John Palmer Public School

Preliminary Construction Management Plan

13 October 2021

School Infrastructure NSW

John Palmer Public School

Project No:	IW255800
Document Title:	Preliminary Construction Management Plan
Document No.:	211010 – JPPS – Preliminary Construction Management Plan
Revision:	5
Document Status:	Final
Date:	13 October 2021
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Client No:	
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File Name:	IW255800_JPPS Preliminary Construction Management Plan_ FINAL

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Document history and status

Revision	Date	Description	Author	Checked	Reviewed	Approved
1	24.06.21	First Draft	AL/PS	--	--	--
2	01.09.21	Revised Draft	AL/PS	--	--	--
3	15.09.21	Revised Draft - Issued to consultants for review and Coordination	AL/PS	--	--	--
4	10.10.21	Revised Draft with Comments Incorporated	AL/PS	--	--	--
5	13.10.21	Final Issue	AL/PS	MS	MS	VP

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1. Introduction

This preliminary Construction Management Plan (CMP) has been prepared for the proposed development at John Palmer Public School.

The preliminary CMP will be replaced by the Contractor's Construction Management Plan once appointed. It is acknowledged that the Contractor's Construction Management Plan must be submitted to School Infrastructure NSW and the NSW Department of Planning, Industry and Environment (**DPIE**) for endorsement prior to works commencing on site.

1.1 Background

John Palmer Public School (JPPS) is in The Ponds Primary School Community Group and lies in the Blacktown LGA. The address of the school is 85 The Ponds Boulevard, The Ponds NSW 2769.

The school is owned by the Department of Education and is operated and maintained by a Public Private Partnership (PPP) Axiom 2 Pty Ltd.

The key motivation of the project scope is to replace the existing 20 demountables with new and refurbished air-conditioned learning spaces and upgrade the core facilities. The proposed upgrade aims to achieve all the necessary educational outcomes, realising the NSW Department of Education's school reform agenda.

Figure 1 Context Map Highlighting John Palmer Public School and its surrounds – Not to scale (Source PTW Architects)

1.2 Proposed Development

The proposed development seeks to upgrade John Palmer Public School. The upgrade consists of the following alterations and additions:

- Construction of a new three storey building facing The Ponds Boulevarde which will accommodate 29 Permanent Learning Spaces and 1 new staff room
- Construction of a one storey new library building
- Relocation of service access to staff car park off The Ponds Boulevarde, including alterations to the existing car park to accommodate service vehicle
- One-storey extension to and refurbishment of existing School Hall building. The School Hall extension will accommodate ancillary spaces for Out of Hours School Care
- Building Block D will be re-purposed from an existing library to special program spaces and administration
- Refurbishment of Building F to provide 1 new support unit
- Minor additions and internal refurbishments to Building A
- Removal of all 20 existing demountable classroom buildings once alterations and additions have been completed
- Ancillary works to support the alterations and additions including landscaping and service provision.

The proposed development site plan is shown in **Figure 2** below.

Figure 2 Proposed Site Plan – Not to Scale (Source PTW Architects)

1.3 SEARs Requirements

This Preliminary CMP accompanies an Environmental Impact Statement (EIS) pursuant to Part 4 of the Environmental Planning and Assessment Act 1979 (EP&A Act) in support of a State Significant Development Application (SSD - 23330227).

The development is for upgrading works comprising alterations and additions to John Palmer Public School at 85 The Ponds Boulevard, The Ponds. The site is legally described as Lot 1 DP 1131340.

The site is roughly rectangular in shape, with a total area of 29,830m^2 and street frontages to Pebble Crescent to the west, Jetty Street to the south and The Ponds Boulevard to the east. The Ponds Shopping Centre adjoins the northern property boundary of the school.

This report addresses the relevant Secretary's Environmental Assessment Requirements (SEARs), specifically:

Item	Name	SEARs Description	Section of this document
1	General Requirements	A description of any proposed construction or operational staging including relevant timing and dependencies.	Refer to Section 4.4
		Details of Construction and decommissioning including timing.	Refer to Section 4.3
		An estimate of the jobs that would be created during the construction and operational phases of the development along with details of the methodology to determine the figures provided.	Refer to Section 4.2
2	Staging	Assess impacts of staging where it is proposed and detail how construction works and operations would be managed to ensure public safety and amenity on, and surrounding, the site.	Refer to Section 4.5

Table 1 SEARS Requirements

2. Construction Management Plan Components

This preliminary Construction Management Plan covers the following areas of management:

- The operations of site management when undertaking the works including:
  - Legislative requirements
  - Hours of construction works
  - Staging
  - Public and property protection
  - Disruption notices
  - Health, Safety and Welfare
- Mitigation to minimise amenity and environmental impacts including:
  - Noise and vibration management
  - Dust
  - Hazardous materials
  - Odour control
  - Protection of trees
  - Stormwater management
- Traffic/pedestrian management throughout the duration of the works
- Waste management including:
  - Construction waste management
  - Storage of hazardous goods
  - Hazardous materials management
- Services disconnections

3. Operations of Site Management

The works will be undertaken by a Principal Contractor. The Principal Contractor will be selected through a competitive tender process that will commence in Q4 2021.

All statements and proposals documented in this preliminary CMP will be reviewed at the time of contract award for the works to ensure alignment with the proposed methodologies and construction staging of the preferred Contractor.

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 carrying out of the works as required:

- Protection of the Environment Operations Act and Regulations
- Approved Methods for the Modelling and Assessment of Air Pollutants in NSW (EPA)
- Environmentally Hazardous Chemicals Act 1985
- Environmentally Hazardous Chemicals Regulation 2017
- Protection of the Environment Administration Act and Regulations
- Work Health and Safety Act 2011
- Occupational Health and Safety Regulation 2017 and relevant codes of practice and Standards
- Australian Standard 2601-2001: Demolition of Structures
- Code of Practice - How to Manage and Control Asbestos in the Workplace 2019
- Code of Practice – How to Safely Remove Asbestos 2019
- Code of Practice – How to Manage Work Health and Safety Risks 2019
- Waste Avoidance and Resource Recovery Act 2001
- Environmental Planning and Assessment Act 1979
- Heritage Act 1997
- Local Government Act 1993
- Soil Conservation Act 1938
- Australian Standard 4970-2009: Protection of Trees on Development Sites.

3.2 Estimated Employment during Construction and Operational Phases

The estimated number of construction employment opportunities that would be created by the development of the site during construction would be approximately 132 construction personnel per year (sourced from the Quantity Surveyor Certificate of Cost prepared by RLB Cost Managers for the project).

Please refer to the EIS for the number of employment opportunities generated by operational phases.

3.3 Hours of Construction Works

Construction work would be undertaken in accordance with the construction hours set out in the conditions of approval for the Environmental Impact Statement. These are expected to be:

- Monday to Friday – 7.00am to 6.00pm
- Saturdays – 8.00am to 1.00 pm
- No works would be undertaken on Sundays or public holidays.

3.4 Staging

The JPPS upgrade works are expected to be staged to ensure impacts to school operations are minimised. Indicative staging is summarised below.

During the constructability review for JPPS several site access options were considered, and it was determined that Pebble Crescent was the best access overall and construction staging (**Appendix A)** is based on this access. The Covered Outdoor Learning Area (COLA) is to remain in place for the construction duration.

3.4.1 Stage 1

Duration: Approximately 6 months

- Relocate existing fire services during the School Holidays
- Carpark and waste pad works during the School Holidays
- Earthworks and substructure to the new 3 storey building including installation of piled foundations for new building and for proposed tower crane. The Contractor may use alternative cranage to suit their preferred methodology
- Earthworks and substructure to the single storey Library and Hall extension

3.4.2 Stage 2

Duration: Approximately 18 months

- Construction of new 3 storey building
- Construction of new single storey Library and Hall extension
- Refurbishment of Blocks D and F
- Public domain works
- Landscaping

3.4.3 Stage 3

Duration: Approximately 12 weeks

- Removal of existing demountables and make good

3.4.4 Handover 1

- Operational handover of Library and Hall (remove hoardings during School Holidays) and associated play space/landscaping

3.4.5 Handover 2

- Operational handover of new 3 storey building, refurbished Block D, Block A Extension, Block F Support Unit, and associated play space/landscaping

3.5 Public and Property Protection

The general principle is to separate construction areas of work from surrounding stakeholders and residents. Where there is a cross-over this will be managed to ensure safety of all persons and equipment.

3.5.1 School Operations

The school will remain operational during construction activities. Careful planning of the proposed site management and mitigation measures are briefly outlined below to always ensure the safety of all users.

The construction phasing will be developed to ensure continued school operations and distinct isolated construction zones to maximise separation between the school operations and construction work.

Appropriate site hoarding and fencing (as specified in Australian Standards and SafeWork NSW requirements) will be installed prior to commencement of works to prevent public access and to maintain security for the various areas of the works.

The nearest state roads are Schofields Road to the north and Sunnyholt Road to the south.

To access the site from Schofields Road, the following vehicle routes would likely be utilised:

- Schofields Road > The Ponds Boulevard > Jetty Street > Pebble Crescent

To access the site from Sunnyholt Road, the following vehicle routes would likely be utilised:

- Sunnyholt Road > Stanhope Parkway > The Ponds Boulevard > Jetty Street > Pebble Crescent

Departing vehicles would use identical routes to and from the site.

The entry gates to the site will be supervised and operated by traffic control staff during site operation hours and will be locked shut when the site is closed. Traffic controllers will be used where required to manage the interface of construction vehicles with pedestrians and/or public vehicles.

These public and property protection measures will be reviewed at the time of contract award for the works to ensure alignment with the proposed preferred methodologies and construction staging, to ensure that the safety of the public and staff is always maintained during the works.

The works will be staged. At various times, different portions of the site will be fenced. These protection measures will be reviewed at the time of contract award for the works to ensure alignment with proposed

preferred construction methodologies and to ensure that the safety of staff and students at the operational school and general public is maintained at all times during the works.

The Head Contractor will need to comply with their duty under WHS management in accordance with the legislative requirements listed in **Section 4.1** of this document.

3.6 Disruption Notices

Any planned Disruptions to school operations and services will be managed through the process of Disruption Notices (DNs). For such stoppages, the DN will describe the applicable works, timetable, issues, and contingency plans.

DNs will be submitted by the Contractor to the Project Manager, School Infrastructure NSW, and Axiom 2 for approval. Depending on the nature of the works, these are required 10 days prior to commencement of works, however this doesn't take into consideration the review and approval process, which, depending on the scope of works can take upwards of 4 weeks.

4. Environment and Amenity

The Contractor undertaking the works will be required to submit for approval to the Principal a comprehensive Environmental Management Plan (EMP) to ensure that all elements of the plan meet all statutory requirements as well as NSW Health's requirements.

The Contractor will be responsible for producing a detailed Dilapidation Report of the adjoining buildings and surrounding infrastructure prior to the commencement of works.

As a minimum, the erosion and sediment controls for the works shall be designed, installed, and maintained in accordance with the requirements provided by the Principal Contractor.

The environmental performance of the Contractor will be monitored throughout the works.

The specific environmental management principles will be implemented on site are listed below.

4.1 Noise and Vibration

This section is to be read in conjunction with the Noise and Vibration Impact Assessment prepared by AECOM.

Management of noise emissions from the site will be consistent with requirements of the Interim Construction Noise Guideline, and relevant Australian Standards. A Construction Noise Management Plan will be prepared by the Contractor. No machine work will occur outside the normal working hours set unless approval has been given through a Disruption Notice process.

The noise and vibration from the use of any plant equipment and/or building services associated with the premises shall not give rise to an offensive noise as defined under the provisions of the Interim Construction Noise Guideline, EPA, and Australian Standards.

As part of the noise mitigation treatment for the project, the Contractor will be responsible for the management, checking of compliant maintenance regimes and statutory supervision of all equipment, such as making sure all trucks and machinery involved in the works are checked for defective exhaust systems and general servicing.

4.2 Dust

To control dust generation, 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 Contractor and agreed by the project stakeholders.

The need for measures to prevent tracking of soil onto roadways outside of the site will be assessed by the Contractor and provided where necessary. Options available to the Contractor include:

- Wheel shaker
- Wheel wash
- Hosing
- Manual cleaning

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

4.3 Hazardous Materials and Unexpected Finds

This section is to be read in conjunction with the Detailed Site Investigation Report prepared by Douglas Partners.

A detailed Site Investigation Report has been produced by Douglas Partners as part of the SSDA. The report concludes that contaminant concentrations in all soil samples tested were below prescribed limits except for an exceedance of benzo(a)pyrene and copper, however there are not considered to be statistically significant.

An Unexpected Finds Protocol will be established for use during earthworks, to ensure that the due process is carried out in the event of a possible contaminated find. The appropriate control plans as required such as a Hazardous Materials Plan and Asbestos Removal Control Plan will be developed by the Contractor. A licensed demolition contractor and/ or Head Contractor are to inspect the site to determine the presence of any hazardous materials in accordance with the requirements of AS2601.

Specialist licensed Contractors will be used to remove material classified as hazardous. These materials will be removed separately first and disposed of in accordance with EPA and statutory requirements. Certification will be provided that identified hazardous materials have been removed.

As the contamination and geotechnical investigation has largely found fill underlying the site, it is unlikely that there will be sub-surface archaeology impacted as part of the development. Despite this, if a heritage or archaeological item is discovered during the course of the works, onsite works will cease, and the Office of Environment and Heritage will be contacted. Advice will also be sought from a qualified Heritage Consultant, prior to work recommencing.

As part of the Aboriginal Cultural Heritage Assessment Report, it has been advised that no further Aboriginal archaeological works are required to be undertaken. However, key recommendations made have been incorporated into the Preliminary CMP:

- All contractors undertaking earthworks on-site should be briefed on the protection of Aboriginal heritage objects under the National Parks and Wildlife Act 1974 and the penalties for damage to these items.
- All contractors undertaking earthworks in the study area should undergo an induction on identifying Aboriginal heritage objects

4.4 Odour Control

The scope for demolition activity for the site will be minor and odour problems will be minimal. All plant and machinery involved in the works will be regularly serviced and checked for exhaust emissions and catalytic converters.

4.5 Protection of Trees

This section is to be read in conjunction with the Arboricultural Impact Assessment Report prepared by EcoLogical and BDAR prepared by Kleinfelder.

The Contractor undertaking the works will be required to comply with Australian Standard 4970-2009: Protection of Trees on Development Sites to include tree management guidelines for the proper care and protection of trees retained and integrated into construction projects.

Where trees are required to be retained and are within proximity to the works, the Contractor will be required to maintain procedures for their protection at every stage of the development process.

4.6 Stormwater Management

This section is to be read in conjunction with the Civil Design Report and Integrated Water Management Report and Flood Impact Assessment prepared by AECOM and Enstruct Pty Ltd respectively.

Measures will be employed on the site overall, to control soil erosion during construction.

The site will be continually cleaned of rubble to minimise possible sediment flow during rainfall periods.

Stormwater kerbs and drainage lines will have sediment controls in the form of sedimentation socks or similar (to be approved by the project civil engineer).

Stormwater grate intakes surrounding works will be covered with geotextile fabric to allow water to enter while retaining sediments.

Should external surface run-off flow into works areas, it may need to be diverted to reduce sediment transportation using sedimentation socks or similar (to be approved by the project civil engineer).

All drainage control devices will be maintained regularly during and following heavy rainfall periods. Any remedial works required to these controls will be undertaken as a priority.

5. Traffic Management

Note: This section is to be read in conjunction with the Construction Traffic Management Plan prepared by TTW.

As part of the Construction Management Plan, the Contractor will be required to submit a Traffic and Pedestrian Management Plan (TMP) for approval prior to commencement of the works.

5.1 Construction Entry and Exit

Generally, construction vehicles will have origins and destinations from a wide variety of locations throughout Sydney. However, all construction vehicles will be restricted to the arterial road network, where possible.

As such, dedicated construction vehicle routes have been developed with the aim to provide the shortest distances to/from the arterial road network, whilst minimising the impact of construction traffic on the local road network in the vicinity of the site. Alternative routes would not be used without specific prior approval from the appropriate stakeholders.

The potential construction vehicle routes are shown in **Figure 3** and include:

- to/from north and east via Redbank Road and Briens Road
- to/from south and west via Institute Road, Darcy Road and Cumberland Highway

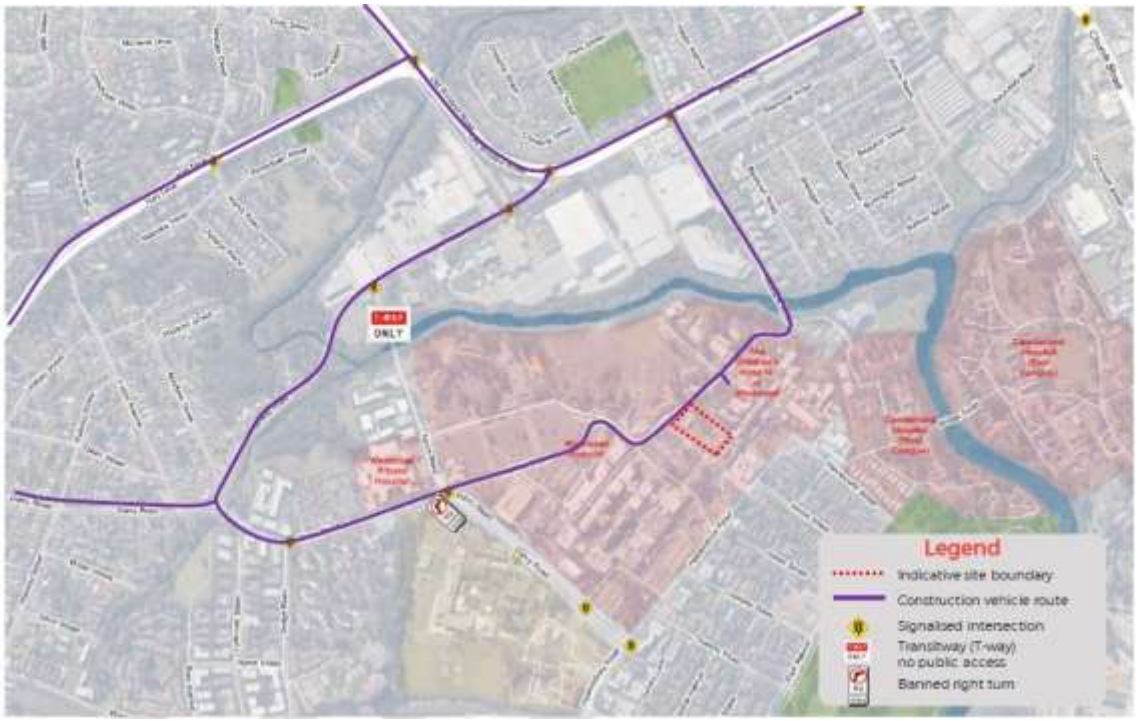

Figure 3 Construction Vehicle Routes

Construction vehicles would access the site via Pebble Crescent. However, specific details of the site access arrangements will need to be developed in conjunction with the appointed Contractor and their construction methodology. The selected construction vehicle access would need to allow for all vehicles to enter and exit the site in a forward direction and would need to minimise any vehicle queuing on Pebble Crescent, which could affect emergency vehicle access or the precinct traffic operations.

5.2 Construction Vehicle Types

Construction vehicles likely to be generated by the proposed construction activities would generally include rigid vehicles (6.4m-12.5m), 18m truck-and-dog vehicles and/or 19m semi-trailers and vans and utility vans depending on the construction activities. Additional construction equipment may include:

- Articulated vehicles for delivery of heavy plant and equipment
- Heavy and medium rigid trucks for construction material delivery
- Heavy rigid tankers for fuel delivery for compacting and excavation machinery
- Rigid trucks for removal of excavated material
- Mobile cranes
- Fixed/tower cranes
- Piling Rigs

- Concrete delivery trucks & concrete pumps
- Light vehicles.

A vehicle wash-down area where required will also be placed at vehicle entry points to prevent construction vehicles tracking dust/mud onto public roads.

5.3 Pedestrian Protection

Pedestrian and vehicle passage to and around the site will be maintained, or alternate routes determined where necessary and be defined by clear signage.

Temporary hoarding 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. These hoardings and fences will be staged to allow access to in-use areas during the works.

5.4 Parking

All Contractor vehicles will be located within the confines of the work area. There will be no parking made available on other areas of the school grounds.

6. Waste Management

Note: This section is to be read in conjunction with the Construction Waste Management Plan prepared by EcCell Waste Management

6.1 Waste Management & Recycling Principles

The Contractor will be required to prepare a Waste Management and Recycling plan specific to the works. This will be in line with the Construction Waste Management Plan prepared by EcCell Waste Management. The Contractor will be required to reuse and recycle where possible, and all material that cannot be recycled / reused will be disposed of at an approved landfill facility.

Once the John Palmer Public School upgrade works are complete and the school fully is operational, all waste produced will be managed in accordance with the relevant Operational Waste Management Policy by the schools. This policy will be reviewed and updated as required to suit the operation of the development.

6.2 Storage of Dangerous Goods and Hazardous Materials

Dangerous goods (such as petrol, diesel, oxy-acetylene, oils, 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 flammable and potentially harmful liquids will be provided by the Contractor undertaking the works.

7. Services Disconnections

As part of the JPPS upgrade, some service disconnections to the existing school services will be required.

Services impacts on the existing school will be done with full coordination and input with relevant hospital and authority stakeholders and will only proceed with approval via a DN process.

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 project design engineers' specifications and instructions. All termination works will be undertaken by suitably licensed Contractor.

Appendix A. Construction Staging


Construction Stage 1:
Crown Certificate 1
1. Establish construction site fencing, Site Office and site entry
2. Relocate Fire Services Winter 2022 Hols
3. Carpark/waste Pad works
4. Earthworks & substructure to New Building
5. Earthworks & substructure to Hall extension
6. Earthworks & Substructure to Library
Site Entry
On site construction parking
Site Office
Kiss & Ride Zone
Site Fences for main construction site
Decommission the old fire booster
This school entry point maintained to keep the school operational
Possible relocation of this demountable to ensure circulation for hoarding - location TBA
E
F
G
D
A
Kiss & Ride Zone
School entry
New Pump room to connect with the new booster.
Relocated fire booster. Expected to be completed in Aug July 2022
Site Fences for new pump room and fire booster
Site Fence for car park works. Expected to be completed in July 2022.
LEGEND
EARTHWORKS
IN CONSTRUCTION
COMPLETE
DEMOUNTABLES TO BE REMOVED
1 AERIAL VIEW - EXISTING
1 : 500 @A1
Education
PTW
John Palmer Public School
85 The Ponds Blvd, The Ponds NSW 2769
CONCEPT DESIGN
SITE - AERIAL VIEW - EXISTING
AR-0011
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Construction Stage 2:
Crown Certificate 2
1. Structure to new building
2. Structure to Hall Extension
3. Structure to Library
4. Hall Refurbishment & tie-in over Summer 2022 hols
5. Mech works to Blocks E & F over Summer 2022 hols
6. Refurbishment to Block D (complete after decanted into new Library)
7. Extension Block A (decanting to be resolved)
8. Refurbishment Block F (decanting to be resolved)
9. Zebra crossing construction during school holidays
10. Commence landscaping
Court area is included in the site for potential
LEGEND
EARTHWORKS
IN CONSTRUCTION
COMPLETE
DEMOUNTABLES TO BE REMOVED
Site Entry
New mech plant
Site Fences
On site construction parking
Site Office
Homebase - New Build Commences after decommissioning the fire booster
Kiss & Ride Zone
Material Storage
Existing Canteen
Substation upgrade work to be undertaken during school holidays (26/9 - 7/10)
Library Construction
E
Hall
F
Mechanical System upgrade work
Build F Refurbishment works.
Hall Extension work commences before Library
D
G
School entry
Kiss & Ride Zone
A
Waste pad
Zebra Crossing and footpath works to new Jetty street ped entry gate
LEGEND GREEN = COMPLETE
BLUE = IN CONSTRUCTION
1 AERIAL VIEW - EXISTING
1 : 500 @A1
Education
PTW
CONCEPT DESIGN
SITE - AERIAL VIEW - EXISTING
John Palmer Public School
85 The Ponds Blvd, The Ponds NSW 2769
AR-0011
A
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First Handover
Handover Hall Extension & Library E
Site Entry
New mech plant
Site Fences
On site construction parking
Site Office
Homebase - New Build Commences after decommissioning the fire booster
Kiss & Ride Zone
Material Storage
Existing Canteen
Substation upgrade work to be undertaken during school holidays (26/9 - 7/10)
Library Construction
E
Hall
F
Mechanical System upgrade work
Build F Refurbishment works.
Hall Extension work commences before Library
D
School entry
G
Kiss & Ride Zone
A
LEGEND
EARTHWORKS
IN CONSTRUCTION
COMPLETE
DEMOUNTABLES TO BE REMOVED
Zebra Crossing and footpath works to new Jetty street ped entry gate
AERIAL VIEW - EXISTING
1 : 500 @A1
CONCEPT DESIGN
SITE - AERIAL VIEW - EXISTING
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Second Handover
1. Handover new building & Hall
2. Handover of refurbished works to buildings A,D,F
Site Entry
New mech plant
Site Office
On site construction parking
Homebase - New Build
Kiss & Ride Zone
Hall refurbishment works Completed
Library
E
F
D
G
Hall Extension and tie into existing building.
Kiss & Ride Zone
School entry
A
LEGEND
EARTHWORKS
IN CONSTRUCTION
COMPLETE
DEMOUNTABLES TO BE REMOVED
1 AERIAL VIEW - EXISTING
1 : 500 @A1
CONCEPT DESIGN
SITE - AERIAL VIEW - EXISTING
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Stage 3
Remove all demountables and make good (by AMU)
New rear access driveway/gateway established
New mech plant
Site Office to be removed
Hoarding removed
New learning spaces
Kiss & Ride Zone
All demountable buildings will be removed and landscape to be made good.
COLA
Refurbished Hall
E
New Library
F
Hall Extension
D
G
Kiss & Ride Zone
School entry
A
All demountable buildings will be removed and landscape to be made good.
New Waste Pad
New secondary ped. entry & zebra Crossing established
LEGEND
EARTHWORKS
IN CONSTRUCTION
COMPLETE
DEMOUNTABLES TO BE REMOVED
AERIAL VIEW - EXISTING
1 : 500 @A1
CONCEPT DESIGN
SITE - AERIAL VIEW - EXISTING
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