

HEALTH INFRASTRUCTURE
NSW AMBULANCE
INFRASTRUCTURE PROGRAM
Caves Beach

Preliminary Construction Management Plan

DATE: 26 March 2026



QUALITY INFORMATION

PROJECT	Caves Beach – New Ambulance Station
ADDRESS	2-4 Kayuga Close, Caves Beach NSW 2281
DOCUMENT	Preliminary Construction Management Plan
DOCUMENT NO.	LP-CMP-CBAS
VERSION	0.1
DATE	26 March 2026
STATUS	Final Issue

Disclaimer

This preliminary CMP has been prepared by Linéaire Projects for Health Infrastructure as a guide only based on information supplied by others and publicly available. It will be finalised by the Principal Contractor and relevant consultants prior to construction through the Contractor's CEMP/CTMP and associated sub-plans. Linéaire makes no representation or warranty (express or implied) as to the completeness or accuracy of the information and, to the extent permitted by law, accepts no responsibility for loss or damage arising from reliance on this document by any party other than the Client for the stated purpose. It is not a construction methodology, permit, or approval.

CONTENTS

1	INTRODUCTION	1
1.1	PROJECT DESCRIPTION	1
1.2	PROJECT SCOPE	1
1.3	PURPOSE OF THIS DOCUMENT	1
1.4	SITE CONTEXT	1
1.5	CONSTRUCTION HOURS.....	3
1.6	GOVERNANCE AND MANAGEMENT	3
2	ENVIRONMENTAL AMENITY	4
2.1	NOISE & VIBRATION	4
2.2	AIR QUALITY (DUST, FUMES) & ODOUR	4
2.3	STORMWATER, SEDIMENT & EROSION	4
2.4	LIGHTING, VISUAL SCREENING & PUBLIC REALM.....	5
2.5	TREES & ECOLOGY	5
2.6	CONSTRUCTION IMPACTS.....	5
3	TRAFFIC, TRANSPORT & ACCESSIBILITY	6
3.1	HEAVY-VEHICLE ROUTING & ACCESS.....	6
3.2	ON-STREET CONTROLS & HOARDING	6
3.3	PEDESTRIAN & CYCLIST MANAGEMENT	6
3.4	DELIVERIES, LAYDOWN & WORKFORCE PARKING	7
3.5	EMERGENCY ACCESS	7
4	CONSTRUCTION AND DEMOLITION WASTE MANAGEMENT	8
4.1	IDENTIFICATION, QUANTIFICATION & CLASSIFICATION	8
4.2	HIERARCHY & CONTROLS	8
4.3	WASTE AND MATERIALS RECYCLING	9
5	CONSTRUCTION.....	10
5.2	OPERATIONS DURING CONSTRUCTION.....	10
5.3	SITE HOURS AND PERSONNEL.....	10
6	PROGRAMME.....	11
7	SITE MANAGEMENT & WORK HEALTH & SAFETY.....	12
7.1	SITE SECURITY.....	12
7.2	SITE AMENITIES.....	12
7.3	HAZARDOUS MATERIALS (HAZMAT).....	12
7.4	DILAPIDATION SURVEYS	12
8	ROLES, REPORTING & APPROVALS	13
9	COMMITMENTS FOR CC.....	14

ABBREVIATIONS

Abbreviation	Description
AEC	Area of Environmental Concern
AHD	Australian Height Datum
AHIP	Aboriginal Heritage Impact Permit
AHIMS	Aboriginal Heritage Information Management System
AMG	Australian Map Grid
BC Act 2016	<i>Biodiversity Conservation Act 2016</i>
BC Regulation	<i>Biodiversity Conservation Regulation 2017</i>
BAM	Biodiversity Assessment Method
CC	Construction Certificate
CDWMP	Construction and Demolition Waste Management Plan
CEMP	Construction Environmental Management Plan
CM Act	<i>Coastal Management Act 2016</i>
CMP	Construction Management Plan
CTMP	Construction Traffic Management Plan
CWC	Connecting with Country
CRA	Conservation Risk Assessment
DN	Disruption Notice
DPC	Department of Premier and Cabinet
DPHI	Department of Planning, Housing & Infrastructure
EIS	Environmental Impact Statement
EMP	Environmental Management Plan
EES	Environment, Energy and Science

Abbreviation	Description
EPA	Environment Protection Authority
EP&A Act	<i>Environmental Planning and Assessment Act 1979</i>
EP&A Regulation	<i>Environmental Planning and Assessment Regulation 2021</i>
EPBC Act (Cwth)	<i>Environment Protection and Biodiversity Conservation Act 1999</i>
EPI	Environmental Planning Instrument
EPL	Environment Protection License
FM Act	<i>Fisheries Management Act 1994</i>
HHIMS	Historic Heritage Information Management System
HI	Health Infrastructure
LEP	Local Environmental Plan
LGA	Local Government Area
MPS	Multipurpose Service
MNES	Matters of National Environmental Significance
NCC	National Construction Code
NorBE	Neutral or Beneficial Effect on Water Quality Assessment Guideline (2022)
NPW Act	<i>National Parks and Wildlife Act 1974</i>
NPW Regulation	<i>National Parks and Wildlife Regulation 2009</i>
NPWS	National Parks and Wildlife Service (part of EES)
NSWA	New South Wales Ambulance
NSWAIP	NSW Ambulance Infrastructure Program (the Program)
NT Act (Cth)	<i>Native Title Act 1993</i> (Cth)
OEH	(Former) Office of Environment and Heritage
PC	Principal Contractor

Abbreviation	Description
PCMP	Preliminary Construction Management Plan
Planning Systems SEPP	State Environmental Planning Policy (Planning Systems) 2021
PM	Project Manager
POEO Act	<i>Protection of the Environment Operations Act 1997</i>
Proponent	Health Infrastructure
REF	Review of Environmental Factors
RF Act	<i>Rural Fires Act 1997</i>
RFS	Rural Fire Service
Resilience and Hazards SEPP	<i>State Environmental Planning Policy (Resilience and Hazards) 2021</i>
ROL	Road Occupancy Licence
SEPP	State Environmental Planning Policy
SIS	Species Impact Statement
TI SEPP	<i>State Environmental Planning Policy (Transport and Infrastructure) 2021</i>
TPZ	Tree Protection Zone
TfNSW	Transport for New South Wales
WM Act	<i>Water Management Act 2000</i>

1 INTRODUCTION

1.1 Project Description

The project involves the construction of a new NSW Ambulance Station at 2-4 Kayuga Close within the City of Lake Macquarie Local Government Area (LGA).

The development comprises a single-storey building with an approximate gross floor area of 3,904m², including operational areas for ambulance vehicles, administrative spaces and staff amenities. The facility will provide parking for eight (8) ambulance vehicles and nine (9) staff vehicles.

1.2 Project Scope

Construction works include:

- Building construction and internal fit-out,
- Construction of operational hardstand and parking areas,
- Internal access roads and driveways,
- Installation of services infrastructure, and,
- Associated civil works and landscaping.

All works will be undertaken within the approved project footprint and in accordance with the mitigation measures identified in the Review of Environmental Factors (REF) and this Construction Management Plan.

1.3 Purpose of this Document

This Preliminary Construction Management Plan (PCMP) has been prepared to support the Review of Environmental Factors (REF) and establishes the framework for managing construction activities.

A detailed version of this plans will be prepared and implemented by the Principal Contractor prior to the issue of the Construction Certificate and commencement of works.

1.4 Site Context

The Caves Beach site is located at 2-4 Kayuga Close, Caves Beach, within the City of Lake Macquarie local government area. It comprises two allotments legally described as Lots 3 and 4 in DP 251324.

Table 1: Site Identification Details

Site Address	2-4 Kayuga Close, Caves Beach NSW 2281
Legal Description	Lots 3 & 4 DP 251324
Local Government Area	City of Lake Macquarie

The site is situated within a small, scale, established industrial area and has frontage to Kayuga Close. Two existing industrial sheds are situated on the site, which shall be demolished as part of the works.

Surrounding land uses primarily consist of warehousing, storage, and vehicle repair services. An Ausgrid substation adjoins the site to the north, beyond which lie areas of low, density residential development extending further north and east. The site's eastern rear boundary adjoins a narrow strip of land zoned RE1 Public Recreation, which is vegetated and contains Plains Gully, a tributary running north-south that connects to Black Neds Bay, Swansea Heads, and Swan Bay.

Refer to Figure 1 and Figure 2 for site location and proposed development layout.

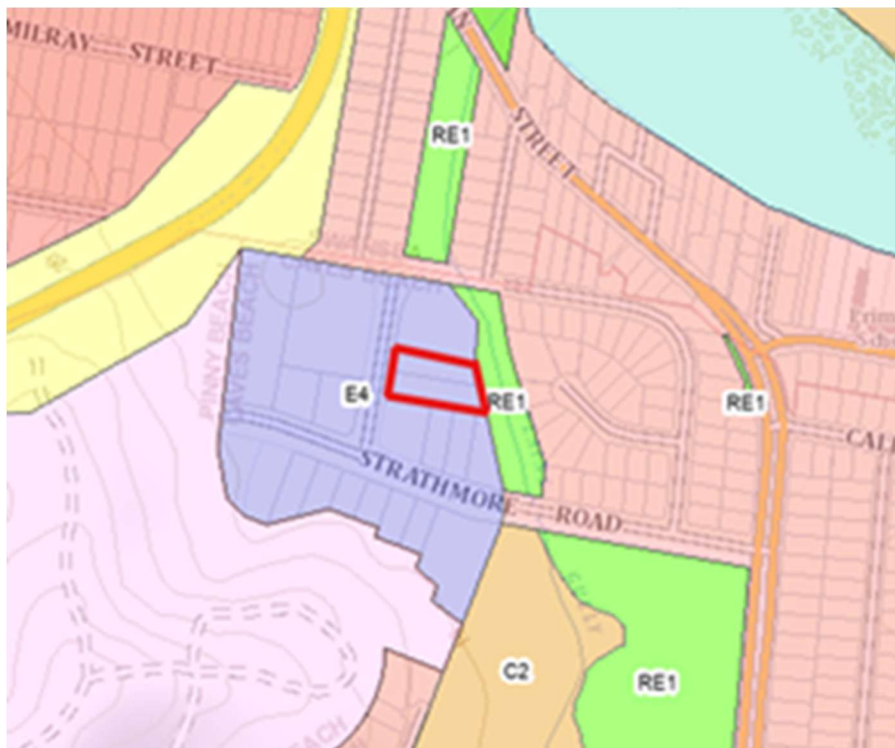


Figure 1: Aerial view of the Site and surrounding Context

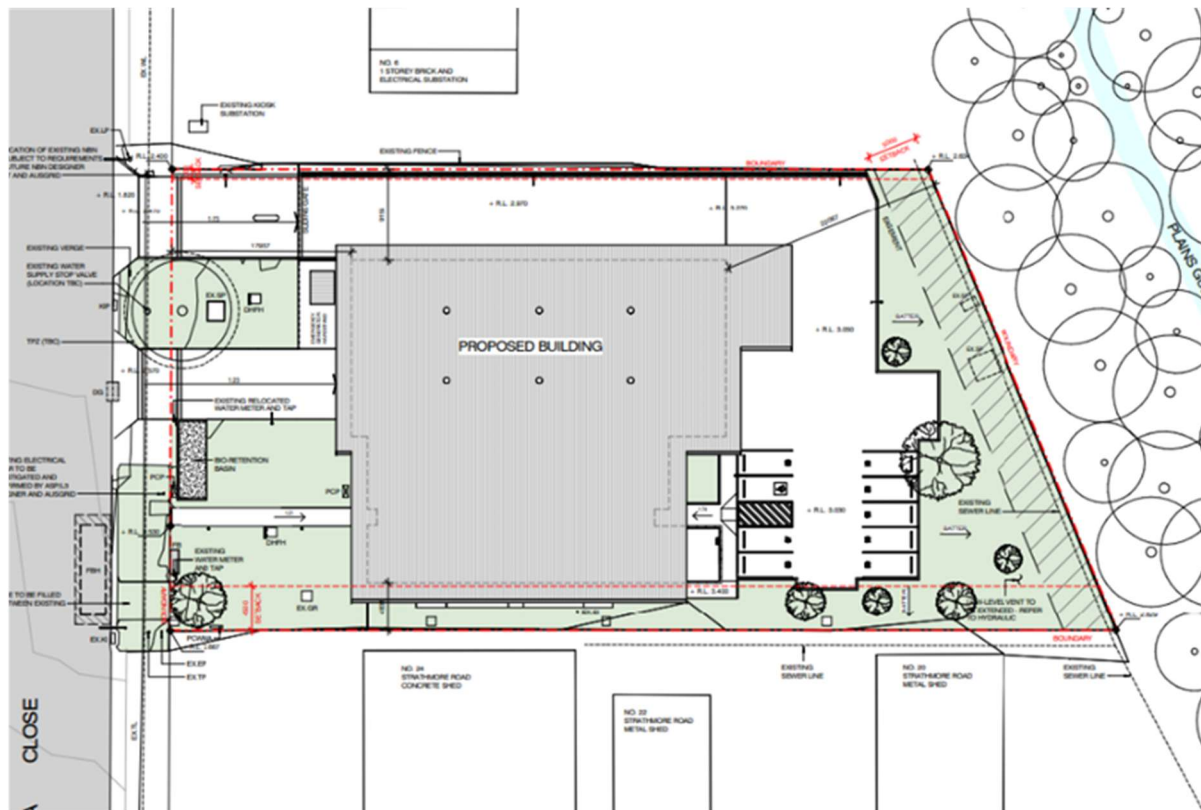


Figure 2: Proposed Development Site Plan

1.5 Construction Hours

Construction works will occur during the hours specified in Section 5.3 of this document.

Works outside these hours will only occur if undertaken in accordance with applicable legislation and REF requirements.

1.6 Governance and Management

A Principal Contractor (PC) will be appointed prior to commencement of works.

The Principal Contractor will be responsible for the preparation and implementation of:

- A Construction Management Plan (CMP)
- A Construction Environmental Management Plan (CEMP)
- A Construction Traffic Management Plan (CTMP)
- A Construction and Demolition Waste Management Plan (CDWMP)
- Discipline-specific sub-plans addressing environmental and construction risks

All required management plans will be developed prior to site establishment.

2 ENVIRONMENTAL AMENITY

2.1 Noise & Vibration

Construction activities will be undertaken in accordance with the NSW EPA requirements and relevant Australian Standards.

Noise and vibration impacts will be minimised through the implementation of appropriate control measures, which may include:

- the use of quieter plant and equipment,
- regular equipment maintenance,
- broadband reversing alarms,
- strategic positioning of plant away from sensitive receivers,
- installation of acoustic blankets to site hoarding where required,
- preference for saw-cutting over hammering where feasible, and,
- adoption of vibration-minimising construction methods

Where there is potential risk to adjacent properties, pre- and post-construction dilapidation surveys will be undertaken. Noise and/or vibration monitoring will be implemented where risk is higher.

High-noise activities will be scheduled to provide reasonable respite periods where practicable.

Where planned works are expected to cause temporary disruption, these will be managed through the issuance of Disruption Notices (DNs). DNs will outline the nature of the works, proposed timing, anticipated impacts and relevant mitigation measures, and will be issued to the Project Manager and affected stakeholders for review and approval. Where required, DNs will be issued up to four (4) weeks prior to commencement of the relevant works.

2.2 Air Quality (Dust, Fumes) & Odour

Dust generation will be minimised through the implementation of appropriate control measures during construction activities. Measures may include the use of water carts or misting systems during bulk earthworks, wheel-wash facilities and road sweeping where required, covering or stabilising stockpiles, covering of truck loads, wet cutting or drilling techniques, and minimising vehicle and plant idling.

Potential odour impacts will be managed through regular plant and equipment maintenance and the use of appropriately fitted emission control systems, including catalytic converters where required.

2.3 Stormwater, Sediment & Erosion

Stormwater, soil erosion and sedimentation impacts will be managed in accordance with relevant guidelines and best practice principles.

Control measures may include installation of erosion and sediment fencing, protection of stormwater inlets, bunded refuelling areas to prevent hydrocarbon contamination, staged stabilisation of exposed surfaces, and controlled dewatering practices where required. Erosion and sediment controls will be installed prior to commencement of earthworks and maintained for the duration of construction works.

2.4 Lighting, Visual Screening & Public Realm

Construction site presentation and public interface will be managed to minimise impacts on visual amenity and surrounding land uses.

Solid visual screening and appropriate wayfinding signage will be installed where required. Temporary construction lighting will be directed inward toward the site and fitted with shielding or baffles to minimise light spill beyond the site boundary. Site compounds will be maintained in a clean and orderly condition at all times.

A complaints register will be maintained for the duration of construction works to record and manage any concerns relating to lighting, visual amenity or public interface impacts.

2.5 Trees & Ecology

Retained trees will be protected in accordance with AS 4970 – Protection of Trees on Development Sites and any applicable project-specific management plans.

Tree Protection Zones (TPZs) will be established prior to commencement of works and clearly delineated through the installation of exclusion fencing and designated no-go zones. No construction activities, material storage, stockpiling or vehicle movements will occur within protected areas unless otherwise approved in accordance with the relevant management plan.

2.6 Construction Impacts

Construction activities will be coordinated to manage potential interface and cumulative impacts associated with nearby projects, public works and road operations.

A live Construction Interface Register will be maintained to identify and monitor surrounding developments and infrastructure works. Required road occupancy licences, lane closures and traffic control measures will be applied for and managed in a timely manner. A Construction Traffic Management Plan (CTMP) will be implemented to manage vehicle movements and minimise disruption to the surrounding road network.

Mitigation measures will include:

- consultation with residents, businesses, relevant authorities and other stakeholders as required
- early due diligence and site investigations to identify potential conflicts
- issuance of disruption notices where works may affect access or traffic conditions.

3 TRAFFIC, TRANSPORT & ACCESSIBILITY

The Principal Contractor will prepare and submit a detailed Construction Traffic Management Plan (CTMP) prior to the issue of the Construction Certificate (CC). The CTMP will address:

- construction vehicle routes
- site access arrangements
- traffic control measures
- pedestrian management
- any required road occupancy approvals.

The overarching principle of the CTMP is to maintain strict separation between construction activities and public areas. Where vehicle or pedestrian interactions are unavoidable, appropriate traffic control measures will be implemented to ensure the safety of workers, road users and the public, and to minimise disruption to surrounding properties and the road network.

3.1 Heavy-Vehicle Routing & Access

Construction vehicle access will be via Kayuga Close, utilising approved connections to the surrounding regional and State road network. Heavy vehicles will be directed to use designated industrial routes, and unnecessary circulation within the local road network will be avoided.

Truck movements will be managed through a booking system with allocated delivery time windows, and queuing on Kayuga Close will not be permitted. The site will be configured to provide on-site turning capability to ensure all heavy vehicles enter and exit in a forward direction.

Concrete pours, oversized deliveries and other high-impact vehicle movements will be scheduled to support safe and efficient operation of the surrounding road network.

3.2 On-Street Controls & Hoarding

Construction activities requiring occupation of the public road or verge will be subject to approval from City of Lake Macquarie and any other relevant road authority.

Where required, a designated works zone will be established along Kayuga Close in accordance with approved traffic control measures. Any crane operations or lifting activities over the public domain will be undertaken under appropriate permits and managed in accordance with an approved traffic control plan.

Road Occupancy Licences (ROLs), or equivalent approvals, will be obtained where required during various stages of the works.

3.3 Pedestrian & Cyclist Management

The site is located within a mostly industrial precinct. Construction activities will be managed to ensure safe interaction between site operations and any pedestrians or cyclists using Kayuga Close.

Where works affect the footpath or verge, appropriate traffic control measures and advance signage will be implemented as required. Clear sightlines will be maintained at site entry and exit points to manage potential conflicts between construction vehicles and other road users.

3.4 Deliveries, Laydown & Workforce Parking

Construction access points will be clearly defined, with designated entry and exit gates established for the duration of the works. All materials and plant will be stored within the site boundary, and internal vehicle and pedestrian access routes will be maintained clear of obstruction. Accredited traffic controllers will be engaged to manage vehicle movements where required.

Given the industrial context of the surrounding area, workforce parking will be accommodated in lawful on-street parking areas where available. Construction-related parking will be managed to avoid obstruction of driveways, loading zones or access to adjoining properties. Delivery of materials and tools will occur via the approved works zone and in accordance with the Construction Traffic Management Plan.

3.5 Emergency Access

Uninterrupted access for ambulance and emergency vehicles will be maintained at all times throughout the construction period. Emergency response operations will retain priority over all construction activities.

Any works with the potential to affect emergency access or response operations will be planned and managed through the Disruption Notice process.

4 CONSTRUCTION AND DEMOLITION WASTE MANAGEMENT

Construction and demolition activities will generate a range of waste streams associated with building, civil and fit-out works. Anticipated waste materials may include concrete, brick and masonry, steel and aluminium, plasterboard, timber, plastics and packaging materials, excavated soils, and limited quantities of hazardous substances such as paints, sealants and chemicals.

4.1 Identification, Quantification & Classification

Construction activities will generate a range of waste streams associated with demolition (if any), excavation, building works and site establishment.

Likely construction waste streams include:

- Excavated soils and spoil
- Concrete, brick and masonry
- Steel and aluminium
- Timber and formwork
- Plasterboard
- Packaging materials (cardboard, plastics, pallets)
- General site waste
- Hazardous materials (e.g. paints, sealants, fuels and chemicals)
- Clinical and related waste (where applicable during commissioning)

Waste quantities will be managed in accordance with project staging and contractor programming. All waste will be classified in accordance with the NSW EPA Waste Classification Guidelines prior to off-site disposal.

Dust and pollution associated with waste handling and stockpiling will be managed through the air quality and erosion/sediment control measures outlined in this CMP.

4.2 Hierarchy & Controls

Construction waste will be managed in accordance with the principles of avoid, reduce, reuse and recycle, with disposal as a last resort. The specific management controls to be implemented during construction are summarised in Table 2.

Indicative bin types and servicing frequencies will be determined by the Principal Contractor based on construction staging and anticipated waste volumes.

Table 2: Construction Waste Management Controls

Waste Hierarchy	Control measures
Avoidance and Reduction	Off-site prefabrication where practicable; just-in-time deliveries to minimise packaging and material off-cuts.
Reuse and Recycling	Source separation of recyclable materials including metals, clean concrete, timber, plasterboard, cardboard and soft plastics (where facilities are available); reuse of suitable excavated material where feasible.

Waste Hierarchy	Control measures
Dust & Pollution Control	Covered bins; stabilised stockpiles; wheel-wash or equivalent measures to prevent tracking of sediment; regular housekeeping; no burning of waste.
Disposal and Reporting	Residual waste transported to licensed waste facilities; tipping dockets and disposal records retained
Hazardous & Clinical Waste	Colour-coded receptacles; secure storage; collection by licensed EPA contractor; spill kits, signage and staff training implemented.
Site Controls	Waste stored within site boundary; no storage of bins on the public road; private waste collection arrangements implemented.
Facilities	Secure Waste Storage Room and designated Waste Collection Area designed to accommodate service vehicle access in accordance with AS 2890.2.

4.3 Waste and Materials Recycling

The Principal Contractor will prioritise the reuse and recycling of materials wherever practicable in accordance with the waste hierarchy principles outlined in this CMP. Effective waste sorting and segregation processes will be implemented to maximise recovery of recyclable materials and minimise waste sent to landfill.

All waste management activities will be undertaken in accordance with the NSW EPA Waste Classification Guidelines and applicable environmental legislation. A detailed Construction Waste Management Plan will be prepared and implemented by the Principal Contractor prior to commencement of works, consistent with the commitments outlined in this Preliminary CMP.

5 CONSTRUCTION

This section has been prepared to support the REF submission and provides a high-level overview of the proposed construction delivery approach.

Construction will be undertaken by an appointed Principal Contractor. This section is preliminary and will be further developed by the Principal Contractor prior to the issue of the Construction Certificate and commencement of works.

All commitments outlined in this Preliminary Construction Management Plan will be incorporated into the Contractor's detailed Construction Environmental Management Plan (CEMP) and associated sub-plans.

5.1 Plant and Equipment

Plant and equipment likely to be used during construction may include:

- Earthmoving equipment such as bulldozers and backhoes
- Articulated and rigid trucks
- Mobile cranes
- Forklifts
- General construction power tools

The specific plant and equipment will be determined by the Principal Contractor in accordance with the final construction methodology.

5.2 Operations During Construction

Construction activities will be managed to maintain access to surrounding properties and public infrastructure for the duration of the works. Where required, clear wayfinding signage and traffic control measures will be implemented to support safe and continuous access.

Where works have the potential to cause temporary disruption, including service outages, high-noise activities or critical service cut-overs, these will be managed through the project's Disruption Notice (DN) process. Disruption Notices will outline the nature, timing and mitigation measures associated with the works and will be issued to relevant stakeholders in advance.

Stakeholder communication will be undertaken throughout construction, including advance neighbour notifications and regular program updates. A two-week look-ahead schedule may be provided where relevant to inform affected parties of upcoming activities.

5.3 Site Hours and Personnel

Construction works will generally be undertaken during the following approved hours:

- Monday to Friday: 7:00am to 6:00pm
- Saturday: 8:00am to 1:00pm
- Sunday and Public Holidays: No work

Out-of-hours (OOH) works may be required by exception and will be managed in accordance with the project's approved OOH procedures.

Workforce numbers will vary depending on the stage of construction. It is anticipated that between approximately 10 and 70 personnel may be present on site at any one time. Over the duration of the project, it is expected that more than 300 personnel, including contractors, subcontractors and suppliers, will be inducted to work on the site.

6 PROGRAMME

The construction phase is anticipated to have an approximate duration of 70 weeks from site establishment by the Principal Contractor.

The detailed construction program will be finalised following engagement of the Principal Contractor and will align with the proposed construction methodology and sequencing for the works.

7 SITE MANAGEMENT & WORK HEALTH & SAFETY

Site management and work health and safety (WHS) during construction will be undertaken in accordance with the Work Health and Safety Act 2011 (NSW), associated Regulations and applicable Codes of Practice.

7.1 Site Security

The site will be secured for the duration of construction through installation of suitable temporary fencing and lockable access gates. Regular inspections will be undertaken to ensure the integrity of security measures, and graffiti or vandalism will be addressed promptly.

7.2 Site Amenities

Appropriate site amenities will be provided for the construction workforce in accordance with WHS requirements. Site compounds will be maintained in a clean, orderly and secure condition at all times.

7.3 Hazardous Materials (HAZMAT)

Where hazardous materials are identified, including asbestos (if present), removal and handling will be undertaken by appropriately licensed contractors in accordance with statutory requirements. Air monitoring and clearance certification will be carried out where required.

7.4 Dilapidation Surveys

Pre- and post-construction dilapidation surveys will be undertaken for adjoining roads, footpaths, structures, services and retained trees, where there is potential for construction-related impacts. Any damage attributable to the works will be rectified in consultation with the relevant authority or property owner.

8 ROLES, REPORTING & APPROVALS

The roles and responsibilities for the management of construction activities, compliance and approvals are outlined in Table 3.

Table 3: Roles and Responsibilities

Role	Responsibilities
Principal Contractor	Prepare and implement detailed management plans including CEMP, CTMP, SWMS, Noise and Vibration Management Plan, HAZMAT Plan, Utilities Management procedures and Stakeholder Communications Plan. Coordinate site activities and chair regular site coordination meetings.
HI Project Manager (PM)	Administer statutory and project approvals; maintain risk and interface registers; undertake compliance audits; review and approve Disruption Notices (DNs); chair Project Control Group (PCG) meetings where applicable.
Transport for NSW (TfNSW) / Council	Issue approvals for road occupancy licences, hoarding, works zones and other road-related permits as required.
Utility Authorities	Approve service connections, relocations and planned outages in accordance with their requirements.
EPA (where applicable)	Regulate environmental matters managed in accordance with legislation and, where required, through licensed contractors.

Project reporting during construction will include:

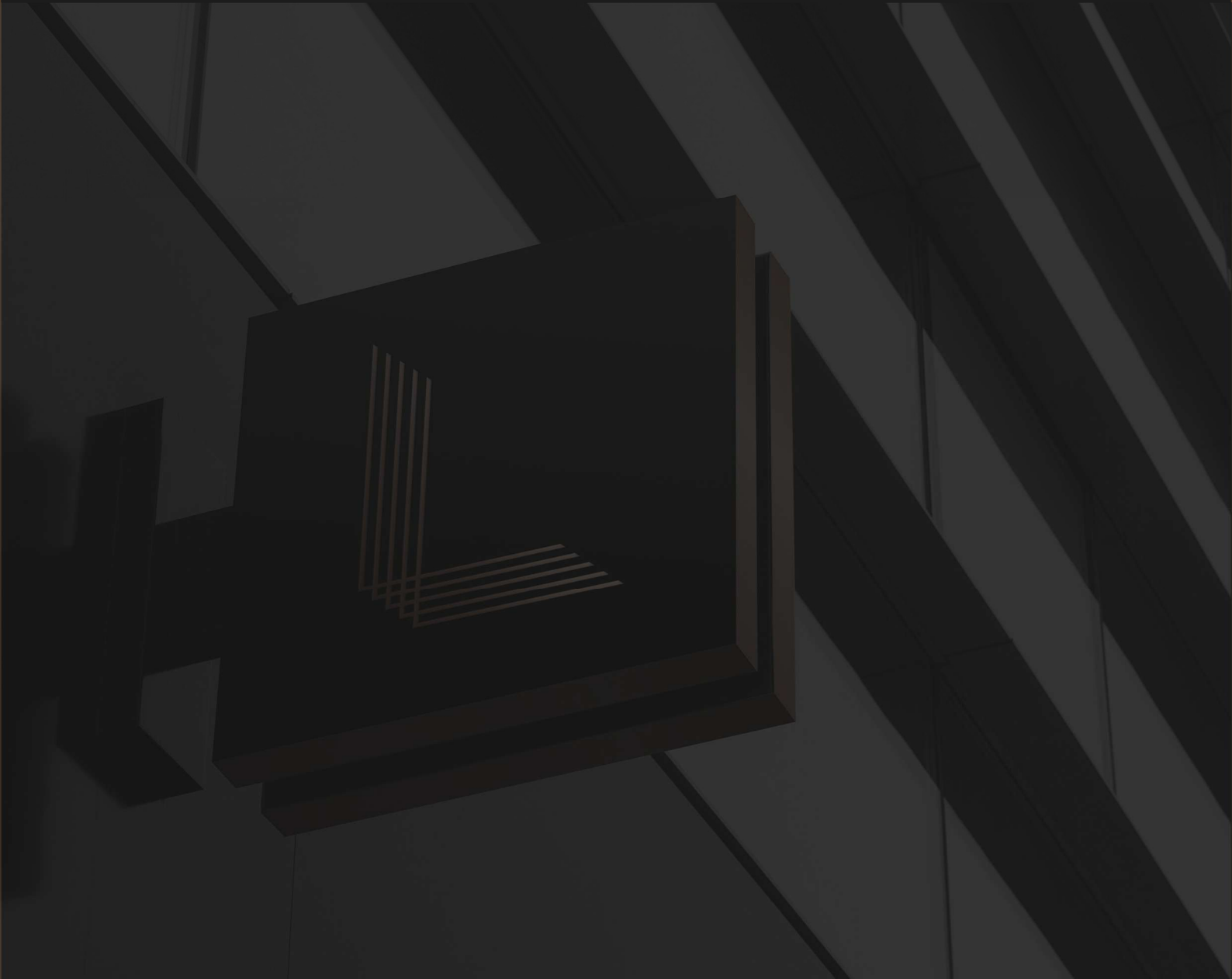
- Monthly dashboards
- Environmental inspections
- Traffic compliance audits

9 Commitments for CC

Prior to the issue of the Construction Certificate (CC), the following documentation and plans will be prepared and submitted, as required:

- Construction Environmental Management Plan (CEMP) including relevant sub-plans addressing:
 - Noise and Vibration
 - Air Quality
 - Soil and Water Management
 - Waste Management
 - Hazardous Materials and Unexpected Finds
 - Tree Protection
- Construction Traffic Management Plan (CTMP) detailing:
 - Heavy vehicle routes and scheduling
 - Swept-path verification for on-site turning movements
 - Traffic control plans
 - Pedestrian management and detours (where required)
- Utilities Delivery Plan, outlining:
 - Authority approvals and required hold points
 - Sequencing of service relocations and connections
 - Planned outage notification and management protocols

All documentation will be consistent with the commitments outlined in this Construction Management Plan and the approved REF.



Linéaire Projects P/L

G02-G03 / 120 Bourke St
Woolloomooloo NSW 2011 Australia

lineaireprojects.com

