

Operational Management Plan

FOR

The Scots College Stevenson Library Renovation



The Scots College Stevenson Library Renovation Preliminary Construction Management Plan		IG 201193
ISSUE SCHEDULE		
Date	Author	Revision
02/03/18	GH	A – First Draft

SPECIALISTS IN PROPERTY CONSULTANCY

Sydney Level 1, 51 Walker Street, North Sydney NSW 2060 | PO Box 1002, North Sydney NSW 2059
 T 1300 63 00 63 | T +61 2 8015 6652 | E impact@impactgroup.com.au | W www.impactgroup.com.au

Impact Property Consultancy Pty Ltd | ACN 160 520 561 | ABN 70 160 520 561

MEMBER
2017/18

PROPERTY COUNCIL
of Australia

Retirement Living



CONTENTS

- 1. Introduction3
- 2. The School3
- 3. Works Impact5



1. Introduction

This Operational Management Plan has been prepared by Impact Group on behalf of the Presbyterian Church (New South Wales) Property Trust for the major alterations and additions to the Stevenson Library Building at The Scots College, Bellevue Hill. This report is provided in support of the submission of the Environmental Impact Statement and the Development Application to the Department of Planning and Environment.

The Operational Management Plan provides details of the school operations during construction and the adaptation of the operations during construction.

2. The School

The Scots College is a private day and boarding school for boys from Kindergarten to year 12. Located on Victoria Road, Bellevue Hill. The current core school hours are from 8:25am to 3:05pm with no requirement for before or after school care at the upper campus where the development will be undertaken.

The current school population is as follows:

Total School population: 1504 students

Boarding capacity: 225 students

Day Students: 1279 students

Staff: 320 full time equivalent permanent staff members and 300 casual staff

The works associated with the major alterations and additions to the Stevenson Library will include the following:

- Site establishment including site accommodation, hoarding, temporary services, environmental controls and the establishment of a work zone around the work area
- Removal of existing plant
- Remove existing services
- Strip out of the existing library building
- Removal of the metal deck roof

- Removal of all internal walls
- Removal of the external building fabric
- Construction of internal walls and partitions to suit the designed layout
- Construction of the external fabric per the design
- Installation of services
- Construction of amenities as designed
- Installation of lifts
- Possible increase in the existing services infrastructure

In undertaking the project, there is no proposal to increase any staff or student numbers due to this. In addition, there is currently no proposal to offer the amenities for general public use. It is acknowledged, however, that there will be access and use of the facility outside of teaching hours through the various College support groups and associations such as the Old Boys Union, the Women's Association, the Parents Association and other support groups and associations.

3. Works Impact

In undertaking the works, it is acknowledged that the school will remain operational during the programme of works. In addition, it is further acknowledged that there will be student displacement during the period of construction. This displacement amounts to the following:

- Seven classrooms
- Library
- Campus cafeteria
- Offices
- Senior studies area

In order to accommodate the reduction in space, the College has advised that this will be accommodated in existing College building, through timetable consolidation, and through the adaptive reuse of two open hall spaces, with no intention to utilize temporary demountable buildings. It is through these initiatives that continuity of the education process will be achieved.

In addition to the above, the current Library building is located within the school campus, and is able to be isolated through temporary hoarding. The isolation of this area will have minor impact on the campus amenity, with particular reference to the sporting oval. Any sporting activities that will be impacted will be accommodated elsewhere.