

## Tempe - Ikea

### Construction Impacts / Site Access

Before commencing, the contractors would be expected to produce a detailed site specific Construction Management Plan which will include strategies for noise mitigation, the containment of airborne particles, construction methodology, safety, etc.

Construction traffic will also be assessed to manage construction vehicle movements.

A detailed assessment of the proposal will be undertaken further when a contractor has been appointed.

### Construction Methodology

#### Site Accommodation & Personnel Access

A main site accommodation compound would be established on-grade near the main entrance. Personnel access to site will be through these main gates, as security fencing will be installed around the site.

The accommodation will service the site for the main construction works. It is where the site offices will be located, inductions carried out and accommodation for all site personnel i.e. Change rooms, ablutions and lunch rooms.

This will allow the construction of the development to run efficiently and effectively whilst not imposing further constraints on construction and activity within the works.

During the final stages of the project the site accommodation will be relocated to allow the external works to proceed. The final location of the site accommodation will be located where it will impact less on the finishing trades.

#### Construction Sequence

Civil works will commence as soon as the site is made secure and all the environmental control measures have been installed.

This will consist of demolition of all existing structures on the site predominately to the south & west portions of the site. Whilst this is taking place storm water works will be carried out through the remainder of the site.

Dust control measures will be implemented during the excavation phases of construction in the form of watering.

The construction of the structure will commence with the first slab on ground to the car park, as completed the formwork to the next level will commence immediately after. All structure trades will then naturally continue to follow each other.

#### Hoardings / Site Security

Initially to secure the project, hoarding will be installed to the Princes Hwy, Smith St & Bellevue St frontages, these hoardings will still allow pedestrian movement along the Princes Hwy & footpaths during construction. Temporary security fencing would be installed in place around the remaining perimeter of the site.

#### Materials Handling

Deliveries will access the site at various points during construction. The main entrance would be via gates along Bellevue Street. A construction zone will be implemented along Bellevue Street where most deliveries and access to the site will occur.

Access to properties adjoining the Tempe Ikea site will not be affected during the construction period, as both Bellevue & Smith Street, Tempe will still be in operation

#### Cranes

Cranes will be employed to accommodate general materials handling along the site. They will assist in the erection of precast concrete panels to the perimeter of the structure and finally load all the main plant and equipment on the roof.

As the site is located under the prescribed airspace for Sydney Airport Corporation Limited (SACL), attention into the operating heights of all construction cranes will be essential during the planning phase for the proposed development.

Approval to operate this type of equipment should be obtained by the contractor through SACL prior to commencement of work. In order to comply and obtain approval the following information should be supplied:

- Location of temporary structure or equipment i.e. Cranes
- Swing circles
- Maximum heights
- Period of proposed operations and desired operating hours

#### Traffic Management

A full traffic management plan will be submitted as part of the construction certificate submission prior to the commencement of the construction works, which will cover all pedestrian and vehicular traffic movements in and around the site, delivery routes, site access points, set down areas and craneage points.

It is envisaged vehicular traffic movements will use the Bellevue Street entrance as the main entrance point for trucks entering the site with possible set down points near the proposed building. As further investigations have not been carried out it could be possible to use Smith Street as an exit point, this would allow trucks to enter & exit the site without turning around & causing possible delays to other vehicles entering the site.

#### Relocations of Authorities Infrastructure

Extensive early works that include the construction of authorities' infrastructure are required prior to main building works. Approval by the relevant authorities are a key constraint and therefore subject to approval

#### Sustainability

Construction sites can impact the environment in many ways, from air, noise and water. Ikea promotes sustainable development and promotes green design practices and operations. Ikea will undertake an extensive review of incorporating Environmentally Sustainable Design Initiatives into this project.

Before commencing, the contractors are expected to produce a detailed site specific environmental and waste management plan covering every aspect of construction. These plans are a flexible document that is reviewed and amended as construction progresses to make sure everything continues to align with the project's environmental goals.