake services investigations to identify all live services within the site boundary;
    - Seek authority services approvals and isolate, cap/remove, preserve services according to findings;
    - Connect temporary services as required;
    - Establish perimeter hoardings and Work Zones.
    - Produce a detailed method statement on how all demolition works will be undertaken. This method statement will be reviewed by the project structural engineer prior to the commencement of demolition.
- Establish site amenities and facilities for construction personnel.
- Float in plant and appropriate equipment for demolition works.
- Erect scaffold around the perimeter of all buildings to be demolished and instate site's environmental controls.
- Commence demolition of existing building's structure/slabs and facades.
- Removal of any hazardous materials under supervision of hygienist and in accordance with site RAP.
- All material will be loaded onto trucks entering and exiting in a forward direction under the management of traffic controllers.

It is anticipated that the new substation kiosks will be installed and existing substations decommissioned prior to excavation works commencing.

2.3 Site Stability

Douglas Partners has prepared a Geotechnical Report based on previous geotechnical investigations undertaken prior to the construction of the CCK building (2017) and further testing undertaken in 2022. It is anticipated that further geotechnical investigations may be undertaken prior to construction works on-site. Findings and recommendations contained in future geotechnical reports will be utilised to ensure that the site remains stable during excavation and construction. It is understood that the site is affected by a high-water table (given the sites proximity to Manly beach).

Preliminary discussions have been held with Council on the approach to dewatering for the site, with the preparation of a groundwater management plan and supporting council impact analyses to be undertaken prior to excavation. The appointed Contractor will be required to engage a specialist contractor of whom will provide a detailed methodology for the pumping, treatment and discharge of groundwater throughout construction.

2.4 Excavation

The majority of the site's footprint will be excavated to form two basement levels as part of the new build. The new basement is proposed to connect into the existing 2-story basement that is currently below the CCK

building. The extent of the new basement will be designed as a tanked basement as its base is located below the existing water table. Further details on excavation and site retention are contained in the Geotechnical report compiled by Douglas Partners.

The excavation phase starts with the perimeter retention system. Once this has been installed, the groundwater dewatering system will be implemented and bulk excavation can commence. The bulk excavation of the site will be done in layers and undertaken by hydraulic excavators varying in size and capacity to excavate the fill (mostly natural sands) for export off-site.

Bulk excavation works is a high-risk activity that must be appropriately planned and coordinated by competent and experienced contractors. Fill removed from site will be tested and cleared prior to leaving to the end destination. Pollution controls will be implemented to all vehicular exits to ensure there is no risk to the surrounding environment.

Based on the measured groundwater levels, it is anticipated that bulk excavation level will be approximately 3m to 4m below the groundwater table and hence temporary dewatering of the excavation will be required.

Detailed excavation will commence once bulk level has been reached. This detailed excavation will allow for the completion of all inground drainage and services.

Environmental controls will be in place to appropriately manage dust, pollution, and vibration throughout excavation. To manage noise, noisy works will be confined to the set hours prescribed under the development consent.

2.5 Structure

The tower crane(s) will be erected upon completion of bulk excavation, following the completion of crane base footings. The tower crane(s) are proposed to remain in place for the duration of the structure / façade phase and are proposed to be located as noted in the construction management diagram (Appendix A).

The substructure (Basement to Ground Level) program will commence with the completion of the lift and stair core bases and the slab on ground. As the substructure progresses out of the ground into the superstructure (ground to roof) vertical elements will be completed before horizontal, poured down from the leading deck. Each slab, both on ground and suspended will be designed to be compartmentalised to accommodate site constraints. Site restraints are, but not limited to, slab size, concrete supply, approved construction hours and environmental conditions.

Should precast form part of the structure through design development, the installation of these precast elements will be coordinated to align within the structural sequence. Each panel will be propped securely to the previous slab, as well a permanent connection to the leading slab. Every temporary and permanent detail will be in accordance with the structural engineer's design.

As the structure progresses to the roof, material and personnel movements will be managed via loading platforms and hoists respectively. Formwork will be recycled as it is progressively stripped and loaded onto loading platforms to be lifted to the leading slab via the tower cranes. Hoists will be erected to the perimeter of the building, progressively rising with the structure. The hoist will be operated by a licensed driver allowing site personnel to move between basement levels to the lead slabs efficiently.

2.6 Facade

The façade is proposed to be made up of concrete elements, glazing and aluminium extrusions and cladding. The sequential order of façade installation will coincide with the removal of back propping and internal wall set outs.

The Ground Floor Façade will commence in the later stages of the project once the ground floor materials handling area is no longer required. Any missing panels within the buildings relative to the removal of hoists, cranes and loading bays will be progressively infilled and made watertight.

2.7 Fit-out and Commissioning

As the façade progresses to each floor, the main service risers will be installed concurrently with the setting out and completion of party walls. Services will then be roughed in followed by the installation of wall and ceiling linings. Main service lines will progress up throughout each building by designated risers and then reticulated throughout the floor plate to each individual unit.

Once initial services have been installed and final façades have been completed, the internal fitout will commence. This will include all fixtures and fittings to the apartments such as bathroom fitouts, kitchens, apartment joinery, wall finishes, floor finishes and alike. Fitout would progress up the buildings as floors are made weathertight with the façade completion.

Upon completion of the lift shaft, the internal lift shaft and cars will commence fit out. Once the car shells are complete, they will be lined with plywood and used as builders lifts, to enable the removal of hoists and completion of the façade.

All services will be commissioned and tested towards the end of the project as this is when we expect to have permanent power available for such works.

Commissioning and defects of the apartments will be conducted on a level-by-level basis to ensure that works are not left to the end of the project. This will simplify the final completion. A safe pedestrian walkthrough will be created towards the final handover inspections to take place.

3.0 Protection of Surrounding Buildings

3.1 Drummond House (Heritage Listed; Building B)

Heavy construction works and general access will be directed away from the Drummond House as much as practically possible and retained heritage components will be protected with appropriate panelling, barriers and fencing.

As the rear portion of the Drummond House building is to be demolished, it is critical that the remaining building fabric is maintained and building structure kept watertight and structurally sound. A detailed methodology will be produced by the appointed Contractor in conjunction with the structural engineer and heritage consultant to ensure that these outcomes are achieved, and the heritage significance of Drummond House is preserved. This methodology will also be incorporated into the demolition methodology.

3.2 Centre for Country Kids (CCK; Building A)

The CCK building adjacent to Drummond House will continue to operate during the construction phase, with staged closures of the areas that interface with the connection to the additions to the Drummond House building and any internal refurbishment works. The CCK building will be delineated from construction works via Class A hoardings and scaffolding where required.

3.3 Other Adjacent Buildings and Structures

Residential Unit blocks are located to the south and west of the site. For the protection of the neighbouring block of units, scaffolding fully enclosed in mesh and site fencing will be established. Dilapidation reports are proposed to also be undertaken prior to construction of the neighbouring properties.

4.0 Public Amenity and Safety

4.1 Hours of Work

The site working hours for the delivery of materials, demolition & construction activities will be within the working hours approved in the development consent and will include Monday – Saturday, with no works on Sundays or Public Holidays without express permission from the consent authority.

Out of hours works may be required from time to time and will be coordinated with the appointed Contractor and Northern Beaches Council. Deliveries of heavy machinery may be required out of the proposed site working hours will conform to the overriding requirements of the Roads & Maritime Services (RMS).

4.2 Disruption Notices

Disruptions to RFW operations will be managed through the process of Disruption Notices. For such stoppages, the Disruption Notice will describe the applicable works, timetable, issues and contingency plans. Disruption Notices are submitted by the appointed Contractor to the Project Manager and stakeholders for approval. Depending on the works, these may be required between 48 hours and 3 weeks prior to commencing works.

4.3 Complaints & Neighbour Management

Consultation and communication will be key components of our strategy to successfully construct the proposed development. The appointed contractor will use the following forums, meetings and tools to deliver a proactive communications strategy:

- Pre-start introduction meetings with stakeholders / stakeholder groups
- Daily site induction of all new personnel involved with the project
- Daily toolbox meetings
- Site notice boards
- Weekly toolbox meetings of subcontractors' employees
- Weekly site safety inspections
- Weekly stakeholder meetings
- Weekly subcontractor meetings
- Monthly PCG meetings
- 24/7 Contractor contact numbers
- Complaints register
- Evacuation procedures
- Excavation permits
- Access permits

The initial objective for the appointed Contractor will be to develop and maintain a working relationship with the key stakeholder groups. The stakeholder groups will include:

1. Council, statutory and utility authorities
2. Adjoining property owners
3. Users of the public domain and infrastructure
4. Contractors and subcontractors
5. Other parties with an interest in the project, including community, environmental and business groups

A stakeholder map, program and engagement protocols will be established at project initiation. The appointed Contractor's project team will advise stakeholders of the construction works program and any foreseeable issues and remedies. They will be kept informed throughout the program of the project's progress, upcoming activities, any impacts arising from unforeseen occurrences and remedial actions / risk mitigation strategies.

Foreseeable issues of concern to stakeholders may include:

1. Noise and dust
2. Vibration from construction activities
3. Generation of construction traffic including both people and vehicles
4. Encroachment into airspace of over adjoining properties
5. Protection of adjacent properties
6. Restrictions to pedestrian traffic flow, etc.

The following activities will be undertaken to ensure open and regular communication with stakeholders:

1. Letters of introduction will be sent to the adjoining property owners and initial consultation sessions will be held early in the development phase of the project, before commencement of construction, advising of the key details of the project including commencement date, duration, contact details, safety program, site protections etc.;
2. A Community Complaints & Consultation register of all contact and correspondence with any stakeholders will be established and reviewed monthly at Stakeholder Meetings
3. A forum will be provided for community and tenant meetings, where all involved can discuss concerns and issues in an open manner; and
4. Regular liaison and consultation with the Council regarding delivery of materials to site and management of the movements and impact.

4.4 Noise & Vibration Levels

All practicable measures will be taken to reduce the noise arising from the demolition and construction works. Noise from the site shall not exceed the limits set out under the statutory legislation. A noise & vibration management plan will be prepared by the appointed Contractor, in conjunction with an acoustic engineer to monitor and mitigate noise and vibrations that may arise during construction.

4.5 Odour Control

Odour problems will be minimal for demolition activity on site. All plant and machinery involved in the works will house catalytic converters, and be regularly serviced and checked for exhaust emissions.

4.6 Public Safety & Site Security

The appointed Contractor will be responsible for access to and security of the site during demolition and construction.

The site along Wentworth St and South Steyne will be secured by perimeter Class A & B hoardings (complying with SafeWork NSW codes of practice) with designated vehicle and pedestrian entry gates. Vehicle entry points will be regulated by site personnel and traffic controllers while in operation to ensure protection of the public when vehicles are entering or leaving the site. All gates will be appropriately secured after hours.

Daily inspections of all hoardings, fences & gates will be undertaken with graffiti and bill posters removed and/or painted over within 48 hours and damage repaired as quickly as reasonably possible.

The appointed Contractor will review and confirm its preferred staging and deployment of hoardings as part of its updated Construction Management Plan to be prepared and approved by the Principal Certifying Authority prior to the commencement of works on-site.

5.0 Materials Handling

5.1 Material Deliveries

The predominant means of material deliveries to the site will be via vehicles entering the site from Wentworth Street. A work zone is proposed along both the Wentworth Street and South Steyne street frontages to facilitate the delivery of plant and materials to site.

5.2 Waste Management

A Demolition and Construction Waste Management Plan prepared by Low Impact Development will be lodge alongside the development application. This Management Plan has been prepared to specifically address the requirements of the Northern Beaches Council Waste Management Guidelines document.

The plan is predominantly a desktop assessment and procedural document identifying proposed waste management processes, and opportunities for waste minimisation and recycling within and near to the site.

It will be the responsibility of the appointed Contractor to manage waste on-site. The Contractor will appoint a waste management contractor responsible for removal of full general waste bins from site on a regular basis. They will then separate this waste back at their yard for the purposes of recycling with a waste management report being issued at the end of every month.

5.3 Cranes, Hoists & Loading Platforms

5.3.1 Cranes

It is proposed to erect one or two tower crane(s) to feed the site with materials, plant, equipment and the removal of rubbish from each level. The crane(s) will be erected following the completion of the bulk excavation and concrete pour of the crane base. A temporary road closure may be necessary to accommodate a mobile crane involved in the erection of the tower crane(s). Should this be required, the appointed Contractor will make application to council for the applicable Road Closure and Stand Plant permits.

5.3.2 Hoists

A man & material hoist will be installed to feed small materials and personnel to the different levels.
The hoists will be installed to both buildings C & D with access to building B via building C.
The hoist will be dismantled once a builder's lift is operational in each building. This will allow the façade to be completed.

5.3.3 Loading Platforms

Loading platforms will be recycled up through each building to feed material in and out of each floor. Building B will utilise the platform located within the northern half of building C. These platforms will predominately used to remove formwork, and load façade and fitout material to each floor.

6.0 Traffic Management

The appointed Contractor shall prepare a detailed Construction Traffic Management Plan prior to issue of a Construction Certificate. A draft Construction Traffic Management Plan has been prepared and is included in the Development Application. Traffic will generally be managed in the following way:

- Designated transport routes will be communicated to all personnel, and enforced.
- Strict scheduling of vehicle movement will occur to minimise off-site waiting times.
- On-site parking will not be provided, and site workers will utilise public transport and car sharing wherever possible.
- Vehicle movements will be compliant with Conditions of Consent and broader road-use regulations, particularly with regard to hours of work, materials loading and unloading, and oversize deliveries and installations.

6.1 Site Access

Certified traffic controllers will be in place to ensure smooth operation of the construction zone to avoid traffic queuing along Wentworth Street and South Steyne.

Proposed access routes to and from the site for construction traffic and loading / unloading areas are detailed in the Construction Traffic Management Plan submitted with the DA alongside this CMP.

The appointed Contractor will review and confirm its preferred access routes to and from the site for construction traffic and loading/unloading areas as part of the detailed Construction Traffic Management Plan.

6.2 Ongoing Management

Heavy and over-sized loads will be coordinated by the appointed Contractor with the relevant authorities for after-hours deliveries to minimise traffic impacts during working hours. On-site traffic management will be finalised with each stage of the works, as appropriate. Ongoing liaison with the relevant authorities will occur throughout.

6.3 Road Closures

Road closures may be required throughout the course of the works. This may be for the erection and dismantling of the tower cranes. All required permits and notifications will be obtained prior to any road closures.

6.4 Pedestrian Movement

Pedestrians will be able to move freely past the site within the overhead protection of the erected B Class hoardings. All entry/exit gates will be manned by licenced traffic controllers, who will be supervising pedestrian movements when a vehicle is passing through these gates to ensure that no one is at risk of being struck.

6.5 Authorised Vehicles Zone

The relocation and provision of the Authorised Vehicles zone during construction is incredibly important to the ongoing safe operations of the charity, critically to allow for the loading/unloading of children whilst the Centre for Country Kids building remains in operation.

7.0 Environmental Management

7.1 Workplace Health and Safety

The appointed Contractor will be nominated as the “Principal Contractor” as required under the WHS Act. This role will require the careful and controlled management of worker and public safety. Detailed methodologies are yet to be developed, however typical approaches include job training, toolbox talks, alcohol and substance abuse checks, and implementation of emergency management plans. The Contractor will be required to report on WHS on a regular basis.

7.2 Hazardous Materials

A Hazardous materials report for the existing buildings will be procured by the appointed Contractor prior to any demolition works starting on site. Removal of these materials will be under the supervision of the site hygienist.

7.3 Dust Control

The appointed Contractor will establish and maintain dust suppression strategies to ensure impacts to air quality are managed within the legislative guidelines and will ensure personnel are aware of sensitive receptors and need for controlled work practices.

Where reasonably possible, a wet process for cutting, drilling and grinding is to be adopted to limit dust emission. The appointed Contractor will ensure measures are in place to prevent dust from affecting the amenity of the surrounding land uses during construction in accordance with SafeWork NSW’s CoP.

As required, for dust producing activities the contractor may choose to install a water system with water pipes along the boundary of the site with spray nozzles at regular centres to continually wet down the demolition excavation activities. During any demolition, or excavation works including hammering, sawing or ripping it is common practise that the site is also attended by a labourer with a gurney to wet down at the source.

The appointed Contractor shall ensure that all trucks leaving the site have their loads covered. Loose materials stored on site will be protected in a manner to minimise impacts from prevailing weather conditions.

7.4 Recycling

The appointed Contractor will manage waste on-site through a waste removal contractor. The waste removal contractor will generate a monthly report that details of the quantum of recyclable materials from the site.

7.5 Tree Protection

The appointed Contractor will be required to detail in their Construction Management Plan particulars on the implementation of tree protection zones and preservation of the existing trees that may be affected by the works.

There is minimal vegetation present in the area of the proposed construction, as detailed in the Arboricultural Report submitted with the development application. Prior to construction, trees to be retained will have tree protection zones established that include signage and protection measure to prevent impact from the works. Any tree damage that occurs to trees or tree roots during site works is to be treated by an experienced and qualified arborist.

Where branch pruning works are required, all pruning works including the removal of deadwood are to be undertaken in accordance with the relevant Australian Standards, Council requirements and in conjunction with an experienced and qualified arborist.

7.6 Stormwater and Sediment Control

The civil engineer, Northrop, has prepared Sediment and Erosion Control Plan. The appointed Contractor shall ensure that all works are carried out in accordance with this plan. Sediment and erosion controls are to be maintained throughout the course of construction and replaced as required.

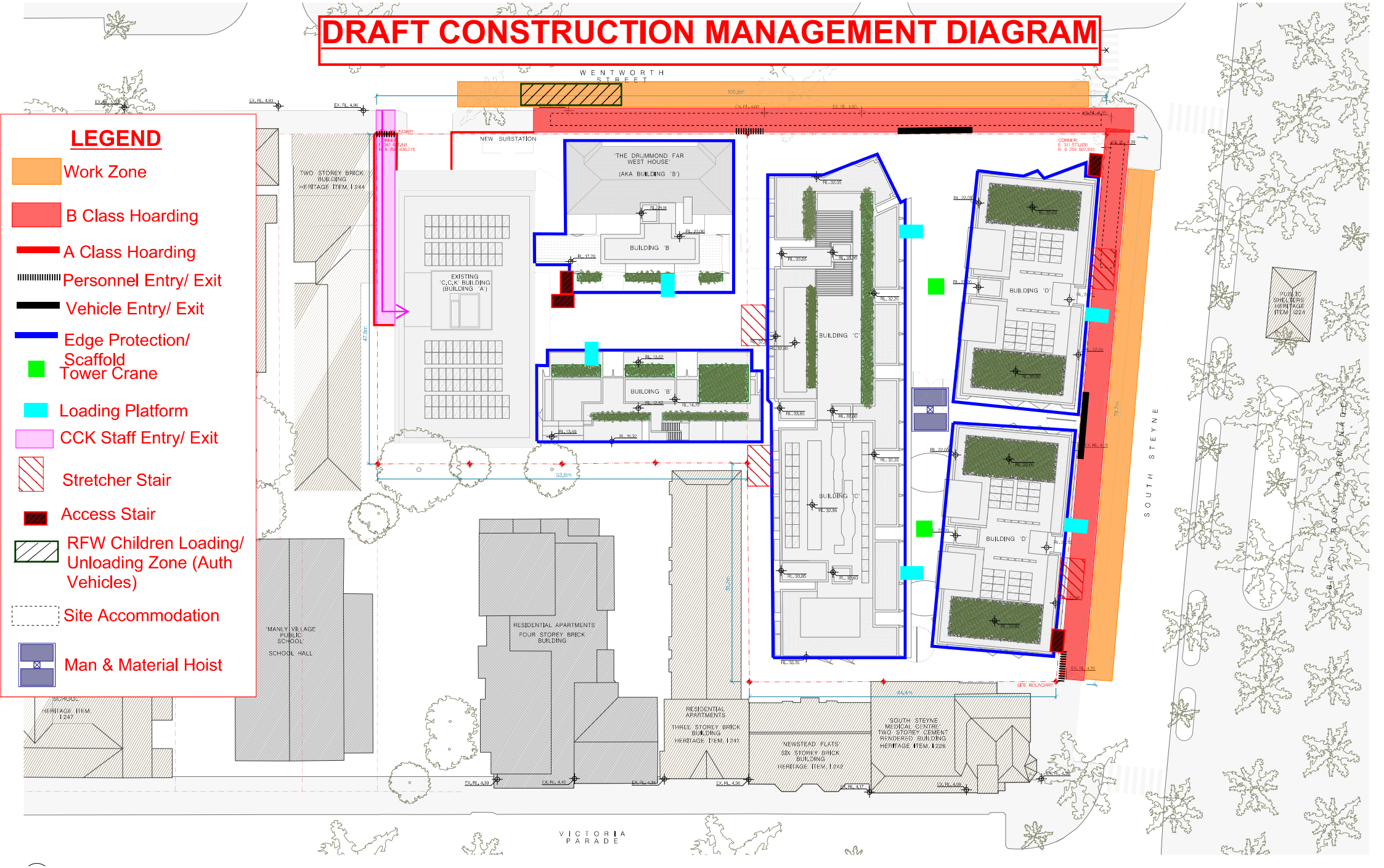
7.7 Site Remediation

Any site remediation activities, (including soil and groundwater assessment, monitoring, and remediation) necessitated by the works being the subject of the Development Application, will be undertaken in general conformance with the Remediation Action Plan (RAP) prepared by Douglas Partners. The RAP is included with the Development Application.

The future detailed Construction Management Plan to be prepared by the Principal Contractor will appropriately consider the RAP and will be developed accordingly.

Appendix A – Construction Management Diagram

DRAFT CONSTRUCTION MANAGEMENT DIAGRAM



LEGEND

- Work Zone
- B Class Hoarding
- A Class Hoarding
- Personnel Entry/ Exit
- Vehicle Entry/ Exit
- Edge Protection/ Scaffold
- Tower Crane
- Loading Platform
- CCK Staff Entry/ Exit
- Stretcher Stair
- Access Stair
- RFW Children Loading/ Unloading Zone (Auth Vehicles)
- Site Accommodation
- Man & Material Hoist