



# Preliminary Construction Management Plan

for

## **New Science & Learning Centre**

St. Patrick's College, Strathfield NSW

**1 October, 2020**

Geoff Whitnall, School Facilities Planning Pty Ltd  
29 Flowerdale Ave, Merewether NSW 2291  
[gwhitnall1@gmail.com](mailto:gwhitnall1@gmail.com)  
0427 666 022

Rev.4

# Contents

INTRODUCTION.....	3
PROJECT OVERVIEW .....	3
THE SITE .....	3
BUILDING PROCUREMENT PROCESS .....	4
SCHOOL OPERATIONAL CONSIDERATIONS.....	4
CONSTRUCTION MANAGEMENT CONSIDERATIONS.....	5
CHILD PROTECTION.....	5
STAGING & TIMING OF ACTIVITIES .....	5
BUILDERS SITE COMPOUND.....	5
CONSTRUCTION TRAFFIC MANAGEMENT & CONTRATOR PARKING .....	5

## INTRODUCTION

This Preliminary Construction Management Plan has been provided as supplementary information to support the State Significant Development Application (SSDA) for the St Patrick's College Science and Learning Centre Project. It is a **Response to Submission** as requested from the Department dated 8/7/2020. The following extract references the additional information requested.

### 2. Construction Management Plan:

- The proposed works would be carried out whilst the school is in operation. A construction management plan must be provided that details and demonstrates how the impact of construction would be managed whilst the school is in operation.*
- Section 7.5 of the Transport Impact Assessment advises that limited parking arrangements for construction workers would be provided on site. Details must be provided in the construction management plan regarding the proposed measures to be implemented to mitigate detrimental impacts to local roads and to ensure safety of road users and pedestrians during the construction phase.*

## PROJECT OVERVIEW

In undertaking the project within the current operational school site, St Patrick's College is aware of their obligations as the site manager to ensure that the school works closely with the successful contractor to assist them in establishing a safe construction site. This also includes the obligation to local community safety as a result of the confluence of construction related traffic that is generated during the project.

This Plan outlines the general parameters required to be managed between the contractor and the school to allow for reasonable site management practices to be considered prior to the engagement of the Principal Contractor. The information in this preliminary plan provides sufficient detail to support the SSDA for the Works. It will be the responsibility of the Principal Contractor, once appointed, to prepare and submit for approval a detailed final Construction Management Plan, in accordance with the consent and associated approvals required for the project.

## THE SITE

The site, like many schools in older developed suburbs of Sydney, is quite constrained and there has been a range of design considerations around issues such as accessibility, traffic management and the ongoing operation of the school during the construction phase.

The proposed site will displace a current set of tennis courts which are also located adjacent to the main playing field of the school and also a main site boundary and access road.

The siting poses some constraints, although in the context of many densely populated suburban areas around Sydney, the relative buildability for an operational school site will be reasonable.

## BUILDING PROCUREMENT PROCESS

This project will be delivered using the traditional procurement process of detailed design and documentation prepared and issued to a range of suitable contractors to provide a lump sum tender price. The project will then be administered using a standard building contract with the Architect (or Project Manager) acting as the superintendent under the contract.

This traditional model of procurement has several advantages including;

- that the school has been able to design and detail the project to reflect their briefing requirements;
- the construction cost will be known up front (including allowance for a contingency);
- and the detail and investigation that has gone into the design already will minimise unforeseen conditions that may present.

An Expression of Interest process will seek the most appropriate and experienced contractors for this type of school project and the criteria will certainly include the need for the contractors to have undertaken school projects previously so that they understand their obligations in working within an operational school site.

Part of the tender assessment and negotiation towards selecting a preferred tenderer will include consideration of their specific relational experience and capacity to work closely with the school representatives on site on a daily basis.

## SCHOOL OPERATIONAL CONSIDERATIONS

St Patrick's College has an enrolment of over 1400 boys and 140 full time equivalent staff on site typically anywhere between the hours of 7am and 5pm including after school sports activities. Although the proposed development site currently only contains tennis courts, it sits within the geographic centre of the school and is therefore adjacent to a main circulation area within the site. Its location adjacent to the main school oval will assist us in negotiating an appropriate location for the builder to establish their site with minimal impact on the day to day movements within the school.

The confluence of contractor traffic into the site and pedestrian and vehicle drop offs will be an important issue to manage carefully between the main contractor and the school to ensure the safety of the school community and local members of the community in the immediate area. A detailed Construction Traffic Management Plan would be prepared prior to the commencement of construction activities. An indicative site construction plan below (**Figure 1**) identifies the proposed construction site area and strategy around managing these risks.

Timing of school arrivals and departures will be coordinated with the contractor to ensure that major stages of construction requiring high vehicle movements are well planned and coordinated. For example, concrete pours will be coordinated at a time with minimal school site activity and preferably within the school holiday period.

Noisy construction works will also be carefully coordinated and advised to the school so that exam periods and major school events are not impacted. Where possible the school will re-arrange activities to avoid potential interactions with the building works. The contractor may also have to organise very noisy activity to be undertaken at times that limits the impact on the school.

## CONSTRUCTION MANAGEMENT CONSIDERATIONS

A range of operational and school management requirements will be advised to contractors tendering on the project and once the successful contractor is engaged these detailed considerations will be included within the contractor's Construction Management Plan. Refer to **Figure 1** for the indicative Construction Site area plan including site entry point and construction worker parking.

### CHILD PROTECTION

For example, child protection is an important consideration for a contractor operating within an operational school and the Child Protection Legislation will guide the practical requirements of the contractor and their sub-contractors. Appropriate procedures and reporting will be agreed with the contractor who wins the project and the school students and staff will also be advised of their obligations around this issue.

### STAGING & TIMING OF ACTIVITIES

Day to day activities undertaken by the contractor, including the construction staging and timing of works that will impact the school or surrounding community will need to be clearly documented and agreed as part of their detailed construction management plan and this will be provided as required in accordance with the project consent.

The intention is also to negotiate for the contractor to minimise construction related traffic movements between 8am and 9am and 3pm to 4pm on school days

### BUILDERS SITE COMPOUND

Where possible, construction site fencing will be set up to provide generous spacing around the construction works and all practical measures will be taken to reduce the confluence of construction vehicle movements and staff and students. The builders site compound will be discussed and agreed with all stakeholders prior to commencement and may be extended or contracted during the construction period to mitigate risk or accommodate a school need.

At commencement of the project the site compound area will extend over approximately one third of Breen Oval, with the entry point to the site directly off Fraser St where the site level is close to the adjacent kerb level. The site compound area will allow for construction vehicles to turn around within the site so that they are not reversing onto the street.

As the project develops and the basement carpark area is completed, the extent of the site compound may be reduced to provide a greater area of Breen Oval for student use. Basement area could then be used for storage of building materials and some parking spaces.

### CONSTRUCTION TRAFFIC MANAGEMENT & CONTRATOR PARKING

As referenced in the **Transport Impact Assessment** (Section 7), prepared by The Transport Planning Partnership (TTPP), traffic management during construction will be the subject of further detailed planning and negotiation involving the various stakeholders and will also be developed and aligned with the consent requirements.

The question raised regarding the mitigation of construction worker traffic and parking during construction is now proposed to be managed by the establishment of a generous site compound area on a portion of the main school oval. Entry to the



site compound off Fraser street will require the current “kiss and drop” area to be pushed further along Fraser Street to separate student drop off from construction traffic entry into the site. A separate student entry will also be provided on the northern side of the construction compound so that students will not have to cross the construction site entry area to access the school grounds.

The site compound area will be sized to allow for construction worker parking within the site. This will mitigate any increased parking pressure within the surrounding neighbourhood as a result of the project.



**Figure 1 – Proposed Construction Site & Compound**

The building site compound will also be sized to accommodate the delivery of building materials and the subsequent manoeuvring of trucks for safe arrival and departure.