Preliminary Construction Environmental Management Plan

271-273 Alfred St North Sydney
For Tara Shore Pty Ltd

SSD - 103541730

The Site
1 Lot 1/DP532504
2 CP/SP6830

NOT TO SCALE

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CONSULTANT DECLARATION

PROJECT DETAILS	
PROJECT NAME	
Application number	SSD-103541730
Address of subject land	271-273 Alfred Street, North Sydney
Lot / DP	• Lot 1 DP 532504 • SP6830
APPLICANT DETAILS	
Applicant name	Tara Shore Pty Ltd ATF John Taylor Family Trust
Applicant address	Suite 7, 273 Alfred Street, North Sydney
REPORT DETAILS	
Name of report this declaration relates	Preliminary Construction Environment Management Plan
Report reference no.	**TSCEMP01**
Report date	**10/6/2026**
Company name (inc. ABN / ACN)	**GenUrban Projects Pty Ltd (ABN: 77 747 814 816)**
Author name	**Kevin Harris**
Author qualifications	**NA**
Author address	**L3/333 Kent St Sydney 2060**
DECLARATION BY CONSULTANT	
Name	**Kevin Harris**
Registration no.	
Organisation registered with	
Declaration	The undersigned declares that this Preliminary Construction Management and Environment Plan • has been prepared in accordance with the following policy, guidelines, or legislative requirements: - Work Health and Safety Act 2011 (NSW) (WHS Act) • contains all available information relevant to the environmental assessment of the development, activity or infrastructure to which the PCEMP relates; • does not contain information that is false or misleading; • identifies and addresses the relevant Planning Secretary's environmental assessment requirements (SEARs) for the project; • identifies and addresses the relevant statutory requirements for the project, including any relevant matters for consideration in environmental planning instruments to which the PCEMP relates; • contains a consolidated summary of the proposed or necessary mitigation measures
Signature	
Date	**10/7/2026**

1. Introduction

This Preliminary Construction Environment Management Plan has been prepared by GenUrban Projects Pty Ltd on behalf of Tara Shore Pty Ltd ATF John Taylor Family Trust (the Applicant) in support of a State Significant Development Application (SSDA) identified as SSD-103541730 which seeks approval for a 38-storey mixed-use housing development, located at 271-273 Alfred Street, North Sydney (the site).

The site is located within the North Sydney Local Government Area (LGA). The site comprises two allotments which are legally identified as Lot 1 DP 532504 (271 Alfred Street) and SP6830 (273 Alfred Street). It is rectangular in shape and has street frontages to Alfred Street to the west and Little Alfred Street to the east (both measuring approximately 23m). The existing building on the site is a three-storey commercial building. A site aerial is provided in Figure 1 below.

The proposal was declared State Significant Development (SSD) in State Significant Declaration Order (No.15) 2025 (the Order), which specified that the development detailed in EOI No.279422, including a mixed-use development located at the site be declared as SSD. The Order enables SSD-103541730 to be undertaken via the Housing Delivery Authority (HDA) pathway, including a concurrent rezoning proposal to the North Sydney Local Environmental Plan 2013 (North Sydney LEP).

The proposal involves two components: the SSDA and the concurrent rezoning of the site.

The SSDA component seeks consent for:

- Demolition of the existing building on the site;
- Construction of a 38-storey mixed use development, comprising:

  - 9 levels of basement car parking, comprising plant and bicycle storage area;
  - Commercial tenancies on Level 2;
  - Residential uses on levels 3 and above, comprising 95 apartments.
- Landscaping and public domain works; and
- Extension and augmentation of services and infrastructure as required.
- Lot amalgamation and stratum subdivision of the site.

The rezoning component seeks consent to amend the North Sydney LEP, comprising:

- Rezone the land use zone of the site from E2 Commercial Centre to MU1 Mixed Use;
- Amend the maximum building height from 13m to RL 166.5m;
- Amend the maximum floor space ratio from 3.5:1 to 13.9:1; and
- Introduce a site-specific clause requiring 15% of residential Gross Floor Area (GFA) to be used as affordable housing and managed by a CHP for a period of at least 15 years.

For a detailed project description refer to the Environmental Impact Statement and Rezoning Report prepared by Colliers Urban Planning.

This Preliminary CEMP is prepared in coordination with design information and following preliminary site assessments and includes a general understanding of the generic construction activities that will be required for delivering the proposed building and associated infrastructure.

Following SSDA Approval, the CEMP will be reviewed and revised to incorporate the Detailed Design, including appropriate arrangements for specific Construction, Environmental and Construction Management Plans by the relevant Principal Contractor.

2. CEMP Overview

This Preliminary Construction Environmental Management Plan has been compiled for then SSDA submission to provide a high-level overview of the projects planned construction activities. The plan will be further developed by the Head Contractor (Contractor) to respond to the detailed design and SSDA Consent Conditions.

The Head Contractor is to coordinate with the Project Manager, the Consultants, and all other Stakeholder. Regular communication must be established and maintained throughout the span of the project to ensure that a positive relationship is formed between the Contractor and the Project Manager, Council, Neighbours and other stakeholders.

The project will be completed as one construction stage and will follow a sequence as identified below.

2.1 Overview:

1. Demolition of the existing blocks to accommodate proposed works
2. Construction of proposed development
3. Associated earthworks, landscaping, stormwater works, utilities upgrade

2.2 Proposed Staging:

1. Demolition of existing structure
2. Site Establishment
3. Building Construction

4. Building fit-out
5. Landscaping and Precinct Works

The staging strategy and construction methodology presented in this CEMP are preliminary and indicative only. Detailed staging, construction sequencing, and work methodologies will be developed and finalised by the appointed Head Contractor prior to the commencement of construction.

3. Site Management

3.1 Legislative and Regulatory Requirements

The work will be undertaken in accordance with the legislative and regulatory requirements relevant to the project at the time of construction. The Head Contractor is to review this and confirm the requirements relevant to the project prior to commencement and list these within their detailed Construction Management Plans.

3.2 Site Security, Public and Property Protection

At all times the work will be segregated from the public. Appropriate A Class and B Class hoardings (as specified in Australian Standards and SafeWork NSW requirements) will be installed to prevent public and unauthorised access and to maintain security for the site. Access points will be closed unless in use and locked outside construction hours. Security cameras will be monitoring access points and the site office.

All temporary structures including hoardings, protective scaffolds and temporary engineering elements will be robustly designed and signed off by a certified structural engineer and will be inspected daily by relevant site personnel with ongoing maintenance for the duration of the project.

Safety related statutory signage will also be erected on the boundary of the site in accordance with SafeWork NSW requirements. Site, precinct information and traffic signage and any temporary traffic measures required will be installed and maintained for the duration of the Works.

3.3 Site Amenities

The Contractor must provide site amenities and accommodation in compliance with the Work Health and Safety Act 2011 (NSW) (WHS Act), including all relevant codes of practice approved under section 274 of the WHS Act and the Work Health and Safety Regulation 2017 (NSW). The site amenities will accommodate lunch, ablution and change facilities for the duration of the project. The Contractor will address the required site amenities in their updated Construction Management Plan when further details are known as to the projected construction workforce on site.

It is anticipated that during the demolition and excavation of the works that B Class Hoarding will accommodate the office and site accommodation until the basement and podium concrete frame is complete when the temp amenities will relocate within the building envelope to facilitate the completion of the concrete frame, façade and fitout.

To mitigate the impact on neighbouring street parking, contractors and sub-contractors will be encouraged to utilise the extensive public transport network linking North Sydney to the greater Sydney Metro area.

3.4 Materials Handling and Onsite Storage

During construction, there will be limited on-site storage facilities for materials to maximise work fronts and maintain clear access paths. Most materials will be managed in a “just in time” basis to ensure the project is fed efficiently without cluttering. Our team has identified specific areas for materials handling, crane lifting and concrete pours.

Materials lay-down and temporary storage areas will become available during the life of the project and will be carefully coordinated. As the project progress, and storage and materials lay-down areas become more important. Any materials stored on site will be on a trade-by-trade basis, clearly defined and secured. Contractor storage will be limited to site boxes for tools and the like with only those materials needed for imminent installation will be allowed to be held at the work face.

No fuels or large quantities of hazardous goods will be stored on site to reduce safety and environmental risks. Flammable material cages will also be provided to contain hazardous materials. Valuable fixtures and fittings will be stored and secured in compounds onsite within the basement until ready for installation.

3.5 Vertical Materials Handling

The substructures including piling will be services by crawler crane provided by the piling contractor, the cranes will assist with the establishment and disestablishment of the 60t piling rig and the manual handling of the varying augers, pile casings and prefabricated reinforcement cages.

The tower crane solution involves the use of an electric luffing tower crane to minimise the project footprint impact, reduce noise and emissions while providing coverage to the entire site and minimise out of service oversailing of the adjoining properties.

The positioning allows that there will be no lifting of loads over the neighbouring boundary and that out of service oversailing will be identified and agreed with the neighbours under a deed of arrangement in line with the Neighbouring Land Act 2000. The tower crane will be fitted with software that will limit the operations within the site boundaries and be coordinated with adjacent developments crane requirements.

3.6 Vehicle Unloading and Loading

Consistent with the Preliminary Construction Traffic Management Plan within Transport Impact Assessment provided by ARUP, it is considered that the Head Contractor will seek approval from North Sydney Council and TFNSW to install a construction zone on Alfred St for the purposes of materials delivery and concrete pumping. Access via Little Alfred St would be limited as a secondary access for small delivery vehicles or vans only.

It is recommended that delivery booking management systems including call up software is utilised by the Principal Contractor to avoid queuing and congestion in the construction zone or the approaches to the site.

Loading platforms will be installed at each level progressively for the loading of building products including façade and fit out materials.

3.7 Personnel and Materials Hoist

A personal and materials hoist will be positioned to the facade to provide save access to the basement and upper levels of the structure until the internal lifts are installed and commissioned. The hoist will be serviced from the ground floor on the Alfred st side of the development.

3.8 Concrete Pumping

The construction zone on Alfred St will be utilised for concrete pumping, a truck mounted concrete pump will service an onsite concrete placing boom of sufficient size to reach all parts of the concrete pour, reducing the risk of potential manual handling injuries associated with static concrete lines. In addition, reducing damage to post tensioning duct and steel reinforcement of the slab.

Pedestrian ramps will be installed over the concrete pump line to ensure uninterrupted pedestrian movement.

Concrete trucks will drive into the construction zone in a forward direction, reverse on to the pump as a single truck feed and drive away from the pump in a forward direction.

Fig.2.1 Proposed Construction Zone Alfred Street (Green)

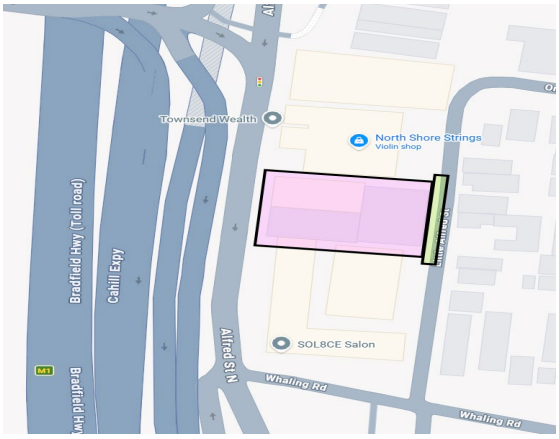


Fig.2.2 Proposed Construction Zone Little Alfred Street (Green)

3.9 Demolition

The demolition will be undertaken by experienced demolition contractor holding a Class 1 demolition licence. Following establishment all services will be identified and disconnected and hazardous materials identified and removed.

The internal strip out will precede the structural demolition which will be undertaken with 20t Excavators with materials being segregated into waste streams for recycling.

The demolishers will create an access for truck access inside the site area so that demolition waste is loaded within the site area.

3.10 Foundation Piling

The retention and foundation piles will commence at the easternmost corner of the site and consequently the highest section of the site and work out towards Alfred St. It is anticipated bored piers will be utilised for the upper-level retention system with temporary rick anchors installed under the adjacent road reserves.

3.11 Site Excavation following piling

Site excavation for the development will be undertaken once the retention system and capping beams are completed and excavation will be progressively undertaken in “lifts” to inspect the rock formation and install retention system as required by the geotechnical engineer.

Predominantly a sandstone base will require the use of pneumatic excavator attachments for the excavation. Subject to SSDA consent approvals it may be warranted to identify respite times throughout the day to cease noisy works.

3.12 Concrete Frame

The foundations and substructure will be formed utilising conventional formwork and cast in situ. The suspended structure is planned to utilise a cassette style, systems formwork to limit materials handling and waste for the horizontal post tensioned slabs; columns will be poured with the deck to limit the number of concrete pours. The lift and stairs shafts will be constructed with a prefabricated jump form system.

We have allowed that the concrete frame edge protection will be provided by screens to the entire building perimeter. Stairs for access and emergency egress will be cast to the level above the leading-edge slab progressively.

3.13 Facade

The facade will be predominantly a prefabricated window wall system assembled within the screens to the residential units. It is anticipated the cladding to the northern core will be a unitised GRC cladding system to ensure quality and consistency. This may be installed utilising a trailing deck form the core jump form system or a mast climber fixed to the core.

3.14 Services and Finishes

Ceilings will have support framing installed ahead of the secondary services rough in. Where possible it is preferred that the ceilings and walls are completed up to base coat of paint prior to the installation of the floor finishes. This is to protect the floor finish and minimise any potential rework caused by continuous traffic into each room.

Wet areas will follow a similar process with the inclusion of the waterproofing membranes being applied to floors and walls where required. All waterproofing membranes will follow a strict ITP process to maintain the product integrity and warranties. Preferably once cured tile bedding and tiles will be installed directly to protect the membrane.

Applied finishes, joinery and fixtures and fittings will be progressively installed.

3.15 Landscaping

As facade works are completed, and large access equipment is no longer required the landscaping works will commence. Hard landscaping such as construction of paving slabs, staircases, kerbs, seating walls, gutters, and hobs ramps will be installed followed by soil, irrigation and planting to all the soft scape areas.

4. Operating Hours

The hours of work for the project are subject to SSDA consent approval and assumed as:

Construction Hours	
Monday to Friday	7:00am – 6.00pm
Saturday	8:00am – 1:00pm
Sunday & Public Holidays	No works permitted

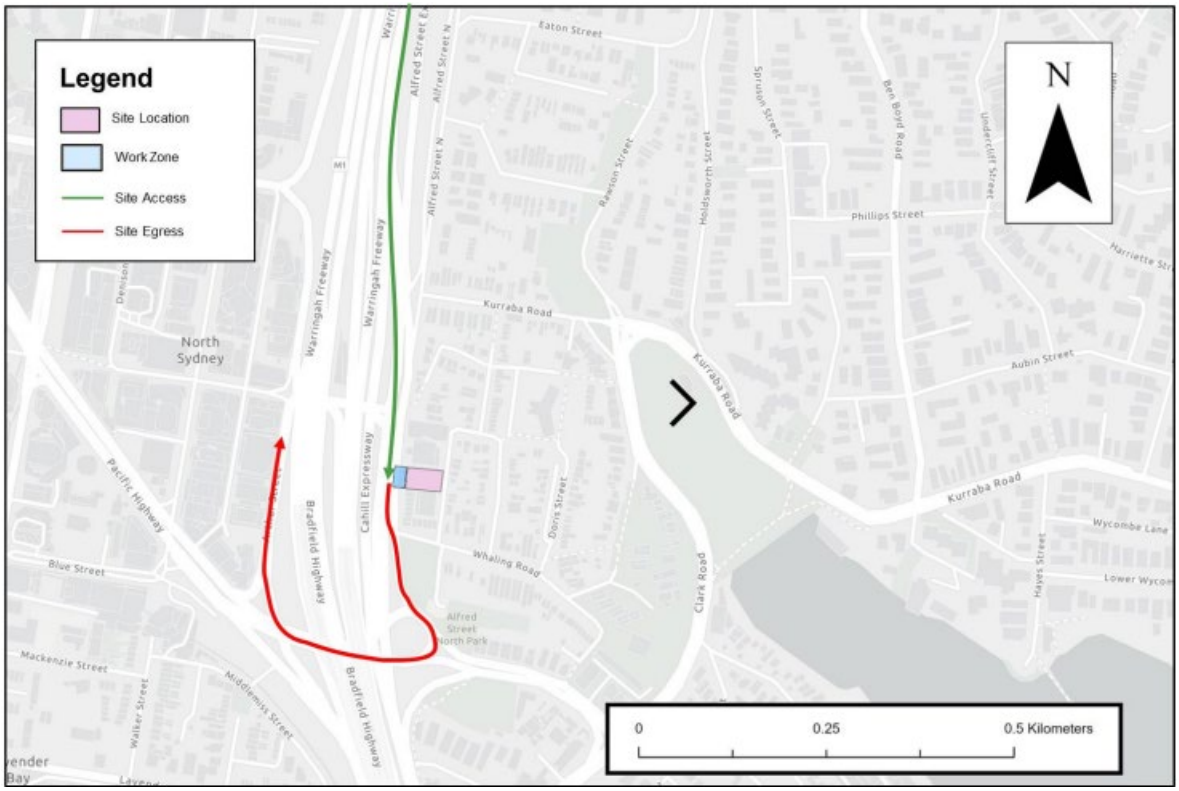
Deliveries will be scheduled and distributed to ensure avoid congestion to surrounding road networks. Materials handling will be conducted within the construction site perimeter, reducing any impact on traffic flows to the surrounding area.

The Head Contractor will be responsible for instructing and controlling all subcontractors regarding the hours of work. Any work outside the approved construction hours would be subject to specific prior approval from the council eg erection of tower the crane.

5. Traffic Management

This section of the Preliminary CEMP should be read in conjunction with section 7 of the Transport Impact Assessment Report provided by ARUP.

Prior to construction works commencing, the Contractor will develop a Construction Pedestrian and Traffic and Management Plan (CPTMP) and Traffic Control Plans which will detail how traffic, pedestrian and cyclist access will be managed during the construction works. Traffic flows and vehicle/pedestrian separation are a major consideration, and pedestrian routes are to be maintained throughout construction. Traffic control personnel will be provided by the Contractor during operating hours, or as advised by the Contractor within their Construction Pedestrian and Traffic and Management Plan.



5.1 Traffic and Pedestrian Management

Key issues for traffic, pedestrian and cyclist management during construction to be considered in the Construction Pedestrian and Traffic and Management Plan include, but are not limited to:

- All construction vehicles transporting loose materials will be covered/secured;
- Subcontractors must be inducted on access protocols and safe practices;
- Roads leading to and from the site will be monitored and cleaned as necessary;
- Vehicles must not obstruct public roads, footpaths, or access points;
- Noise and vibration will be minimised wherever possible;
- Vehicles are to enter and exit the site in a forward direction (wherever possible) along the travel paths shown on the CPTMP
- Deliveries are planned to ensure “no on road” queuing and no impact to the traffic flow.
- Neighbouring properties would be notified of construction works and timing.
- Provide an appropriate and convenient environment for pedestrians;
- Minimise the loss of on-street parking;
- Restrict construction vehicle movements to designated routes to/ from the site;
- Manage and control construction vehicle activity near the site;
- Carry out construction activity in accordance with the Consent approved hours of work.

5.2 Pedestrian Protection

Pedestrian and vehicular movements into and around the site will be defined by clear signage. If necessary, traffic management personnel will be used to guide pedestrians and vehicles safely. Temporary hoarding appropriate to the interaction between pedestrians and construction works (as per SafeWork NSW requirements and Australian Standards) will be constructed to prevent unauthorised access to the construction site. These hoardings and fences may be staged to allow for appropriate construction methodologies to be planned.

Key issues for pedestrian management during construction to be considered in the Construction Pedestrian and Traffic and Management Plan include, but are not limited to:

- Safe pedestrian access will be maintained along Alfred and Little Alfred Streets at all times.
- Where footpaths are affected, appropriate barriers or diversions will be installed with Council approval

5.3 Deliveries and Materials Storage

Deliveries within the site will be managed through dedicated site entrances and exits. These will be determined by the Head Contractor and outlined in their Construction Pedestrian and Traffic and Management Plan.

Materials will be staged and stored in such a way to promote a clear and safe work site. At all times, materials are to be stored within the confines of the site. While loading and unloading vehicles, it will be clearly stated that vehicles must not obstruct roads, driveways and escape routes from the building or fire protection equipment.

5.4 Parking

There is no off-street parking available for workers on site. As such, workers will be informed of the appropriate tool/equipment drop-off and storage arrangement within site sheds and amenities and encouraged to use the extensive array of available public

transport in the area.

Key issues for parking management during construction to be considered in the Construction Pedestrian and Traffic and Management Plan include, but are not limited to:

- Construction workers will be encouraged to use public transport.
- On-street parking in surrounding residential areas will be discouraged.

6. Work, Health and Safety

The Head Contractor is responsible for the Works at all times until the Date of Practical Completion and is engaged as Principal Contractor, manager and controller of the Site for the construction work under the WH&S Regulation.

The Contractor shall develop a Work Health and Safety (WHS) Management Plan to meet all the requirements of the Contract, WH&S Legislation and subordinate legislation and shall include the following components as a minimum:

- Work health and safety policy;
- Safe Work Methodology;
- WH&S responsibilities and accountabilities;
- Notifications and registrations;
- Emergency planning;
- Consultative processes;
- Personal Protection Equipment (PPE) Requirements;
- Plant and equipment controls;
- First Aid Approach;
- Accident reporting, recording, investigation and analysis;
- Implementation of Inspection, Testing and Services Procedures;
- Implementation of Incident Reporting, Management and Corrective Action Procedures;
- Implementation of Internal Reviews;
- Hazardous substance management;
- Hazard identification, evaluation, control;
- Sub-contractor controls;
- Training and inductions; and
- Management of 3rd Party WH&S Audits.

7. Environmental Management

An Environmental Management Plan (EMP) that complies with environmental legislation will be developed by the Contractor. The EMP will describe the environmental strategy, methods, controls, and requirements for the execution of the Works. It will stand alone as the master document for site environmental

activities.

The primary aim and objective of the EMP will be to provide a framework of procedures to minimise the impacts of the construction of the project on the environment. The environmental performance of the Contractor will be monitored throughout the Works.

6.1 Noise and Vibration Management

This section of the CMP should be read in conjunction with the Construction Noise and Vibration section within the Noise and Vibration Impact Assessment ARUP 312844-ARP-ACO-REP-001[01] specifically section 5 Construction Noise and Vibration.

The Noise and Vibration Impact Assessment found that the activity should be acceptable from an acoustic perspective assuming the recommended mitigation measures are implemented.

Key issues from the NVIA include, but are not limited to:

The predicted noise levels are predicted to exceed the noise management level during standard construction hours.

Traffic noise impacts due to construction traffic are not expected as noise levels along the construction traffic.

Safe working distances for vibration activities have been identified for standard structures. No buildings have been identified within safe working distances. There is the potential for minor human comfort vibration impacts at residences directly adjacent to construction works.

It is typical for construction projects to exceed the construction noise and vibration management levels. Any impacts due to construction works are temporary in nature and would not represent a permanent impact on the community and surrounding environment. The predicted noise and vibration levels are generally conservative and would only be experienced for limited periods during construction. Impacts may be reduced through the introduction of feasible and reasonable mitigation measures which have been recommended.

6.2 Odour

Potential odours associated with demolition for the site will be assessed and minimised. All plant and machinery involved in the Works will be regularly serviced and checked for exhaust emissions, and catalytic converters are to be utilised.

6.3 Protection of Trees / Tree Removal

This section of the CMP should be read in conjunction with the Arboricultural Impact Assessment undertaken by Sydney Arborist Solutions report for 271 273 Alfred St North Sydney April 2026.

The Head Contractor will be required to put in place procedures to protect trees for retention at every stage of the development process.

The Head Contractor undertaking the Works will be required to submit for approval to the Principal a comprehensive plan regarding guidance on how to protect retained trees during construction work. This plan will need to define how to calculate the tree and crown area

requiring protection and isolation from construction activities and the use of tree protection measures such as barriers and protectors.

Trees shown to be retained will be protected during construction in accordance with the Arborist advice.

6.4 Stormwater Management Plan

A comprehensive stormwater management plan will be developed by the Contractor prior to any construction work. The Contractor shall be responsible for the capture, storage, treatment and discharge / removal of ground and runoff of water encountered during the execution of the works. Run off from the site would directly enter the stormwater system that has direct links to Sydney Harbour outlets.

The Contractor shall assess and make allowance for all interim (temporary) flooding and drainage measures necessary to undertake the works including diversion, barriers, bunding, pumping infrastructure and the like as required so as not to impact the efficient execution of the works.

6.5 Dust, Sediment, and Erosion Controls

The appointed Contractor will develop a strategy in accordance with the statutory regulations for dust control, and a comprehensive Soil and Water Management Plan, both of which will be included in the EMP. This strategy will include control measures and document how these measures are to be implemented and monitored.

Provision of the Soil and Water management measures will ensure that the Council stormwater system and surrounding area is not affected by the proposed development during construction.

6.6 Dilapidation Report

The Contractor must prepare a dilapidation record prior to commencement of the Works on the Site and on any other property adjoining the Site. (Initial Dilapidation Survey)

The Contractor must also prepare a dilapidation record prior to Practical Completion of the Works on the Site and on any other property adjoining the Site. This will include surveys of all adjoining buildings, structures, lands, footpaths, roads and paved areas attached or immediately adjacent to the Works or which may be affected by the execution of the Works.

The report shall be a photographic and written record of the condition for all surrounding work areas. As necessary, provide key plans / drawings as required to inform the report.