



PRELIMINARY CONSTRUCTION MANAGEMENT PLAN

Prepared for

**Review of Environmental Factors (REF)
Bankstown Vertical Campus**

TAFE Bankstown Decant

May 2025

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1 INTRODUCTION

The purpose of this Preliminary Construction Management Plan (PCMP) for the Bankstown Vertical Campus Project is to demonstrate that the proposed works can be executed in accordance with legislated safety and environmental requirements, with minimal inconvenience to occupants of the building, staff, neighbours, and the general public.

The works underwent a 'Safety in Design' review in April 2025, and upon appointment, the Head Contractor will prepare a comprehensive Construction Management Plan with specific strategies for managing on-site activities.

The Head Contractor, to be appointed as Principal Contractor in accordance with NSW WHS legislation, will adhere to the requirements detailed in this PCMP and comply with the guidelines of relevant authorities and the base-build manager, Walker Corporation. This report accompanies a Review of Environmental Factors (REF) under clause 3.47, part 3.5 of the State Environmental Planning Policy (Transport and Infrastructure) 2021 (*TISEPP*) for the facility.

1.1 PROPOSED WORKS

TAFE NSW's operations in Bankstown are currently based at 500 Chapel Street comprising 25,000m² over 6 main buildings. This site is being repurposed by the NSW government to make way for a new Health Infrastructure facility, which requires the relocation of the existing TAFE NSW services prior to the first semester of 2026 (early February 2026).

The project will enable TAFE NSW delivery of courses in Bankstown after the current site Bankstown is handed over to Health Infrastructure NSW. TAFE NSW is evaluating whether this occupancy will be required for the short term (5 years) or a longer term (~30 Years). Changes to the scope to support a longer term tenancy are anticipated to be minor, but will require a re-evaluation of the CMP which will be led by the Head Contractor upon engagement.

The project will consist of Design and Construction (D&C) for fit-out of 9 floors of teaching and learning spaces within the tower located at 74 Rickard Road, Bankstown. The design will be completed within the framework of completed stakeholder consultation, the resultant concept design, client standards and requirements, and further required consultation.

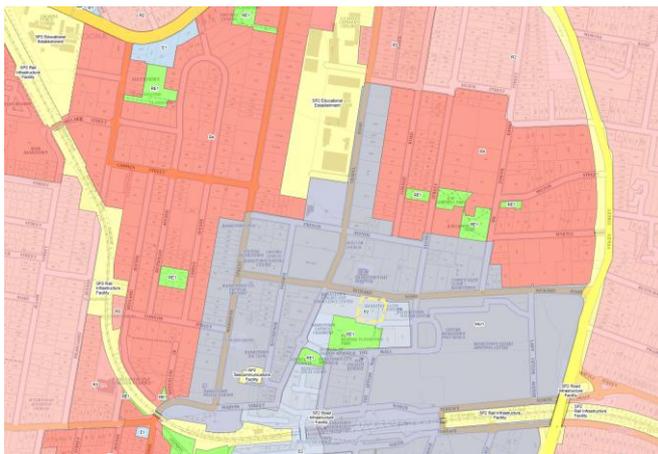


Figure 1 – Proposed Site Location

1.2 AREAS OF MANAGEMENT

The Plan covers the following areas of management:

- legislative requirements;
- hours of operation;
- public and property protection;
- noise;
- dust Management;
- odour control;
- storage of dangerous goods;
- water quality / stormwater runoff;
- waste management principles;
- hazardous materials management;
- traffic and pedestrian management; and
- services disconnections.

The works will be undertaken by suitably licensed contractors holding current and appropriate licences and insurances.

It is envisaged that the works will be undertaken under a "Principal Contractor" arrangement.

All statements and proposals documented in this Plan will be reviewed at the time of contract award for the works to ensure alignment with proposed preferred methodologies and sequencing developments.

The Principal Contractor will adhere to the Protection of the Environment Operations Act - 1997.

2 SITE OPERATIONS:

2.1 LEGISLATIVE REQUIREMENTS

The works will be undertaken in accordance with the following legislative requirements:

- 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 and Regulations;
- Work Health & Safety Act 2012 and relevant codes of practice and Standards;
- WHS Regulation 2012 and relevant codes of practice and Standards;
- Australian Standard AS 2601:2001: Demolition of Structures;
- Australian Standard AS 4970:2009: Protection of Trespass on Development Sites;
- Australian Standard AS 4373:2007: Pruning of Amenity Trees;
- Code of Practice for the Safe Removal of Asbestos (NOHSC:2002 (1998));
- Guide to the Control of Asbestos Hazards in Buildings and Structures (NOHSC:3002 (1988));
- Resource and Recovery Act 2001;
- Environmental Planning and Assessment Act 1979, including clause 6.28 for the compliance of the current Building Code of Australia;
- Heritage Act 1997;
- Local Government Act 1993;
- 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.

2.2 HOURS OF OPERATION

The following hours of operation are proposed for the works:

- Monday to Friday 7.00AM to 6.00PM
- Saturdays 8:00AM to 6:00PM
- Sundays and Public Holidays No Work

It is anticipated that Monday to Saturday 6PM to 10PM and Sundays 8AM to 5PM will be utilised for disruptive works and acceleration as required by the Contractor and/or instructed the Principal. Works during these hours will require the approval of Walker Corporation and will only be available for internal works.

No work will occur outside of the hours nominated above unless approval has been given by Walker Corporation and the relevant statutory authority in line with the conditions of consent.

Deliveries of heavy machinery may be required out of the proposed hours of operation to conform to the overriding requirements of Transport for NSW.

2.3 ACCESS AND PROTECTION OF PUBLIC & PROPERTY

Appropriate hoarding/fencing (as specified in Australian Standards and WorkCover requirements) shall be required at any publicly accessible areas, such as ground floor, or Base-Build areas should non-minor works be required in those areas. The public and other tenants shall not have access to the site through access prevention measures such as lift-coding to allow only Principal, Contractor, and Base-build access.

A temporary site office, first aid point, and amenities shall be erected within the floors of the site only.

Signs shall be installed in each lift lobby of the site indicating the floors are a construction site, the site's PPE requirements, the location of the site office, and the need to be inducted and signed-in to site.

Public access shall be retained to the areas of the building outside the site, including ground floor and the car park.

Vehicular access will be through the building's loading dock and shared car park. All vehicles shall comply with the 3.5m clearance to the loading dock, and the 2.2m clearance of the main garage.

The Head Contractor shall propose protection measures to Base-build property including common property areas on each floor of the tenancy and lift interiors to the satisfaction of Walker Corporation prior to commencement of works.

Public Safety, Amenity and Site Security measures may be staged during the works. At various times, different portions of the site may be fenced. These property protection measures will be reviewed at the time of contract award for the works to ensure alignment with proposed preferred methodologies and sequencing developments and to ensure that the safety of the general public is maintained at all times during the works.

The Head Contractor will need to comply with their duty under WHS management in accordance with the legislative requirements listed in 'Legislative Requirements' of this document.

3 ENVIRONMENTAL & AMENITY

The Head Contractor will be required to submit a comprehensive Construction Environmental Management Plan (CEMP) for approval to ensure that all elements of the plan meet all statutory requirements as well as TAFE NSW and Walker Corporation's requirements.

External works are not proposed, but should these be incorporated into a future scope, at a minimum, the erosion and sediment controls for the works shall be designed, installed and maintained in accordance with the requirements of Managing Urban Stormwater: Soils and Construction "The Blue Book" 2004 (4th edition).

The environmental performance of the contractor will be monitored and reported monthly under the Performance Evaluation Record referenced in the proposed GC21 Contract throughout the works.

The following specific environmental management principles will be implemented on site.

3.1 NOISE AND VIBRATION

All practicable measures will be taken to reduce the noise arising from the works. Noise from the site shall not exceed the limits set out in the Interim Construction Noise Guidelines (ICNG) and Environmental Protection Authority (EPA). No machine work will occur outside approved working hours (refer item 2.2) unless approval has been given by the consent authority.

The following measures are proposed with reference to the ICNG:

- Use Noise Management Levels (NML's) to identify demolition, excavation and construction noise sources or scenarios that require engineering controls or administrative management;
- Promote clear understanding of ways to identify and minimise noise from construction works;
- Focus on applying all feasible and reasonable work practices to minimise construction noise impacts;
- Provide flexibility in the selection of site-specific and reasonable work practices to minimise noise impacts;
- Encourage construction/ demolition work to be undertaken within approved standard hours where reasonably practicable with noise that is audible to other premises. Approval is required for works undertaken outside standard hours; and
- The use of noise reduction techniques including, but not limited to, barriers, enclosures and silencers shall be employed to ensure compliance with construction and demolition noise criteria.

Demolition work shall comply with Australian Standard 2436-2010 "Guide to Noise Control on Construction, Demolition and Maintenance Sites".

As part of the noise mitigation treatment for the project, the Head Contractor will be responsible for the checking of compliant maintenance regimes and statutory supervision of all equipment and working closely with Walker Corporation to schedule works to minimise the disruption between tenancies.

The benchmarks used to assess vibration impacts due to the construction works are documented in the Acoustic Assessment Report prepared by 'ACOR Consultants Pty Ltd (ACOR).' These acoustic documents provide recommendations and requirements for mitigation of noise and vibration during construction.

The following regulations, standards, and guidelines have been referred to in relation to the noise and vibration impact assessment performed:

- NSW EPA Noise Policy for Industry 2017 (NPI);
- NSW Health – Engineering Services Guidelines 2022;
- NSW EPA Noise Guide for Local Government (NGLG);
- NSW EPA Approved Methods for the Measurement and Analysis of Environmental Noise in NSW;
- AS 1055:2018 – Acoustics – Description and measurement of environmental noise (AS 1055);
- NSW DEC Assessing Vibration: A Technical Guideline (2006);
- Australian/New Zealand Standard AS/NZS 2107: 2016 Acoustics – Recommended Design Sound Levels and Reverberation Times for Building Interiors (AS 2107);
- Protection of the Environmental Operations (Noise Control) Regulations 2017 (POEO);
- NSW RMS Construction Noise and Vibration Guideline – August 2016;
- EPA NSW Interim Construction Noise Guidelines (ICNG) 2009;
- Association of Australasian Acoustical Consultants (AAAC) Guideline for Healthcare Facilities Version 2;
- BS ISO 2631-1:1997 Mechanical vibration and shock – Evaluation of human exposure to whole-body vibration Part 1: General Requirements;
- ISO 2631-2:2003(E) Mechanical vibration and shock – Evaluation of human exposure to whole-body vibration – Part 2: Vibration in buildings (1 Hz to 80 Hz);
- American Society of Heating, Refrigerating and Air-Conditioning Engineers (ASHRAE Applications Handbook – Chapter 49 Noise & Vibration control);
- Australian Standard AS 2670.2:1990 Evaluation of human exposure to whole-body vibration, Part 2: Continuous and shock-induced vibration in buildings (1 to 80 Hz). N.B. – Please note that this standard was superseded by Australian Standard ISO 2631.2:2014 Mechanical vibration and shock – Evaluation of human exposure to whole body vibration, Part 2: Vibration in buildings (1 to 80 Hz); however, it is accepted practice within the Australian market to adopt the multiplying factors (R) as presented in Table 2 Appendix A (AS 2670.2:1990) for building vibration from human comfort;
- DIN Standard 4150-3 2016-12 – Vibration in Buildings – Part 3: Effects on Structures;
- BS 6472-1:2008 – Guide to evaluation of human exposure to vibration in buildings - Vibration sources other than blasting; and
- ISO 8041:2017 Human response to vibration, ISO 5349 Human response for hand-transmitted vibration and ISO 2631 Human response for whole-body vibration exposure.

Acoustic design review and recommendations are provided to achieve the relevant acoustic and vibration criteria for this project. It is anticipated that, upon implementation of the design recommendations, the proposed development will meet the relevant noise criteria.

This report forms part of the Review of Environmental Factors (REF) submission for planning approval. The noise mitigation treatment proposed by the Head Contractor will be included in the detailed Construction Management Plan. Vibration will be constantly reviewed to minimise impacts on the surrounding tenancies, stakeholders, residents and commercial properties.

3.2 DUST AND AIR QUALITY

Dust generation during internal works shall be managed by the Head Contractor through adequate controls, primarily not opening the windows and balcony doors to the tenancy where works are likely to generate excessive dust.

The Head Contractor shall be responsible for providing adequate ventilation for its workers and conform to all applicable WHS standards.

Dust monitoring and dust suppression measures will be implemented by the appointed Head Contractor. The site dust levels shall be managed primarily by ensuring:

- The head contractor will be responsible to record all dust and air quality complaints, identify cause(s), take appropriate measures to reduce emissions in a timely manner, and record the measures taken. Make the complaints log available to the project team and local authority when asked. Record any exceptional incidents that cause dust and/or air emissions, either on- or offsite, and the action taken to resolve the situation in the log book.
- Haulage vehicles shall be covered and are to leave via the designated (stabilised) site access; and
- Access roads are to be sufficiently maintained to ensure no visible dust at the site boundary.

The Contractor shall prepare management and contingency plans as necessary to prevent any foreseeable impacts from dust.

3.3 ODOUR CONTROL

In terms of demolition activity for the Site, odour transmission will be minimal. All plant and machinery involved in the works will be regularly serviced and checked for exhaust emissions.

Stormwater gully pits will preferably be hand cleaned with shovels and collected debris bagged to minimise odour and disposed of prior to pipes being cleaned.

3.4 STORAGE OF DANGEROUS GOODS

Should the works involve the use of flammable fuels such as petrol, diesel, Oxy-acetylene, or oils, storage of such items will be in a lockable compound with sufficient ventilation in accordance with relevant codes of practice and Standards.

Material safety data sheets on all flammable and/or potentially harmful materials and chemicals will be provided by the Head Contractor undertaking the works to the Principal and Walker Corporation.

3.5 STORMWATER RUN OFF

No external works are planned that will affect stormwater run-off, and therefore a strategy of elimination will apply to this risk.

The Head Contractor shall not allow any liquids from the construction works to flow onto the balconies, or down the façade and should any works temporarily affect the levels or grades of the interface between internal floors and balconies, the Head Contractor shall implement appropriate temporary protection for the duration of the risk of ingress of stormwater.

4 WASTE MANAGEMENT / RECYCLING PRINCIPLES

The contractor will be committed to achieving compliance with the EPA guidelines.

All hazardous materials will be removed and disposed of at licensed waste facilities.

The Head Contractor will plan for, with the agreeance of the Principal and Walker Corporation, reuse of fixtures, fittings, and equipment proposed for demolition to minimise waste. Primarily through the retention of light fixtures, ceiling grid systems, ceiling tiles, and carpet tiles by Walker Corporation for future tenancy works.

As part of the contractual requirements for the works, the Head Contractor will be required to provide all trucking and disposal documentation for all waste materials.

Key to maximising recycling and minimising waste going to landfills will be to effectively separate the individual materials during the demolition phase, not after.

All material generated from the works will be recycled apart from selected soft demolition materials and hazardous materials such as asbestos, SMF, PCBs and the like.

The following table sets out the materials likely to be encountered during the works and the general waste management principles that will be adopted through the contracting process.

Material	Source	Recyclable	End Usage - %
Timber	Doors, architraves, framework	Yes	Second hand sales 50% or landfill 50%
Metal	Bulkhead framing, framing, ceiling grids, galvanised steel, and copper piping	Yes	Metal recycler 100%
FF&E	Light fixtures, mechanical ductwork and returns, ceiling grid systems, ceiling tiles, signage, carpet tiles, and other equipment and fixtures.	Re-usable	Priorities: 1. Reuse 2. Second hand sales 3. Metal recycler 4. Landfill NB: Reuse targeted at 100%

All waste and excess materials will be removed from site at the end of installation.

5 HAZARDOUS MATERIALS MANAGEMENT

5.1 IDENTIFICATION

While the recent and well-documented nature of the construction of the premises indicates a very low risk of hazardous materials being encountered, possible locations of hazardous materials may be identified in building and on site. The management and site removal of these products will be performed in accordance with Australian Standards.

These reports will be used as the basis for identifying and managing the removal of hazardous materials during the works. 'Unexpected finds' protocols and secure isolation of the site from the general public will also reduce the risk of potential harm to the general public.

5.2 AIR MONITORING

Due to the discrete nature of the tenancies (the site will encompass no part-floors), air monitoring is not proposed. Should complaints be received per the process in Section 3.2 Dust and Air Quality these shall be addressed following the outlined methodology.

5.3 REMOVAL

Any asbestos and hazardous material works will be undertaken by WorkCover licensed contractors supervised and monitored by registered occupational hygienists.

The works will comply with all relevant codes and Standards.

5.4 DISPOSAL

Asbestos and other hazardous materials will be loaded and transported in accordance with all relevant codes and Standards.

All asbestos materials will be bagged and wrapped and placed in plastic lined disposal containers.

All asbestos and hazardous materials will be disposed of at a registered EPA landfill with full accountability and traceability of transport and disposal monitoring enforced and monitored throughout the works contract.

6 TRAFFIC MANAGEMENT

As part of the Construction Management Plan (CMP), the Head Contractor is required to submit a Construction Traffic Management Plan (CTMP) for approval prior to commencement. The CTMP will detail site access, pedestrian protection measures and all associated vehicle movements.

During construction, primarily articulated and fixed trucks are anticipated to be used, but should the available lift dimensions or loading dock restrictions not facilitate required logistics, hoists and scissor and boom lifts may be required. These will be part of the Head Contractor's CTMP and will comply with all necessary Walker Corporation and authority approvals and permits.

It is anticipated that the works may involve varying vehicle movements each day. This will be dependent on the Head Contractor's program and will be facilitated between the Head Contractor and Walker Corporation to ensure safety of deliveries and pedestrians.

6.1 GENERAL REQUIREMENTS

In accordance with Transport for NSW requirements, all vehicles transporting loose materials will be required to have the entire load covered and/ or secured to prevent any large items, excess dust or debris being deposited onto the roadway during travel to and from the site. The Head Contractor will induct all subcontractors and suppliers to ensure that the procedures are met for all vehicles entering and exiting the construction sites. The Head Contractor will monitor the internal and immediate external roads leading to and from the site and take all necessary steps to clean any debris deposited by construction vehicles.

Vehicles operating to, from and within the site shall do so in a manner which does not create unreasonable or unnecessary noise or vibration.

Public roads and access points will not be obstructed by any materials, vehicles, refuse skips or the like, under any circumstances.

6.2 TRAFFIC IMPACT ASSESSMENT:

The proposed facilities are anticipated to generate only a minor increase in traffic, with negligible impact on the function, operation, or safety of the surrounding road network. Therefore, the project is not expected to exacerbate existing traffic conditions.

Overall traffic impact of the project is expected to be minimal, with no significant adverse effects on the broader road network.

The Head Contractor shall be responsible for maintaining subcontractor compliance with road conditions such as permissible entry to the site driveway (Black Laneway) via left turn **only** from Rickard road.

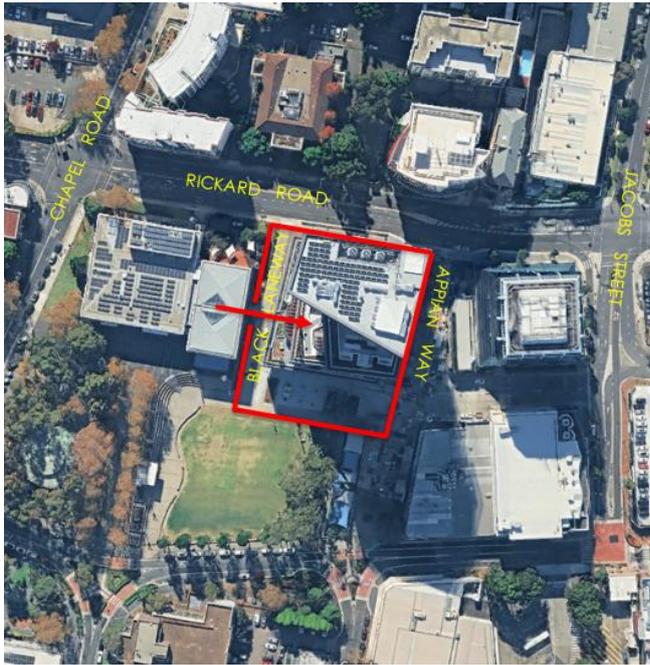


Figure 2 – Site Vehicular Entry

PEDESTRIAN PROTECTION

Pedestrian, cyclists and vehicular passage to and around the site will be maintained, or alternate routes determined where necessary, and are to be defined by clear signage.

6.3 HEAVY VEHICLE MOVEMENTS

Heavy vehicle movements are anticipated to be minor for the works.

However, should heavy vehicles be regularly required during any phase of the works, the Head Contractor shall carefully manage movements to minimise their impact on the surrounding road network and site operations.

Construction deliveries will be pre-scheduled to avoid conflicts with peak hour traffic.

7 SERVICES DISCONNECTION

The Head Contractor will notify the Project Manager and Walker Corporation if there is an anticipated services disruption and coordinate services shutdown to suit operational needs.

Such site services include:

- wastewater;
- water;
- electricity;
- stormwater;
- telecommunications; and
- gas

In general terms the following principles will be adopted when disconnecting services:

- all Service authorities will be consulted prior to the works commencing to ascertain lead times and correct termination locations;
- all termination works will be undertaken in accordance with design engineers' specifications and instructions;
- all termination works will be undertaken by suitably licensed contractors; and
- any termination works that impact on adjoining owners/departments will be notified and will be undertaken out of hours to minimise impact.