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SCECGS Redlands Senior Campus, Cremorne

Preliminary Construction Management Plan

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1 Introduction

1.1 Overview

This Preliminary Construction Management Plan has been prepared on behalf of SCECGS Redlands Ltd ("the Proponent"). It accompanies an environmental impact statement (EIS) prepared in support of State Significant Development Application SSD14_6454 for the staged development of the SCECGS Redlands Senior Campus ("Redlands").

This application seeks a staged development approval comprising a concept proposal for the school over five stages and consent for a detailed proposal for the first stage development referred to as "Stage 1". Details of the project are described below:

- (1) Concept Proposal: A Concept Proposal has been prepared for the site to guide its future redevelopment and is intended to provide a statutory framework for the long term planning of the site.

The Concept Proposal will be delivered in five stages and will generally involve the following buildings and works:

Stage 1 – New Learning Hub:

- Demolition of existing buildings and structures
- Construction of a new multi-purpose education building with basement car park and associated vehicular entry off Gerard St
- Temporary fitout of a portion of the basement carpark shell for music and general education uses
- Construction of landscaped podium over new basement carpark and music facilities
- Creation of a new internal vehicular link between Waters Rd and Military Rd

Stage 2 - Sports and Performing Arts Centre:

- Demolition of existing buildings and structures
- Construction of a new sports and performing arts centre

Stage 3 - Redlands Hall, Roseby Building and Liggins Building Refurbishment:

- Internal alterations and additions of existing buildings

Stage 4 - Humphery Learning Hub and Resource Centre:

- Construction of a new multi-purpose education building with swimming pool and associated facilities at roof top level
- Decanting of temporary music facilities upon completion of the new Humphery Learning Hub providing additional carparking

Stage 5 - Adams Centre Extension:

- Alterations and additions to the Adams Centre at 219 Military Road

- (2) Detailed Proposal for "Stage 1" development – New Learning Hub:

- Demolition of existing buildings and structures (Mowll Building, 1, 3, 7, 9 and 11 Gerard Street, 7 and 8 Monford Place, staff offices, multi-purpose building and Design and Technology buildings on the western boundary).
- Fit-out of 7 and 8 Monford Pl for temporary use as an educational facility
- Construction of a new purpose built education building generally comprising a four storey building with basement car park and outdoor learning area at roof level.
- Temporary fitout of a portion of the basement carpark shell for music and general education uses
- Construction of landscaped podium over new basement carpark and music facilities
- Creation of new vehicular access road off Gerard Street for the new basement car park.
- Creation of new internal vehicular access link facilitating ingress from Waters Rd and egress onto Military Rd
- Associated landscaping improvements.
- New services infrastructure.
- New servicing area including loading dock and waste enclosure
- Erection of temporary demountable classrooms.

The purpose of this Preliminary Construction Management Plan is to provide an assessment of the proposal as described above and detailed within the EIS.

3 Description of Works:

A Concept Proposal has been prepared for the site to guide its future redevelopment and is intended to provide a statutory framework for the long term planning of the site.

The Concept Proposal will be delivered in five stages and will generally involve the following buildings and works:

Stage 1 – The Learning Hub:

- Demolition of existing buildings and structures
- Construction of a new multi-purpose education building with basement carpark
- Construction of a new facilities building
- Construction of a new access road

Stage 2 – Sports and Performing Arts Centre:

- Demolition of existing buildings and structures
- Construction of a new sports and performing arts centre

Stage 3 – Redlands Hall, Roseby Building and Liggins Building Refurbishment:

- Internal alterations and additions of existing buildings

Stage 4 – Humphery Learning Hub and Resource Centre:

- Construction of a new multi-purpose education building with swimming pool and associated facilities at roof top level

Stage 5 – Car Park and Open Space:

- Demolition of existing buildings and structures
- Construction of under-croft car park accessed from Gerard Street
- Construction of an outdoor recreation area above basement car park

Stage 6 – Adams Centre Extension:

- Alterations and additions to the Adams Centre at 219 Military Road

3.1 Detailed Proposal for "Stage 1" development – The Learning Hub:

Stage 1 works are defined as follows:-

- Demolition of existing buildings and structures
- Fit-out of 7 and 8 Monford Pl for temporary use as an educational facility
- Construction of a new purpose built education building generally comprising a four storey building with basement car park and outdoor learning area at roof level.
- Temporary fitout of a portion of the basement carpark shell for music and general education uses
- Construction of landscaped podium over new basement carpark and music facilities
- Creation of new vehicular access road off Gerard Street for the new basement car park.
- Creation of new internal vehicular access link facilitating ingress from Waters Rd and egress onto Military Rd
- Associated landscaping improvements.
- New services infrastructure.
- New servicing area including loading dock and waste enclosure
- Erection of temporary demountable classrooms.

The purpose of this Preliminary Construction Management Plan is to provide an assessment of the proposal for these Stage 1 development works, as described above and detailed within the EIS. This report is to be read in conjunction with the Traffic Engineer's report which provides details of construction traffic management and site access. Details of later stages will accompany subsequent applications.

4 Stage 1 Construction Methodology Plan

4.1 Overview

This methodology plan outlines the project scope staging and delivery methodology proposed for the Stage 1 (only) works. The adopted methodology has been established in order to:-

- Maintain operational facilities on the site
- Minimise disruption to neighbouring sites by way of project staging
- Establish an orderly delivery strategy which will enable construction processes to proceed in an efficient and safe manner

4.2 Major Phases

4.2.1 Pre-Construction Phase

Prior to construction works being undertaken on site, the following investigations will be undertaken to identify risk, mitigate and control impacts arising from the works:

1. Existing Condition and Dilapidation Survey

A detailed dilapidation survey will be performed on surrounding areas including:

- Roads, kerb & gutter, footpath
- Street signs, street furniture, light poles, trees etc.
- Infrastructure installations (pits, bollards etc.)
- Adjoining properties, including facades, visible structure and important features.

2. Existing Infrastructure Due Diligence

Infrastructure investigations including:

- Location of services in ground (including marking of location)
- Capacities of infrastructure to withstand amplifications, upgrades etc. which may be required
- Establish dialogue and liaise with authorities to make relevant applications.

3. Authority Approvals/Permits

The following indicative permits and approvals may be applicable to the works:-

- Consent for the development and use of the site;
- Construction and demolition certificate(s) for the construction/demolition work;
- Permit to erect a gantry, overhead protective awning over the road or footpath;
- Permit for a Vehicular crossing (permanent or temporary);
- Permit to occupy space on road or footpath;
- Permit for road opening;
- Permit for road closure;
- Permit for a construction zone;
- Permit to use a mobile crane, travel tower or lift on or above the road;
- Permit for a rubbish bin; and Permit for legal point(s) of discharge and approval for modifications to street lighting.
- North Sydney City Council tree permit

4.2.2 Delivery of the Works – Stage 1 Overall Delivery Strategy

Stage 1 works will be completed in the following five sub - stages

1. Stage 1A
 - Phase 1
 - I. Construction of 7 demountables on existing Open Space
 - II. Relocation of visual and performing arts to demountables and music to modified 7 and 8 Monford Place buildings
 - Phase 2
 - i. Demolition of Gerard Street Cottages (1, 3, 9, and 11 Gerard St)
2. Stage 1B
 - Construction of northern portion of Learning Hub Building including carpark shell/infrastructure and interim Music Hub.
 - Relocation of music and performing arts from demountables/existing school buildings to interim Music Hub.
3. Stage 1C
 - i. Relocation of temporary demountables (x7) and construct 7 additional demountables on Stage 1B forecourt structure
 - ii. Demolition of buildings – Mowll, 7 and 8 Monford Pl
 - iii. Construction of services infrastructure relocation (Including Stormwater/sewer)
 - iv. Construction of New Learning Hub Building including balance of carpark
4. Stage 1D
 - Phase 1
 - i. Relocation of Faculties into the New Learning Hub
 - ii. Removal of the 14 Demountables
 - Phase 2
 - i. Completion of Carpark and landscape
5. Stage 1E
 - Phase 1
 - i. Demolition of redundant cottages (design, technology cottages and Staff offices)
 - ii. Relocation of pastoral care in the music hub
 - Phase 2
 - i. Construction of new access road and bus parking
 - ii. Construction of new waste enclosure
 - iii. Construction of additional Forecourt to Gerard Street

4.3 Hours Of Operation

The proposed working hours for this project are as follows:

- Monday to Friday- 7:00am to 6:00pm
- Saturdays- 8:00am to 1.00pm
- Sundays and Public Holidays- No work

If required, after hours permits will be sought from the relevant authorities.

4.4 Work Method Statement

4.4.1 Description of the works and Construction methodology

STAGE 1A

Stage 1A works will be separated into two phases, Phase 1 and Phase 2, and will include the following:

Phase 1:

- Construction of single storey demountables on the existing playground located at the rear of Gerard Street cottages to replace teaching facilities located in #3 to 11 Gerard Street cottages.
- Modifications to the #7 and #8 Monford Place residences to accommodate music teaching facilities.

Phase 2:

- Demolition of Gerard Street Cottages

These works will include 2 x separate sites (7-8 Monford Place, and Gerard Street Cottages demolition/demountable construction). The works will commence with site establishment which will include site fencing and establishment of the site accommodation.

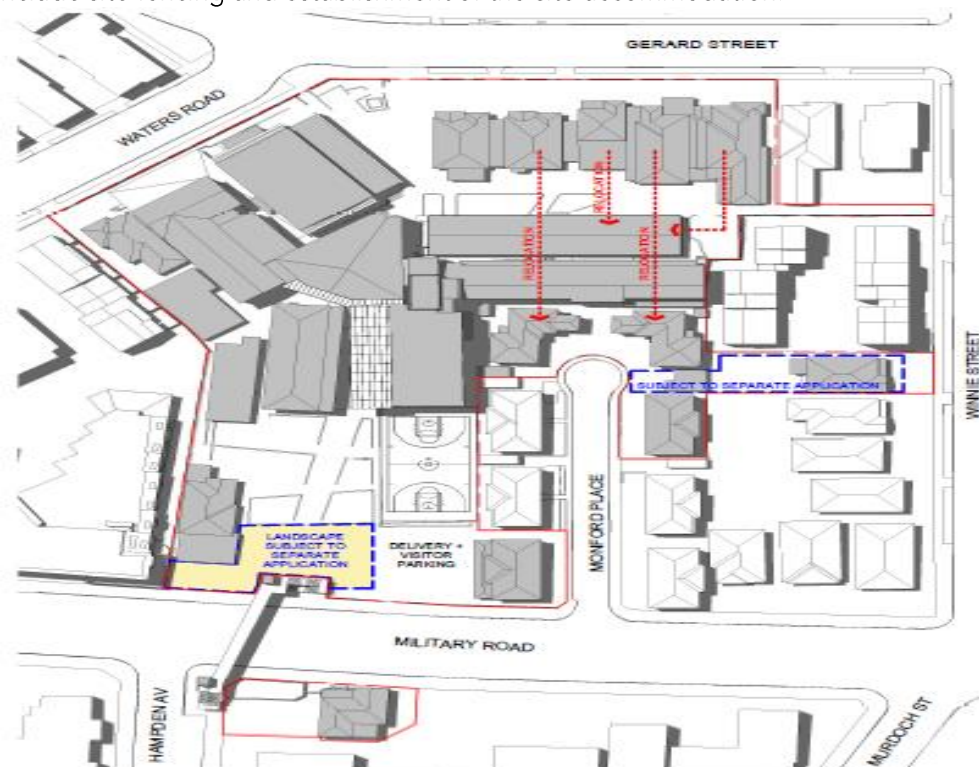


Figure 1: Stage 1A Phase 1

Pre/Post Demolition Phase

Site services investigations and relocation will be undertaken pre and post demolition.

Demolition Phase

Demolition works will be restricted to the Gerard Street cottages. Contractors undertaking demolition works will be required to develop and implement specific plans to ensure works appropriately deal with safety and environmental issues. Contractor works include:

- Obtain relevant Authority Approvals
- Removal of hazardous materials, if present within, the existing buildings
- Internal strip out and structural demolition of existing cottage and landscaping.

Structural demolition works will commence once suitable protection is in place and work zones have been established. In accordance with the construction waste management plan prepared by the appointed head contractor, demolition waste will be collected through the use of bins or skips. Loading of trucks with demolition waste will be undertaken within the site boundary where possible.

The 7 demountables will be constructed on the old playground. These demountables will require footing/utility connections works prior to installation. Construction of the demountables will then be undertaken above the old playground and upon completion, the Visual and Performing arts facilities will be relocated to these demountables.

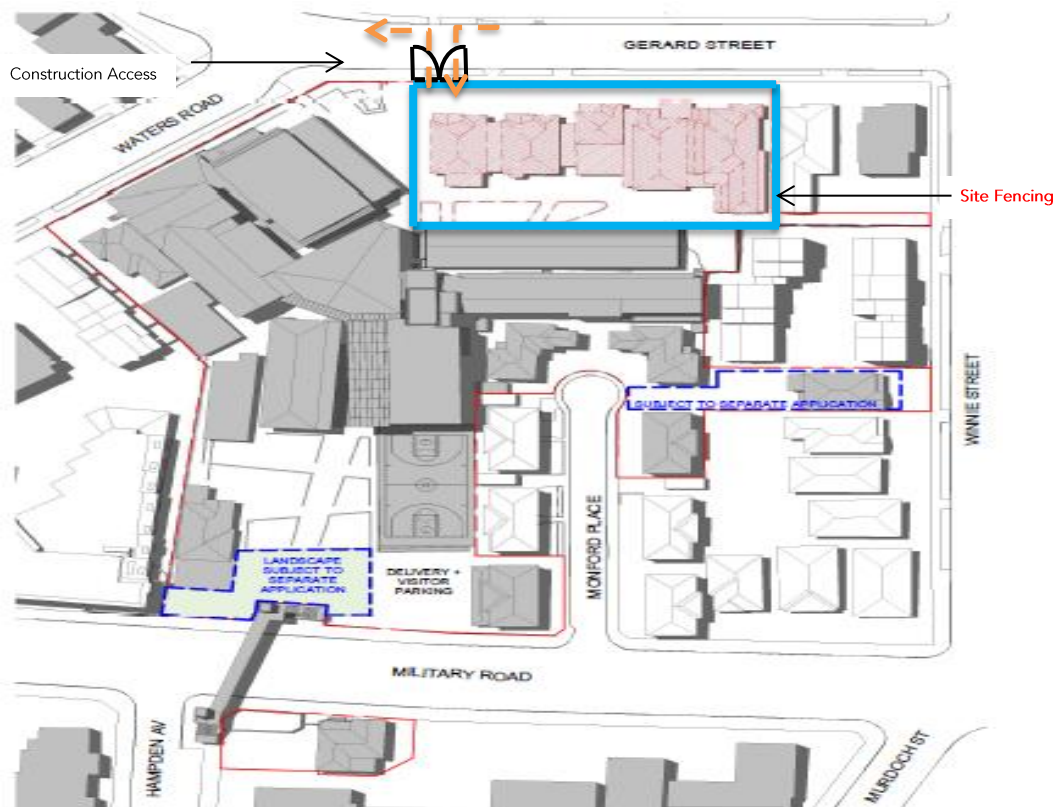


Figure 2: Stage 1A Phase 2

Existing tenants from 7 and 8 Monford place will be relocated. Fitout works will then initiate to the upgrade for 7 and 8 Monford Place. Upon completion Music facilities will be relocated from the Gerard Street cottages to 7 and 8 Monford Place.

Following the decant of final tenants from 1 to 11 Gerard Street cottages, site investigation will be carried out on Gerard Street Cottages (#1 – 11). Allowances in the programme will be made for hazardous materials removal should that be required. The demolition of Gerard Street Cottages would follow and this will mark the completion of Stage 1A works.

STAGE 1B

Stage 1B will include the following works:-

- Excavation of the car park shell site
- Construction of the carpark shell
- Fitout of the carpark shell as an interim music hub, including access foyer from Gerard Street
- Construction and commissioning of site infrastructure services including substation/MSB/mechanical services plantroom/hydrant sprinkler booster pumps and associated services.

These works will commence with site establishment which will include site fencing, establishment of site accommodation and establishment of materials set down areas. Construction zones will be established in accordance with permit approvals obtained by the nominated contractor.

Initial structural works will commence with the use of a piling rig and excavation machinery for construction of perimeter retention and the building foundations and substructure. Perimeter retention works will be carried out around the building prior to excavation for the basement. In this phase the excavation works and structural work will include for the Carpark/Music infrastructure shell and carpark access ramp.

Gerard Street site access will be relocated to the eastern end of the site.

Once the required structural works have been completed, fitout works will commence to infrastructure works and the interim Music Hub. Completion of these facilities will lead to existing Music facilities relocation to the Interim Music Hub. This will mark the completion of Stage 1B Works.

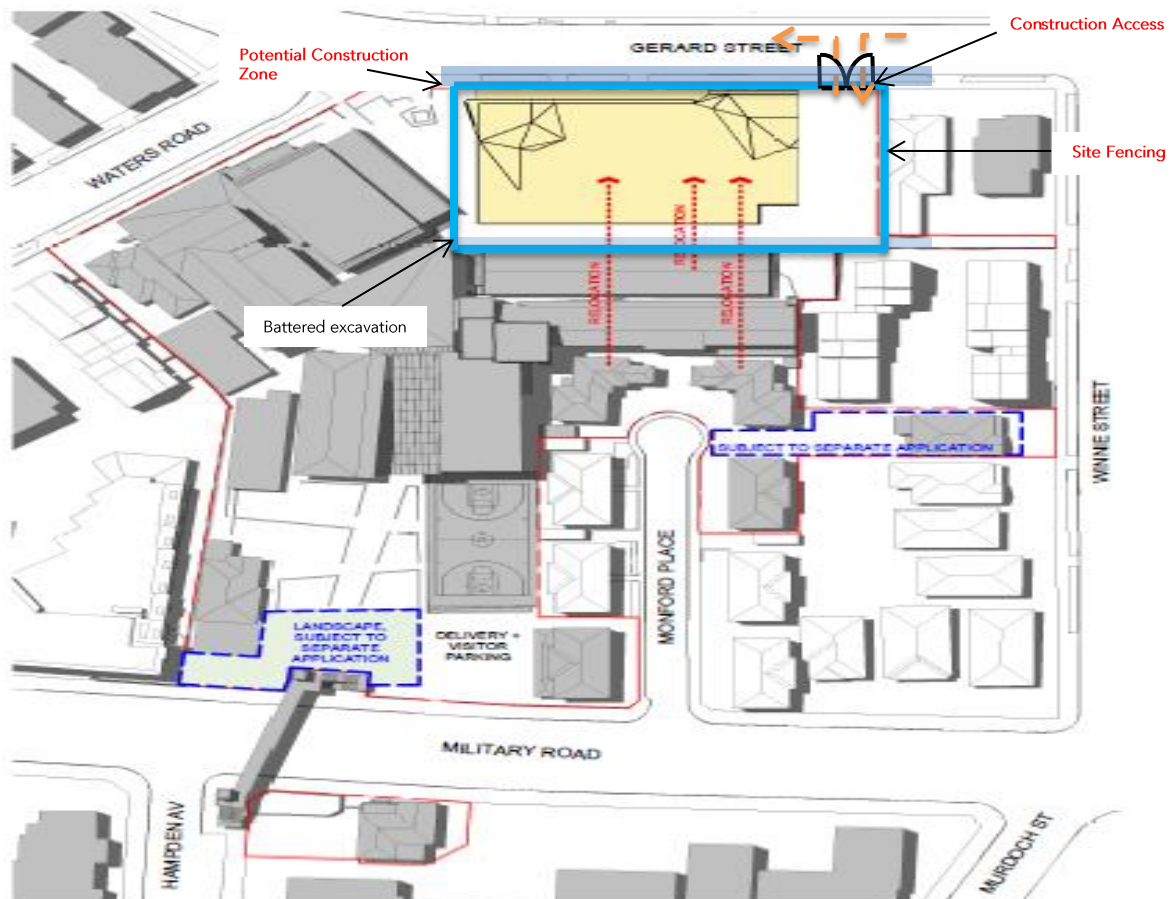


Figure 3: Stage 1B

STAGE 1C

Stage 1C will be separated into two phases, phase 1 and phase 2, and will include the following works:

Phase 1:

- Establishment of 14 demountables
- Demolition of Mowll Building and 7 and 8 Monford Place

Phase 2

- Service diversions
- Construction and commissioning of the new Learning Hub

These works will commence with the preparation of the new Learning Hub site including:-

- Establishment of 14 demountables on the roof deck of the Interim Music Hub (7 relocated existing demountables and 7 new demountables). All construction access to be from the Gerard Street entrance.

The 14 demountables will require initial footing/utility connections works prior to installation. Upon completion, Visual Arts and Faculties from the Mowll building will be relocated to these interim classrooms.

- Services diversions from the Learning Hub Site including relocation of stormwater line to the west and relocation of existing sewer line to the east. These works will be co-ordinated with all Authority requirements and school operational requirements.

Following these site clearance/preparation works construction of the New Learning Hub will be undertaken using the Gerard Street entrance.

These works will include the following:-

- **Demolition Phase**

This stage includes demolition of the Mowll Building and 7 and 8 Monford Place. Contractors undertaking demolition works during this phase will be required to develop and implement specific plans to ensure works appropriately deal with safety and environmental issues. Contractor works include:

- Obtain relevant Authority Approvals
- Removal of hazardous materials if present within the existing buildings
- Internal strip out and structural demolition of the Mowll Building and 7 and 8 Monford Place

Site investigations will be carried out in the Mowll Building and 7 and 8 Monford Place. The programme will have allowances for hazardous materials' removal should that be required.

Structural demolition works will commence once suitable scaffold/hoardings, protection is in place and work zones have been established. In accordance with the waste management plan demolition waste will be collected through the use of bins or skips. Loading of trucks with demolition waste will be undertaken within the site boundary where possible.

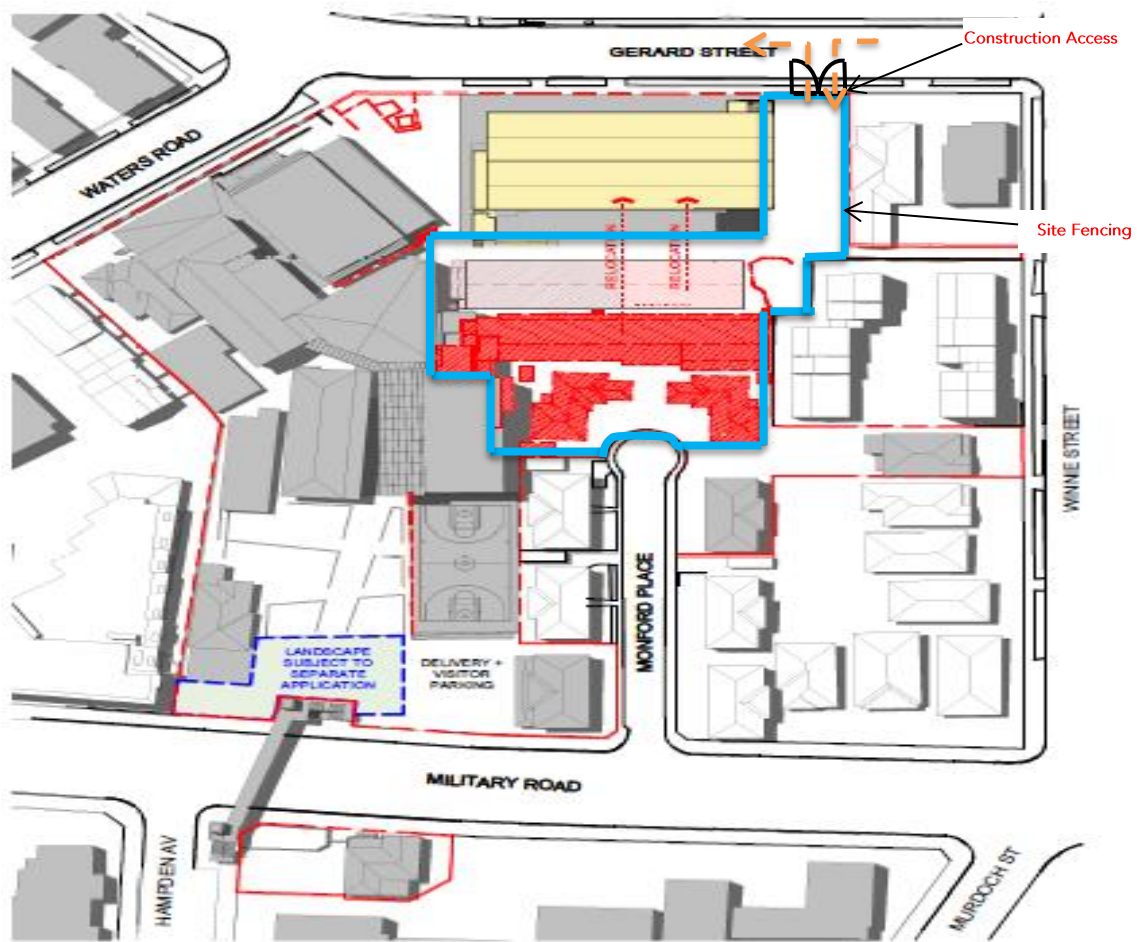


Figure 4: Stage 1C Phase 1

- **New Learning Hub Construction
Structure and Façade Phase**

Following demolition, excavation works will be carried out to allow for final construction of the balance of basement car park, the lift and stair pits and the building foundation works. Suitable site retention will be implemented again requiring the use of a piling rig. The building structure works will follow foundation works.

Structural works will commence with the use of a piling rig and excavation machinery for construction of the building foundations and substructure. The structure will be in situ concrete and conventional formwork will be used to construct the lift and stair cores, the slab, columns and structural walls

Scaffolding will be erected once construction of the structure reaches the first level and this scaffolding will be used to provide safety and a working platform during construction. The scaffolding will be covered with shade cloth during construction to minimise visual impact and for dust control.

A tower crane will be established on site within the boundary of the balance of carpark works. This will be utilised for materials handling during construction. Additionally personnel may access the structure via a man/materials hoist.

Methodology for the façade installation will be subject to design. Once the façade on each level has been completed then the area would be available for fitout.

Construction of the “infill carpark” between the Learning Hub and interim Music Hub will be undertaken in co-ordination with the completion of north façade and scaffold removal. This will allow for the finalisation of the carpark access ramps and final carpark fitout works.

Fit Out Phase

The new Learning Hub will be a four level (+ basement) teaching facility comprising of:

- General Learning Areas
- Lockers
- Breakout Kitchens
- Staff Rooms
- Rooftop Gardens

Fit out of these areas will be undertaken following the structural and façade works to each level.

Occupation of the new Learning Hub will be undertaken following completion and commissioning of these learning spaces and the basement carpark. At the completion of this stage access to the carpark will be established from the Gerard Street entrance in its final location.

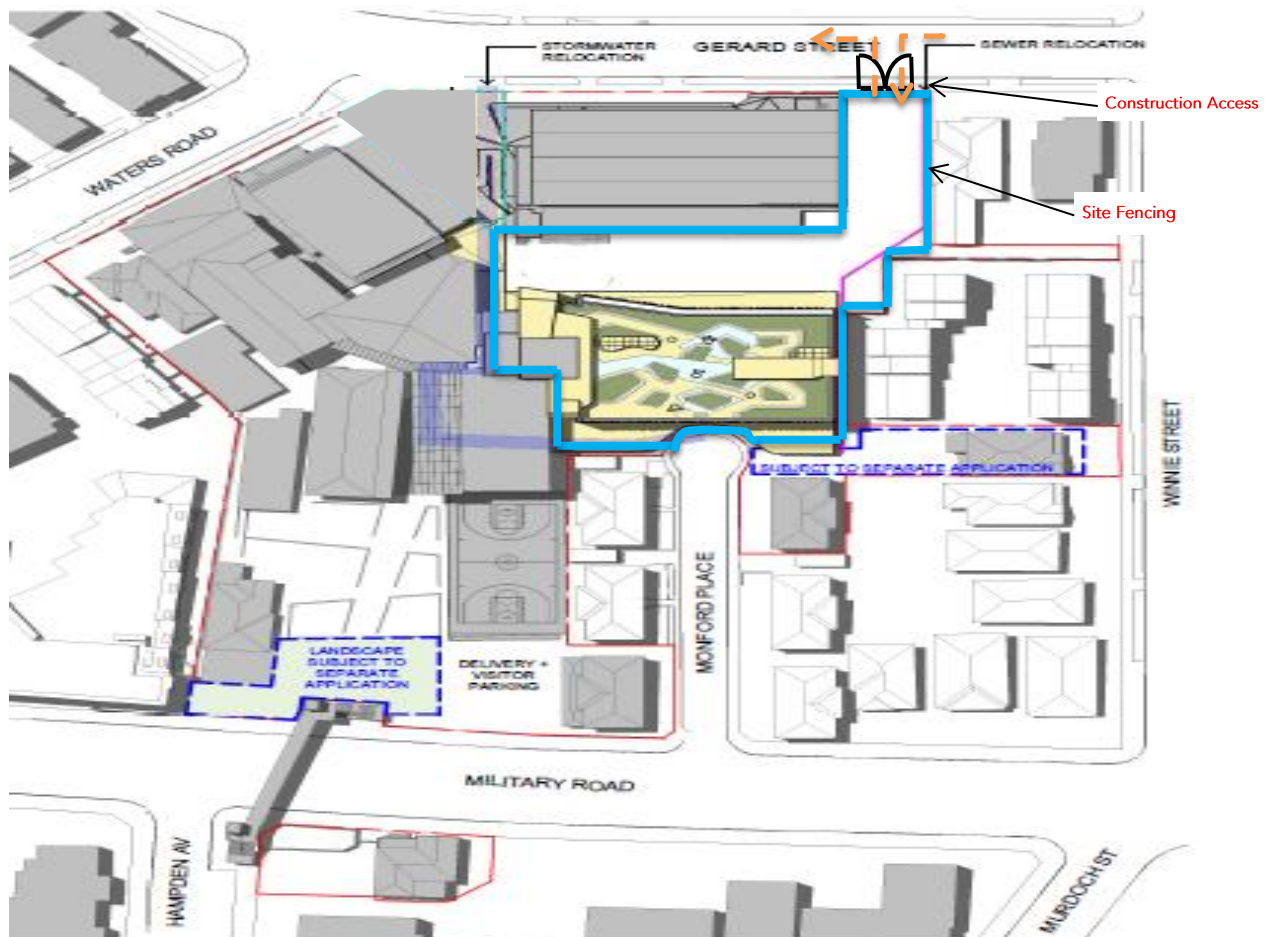


Figure 5: Stage 1C Phase 2

The completion of the New Learning Hub will mark the completion of Stage 1C.

STAGE 1D

Stage 1D will be separated into two phases, phase 1 and phase1, and will include the following works:

Phase 1:

- Decanting of existing demountables
- Decanting of other existing structures on the campus including Design and Technology classrooms and Staff Offices
- Removal of Demountables

Phase 2:

- Completion of carpark and landscape

The 14 demountables will be removed from the Gerard Street forecourt precinct (music hub roof). This will clear the site for final landscaping of the Gerard Street forecourt.

Stage 1D landscaping works will commence with site establishment which will include relocating the site fencing, relocation of site accommodation and establishment of a material set down area. Site access will be via a temporary gate from Gerard Street to the landscaping site.

The Design and Technology faculties are also required to be relocated to the New Learning Hub. These works are required prior to Stage 1E.

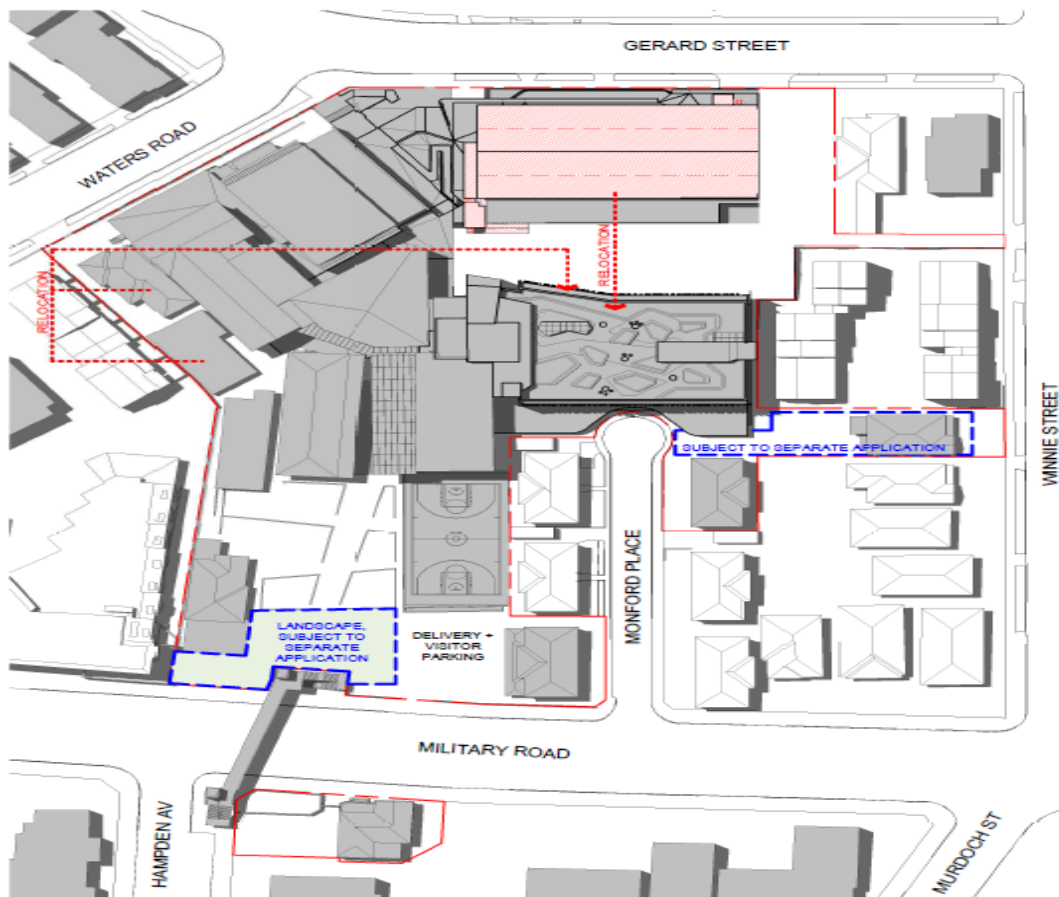


Figure 6: Stage 1D Stage 1

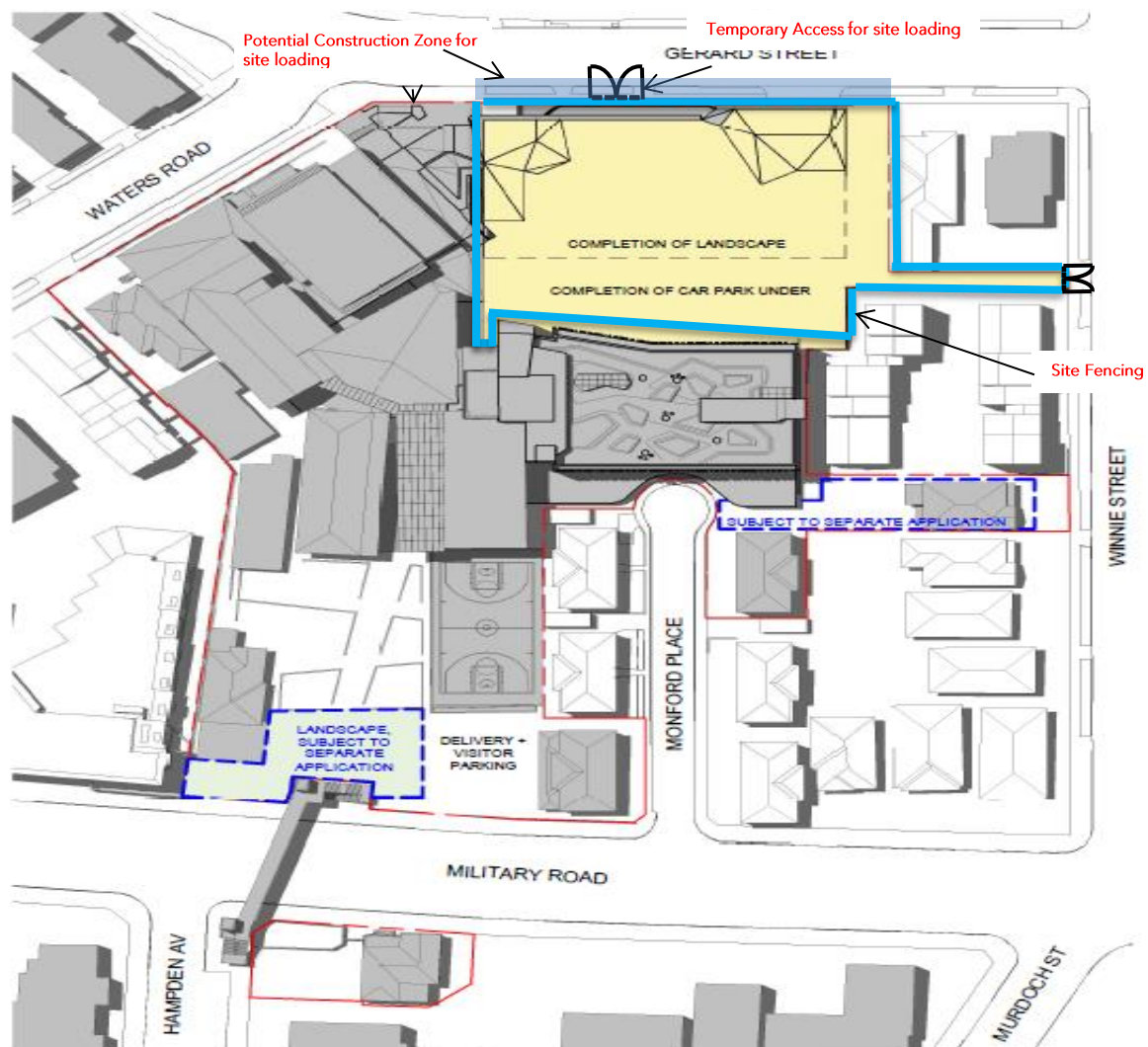


Figure 7: Stage 1D Phase 2

STAGE 1E

Stage 1E will be separated into two phases, phase 1 and phase1, and will include the following works:

Phase 1:

- Demolition of staff offices and design and technology cottages.
- Relocation of pastoral care in the music hub

Phase 2:

- Construction of new access road and bus parking
- Construction of new waste enclosure
- Construction of forecourt

Stage 1E works will commence with site establishment which will include site fencing, site accommodation and establishment of a material set down area. Access to the site will be achieved by way of entry/exit points on Waters Road (with a potential requirement for construction zone in Waters Road) and, following establishment of a clear thoroughfare through the site/subject to a detailed CTMP, either egress or entry via Military Road.

Structural demolition works will commence once suitable protection is in place and work zones have been established. In accordance with the waste management plan demolition waste will be collected through the use of bins or skips. Loading of trucks with demolition waste will be undertaken in accordance with the site management plan.

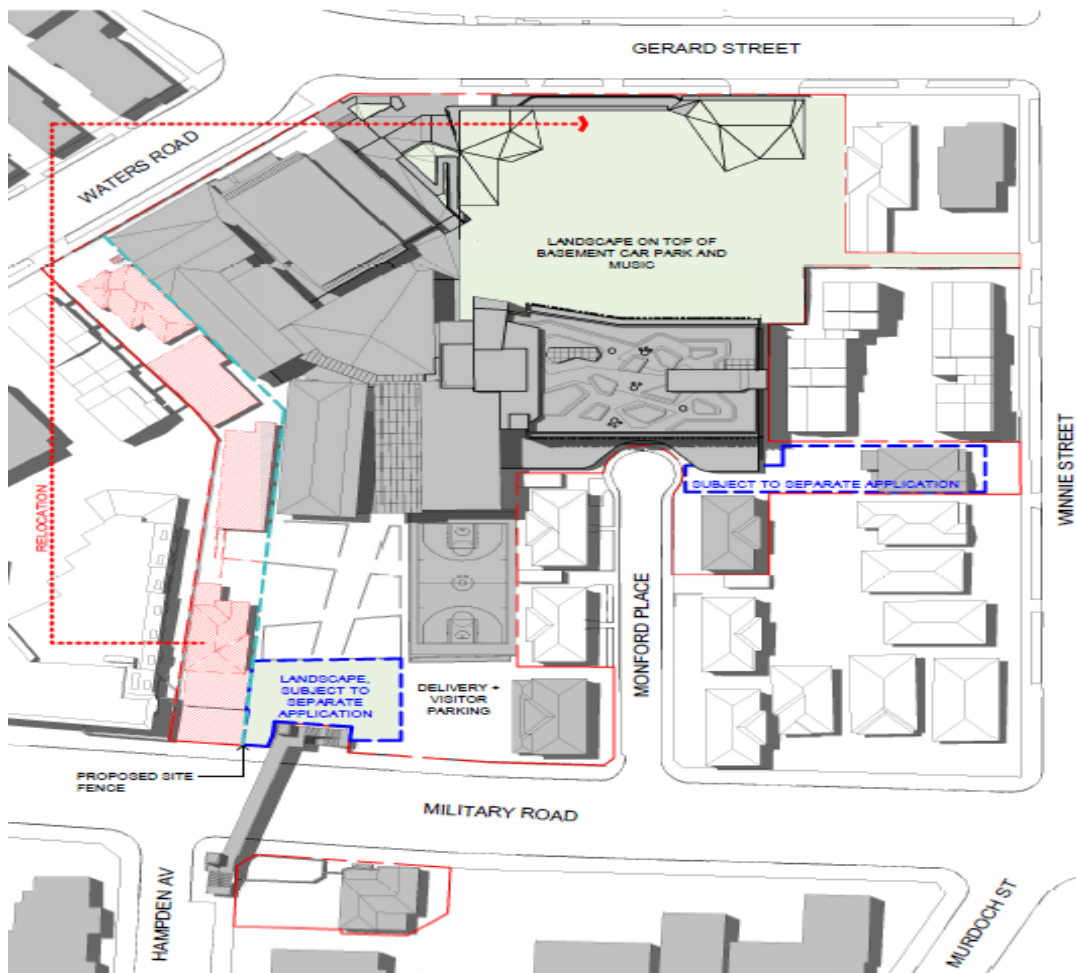


Figure 8: Stage 1E Phase 1

Road construction, including all necessary services diversions, will follow demolition works.

Upon completion of the new access road demobilisation of site accommodation, fencing and materials will mark the completion of Stage 1E and Stage 1 overall.

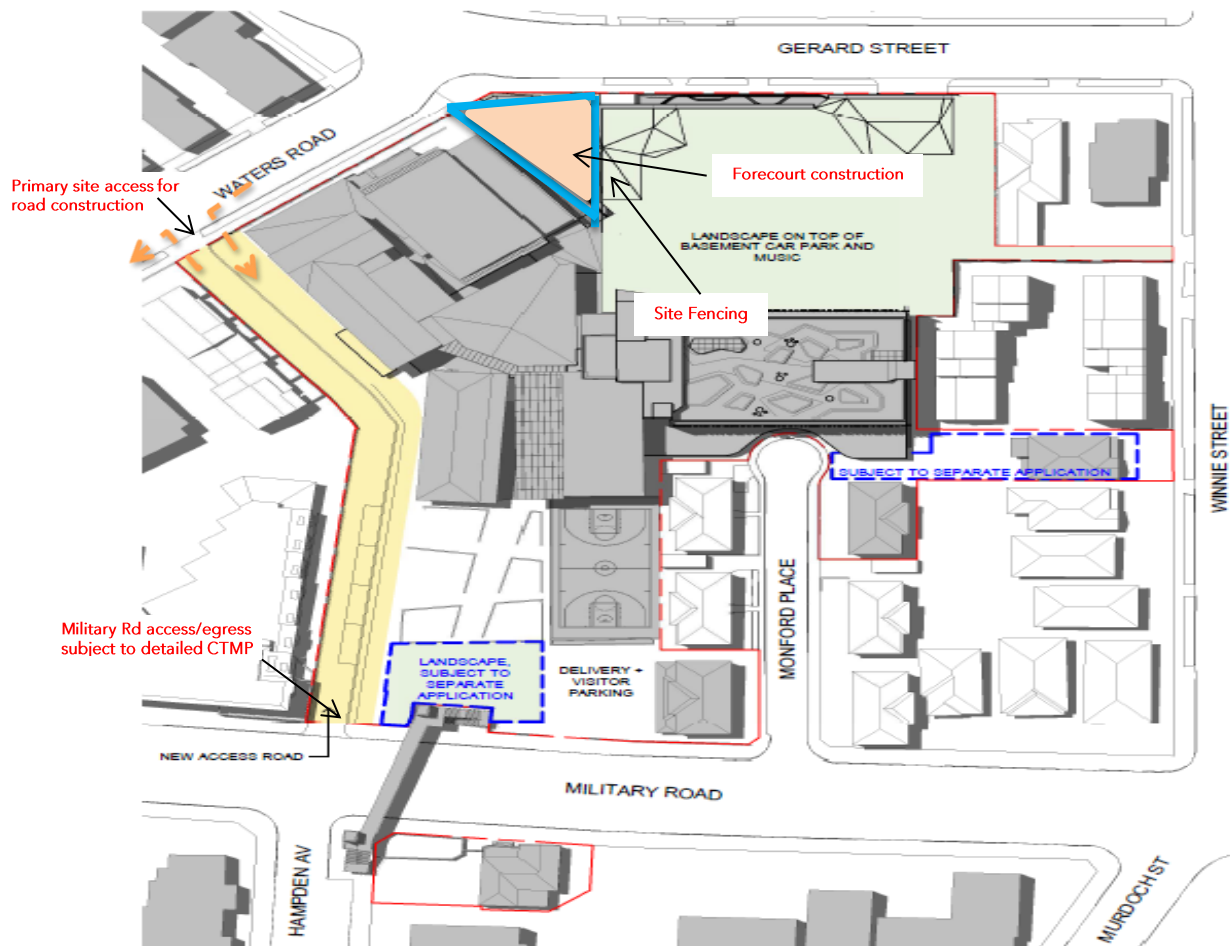


Figure 9: Stage 1E Phase 2

4.4.2 Traffic management

A Construction Traffic Management Plan will be provided by the contractor once appointed. This will be submitted for approval to the North Sydney City Council prior to the commencement of works. This plan will, as a minimum address:-

- access points
- vehicle traffic routes
- loading areas with consideration of the existing traffic conditions and pedestrian areas
- Traffic Control strategy and measures
- Define safe public access pathways
- Ensure on site safety
- Define site perimeter loading/construction zone requirements and protection requirements
- Parking impacts (including site personnel) and measures to minimise demands on local parking/traffic of site personnel
- Minimise environmental impacts of construction traffic
- Co-ordinate with local public transport services.
- Control vehicular arrival/departures to operate within approved working hours

A brief summation of site access and traffic movements, anticipated during nominated stages, is provided below:-

Stage 1A

Access to the site will be via:-

- Internal refurbishment works to 7 and 8 Monford Place will be accessed via Monford Place. These works are relatively minor in nature. Contractor's construction traffic management plan will be required to respond to the restricted nature of Monford Place access route.
- Works to the demolition of Gerard Street cottages (#1 – 11) will be accessed via cottages' Gerard Street frontages (left turn only).
- Delivery and construction of – 7 demountables (Stage 1A) will use Gerard Street access.

Stage 1B – 1D

Throughout these construction stages there will be one main access point. This main access point will be established at the #11 Gerard Street property boundary. This access route will provide for:-

- Construction of the north carpark structure and interim music hub fitout works
- Stormwater/sewer relocation works
- Delivery and construction of additional 7 demountables above the carpark (Stage 1C) will use Gerard Street access
- Demolition of – Mowll Building, 7 and 8 Monford Place
- New Learning Hub Building construction

The methodology for delivery of the demountables will be managed by the site traffic management plan. Other works prior to demountable installation will be minor in nature and only generate low traffic volumes.

Traffic during demolition will primarily be movements of single bogey trucks typically used for demolition. Following the demolition, it is expected that truck movements will increase due to the nature of construction of the excavation, structure and internal fit out works.

Subject to Authority approval it is expected that a construction zone adjacent the # 1 to 11 Gerard Street properties will be required during these stages of work.

Deliveries will be unloaded where possible on site or potentially from the proposed construction zone on Gerard Street. Authorised traffic controllers will be utilised as required to facilitate movements on and off site. Contractors will be required to implement suitable materials handling and site delivery management procedures to minimise the impact on any surrounding streets.

Stage 1E

During this phase site access will be through both the Military Rd access point and Waters Road for the demolition of the Design & Technology cottages and staff office and the construction of the new access road.

Contractors will be required to implement suitable materials handling and site delivery management procedures to minimise the impact on any surrounding streets.

4.4.3 Construction Workers

The following is an estimate of the average number of construction workers that will be on site during the life of the project. This number will most likely change subject to the resourcing strategy adopted by the Contractor

2016												2017												2018												2019			
F	M	A	M	J	J	A	S	O	N	D		J	F	M	A	M	J	J	A	S	O	N	D		J	F	M	A	M	J	J	A	S	O	N	D		J	F
20-25		10-15		15-25		25				25		20-25		30		80		80		40		25		15		15													

Figure 10: Construction Man Power Estimates

4.4.4 Truck Movements

The following is an estimate of the average daily truck movement, to site during the life of the project. This number will most likely change subject to the construction strategy adopted by the Contractor

2016												2017												2018												2019		
F	M	A	M	J	J	A	S	O	N	D		J	F	M	A	M	J	J	A	S	O	N	D		J	F	M	A	M	J	J	A	S	O	N	D	J	E
6-10						25-30	15-20	10-15				10-15		15-20		25-30	15-20				15-20				15-20								10-15	10-15				

Figure 11: Truck Movement Estimates

4.4.5 Neighbour Management

All works are to be undertaken within the approved operating hours. Contractors will be required to implement a suitable communication process with surrounding neighbours to allow for management of contractor/neighbour relationship.

4.5 Environmental Management

4.5.1 Public Safety and Protection

Appropriate signage will be placed on areas at street level, indicating the works area and restricted access to the site. The entry to the site will have a security guard to control entry of authorised persons.

All works will be undertaken in accordance with the requirements of Workcover NSW as well as the relevant standards and codes of practice to ensure the safety of personnel on and around the site.

Contractors will be required to undertake a thorough induction specific to the site and to hold on-site briefings periodically as the project and site evolves.

4.5.2 Dust Control Measures

A detailed Air Quality Management Plan will be provided by the contractor once appointed. This will be submitted to the North Sydney Council prior to the commencement of works.

All demolition works will be undertaken by appropriately licensed and experienced contractors, utilising the relevant codes of practice with regards to the generation of dust.

Wet demolition practices and localised encapsulation of demolition areas are likely to be employed by demolition contractors to provide further protection against dust generation.

Regular daily monitoring will be undertaken throughout the construction phase and, mitigation measures will be undertaken on an as-needs basis.

4.5.3 Stormwater Management Measures

A Storm Water and Erosion Management Plan will be provided by the contractor once appointed. This will be submitted to the North Sydney Council prior to the commencement of works.

Specialist contractors will be required to maintain a collection and sump area which can be used to collect treat and pump stormwater from an existing basement level. All stormwater being pumped from site will be subject to inspection against a control sample determined to be suitable for disposal by an appropriate organisation. Periodic sampling of stormwater for testing will be undertaken to maintain water quality.

External protection of pits by means of silt cloth and sediment control socks will continue to be utilised throughout the demolition phase. Such protection measures will be inspected regularly and maintained such that they remain effective.

A sediment control trap for vehicles will also be established at the vehicle entry to assist with preventing spoil from being deposited onto adjoining roads.

Internal protections will be put in place via controls on basement pump-out, as well as sediment collecting nominated wash-out stations. Cleaning of concrete pumps and so forth will be done with the provision of a collection tray, where the leftover materials can be disposed of to the onsite bins for solid type wastes.

4.5.4 Noise and Vibration Control Measures

A Construction Noise and Vibration Management Plan (CNVMP) which will address all key issues identified in the Construction and Operational Noise Report attached to this DA will be provided by the contractor to each Stage/Phase of the works when appointed. This will be submitted to the North Sydney City Council prior to the commencement of works. All works have been planned within the proposed working hours as outlined in Section 4.3.

Control of noise and vibration will be achieved through ongoing and effective monitoring systems and ongoing community consultation.

Plant and equipment utilised during demolition and construction will meet conditions of consent

with regard to noise levels. If required, mufflers and acoustic screening will be used to reduce levels of noise on plant and equipment where possible.

It is anticipated that during the construction phase, peak noise and vibration will be generated predominantly by excavation works, tower crane operations, formwork activities, as well as concrete pump and vibrator noise during concrete pours.

Vibration disturbance will be kept at a minimum and these works will be undertaken during suitable times of the day.

4.5.5 Waste Management

The proposed Stage 1 works will involve demolition of some existing buildings. This will include removal of the existing façade and internal strip out of any non-structural elements such as partition walls, ceiling, flooring, finishes and the like of the existing residential and educational premises for the purpose of the new Learning Hub. Once internal strip out has been completed structural demolition of the buildings will then be undertaken and Hazardous waste removal will be undertaken in line with statutory obligations.

It is proposed that the following bins will be made available during the demolition phase to facilitate the separation of materials that will be reused on-site or sent for recycling. All bins will be stored and filled within the perimeter of the site. The skip bins will be collected by a private waste and recycling contractor once full. This operation will be managed by the demolition company.

- A (skip) bin for all concrete materials – clearly marked with a 'Concrete Materials Only' sign.
- A (skip) bin for all metal materials – clearly marked with a 'Metal Materials Only' sign.
- A (skip) bin for all brick materials – clearly marked with a 'Brick Materials Only' sign.
- A (skip) bin for all excavation material – clearly marked with a 'Excavation Material Only' sign. Note: Construction staff will be directed to reuse the material in this bin if the quality of the material is suitable for filling purposes.
- A (skip) bin for all residual/mixed waste – clearly marked with a 'Garbage Only' sign.
- A sealed drum or bin – marked with hazard symbols and an 'Asbestos Only' sign will be used to house any asbestos found on site. The material will need to be wrapped and sealed in heavy-duty plastic before being placed in the bin. It is not anticipated that large amounts of asbestos will be generated. The only waste management option available will be secure disposal at a suitable landfill facility.

At this stage of the development, the Proponent has not yet decided upon a demolition contractor for detailed planning of demolition waste management. The management of these wastes from these activities will be organised by the demolition company. Once decided upon, Council will be notified prior to the demolition work commencing.

A Waste Management Strategy for the construction works will be provided by the contractor once appointed. This will be submitted to the North Sydney Council prior to the commencement of works. It will outline the best practise to re-use and recycle hard and soft waste material generated on the site to reduce/avoid waste to landfill.