



21.07.2019

NSW Department Of Education
Marsden Park New Primary School
Construction Staging Plan
**MPNPSCSP-3/
10667**

CREATING CERTAINTY.

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Table of Contents

1. Introduction	3
1.1 Overview	3
1.2 Reliance	3
2 Project description	3
2.1 Site description	3
2.2 Site layout	4
2.3 Project construction stages- Option 1 – Temporary School	4
2.3.1 Preparatory Activities	4
2.3.2 Stage 1 – Site Office and Temporary School Construction	4
2.3.3 Stage 2- School & Carpark Construction	4
2.3.4 Stage 3 – Temporary School Removal	5
2.3.5 Stage 4 – Sports field construction	5
2.3.6 Stage 5 – Landscaping construction	5
2.3.7 Stage 6 – Site Office Removal	5
2.3.8 Stage 7 - Final Landscaping construction	6
2.4 Hours of operation for construction	6
2.5 Construction Programme	6
2.6 Project construction stages- Option 2 – New School	6
2.6.1 Preparatory Activities	6
2.6.2 Stage 1 – Site Office and New School Construction	6
2.6.3 Stage 2 – Landscape & Sports field construction	7
2.6.4 Stage 3 – Site Office Removal	7
2.6.5 Stage 4 - Final Landscaping construction	7
2.7 Hours of operation for construction	8
2.8 Construction Programme	8

1. Introduction

1.1 Overview

This Preliminary Construction Management Plan has been prepared by Ontoit on behalf of Schools Infrastructure NSW (SINSW) (the Applicant). It accompanies an Environmental Impact Statement (EIS) in support of State Significant Development Application (SSD-9809) for the Marsden Park New Primary School at the corner of Northbourne Drive (to the east) and a proposed future road (to the north) within the Elara Estate, Marsden Park (the site).

The site is legally described as Lot 2889 in Deposited Plan 1230906. The development footprint does not include a portion of the site to the west as this is reserved for a future alternative use.

The Marsden Park New Primary School will cater for 1,000 primary school students at completion. The proposal seeks consent for:

- Construction Stage 1 (Temporary School): a temporary school facility constructed within the western portion of the development site located on the future sports grounds. This temporary school facility is to accommodate a maximum of 500 students at any given time. Should the permanent school progress as per the program, the temporary school will not be required.
- Construction Stage 2 (Construction of Permanent School Facility): a permanent consolidated two storey courtyard building with capacity to accommodate a maximum of 1,000 students. This new school building is to comprise
 - 40 teaching spaces;
 - A canteen;
 - Library;
 - Multipurpose hall;
 - Office and administration space;
 - Staff and student amenities; and
 - Out of school hours care accommodation.
- Multi-purpose sporting facilities and outdoor play spaces;
- Associated site landscaping and public domain improvements;
- An on-site car park for 48 parking spaces and a drop-off and pick-up area; and
- Construction of ancillary infrastructure and utilities as required.

The purpose of this Construction Staging Plan (CSP) is to provide a broad overview of the construction staging methodology and construction staging.

A more detailed CSP will be developed following DA approval and appointment of the construction contractor.

Response to SEARs

The Construction Staging Plan is required by the Secretary's Environmental Assessment Requirements (SEARs) for SSD-9809. This table identifies the SEARs and relevant reference within this report.

Table 1 – SEARs and Relevant Reference

SEAR's requirements	Where addressed
Construction Staging Plan,	Construction staging – Section 2.3-2.8

1.2 Reliance

This report: has been prepared by Ontoit for the NSW Department of Education and compiled using data provided by the NSW Department of Education.

2 Project description

2.1 Site description

The proposed development includes:

- 40 teaching spaces;
- A canteen;
- Library;
- Multipurpose hall;
- Office and administration space;
- Staff and student amenities; and
- Out of school hours care accommodation.
- Multi-purpose sporting facilities and outdoor play spaces;
- Associated site landscaping and public domain improvements;
- An on-site car park for 48 parking spaces and a drop-off and pick-up area; and
- Construction of ancillary infrastructure and utilities as required.

2.2 Site layout

A site layout is shown on the staging plans.

2.3 Project construction stages- Option 1 – Temporary School

The expected stages of construction are outlined below.

2.3.1 Preparatory Activities

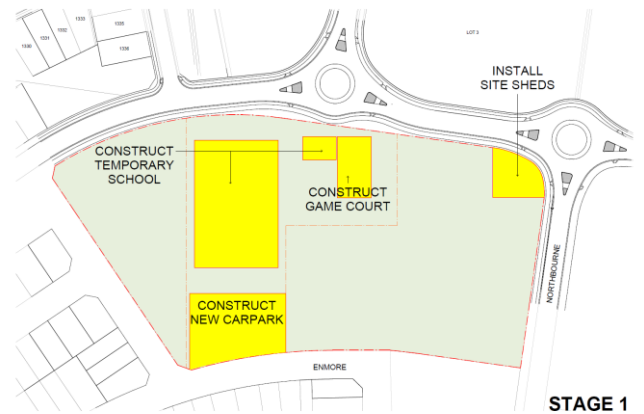
Preparatory Activities will be ongoing across the School Site throughout the Stage 1 development. These activities include:

- Spatial Surveys
- Service investigations
- Contamination Pre-Clearance Surveys
- Site Security

2.3.2 Stage 1 – Site Office and Temporary School Construction

- Clearing of vegetation from site and disposal to licensed green waste facilities
- Establishing stormwater drainage systems to divert clean stormwater around cleared areas and construction zones
- Erosion and sediment controls to prevent sediments from leaving site
- Construction of temporary berms to prevent excess stormwater run off to adjacent residential sites
- Establishing internal site construction access roads, laydown areas and a dedicated construction management compound with temporary offices and site facilities
- Connecting temporary site services to the construction compound
- Bulk earthworks to create the general levels for buildings, outdoor recreational areas,
- Stockpiling and conditioning of existing topsoil's
- Dewatering and filling of the onsite dam
- Site reprofiling including construction of retaining walls and batters to create building pads
- Provision of services to the site including sewerage connection, water, gas,
- Telecommunications
- Excavations associated with temporary buildings
- Provision of below ground temporary building services including plumbing and drainage
- Temporary building construction
- Temporary walls, windows and roofing

- Internal services (power, lighting)
- Internal fit out of buildings
- Laying temporary stormwater drainage pipes and placing pits
- Construction of Game Court
- Paving of carparks
- Constructing curbs and gutters for roads



2.3.3 Stage 2- School Construction

- Excavations associated with building foundations and slabs
- Provision of below ground building services including plumbing and drainage
- Building slab construction
- Building framing
- Walls, windows and roofing
- Internal services (power, lighting)
- Internal fit out of buildings
- Laying stormwater drainage pipes and placing pits



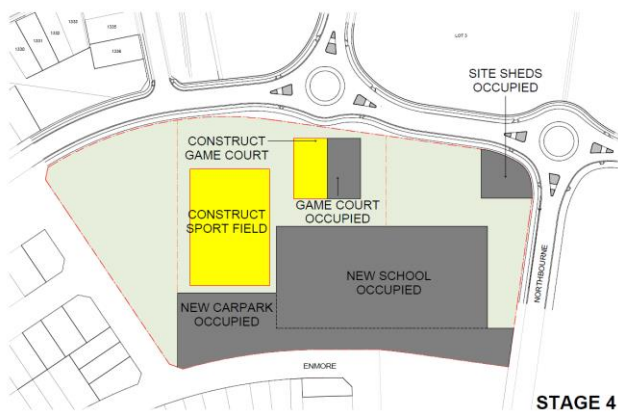
2.3.4 Stage 3 – Temporary School Removal

- Removal of temporary school
- Removal of temporary services
- Removal of temporary stormwater
- Removal of temporary walkways



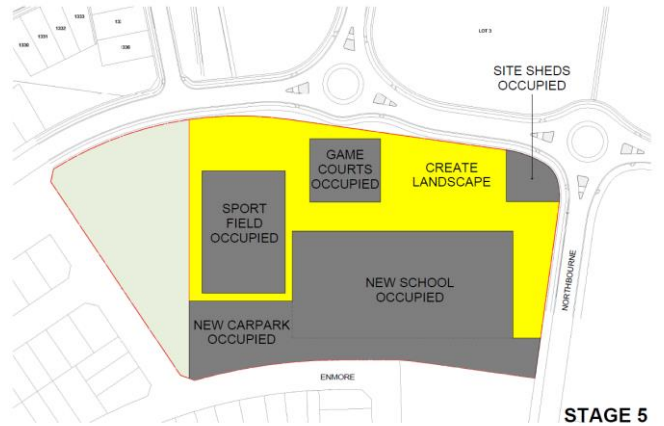
2.3.5 Stage 4 – Sports field construction

- Utilisation of stored topsoil for sports field
- Sports field preparation
- Planting
- Paving of pedestrian areas
- Sports field construction
- Construct Game Court
- Landscaping



2.3.6 Stage 5 – Landscaping construction

- Utilisation of stored topsoil for garden beds
- Planting
- Paving of pedestrian areas
- Playground construction
- Vegetable garden area construction
- Landscaping of nature plan area



2.3.7 Stage 6 – Site Office Removal

- Removal of site office
- Removal of site office services
- Removal of site office stormwater
- Removal of site office walkways



2.3.8 Stage 7 - Final Landscaping construction

- Utilisation of stored topsoil for garden beds
- Planting
- Paving of pedestrian areas



2.4 Hours of operation for construction

The proposed working hours for this project option are as follows:

Monday to Friday- 7:00am to 5:00pm

Saturdays- 7:00am to 1:00pm

Sundays and Public Holidays - No work

If required, after hours permits will be sought from the relevant authorities.

2.5 Construction Programme

The anticipated programme of works is as follows:

- Stage 1 – Site office and temporary school construction – completion and handover December 2020
- Stage 2 – Permanent school construction – completion and handover April 2021
- Stage 3 – Temporary School Removal – completion and handover May 2021
- Stage 4 – Sports field construction – completion and handover July 2021
- Stage 5 – Landscaping construction – completion and handover July 2021
- Stage 6 – Site office removal – completion and handover July 2021
- Stage 7 – Final landscaping construction – completion and handover July 2021

2.6 Project construction stages- Option 2 – New School

The expected stages of construction are outlined below.

2.6.1 Preparatory Activities

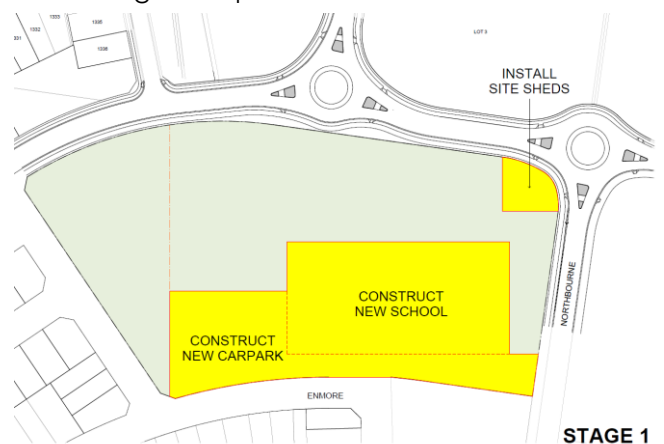
Preparatory Activities will be ongoing across the School Site throughout the Stage 1 development. These activities include:

- Spatial Surveys
- Service investigations
- Contamination Pre-Clearance Surveys
- Site Security

2.6.2 Stage 1 – Site Office and New School Construction

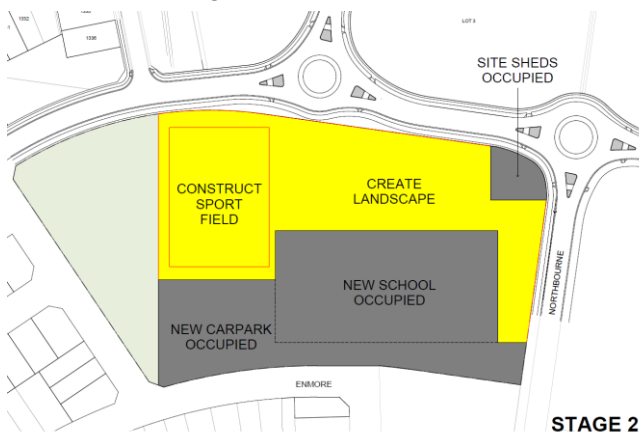
- Clearing of vegetation from site and disposal to licensed green waste facilities
- Establishing stormwater drainage systems to divert clean stormwater around cleared areas and construction zones
- Erosion and sediment controls to prevent sediments from leaving site

- Construction of temporary berms to prevent excess stormwater run-off to adjacent residential sites
- Establishing internal site construction access roads, laydown areas and a dedicated construction management compound with temporary offices and site facilities
- Connecting temporary site services to the construction compound
- Bulk earthworks to create the general levels for buildings, outdoor recreational areas,
- Stockpiling and conditioning of existing topsoil's
- Site reprofiling including construction of retaining walls and batters to create building pads
- Provision of services to the site including sewerage connection, water, gas,
- Telecommunications
- Excavations associated with buildings
- Provision of below ground building services including plumbing and drainage
- Excavations associated with building foundations and slabs
- Building slab construction
- Building framing
- Building construction, walls, windows and roofing
- Internal services (power, lighting)
- Internal fit out of buildings
- Laying stormwater drainage pipes and placing pits
- Constructing kerbs and gutters for roads
- Paving of carparks



2.6.3 Stage 2 – Landscape & Sports field construction

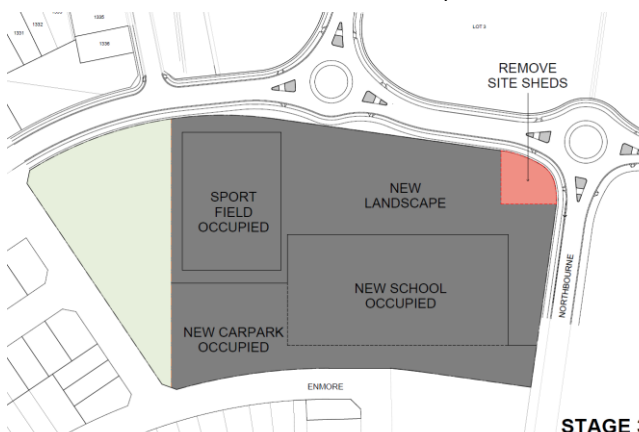
- Utilisation of stored topsoil for garden beds and sports field
- Sports field preparation
- Planting
- Paving of pedestrian areas
- Netball/basketball court construction
- Playground construction
- Vegetable garden area construction
- Landscaping of nature plan area
- Landscaping



STAGE 2

2.6.4 Stage 3 – Site Office Removal

- Removal of site office
- Removal of site office services
- Removal of site office stormwater
- Removal of site office walkways



STAGE 3

2.6.5 Stage 4 - Final Landscaping construction

- Utilisation of stored topsoil for garden beds
- Planting
- Paving of pedestrian areas



STAGE 4

2.7 Hours of operation for construction

The proposed working hours for this project option are as follows:

Monday to Friday- 7:00am to 5:00pm

Saturdays- 7:00am to 1:00pm

Sundays and Public Holidays - No work

If required, after hours permits will be sought from the relevant authorities.

2.8 Construction Programme

The anticipated programme of works is as follows:

- Stage 1 – Site office and new school construction – completion and handover August 2020
- Stage 2 – Landscaping construction – completion and handover November 2020
- Stage 3 – Site office removal – completion and handover December 2020
- Stage 4 – Final landscaping construction – completion and handover January 2021

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