

Construction Impacts Introduction

Prior to commencing, the appointed contractor 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 when a contractor has been appointed.

Stakeholder Management

As part of the Construction Management Plan the appointed contractor shall contribute to AMP's Stakeholder Management Plan which will be developed to help communicate and inform the community on the project during construction. The Stakeholder Management Plan shall be managed through the Centre Management team with mechanisms for the following :-

- Ongoing liaison between centre management, the contractor, council and nominated community representatives.
- Ongoing information dissemination and communication with the surrounding community.
- Ongoing monitoring and reporting.
- Addressing complaints / issues in a timely manner.

Construction Methodology

Site Accommodation & Personnel Access

This accommodation will service the site for the main construction works. It is here that 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. The site accommodation is strategically placed central to the entire project to allow easy access for the site personnel and most importantly a central position for the First Aid Shed.

The location for the main site accommodation compound is to be confirmed, however it may be established on the existing Level 1 carpark, within an area where no expansion works are intended. A minimum number of car spaces will be taken up, and personnel access to site will be from this compound.

Hours of Operation

The normal operations of the site are to be in accordance with Marrickville Council's standard construction hours of 7.00am to 6.00pm Monday to Friday inclusive, 8.00am to 1.00pm Saturdays.

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Out of hours works will also be necessary due to considerations for maintaining operations of the existing centre and neighbouring facilities during normal hours. A detailed assessment of the requirements for working out of hours will be addressed in the detailed Construction Management Plan and issued to Council for approval prior to commencing.

Construction Sequence

Owing to the scale of the project and the need to undertake the development whilst maintaining a safe and functional retail centre, it is proposed that construction will occur over at least two discrete stages.

Stage 1 will involve the redevelopment of the industrial site at 13-55 Edinburgh Road to accommodate the new two level retail centre including car parking above. This work will also incorporate the creation of the pedestrian plaza and retail extension across Smidmore Street linking the two retail buildings and the refurbishment of the existing shopping centre building fronting the northern side of Smidmore Street.

Stage 2 will involve the first floor level retail extension over the existing shopping centre building with the proposed additional car parking at roof top level.

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

These works will include demolition of all existing redundant structures on the site.

Dust control measures will be implemented during the demolition and excavation phases of the construction in the form of watering. Dust and noise monitors will also be used throughout the construction.

Hoardings / Site Security

Initially to secure the project, hoardings will be provided where necessary to maintain site safety and clear demarcation between the site and public areas. Temporary security fencing would be installed in place around the site accommodation. All care will be taken to minimise the disruption of the operation of the existing centre and the safety of the shoppers and workers to the centre.

Materials Handling

Deliveries will access the site at various points during construction. Entrance locations off the external road network will be confirmed, and a full time gate person will be placed at the key gate locations during construction. A construction Zone, in accordance with the Traffic Management Plan will be implemented along the roads where most deliveries and access to site will occur.

Cranes

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

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As the site is located near 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 would 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.

Relocations of Authorities Infrastructure

Construction of authorities' infrastructure requires approval by the respective authorities prior to commencement. Infrastructure works shall be coordinated in conjunction with the main construction works programme and ensure services supplying ongoing operations will be maintained.

Sustainability

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

Waste management initiatives during construction to be considered are:-

- Partner with waste management contractors to maximise volumes of waste separated for recycling and reuse.
- Set targets (rates of up to 80%) for recycling and reuse for construction and demolition materials.

Before commencing, the contractors shall produce a detailed site specific environmental and waste management plan covering every aspect of construction. This plan is a flexible document that is

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reviewed and amended as construction progresses to make sure everything continues to align with the project's environmental goals.