



APP

Property and Infrastructure Specialists

STRATEGY > DEFINITION > DELIVERY > TRANSITION

QANTAS GROUP FLIGHT TRAINING CENTRE

MASCOT, SYDNEY



Preliminary Construction Management Plan

APP Corporation Pty Limited

APP Project Number 12457

30 July 2019

Amendment, Distribution & Authorisation Record

Amendment Record

Revision	Description / Details	Date
0	INITIAL DRAFT	17 March 2019
1	REVIEWED	12 April 2019
2	FINAL ISSUE	15 April 2019
3	FINAL ISSUE (REV1)	17 April 2019
4	FINAL ISSUE (REV2)	17 April 2019
5	RtS Issue	30 July 2019
6	RtS Reissue	11 September 2019

Revision 5 Amendments:

Section 4.1 Work Hours – Changes to construction hours and work activities

Section 4.3 Work Zone – Includes for maintaining access to the Rail Corridor Entrance

Section 4.5 Craneage – Includes for ARTC review and approval of Crane Erections

Section 4.13 Noise & Vibration Management – Additional requirements for complying with SSDA Conditions and obtaining approval for works adjacent to the Rail Corridor from ARTC

Section 6.4.1 Construction Methodology & Protocols Plan – Confirming access to ARTC Rail Corridor is maintained at all times

Section 6.4.11 Dilapidation Survey & Report – Specific requirements for Sydney Water Survey & Report

New Section 6.4.12 Piling and Excavations Protocols – Outlines requirements for works adjacent to Rail Corridor

Section 6.4.13 Adjoining Owners – Additional Requirements for ongoing meetings with adjoining owners

Section 6.4.21 Progressive Cleaning – Requirement for Contractor to provide dilapidation report on adjacent buildings cleanliness and clean if affected by dust from the Works

Revision 6 Amendments:

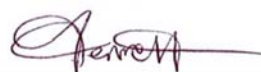
Section 4.14.3 Construction Staff Carparking – Contractor staff carparking to be within designated area separate from Qantas staff carparking if usage rights of the carpark during construction at 364 King Street is given by Qantas to the Contractor.

Authorisation Record

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Name



Signature

11 Sept 2019

Date

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1 PURPOSE OF PRELIMINARY CONSTRUCTION MANAGEMENT PLAN

APP Corporation Pty Ltd (APP) has been commissioned by Qantas Airways Ltd (Qantas) to prepare this Preliminary Construction Management Plan in accordance with the technical requirements of the Secretary's Environmental Assessment Requirements (SEARs), and in support of SSD-10154 for the development of a new flight training centre and staff carpark at 297 King Street, Mascot.

This report is to be read in conjunction with issues stated in but not limited to the other reports within the Environmental Impact Statement (EIS) and to be reviewed and updated by the Contractor once they have been appointed by Qantas.

2 DESCRIPTION OF SITE

The site is located at 297 King Street, Mascot and comprises land known as Lots 2 & 4 DP 234489, Lot 1 DP 202747, Lot B DP 164829 and Lot 133 DP 659434. The site is identified in Figure 1.

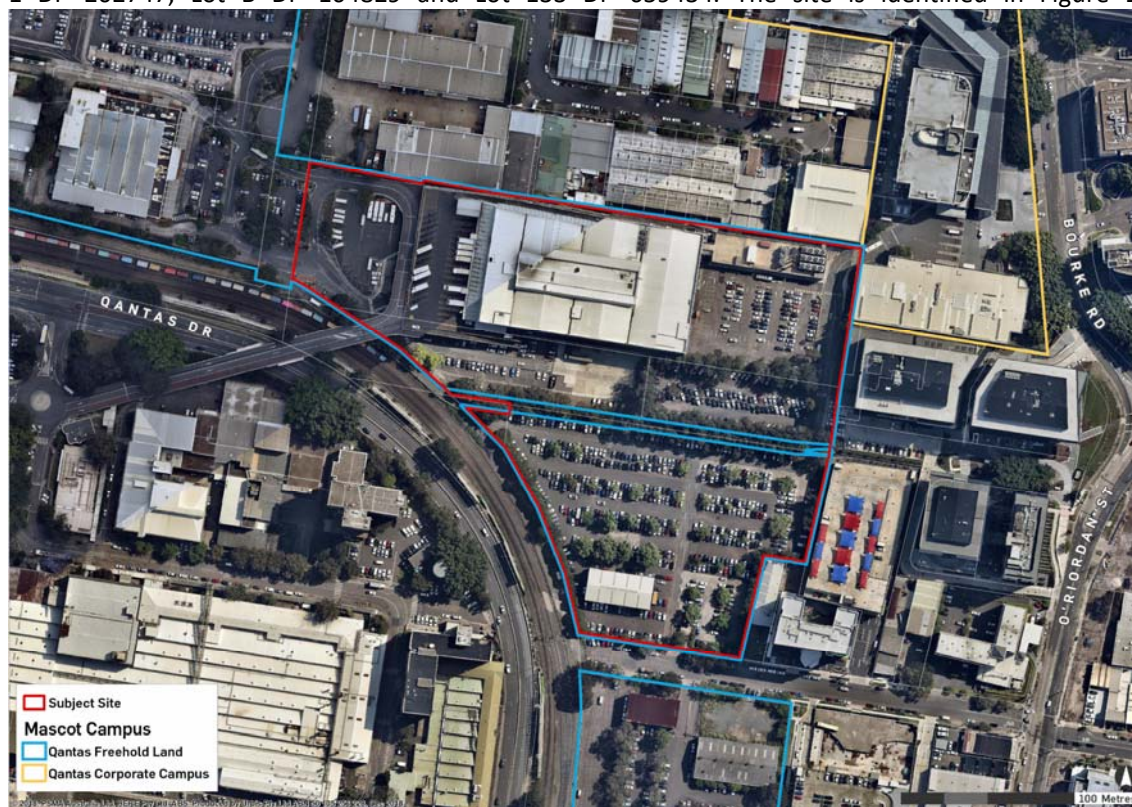


Figure 1 – The Site

Key features of the site are as follows:

- The site is approximately 5.417ha and is an irregular shape. It is approximately 240m in length and maintains a variable width of between approximately 321m in the northern portion of the site and approximately 93m along the King Street frontage (refer to Figure 1).

- The site possesses a relatively level slope across the site. An open Sydney Water drainage channel bisects the northern portion of the site in an east-west direction. There are some isolated changes in level immediately adjacent to this channel. A Site Survey Plan accompanies the application which details the topographic characteristics of the site.
- Multiple mature Plane Trees are scattered throughout the site. A variety of native and exotic trees and vegetation also exist around the perimeter of the site which help screen the site from surrounding uses.
- Site improvements include at-grade car parking for Qantas staff, an industrial shed to store spare aviation parts, a substation, a disused gatehouse, a Sydney Water Asset with two driveways over it, the Qantas catering facility and Qantas tri-generation plant.
- The site forms part of a larger land holding under the ownership of Qantas that generally extends between Qantas Drive to the west, Ewan Street to the south, Coward Street to the north, with the Qantas “Corporate Campus” fronting Bourke Road.
- Vehicular access to the site from the local road network is available from King Street. The site has intra-campus connections along the northern boundary in the form of two connecting driveways in the north-eastern and north-western corner of the site along the northern boundary which link it to the broader Mascot Campus.
- The site is located within the Bayside LGA.
Key features of the locality are:
- North: The site is bounded to the north low scale industrial development, beyond which is Coward Street. Further north of the site is the Mascot Town Centre which is characterised by transport-oriented development including high density mixed-use development focussed around the Mascot Train Station.
- East: The site is bordered to the east by commercial development including a newly completed Travelodge hotel which includes a commercial car park. Additional commercial development to the east includes the Ibis Hotel and Pullman Sydney Airport fronting O’Riordan Street.
- South: The site is bounded to the south by King Street, beyond which is Qantas owned at-grade car parking and other industrial uses. Further south is the Botany Freight Rail Line and Qantas Drive beyond which is the Domestic Terminal at Sydney Airport.
- West: The site is bordered to the west by the Botany Freight Rail Line and Qantas Drive, beyond which lies Sydney Kingsford Smith Airport and the Qantas Jetbase (location of the current Flight Training Centre).

3 PROJECT DESCRIPTION & SCOPE OF WORKS

Safety is Qantas’ first priority. The flight training centre is a key pillar of this value. The facility enables pilots and flight crews to undertake periodic testing to meet regulatory requirements by simulating both aircraft and emergency procedural environments. The Project seeks consent for the construction and operation of a new flight training centre, and associated ancillary uses including a multi-deck car park. The Project is comprised of the following uses:

Flight Training Centre

The proposed flight training centre will occupy the southern portion of the site. It is a building that comprises 4 core elements as follows:

- An emergency procedures hall that contains;
 - cabin evacuation emergency trainers,
 - an evacuation training pool,
 - door trainers,

- o fire trainers
 - o slide descent towers,
 - o security room,
 - o aviation medicine training and equipment rooms.
- A flight training centre that contains:
 - o a flight training hall with 14 bays that will house aircraft simulators,
 - o integrated procedures training rooms, computer rooms, a maintenance workshop, storerooms, multiple de-briefing and briefing rooms, pilot's lounge and a shared lounge.
- Teaching Space that contains
 - o training rooms,
 - o classrooms and two computer-based exam rooms.
- Office Space
 - o Capacity for approximately 155 staff and associated shared amenities including multiple small, medium and large meeting rooms, think tank rooms, informal meeting spaces, a video room and lunch/tea room.
- Ancillary spaces including the reception area at the ground floor, toilets, roof plant and vertical circulation. The external ground floor layout will include a loading dock, at-grade car parking for approximately 39 spaces and a bus drop-off zone at the northern site boundary.

Car Park

The proposed multi-deck car park will be located to the north-east of the flight training centre and adjacent the existing Qantas catering facility and tri-generation plant. The car park in its final configuration will comprise ground plus 13 levels catering for 2059 car spaces, whilst the initial stage 1 will provide replacement parking for 748 spaces over ground plus 4 levels and will provide spaces for Qantas staff. Vehicle access to the car park will be provided via King Street, Kent Road and from Qantas Drive via the existing catering bridge.

4 SITE ESTABLISHMENT

4.1 WORK HOURS

Permitted work hours are generally proposed to be between 6am to 8pm Monday to Sunday for external works and internal works permitted to be conducted 24 hours Monday to Sunday, but with specific restrictions as follows:

- External works - 7am to 7pm Monday to Sunday, noting:
 - o Low noise start-up activities to commence from 6am Monday to Sunday provided they occur away from the boundary with the Travelodge
 - o Any impact pile driving shall only be undertaken between 9am – 12pm and between 2pm – 5pm, Monday to Sunday; and
 - o Bored piles shall only be undertaken between 7am – 7pm, Monday to Sunday.
- Upon completion of building envelope, Low risk and inaudible activities such as internal fit-out will be undertaken at all periods subject to not exceeding 50 dB(A) Leq(15 minute) at the nearest façade of the Travelodge Hotel.

A number of operations such as service shutdowns and connections, and tower crane erection and removal from King Street will be conducted out of normal business hours and in accordance with the

building methodology and program proposed by the appointed Contractor and following any necessary authority approvals.

4.2 HOARDINGS

During demolition and construction phases and subject to the building methodology proposed by the future contractor, it is anticipated that an “A” Class hoarding is to be erected along King Street footpath to provide pedestrian protection during the demolition of the existing structures on site.

Pedestrian management shall be implemented to appropriately control vehicles crossing the footpath. The pedestrian interface with vehicle movements will be engineered and hoardings constructed to comply with public access requirements and shall provide full separation from the construction works, which shall minimise the impact to pedestrians.

The Contractor will be required to maintain the hoardings in accordance with the Work Health & Safety legislation, Council Guidelines and Contractor’s Management Plan. The Contractor is to modify, reposition and extend hoardings as required to complete the Works and remove on completion of the Works.

4.3 WORK ZONE

Consultation will be required with Council, ARTC and independent traffic planners relating to the location of the necessary Work Zone with information to be provided relating to the following:

- Demolition Phase
- Construction Phase

The appointed Contractor shall maintain access to the Rail Corridor Entrance to the west of King Street at all times and prior to any temporary road closures must seek approval from ARTC.

4.4 GANTRIES

Subject to the building methodology proposed by the appointed Contractor, gantries may be installed across the south boundary along King Street to provide staging area for the project. The gantry maintains access for deliveries and protects pedestrians from any construction works above at all times.

4.5 CRANAGE

A construction crane will be required as an integral part of the building methodology. Cranes will be located within the project Work Zone and details of numbers and locations are to be determined by the appointed Contractor.

Construction crane activity and methodology will need to ensure consideration of infringement of the Obstacle Limitation Surface (OLS) and appropriate discussion and *Application for Approval of Crane Operation* will be made with approval required from Sydney Airport Corporation Limited (SACL) that cranes used for the Project will not cause disruption to the safety and regularity of flight operations at Sydney Kingsford Smith Airport.

The Contractor will provide ARTC information and details on Tower Crane erection where the crane has a potential to overhang or foul the air space of the rail corridor. The Contractor will submit for review all Construction Management Plans and SWMS for Tower Crane and Mobile Crane erections to ARTC in order they can determine if a formal ARTC application for crane erection is required. The Contractor is to ensure that ARTC meets its obligations under the Rail Safety National Law 2011.

4.6 MATERIALS HANDLING

During demolition phase all loading and unloading of materials are to be completed within the boundaries of the site. Details are to be provided by the appointed building contractor once known.

During construction aspects of consideration including cramage, delivery and pick up of materials and equipment are to be considered at a later stage. These are anticipated to occur during operational hours of the Work Zone area.

4.7 TRAFFIC MANAGEMENT

The appointed Contractor will complete a detailed construction traffic management plan which will be provided at Construction Certificate stage to identify strategies to minimise impact on traffic around the site and surrounding streets.

4.8 EMERGENCY EGRESS

The Contractor will maintain functional and compliant emergency egress from the Site at all times and shall not compromise the emergency egress for Qantas (the Principal) and other building occupants within and from the existing buildings.

4.9 MATERIALS MOVEMENT ON SITE

To be nominated by the appointed Contractor once known.

4.10 CONCRETE HANDLING

To be nominated by the appointed Contractor once known.

4.11 SCAFFOLD

To be nominated by the appointed Contractor once known.

4.12 WASTE MANAGEMENT

Refer to the Waste Management report by Waste Audit dated April 2019.

The waste management strategy will be developed by the appointed Contractor once known for construction and upon agreement of the construction staging strategy.

4.13 NOISE & VIBRATION MANAGEMENT

All works are to be in accordance with the State Significant Development Consent Conditions.

The immediate neighbours along King Street, O’Riordan Street, Bourke Street, and the rail corridor are the main external stakeholders for vibration management and shall include consideration for building damage and human comfort levels.

The appointed Contractor will ensure any works likely to cause vibration, e.g. excavations and piling, adjacent to the rail corridor is approved by ARTC prior to commencement.

All works are generally to be in accordance with *Protection of the Environment Operations Act 1997* and the Assessment of Noise and Vibration Emissions (SEARs) Report dated April 2019 by Norman Disney Young.

The Principal will require the appointed Contractor to:

- Ensure noisy equipment shall be fitted with efficient silencers where practicable, or housed in suitably acoustically treated enclosures so that the noise generated will be effectively dampened to a level which is not offensive to neighbours,
- Prohibit the use of abusive words, sexual harassment or other offensive actions against, or in the presence of patrons will not be tolerated and will result in the request for instant dismissal.
- Ensure the noise from radios is not to be heard in any part of the neighbourhood resulting from any radios on any part of the Works.
- Take particular care to restrict and / or minimise vibration which could be generated during the progress of the Works.
- Ensure dust caused by any Works shall be restricted to a minimum and in accordance with Air Quality Reports prepared by SLR Consulting February 2019 and the Construction Environmental Management Plan (CEMP) prepared by Arcadis June 2019.
- Complete a Noise Management Plan (NMP) which outlines measures and strategies to minimise complaints . The NMP should propose how impacts on the Travelodge can be managed, particularly in the evening and night time periods. The plan should also outline its consultation with the Travelodge. Additionally, the following measures are will be introduced during construction to minimise impacts:
 - Earthworks and external construction may only be undertaken 7am to 7pm, Monday to Sunday.
 - Low noise start-up activities may commence from 6am provided they occur away from the boundary with the Travelodge.
 - Low risk and inaudible activities such as internal fit-out may be undertaken at all periods provided they do not exceed 50 dB(A) Leq(15 minute) at the nearest façade of the Travelodge.
 - Any impact pile driving shall only be undertaken between 9am – 12pm and between 2pm – 5pm, Monday to Sunday.
 - Any bored piles shall only be undertaken between 7am – 7pm, Monday to Sunday.

4.14 SITE ACCOMODATION

4.14.1 Contractor Site Office

To be nominated by the appointed contractor prior to commencement of works on site.

The Principal currently envisages that the appointed Contractor's Site Office and carparking will be located within the project's site boundary or located within the Qantas Land directly South of the Site, at 364 King Street, Mascot which comprises Lot 2 DP510447.

Where necessary the appointed Contractor's office shall be relocated to enable the completion of the project and align with project phases.

4.14.2 Site Amenities

To be nominated by the building contractor prior to commencement of works on site.

The appointed Contractor may need to locate site amenities across the site and may need to move them several times during construction to allow continuity of works to all areas. Amenities are to provide:

- Works accommodation structures which, whether prefabricated or constructed in-situ, shall be soundly constructed, waterproof, plumb, square and level and anchored at base foundation. Units shall comply with the requirements of Building and Health Regulations, WorkCover, or relevant Awards and Sewerage By-Laws

- Messing facilities and change rooms for workers and sanitary accommodation and washing facilities for use by all workers employed on the Works as required by Authorities or relevant Awards. In any event such sanitary accommodation shall be suitably enclosed and either connected to the sewer and have proper flushing arrangements or be suitable portable toilets and be maintained in a clean condition. Units shall be cleaned daily or at more frequent intervals if necessary; and
- A fully provisioned first aid room and cabinets and such other life-saving and safety equipment as deemed necessary or as may be required by relevant Statutes, Authorities and Awards shall be maintained at all times by the Contractor.

4.14.3 Construction Staff Parking

To be nominated by the appointed Contractor prior to commencement of works on site, and included in the detailed Construction Traffic Management Plan to be provided at Construction Certificate stage.

It is anticipated that the Contractor staff car parking area is to be located within the project's site boundary or located within the Qantas land directly South of the Site, at 364 King Street, Mascot which comprises Lot 2 DP510447.

In the event Contractor staff carparking is to be located on the Qantas land directly South of the Site, at 364 King Street they will be provided with a designated area separate from Qantas staff carparking.

5 GENERAL CONTRACTOR REQUIREMENTS

The appointed Contractor will be responsible for all management of the design and the Site and all Preliminaries including but not limited to:

- a. design management;
- b. trade and supplier procurement;
- c. site security;
- d. site survey and setting out;
- e. dilapidation surveys of adjoining buildings;
- f. vehicular movement and traffic control including access, parking and loading;
- g. administration, supervision and co-ordination;
- h. management and planning;
- i. fees and insurance (as stated in the Contract);
- j. work health and safety;
- k. protection, including protection of adjacent buildings and property as stated in the Contract;
- l. quality assurance;
- m. industrial relations management;
- n. control of nuisance, water, dust, noise and vibration;
- o. constructional plant, material handling and movement;
- p. site hoarding, fencing, screens and scaffold;
- q. site accommodation and amenities;
- r. temporary services and works;
- s. making good;
- t. rubbish removal and bin hire;
- u. street clean with street sweeper;
- v. maintenance or protection of required trees in accordance with professional advice and planning requirements; and
- w. cleaning.

6 CONTRACTOR'S MANAGEMENT PLANS

The Contractor must carry out all works necessary to complete the detailed design and construction of the Works, and control of the Site and surrounding public spaces. The Contractor must prepare and provide Management Plans for endorsement by the Superintendent outlining its management processes including to incorporate the following:

6.1 DESIGN MANAGEMENT

The appointed Contractor must provide its Design Management Plan to the Principal for review outlining its proposed methodologies, process and procedures for finalising the design and procuring the required approvals within ten (10) business days after the date of the Contract.

6.2 DESIGN DEVELOPMENT

The appointed Contractor is to ensure that the design of the Works is fully designed by employees, consultants or subcontractors with appropriate professional qualifications and experience.

6.3 SAFETY IN DESIGN

The appointed Contractor will undertake a safety-in-design workshop and review the design for any operational, future occupancy, construction related issues, to minimise the risk to personnel on their Site and to the building occupants, managers, and facilities management staff on Completion.

6.4 CONSTRUCTION MANAGEMENT PLAN REQUIREMENTS

The appointed Contractor must provide Construction Management Plans to the Principal for review outlining its proposed methodologies, process and procedures for the entire Works within ten (10) business days after the date of the Contract and prior to commencement of Works on site.

The appointed Contractor will ensure the Construction Management Plan is implemented and complied with in connection with the Works.

The appointed Contractor will not change or depart from the Construction Management Plan without prior written agreement of the Principal.

The Construction Management Plan will incorporate the appointed Contractor's:

- a. Construction Methodology Plan which will outline items identified within section 4 above;
- b. WH&S Management Plan;
- c. Environmental Management Plan;
- d. Quality Management Plan;
- e. Risk Management Plan;
- f. Program Management;
- g. Communications and Document Management;
- h. Industrial Relations;
- i. Site Security;
- j. Process for Dilapidation Survey;
- k. Adjoining Owners Management;
- l. Protection and Making Good Procedures;
- m. Management of Existing Services;
- n. Requirements for Temporary Services;
- o. Requirements for Temporary Sewer and Stormwater;
- p. Access to the Site;

- q. Requirements for Temporary Road and Access Works;
- r. Pollution Control Methodology; and
- s. Cleaning Requirements.

6.4.1 Construction Methodology & Protocols Plan

The appointed Contractor is to prepare a Construction Methodology and Protocols Plan including:

- site office, amenities, and parking arrangements;
- work hours;
- site hoardings;
- work zones;
- gantry locations;
- crane locations;
- material handling & deliveries management;
- concrete handling and management;
- scaffold requirements;
- waste management;
- access equipment;
- screens & fall protection and the like; and
- noise and vibration protection management.

The Methodology and Protocols Plan will describe in detail the sequence and methodology to carry out the Works and the protocols to communicate with and obtain ongoing approvals from the Principal. The appointed Contractor will remain responsible for its construction methodology and for compliance with the Authority requirements and is to comply with its accepted Construction Methodology and Protocols Plan.

The Methodology and Protocols Plan will also include for work adjacent to the Rail Corridor, including ensuring access is maintained at all times and any temporary road closures coordinated and approved by ARTC, and coordinate overlapping works progress in relation to Rail Corridor Duplication.

6.4.2 WH&S Management

The appointed Contractor is to provide a WHS Management Plan. The appointed Contractor is to provide this WHS Management Plan not less than ten (10) Business days prior to the programmed commencement of on-site Works.

6.4.3 Environmental Management

The appointed Contractor will be certified to the AS14001 Environmental Management Standard. The appointed Contractor shall within ten (10) business days after the date of Contract and prior to commencement of Work on site provide an Environmental Management Plan for its Work in accordance with the Standard and in accordance with any site specific requirements identified.

6.4.4 Dangerous and Hazardous Goods and Substances (DGHS)

The appointed Contractor shall outline in their Construction Management Plan all proper precautions to keep all poisons and other injurious substances in places secured against access by unauthorised persons.

The precautions and information must, as a minimum, cover:

- a. Ventilation;
- b. Protective clothing;

- c. Disposal of waste;
- d. Storage; and
- e. Effects to the human body, i.e. from breathing or skin penetration.

6.4.5 Quality Management

The appointed Contractor must be certified to the AS9001 Quality Management Systems. The appointed Contractor shall provide to the Principal a Quality Policy and Quality Management Plan for the project. The appointed Contractor's Quality Management System must be certified under ISO 9001 and must be certified by a recognised third party quality assurance registration scheme.

The appointed Contractor shall comply with all quality controls or other quality requirements in accordance with the Contract (including the requirements of the Quality Management Plan). The appointed Contractor shall prepare and submit a Quality Management Plan to ensure that the required level of quality will be achieved and the resources that will be dedicated to this task. The Quality Management Plan shall include monitoring and reporting the activities of contractors, both on and off site.

The appointed Contractor shall provide the Quality Policy and Quality Management Plan within ten (10) business days after the date of Contract and prior to commencement of Work on site.

The appointed Contractor shall nominate in writing to the Principal's Superintendent their Quality Manager responsible for implementation of and compliance with the Quality Management Plan.

The appointed Contractor must ensure the procedures and methods described in the Quality Management Plan are implemented by all project team members applicable to the roles and responsibilities described to ensure that the goals, aspirations, requirements and performance standards of the Principal are achieved.

The appointed Contractor's Quality Manager must each month submit to the Superintendent, within its monthly report, a written Quality Report.

6.4.6 Risk Management

The appointed Contractor is to provide a Risk Management Plan and Strategy to the Principal. The appointed Contractor is to provide this Risk Management Plan and Strategy not less than 10 Business Days prior to the programmed commencement of on-site Works.

The Risk Management Plan is to specifically address all activities by the appointed Contractor during the duration of the Works and assess the risks and mitigation strategies for any event which may impact on the Works.

The appointed Contractor is responsible for documenting and managing its risk management system to the satisfaction of the Principal. The appointed Contractor shall provide a monthly risk management report in accordance with the Australian Risk Standard.

6.4.7 Communications Plan

The appointed Contractor shall be responsible for managing all communication on Site related to completion of the Works including between the Principal, Authorities, the Design Consultants, subcontractors and suppliers, Neighbours and Stakeholders.

The appointed Contractor shall prepare a 'Communication Plan' and deliver to the Principal for acceptance, which must be granted prior to the Works commencing on site. This will include communication with the following:

- a. The Principal;

- b. The Principal's Project Manager;
- c. The Design Consultants;
- d. Authorities;
- e. Neighbours;
- f. Subcontractors and Suppliers; and
- g. Other stakeholders;

6.4.8 Formal Communication

All formal communication required shall be in writing.

6.4.9 Industrial Relations

The appointed Contractor shall undertake the Works to maintain a good industrial relations record in accordance with the Contract.

6.4.10 Security

The appointed Contractor shall outline how they will secure the Works under the Contract, and outline measures it deems necessary to ensure the security of the site and keep unauthorised persons out of the Work Zone.

The appointed Contractor will reasonably agree with the Superintendent a security management plan for post-completion of the project or any Separable Portions

6.4.11 Dilapidation Survey & Report

The appointed Contractor shall outline in his Construction Management Plan and arrange for and undertake, prior to any works commencing on the Site, a full dilapidation survey of the surrounding areas, and properties adjoining any part of the Site.

The dilapidation survey is to be comprehensive and will include photographs, surveys, and any other means considered appropriate. A copy of the dilapidation validation survey will be presented to the Superintendent in the form of a bound report prior to the commencement of any Works on Site.

The appointed Contractor shall undertake a dilapidation survey and CCTV report of the Sydney Water's stormwater channel and pipework prior to commencement of any work on the site. This report should extend at least 1 Om upstream and downstream from the property boundary. A copy of this dilapidation report is to be provided to Sydney Water. This dilapidation survey and CCTV Report is to be carried out again upon completion of the all construction work and need to provide an assessment report, confirming that no damage has occurred to Sydney Water's stormwater assets during construction.

6.4.12 Piling and Excavations Protocols

Inherent risks associated with earthworks around a rail corridor and other assets exist which could affect the integrity of the infrastructure and as such the appointed Contractor must consult with and get approval from ARTC, Sydney Water and adjoining landowners on all proposed earthworks, including piling and excavations, near the rail corridor and other assets, structures, and buildings including providing SWMS and construction methodologies, including and establishment of regular meetings and protocols with ARTC to review and coordinate overlapping works progress in relation to Rail Corridor Duplication and QGFT Centre.

6.4.13 Adjoining Owners

The appointed Contractor is required to work proactively with adjoining owners, neighbours, stakeholders and, where applicable, adjoining Contractors including Council and ARTC and shall develop and maintain a meeting and communications program to include, as a minimum:

- a. appointment of a single point of contact through the period of the Contract and advice of this person's details including name, title, address for correspondence and telephone numbers;
- b. the establishment of a regular construction coordination and access meeting (minimum once a month) with adjoining owners, including ARTC, AMP, Qantas, and Contractors working on adjacent sites, including the Rail Corridor to proactively set and manage the access of trucks and materials to and from the site, including but not limited to the coordination materials handling and storage areas;
- c. ensure access to and from adjoining landholdings and buildings is not impacted by the works, and ensure any temporary road closures and impacts to access is undertaken with the consent of adjoining landowners and building owners;
- d. establish a register, in the site office, of all issues raised in order to proactively address all such issues. The register will provide details of the appointed Contractor's representative responsible for the issue, actions taken and dates of the raising, addressing and closure of all issues and actions. A copy of the register is to be made available to the Principal's Superintendent or the Principal upon request and any ongoing areas of concern are to be detailed in the appointed Contractor's monthly report.

6.4.14 Protection and Making Good

The appointed Contractor shall outline within his Construction Management Plan his process for making good any damage to fencing, footways, footpaths, roads and surfaces generally and other work which may be damaged or injured by cartage or other operations in the execution of the Works and shall leave all of the same wholly in proper state of repair. At completion of the project all external footpaths, roads, crossings, etc., are to be made good to Authority requirements.

Notwithstanding the foregoing provision of this Clause the appointed Contractor shall at all times provide adequate storage and protection for all materials and equipment so as to preserve their quality and fitness for incorporation in the Works. The appointed Contractor shall comply with any other provisions of the Contract detailing the nature and extent of any other required specific protection.

All finishes, new or existing, shall be protected to avoid damage. Any damage shall be rectified to the satisfaction of the Principal without cost to the Principal or neighbours.

The appointed Contractor shall ensure that existing landscaping on and around the site in areas that are not designated by the Contract to be the subject of new landscaping work, is not damaged disturbed or interfered with. The appointed Contractor shall repair and make good any damage caused.

6.4.15 Existing Services

The appointed Contractor will outline how existing services that are obstructing the Works or, if damaged in the course of performing the work under the Contract, shall be dealt with, i.e. either:

- if the service is to be continued: repair, divert and / or relocate as required;
- if the service is to be abandoned: cut and seal or disconnect and make safe as required.

6.4.16 Temporary Services

The appointed Contractor is required to install, maintain, gain approvals for, and pay all authority fees relating to, all temporary services required for the work under the Contract.

6.4.17 Water Sewerage and Stormwater

The appointed Contractor shall install at its own expense any temporary water supply installation required for the carrying out of the Works, shall pay all costs and expenses of supply, and shall remove all temporary installations in accordance with the Contract and make good.

The appointed Contractor shall install at its own expense any temporary sewerage connection and installation required for the carrying out of the Works, shall pay all costs and expenses of supply, and shall remove all temporary installations in accordance with the Contract and make good.

The appointed Contractor shall install at its own expense any temporary storm water installation required for the carrying out of the Works, shall pay all costs and expenses of supply, and shall remove all temporary installations in accordance with the Contract and make good.

The appointed Contractor may install the final stormwater system and use this for drainage and shall provide any temporary construction drainage required by the Responsible Authority (such as silt traps, diversions, deceleration strips, swales, etc) pay all fees and remove all temporary installations in accordance with the Contract and make good

6.4.18 Access to the Site

The appointed Contractor shall be responsible for all vehicles and equipment accessing the Site and pay particular attention to pedestrian access and safety at the entrances. Should adjacent Council roads be damaged by vehicles during the Works, the appointed Contractor shall promptly make good any damage caused.

The appointed Contractor shall provide all necessary weather protection for personnel to gain access to and from the Works in the case of inclement weather.

6.4.19 Temporary Road and Access Works

The appointed Contractor is to outline how he will provide temporary crossovers, work zones and the like to enable the work to be properly and efficiently carried out and clear away and make good prior to Practical Completion.

Where required under the Construction and Environmental Management Plan or Authority Requirement the appointed Contractor is to provide wheel washing facilities as required to comply.

6.4.20 Pollution

The appointed Contractor shall outline how they will comply with applicable Legislative Requirements regarding environmental protection and ensure all precautions necessary are taken to prevent the discharge of mud, dust, water, fumes, smoke, rubbish and other pollutants from the Works to any adjacent areas. The appointed Contractor shall be responsible for ensuring the prompt cleaning up of any such discharge and any damage that discharge causes or contributes.

6.4.21 Progressive Cleaning

The appointed Contractor shall incorporate a plan to keep the Works clean and tidy as they proceed and regularly remove from the Site all rubbish and surplus material arising from the execution of the

Work including any Work performed during the Defects Liability Period or any operational maintenance period specified.

The Contractor must ensure dilapidation reports record the level of cleanliness of each of the neighbouring properties and regularly inspect neighbouring properties to ensure they are not adversely affected by the works. In the event the neighbouring properties are affected by dust caused by any works under the Contract the Contractor will be responsible for cleaning neighbouring properties.

Appendices

The current glossary and abbreviations used are outlined below, all consultants to provide tables in similar format including their own inputs to be incorporated.

APPENDIX A. GLOSSARY AND ABBREVIATIONS

Term	Definition
The Site	Qantas Airways Limited owned land in Mascot to the north of Sydney Kingsford Smith Airport consisting of Lots 2-5 DP 234489, Lot 1 DP 202747, Lot B DP 164829 and Lot 133 DP 659434. Current site improvements include including at-grade car parking for Qantas staff, an industrial shed to store spare aviation parts, a substation, a disused gatehouse, a Sydney Water Asset with two driveways over it, the Qantas catering facility and Qantas tri-generation plant.
The Project	The construction of a new Flight Training Centre and ancillary uses to replace the existing facility on the Qantas Jetbase that will be impacted by RMS' Sydney Gateway Project.
Mascot Campus	Over 19ha of Qantas Airways Limited controlled land in Mascot to the north of Sydney Kingsford Smith Airport consisting of freehold and leased land. The following lots are owned by Qantas: Lot 133 DP 659434; Lots 4 & 5 DP 38594 Lot 23 DP 883548; Lots 1 & 2 DP 738342; Lot 3 DP 230355; Lot 4 DP 537339; Lots 2 & 4 DP 234489; Lot 4 234489; Lot 1 DP 81210; Lot 1 DP 202093; Lot 1 DP 721562; Lot 2 DP 510447; Lot 1 DP 445957; Lot B DP 164829 and Lot 1 DP 202747 and equates to 16.5ha of land. The following lots are leased by Qantas: Lot 14 DP 1199594 and Lot 2 DP 792885 and equates to 2.7ha of land.
Jetbase	Qantas leased land within the boundaries of Sydney Kingsford Smith Airport.
Sydney Gateway Project	A RMS Project including a road and rail component that is intended to increase capacity and improve connections to the ports to assist with growth in passenger, freight and commuter movements across the region, by expanding and improving the existing road and freight rail networks.
Aircraft Simulator	State-of-the-art simulators that offer full flight experiences to Qantas pilots and staff for the purpose of training and testing.
Work Zone	A designated area of the site that is utilized for the efficient and safe operation of construction activity.
Qantas Tri-Generation Plant	A facility located on site that produces energy from natural gas to supply electricity, heating and cooling.
Qantas Catering Facility	A facility located on site that operates to supply the in-flight meals and provisions for Qantas customers.
Defects Liability Period	A period of time following practical completion during which the contractor remains liable under the building contract for dealing with any defects which become apparent
Appointed Contractor	The party that is engaged to undertake the works required for the construction of the new Qantas facility.

ABBREVIATIONS

Acronym	Definition
ARTC	Australian Rail Track Corporation
BBLEP	<i>Botany Bay Local Environmental Plan 2013</i>
CASA	Civil Aviation Safety Authority
EP&A Act	<i>Environmental Planning and Assessment Act 1979</i>
EP&A Regulation	<i>Environmental Planning and Assessment Regulation 2000</i>
FTE	Full-time Equivalent
Gateway	Sydney Gateway Project
ha	Hectares
ISEPP	<i>State Environmental Planning Policy (Infrastructure) 2007</i>
LEP	Local Environmental Plan
LGA	Local Government Area
NSW	New South Wales
Qantas	Qantas Airways Limited
RMS	NSW Roads and Maritime Services
SACL	Sydney Airport Corporation Limited
SEPP	<i>State Environmental Planning Policy</i>
SEPP 55	<i>State Environmental Planning Policy No. 55 - Remediation of Land</i>
SEPP SRD	<i>State Environment Planning Policy (State and Regional Development) 2011</i>
Simulators	Full Motion Flight Simulators
sqm	Square Metres
SSD	State Significant Development
the Airport	Sydney Kingsford Smith Airport
the Department	Department of Planning and Environment
the District Plan	<i>Eastern City District Plan (2018)</i>
the Minister	the Minister for Planning
the Region Plan	<i>A Metropolis of Three Cities – the Greater Sydney Region Plan (2018)</i>
the Strategy	<i>The Future Transport Strategy 2056 (2018)</i>

Acronym	Definition
WH&S	Workplace Health and Safety
CEMP	Construction Environmental Management Plan
OLS	Obstacle Limitation Surface

APPENDIX B. IMAGE INDEX

<i>Urbis to complete</i>	<i>Consultants to complete</i>				
LOCATION IN EIS	CONSULTANT RESPONSIBLE	NAME OF REPORT	NAME OF IMAGE/FIGURE	SECTION NUMBER	PAGE NUMBER
	<i>APP Corporation</i>	<i>Construction Management Plan</i>	<i>Figure 1 – The Site</i>	<i>2</i>	<i>5</i>



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