SCEGGS - ALTERATION AND ADDITIONS OF WILKINSON HOUSE FOR ADAPTIVE REUSE

Preliminary Construction Management Plan

5 November 2021

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1 Introduction

This Preliminary Construction Management Plan has been prepared by Tracey Brunstrom & Hammond (TBH) on behalf of Sandrick Project Directions to accompany a State Significant Development Application SSD (SSDA 19989744) for the adaptive re-use of Wilkinson House (the Site), located on the existing main School Ground at 215 Forbes Street, Darlinghurst.

The Works described in this preliminary Construction Management Plan will be carried out by a Head Contractor, under the management of Sandrick Project Directions on behalf of SCEGGS. Once the Head Contractor has been appointed, a comprehensive Construction Management Plan will be prepared by the Head Contractor with specific details and strategies for the management of activities on-site.

The Project Manager on behalf of SCEGGS will ensure that the Head Contractor complies with the minimum standards detailed in this Preliminary Construction Management Plan, as well as the requirements of the City of Sydney Council.

2 Proposed Works

This Preliminary Construction Management Plan is prepared on behalf of the SCEGGs Darlinghurst Limited (the applicant) to accompany a State Significant Development Application (SSDA 19989744) for the adaptive re-use of Wilkinson House (the Site), located on the existing main school ground at 215 Forbes Street, Darlinghurst.

Conditional Development Consent was granted by the Independent Planning Commission (IPC) on 22 May 2020 to the Concept DA (Concept SSD 8993) for the redevelopment of SCEGGs at its main campus located at 215 Forbes Street, Darlinghurst (the Campus), excluding St Peter's Precinct and 217 Forbes Street.

Development Consent was not granted for Stage 1 works to Wilkinson House, including the demolition of existing Wilkinson House, excavation of a basement and construction of a new 4 storey building for general school purposes. The Concept Approval only approved the existing building envelope of the Wilkinson House.

This is the first detailed SSDA under the Concept Approval (SSD 8993), for the adaptive reuse of Wilkinson House for general school learning areas and sport facilities to support the senior school, including alteration and additions to the existing Wilkinson House.

The proposed adaptive re-use of Wilkinson House to include the following works:

- External extension to the south, to accommodate a lift core for equitable access, corridor and a meeting rooms. The extension will also connect the building to the wider campus;

- Demolish walls of the existing lightwell and rebuild a naturally lit and compliant stairwell;
- Rebuild mansard roof in copper with angled blades and clerestory windows. To utilise the roof space to provide for a large multipurpose space, GLA, staff room and an outdoor terrace. The roof is proposed to be approximately 300mm higher than the existing roof to facilitate the required floor to ceiling height;
- Demolish existing timber floors and replace with concrete slabs for thermal mass, fire resistance, acoustic attenuation and structural integrity;
- Enclose existing balconies and remove the balcony walls to incorporate the spaces as part of the new functional, regular-shaped classrooms;
- Other minor external alterations, including restoring heritage façade by removing unsympathetic additions e.g. security bars;
- Retention of Forbes Street Foyer;
- Provide a basement new sporting facility, which will connect to the existing Centenary Sports Hall directly to the south;
- Internal alterations and additions to accommodate for new classrooms, breakout space, multipurpose common room and staff rooms; and
- 10 demountable classrooms are proposed to be erected on the site during construction to ensure the school can continue to function during the construction period. Demountable classrooms are provided on grade south of the Chapel Building, at the upper level of the Centenary Sports Hall, and at the terrace west of Thomson Street.

A concurrent Modification to Concept Approval (SSD 8993) will be submitted with the SSDA to amend the existing building envelope and associated conditions for Wilkinson House.

SCEGGs is not proposing any increase in existing student or staff numbers as a result of this development.

2.1 Site Description

The subject site is located within the City of Sydney LGA in the suburb of Darlinghurst. The entire campus has a site area of 13,676m2.

The site is bounded by:

- Bourke Street and neighbouring properties to the west.
- Forbes Street to the east
- Neighbouring properties to the south east

- St Peters Lane to the North; and
- Liverpool Street to the south.

Figure 1: Extract of Site from Preliminary Construction Traffic and Pedestrian Management Plan

The following diagram indicates the areas owned by SCEGGS and in particular the areas affected by the Concept DA (Concept SSD 8993).

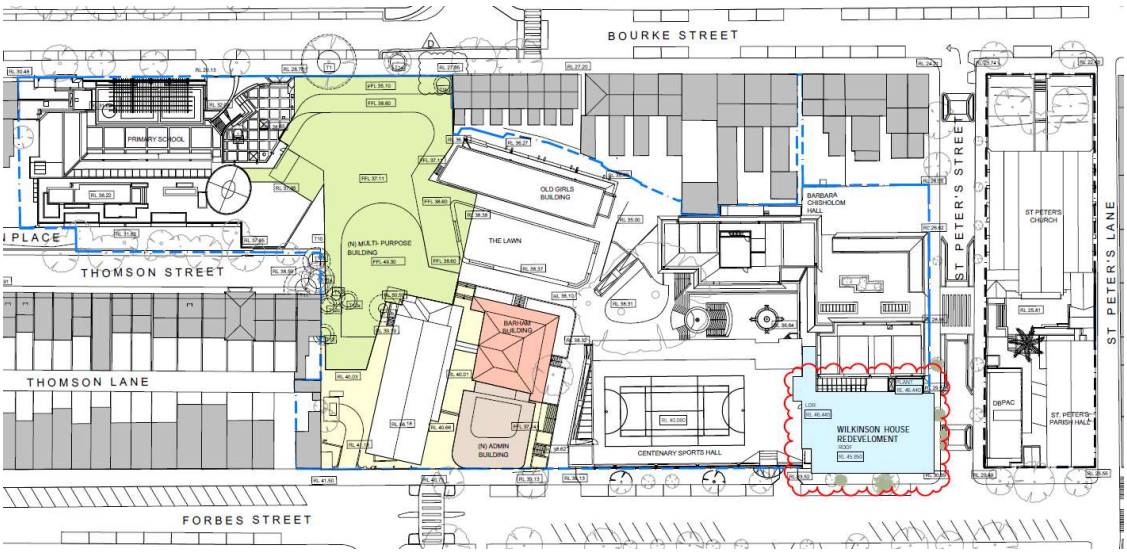

Figure 2: SCEGGS Darlinghurst site area

The scope of works involved in the adaptive re-use of Wilkinson House will take place only in the blue area.

3 Site Operations

3.1 Legislative Requirements

The Works will be undertaken in accordance with the following legislative requirements and any others that must be complied with in undertaking the Works as required:

- Work Health and Safety Regulation
- NSW Environmental Protection Agency

3.2 Hours of Operation

The hours of demolition and construction (including the delivery of materials to and from site) will generally take place between 7.30am and 5.30pm Monday to Friday and 7.30am to 3.30pm on Saturday.

This is in accordance with City of Sydney regulations (www.cityofsydney.nsw.gov.au/live/report-local-issues/noise/construction-sites).

There may be a requirement to undertake certain works outside normal construction hours – for instance, large / oversize deliveries, erection and dismantling of cranes. The relevant permissions for these activities would need to be sought by the Contractor.

3.3 Public Safety, Amenity & Site Security

Appropriate hoarding/fencing (as specified in Australian Standards and WorkCover requirements) will be installed to prevent public access and to maintain security to the area of the Works.

Vehicular access/egress gates will be erected as required. These gates will be manned by qualified traffic supervisors at the times of vehicular access and egress to the Site.

In view of the fact that demolition and then construction works will be undertaken while the school is in operation the Head Contractor will be required to develop a Site Safe Operations Plan to also include measures to ensure the safety of staff, students and their carers as they come and go, as well as during the normal operations of the school. These obligations are in addition to public safety, amenity and site security.

The scope of Wilkinson House Redevelopment deals with the internal demolition, excavation and then the alteration and additions to the Wilkinson House. The first Site Safe Operations Plan will address all of these aspects as they relate to that scope of work.

The Head Contractor will need to comply with their duty under WHS management in accordance with legislative requirements listed in Section 3.1 above.

3.4 Neighbour Management

From the commencement of construction until completion of the Works, the Head Contractor will be required to maintain a community liaison officer on the project. This officer with be required to 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.

The Head Contractor will be required to maintain a register of complaints and to report on the status of complaints on a monthly basis.

3.5 Dilapidation Studies

The Head Contractor will be required to conduct dilapidation studies before commencement of any demolition or construction works.

3.6 Timing of Works

TBH has prepared a preliminary construction programme for the adaptive reuse of Wilkinson House, which indicates a planned date for commencement of internal demolition works at the third quarter of the 2022 year, and the commencement of construction in the first quarter of 2023.

3.7 Truck Movements

A Truck Movement Histogram has been generated from the preliminary construction programme. The Histogram is attached at Appendix A.

The histogram shows typical truck movements in the order of 4-6 trucks per day with approximately 15 trucks on major concrete pour days.

4 Environment & Amenity

The Head Contractor undertaking the Works will be required to submit for review a comprehensive Environmental Management Plan (EMP) to ensure that all elements of the plan meet all statutory requirements. This requirement will be mandated in the contract.

The environmental performance of the Head Contractor will be monitored throughout the Works by the Project Manager. The following specific environmental management principles will be implemented on site:

- Noise & Vibration
- Dust
- Odour Control
- Vegetation Protection
- Stormwater & Sediment Control
- Archaeological Management
- ESD Initiatives

4.1 Noise & Vibration

All practicable measures will be taken to reduce the noise arising from the Works. Noise from the Site shall not exceed the limits set out in the Interim Construction Noise Guidelines, DECC 2009 (ICNG) and NSW Industrial Noise Policy, EPA 2000. No machine work will occur outside normal working hours unless approval has been given by the consent authority.

The following measures are proposed with reference to the ICNG:

- Use Noise Management Levels (NML's) to identify demolition, excavation and construction noise sources or scenarios that require engineering controls or administrative management;
- Promote clear understanding of ways to identify and minimize noise from construction works;
- Focus on applying all feasible and reasonable work practices to minimize construction noise impacts;
- Provide flexibility in the selection of site-specific and reasonable work practices to minimize noise impacts;
- Encourage construction/ demolition work to be undertaken within approved standard hours where reasonably practicable with noise that is audible to other premises. Approval is required for works undertaken outside standard hours; and
- The use of noise reduction techniques including, but not limited to, barriers, enclosures and silencers shall be employed to ensure compliance with construction and demolition noise criteria.

The benchmarks used to assess vibration impacts due to the construction works are documented in the Acoustic Assessment Report, prepared by ADP. This Acoustic Assessment

Report documents recommendations and requirements for mitigation of noise and vibration during construction, and the preparation by the Head Contractor of a Noise & Vibration Management Plan. This report forms part of the SSD application.

The Head Contractor's Noise & Vibration Management Plan will form part of the detailed Construction Management Plan. The following project-specific mitigation measures have been recommended for inclusion in the plan:

- Installation a 2.4 metre plywood hoarding around the construction site;
- Selection of quietest feasible construction equipment;
- Use of jaw crushers in preference to rock-breakers where feasible;
- Localised treatment such as barriers, shrouds, and the like around fixed plant such as pumps, generators, and concrete pumps; and
- Provision of respite periods.

In addition, the following measures should be included in a Noise and Vibration Management Plan.

- Plant Noise Audit – Noise emission levels of all critical items of mobile plant and equipment should be checked for compliance with noise limits appropriate to those items prior to the equipment going into regular service. To this end, testing should be established with the contractor.
- Operator Instruction – Operators should be trained in order to raise their awareness of potential noise problems and to increase their use of techniques to minimise noise emission.
- Equipment Selection – All fixed plant at the work sites should be appropriately selected, and where necessary, fitted with silencers, acoustical enclosures, and other noise attenuation measures in order to ensure that the total noise emission from each work site complies with EPA guidelines.
- Site Noise Planning – Where practical, the layout and positioning of noise-producing plant and activities on each work site should be optimised to minimise noise emission levels.

4.2 Dust

To control dust generation where necessary, water will be sprayed at the source of origin and surrounding areas to prevent airborne dust particles migrating into the surrounding environment. Management of dust prevention is to be developed by the Head Contractor and agreed by the project stakeholders.

Additional precautions that will be implemented during the Works include the covering of all haulage trucks with tarpaulins, and monitoring of weather conditions (including wind). Management and contingency plans will be developed to prevent any foreseeable impacts from dust.

4.3 Odour Control

Odour problems will be minimal for demolition activity on site. All plant and machinery involved in the Works will be regularly serviced and checked for exhaust emissions and catalytic converters.

4.4 Vegetation Protection

The Head Contractor upon appointment will be required to prepare a detailed site-specific Construction Management Plan. This Plan will need to demonstrate the measures that will protect trees and vegetation being retained under the development works.

Vegetation protection should be in accordance with Australian Standard 4970-2009, Protection of Trees on Development Sites. Where branch pruning works are required, works should be carried out in accordance with Australia Standard AS 4373-2007 Pruning of Amenity Trees and the works are to be undertaken by an experienced and qualified arborist.

Recommendations and requirements for vegetation protection are documented in the Arborist Report produced by Bluegum Tree Care and Consultancy dated November 2018.

4.5 Stormwater & Sediment Control

As a minimum, the erosion and sediment controls for the Works shall be designed, installed and maintained in accordance with the requirements of Managing Urban Stormwater: Soils and Construction “The Blue Book” 2004 (4th edition).

Reference should be made to the Stormwater and Flood Report produced by Northrop as part of the SSD Application for stormwater and sediment control.

The stormwater collected from the Wilkinson House Site will be treated by a Stormwater360 Jellyfish filter or equivalent and then flow to the existing OSD tank in the Carpark Building before discharging to St Peter’s Lane. The orifice plate in the existing OSD tank needs to be replaced with an orifice of larger diameter. The existing OSD tank with the new orifice plate will reduce site discharge sufficiently to comply with Council’s permissible site discharge as set out in the Sydney 2012 DCP.

The Head Contractor will be required to prepare a detailed Stormwater Management Plan which will cover all aspects of stormwater and sediment management and control during construction.

4.6 Archaeological Management

The Historical Archaeological Assessment by Urbis identifies some areas of significance and recommends certain measures for the protection of archaeological assets.

These include:

- Application for Excavation Permit under Sections 139 (4) and 140.
- The appointment of a qualified archaeologist to be appointed as excavation director to manage the site's archaeology.
- An Excavation archaeological recording program.
- Flexibility in the construction programme to enable remains to be recorded in detail.
- Cataloguing of (any) artefacts recovered during excavation.
- The exposed sections of the pre-1840s government quarry should be recorded by an appropriate consultant prior to any impacts.

It is expected that the recommendations in the Historical Archaeological Assessment will be addressed in the Environmental Management Plan.

4.7 ESD Initiatives

The ESD Report prepared by Northrop outlines a number of initiatives for consideration.

The majority of these relate to design however this report should be reviewed and those activities relating to construction should be included in the Detailed EMP to be prepared by the Head Contractor.

5 Traffic Management

Traffix has developed a Draft Construction Traffic and Pedestrian Management Plan (CTMP) as requested by the NSW Department of Planning Industry and Environment.

This report covers:

- Existing Conditions
- Operational Details
- Construction Stages
- Cumulative Construction Assessment
- Construction Vehicles
- Road Safety
- Works Zone
- Truck Routes
- Employee Vehicles
- Pedestrian Control
- Traffic Control Plan

5.1 Cumulative Construction Assessment

The Traffix Report has identified that six sites have been approved by Council within the last three years within the vicinity of the site.

The report notes that no large development directly adjacent to the site has been approved in the last three years and as such the construction activities of neighbouring developments are not expected to conflict with the construction works of the proposed development.

5.2 Road Safety

The Traffix Report states that road safety at key intersections will be assessed following the finalising the construction truck volumes and routes. It is expected that any identified pedestrian, bicycle or vehicle safety issues will be appropriately managed through the implementation of Traffic Control Plans.

5.3 Works Zone

The Traffix Report proposes a works zone along the Forbes Street Frontage.

The project will also likely require a Works Zone along the St Peters Street Frontage. An extract from the Traffix CTMP is included below.

Figure 3: Expected Works Zone

These Works Zones will be finalised by the Contractor.

5.4 Truck Routes

Section 8.6 of the Preliminary Construction Traffic and Pedestrian Management Plan.identifies truck routes planned to be used for inbound and outbound movements during the construction phase.

The truck routes utilised for the construction of the development would utilise the arterial road network where possible. The proposed truck routes are recommended so that all vehicles could access and egress the site in a forward direction.

A copy of those routes would be provided to all drivers prior to attending the site and all trucks serving the site will do so via the proposed route only. The proposed inbound and outbound truck routes are presented in Figure 5 and Figure 6 of the Assessment, and the routes are summarised as:

Inbound

1. Arrive on the Eastern Distributor, northbound.
2. Exit left onto William Street, westbound.

3. Turn left onto Crown Street, southbound.
4. Turn left onto Liverpool Street, eastbound.
5. Turn left onto Forbes Street, northbound.
6. Access the works zone on Forbes Street.

The extract from the Traffix CTMP show this route on the local map.

Figure 4: Trucks Route Inwards from Preliminary Construction Traffic and Pedestrian Management Plan

Outbound

1. Depart the works zone onto Forbes Street, northbound
2. Turn left onto St Peters Street, westbound.
3. Turn left onto Bourke Street, southbound.
4. Turn right onto Stanley Street, westbound.
5. Turn right onto Crown Street, northbound.
6. Turn right onto William Street, eastbound.
7. Turn left onto Bourke Street, northbound.
8. Continue on the Eastern Distributor, southbound.

The extract from the Traffix CTMP show this route on the local map.

Figure 5: Trucks Route Outward from Preliminary Construction Traffic and Pedestrian Management Plan

As part of its Construction Management Plan the Head Contractor will be required to submit a Finalised Construction Traffic Management Plan for approval prior to commencement of the works.

5.5 Employee Vehicles

The Traffix Report states that due to the small size of the site, workers will not be able to park onsite. Hence, all workers will be encouraged to carpool and park in offstreet carparks or utilise public transport services.

5.6 Construction Vehicles, Plant and Equipment

During construction, the following vehicles & equipment may be used:

- bulldozers, backhoes and excavators;
- heavy rigid trucks;
- mobile cranes;
- Tower cranes (requiring erection by mobile cranes in the adjacent street)
- concrete delivery trucks;
- concrete pumps;
- man and material hoists;
- scissor and boom lifts, and
- forklift trucks.

5.7 Construction Entries & Exits

Particular attention will be required in the Traffic Management Plan to entry and exit points, as required in the Traffic Management Plan.

It is expected that Construction Entries & Exits will be established on the Wilkinson House frontages on St Peters and Forbes Street.

Pedestrians will be diverted and controlled by traffic controllers as necessary. The Draft Traffic Management Plan discusses pedestrian activity associated with the school will be directed to allocated areas away from construction entries and exits.

5.8 Pedestrian Protection

Temporary hoardings appropriate to the interaction between pedestrians and construction works (as per WorkCover requirements and Australian Standards) will be constructed to prevent unauthorised access to the Site.

Pedestrian access surrounding the site will be managed safely during all construction stages. Temporary fencing and hoarding is proposed to be installed at all key areas around the construction areas to minimise potential conflicts between construction activities and students, staff and visitors of the school. It is expected that B Class hoarding will be installed around the perimeter. The image below shows the expected area where the hoarding will be installed

Figure 6: B-Class Hoarding Installation Location

This is discussed in Section 8.11 of the Preliminary Construction Traffic and Pedestrian Management Plan.

6 Waste & Materials Reuse

6.1 Storage of Dangerous Goods

Dangerous goods (such as petrol, diesel, oxy-acetylene, oils, glues etc) will be stored in a lockable compound with sufficient ventilation in accordance with relevant codes of practice and standards. Material safety data sheets on all of these flammable and potentially harmful liquids will be provided by the Head Contractor undertaking the Works.

6.2 Waste Management & Recycling Principles

Demolition and removal of in-ground services will be required on site.

Where possible any material generated from the Works will be recycled apart from selected soft demolition materials and hazardous materials such as asbestos, lead-based paints, phenols and polychlorinated biphenyls (PCB). The Head Contractor will be required to achieve compliance with the EPA guidelines.

The following measures are adopted to encourage the management and reduction of waste to minimize the loss of natural resources and landfill space:

- Emphasise the importance of recycling and waste reduction;
- Encourage the use of recycled materials where it is reasonably practical;
- Minimise the use of packaging materials and recycle packaging materials where possible;
- Waste concrete to be sent to a concrete recycling plant where possible;
- Separate removed native vegetation from general construction waste, mulched and stockpiled for re-use; and
- Non-recyclable general waste will be disposed at an approved waste disposal facility.

References should be made to the City of Sydney Council's waste management guidelines.

6.3 Waste Management Strategy

A Waste Management Strategy has been produced by Foresight Environmental as part of the SSD Application. The report addresses the following requirements for the construction and demolition phase:

- An estimate of waste during construction
- Waste management strategy, including
    - Avoid and reduce

  - Reuse
  - Recycling
  - Disposal
- Waste Management systems
  - Onsite and offsite
  - For demolition, and for construction
- Waste storage and collection
- Site waste control and management
- Hazardous wastes
- Contracts and purchasing
- Training and education
- Waste facilities

7 Services Disconnection

In general terms the following principles will be adopted when disconnecting services:

- Services impacts on the existing temporary school facilities will be done with full coordination, development and input with the client and its relevant stakeholders and will only proceed with approval via a Disruption Notice process;
- Impacts on the existing temporary school will be kept to a minimum, which may, on occasion, result in 'out of hours work. At all times, safety will be paramount and student/staff/visitor safety, access and security maintained;
- If the Head Contractor proposes to carry out 'out of hours' work, the Head Contractor must provide details of the time and frequency of such work. No work will occur outside normal working hours unless approval has been given by the consent authority. It is anticipated that such work will be kept to a minimum;
- All Service authorities will be consulted prior to the Works commencing to ascertain lead times and correct termination locations;
- All termination works will be undertaken in accordance with design engineers' specifications and instructions;
- All termination works will be undertaken by suitably licensed contractors, and;
- Any termination works that impact on adjoining owners will be notified and will be undertaken out of hours to minimise impact.

Appendix A

Truck Movement Histogram

SCEGGS Darlinghurst - Stage 1 Wilkinson House Redevelopment
SSDA Programme - Truck Movement Histogram (Nett Programme)