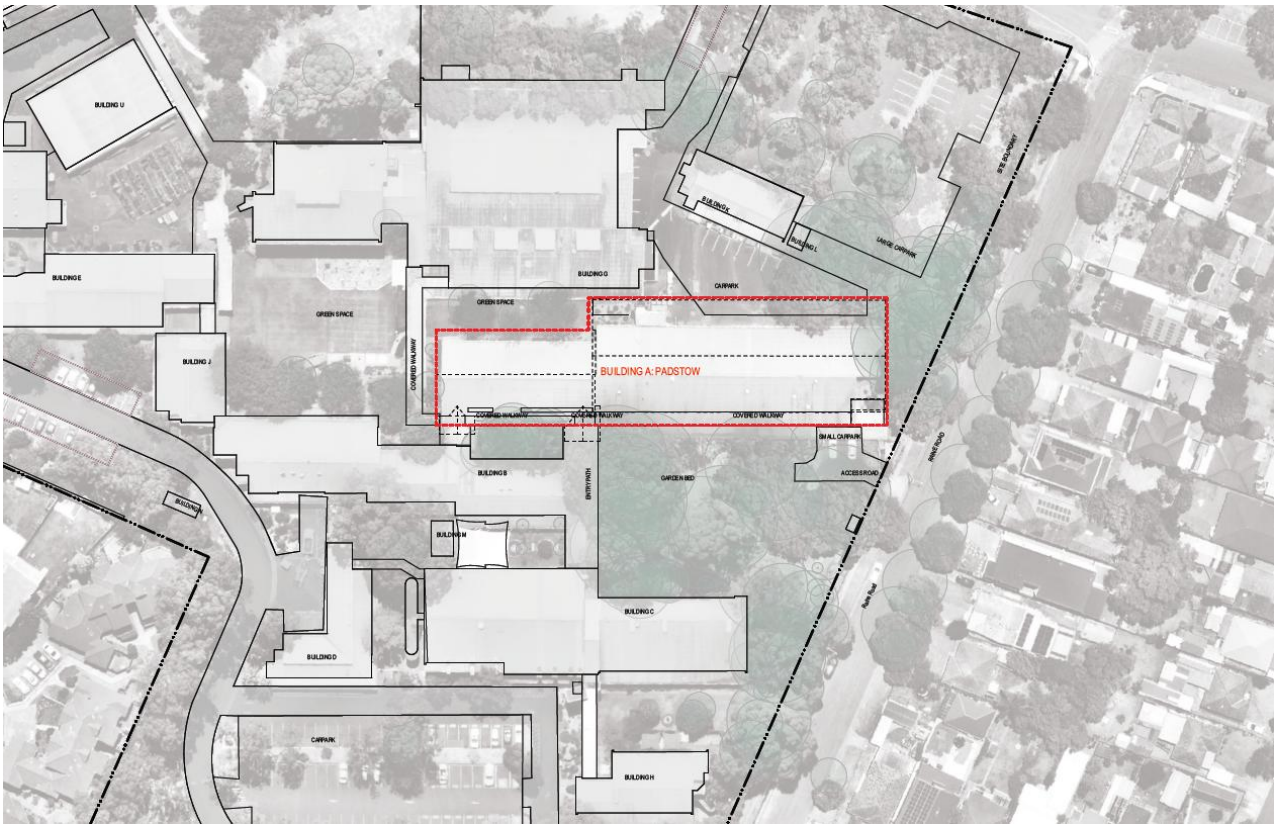

PRELIMINARY CONSTRUCTION MANAGEMENT PLAN

Prepared for

Review of Environmental Factors (REF)
Padstow Animal Studies Building A

TAFE Bankstown Decant

May 2025

CONTENTS

1 INTRODUCTION

The purpose of this Preliminary Construction Management Plan (PCMP) for the Padstow Animal Studies 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 wider campus, 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 Padstow TAFE Campus. This report accompanies a Review of Environmental Factors (REF) for development permitted without consent under section 3.54, part 3.6 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).

This specific part of the project involves the Design Development and Internal Works at existing Padstow Building A, to deliver a modern building for the agribusiness/animal care studies to relocate to from the existing campus.

This will add value by increasing the attractiveness of the TAFE NSW Animal Care Studies/Services offering and enable the successful relocation from Bankstown to Padstow.

Generally, the works will consist of Design and Construction (D&C) for an internal fit out of approx. 1,500sqm to accommodate animal care education uses, labs, other facilities including:

- demolition of the internal components of Building A (walls and doors, disconnection of electrical/mechanical/fire/hydraulic services, removal of hazardous materials and temporary propping);
- internal alterations and additions (substructure strengthening works, new walls/doors, floor/wall/ceiling finishes, joinery, metalwork and fitments, painting and installation of services such as hydraulic, electrical, mechanical and fire);
- signage (statutory and wayfinding); and
- external works to outdoor area north-east of Building A. to house small animals. The extent of works in this area are currently unknown, however fencing will be required to enclose this area.

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 Tress 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 Conversation Act 1938.

2.2 HOURS OF OPERATION

The working times on-site are subject to the Contract working hours, statutory requirements and TAFE exam timetables.

- The Contract working hours are Monday to Saturday, 8am to 6pm as noted within the Contract particulars. However, the Contractor may consider additional hours available for acceleration as required by the contract program or requested by TAFE NSW.

- The Padstow TAFE Campus operating hours are:
  - Monday to Thursday - 07:30 – 22:00
  - Friday - 07:30 – 18:00
  - Saturday/Sunday by arrangement

- The Contractor is not to make any noise that impacts exams on the campus. TAFE NSW have confirmed the following exam timetable and impacts for Semester 2 2025 on the Padstow Campus. Further refer to the attached 2025 and 2026 TAFE NSW calendars which list the exam periods. The Contractor is to mitigate noise disruption during these periods.

Semester 2 2025 exam timetable information for Padstow campus:

Learning and Teaching Section	Comment
Horticulture/Landscape Construction	No impact
Educational Pathways/AMEP	No impact
Floristry	No Impact
Aeroskills	CASA exams every Tuesday and Thursday from 10:00 – 13:00 and 17:00 – 19:30. These are held in the Northwestern end of Building G.

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 Padstow TAFE NSW.

No work will occur outside of the hours nominated above unless approval has been given by Padstow TAFE NSW 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

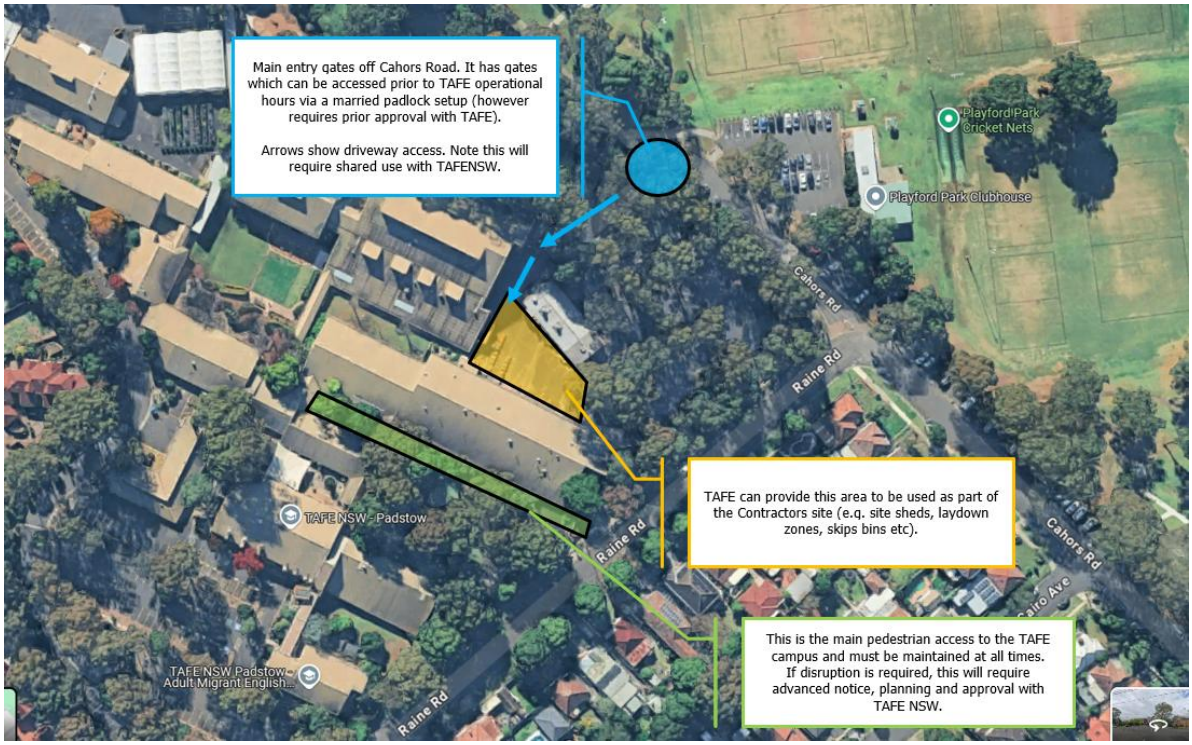

Figure 2 – Site Establishment Mark-up 1

Appropriate hoarding/fencing (as specified in Australian Standards and WorkCover requirements) shall be required at any publicly accessible areas. The public shall not have access to the site through access prevention measures.

A temporary site office, first aid point, and amenities shall be erected for the site with appropriate and compliant signage installed around the site in indicating area is 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 must be noted.

The campus and building's access provisions generally consists of:

- best access to the site is via the Cahors Road entrance as per the Figure 2 above;
- this access is via two gates that are locked outside of the site operating hours noted below, however earlier/later access can be arranged with TAFE NSW when required (likely via a married padlock setup);
- this driveway access is also frequently used by TAFE NSW and the Contractor will need to share access accordingly;
- the area highlighted in green in Figure 2 above is the main pedestrian access to the Padstow TAFE campus and must be maintained at all times;
- With reference to the proposed site area (in orange), please note the following:
  - there are no items in this area that TAFE NSW will need to access for programmed maintenance,
  - pedestrian access between Buildings G and A (once the site is established this will be the only pedestrian access to the campus from the Cahors Road carpark and must be maintained),
  - access for vehicular delivery to the large hangar doors Building G, and
  - pedestrian or trolley access to Building K (site handed over will need to be set back approximately 1.5 metres from the kerb at the rear of Building K).

Figure 3 – Site Establishment Mark-up

Figure 4 – Site Establishment Mark-up

The Head Contractor shall propose protection measures to campus property outside the extent of site, including common property areas 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.

2.4 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 requirements.

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.

2.5 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 TAFE NSW to schedule works to minimise the disruption around the campus.

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.

2.6 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 doors to Building A where works are likely to generate excessive dust. If doors and windows are required to be open for adequate ventilation requirements, then other dust suppression measures will be implemented.

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.

2.7 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.

2.8 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 TAFE NSW.

2.9 STORMWATER RUN OFF

Minimal 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.

3 WASTE MANAGEMENT / RECYCLING PRINCIPLES

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

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

The Head Contractor will plan for, with the agreeance of the Principal, reuse of fixtures, fittings, and equipment proposed for demolition to minimise waste.

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.

* Hazmat report notes lead paint used to doors and architraves (and floors) – the Contractor will review whether these items can be recycled before recycling them.

4 HAZARDOUS MATERIALS MANAGEMENT

4.1 IDENTIFICATION

The Hazardous Materials Survey indicated that presumed asbestos within switchboard panels, AC units and hot water heater pipework.

Where existing building elements that contain hazardous materials are to be removed, removal will be undertaken in accordance with relevant 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.

4.2 AIR MONITORING

Due to the discrete nature of the building works, 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.

4.3 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.

4.4 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.

5 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 TAFE NSW 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 TAFE NSW to ensure safety of deliveries and pedestrians.

5.1 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.

5.2 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.

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.

5.3 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.

6 SERVICES DISCONNECTION

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

Such site services include but are not limited to:

- 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.