

CONSTRUCTION MANAGEMENT PLAN (CMP)

For

One City Hill Canberra

Blocks 10 and 11 Section 100 City, Canberra

Arranged By

MPG Constructions Canberra Pty Limited

Prepared By: KD
Reviewed By: MS



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Marketing Render – Site Location, Canberra CBD

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Introduction

One City Hill is a proposed commercial office building situated at Blocks 10 & 11, Section 100 Canberra City. The building consists of 7 levels of office accommodation, retail spaces at ground level and an 871-space public carpark over 3 basement levels.





View of Blocks 10 & 11, Section 100 City.

Section 1

1.1 Site Access/Construction Zone

Site access will be via London Circuit and will utilize the site compound established on a ground floor retail space. MPGCC will utilize the Vernon Circle construction zone for all crane dependant deliveries and concrete pumping. Concrete pumping will be on L1 Slab to the North of the Tower Profile.

1.2 Tower Crane & Hoists

Materials handling will be carried out on site by tower cranes for SP2. The crane is already located in a position that maximises its lifting capacity and overall reach over the project.

One (1) formwork hoist and 2 man and material hoists will be positioned on the either sides of the SP2 tower to maximise efficient material loading from level 1 – 7 (Roof). The location of these hoists will be shown on *Annexure 3 Hoist Plan*.

1.3 Satellite Pump

Across the project, four (4) satellite pumps are currently set up on the site. SP2 will be serviced by one (1) satellite pump to ensure concrete is placed efficiently across the floors. The location of these satellite pumps are shown in *Annexure 3 Satellite Pump Plans*.

1.4 Traffic Management

A temporary traffic management plan is currently in place for SP1 and will be applicable for SP2 in relation to all vehicle and pedestrian diversions.

The entry gates into the Vernon circle haul road will be manned by a traffic controller when construction vehicles are entering the site to ensure safety to both the workforce and public. All pedestrians are diverted down Edinburgh Avenue footpath which completely separates them from any construction traffic. The entry point through the carpark off London Circuit will be via existing entry from the Gordon Street traffic intersection.

The temporary traffic management plan is shown in Annexure 4 and encompasses the above.

Section 2

2.1 Hours of Construction

The construction works on site will be carried out in accordance with the National Capital Authority Works Approval. After hours work may be requested at certain periods but only with appropriate permits in place. No works shall be undertaken on Sundays or Public Holidays.

2.2 SP2 Accommodation and Site Amenities

The site is currently fully hoarded on all property boundaries. The amenities and site offices will be relocated from the lower end of Edinburgh Avenue to a ground floor retail space. The main construction gate entry is located on the North West corner of the site as well as an exit gate at the same location.

Site accommodation will cater for 200 workers with split break times. Site accommodation is planned in such a way that prior to commencement and the forecasted integrate fit out spike in worker numbers to 350, additional temp building are forecast and planned to integrate with existing.

2.3 Parking of Construction Workers Vehicles

Due to the limited amount of car parks we have endeavoured, to alleviate the traffic impact external to the site through the following methods:

- a) Request for Tender documents will contain a notice that there is no parking on site; and
- b) The Subcontractors will be made aware that there will be surrounding carparks such as the Wilson paid parking, fringe street, basement paid parking and also the south side of Edinburgh Avenue.

Section 3

3.1 Public Safety

Pedestrian thoroughfare will be maintained around the project during all phase. Throughout this time, site staff will be required to facilitate safe movement of vehicles and pedestrians through this zone.

The site will be protected using 2.1m high temporary fence. The main construction gates will be monitored by a traffic controller to ensure protection of the public and pedestrians. The gates will be closed and secured outside the hours of work.

Statutory signage will be put in place on the temporary fence which will include contact names and an after hour phone number of an MPG Constructions Canberra Pty Limited representative.

The hoardings on the project will serve as a vehicle barrier along the street frontages to ensure that all vehicles use the designated approved site entry crossover. Jersey kerbs and Rhino stop truck guard is currently in place and established on all elevations where proximity to vehicle traffic is near. The current hoardings and fencing on the project will have no impact or impede on people with a disability and their movements across the frontages of the site.

3.2 Workplace Health, Safety Personnel & Requirements

A full time site Healthy and Safety Advisor and a Site Manager will be employed and be responsible for the following;

- a) Briefing to all workers about the conditions of access onto the site;
- b) Briefing to all workers about the safety methods that are currently on site and are to be followed;
- c) Identify health and safety hazards; and
- d) Help implement risk assessments in the workplace.

A dedicated Healthy Safety Representative (“**HSR**”) will be engaged on the project to meet our obligation under Section 50A of the ACT Legislation. The HSR for the project will be Michael Cousins.

The site will be maintained in a clean and safe state at all times. The Health and Safety Advisor will monitor this on a daily basis, and also will identify possible improvements which will be communicated to the workers and be addressed immediately.

The sites minimum person protective equipment (“**PPE**”) requirements are;

- a) High visibility clothing;
- b) Hard hat; and
- c) Safety boots.

All additional PPE requirements will be addressed in each Subcontractors safe work method statement (“**SWMS**”)

3.3 Building Waste & Refuse Disposal

An agreement will be made with a private subcontractor for the regular collection, storage and disposal of all waste products and materials from the project. These products and materials will be disposed at an approved waste management facility. The site manager will be responsible for communicating directly with the private subcontractor to ensure that this task is regularly completed and that the site remains both clean and safe. The site manager will also ensure that at no time, any combustion of waste material will be undertaken on site.

3.4 Temporary Fencing

A dark grey colourbound fence is currently in place for the permitter/boundary fencing around the project. A pathway for pedestrians and cyclists is also currently in place on Vernon Circle which provides protection against any construction traffic. This protection is enabled by putting in place, a wide and clear diversion down the Southside of Edinburgh Avenue footpath.

Section 4

4.1 Noise Management

A noise management system will be implemented on site where electric machinery will be used where possible in order to minimise noise and disturbance to adjoining properties. All construction works will be carried out in accordance with the Works Approval.

4.2 Dust Management

A dust management system will be in place for the project, where water spraying plant and equipment will be used, as well as designated transport dust covers and wash bay areas in order to minimise dust creation and nuisance to its surrounding environment, roads and properties. The current fence and hoardings are used to minimise dust from leaving the site.

A scaffold system will be erected in order to control the air flow through the construction areas until windows are installed to seal the building which will, minimise dust and debris from leaving the site floors during the construction phase.

4.3 Environmental Management Plan

An Environmental Management Plan and sediment will be established and monitored by MPG which will be located at the site office for use when required.

Section 5

5.1 Government & Authority Infrastructure

- a) Kerb gullies will have environmental protection fitted;
- b) The sediment barriers will be regularly maintained.
- c) Footpaths will be rebuilt as required to during the Landscaping phase of construction.
- d) All adjacent sewers, stormwater and water supply manholes and lids will be kept clear and protected during construction; and
- e) Vehicle movements in site will be mostly conducted through hall roads, which are concrete sealed surfaces. The sealed surface climates the need for shaker matts. These roads will be cleaned regularly.

5.2 Neighbouring Properties

MPG Constructions Canberra will undertake a letter drop to all local residents and retailers to provide an avenue of communication of updates when certain milestones are occurring.

Section 6

6.1 Environmental Contract

6.1.1 Site Rubbish

- a) Site rubbish bins will be provided for the removal of all site building waste from site; and
- b) All rubbish bins will be covered prior to leaving site.

6.1.2 Hazardous and Dangerous Materials

- a) All hazardous and dangerous materials which are removed from site, will be done in accordance with Australian Standard and Regulations; and
- b) All hazardous and dangerous materials will be stored on site in an enclosed area as part of the WHS requirements.

6.1.3 Stormwater Drainage

All drainage for the site will be maintained throughout construction. When dewatering the site, the testing and discharge of water will be managed for quality of release. The neighbouring properties, which are at a similar level to the site will experience no run off into their properties.

Ultimately, stormwater will be collected in the basement and through the site filtration, sedimentation control systems will be treated prior to discharge into either two existing council stormwater pits. Stormwater pits will be protected with sand bags and silt fabric over grates to ensure no sediment is washed down the stormwater drains.

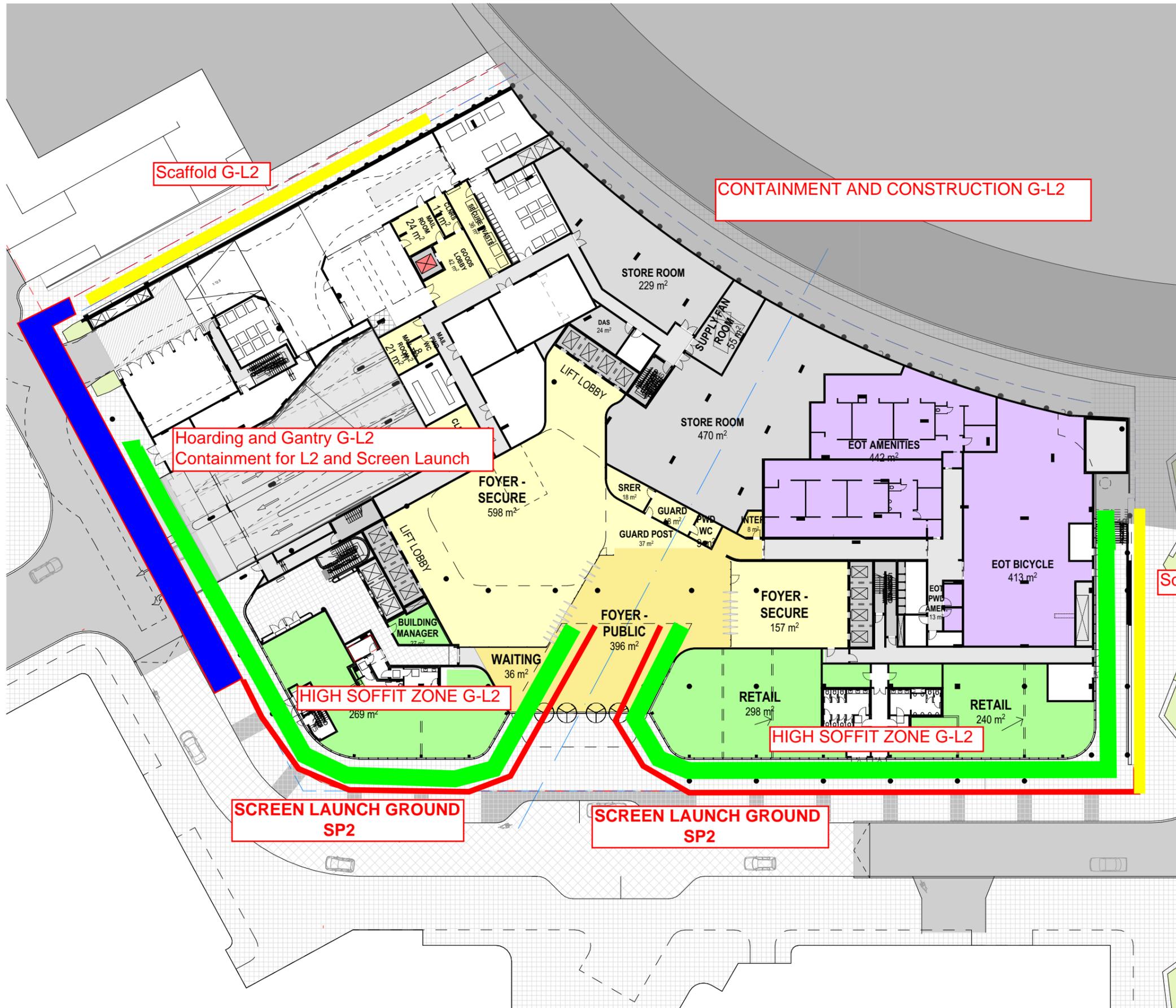
The road and footpath frontages are to be kept clean and free from dust and debris at all times. Maintenance of the sediment controls will be undertaken by MPGCC on a regular basis and in the event of significant rainfall activity.

6.1.4 Tree & Verge Protection

Exclusions zones will be established and maintained in areas as necessary to ensure the protection of surrounding trees and verges. Construction activity and storage of machines/materials will be limited to area within the site. At the moment, this will apply to the tree planting at Edinburgh Avenue.

Annexures

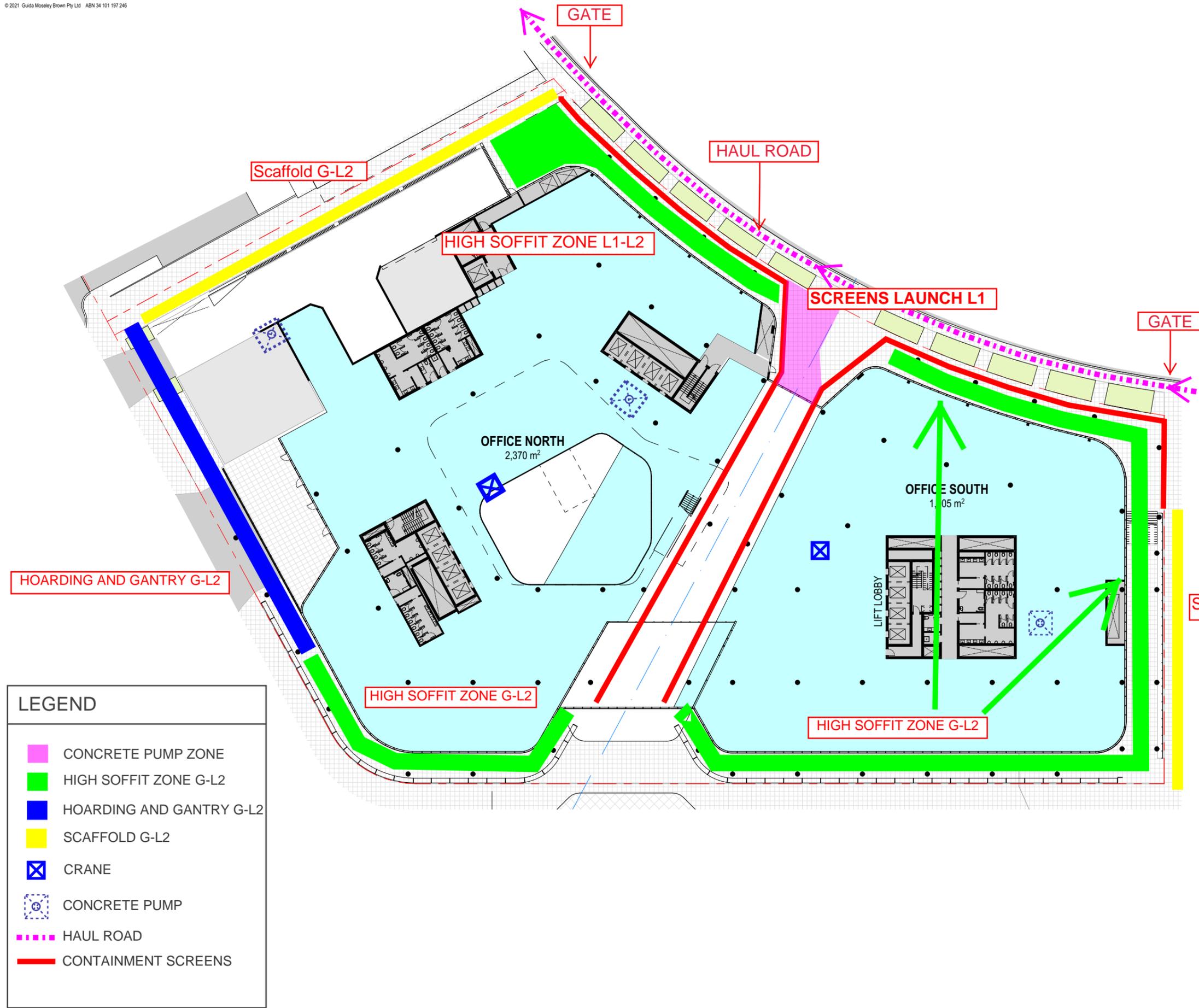
Annexure 1 – Site Plans



AREA SCHEDULE - NET LETTABLE AREA (NLA) - VERNON SOUTH			
AREA TYPE	LEVEL	ROOM NAME	AREA (m²)
OFFICE NLA			
	LEVEL 6	OFFICE NORTH	3,066
	LEVEL 6	OFFICE SOUTH	2,014
	LEVEL 5	OFFICE NORTH	3,482
	LEVEL 5	OFFICE SOUTH	2,436
	LEVEL 4	OFFICE NORTH	3,477
	LEVEL 4	OFFICE SOUTH	2,436
	LEVEL 3	OFFICE NORTH	3,482
	LEVEL 3	OFFICE SOUTH	2,435
	LEVEL 2	OFFICE NORTH	3,386
	LEVEL 2	OFFICE SOUTH	2,341
	LEVEL 1	OFFICE NORTH	2,370
	LEVEL 1	OFFICE SOUTH	1,905
			32,830 m²

LEGEND	
■	HIGH SOFFIT ZONE G-L2
■	HOARDING AND GANTRY G-L2
■	SCAFFOLD G-L2
■	CONTAINMENT SCREENS

NLA AREA DIAGRAMS & SCHEDULE - GROUND - NORTH & SOUTH TOWER



AREA SCHEDULE - NET LETTABLE AREA (NLA) - VERNON SOUTH

AREA TYPE	LEVEL	ROOM NAME	AREA (m²)
OFFICE NLA			
	LEVEL 6	OFFICE NORTH	3,066
	LEVEL 6	OFFICE SOUTH	2,014
	LEVEL 5	OFFICE NORTH	3,482
	LEVEL 5	OFFICE SOUTH	2,436
	LEVEL 4	OFFICE NORTH	3,477
	LEVEL 4	OFFICE SOUTH	2,436
	LEVEL 3	OFFICE NORTH	3,482
	LEVEL 3	OFFICE SOUTH	2,435
	LEVEL 2	OFFICE NORTH	3,386
	LEVEL 2	OFFICE SOUTH	2,341
	LEVEL 1	OFFICE NORTH	2,370
	LEVEL 1	OFFICE SOUTH	1,905
			32,830 m²

TOTAL

LEVEL 1-6	OFFICE SOUTH	13,567
LEVEL 1-6	OFFICE NORTH	19,263

LEGEND

- CONCRETE PUMP ZONE
- HIGH SOFFIT ZONE G-L2
- HOARDING AND GANTRY G-L2
- SCAFFOLD G-L2
- CRANE
- CONCRETE PUMP
- HAUL ROAD
- CONTAINMENT SCREENS

NLA AREA DIAGRAMS & SCHEDULE - LEVEL 1 - NORTH & SOUTH TOWER

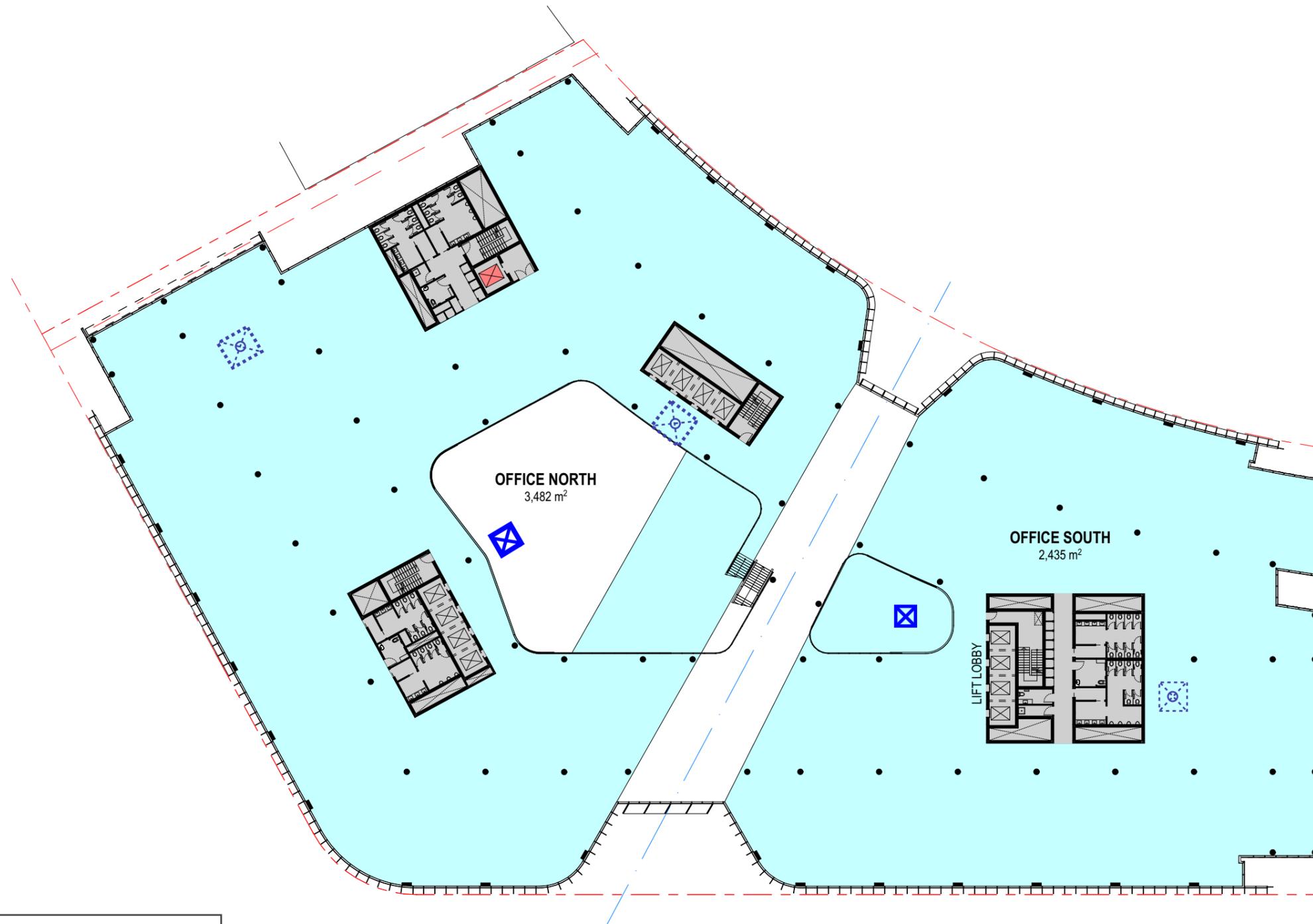
AREA SCHEDULE - NET LETTABLE AREA (NLA) - VERNON SOUTH			
AREA TYPE	LEVEL	ROOM NAME	AREA (m ²)
OFFICE NLA			
	LEVEL 6	OFFICE NORTH	3,066
	LEVEL 6	OFFICE SOUTH	2,014
	LEVEL 5	OFFICE NORTH	3,482
	LEVEL 5	OFFICE SOUTH	2,436
	LEVEL 4	OFFICE NORTH	3,477
	LEVEL 4	OFFICE SOUTH	2,436
	LEVEL 3	OFFICE NORTH	3,482
	LEVEL 3	OFFICE SOUTH	2,435
	LEVEL 2	OFFICE NORTH	3,386
	LEVEL 2	OFFICE SOUTH	2,341
	LEVEL 1	OFFICE NORTH	2,370
	LEVEL 1	OFFICE SOUTH	1,905
			32,830 m²

TOTAL			
	LEVEL 1-6	OFFICE SOUTH	13,567
	LEVEL 1-6	OFFICE NORTH	19,263



LEGEND	
	FORMWORK HOIST
	MAN AND MATERIAL HOIST
	LOADING BAY
	CRANE
	CONCRETE PUMP
	CONTAINMENT SCREENS

NLA AREA DIAGRAMS & SCHEDULE - LEVEL 2 - NORTH & SOUTH TOWER



LEGEND	
	CRANE
	CONCRETE PUMP

AREA SCHEDULE - NET LETTABLE AREA (NLA) - VERNON SOUTH			
AREA TYPE	LEVEL	ROOM NAME	AREA (m ²)
OFFICE NLA			
	LEVEL 6	OFFICE NORTH	3,066
	LEVEL 6	OFFICE SOUTH	2,014
	LEVEL 5	OFFICE NORTH	3,482
	LEVEL 5	OFFICE SOUTH	2,436
	LEVEL 4	OFFICE NORTH	3,477
	LEVEL 4	OFFICE SOUTH	2,436
	LEVEL 3	OFFICE NORTH	3,482
	LEVEL 3	OFFICE SOUTH	2,435
	LEVEL 2	OFFICE NORTH	3,386
	LEVEL 2	OFFICE SOUTH	2,341
	LEVEL 1	OFFICE NORTH	2,370
	LEVEL 1	OFFICE SOUTH	1,905
			32,830 m²

TOTAL			
	LEVEL 1-6	OFFICE SOUTH	13,567
	LEVEL 1-6	OFFICE NORTH	19,263

NLA AREA DIAGRAMS & SCHEDULE - LEVEL 3 - NORTH & SOUTH TOWER

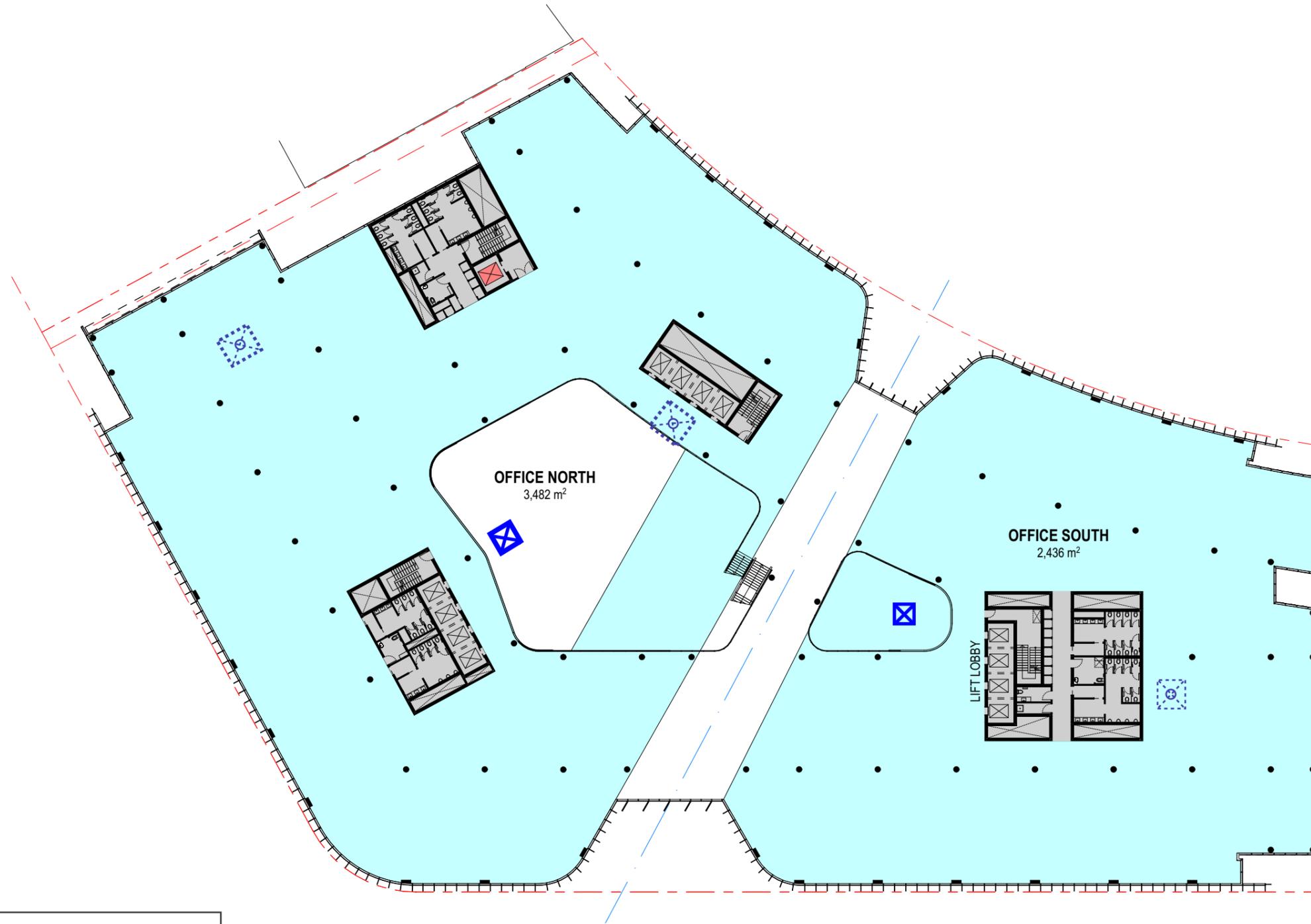


LEGEND	
	CRANE
	CONCRETE PUMP

AREA SCHEDULE - NET LETTABLE AREA (NLA) - VERNON SOUTH			
AREA TYPE	LEVEL	ROOM NAME	AREA (m ²)
OFFICE NLA			
	LEVEL 6	OFFICE NORTH	3,066
	LEVEL 6	OFFICE SOUTH	2,014
	LEVEL 5	OFFICE NORTH	3,482
	LEVEL 5	OFFICE SOUTH	2,436
	LEVEL 4	OFFICE NORTH	3,477
	LEVEL 4	OFFICE SOUTH	2,436
	LEVEL 3	OFFICE NORTH	3,482
	LEVEL 3	OFFICE SOUTH	2,435
	LEVEL 2	OFFICE NORTH	3,386
	LEVEL 2	OFFICE SOUTH	2,341
	LEVEL 1	OFFICE NORTH	2,370
	LEVEL 1	OFFICE SOUTH	1,905
			32,830 m²

TOTAL			
	LEVEL 1-6	OFFICE SOUTH	13,567
	LEVEL 1-6	OFFICE NORTH	19,263

NLA AREA DIAGRAMS & SCHEDULE - LEVEL 4 - NORTH & SOUTH TOWER



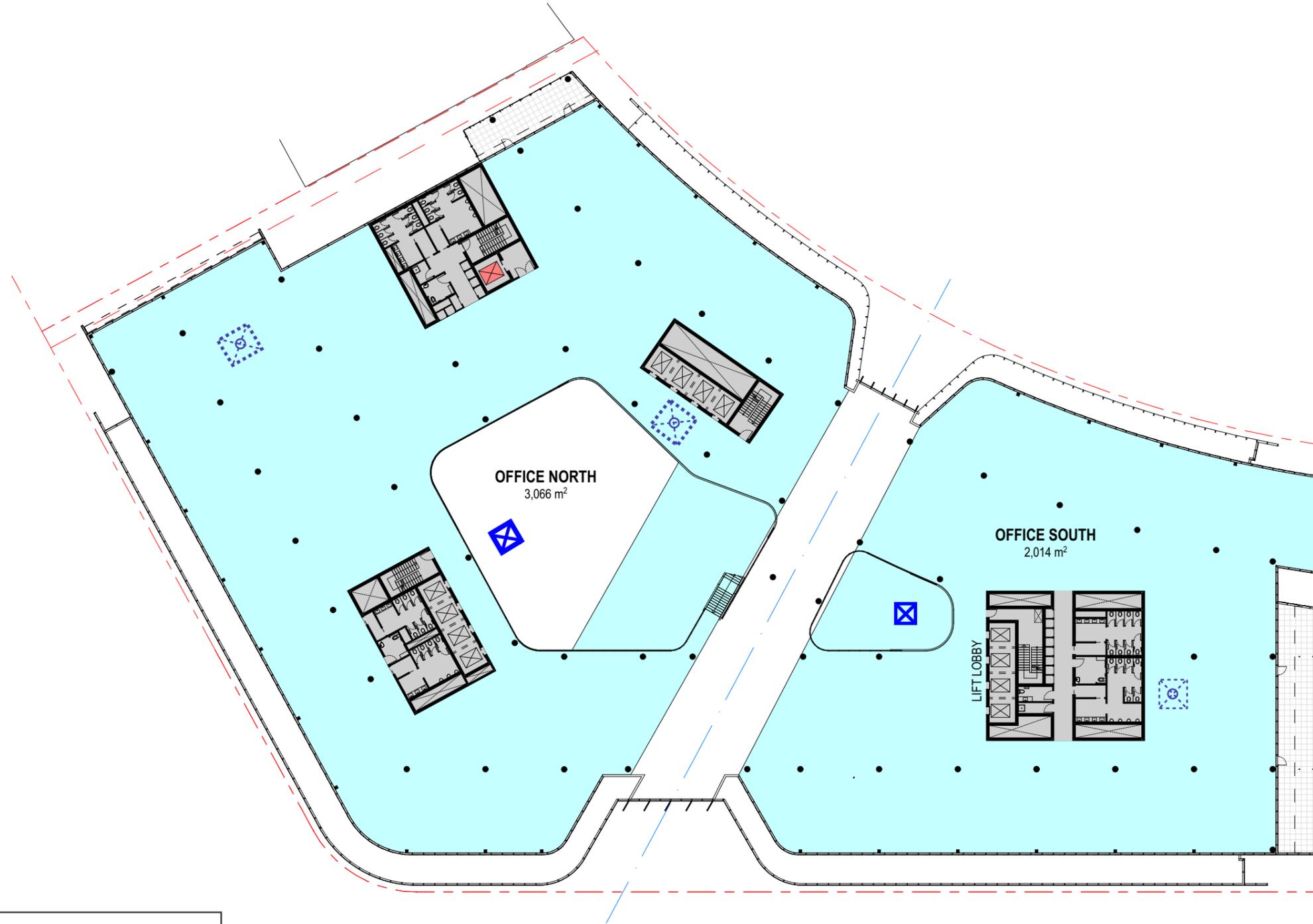
AREA SCHEDULE - NET LETTABLE AREA (NLA) - VERNON SOUTH

AREA TYPE	LEVEL	ROOM NAME	AREA (m ²)
OFFICE NLA			
	LEVEL 6	OFFICE NORTH	3,066
	LEVEL 6	OFFICE SOUTH	2,014
	LEVEL 5	OFFICE NORTH	3,482
	LEVEL 5	OFFICE SOUTH	2,436
	LEVEL 4	OFFICE NORTH	3,477
	LEVEL 4	OFFICE SOUTH	2,436
	LEVEL 3	OFFICE NORTH	3,482
	LEVEL 3	OFFICE SOUTH	2,435
	LEVEL 2	OFFICE NORTH	3,386
	LEVEL 2	OFFICE SOUTH	2,341
	LEVEL 1	OFFICE NORTH	2,370
	LEVEL 1	OFFICE SOUTH	1,905
			32,830 m²

TOTAL			
	LEVEL 1-6	OFFICE SOUTH	13,567
	LEVEL 1-6	OFFICE NORTH	19,263

LEGEND	
	CRANE
	CONCRETE PUMP

NLA AREA DIAGRAMS & SCHEDULE - LEVEL 5 - NORTH & SOUTH TOWER



LEGEND	
	CRANE
	CONCRETE PUMP

AREA SCHEDULE - NET LETTABLE AREA (NLA) - VERNON SOUTH			
AREA TYPE	LEVEL	ROOM NAME	AREA (m ²)
OFFICE NLA			
	LEVEL 6	OFFICE NORTH	3,066
	LEVEL 6	OFFICE SOUTH	2,014
	LEVEL 5	OFFICE NORTH	3,482
	LEVEL 5	OFFICE SOUTH	2,436
	LEVEL 4	OFFICE NORTH	3,477
	LEVEL 4	OFFICE SOUTH	2,436
	LEVEL 3	OFFICE NORTH	3,482
	LEVEL 3	OFFICE SOUTH	2,435
	LEVEL 2	OFFICE NORTH	3,386
	LEVEL 2	OFFICE SOUTH	2,341
	LEVEL 1	OFFICE NORTH	2,370
	LEVEL 1	OFFICE SOUTH	1,905
			32,830 m²

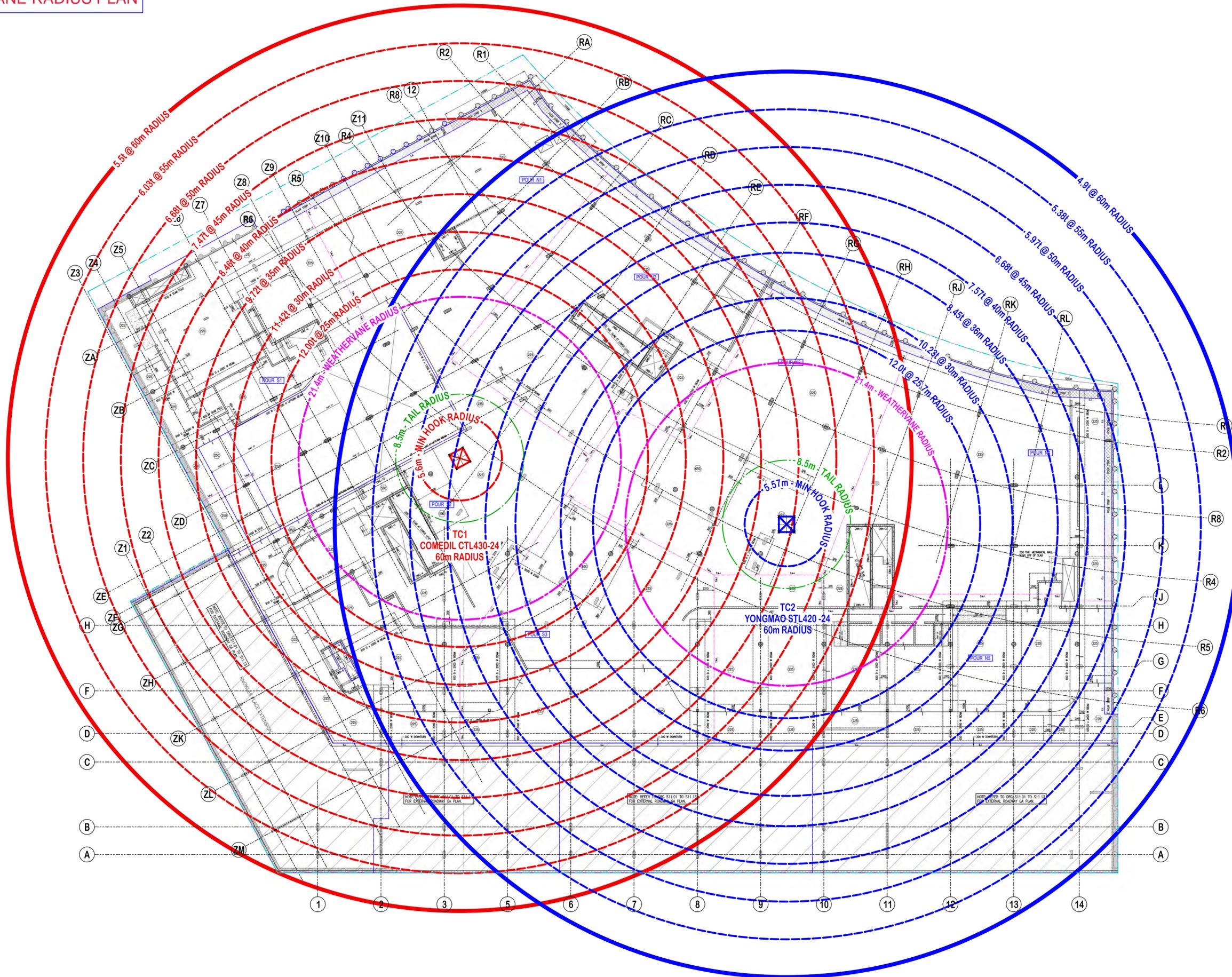
TOTAL			
	LEVEL 1-6	OFFICE SOUTH	13,567
	LEVEL 1-6	OFFICE NORTH	19,263

NLA AREA DIAGRAMS & SCHEDULE - LEVEL 6 - NORTH & SOUTH TOWER

Annexure 2 – Tower Crane Plans

CRANE RADIUS PLAN

STRUCTURAL BACKGROUND IMAGE:
STRUCTURAL DESIGN SOLUTIONS
DWG No.ST20016-S6.03, REVISION No.1
GROUND FLOOR GA PLAN



PRINT IN COLOUR

15.02.21	CMD	1	TC2 MODEL UPDATED
18.12.20	BDT	0	ISSUED FOR CONSTRUCTION
11.12.20	BDT	A	ISSUED FOR REVIEW

Date Init. Rev Description
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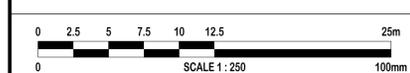
PO Box 1222 Mt Ommaney Q 4074 2/631 Seventeen Mile Rocks Rd.
(07) 3279 1449 www.mbaengineers.com.au www.mbaengineers.com.au Sinnamon Park

Client: **REDS GLOBAL**
CRANES AND PERSONNEL

Builder: **morris property group**

Project: **TOWER CRANES 'ONE CITY HILL'**
BLOCKS 8, 9, 10, 11 SECTION 11
VERNON CIRCLE & EDINBURGH AVE
CANBERRA, ACT

Title: **CRANE RADIUS PLAN GROUND FLOOR**



A1	Designed:	Drawn:	Checked:
	ARN	BDT	MWB

FOR CONSTRUCTION

Project No.	Drawing No.	Revision
20.4169	SC02	1

Annexure 3 – Satellite Pump Plans

CONCRETE PLACING BOOM



BASEMENT 3 - LOCATION PLAN
SCALE = 1/200

A	28/01/21	FOR CONSTRUCTION	MKW
1	20/01/21	FOR APPROVAL	MKW
NO.	DATE	REVISION	APPR'VD

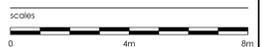
project
**ONE CITY HILL -
 CONCRETE
 PLACING BOOM**
 BLOCK 21 SECTION 63 CITY



architects: Belcomen Concrete

drawing title
LOCATION PLAN

project no.	20099
drawn	CBG
checked	MAL WILSON
date created	26/11/2020
proj. mgr.	MAL WILSON
plotted	28/01/2021
proj. mgr.	MAL WILSON
drawing no.	20099 S001



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Annexure 4 – Approved Traffic Management Plan



Plan No: OXT - MPG - 010A Project: The Barracks
 Location: Vernon Circle, City
 Posted Speed: 40 - 60kph Reduced Speed 40kph
 Drawn By: Belinda Hewson Date Drawn: 21/12/2020
 License: RMS Prepare a Work Zone Traffic Management Plan 0047829838
 Working Hours - 6am to 6pm Daily

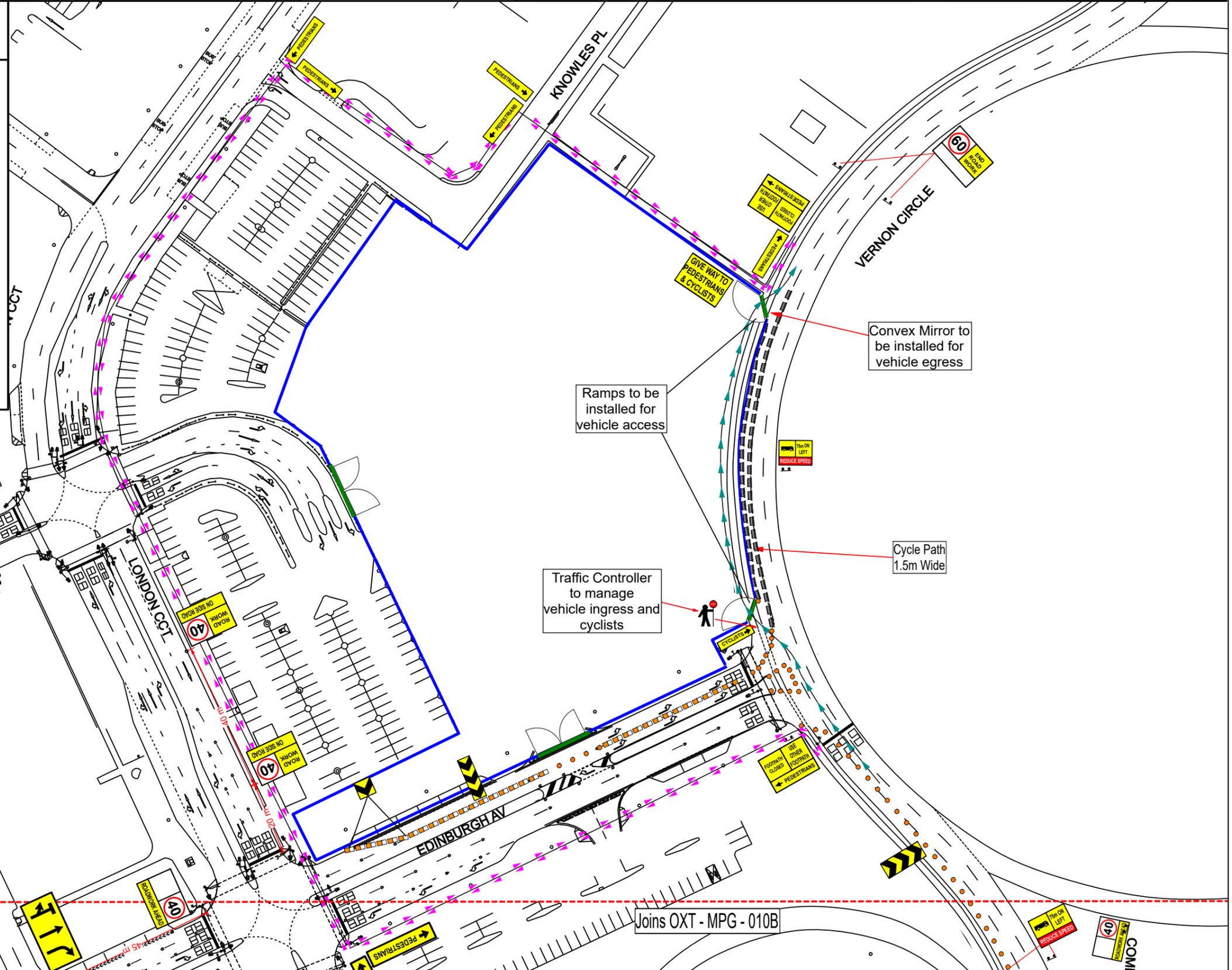


Notes:
 1) All temporary traffic management devices are to be in accordance with the AS 1742.3
 2) All sign facings shall be of Class 1 material as specified in the AS/NZS 1906-1
 3) Employees are to wear high visibility clothing
 4) All signs and devices shall be erected within line of sight of the road users. They shall not be obscured by vegetation or parked vehicles and shall be positioned where they do not become a hazard to pedestrians or vehicles
 5) All conflicting signage including parking signs within the worksite shall be covered or removed while traffic operation is in progress.
 6) The contractor responsible for the work site Temporary Traffic Management shall comply with the requirements of the AS 1742.3 2009

www.invarion.com

Legend

-  Bollards @ 4m Centers
-  Construction Vehicle Route
-  Jersey
-  Pedestrian Route
-  Site Access Gate
-  Site Fence
-  Water Filled Barrier



Joins OXT - MPG - 010B