midson

Preliminary Construction Management Plan

St Luke's Grammar School – Senior School Campus

210 Headland Road & 800 Pittwater Road, Dee Why and 224 Headland Road, North Curl Curl

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1.0 Introduction

1.1 Background

The proposed development is for a new senior school campus for St Luke's grammar School ay is to be constructed at 210 Headland Road and 800 Pittwater Road,Dee Why and 224 Headland Road, North Curl Curl (the Site) which is located within the Northern beaches Local Government Area.

As the proposed development comprises an educational establishment and has a Capital Investment Value (CIV) in excess of $30 million it is categorised as State Significant Development (SSD) for the purposes of the *Environmental Planning and Assessment Act 1979* (EP&A Act). Therefore, an Environmental Impact Statement (EIS) is required to accompany the Development application (DA).

DFP Planning Pty Ltd, which is preparing the EIS, sought Secretary's Environmental Assessment Requirements (SEARs) from the NSW Department of Planning and Environment, and these were issued on 3 May 2019 and reissued on 1 July 2019. The SEARs requirements include the preparations of a Preliminary Construction Management Plan (PCMP) to accompany the EIS.

1.2 State Significant Development

The proposed development will be carried out in three (3) separate stages and comprises alterations and additions to the existing building at 800 Pittwater Road and 224 headland Road and is summarised as follows:

210 Headland Road, Dee Why

No physical works are proposed to the existing school campus at 210 Headland Road.

224 Headland Road, North Curl Curl

The scope of works for 224 Headland Road comprises alterations and additions to provide:

- Two (2) x Basketball courts;
- 1 x Half sized basketball court;
- Gymnasium;
- School uniform shop;
- Amended parking layout including bus turning circle and student parking; and
- New vertical circulation (comprising lift and stair) between 800 Pittwater Road and 224 Headland Road.

224 Headland Road will be for the use of all students attending St Luke's Grammar School.

800 Pittwater Road, Dee Why

The scope of works at 800 Pittwater Road comprises the development of a new senior school campus (Years 10 – 12) for 600 students including:

- Science and Maths Precinct;
- Arts Precinct;
- Design and Technology Precinct;
- Humanities Precinct;
- Wellness Precinct (including 25 metre indoor pool);

- Administration and Staff facilities;
- Social Hubs, Library Hubs and Study Hubs;
- Assembly Theatre (700 seats);
- Drama Theatre (220 seats);
- Café and Atrium;
- Staff and student parking;
- Drop-off / pick-up zone that can accommodate up to 10 vehicles; and
- New landscaping including multi-purpose court.

Staging

The development is required to be staged to accommodate existing lease agreements. The work is proposed to be undertaken in three (3) stages as follows:

- Stage 1: All works at 224 Headland Road;
- Stage 2: Works within existing Units 1, 3 and 5 (Fitness First and I-Med), 800PittwaterRoad; and
- Stage 3: Works within existing Units 2 and 4 (Officeworks), 800 Pittwater Road.

1.3 Purpose of this report

The purpose of this Preliminary Construction Manzamine Plan (PCMP) is to provide a broad overview of the construction management methodology, construction staging and environmental management measures.

A separate Preliminary Construction Traffic Management Plan (PCTMP) has been prepared by Varga Traffic Planning Pty Ltd and identifies the proposed vehicular routes, points of access/egress and vehicular and pedestrian controls.

The final and more detailed Construction Management Plan (CMP) to be implemented is the responsibility of the Principal Contractor once engaged following DA approval. The CMP will outline the methodologies for carrying out the work so as to minimise the impacts of construction activities on project stakeholders, particularly nearby residents and the broader public who may interface with the project in the local vicinity, such as pedestrians or local traffic.

2.0 Project Description

2.1 Site Description and Location

The site is located in the coastal suburbs of Dee Why and North Curl Curl, within the Northern Beaches Local Government Area (see Figure 1 overleaf). A detailed site description including assessment of site context is provided with the EIS prepared by DFP Planning.

***Figure 1**: Site Location*

The site comprises four (4) allotments as described in Table 1 below:

Property Address	Lot/ DP	Area (m²)
210 Headland Road, Dee Why	2112 / 752038	15,209
210 Headland Road, Dee Why (also known as 2-4 Tango Avenue, Dee Why)	100 / 1251179	
224 Headland Road, North Curl Curl	SP 45082	5,235
800 Pittwater Road, Dee Why	6/ 523299	10,240
Total		**30,684m²**

***Table 1**: Site description*

2.2 Proposed Development and construction stages

Stage 1

New Sports Centre - 224 Headland Road

The work at 224 Headland Road comprises alterations and additions to the existing industrial unit building for use a sports centre for the whole school. The works generally comprise:

- Internal alterations and additions to construct two (2) full size basketball courts with dance/exercise floor including installation of a new roof truss system that spans the entire width of the building (Figure 24);
- Installation of new lift at southern end of building to provide access to school uniform store on the first floor;
- New external works including new concrete pavers footpath, new line marking for 41 car spaces including two (2) accessible spaces; and New landscaping.

Stage 2

New Senior Campus – 800 Pittwater Road

The Stage 2 works are located within Units 1, 3 and 5 of 800 Pittwater Road, as well as the northern portion of the site. Units 1, 3 and 5 are currently occupied by I-Med and Fitness First.

The Stage 2 works comprise:

- Reconfiguration of basement carpark to provide a total of 73 spaces (including 2 accessible spaces);
- New internal fitout of Units 1, 3 and 5 of 800 Pittwater Road as Senior School campus for St Luke's Grammar School comprising:
    - Ground Floor (Level 1): School Entry, administration and staff offices, café; general learning areas, multi-purpose area, and new Wellness Precinct including 25 metre internal swimming pool along with male and female amenities and change rooms;
    - First Floor (Level 2): Humanities Precinct, library and Wellness Precinct;
    - Second Floor (Level 3): General learning areas, Visual Arts Precinct, and Design and Technology Precinct;
    - Third Floor (Level 4): Roof terrace;
    - Fourth Floor (Level 5): Access to 224 Headland Road;

- Construction of new vertical circulation (lift and stairs) between 800 Pittwater Road and224 Headland Road;
- New roof to part of the building including sawtooth elements;
- New landscaping of northern portion of site including new sports court;
- New acoustic wall to Pittwater Road;
- Reconfiguration of southern on-grade carpark to provide drop-off / pick-up area for
- students (equivalent to 7 spaces) along with 51 carparking spaces (including 1 accessible spaces);
- New electrical substation adjacent to southern boundary; and
- New access pathways from Pittwater Road and Harbord Road to Officeworks Entry.
- No works are proposed within Units 2 and 4 (Officeworks).

Stage 3

The Stage 3 works are predominately located within Units 2 and 4 at 800 Pittwater, although there will be some works across the site. Units 2 and 4 are currently occupied by Officeworks.

The works comprise:

- Reconfiguration of southern portion of basement parking including relocation of carpark entry to southern side of building. There will be a total of 76 spaces (including 2 accessible spaces) located in the basement;
- Construction of new southern extension to building (four (4) storeys equivalent);
- Internal fitout of 800 Pittwater Road as Senior School campus for St Luke's Grammar School comprising:

    - Ground Floor (Level 1): Administration area and staff rooms, Auditorium, Chapel, Village Centre, Café, Theatre and Performing Arts Precinct, Wellness Precinct and staff and student amenities;
    - First Floor (Level 2): Library; Humanities Precinct; Media Centre; Wellness Precinct, Roof Terrace above curved 'former Canteen' and staff and student amenities;

  - Second Floor (Level 3): Visual Arts Precinct, Maths Precinct, Science Precinct, Design and Technology Precinct, Roof Terrace above southern extension and staff and student amenities;
  - Third Floor (Level 4): No change from Stage 2;
  - Fourth Floor (Level 5): No change from Stage 2;
- New sawtooth roof to southern portion of building;
- Landscaping to southern portion of site;
- Extension of acoustic wall along full length of site;
- New pedestrian entry and stairs from Harbord Road;
- New signage for the school; and
- Reconfiguration of driveway entry and forecourt to provide pick-up and drop-off area, bus turning and 15 spaces.

Demolition and Site Preparation

Demolition plans are provided in the Architectural Plans prepared by Tonkin Zulaikha Greer (TZG). The demolition will be undertaken in three (3) stages reflecting the proposed staging of the development. The demolition works include:

Stage 1 – 224 Headland Road

- Demolition of internal walls, stairs, mezzanine level, fittings and fixtures;
- Removal of existing car parking line marking and concrete planter boxes;

Stage 2 – 800 Pittwater Road

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- Demolition and removal of existing tenancy fitouts (I-MED and Fitness First) including demolition of existing Fitness First swimming pool;
- Demolition of part of the existing basement carparking along with northern carpark access ramp;
- Excavation and bulk earthworks for new vertical circulation connection between 224 Headland Road and 800 Pittwater Road;

Stage 3 – 800 Pittwater Road

- Demolition and removal of existing tenancy fitout within Units 2 and 4 (Officeworks);
- Demolition and removal of temporary fitout within Stage 2; and Removal of existing pylon sign.

Tree Removal

- A total of 36 trees are identified for removal across the site. This includes 26 trees that are required to be removed to facilitate the proposed development. The project's Arborist (ArborSafe) has assessed the trees to be removed and has determined that 25 of these trees have low retention value (Category C) with an estimated life expectancy of 5-15 years. The other tree to be removed has medium retention value (Category B with an estimated life expectancy of 15-25 years. Ten (10) trees have been identified for removal that are unsuitable for retention.

2.4 Hours of operation for construction

Unless authorised by Council or another approval authority, building construction for this project will be restricted to the following:

- 7:00am to 6:00pm inclusive Monday to Friday
- 7:00am to 5:00pm inclusive of Saturday
- No work on Sundays and Public Holiday

If required, after hour permits should be sought from the relevant authorities. This may be due to the following reasons:

- To reduce impact on public or nearby residents
- Emergency event / incident
- Authority shutdowns or disconnections
- Other reasons as required.

2.5 Construction Programme

The anticipated programme of works is as follows:

- Stage 1 - building works completion and handover early 2023
- Stage 2 - Building works completion and handover late 2026
- Stage 3 - building works completed and handover late 2030

3.0 Site management

3.1 General

The Principal Contractor will be responsible for the overall management of the site and will be required to produce a Site Specific Construction Management Plan (CMP) prior to commencing works. This CMP will be the master plan for the works and may include the following:

- Site Management Plan (SMP)
- Work health & Safety Management Plan (WHSMP)
- Environmental Management Plan (EMP)
- Quality Management Plan (QMP)
- Risk Management Plan (RMP)
- Traffic Management Plan (TMP)
- Industrial Relations Plan (IRMP)
- Communications Plan (CP)
- Hazardous Materials and Asbestos Management Plan (HMAMP)
- Emergency Management Plan (EMP)
- Hazardous Substances Management Plan (HSMP)
- Waste Management Plan (WMP)
- Construction Program
- A copy of the Development Approval

Several of the above plans will require ongoing updating during the course of the project to remain relevant. A copy of the CMP will be kept on site and accessible throughout the entire construction phase.

3.2 Public Safety

Signage and fencing will be used to restrict access to the site. Work on site will be undertaken in accordance with the requirements of Workcover NSW as well as relevant standards and codes of practice. Contractors will be required to undertake site inductions prior to entering the site. On-site safety briefings will be held as the site works proceed.

3.3 Dust Control

An Air Quality Management Plan will be implemented to minimise dust emissions during construction works. This will include measures such as watering down roads and short-term stockpiles, and temporary revegetation of long term stockpiles.

Specific items to address include, but are not limited to, the mitigation of dust off the site through the management of stockpiles and excavation areas. Common techniques used are:

- The employment of water trucks, sprinklers or spray cannons to spray exposed areas.
- Covering stockpiles with geofabric or similar material.
- Covering truckloads of soil or other dusty material prior to leaving site.

These measures are to be used as a minimum whenever wind-blown dust is observed

3.4 Stormwater

An erosion and sediment control plan will be implemented on site. This will include establishing stormwater drainage systems to divert clean stormwater around cleared areas and construction of temporary berms to prevent excess stormwater run off to adjacent residential sites. A preliminary sediment and erosion control plan has been prepared by Northrop Engineers and should be read in conjunction with the PCMP and is included in the EIS.

Erosion and sediment control plan(s) are to be provided by the Principal Contractor as part of their EMP prior to the commencement of works. These plans are to be in accordance with required standards and codes, including the Blue Book, and illustrate the requirements of the contractor to effectively establish, regulate and maintain all control measures.

3.5 Noise and vibration

A Construction Noise Management Plan (CNMP) will be implemented on site. A CNMP has been prepared by Day Design should be read in conjunction with the PCMP. The CNMP incorporates a series of recommendations and mitigation measures for each respective stage. The noise control recommendations relate to:

- Engineering and Practical Nosie Controls
- Nosie Management Controls
- Vibration Monitoring

3.6 Traffic

A Construction Traffic Management Plan will be prepared by the contractor once appointed to identify the proposed vehicular routes, points of access/egress and vehicular and pedestrian controls. A preliminary Construction Traffic Management Plan (PCTMP) has been prepared by Varga Traffic Planning and should be read in conjunction with the PCMP. The PCTMP outlines recommendations for the following:

- Loading and unloading
- Proposed Constructing Staging Arrangements
- Works Zone
- Site Fencing, Hoarding and Amenities
- Neighbouring Properties
- Construction Truck Routes

- Truck Movements
- Traffic Control Plans
- Permits
- Tradesmen and Contractor Parking
- Site Inductions

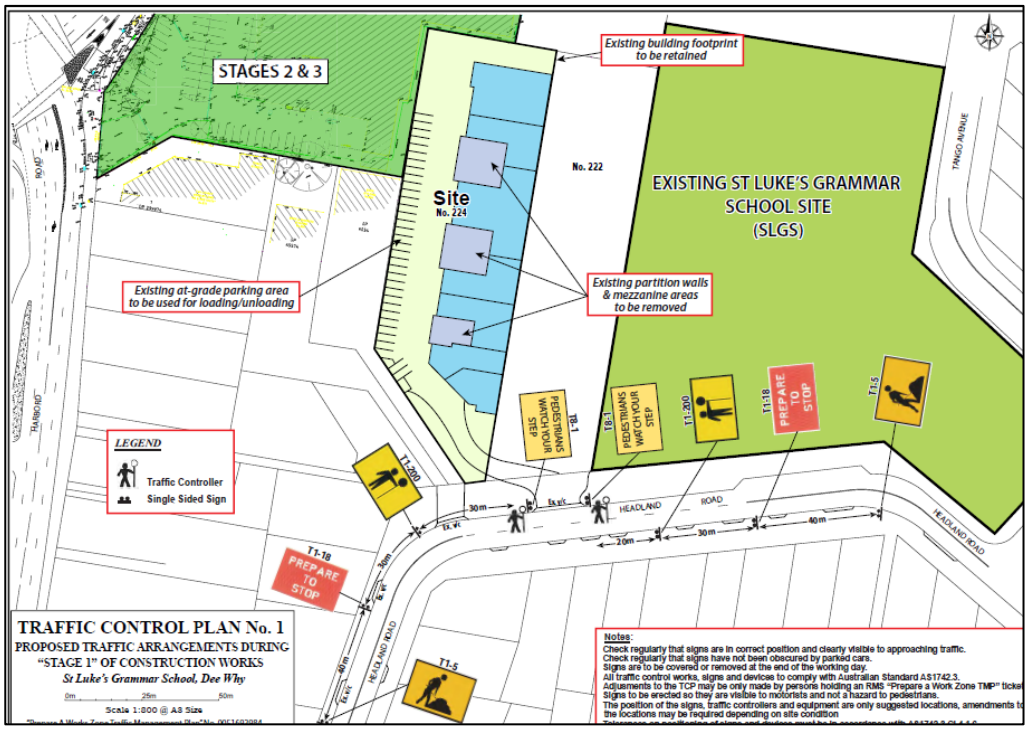

***Figure 2**: Stage 1: Traffic Control Plan (Varga Traffic CTPMP)*

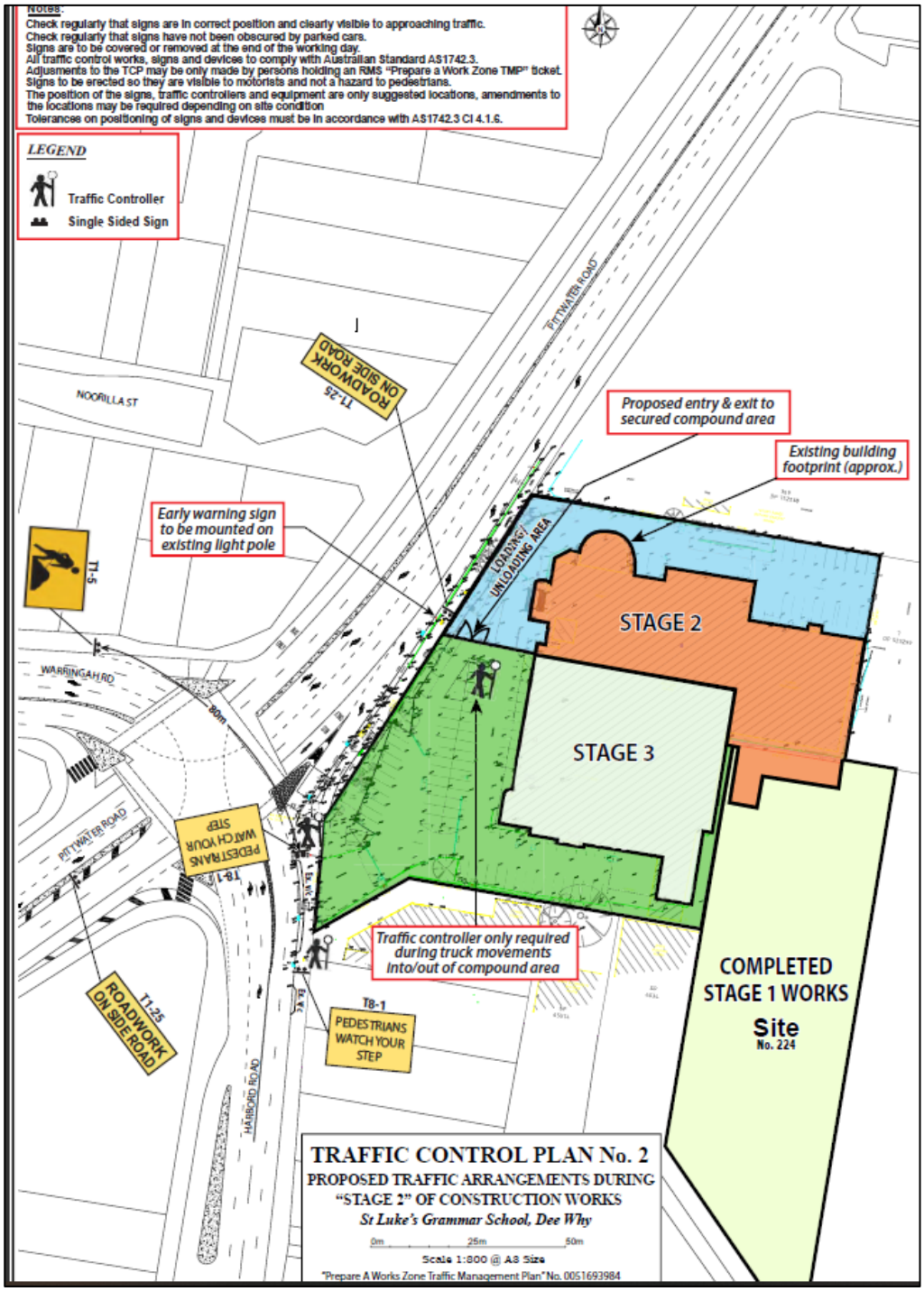

***Figure 3**: Stage 2: Traffic Control Plan (Varga Traffic CTPMP)*

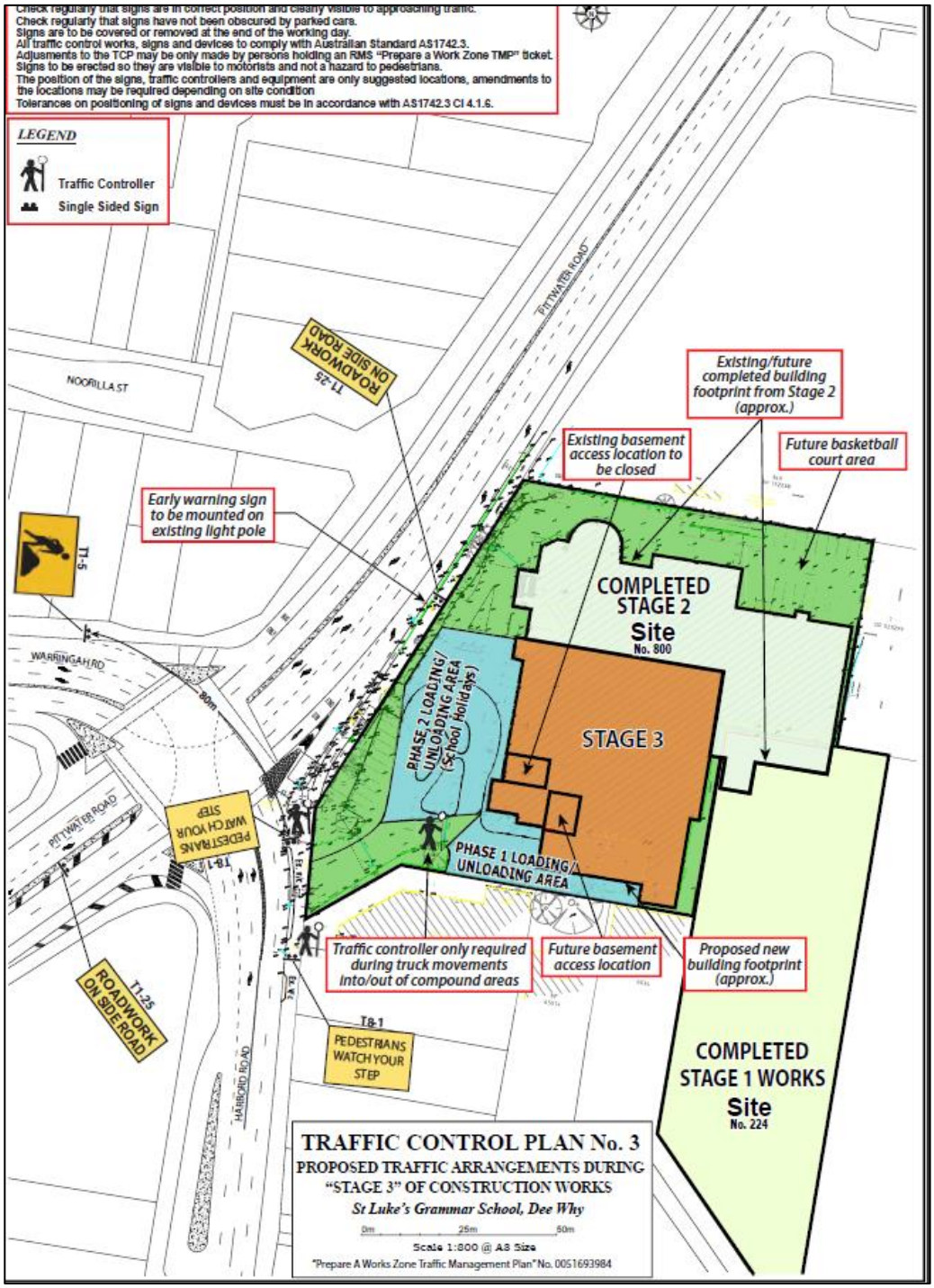

***Figure 4**: Stage 3: Traffic Control Plan (Varga Traffic CTPMP)*

3.7 Waste

A Demolition and Construction Waste Management Plan (D&CWMP) has been prepared by Waste Audit and should be read in conjunction with the should be read PCMP. The D&CWMP provides guidance on the management of operational general waste and recyclable materials generated by the proposed development during the demolition and construction phases.

3.8 Site Establishment

Prior to commencing any construction works, the Principal Contractor will need to complete establishment activities which will likely include the following activities:

- Obtain all necessary permits, approvals, pay all associated fees and insurances.
- Erecting suitable signage clearly communicating and displaying the name of the Principal and Principal Contractor, including the name and details of a contact person.
- Establishing secure access to the site.
- Setting up suitable facilities and amenities for its workers and to administer the project.
- Establish vehicle entry / exit paths, emergency vehicle access and other requirements of their TMP.
- Setting up and implementing all required safety and environmental controls as per their CMP (and sub-plans).
- Mobilise suitable plant, equipment and personnel to site.
- Set up suitable secure storage areas.
- Complete all pre-work activities such as dilapidation reports, hazard / risk workshops, site inductions and the like.
- Set up all contract administration, WHS and environmental processes.
- Provide suitable notifications as required, such as providing notice to Council of the intended time for commencement of the works.

3.9 Workplace Health and Safety

The Principal Contractor will hold the responsibility of Principal Contractor for the site during the works in accordance with the Workplace Health and Safety (WHS) Act 2011. The Principal Contractor will be required to take all reasonable care and actions to meet its obligations under the WHS Act as contractually and legislatively required. In its role as an employer and site manager, the Principal Contractor will need to maintain a working environment, which minimises all risks to the health and safety of its employees, sub-contractors, visitors to site and the community.

3.10 Personal Protective Equipment

It will be the responsibility of the Principal Contractor that all site personnel are aware of and adhere to all personal protective equipment (PPE) requirements as per their SWMSs and WHSMP. This could include the following:

- High visibility safety garments (AS4602.1)
- Safety helmets (AS1800 and AS1801)
- Safety footwear (AS2210.1/.2)
- Eye Protection (AS1336 and AS1337)
- Ear Protection (AS1270)
- Other PPE as required to undertake tasks to complete the works

3.11 Site Security

The Principal Contractor will be required to ensure adequate signage and temporary fencing is installed and maintained to restrict access and prevent unauthorised public access to the site at all stages throughout construction of each stage.

Other site security such as CCTV or security patrols may also be implemented if deemed warranted at times during the project. The Principal Contractor may also

restrict access to potentially hazardous areas within the existing site, such as stairwells to upper levels etc. as an additional precaution in the event that external fencing is breached.

3.12 Vegetation Protection

Vegetation protection plans are to be prepared as part of the EMP and provided by the Principal Contractor prior to the commencement of works. The plan must outline the methodology to be implemented for the protection of trees retained throughout the project works. As per section 4.4, vegetation protection is to be undertaken on trees identified in the Tree Assessment Report which are at risk of being damaged during construction are to have tree protection installed and all fencing must comply with AS 4970 2009. Common methods of vegetation protection include, but are not limited to:

- All trees and vegetation that are to be retained should be clearly marked and protected prior to works commencing on site and protection measures are to be approved by a qualified arborist.
- Trees to be removed are to be inspected by a suitably qualified person prior to removal.
- Any spread of introduced weeds etc. controlled quickly and effectively.

3.13 Heritage

Despite appropriate and adequate investigation, unexpected heritage items may still be discovered during maintenance and construction works. The Principal Contractor will include strategies pertaining to unexpected finds for both European and aboriginal cultural heritage.

At a minimum an unexpected finds procedure to include the following:

1. Stop work, protect item and inform project managers and Department of Education
2. Contact and engage an Archaeologist and Aboriginal Site Officer where required.
3. Complete a preliminary assessment and recording of the item
4. Formulate an archaeological or heritage management plan
5. Formally notify the regulator by letter, if required,
6. Implement archaeological or heritage management plan
7. Review CMP/EMPs and approval conditions
8. Resume Work.

4.0 Demolition Management

4.1 General

The extent of demolition for each respective stage is illustrated in the Architectural drawings prepared by TZG which is included in the EIS. The bulk of the demolition works are primarily internal as the external shell of both 224 Headland Rd and 800 Pittwater Rd are being largely retained.

Contractors undertaking demolition works during each stage will be required to develop and implement specific SWMSs for specific demolition activities to ensure works appropriately deal with safety and environmental issues. Demolition will only be undertaken by contractors with the appropriate licensing and other require qualifications

Bulk excavation works shall be the responsibility of the construction contractor. Due to the nature of the building and the complexity of the site, the excavation may need to be staged to enable the temporary support of batters and cut profile.

Stabilisation and shoring strategies shall also be implemented. Any removal of spoil from site must be controlled and managed in line with the waste management plan. Any areas where fill is required, this needs to be installed, compacted and offered up for inspection in line with the relevant ITP's.
Any known services within the site (not already capped or removed by the demolition contractor) will need to be located and either capped if redundant, protected or relocated as per the Civil Engineering / Utilities Report and 'As Built' survey prepared by the demolition contractor.

At all stages of the excavation works, the stormwater management plan and sediments controls must be in place in case of inclement weather or unforeseen spills on site. A permit to dig must accompany all excavation works or any works where breaking ground is necessary.

4.2 Hazardous material and asbestos

The Principal Contractor will have a procedure for unexpected finds for hazardous material including asbestos.

Any asbestos removal is to be carried out by a licensed asbestos removalist in accordance with Code of Practice for safe removal of asbestos and disposed of appropriately. All asbestos laden waste must be disposed of at a waste disposal site licensed by NSW Environment Protection Authority.

Other hazardous materials are to be removed as necessary in accordance with relevant Codes of Practice by suitably qualified contractors and disposed of appropriately. Notification to residents and SafeWork NSW will be provided if required under the relevant Code of Practice.

A preliminary Hazmat was prepared for 800 Pittwater Rd in August 2005 by Hibbs & Associates and for 224 Headland Rd in October 2016 by Solutions Engineering. These reports will be made available to the contractor along with the preliminary and derailed site investigations prepared by Martens.

4.3 Site Clearance

A total of 36 trees are identified for removal across the site. This includes 26 trees that are required to be removed to facilitate the proposed development as detailed in the project's Arborist report prepared by Arborsafe.

The removal of specific existing trees as nominated in the Arborist's report will be undertaken by a suitably qualified and licenced AQF 3 Arborist contractor, with all pruning work to undertaken in accordance with the Australia Standard AS 4373 2007 Pruning of Amenity Trees. It is envisaged at this stage that all removed trees will be either transported off site to a
registered waste disposal recycling facility or mulched and stockpiled on site as per Environment Protection Authority (EPA) Raw mulch Order 2016. The generated mulch will be used on site if required.

The trees identified in the Tree Assessment Report which are at risk of being damaged during construction are to have tree protection installed and all fencing must comply with AS 4970 2009.

5.0 Reference Documents

This document shall be read in conjunction with the suite of documents (reports and drawings) prepared for the purpose of seeking approval from the 'State Significant Development, Development Application (SSD DA). These include but are not limited to the following reports:

Item	Document Title	Author
1	Site Survey–	Stephen R. Carr Registered Surveyor
2	Architectural Drawings	Tonkin Zulaikha Greer Architects (TZG)
3	Architectural Design Report	Tonkin Zulaikha Greer Architects (TZG)
4	EIS	DFP Planning
5	Staging Report	DFP Planning
6	Social Impact Report	Sarah George
7	Landscape Architecture Drawings	Spackman Mossop Michaels
8	Arboricultural Impact Assessment	Arborsafe
9	Geotechnical Report	Martens Consulting Engineers
10	Access Review	Funktion
11	BCA Design Compliance Review	Group DLA
11	Preliminary Site Investigation Report	Martens Consulting Engineers
12	Detailed Site Investigation Report	Martens Consulting Engineers
13	Asbestos Register and Management Plan	KPMG
14	Aboriginal Cultural Heritage Assessment Report	Eco Logical Australia
15	Civil Engineering Works Package	Northrop
16	Stormwater Management Report and Plans	Northrop
17	Transport and Accessibility Impact Assessment	Varga Traffic Planning
18	Green Travel Plan	Varga Traffic Planning
19	Preliminary Construction Traffic Management Plan	Varga Traffic Planning
20	Ecologically Sustainable Development (ESD) Report	Wood & Grieve Engineers
21	Heritage Impact Statement	City Plan Heritage
22	Non-Indigenous Archaeological Assessment	City Plan Heritage
23	Demolition & Construction Waste Management Plan	Waste Audit & Consultancy Services
24	Operation Waste Management Plan	Waste Audit & Consultancy Services
25	Environmental Noise Assessment	Day Design
26	Traffic Noise Intrusion Assessment	Day Design
27	Construction Noise & Vibration Management Plan	Day Design
28	Biodiversity Development Assessment Report	Eco Logical Australia
29	Operational Management Plan	St Luke's Grammar School