



THE UNIVERSITY OF
SYDNEY

ABERCROMBIE REDEVELOPMENT PROJECT

PRELIMINARY CONSTRUCTION MANAGEMENT PLAN



Date: 23rd February 2012

PRELIMINARY CONSTRUCTION MANAGEMENT PLAN

FOR THE REDEVELOPMENT OF THE ABERCROMBIE PRECINCT OF THE UNIVERISTY OF SYDNEY

prepared by

Campus and Infrastructure Services

University of Sydney

Codrington St. Darlington

23rd FEBRUARY, 2012

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The Contractor once appointed will prepare a fully comprehensive Construction Management Plan prior to the commencement of the work that will detail specific methods for the management of the site activities. In addition the University undertake to ensure that the Contractor(s) engaged to carry out the works comply with the minimum requirements of this Preliminary Plan as well as the requirements of the City of Sydney's guidelines and any requirements of the Director General's Environmental Assessment and determination / approval of the application.

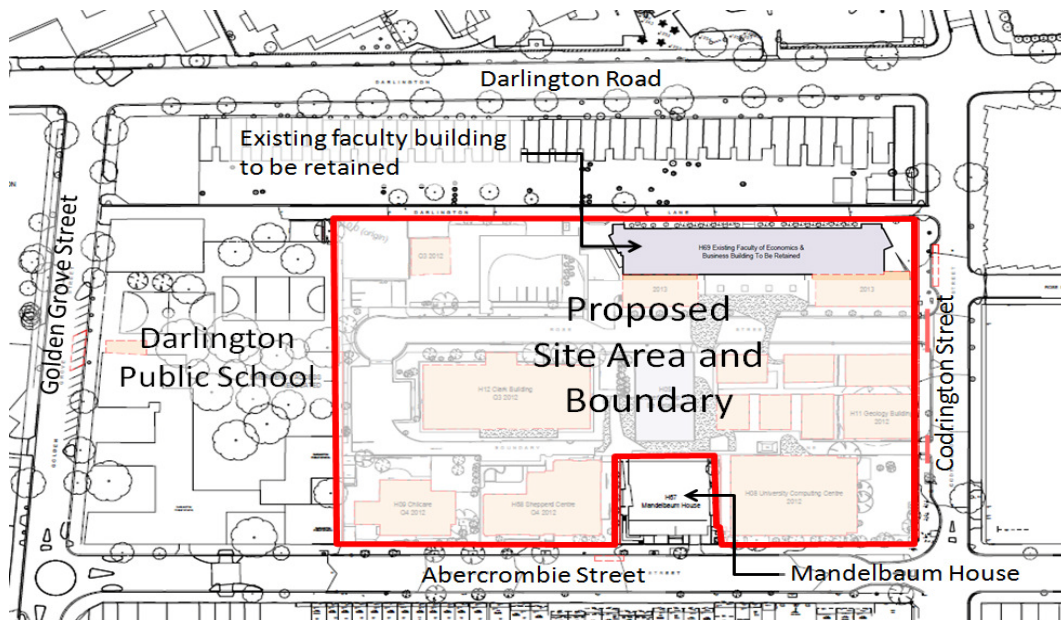


Figure 1: Site Boundary

- The demolition and removal of existing buildings to allow for the construction of:-
- A new building to house the University of Sydney Business School, and
- A new student accommodation building

Site Description

The proposed development site area is approximately 1.92 hectares in Darlington bounded by Abercrombie Street on the south, Darlington Lane on the north, Codrington Street on the east and the Darlington Public School on the west.

The site is located within the grounds of The University of Sydney. The main access point for the entry and majority of the works, including demolition and construction of the Business School is off Codrington Street. At limited stages of construction for the student accommodation, temporary access will be required off Abercrombie Street. Refer to the Construction Traffic Management Plan prepared by Arup for plans noting construction traffic access to the site.

Upon completion the site will house 2 separate buildings, the Business School ranging in height from 4 to 6 levels above ground and a gross floor area of approximately 28,000m² and a student accommodation building over 5 levels with a gross floor area of approximately 6,800m² that will accommodate 199 student beds

References

These plans must be read in conjunction with the design drawings prepared by Woods Bagot and others as well as the submission by JBA Planning.

2. EXISTING SITE CONDITIONS

Traffic Movements

Abercrombie Street is classified as an arterial road north of Cleveland Street and a sub-arterial road route south of Cleveland Street and currently carries around 6,300 vehicles per day near Codrington Street as a sub-arterial road. Golden Grove Street is a local distributor road that provides for two way traffic with a relatively wide cross-section and connects King and Wilson Streets. Codrington Street is a suburban street that has single lane traffic in both directions with a speed limit of 50 kph. A more detailed description of the existing traffic and pedestrian conditions are included in the Arup Traffic Impact Assessment that is also include as part of this application

3. CONSTRUCTION SITE MANAGEMENT

3.1 General

3.2 Prior to the Commencement of the Works

The following points represent our procedures prior to commencing work on site.

- Ascertain all relevant project information, applicable standards, and statutory requirements and conditions, including those of authorities having jurisdiction over the works.
- Obtain all relevant insurances, permits and approvals and pay all associated fees, deposits and the like.
- Retain a copy of the Part 3A approval on site at all times during the progress of the works. Where foreseeable, notify the Consent Authority of proposed variations to project requirements and conditions.
- Undertake a dilapidation report that provides both a photographic record of the site and surrounds as well as a record of existing noise and dust levels for use as a base for ongoing monitoring

3.3 Hoardings

Hoardings will be constructed to provide protection and protective shields against emission of debris into the University grounds and into neighbouring properties & footpaths. The hoardings will be of adequate dimension. A regular review of the site hoardings will be carried out to ensure that it maintains the required levels of safety, security and changing needs of the construction progress.

Hoardings will be constructed and maintained in accordance with the City of Sydney's Policy for the Design of Construction Hoardings

The proposed buildings are likely to be completely surrounded by scaffolding at various stages during construction with chain wire and shade cloth protection to prevent the emission of any debris into the University campus or, neighbouring properties.

There will be a Class A Hoarding along the footpath of both Abercrombie and Codrington Streets as well as between the site and the boundary with the Darlington Public School where construction work is to be undertaken. (i.e. it will not be constructed in front of Mandelbaum House)

There will be a Type B Hoarding along Darlington Lane west of the existing building as construction works are required to the boundary. The Contractors' site accommodation will be located on top of the Type B Hoarding for the initial stages of the construction works until such time as they can be moved into the basement. At this point in the programme the gantry and site sheds will be removed from Darlington Lane.

3.4 Works Zone

A Construction Works Zone will need to be established in front of the site on Codrington Street. This will be required for concrete pours and days when there will be required to be a crane onsite.

This zone will be maintained and managed by the Contractor in consultation with the City of Sydney

3.5 Demolition

Demolition will be carried out in accordance with AS2601-2001.

Demolition works required for the removal of buildings adjacent to the Darlington Public School will be undertaken outside of school hours with the intention being to carry out as much demolition as possible during school holiday periods

3.6 Materials Handling and Storage

All materials, plant and equipment will be loaded directly into the site and stored on site. At no stage throughout the construction will there be any materials stored on any public property nor will it impede the use of footpaths along Abercrombie Street or the eastern side of Codrington Street.

3.7 Construction Traffic

Refer to the Construction Traffic Management Plan prepared by Arup for a comprehensive description of how construction traffic will be managed. The following provides a summary of the key issues.

3.8 Road Occupancy

The Works do not require occupation of any roads however the Construction work will impact on the operational efficiency of Codrington Street but only to the extent of allowing vehicles to enter into the site or to exit the site.

The activities that will generate the most traffic to and from site are as follows:

- Demolition
- Removal of excavation spoil and
- Concrete pours

Other deliveries will be less regular single truck loads.

3.9 Vehicle Access to the Site

Vehicle access to the site will be provided from Codrington Street only and, until such time as the basement construction is completed, there will be no parking available on site for construction workers.

3.10 Routes to Site

Apart from passenger and light vehicles, all construction vehicles travelling to site will travel via City Road and enter the site from Codrington Street.

Delivery Access gate numbers off Codrington Street will be established and site plans of the different access points will be supplied to all delivery drivers so that they know the correct gate to deliver to.

When approaching site, all traffic will be under the directions of the Contractors Traffic Controller.

3.11 Road Signs

All temporary roadwork signs shall comply with AS 1742.2-2002 and shall be suitable for use on RTA roads.

3.12 Waiting Zones

Waiting zone will be coordinated to be along the side of Codrington Street heading south

3.13 Site Entrance Gate/Main Entrance

The Entrances and main gates will be located on Codrington Street. There will be a separate pedestrian entrance on Darlington Lane located away from the vehicle entrance. The pedestrian entrance gate will be unlocked only during working hours. The vehicle entrance will only be opened when there is a delivery and will be staffed by a pair of accredited Traffic Controllers whenever construction vehicles and equipment are expected to arrive and/or leave.

3.14 Emergency Access

Emergency access is via the Main Entrance to the site on Codrington Street. If any emergency services are contacted for assistance, they will be met at the Main Entrance gate and then directed to where they are required to be.

3.15 Pedestrian Public

The ability for pedestrians to use Abercrombie St and its path will be maintained at all times.

3.16 Construction Personnel Access

All construction personnel will be inducted to enter the site via either the Main Entrance on Codrington Street or the pedestrian entrance on Darlington Lane. In addition provision will be made for an emergency exit gate on Darlington Lane to allow construction personnel to meet at a safe emergency evacuation point.

3.17 Neighbour Management

In order to ensure that neighbours are fully informed and aware of the proposed construction activities the Contractor will provide regular updates via mail drops to neighbours on Abercrombie Street, Darlington Road and Golden Grove. In addition the Contractor will have a nominated community liaison officer who will be available to respond to specific issues that may be raised by Darlington Public School and other neighbours.

In addition the Contractor will provide logging on the boundary between the construction site and Darlington Public School to measure noise and dust levels impacting on the school until such time as the building is weather proof and construction dust and noise are contained within the new buildings.

3.18 Site Security

The Contractor will provide mechanisms to ensure the site is kept secure at all times and that students, parents, staff and the public are made aware of the construction via signage and/or traffic controllers.

Site security will be set up and maintained as follows:

- Install statutory warning signage to fencing in prominent positions
- The school roadways and public roads will be kept clear and safe for use during the works
- Provision of hoardings and signage to direct pedestrians away and around construction areas
- Provision of security lighting and guard inspections as required
- Ensure the site is secured at the end of each days work to prevent people climbing scaffolding and entering the site particularly at night and on weekends

The Contractor will ensure safe loading and unloading practices in accordance with Workcover and usual practices under a City of Sydney Council approved project. During construction, they will minimise secondary movements on site by delivering materials as close to their work area as possible.

Construction materials and plant will not be stored on a public roadway or footpath. Materials will be stored in such a fashion as to minimise any nuisance to neighbouring properties, students or staff.

3.19 Waste Disposal

The following procedures will be adopted for the waste control and rubbish removal during the construction period:

- The Contractor will ensure the lawful disposal of all solid, liquid and gaseous wastes, debris and rubbish in accordance with the requirements of Authorities having jurisdiction over the works.
- Dispose of waste materials in landfill, or send to a building material recycler where possible.
- All hoppers, chutes, buckets and other containers used for the disposal of waste will be of the types that fully contain the waste material and prevent the spread of airborne particles and dust.
- No fires to be lit on site at any time.
- Bins will be emptied regularly to avoid any odours or debris spread

The Contractor will be required to prepare a construction waste management plan to ensure that all trades are aware and conform to the above principles.

3.20 Noise Control and Hours of Operations

All practicable steps will be taken to reduce the noise arising from the construction activity. We will comply with the applicable site noise level limits as established by the City of Sydney.

Hours of work will be restricted in accordance with the conditions of consent assumed to be;

- Monday to Friday 7:00am – 7:00pm
- Saturday 7:00am – 5:00pm
- No work Sundays and Public Holidays

3.21 Complaints Mechanism

From the commencement of construction until completion of the buildings the Contractor will be required to maintain a community liaison officer on the project. This officer will be contactable by both a mobile phone and email and the contact details will be clearly advertised on site hoardings, community updates and the like. Any members of the community with complaints or concerns regarding construction activities will be able to contact this officer to express their concerns. The Contractor will be required to maintain a register of complaints and to report on the status of complaints on a monthly basis. In addition the University will provide site signage that clearly notes the relevant contact within the University with responsibility for addressing complaints during the construction phase.

4. EROSION AND SEDIMENT CONTROL

The Contractor will be required to manage the erosion and sediment control in accordance with the City of Sydney's Sediment & Erosion control guidelines and will be required to undertake the following:

- Provide silt barriers and limit construction methodologies which produce run off
- Maintain all erosion control devices and measures in good working order, at all times for the duration of the works.
- Remove excess construction spoil from excavation areas immediately, stockpile and cover on site appropriately prior to timely removal
- Locate stockpiles away from drainage lines and street drains and gutters
- Protect gutters and storm water drains by appropriate barriers (i.e. gravel 'sausage'). Monitor barriers for build-up of sediment and the like, remove excess sediment and add to on-site stockpiles. Do not flush sediment materials down the gutter.
- Divert clean water sources from the site.
- Trap sediment as close as possible to the source utilising sediment fencing
- If water is stored on site, it must be filtered in order to capture all sediment before releasing it into the storm water system
- Excess materials such as cement, water from tool cleaning, paint brushes and brick and concrete slurry must not be washed into the storm water system.
- Where possible, construct a depression or earth dam below brick, concrete or tile cutting. If this is not possible, pass site water through a filtered pit.
- Backfill services trenches with specified materials immediately after services are laid.
- Connect downpipes to the storm water drainage system as soon as roofing is completed.

5. FOOTPATH CLOSURES

Pedestrian access will be interrupted in Darlington Lane only during the erection of the B class Hoarding at the commencement of the project. This interruption is anticipated as being limited to no more than 2 days. There may also be a few instances where pedestrians are asked to wait whilst deliveries or craneage is taking place for their safety but these will be short stoppages.