

Construction Management Plan

New Commercial and
Retail Development

580 George Street, Sydney

GPT Group





Contents

1. Executive Summary
2. Background
3. Construction Summary
4. Site Management
5. Traffic, Access and Parking Management
6. Environmental Management
7. Waste Management
8. Air Quality Management
9. Noise and Vibration Management

Revision	Date	Rev	Description	Author	Reviewer	Approver
Final	31/07/2025	B	Planning Proposal	B. Ewe	B. James	B. James
Preliminary	29/07/2025	A	Planning Proposal	B. Ewe	B. James	B. James

Icon Project Management Pty Ltd
Level 10, 350 Kent Street
Sydney NSW 2000

Phone +61 2 8035 2300
www.iconpm.com.au





1 Executive Summary

1.1 Background and Objectives

This preliminary Construction Management Plan (CMP) has been prepared on behalf of the Owner (The GPT Group), to outline the high-level construction approach, objectives, and any impacts of the proposed redevelopment works at 580 George Street, Sydney (the Site).

This document has been prepared in support of the Planning Proposal application for the Site.

The design of the building has yet to be finalised (subject to a future Design Excellence Competition), and a Head Contractor has yet to be engaged. The Head Contractor will therefore undertake the final strategic planning and execution of the site works at a later date, which will provide a more detailed methodology and produce a final Construction Management Plan, guided by the principles and minimum standards outlined in this document.

The objective of this document is to provide a high-level summary of the:

- A. project works;
- B. general methodology for construction of the works;
- C. general principles for ensuring the works are planned and executed in a way that minimises impacts to health, safety, amenity, traffic, and the surrounding environment;
- D. likely impacts to the environs immediately adjacent to the Site;
- E. likely impact to Authorities and key stakeholder facilities and infrastructure.

1.2 Summary of Impacts

Despite the Site being located in the Central Business District (CBD) and a highly-populated and sensitive area on George Street, the works required to construct the proposed development are envisaged to have minimal to no effect on major infrastructure and adjacent buildings, facilities and public amenity.

Further details are provided later in this report, however a summary of potential impacts of the development are shown in the below table.

			IMPACT	
PEDESTRIAN AMENITY, ACCESS & PROTECTION				
A	Street Frontages George and Bathurst St	Pedestrian access to all existing public areas maintained at all times.	NIL	●
		B-Class overhead protection will be installed with no impact to pedestrian access. Minor loss of amenity due to the presence of B-Class hoarding.	NIL-LOW	●
B	Town Hall Train Station Access	Existing pedestrian retail tunnel from George St to Town Hall station will remain operational and protected at all times. Minor loss of amenity due to the presence of B-Class hoarding.	NIL-LOW	●

Construction Management Plan



TRANSPORT & INFRASTRUCTURE				
A	Trains (operations)	No impact to rail operations, facilities, tunnel structure or amenity.	NIL	●
	Trains (easement)	No impact to rail easement south of the Site	NIL	●
B	Light Rail (George St)	No impact to light rail operations. Town Hall light rail station is 70m from Site and not impacted.	NIL	●
C	Buses (Bathurst St)	No impact to bus operations on Bathurst St.	NIL	●
D	Cars (Bathurst St)	No road closures likely required. No impact to traffic flow.	NIL	●
E	Parking (Bathurst St)	A construction zone will likely be required on Bathurst St for the works. Some parking bays may be utilised (subject to final Contractor methodology and applications to Council)	MODERATE	●
F	Cross City Tunnel	No impact to cross city tunnel below Bathurst St	NIL	●
NEIGHBOURS				
A	Commercial Tower (580 George Street)	Existing 33 level office tower is also owned by GPT and existing operations will not be impacted by the works.	NIL-LOW	●
B	Greenland Centre (115 Bathurst Street)	No impact to access, amenity or lines-of-sight for residents in tower. Height of building restricted to below residential balconies of Greenland Centre. Moderate noise to residents on lower floors of tower during daytime construction hours.	MODERATE	●
C	Childcare Centre (580 George Street)	No impact to childcare centre. Construction methodology and safety management plans to be reviewed at a later date.	MODERATE	●
ENVIRONMENTAL				
A	General	All site facilities and site access will be located within the Site boundaries or B-Class hoardings.	NIL-LOW	●
B	Working Hours	Works to be undertaken during standard DA approved hours for typical CBD projects.	NIL	●
C	Noise, Dust and Vibration	No specific works are envisaged that would alter the requirement for best practice construction methodologies to be employed on Site.	NIL-LOW	●

2 Background

2.1 Project Description

The project involves the redevelopment of the northern end of the site at 580 George Street to accommodate a new commercial and retail development, comprising:

- A three-level podium, including:
 - Ground floor: a new commercial lobby fronting George Street and retail tenancies;
 - Mezzanine and Level 1: commercial office floors (final uses to be determined);
- Upper podium levels: additional office floors; and
- Level 8: rooftop plant and building services.



The works also include:

- Demolition of the existing retail arcade, which currently houses a food court at ground level, medical centre on the mezzanine, and retail spaces across the lower ground;
- Reconfiguration of access escalator from new ground floor lobby and retail to lower ground retail and Town Hall pedestrian tunnel;
- Conversion of some selected basement car parking spaces into plant and services rooms.

2.2 The Site

This development is located at the northern portion of 580 George Street Sydney (the Site), and occupies a prominent corner location within the Sydney CBD and has a total area of approximately 3,560 sqm. It enjoys significant street frontage along George Street (82m), Bathurst Street (33m), and Wilmot Lane (54m), providing multiple access points and high pedestrian traffic exposure.

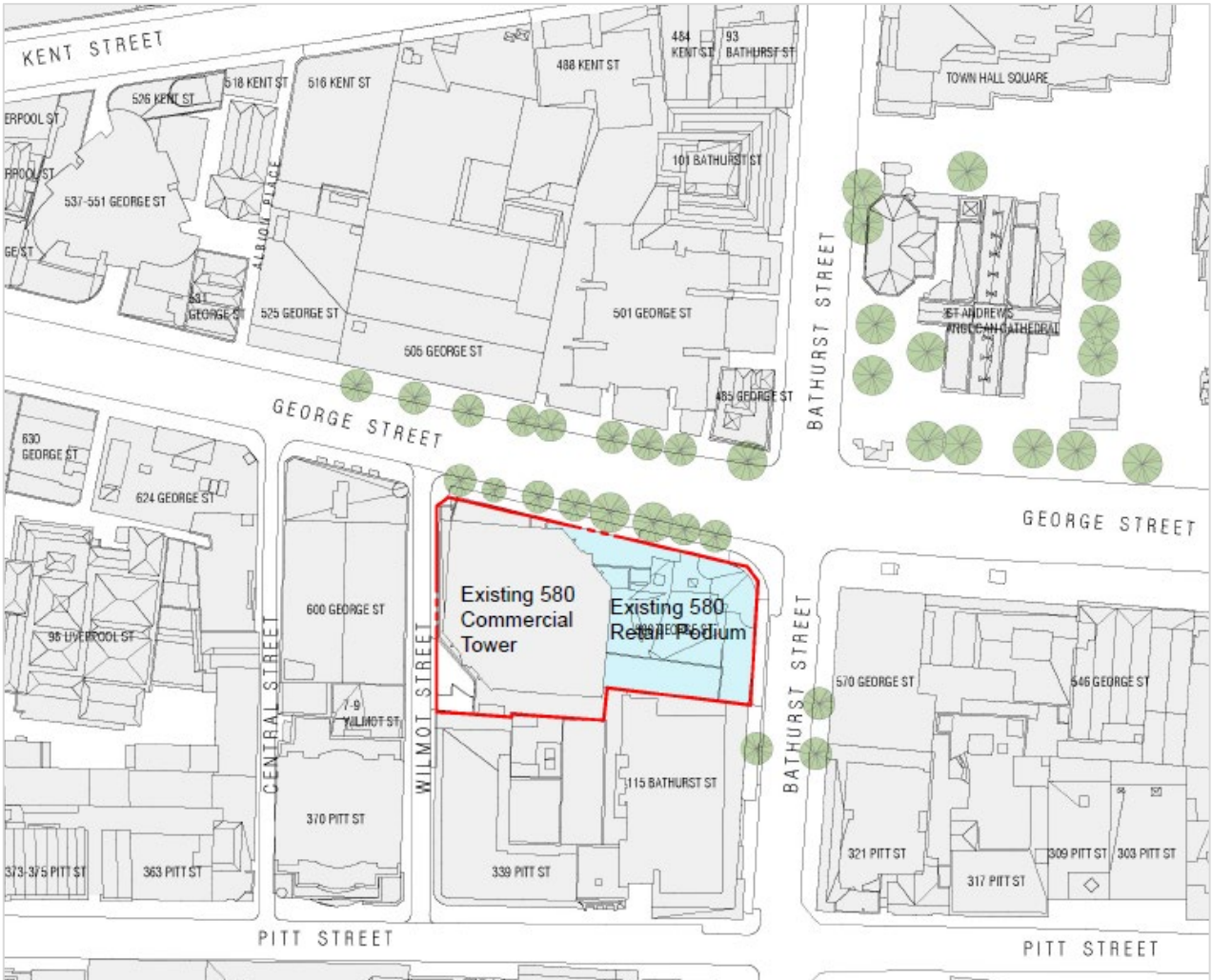
The precinct owned by The GPT Group, is divided into two (2) main areas, consisting of a mix of commercial and retail uses:

- Southern Portion (not part of this development) – this portion of the precinct is occupied by a commercial tower constructed in 1988 (previously known as the HSBC Centre). This building comprises 33 office levels, with primary access from George Street. It also contains a childcare facility (Guardian Childcare & Education) located on Level 1, which is considered a sensitive use and will require careful protection and planning during all stages of construction.
- Northern Portion (the Site) – this portion which is the subject of this development, includes a food court at ground level and a medical centre on the mezzanine floor.

The retail tenancies on lower ground floor span across both the northern and southern portions of the precinct. The lower ground level also provides a vital pedestrian connection to Town Hall Station, forming part of the underground retail and transport network beneath George Street. This connection is to remain operational throughout demolition and construction works, with safe public access maintained at all times. The lower ground level does not form part of this development at this stage.

Surrounding land use is predominantly commercial and retail in nature, with high levels of foot traffic and reliance on continuous business operations. Given the fully tenanted condition of the site and its location above major underground infrastructure, the construction process will require a high level of coordination, stakeholder communication, and sensitivity to operational continuity.

Construction Management Plan



2.3 Purpose of this CMP

The purpose of this CMP is to provide a framework for the sequencing and procedures of construction works to ensure minimal disruption and maximum safety for patrons of 580 George Street, surrounding businesses, and the broader public domain.

This preliminary CMP and the subsequent detailed CMP will, at a minimum, address the following:

Identification of key environmental, health and safety risks associated with the construction process

- Public safety, site security and amenity management
- Environmental management, including stormwater control
- Air and dust management
- Noise and vibration management
- Waste management
- Traffic and pedestrian management
- Induction and training of staff and employees
- Materials handling and storage management
- Strategies for achieving an incident and injury free workplace
- Statutory compliance with all relevant legislation, codes, and industry standards
- Procedures to ensure that works are carried out safely and in accordance with approved requirements
- Guidelines for consistent reporting, monitoring and record-keeping

The CMP is a dynamic document that will be monitored, reviewed, and updated throughout the project to ensure it remains effective in guiding safe and compliant delivery. It will also form part of the contract documentation and the contractor's obligations under the project.

3 Construction Summary

The proposed redevelopment involves significant demolition, reconfiguration, and new construction works at the northern end of the 580 George Street site. These works are to be staged and executed in a manner that minimises disruption to existing operations, maintains public safety, and complies with relevant authority and stakeholder requirements.

The scope of work includes:

- Demolition of the northern podium structure, including
 - Internal demolition of the food court and mezzanine-level medical centre;
 - Removal of the existing skylight, roof structure, and podium façade.
- Construction of a new eight-level building on the Northern end, incorporating:
 - New columns and plant rooms constructed within the existing basement levels;
 - A new commercial lobby at ground floor with direct entry from George Street;
 - New ground-floor retail frontages at street level;
 - Construction of new building above consisting of a mezzanine to Level 8;
 - Installation of new lift cores and toilet amenities spanning from basement to top floor;
 - Mechanical plant located on part of Level 8;
 - A revitalised lower podium façade (Ground to Level 1) featuring masonry finishes, and an upper podium façade (Levels 2 to 8) incorporating glazing framed by arched blades.

Works relating to the reconfiguration of retail spaces at the lower ground floor are excluded from the development at this stage. However, a critical element included in the development is to establish a new vertical connection (escalators) between the lower ground retail spaces and the new ground floor lobby and retail areas.

Prior to any physical works commencing, dilapidation surveys will be carried out on all public domain areas, adjacent properties, and buildings that adjoin the Site. These will form a baseline record for post-construction reinstatement.

A detailed Construction Management Plan (CMP) will be developed by the appointed contractor to reflect the sequencing and methodology outlined in this section. It is expected to include the following:

- A separate Demolition Plan, outlining safe removal of existing structures;
- The proposed construction staging, aligned with operational and tenant requirements;
- A list of anticipated machinery, equipment, and materials handling techniques;
- Details of service disconnections, relocations, or protection works;
- Forecasted truck movements, including quantities of material to be delivered or removed;
- Site access and delivery points, with reference to proposed Work Zone;
- Temporary storage and laydown areas;
- Coordination strategies to ensure the ongoing operation of adjacent tenancies and safe public access.

Due to its central CBD location, the site presents logistical constraints, including limited laydown space and proximity to major pedestrian thoroughfares and underground infrastructure. The detailed construction

Construction Management Plan



methodology must demonstrate how the building can be safely constructed and how potential impacts to neighbours, services, and the public domain will be mitigated.

If any hazardous materials are encountered during demolition, they must be removed manually by licensed subcontractors, using dedicated transport in full compliance with EPA and SafeWork NSW regulations.

Protection to adjacent buildings, the public domain, and the remaining parts of the precinct will be provided through temporary fencing, hoardings, scaffolding, and dust control measures.

Due to the lack of available space on-site, it is anticipated that site access and a designated Work Zone will be established along the Bathurst Street frontage. The contractor will be responsible for obtaining all necessary permits, approvals, and managing fees associated with this arrangement.



4 Site Management

4.1 Site Establishment

The head contractor will be responsible for the design, erection, and maintenance of all necessary site establishment infrastructure, including amenities, access, storage, and materials handling facilities.

It is proposed that site amenities and storage areas will be located within the retail tenancies on the lower ground floor. Any retail tenancies impacted by the works will be vacated prior to the commencement of construction. The final extent and configuration of this setup will be subject to agreement with the Principal and/or Superintendent.

The head contractor may also have the option of locating site amenities on the B-Class hoarding on George or Bathurst streets.

The contractor will be required to provide and maintain the following facilities:

- Construction plant and equipment
- Hoisting systems and cranes
- Scaffolding, working platforms, access ladders, barriers, and handrails
- Hoardings and barricades
- Temporary driveways, crossovers, or designated Work Zone
- 24/7 emergency vehicle access routes
- On-site hardstand areas for vehicle loading and unloading
- Storage sheds and materials compounds
- Site amenities with all required equipment and facilities
- Site accommodation, including offices and breakout areas
- First aid station and safety equipment

All provisions must comply with relevant standards, codes, and authority requirements. Temporary structures and services are to be progressively removed when no longer required.

The contractor is responsible for obtaining all permits, paying associated fees and ensuring full compliance with all applicable laws and regulations.

As noted above, the head contractor will be responsible for the final site establishment methodology and configurations on Site. However, based on the current generic design of the new building (subject to finalisation through a competitive design excellence process), the below diagrams represent a potential site setup for each floor of the Site.

Construction Management Plan



Basement 3

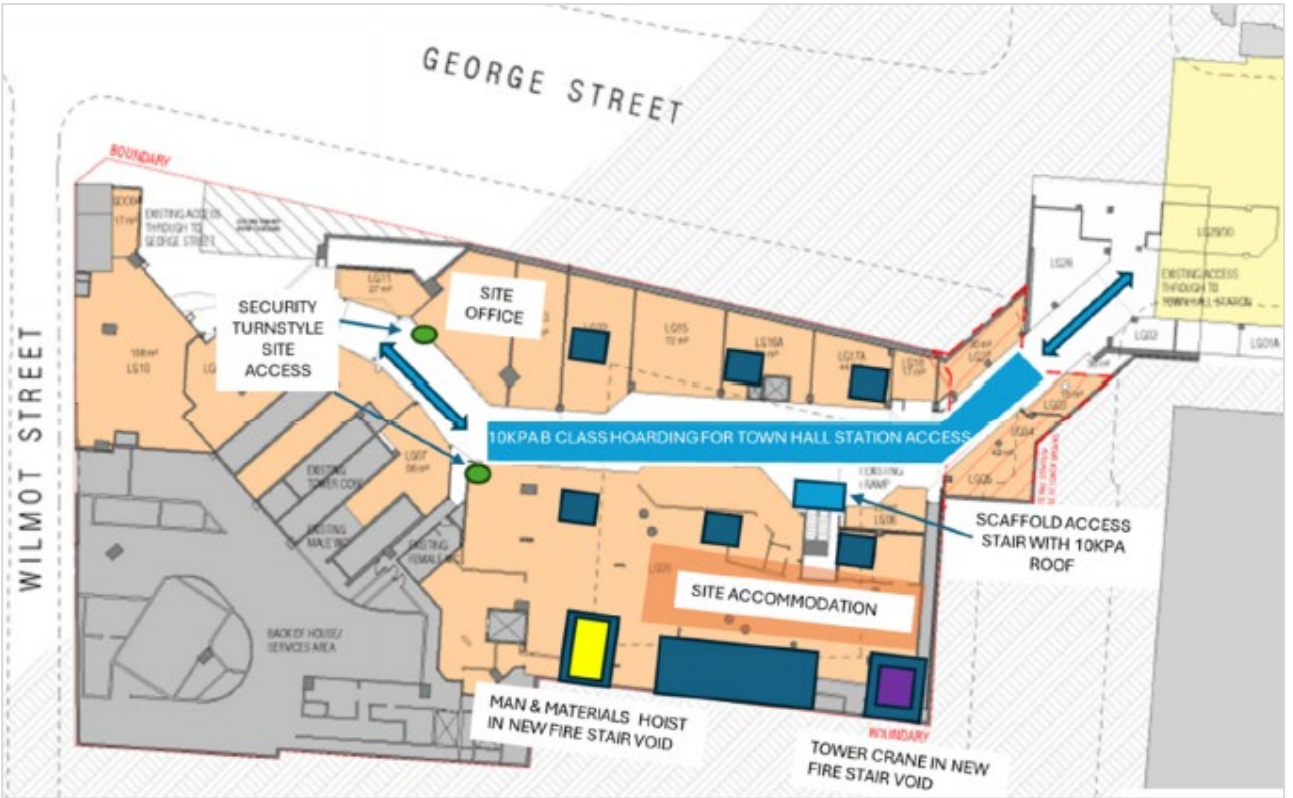


Basement 2

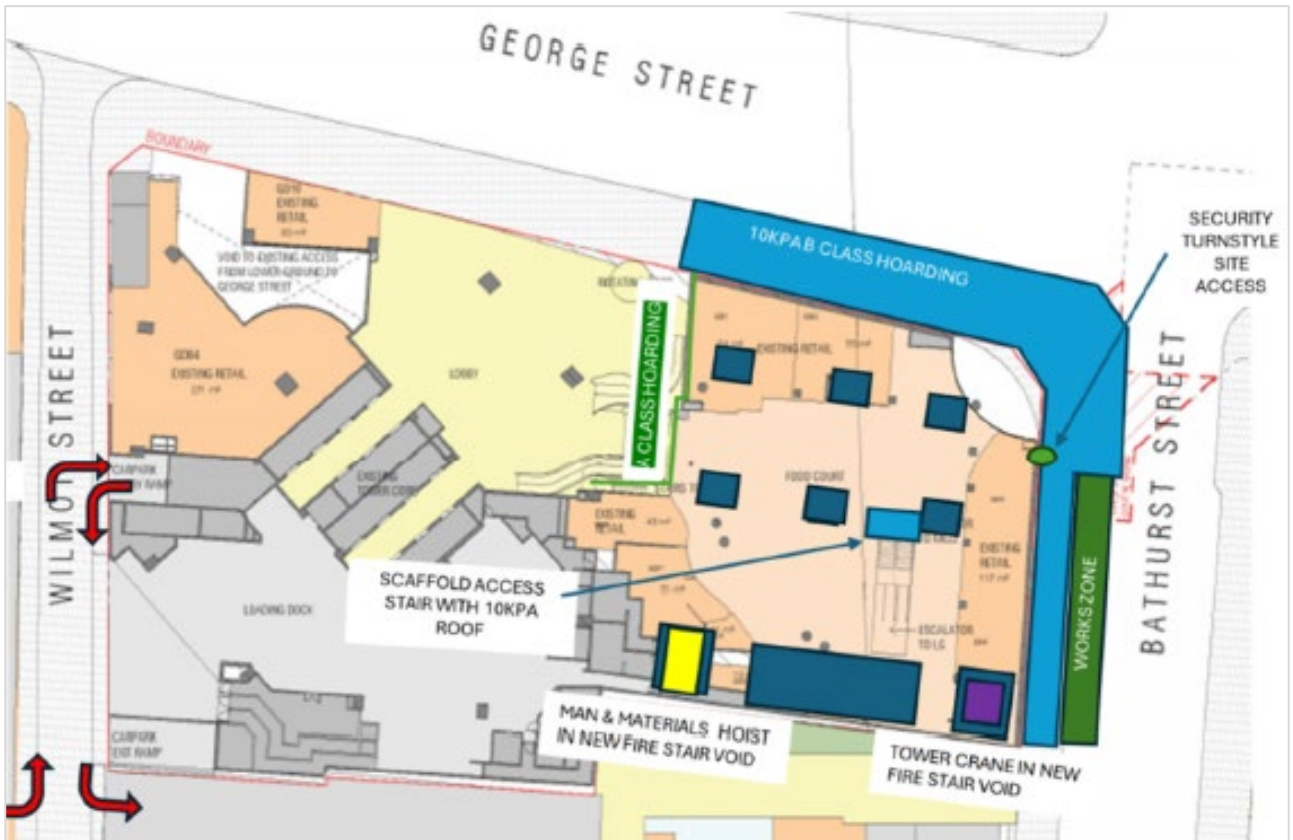
Construction Management Plan



Basement 1



Lower Ground



Ground Floor

4.2 Hoarding, Scaffolding and Fences

4.2.1 General

The contractor must ensure the site is always secure and safe. This includes providing adequate protection to surrounding building elements and ensuring unauthorised access is prevented.

The type, extent, and configuration of hoardings, scaffolding, and fencing will vary over the course of the project, depending on the stage of works and public interface requirements. All systems must:

- Comply with relevant codes and authority regulations
- Be fit for purpose and installed by competent personnel
- Provide adequate safety to the occupants of 580 George Street, adjoining properties, and the general public

Where scaffolding is installed, access must be coordinated with all subcontractors. The contractor must also consult with the Principal or Superintendent to address any privacy concerns raised by occupants of the existing building.

Directional signage will be installed to guide pedestrians safely around or through affected areas.

Where applicable, B-class hoardings and overhead gantries will be installed along George and Bathurst Streets to manage the risks of overhead works. Type A hoardings may be installed along the side boundaries

where appropriate. Edge protection scaffolding will be fully enclosed with mesh or containment wrap to prevent falling objects during demolition and construction phases.

The contractor must also coordinate closely with existing building occupants to address any privacy concerns associated with scaffold and hoarding placement, particularly in relation to sensitive tenancies.

4.2.2 Sensitive Areas

Careful planning and sequencing of works must be undertaken to ensure minimal disruption to the commercial and retail tenancies that will remain operational during construction. Safety is to be maintained at all times.

The contractor must liaise with the Principal, Superintendent, and relevant stakeholders to protect sensitive areas, including:

- A. **Town Hall Station** - Pedestrian tunnel access to Town Hall Station, which is to be maintained throughout construction. An internal B-class hoarding will be installed along the tunnel to allow safe passage from the station through to Wilmot Street and George Street.

The construction of the new development in the northern portion of the precinct (the Site) is not envisaged to have any impact on the rail corridor, rail leases or any rail infrastructure, more specifically:

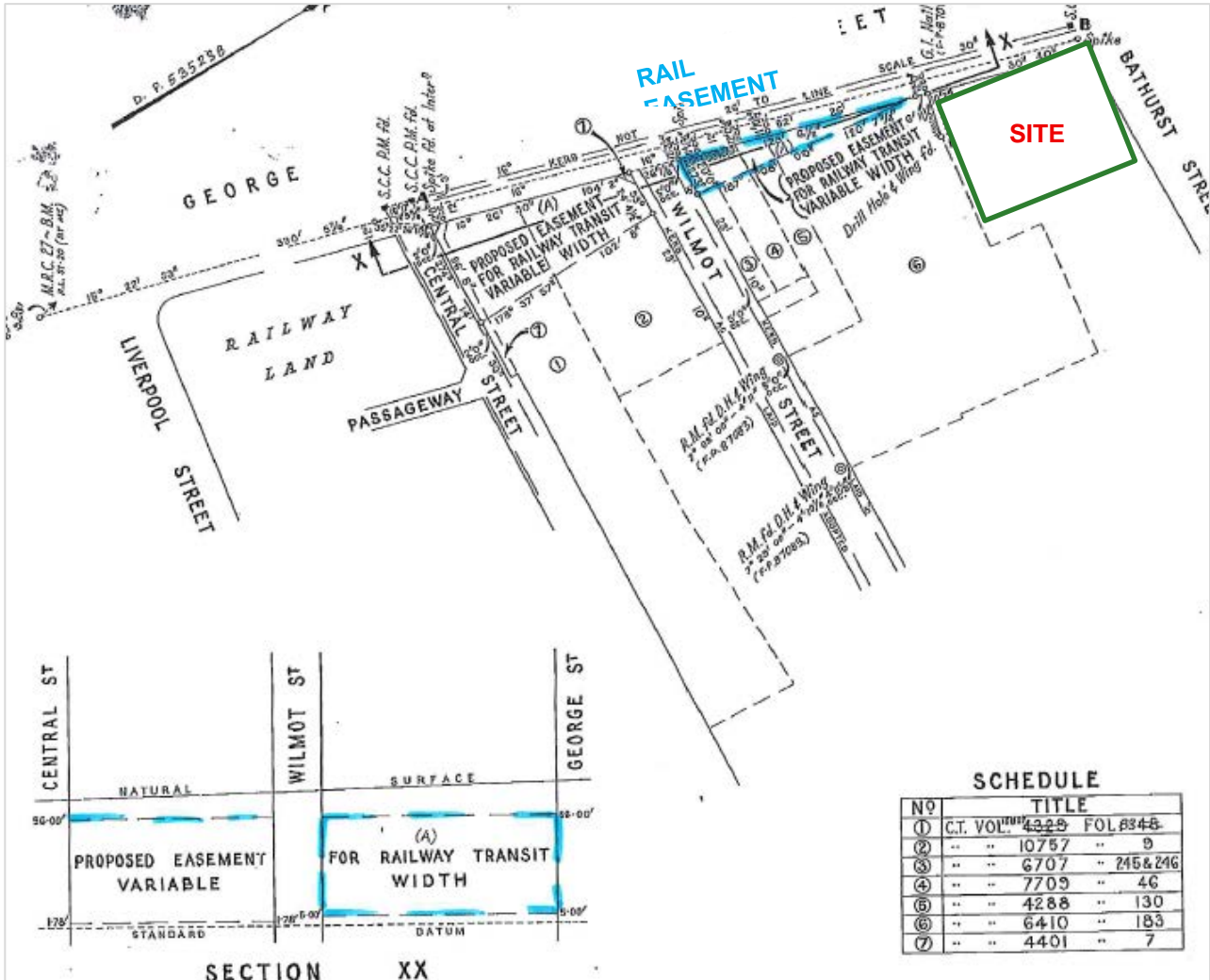
- The location of the rail easement is well outside the boundaries of the Site (refer marked up plan below for location of rail easement).
- The location of the existing structural framing system below ground is to be retained and utilised for the future development. Additional strengthening works will be required to the existing columns.

However, in the event that liaising further with Transport for NSW is deemed to be required (not unlikely), and therefore the works deemed to be subject to Transport Asset Manager (TAM) policies regarding non-rail activities in or around land operated, leased, owned, or occupied by TAM, the Contractor will:

- Submitting all necessary applications to TAM for assessment;
- Obtaining written approvals prior to the commencement of any affected works;

Complying with conditions, directions, or controls issued in relation to TAM's assets and operations.

Construction Management Plan



B. **Childcare Centre** - A childcare centre is located on Level 1 of the adjacent commercial tower, which includes an outdoor terrace facing George Street. The contractor must (if required) develop a tailored safety plan in consultation with the Department of Education NSW and a childcare consultant (if required) to ensure compliance with applicable regulations and minimal disruption to daily operations.

It is not envisaged that the construction of the new development will have any effect on the childcare centre contained within the neighbouring building.

4.3 Construction Hours

All works and site activities, including site preparation and mobilisation, shall only occur during the working hours approved as part of a future Development Application (DA). It is envisaged at this stage that the hours of work will be approximately as follows:

- Monday to Friday: 7:00 am – 7:00 pm
- Saturday: 7:00 am – 5:00 pm
- No works on Sundays or Public Holidays

All activities must comply with the City of Sydney Code of Practice for Construction Hours/Noise (1992) and AS2436-1981.

Construction hours may be adjusted if required to suit operational needs of the tenanted premises.

The contractor may apply to the Council for extended hours where justified.

4.4 Work Zone

To facilitate demolition and construction activities, a dedicated Work Zone is likely to be required along the Bathurst Street frontage.

The existing mail zone and mailboxes currently located along Bathurst Street are proposed to be temporarily relocated. This relocation will be undertaken in consultation with Australia Post and relevant authorities.

Final dimensions will be determined via a traffic engineer's assessment, including swept path analysis and confirmation of suitable vehicle types.

The Work Zone will accommodate:

- Delivery and removal of materials
- Waste management
- Cranage operations during both demolition and construction

All vehicular activities must be managed to avoid disruption to public areas and ensure pedestrian safety.

4.4.1 Phase 1 - Demolition

- B-Class overhead hoarding will be installed over the footpath on Bathurst Street to protect pedestrians while allowing site access for vehicles.
- The Work Zone will allow construction vehicles to stop parallel to the kerb for loading/unloading.
- Use of MRVs or HRVs within this zone will be subject to confirmation via swept path analysis.
- Where required, traffic controllers will assist with safe movement across the footpath during scheduled deliveries or removals.

4.4.2 Phase 2 - Construction of Podium Floors (8 levels)

- The Work Zone will continue to be used for delivery of construction materials, including craned items such as structural steel, concrete elements, and façade systems.
- Deliveries will be managed to occur primarily from the kerbside, reducing the need for vehicles to enter or reverse into the site.
- Construction operations within the zone will be scheduled to align with approved delivery windows and minimise impact on traffic and pedestrian flow.



4.5 Fire Emergency Procedures

The Contractor shall develop and implement a Fire Emergency Procedure appropriate to the site and building configuration. This plan must include procedures for evacuation, assembly points, fire-fighting equipment locations, and communication protocols to be followed in the event of an emergency. All site personnel must be trained in the emergency procedure as part of the site induction process.

4.6 Temporary Services

Where required, the Contractor shall provide temporary services, including water and power, connected to the existing building reticulation systems. All installation, connection, maintenance, and eventual removal shall be at the Contractor's cost and fully contained within the boundaries of the Site.

Temporary firefighting facilities, including portable chemical and water extinguishers, must be supplied and maintained in accordance with relevant Australian Standards.

4.7 Work Health and Safety

The Contractor shall comply at all times with the Work Health and Safety (WHS) Act 2011, WHS Amendment Act 2023 and all relevant regulations and codes of practice. It is the Contractor's responsibility to establish and maintain safe systems of work that protect all persons affected by construction activities.

A site-specific Work Health and Safety Management Plan must be submitted to the Superintendent for review prior to the commencement of work. The Plan must be regularly updated to reflect evolving project risks and must include procedures for hazard identification, incident response, training, and worker consultation.

5 Traffic, Access and Parking Management

5.1 Traffic Management Plan

The Contractor (once appointed) shall develop and maintain a Construction Traffic Management Plan (CTMP), to be reviewed by relevant authorities and the Superintendent. The CTMP shall ensure the safe and orderly movement of vehicles and pedestrians in proximity to the site for the duration of the project.

The construction site will be enclosed with hoardings and lockable gates. Special attention will be paid to areas of high pedestrian volume, including the entry to the Town Hall Station pedestrian tunnel. Qualified traffic control personnel will be engaged to manage access and mitigate risks during critical activities.

The CTMP must include and address the following:

- Site location and surrounding road network
- Proposed development
- Hours of operation
- Truck routes
- Pedestrian safety and accessible paths of travel
- Proposed work zone and vehicle types
- General site access and egress
- Interaction with existing facilities and operations
- On-site parking and loading/unloading
- Delivery schedules
- Traffic management to minimise internal and external traffic conflicts and congestion
- Site staff induction and training
- Signage and direction

5.2 Pedestrian Safety and Accessible Paths of Travel

The existing commercial tower at the southern end of the precinct, including retail tenancies fronting George Street, and pedestrian access to Town Hall Station, will remain operational throughout the construction period. Safe and continuous access for building occupants and the public will be maintained at all times.

The Contractor will be responsible for preparing a comprehensive access management plan, including coordination with the Principal and/or Superintendent to identify and gain approval for all required building access points. A detailed construction methodology must assess and address risks to sensitive occupants and the public, ensuring their ongoing safety and access throughout the project.

The Contractor shall, at all times while undertaking the WUC:

- Provide safe and unobstructed access to operational parts of the building
- Maintain safe egress routes, including alternatives if standard egress is affected
- Protect occupants and the public from construction impacts such as weather, dust, dirt, and noise via hoardings, screens, or similar measures

- Carry out works in a manner that minimises disruption to tenants and users, ensuring safety within occupied or partially occupied premises
- Erect secure physical barriers around all work areas, restricting activities outside these zones unless approved by the Superintendent
- Ensure all temporary access and egress routes are DDA-compliant (Disability Inclusion Act 2014 and amendments 2022).

5.3 Work Zone and Vehicular Access Control

All vehicle movements shall be conducted in a forward direction. Pedestrian safety will always have right of way. Where necessary, alternate pedestrian routes will be established with clear signage and appropriate protection.

A designated Work Zone/Construction Zone is proposed along Bathurst Street. This may be adjusted in response to construction staging or specific site constraints. Any such changes will be communicated and coordinated through the appropriate traffic and site management plans.

The Contractor must ensure the segregation of construction activities from operational facilities and public functions to prevent conflicts and disruptions.

5.4 On-Site Parking and Loading/Unloading

As no on-site parking is available and public parking in the vicinity is limited, all site personnel will be strongly encouraged to use public transport. The site is located in the Sydney CBD and is well-served by multiple public transport options, including trains, the Metro, light rail, and buses. Given this high level of connectivity, commuting to the site without private vehicles should not pose any difficulty.

Delivery of materials and equipment will not occur via the loading dock in Wilmot Lane, unless prior written approval is granted by exclusion by the Principal or Superintendent.

All materials must be stored within the site boundaries as agreed with the Principal/Superintendent. Storage of materials on public streets or footpaths is strictly prohibited.

5.5 Public Consultation

It is unlikely that there will be any significant temporary road closures or traffic/pedestrian diversions that have an effect on any transport routes or the public domain. In the event they are required, they will be planned and implemented in consultation with relevant authorities including:

- City of Sydney Council
- Transport for NSW (TNSW)
- Fire and Rescue NSW (FRNSW)
- NSW Police
- Australia Post (if the mail zone along the Bathurst Street frontage is to be altered)
- Other impacted stakeholders

Advance notice will be provided where possible to minimise disruption to the community and key stakeholders.



5.6 Emergency and Fire Egress

Fire safety and emergency egress will be maintained in accordance with the Building Code of Australia (BCA) and relevant fire safety standards. All existing hydrants and fire egress paths will remain accessible during construction, or be temporarily relocated as approved by fire authorities.

The Contractor will ensure that temporary construction works do not impede operational fire exits or emergency access routes.

5.7 Site Staff Induction and Training

All site workers must undergo a detailed induction program that includes the site's Construction Traffic Management Plan (CTMP), site-specific risks, and public interface protocols.

An ongoing education and supervision system will ensure compliance with safety procedures, environmental controls, and community impact mitigation measures throughout the construction period.

5.8 Signages and Direction

The Contractor is responsible for installing and maintaining all directional, regulatory and safety signage, both on-site and in external interface areas. All safety signage must be in accordance with the requirements of AS1319-1994 and local authority guidelines.

This includes:

- External pedestrian and vehicular directional signage
- On-site speed limits and speed control devices
- Regular updates to signage in line with construction phases

6 Environmental Management

6.1 Environmental Management Plan

The Contractor shall prepare and implement a comprehensive Project Environmental Management Plan (PEMP) consistent with the requirements of AS/NZS ISO 14001 Environmental Management Systems.

This plan must outline:

- Key environmental risks and impacts;
- Responsibilities and reporting structures;
- Mitigation and control measures;
- Monitoring and corrective actions.

6.2 Stormwater and Waste Water Management

All works must be undertaken to prevent sedimentation, contamination, and off-site impact through stormwater or dewatering discharge. The following must be addressed:

- Prevent mud/debris tracking onto public roads;
- Ensure proper treatment and disposal of water from dewatering systems, tool and equipment washing, and general site clean-up;
- Divert clean water away from contaminated or disturbed areas;
- Install and maintain bunding, silt fencing, sediment traps, or other erosion and sediment control measures as required;
- Implement spill containment and response protocols to manage accidental discharges.

Regular inspections and maintenance of sediment controls and drainage systems are mandatory and shall follow a scheduled program maintained on-site.

6.3 Tree Protection

There are three (3) existing street trees on George Street that must be protected during the works.

A Tree Protection Plan (TPP) will be prepared by a qualified and experienced arborist in accordance with AS 4970–2009 Protection of Trees on Development Sites, the City of Sydney Tree Management Policies, and relevant planning controls, including State Environmental Planning Policy (Biodiversity and Conservation) 2021 (broader principles previously referenced in Sydney LEP Clause 5.9) and DCP Section 3.5.3.

The Contractor shall be responsible for adopting all recommendations outlined in the TPP and ensuring that tree protection measures are implemented and maintained at all times throughout the construction period. These measures may include (but are not limited to) establishment of Tree Protection Zones (TPZs), installation of protective fencing and signage, ground protection, and ensuring that no excavation, material storage, or machinery operation occurs within restricted root zones unless specifically approved by the project arborist.

The Contractor must ensure protection measures remain effective for the duration of the works and report any damage or breaches to the Superintendent immediately.

6.4 Protection of Council Assets at Site Frontages

All Council assets located along the Wilmot Street, George Street, and Bathurst Street frontages, including but not limited to the existing stone kerbs, shall be retained, maintained, and protected at all times during demolition and construction works.

Where protection in place is not feasible, temporary removal and storage of specific elements (such as the stone kerbs) may be permitted, subject to prior Council approval.

7 Waste Management

7.1 General

The Contractor shall develop and implement a Waste Management Plan (WMP) that maximises recycling and minimises the volume of construction waste sent to landfill. The Plan must comply with relevant legislation and standards, including the NSW Waste Avoidance and Resource Recovery Act 2001, NSW EPA Guidelines, and project-specific requirements.

Where possible, the generation of waste must be avoided entirely.

The Waste Management Plan shall address the following:

- Engage with subcontractors to identify opportunities to reduce waste and reuse materials;
- Encourage suppliers to adopt packaging minimisation and reuse initiatives;
- Promote the use of products with recycled content and/or those that can be recycled;
- Integrate an Environmental Awareness and Waste Management component into site induction;
- Engage a Waste Management Contractor early in the project to support planning and compliance;
- Include verification and record-keeping for waste disposal and recycling;
- Ensure compliance with local, state, and federal waste minimisation legislation;
- Prevent pollution and environmental harm;
- Encourage material selection based on lifecycle assessment and suitability for purpose.

Storage of materials and waste is only permitted in designated on-site areas. The Contractor is responsible for the timely removal of all waste from the site. The site must be cleaned daily or more frequently if required to ensure minimal disruption to ongoing building operations.

No construction or accommodation waste shall be disposed of in bins designated for building occupants or public use.

7.2 Demolition Phase

There is not envisaged to be any significant hazardous materials identified on Site. However, once a detailed HAZMAT report is prepared, including identification of any potential asbestos, lead-based paint, or synthetic mineral fibres, these items will be managed and removed by licensed specialist subcontractors in accordance with:

- NSW Work Health and Safety Regulation 2017
- EPA Guidelines
- SafeWork NSW Codes of Practice

Hazardous waste must be separated and removed during the early stages of demolition, with all required clearances obtained prior to proceeding. All remaining demolition must be conducted to maximise reuse and recycling.

7.3 Construction Phase

7.3.1 Bin System

Waste must be separated into recyclable and non-recyclable categories. Bins will be clearly labelled and located throughout the site.

Materials to be recycled may include:

- Food waste;
- Aluminium cans;
- Glass;
- Steel cans;
- PET plastics;
- Paper/cardboard.

The Contractor and subcontractors are responsible for depositing their waste in the appropriate bins and maintaining clean work areas daily.

7.3.2 Washout Areas

Washout facilities for paint, rendering, or other finishing trades must comply with environmental legislation and be maintained appropriately. Water recycling is encouraged, and no washout may enter stormwater drains. Local authority guidelines must be adhered to at all times.



8 Air Quality Management

The construction process has the potential to generate dust and air pollution. The objective for this project is to maintain existing local air quality during construction and to minimise the generation of dust and airborne particles on site.

The Contractor shall develop and maintain an Air Quality Management Plan as part of the Environmental Management Plan. This plan must identify control measures to suppress dust and airborne particulates in accordance with relevant environmental legislation, guidelines, and risk management procedures. Key control measures shall include but not be limited to:

- Ensuring all construction plant, equipment, and vehicles are properly maintained and operated to minimise excessive exhaust emissions;
- Maintaining good housekeeping practices on site, including regular removal of loose material;
- Ensuring all waste and material loads leaving the site are covered at all times;
- Suspending dust-generating construction activities during high wind conditions unless effective controls (e.g. localised watering) can be implemented;
- Prohibiting the burning of waste materials and lighting of fire on-site at all times;
- Conducting continual visual monitoring of the site to ensure dust levels remain acceptable;
- Selecting construction materials and processes that minimise harmful effects on air quality;
- Installing mesh and shade cloth on scaffolding to capture windborne materials and debris;
- Conducting activities that generate airborne particles (e.g. spray painting) within enclosed and controlled areas wherever practicable;
- Making water carts readily available to dampen access roads, work zones, approaches, and any other susceptible surfaces, in compliance with WHS and WorkCover requirements;
- Including air quality and dust management in the Environmental Awareness Program and site induction training.

The Contractor must monitor dust and air quality levels regularly, including background levels, to assess the effectiveness of implemented dust suppression measures and evaluate any impact on adjoining or nearby properties. Monitoring data must inform ongoing risk management and control strategies.

The use of odour-generating chemicals or materials must be minimised wherever possible. Where such materials are necessary, the Contractor shall coordinate their use with the Principal or Superintendent and provide sufficient advance notice to affected stakeholders or occupants.

Performance will be assessed by the number and severity of complaints received from neighbouring operations, tenants, or statutory authorities.



9 Noise and Vibration Management

9.1 Construction Noise and Vibration Management Plan (NVMP)

The Contractor shall program and manage construction activities to minimise the generation of excessive noise and vibration and reduce their impact on on-site personnel and surrounding residents, businesses, and workers.

The Contractor shall ensure that all workers and subcontractors adopt best-practice noise suppression methods, particularly for high-noise equipment such as compressors, jackhammers, and similar machinery. All equipment must be appropriately fitted with noise control measures to reduce on-site and off-site noise emissions.

The Contractor shall develop and maintain a Construction Noise and Vibration Management Plan. This plan must identify relevant noise and vibration criteria for construction activities, with particular consideration given to sensitive areas and adjoining premises. Noise and vibration levels must be monitored throughout construction to ensure compliance with applicable standards and to minimise disruption to the surrounding environment.

The plan must incorporate all relevant requirements and recommendations to ensure that noise levels do not exceed the maximum amenity thresholds as defined by relevant policies. As a minimum, all works must comply with the NSW Industrial Noise Policy, and the Contractor must strive to maintain good relations with the community and neighbouring properties.

9.2 Noise Management

The following noise control measures shall be addressed:

- Special consideration must be given to sensitive receivers, particularly the childcare centre located on the Level 1 and the pedestrian tunnel to Town Hall Station when scheduling noise-generating works;
- Demolition and construction works must only occur during the approved hours, unless specific prior approval is obtained from City of Sydney Council;
- Work Method Statements (WMS) must be prepared for all relevant construction activities, detailing equipment types, estimated noise levels, expected durations, and control measures to mitigate noise impacts;
- All plant, vehicles, and hand-held tools must operate in accordance with EPA Industrial Noise Policy Guidelines;
- Noise mitigation devices such as silencers, acoustic enclosures, or barriers shall be installed on all applicable construction plant and machinery;
- Personal protective equipment (PPE) must be provided and used wherever noise levels exceed 85dB(A);
- All construction traffic must access and exit the site via designated entry/exit points or approved Work Zones to reduce external noise impacts;

9.3 Vibration Management

The Contractor must implement all practical measures to minimise vibration impacts on sensitive structures and nearby building occupants.



Vibration control measures shall include:

- Substitution with alternative low-vibration processes where feasible;
- Restriction of vibration-generating works to specific times to minimise cumulative impact;
- Use of physical barriers, screening, or enclosures to reduce transmission of vibration to adjoining structures;
- Early and ongoing consultation with impacted occupants and stakeholders to manage expectations and reduce complaints.

The vibration management strategy shall focus on limiting the duration and timing of vibration-producing activities, with careful planning and implementation.

Additional measures include:

- Incorporation of Environmental Awareness Training into the site induction program, with specific modules on noise and vibration;
- Regular assessment of performance based on the number of complaints received from neighbouring tenants or regulatory authorities;
- Routine inspection and maintenance of construction equipment, including reference to the acoustic performance of plant to ensure conformance with manufacturer specifications and applicable licensing conditions.