



JOHNSTAFF

The Forest High School – SSSA

Construction Management Plan



Document Control

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1. Introduction

This report has been prepared as part of The Forest High School SSD application.

The Northern Beaches Hospital Structure Plan has nominated the existing The Forest High School site as the location of the new Frenchs Forest Town Centre. To realise the vision of the Northern Beaches Hospital Structure Plan and support a whole of government approach to strategic planning, the Department of Education (the Department) is relocating the existing The Forest High School.

The Department has nominated a site on Allambie Road, Allambie Heights NSW as the new site for The Forest High School. The site consists of Lots 6 & 7 DP 1280781, and Lots 750 & 751 DP 1271174. Please note the following regarding Lot & DP numbers:

Lot & DP prior to transfer and registration of Title	Lot & DP after transfer and registration of Title	Current Lot & DP as at 27/10/2022
Lot 750 DP 1271174	Lot 4 DP 1280781	Lot 750 DP 1271174
Lot 751 DP 1271174	Lot 5 DP 1280781	Lot 751 DP 1271174
Lot 13 DP 1112906	Lot 6 DP 1280781	Lot 6 DP 1280781
Part Lot 11 DP 1194177	Lot 7 DP 1280781	Lot 7 DP 1280781

The project is required to provide for a student enrolment that is of 1,500 students (Stream 9) to accommodate projected demand from forecast population increase in the catchment, and as a result of development within the Northern Beaches area.

The proposed scope of works include:

- Block A, a two (2) storey building comprising administration, staff spaces, staff amenities, and general learning spaces;
- Block B, a two (2) storey building comprising special support unit facilities, staff spaces, amenities, and general learning spaces;
- Block C, a two (2) storey building comprising library, general and specialist learning spaces;
- Block D, a two (2) storey building comprising science facilities, general learning spaces, staff facilities, and amenities;
- Block E, a two (2) storey building comprising food technology spaces, fabric and textile spaces, woodwork and metal work facilities, staff facilities, amenities and general learning spaces;
- Block F, a one (1) and two (2) storey building comprising a gymnasium with associated change rooms, showers, amenities and storage, first aid room, and metal work facilities;
- Block G, a two (2) storey building comprising a hall with movement studio, stage and lecture theatre, performance facilities, visual arts facilities, canteen, amenities, staff facilities, and general learning areas;
- Outdoor sporting facilities including sporting field and six (6) games courts;
- Covered outdoor learning area (COLA) and covered outdoor working area (COWA);
- Basement parking area for 121 vehicles;
- Bicycle parking for 184 bicycles; and
- Associated earthworks, tree removal, landscaping, stormwater works, service upgrades and supporting infrastructure



2. Key Milestones

The key milestones for the works are as follows:

Key Milestone	Date
Commencement of works onsite	July 2023
Completion of works	April 2025

High level indicative timing for works is as follows:

Site Preparation & Demolition– 1 month

Bulk Earthworks – 6 months

Construction – 14 months

A detailed Construction Program will be prepared by the Principal Contractor

3. Construction Methodology

This plan has been compiled for an SSD application to provide a high-level preliminary overview of the delivery of the works. A Construction Management Plan (CMP) will then be developed by the Principal Contractor to respond to detailed site planning prior to the issuing of a Crown Certificate by the PCA. The CMP will then remain a 'live' document reflecting the site delivery parameters for the duration of the project.

This plan covers the following areas of management:

1. The operation of site management when undertaking the works:
 - a. Legislative and Regulatory Requirements
 - b. Site Fencing, Public and Property Protection
 - c. Site Amenities
2. Operating Hours
3. Traffic/pedestrian management for the duration of the works
 - a. Traffic and Pedestrian Management Plan
 - b. Pedestrian Protection
 - c. Deliveries and Material Storage
4. Environmental Health and Safety
 - a. Environmental Impacts
 - b. Noise and Vibration Management
 - c. Odour Control
 - d. Stormwater Management
 - e. Waste Management and Recycling Principals



f. Dust, Sediment and Erosion Controls

5. Dilapidation Report

4. Operations of Site Management

The works will be undertaken by a Principal Contractor. All statements and proposals documented in this Preliminary Construction Management Plan will be further detailed within 14 days of the Date of Contract and prior to commencement of works onsite for the Works to ensure alignment with the proposed methodologies and construction staging of the Contractor.

4.1 Legislative and Regulatory Requirements

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

- National Construction Code 2011 comprising the Building Code of Australia;
- Applicable Australian Standards;
- Protection of the Environment Operations Act and Regulations;
- Approved Methods for the Modelling and Assessment of Air Pollutants in NSW (EPA);
- Environmentally Hazardous Chemicals Materials Act 1985;
- Protection of the Environment Administration Act and Regulations;
- Work, Health and Safety Act 2011 and relevant codes of practice and Standards;
- Work Health and Safety Regulation 2017;
- Code of Practice for the Safe Removal of Asbestos (NOHSC:2002(1998));
- Resource and Recovery Act 2001;
- Environmental Planning and Assessment Act 1979;
- Heritage Act 1997;
- Local Government Act 1993;
- Soil Conservation Act 1938;
- Threatened Species Conservation Act 1995 and Regulation;
- Biodiversity Conservation Act 2016;
- Native Vegetation Conservation Act 1997; and
- Australian Standard 4970-2009: Protection of Trees on Development Sites

4.2 Site Fencing, Public and Property Protection

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

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

Site Notices will be erected at the boundary of the site. The site notices will include details of; Principal Contractor details, name of Site Manager and 24-hour contact number, approved hours of work, and details of the Principal and other appropriate stakeholders. Safety related statutory signage will also be erected on the boundary of the site in accordance with WorkCover requirements.

Site, precinct information and traffic signage and any temporary traffic measures required will be installed and maintained for the duration of the Works.

The Contractor is responsible for maintaining safe access to the Site and the safe Movement of vehicles and pedestrians within and throughout the Site. This safe access must be documented by the Contractor as part of its Contractor's Construction Management



Plan. The Contractor is responsible for maintaining clear access to roadways, laneways or easements throughout the duration of the works.

The Contractor is to include an onsite parking solution for as many vehicles as possible (approximately 50 cars) for the duration of the works within their Site Establishment and Construction Methodology submission. Remaining construction vehicles are to park on-street within the surrounding industrial areas. Construction workers will be discouraged from parking in residential areas.

These public and property protection measures will be reviewed at the time of contract award and during monthly PCG meetings, to ensure alignment with proposed preferred methodologies and to ensure that the safety of the public and staff is maintained at all times during the works.

4.3 Site Amenities

The site amenities and compounds erected will accommodate lunch, bathroom and change facilities for the duration of the project. Contractor and sub-contractors will be advised during their site inductions that there is no parking within the adjacent streets to the site or on the neighbours property. To minimise impact on street parking, contractors and sub-contractors will be encouraged to use public transport or car share.

5. Operating Hours

Construction hours for the project are as follows:

Monday to Friday	7am to 6pm
Saturday	8am to 1pm
Sunday	No work
Public Holidays	No Works

Some work may need to be completed outside of the above hours. These activities will be planned in consultation with the neighbours to the site. Should works have impacts outside the site consultation with local authorities will be undertaken. Any disruptions will be documented and communicated to ensure all aspects of the works are clearly understood by all parties and to minimise disruption.

Deliveries will be scheduled and distributed to ensure avoidance of congestion to surrounding roads networks. Materials handling will be conducted within the construction site perimeter reducing any impacts on traffic flows.

6. Traffic Management

6.1 Traffic and Pedestrian Management Plan

Note: This section is to be read in conjunction with the traffic report prepared by SCT.

Prior to construction works commencing, the Principal Contractor will develop a Construction Pedestrian and Traffic Management Plan which will detail how traffic, pedestrian and cyclist access will be managed during the construction works.

Traffic flows and vehicle/pedestrian separation are a major consideration and pedestrian routes are to be maintained throughout construction. Traffic control personnel will be provided by the Principal Contractor during operating hours, or as advised by the Principal Contractor within their Construction Pedestrian and Traffic Management Plan

Key issues for traffic, pedestrian and cyclist management during construction is to be considered in the Construction Pedestrian and Traffic and Management Plan include, but is not limited to:



- Provide safe and uninterrupted access for pedestrians and vehicles accessing the construction site, surrounding roads and neighbour's driveways;
- Ensure maximum safety of site personnel, pedestrians, cyclists, commuters, and drivers;
- Minimise environmental nuisance and impact as a result of construction traffic;
- Ensure construction traffic does not unduly interrupt existing traffic flows on the local road network;
- Safe operation of buses and other transport services during construction in adjacent roads;
- Have no vehicles arrive at the site, without prior arrangement, outside the approved working hours;
- Encourage site workers to utilise local public transport system and car sharing wherever possible;
- Timely and effective implementation of traffic management measures;
- Fulfilling the Council and the Roads and Maritime Services requirements, where applicable.

6.2 Pedestrian Protection

Pedestrian and vehicular movements into and around the site will be maintained, or alternate routes determined where necessary, and be defined by clear signage. If necessary, physical traffic management personnel will be used to guide pedestrians and vehicles safely.

Temporary hoarding appropriate to the interaction between pedestrians and construction works (as per Workcover requirements and Australian Standards) will be constructed to prevent unauthorized access to the construction site. These hoardings and fences may be staged to allow for appropriate construction methodologies to be planned.

6.3 Deliveries and materials storage

Deliveries to within the site will be managed through dedicated site entrances and exits. These will be outlined by the Principal Contractor.

Materials will be staged and stored in such a way to promote a clear and safe work site. At all times, materials are to be stored within the confines of the site. While loading and unloading vehicles, it will be clearly stated that vehicles must not obstruct roads, driveways and escape routes from the building or fire protection equipment

7. Environmental Health and Safety

7.1 Environmental Impacts

An Environmental Management Plan (EMP) that complies with environmental legislation will be developed by the Principal Contractor. The EMP will describe the environmental strategy, methods, controls, and requirements for the execution of the Works. It will stand alone as the master document for site environmental activities.

The primary aim and objective of the EMP will be to provide a framework of procedures to minimise the impacts of the construction of the project on the environment. The environmental performance of the contractor will be monitored throughout the Works.

7.2 Noise and Vibration Management

Note: This section is to be read in conjunction with the Acoustic Report appended to the SSDA prepared by Resonate.

Noise from the construction site shall not exceed the limits set out in the Interim Construction Noise Guidelines, EPA and Australian Standards. No machine work will occur outside the approved working hours set unless approval has been given through the DN 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 Guidelines, EPA and Australian Standards.



As part of noise mitigation 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 will be checked for defective exhaust systems and general servicing.

Guidelines for operational limits, identification of at risk receivers and implementation of mitigation measures will be provided in a project Noise and Vibration Management Plan. The objectives of the Construction Noise and Vibration Management Plan will be to:

- Ensure that construction works do not significantly impact background noise levels and that applicable guidelines and regulations are met;
- Ensure all equipment operates within the applicable noise levels;
- Ensure that construction works do not cause sufficient vibration to damage surrounding buildings, and comply with the applicable guidelines and regulations;
- Vibration does not affect occupiers of the adjoining buildings; and
- Ensure construction methodologies adopted minimise the impact of noise, dust and vibration.

7.3 Odour Control

Odours associated with demolition for the site will be assessed and minimised. All plant and machinery involved in the Works will be regularly serviced and checked for exhaust emissions and catalytic converters are to be utilised.

7.4 Protection of Trees

Note: This section is to be read in conjunction with the Arboriculture Impact Assessment Report appended to the SSDA prepared by Eco Logical.

The contractor undertaking the Works will be required to comply with Australian Standard 4970-2009:

Protection of Trees on Development Sites for the proper care and protection of trees retained and integrated into the construction project.

The contractor will be required to put in place procedures to protect trees throughout the development process.

The contractor undertaking the Works will be required to submit for approval to the Principal a comprehensive plan regarding guidance on how to protect retained trees during construction work. This plan will need to define how to calculate the tree and crown area requiring protection and isolation from construction activities and the use of tree protection measures such as barriers and protectors.

7.5 Stormwater Management Plan

A comprehensive stormwater management plan will be developed by the Principal Contractor undertaking the Works.

7.6 Waste Management and Recycling Principles

Note: This section is to be read in conjunction with the Waste Management Plan appended to the SSDA prepared by Foresight Environmental.

The Contractor will be required to recycle and reuse materials where possible. The contractor will be required to arrange for the sorting and recycling of waste materials and packaging to ensure maximum recycling is achieved. The contractor will be committed to achieving compliance with the EPA guidelines. All packaging is to be removed before materials are delivered to site to minimise waste generation on site.

7.7 Dust, Sediment and Erosion Controls

The appointed Principal Contractor will develop a strategy in accordance to the statutory regulations for dust control, and a comprehensive Soil and Water Management Plan, both of which will be included in the EMP. This strategy will include control measures and document how these measures are to be implemented and monitored



8. Dilapidation Report

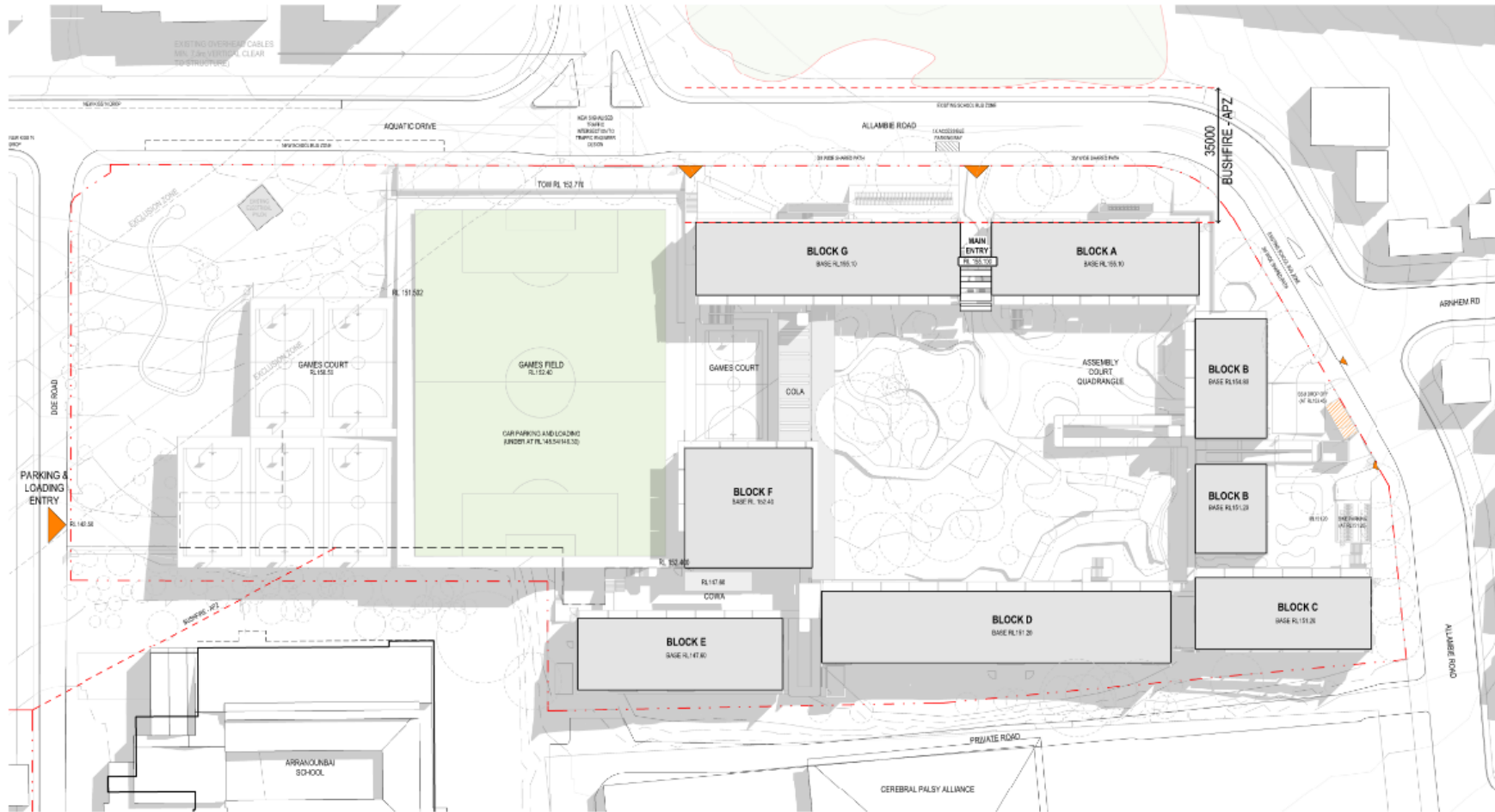
Prior to commencing the works onsite and at completion, the appointed Principal Contractor will generate a Pre and Post Dilapidation Report. The report shall cover as a minimum the following areas:

- Existing roads and access roads;
- Infrastructure;
- Adjoining properties;
- Existing landscape, including trees to be retained;
- Services mains;
- Stormwater systems; and
- Existing utilities and authority services.

The full extent of the Dilapidation reports will be agreed with the Principal prior to investigations proceeding



Appendix 1 – Site Plan



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Do not scale drawings. Verify all dimensions on site

NO	DESCRIPTION	DATE
01	CONCEPT DESIGN	20/08/2024
02	SCHEMATIC DESIGN	05/09/2024
03	PRELIMINARY DESIGN	10/09/2024
04	SCHEMATIC DESIGN	11/09/2024
05	SCHEMATIC DESIGN	11/09/2024
06	SCHEMATIC DESIGN	11/09/2024
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08	SCHEMATIC DESIGN	11/09/2024
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THE FOREST HIGH SCHOOL

CONTEXT PLAN - SITE PLAN

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