

Secondary Innovation Precinct

State Significant Development: SSD-79146716

**Preliminary Construction Management Plan
(Version 2)**



1. Key Information

Element	Proposal
Applicant	Pymble Ladies' College
Project Name	Secondary Innovation Precinct (SIP) and Campus Commons
Site Address / Legal Description	20 Avon Road Pymble The campus occupies multiple lots. The project area is situated in Lots 11 -17 in Deposited Plan 7131 and Lot 1 Deposited Plan 69541.
Site Area	The project area of approximately 4,000m ² .
GFA	10,300sqm (approximately)
Proposed Car Parking Spaces	Within the basement there will be one loading space for services and deliveries, accessible from the existing service vehicle access road. There will be no other car parking.
Hours of Operation	Monday – Friday 7.30am- 6pm Saturday Open for special events Sunday Open for special events It is anticipated that the venue would be primarily used during the school term time however the SIP may operate during school holiday times within the hours nominated above.
Construction Program	Approval is sought for the detailed development of the project. Construction will occur in a single stage over 24 months from December 2026 to December 2028. Construction will occur within standard construction hours.
Expected CIV	Exceeds \$50 million- refer EDC report submitted with the SSDA.

1.1. Introduction

This Preliminary Construction Management Plan has been prepared in accordance with the technical requirements of the Secretary's Environmental Assessment Requirements (SEARs) and in support of the preparation of an Environmental Impact Statement (EIS) and State Significant Development Application (SSD- 79146716) to the Department of Planning, Housing and Infrastructure (DPHI).

This report has been prepared with reference to architectural plans prepared by 3XN and dated June 2025.

1.2. Description of the Site and Locality

The site is located at 20 Avon Road, Pymble, within the Ku-Ring-Gai Local Government Area (LGA). The site comprises multiple parcels of land and is legally described as:

Lot 1 Deposited Plan 69541

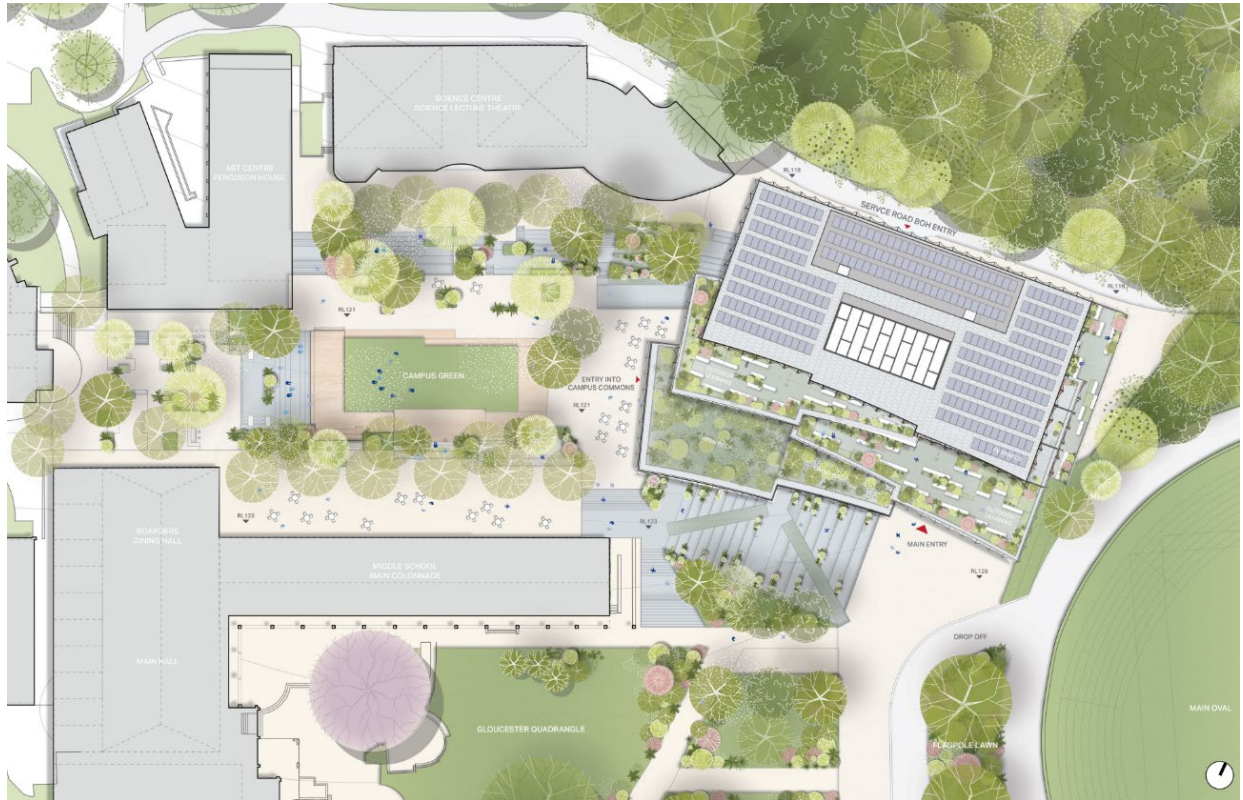
Lots 11- 17 Deposited Plan 7131

The site and proposed work areas are identified in the figures below.



Source: Urbis

Pymble Ladies' College



Source: 3XN

Key features of the site are as follows:

The site accommodates the existing Pymble Ladies' College which accommodates Kindergarten to Year 12 students.

Vehicular access to the College is provided via separate ingress and egress driveways on the northern and western sections of Avon Road.

Pedestrian access is provided through multiple gates along Avon Road.

The project area that is subject to this SSDA is located at the entrance to the College west of the oval.

The project area slopes down from south to north with a fall from RL 124.50 at the southern corner to RL 116 at the north west corner.

Key features of the locality:

The development context surrounding the site is a leafy suburban environment, predominantly made up of detached residential properties set within expansive gardens and along avenues lined with mature trees.

Recent developments of moderate-scale residential apartment buildings occur closer to the railway corridor. Two storey commercial establishments are located near to Pymble train station, specifically along the Pacific Highway and on the northern flank of the railway line.

The site is located approximately 19km north west of the Sydney Central Business District.

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The College is situated approximately 200m from Pymble train station, situated on Pacific Highway and Pymble town centre.

The immediately surrounding locality is described as follows:

North: Avon Road and Pacific Highway (approximately 400m).

East: Residential uses, accommodating a mixture of dwelling houses and residential flat buildings.

South: Avondale Golf Course.

West: Avon Road, beyond which is a residential area characterised by detached dwelling houses.

Project Summary

The project comprises demolition of several existing buildings and the construction of the Secondary Innovation Precinct, associated landscaping and Campus Commons at the Pymble Ladies College. The SIP is a five-storey building that will consolidate STEM based learning opportunities within the College.

The overarching vision for the Secondary Innovation Precinct (SIP) is to meet demand for additional learning spaces in a manner aligned with the College's Strategic Vision. It is an opportunity to shape and effect new teaching and learning paradigms with a focus on Science, Technology, Engineering and Mathematics (STEM) and provide a home for Senior students within the broader campus context. It also aims to provide an outward-facing learning environment that prepares girls in Years 11 and 12 for real world challenges and ongoing learning. It will include a mix of informal, general, specialist and hyper-specialist learning areas, including a dedicated area for Robotics and Makerspaces.

The current space planning and master planning exercises have shown that the campus is at capacity, with very high rates of occupancy across all spaces during school hours. This has led to some spatial solutions – such as the use of the library and open communal spaces for timetabled lessons- which are seen as less desirable. General learning spaces are in very high demand, as is the flexibility of this space type, with faculties reporting difficulty in establishing learning spaces to suit their preferred delivery methods. Some buildings are at the end of their usable life and do not meet accessibility requirements. Recent growth in specific areas such as Robotics has also led to increased demand for both hybrid and specialist spaces.

The site is to be in the current position of the Isabel Harrison (IH) building, which currently operates as the College reception and administration. The existing building is to be demolished and new building erected. IH is situated adjacent to the historic Colonnade building and Main Oval, visible to the front of the school, thus the new Secondary Innovation Precinct being a major visual aid and showcase for the key initial first impression of the College. The new Secondary Innovation Precinct will connect into the College with a significant landscape expansion of a new 'campus green' when the Isabel Harrison (IH) and Dorothy Knox (DK) buildings are demolished, which is considered as part of this overall project.

The Secondary Innovation Precinct is scheduled for occupation by Semester 1, 2029.

The Project

The project will:

- Deliver a high quality and distinctive design that embodies and promotes the values of Pymble and incorporates urban design principles that create an attractive and inviting public realm experience and destination for staff/students and the College community
- Make a major contribution to the life and vibrancy of the Pymble campus
- Provide opportunities for state-of-the-art, collaborative teaching and learning
- Achieve a high level of Environmentally Sustainable Design contributing to the Pymble 2030 net zero target, it is

important that the building be designed with sustainable design practices

- Promote well-being and social interaction amongst students, teachers and peers.

The building shall implement the Master Plan vision by responding to the following key objectives:

- Acknowledges and responds to the formal heart of the College within a nature- based setting.
- Embrace the landscape to be experienced as well as looked at.
- Respect and complement the materials and character of the existing College buildings, while considering possibilities evident from mass timber construction.
- Celebrate the varied topography of the site.
- Consider the project is to be delivered amongst an operating senior school environment and look for ways the design can mitigate the impact of construction on the efficient operation of the College.
- Contribute to a new home for the Senior School, while ensuring ground floors and shared facilities are accessible for the whole College
- Deliver general, hybrid and specialist learning environments
- Provide outdoor learning and play, connected to learning environments.
- Utilise the College buildings and grounds as a learning environment.

The Project Scope

The scope of the works is to demolish the Isabel Harrison (IH), Dorothy Knox (DK), John Vicars (JV) and Robert Vicars (RV) buildings and to develop a 5-storey, approx. 10,300m² Innovation Precinct with associated landscaping. It will be a showcase for technology-rich learning, teaching, research and partnerships.

The Secondary Innovation Precinct will provide the following:

- The Secondary Innovation Precinct should provide opportunities for informal peer-to-peer learning and collaboration. This may include a new atrium space and an opportunity for a new canteen or dining facility.
- Classrooms for general and specialist learning will be provided on multiple levels of the Senior Innovation Precinct, with views to the surrounding landscape.
- Corridors, galleries and staircases will act as social spaces and breakout areas that compliment classrooms within the Senior Innovation Precinct.
- Rooftop spaces will take advantage of uninterrupted views of the Main Oval towards the Marden Gates and provide opportunities for learning or the hosting of catered events
- Student change rooms and amenity will be embedded throughout the building.
- Outdoor learning areas and greenspaces should form a significant part of the project.
- A direct connection promoting flow and permeability to the outdoor green corridor linking back into the school

The key spaces are:

- Mathematics staff offices and mathematics learning spaces
- Robotics learning and maker space

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- General learning studios
- Physics, data science, design tech and software development
- Geography, Business and Economics staff and learning spaces
- Senior School reception and study zones for senior students
- Accommodation for the Senior School staff
- Accommodation for Curriculum Services
- Auditorium-style lecture theatre
- Main campus kitchen
- Food and beverage outlet for 450 people, opening into a function area
- 36 General learning areas, including interconnected spaces for large examinations (NAPLAN/AAS, HSC)
- Futures (Careers) staff offices and meeting spaces
- Year 10, 11 and 12 indoor locker areas
- Common rooms for students
- Home for Curriculum Services staff
- Function Space
- Associated amenities

Construction Methodology

The construction methodology and program will be managed in order to:

- Maintain the operation of Pymble Ladies' College in its primary use as an educational facility
- Minimise disruption to neighbours and local residents
- Ensure the safe and efficient delivery of the project

The construction phase is anticipated to be in the order of 24 months. During the procurement of the Principal Contractor, the construction program and methodology will be reviewed in order to best achieve the objectives set above.

Site Security and Public Safety

Safety of the local Pymble community, construction workers, students, staff and the general public is of primary importance. The site will be enclosed by temporary fencing which will be maintained by the Principal Contractor. All site personnel will access the campus via Gate 2 on Avon Rd, which will be attended by a traffic controller. An induction and sign in process will be adopted by the Principal Contractor.

Pymble Ladies' College



The development site is located within an operational school which creates a number of challenges which will require careful management. Pymble Ladies' College will not compromise on the safety of their staff and students and will require the Principal Contractor to ensure compliance with the following:

- Conduct Working with Children checks on all site personnel
- No access to the school grounds by construction personnel
- Regular meetings between the College and the Principal Contractor, facilitated by the Project Manager
- No unacceptable behaviour on site (Delete – no Saturday hours on GHP).

Effective communication and a strong relationship with the local residents is of high priority to the College. A complaint management system has been set up with the communication team where complaints are received, registered and responded to. This complaint management system will be maintained throughout the period of the project.

Operating Hours

While we confirm that the construction hours will be enforced as a condition of consent, to minimise the impact of the works on the immediate neighbourhood, the hours of work for general construction activities is proposed to be in accordance with Ku-Ring-Gai Council permitted working hours, being:

- Monday to Friday 7:00am to 5:00pm
- Saturday 8:00am to 12:00pm

Materials Delivery and Handling

Access to the site will be via Gate 2 on Avon Rd. All construction traffic will be directed to access the site from Pacific Highway, via Livingstone Ave, Everton St and onto Avon Rd.

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All construction traffic will proceed down through the existing private service road of the Gate 2 carpark and directly to the SIP site. They will then enter the SIP site through construction gates at the perimeter of the site.

In addition, truck movement will be coordinated with the operations of the College. Truck movements will be restricted to outside the drop off and pickup time peak periods. In addition, the location of the bus zone in the College will be shifted to allow for safe movement of students who use the buses.

A separate Construction Traffic Management Report has been provided in support of the SSD application.

Site Accommodation

Site accommodation and amenities will be provided by the Principal Contractor. Due to the location of the works, the intention is to close off the staff parking at Gate 2 for use by the Principal Contractor for their site accommodation or, alternatively, to use the area within the Campus Commons footprint for the purposes of site accommodation. These 2 areas will be assessed on suitability based on the Contractor's requirements.

Construction Waste Management

Construction Waste Management will be in accordance with the Waste Management Plan prepared by WPS.

Planning of the Works

The construction methodology is consciously planned so each stage of construction identifies the impact on pedestrians, property and the environment. This planning is based on specific knowledge of the school as well as consultation with the stakeholders and end users.

Planning of the construction of the Secondary Innovation Precinct has been divided into the following three stages, noting that these work stages will be done concurrently where possible:

Stage 1 – Demolition and enabling works

Stage 2 - Construction works

Stage 3 - External works and Landscaping

STAGE 1 – Demolition and enabling works

Stage 1 involves preparing the site for construction whilst keeping the school operating as per normal. Commencement will be authorised by the Certifier based on the SSDA requirements. These tasks include demolition of existing structures, identification of existing services and the removal of existing trees.

Other tasks designated for Stage 1 include preparing the site for vehicular access such as shoring up paths, setting up site accommodation and onsite car parking, sediment controls, signage and placement of safety barriers. Stage 1 will also include identification and relocating of existing services (enabling works).

STAGE 2 - Construction works

Stage 2 involves the main construction works. These works include the substation procurement and installation, civil works, structure, main services including lifts, finishes and façade works.

During this phase, clear delineation between the school and the construction site will be in place to prevent any possible interaction. Hoardings will be erected for safety, security, dust and noise controls. This stage will start with the civil works, i.e., the removal of spoil from site and conclude with removal of scaffold and façade completion. Dust can also be suppressed via water spraying if required.

With the civil works progressing, retaining walls will be constructed to retain the surrounding elevated ground. This will enable foundations to be placed to commence the concrete frame construction.

The concrete structure will be progressively stripped to enable services rough in and first fix finishes to be installed ahead of the façade installation which is intended to be a panelised system.

With the building watertight the finishes, fitments and furniture will be progressively installed to enable the building to be commissioned and handed over concurrently with the completion of the extended works.

Once the façade of the building is relatively complete and access to the ground level external works is available, Stage 3 will be able to commence.

STAGE 3 - External works

Stage 3 includes remaining civil works, services connections, external pavements, hard and soft landscaping. It involves the commissioning of all services and coordination with the school's IT department and authorities.

It also includes the eventual removal of site amenities, temporary structures and B Class hoardings to allow us to complete the remedial works to restore occupied areas back to their original condition. The final task of Stage 3 is to remove all builder's materials from site ready.

The project achieves completion once stages 1 to 3 are complete and all SSDA requirements are satisfied meaning Occupation Certification is obtained.

Site Safety Management

This plan will be developed to demonstrate the commitment of the project to Work Health & Safety (WH&S). The plan is required to identify the scope of work to be undertaken, the hazards associated with the work and the risk assessment processes and risk control measures to be used in the execution of the plan.

The objectives of the Site Safety Plan include the following:

- Maintain lost time injury reporting and review positive performance indicators;
- Report all incidents and near misses and develop corrective action plans;
- Conduct Senior Management and WH&S Group reviews;
- Maintain an Audit Programme to comply with system's requirements;
- Ensure all corrective actions and Non-Conformances are closed out;
- Provide Safety Awareness and other appropriate WH&S training;
- Continue to implement ongoing induction procedures on all projects;
- Hold regular WHS meetings, maintain minutes and record actions;
- Issue Safety Alerts to all staff and other stakeholders according to requirements;
- Conduct weekly toolbox talks on site;
- Maintain a data base of all toolbox talks.

The plan requires that the project ensure that the key responsibilities are addressed by the Contractor to attain the above objectives.

The Construction manager will identify who will be responsible for the following:

- Undertake audits to ensure appropriate implementation of the WHS Plan occurs;
- Coordinate WHS training;
- Establish, implement and maintain procedures for controlling all relevant documents and data required;
- Implement WHS matters in construction design and planning;
- Make all reasonable endeavours to ensure that the WHS management system is established, implemented and maintained on the project;
- Monitor and constantly review risk management to the site;
- Ensure all Work Method Statements have been received on site prior to the commencement of work;
- Review all Work Method Statements for their accuracy and relevance;

- Review any safety incidents and where applicable prepare relevant incident reports, notifications and preventative actions;
- Maintain the management of safety on site, including the setup of regular site safety inspections by a nominated WHS committee;
- Administer the issue of Safety Non-Conformance Notices to companies or individuals not adhering to relevant safety standards;
- Make all reasonable endeavours to ensure safe work procedures and job safety analysis requirements are enforced;
- Correct improper work practices;
- Maintain good housekeeping practices;
- Communicate, negotiate and listen effectively;
- Review follow-up on non-compliant items from hazard inspections;
- Monitor safety performance;
- Review incident reports and investigations.

In addition, the plan will specifically address the following:

- WH&S training – identification of WH&S training needs of all personnel, induction training, refresher training, attendance of WH&S committee personnel at consultation training etc;
- Incident management – identifies who will be available during and outside normal working hours to prevent, prepare for, respond to and recover from illness/ injury and incidents;
- Site safety rules – As a minimum will include induction and safety training, PPE, Site access and security, emergency procedures, illness and injury, protection of personnel and the public, work at elevated areas, safe working, hazardous materials and dangerous goods etc;

Safe Work Method Statements – All activities assessed as having WH&S risks require a SWMS to be prepared and implemented.

Site Establishment

The Contractor will provide and maintain all necessary temporary facilities required for the safe and secure performance of the Works, including, but not limited to:

- First aid facilities;
- Hoardings
- Consideration for the relative proximity of existing school operations during construction works
- Site access gates
- Storage compounds
- Site administration facilities
- Cranes and hoists
- Site amenities
- Access equipment, including scaffolding, barriers, platforms, ladders, etc
- Construction plant, and
- Emergency vehicle access

Communication with School and Community

The Contractor will need to be committed to effective community consultation and stakeholder engagement as a means of building better relationships with the communities in which we operate, ultimately resulting in improved outcomes for the project. In order to achieve this, the following procedures will be adopted :

- Open and direct lines of communication will be implemented between the Pymble representative and the Contractor
- A nominated contact person will be provided on behalf of the Contractor who will be contactable by both mobile and email. These contact details will be clearly advertised on site hoardings and community updates.
- The Contractor will be required to meet at regular intervals with the College representative to discuss and outline activities planned for the week and provide a weekly works notification to the Principals; project team; and neighbours.

Environmental Management

Noise & Vibration

All practicable measures will be taken to reduce the noise arising from the Works. No machine work will occur outside normal working hours unless approval has been given by the consent authority.

The following measures are proposed:

- Regular reinforcement (such as toolbox talks) of the need to minimise noise and vibration
- Regular identification of noise activities and adoption of improvement techniques
- Construction/ demolition work to be undertaken within approved standard hours.
- The use of noise reduction techniques including, but not limited to, barriers, enclosures and silencers shall be employed to ensure compliance with construction and demolition noise criteria.
- Selection of the quietest feasible construction equipment
- Localised treatment such as barriers, shrouds, and the like around fixed plant
- Selecting plant and equipment with low vibration generation characteristics
- Provision of respite periods.

With all of the above in accordance with the Vibration and Acoustic report issued by PWNA in support of the SSD application.

Dust

To control dust generation where necessary, water will be sprayed at the source of origin and surrounding areas to prevent airborne dust particles migrating into the surrounding environment. Management of dust prevention is to be developed by the Head Contractor and agreed by the project stakeholders. Additional precautions that will be implemented during the Works include the covering of all haulage trucks with tarpaulins, and monitoring of weather conditions (including wind).

Management and contingency plans will be developed to prevent any foreseeable impacts from dust

Odour Control

Odour control will be localised to exhaust emissions, which will be mitigated through all plant and machinery being regularly serviced and checked for exhaust emissions.

Vegetation Protection

The Head Contractor upon appointment will be required to prepare a detailed site-specific Construction Management Plan. This Plan will need to demonstrate the measures that will protect trees and vegetation being retained under the development works.

Vegetation protection should be in accordance with Australian Standard 4970-2009, Protection of Trees on Development Sites. Where branch pruning works are required, works should be carried out in accordance with AS4373-2007 and the works are to be undertaken by an experienced qualified arborist.

Stormwater & Sediment Control

As a minimum, the erosion and sediment controls for the Works shall be designed, installed and maintained in accordance with the requirements of Managing Urban Stormwater: Soils and Construction "The Blue Book" 2004 (4th edition).

The Head Contractor will be required to prepare a detailed Stormwater Management Plan which will cover all aspects of stormwater and sediment management and control during construction.

Storage of Dangerous Goods

Dangerous goods (such as petrol, diesel, oxy-acetylene, oils, glues etc) will be stored in a lockable compound with sufficient ventilation in accordance with relevant codes of practice and standards. Material safety data sheets on all of these flammable and potentially harmful liquids will be provided by the Head Contractor undertaking the Works.

Waste Management & Recycling Principles

Demolition and removal of in-ground services will be required on site.

Where possible any material generated from the Works will be recycled apart from selected soft demolition materials and hazardous materials such as asbestos, lead-based paints, phenols and polychlorinated biphenyls (PCB).

Unexpected Finds

The stripping of surface soils may reveal the presence unexpected contaminants, with the potential to pose human health risks, if not managed appropriately. If the soil encountered during the Works appears to be potentially contaminated, the following procedures will apply:

- Any suspicious material/soil which have been excavated will be stockpiled on bonded, strong, impermeable plastic sheeting, protected from erosion and all seepage retained (divided into domains or stockpiles representing similar material types)
- Excavation works at that part of the site where the suspicious material (soil, asbestos containing material or physical find) was encountered will cease until inspection is carried out by an appropriately qualified environmental consultant or its representative
- Based on visual inspection, the environmental consultant will provide interim advice on construction health and safety, soil storage and soil disposal to allow other activities to proceed if possible; and Based on sampling and analysis of the material, the environmental consultant will provide advice based on comparison of the laboratory test results to appropriate criteria relating to human health, potential environmental impacts and waste disposal
- In the context of the above, “suspicious” material would include, but is not limited to oily materials or materials with unusual odours, drums, metal or plastic chemical containers, buried solid waste, ash, slag, coke or brightly coloured material etc.
- Upon discovery of suspected asbestos containing material (ACM) at the site, the following actions to be taken immediately:
 - Stop all activities that may disturb the materials
 - Inform the site operator of the discovery
 - Suspend work until it has been determined whether the material in question contains asbestos
 - Physically quarantine the area with a pegged plastic sheet and a signed fence stating “Danger Asbestos”; and

As the contamination and geotechnical investigation has largely found fill underlying the site, it is unlikely that there will be sub-surface archaeology impacted as part of the development. Despite this, in the event that a heritage or archaeological item is discovered during the course of the works, onsite works will cease and the Office of Environment and Heritage will be contacted. Advice will also be sought from a qualified Heritage Consultant, prior to work recommencing.

As part of the Aboriginal Cultural Heritage Assessment Report, it has been advised that no Aboriginal archaeological works are required to be undertaken. However, the following key recommendations are made:

- All contractors undertaking earthworks on-site should be briefed on the protection of Aboriginal heritage objects under the National Parks and Wildlife Act 1974 and the penalties for damage to these items.
- All contractors undertaking earthworks in the study area should undergo an induction on identifying Aboriginal heritage objects;

Workplace Risk Management Plan

Pymble Ladies College, the project manager and the Contractor will be fully committed to providing a safe working environment. A Work Health and Safety Management Plan (WHSMP) will be required to ensure that equipment, workplaces and

practices comply with relevant regulations and standards. Regular and ongoing reviews of these standards will be conducted and where higher standards are practical and desirable, they will be adopted. In addition, the Contractor will:

- Provide adequate resources to satisfy this policy
- Identify, control and reduce work related hazards and risks that may produce injury, illness or asset damage
- Identify, quantify and control to safe levels, those chemicals and physical agents in the workplace capable of causing ill health
- Promote environmental, health, safety and the welfare of employees and subcontractors while respecting the privacy of individuals
- Provide information, instruction and training for employees to increase their personal understanding of workplace hazards, promote safe working practices and ensure subcontractors are aware of and satisfy these expectations
- Consult employees and subcontractors in environmental, health and safety to reduce workplace hazards and risks
- Consult with the project team, industry bodies and others in the development of appropriate standards, control strategies and monitoring techniques, which comply, with the requirements of statutory authorities; and
- Set short- and long-term goals in occupational health and safety management, and review performance against these goals

A key tool in the management of safety on the project will be the continued improvement of Safe Work Method Statements (SWMS). These will include the following

- A description of the work to be undertaken
- An identification of the foreseeable hazards associated with the works; and
- A description of the hazard control measures to be used