

Preliminary Construction Management Plan

FOR

The Scots College Stevenson Library Renovation



The Scots College Stevenson Library Renovation Preliminary Construction Management Plan		IG 201193
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1. Introduction

This Preliminary Construction 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.

This Preliminary Construction Management Plan will be used as a guide by the contractors undertaking the works to ensure that the works are undertaken in a safe, orderly and efficient manner.

2. Description of the Works

Generally 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

The Environmental Impact Statement prepared by BBC Planners and the design prepared by JCA Architects describes in detail the works associated with the proposed development.

3. Site and Location

The Scots College campus is located on Victoria Road, Bellevue Hill. The campus is approximately 4.5 hectares in extent and consists of a number of buildings of varying ages.



The Stevenson Library project is located on the western side of the oval. There are buildings adjacent to the Library being the kitchen, dining hall, Aspinall Annexe and Aspinall House.

4. Construction Methodology

4.1 Generally

The construction methodology is prepared to ensure that the following results are achieved:

- Maintain the operational use of The Scots College in its primary use as an educational establishment
- Ensure that a safe environment is maintained in an operational environment
- Minimise disruption to the ongoing school operation
- Minimise disruption to local residents
- Ensure the safe delivery of the project

The construction phase is likely to be in the order of 24 months. During the procurement phase, the construction programme will be established in order to provide the best outcome for the College.

4.2 Methodology

4.2.1 Site Security

The provision of a safe environment to the Scots community, the construction workers and any member of the general public that accesses the school grounds, is paramount to the process. The site will, therefore, be surrounded by temporary fencing with shade cloth which will be installed and maintained by the main contractor. Site personnel and visitors will be expected to enter the site through a dedicated entrance which will have appropriate signage and will be secured during the periods when the contractor is not on site.

4.2.2 Site Operations

All works will be undertaken in accordance with the requirements of Workcover NSW and all other relevant standards and codes of practice. The main contractor will be responsible to ensure compliance with these requirements for the full duration of the works.

The works are located within an operational school, which requires careful management of the works. It is confirmed that there will be no compromise on the safety of the students and staff at the Scots College, and, in order to achieve this, we would expect the main contractor to ensure the following:

- Conduct Working with Children checks on the site personnel
- Hold regular meetings between the College and the contractor
- Ensure complete segregation between the students and the contractor staff
- Moderate the behaviour of the workers on site

The hours of operation will be determined through the conditions as advised by the consenting authority. However, it is anticipated that the working hours will be:

Monday to Friday	7:00am to 5:00pm
Saturday	7:00am to 1:00pm
Sundays / Public Holidays	No work permitted
Demolition works	8:00am to 3:00pm with breaks every hour

The above working hours will be adjusted to suit the requirements of the College, with an acknowledgement that College events will take precedence over construction activities.

There will be no construction zone requirements on the public street area, and neither will there be any parking availability for the site personnel.

A dedicated construction route will be maintained with full traffic control and management within the grounds of the College to ensure that there is no interaction between the students and the delivery vehicles. During construction, all activities will be coordinated with the College. Truck movements will be restricted in the morning during the drop-off period and will be restricted during the pick-up period. In addition, there will be no truck movement on site during the recess and lunch break periods. This will be finalised with the main contractor.

Material handling will be through the use of a tower crane. This will be situated to the front of the existing building. In addition, material platforms will be installed at every level of the building to ensure that minimum material is manually carried onto the site. The material laydown area will be within the hoarding with a crane exclusion zone being maintained during any material lifting.

4.2.4 Dust Suppression

All demolition and construction works will be undertaken in accordance with the required codes of practice. All dust suppression methods will be undertaken including the wetting of the works prior to demolition, the wrapping of demolished materials prior to craning this down, the wetting of the demolished materials in the skip bins and the cleaning of the truck routes. In addition, truck shaker grids will be installed at the gates to ensure that there is minimal tracking of dirt onto the roads. Any tracked dirt will be cleaned daily.

Where the construction personnel are required to work in a dusty environment, they will be required wear the appropriate PPE. It is acknowledged, however, that with the work being done within a confined space in a live environment,

that dust production needs to be kept to a minimum. All works will be monitored to ensure compliance with the requirements.

4.2.5 Noise and Vibration Management

Noise and vibration during construction are the impacts most referenced by clients and local residents. A Construction Noise and Vibration Management Plan will be provided by the main contractor prior to commencement of the works, referencing all items raised by Resonate Acoustics in support of the EIS and DA.

Vibration will be a key concern during the demolition of the works. Dilapidation reports will be prepared of the adjacent buildings prior to commencement of any works.