

**PRELIMINARY CONSTRUCTION MANAGEMENT  
PLAN**

**May 2019 | Revision 2**

**PRELIMINARY CONSTRUCTION MANAGEMENT PLAN**

**ALEX AVENUE PUBLIC SCHOOL  
MAIN WORKS**

## Contents

<b>1.0</b>	<b>Executive Summary .....</b>	<b>3</b>
<b>2.0</b>	<b>Project Definition .....</b>	<b>4</b>
	Background .....	4
<b>3.0</b>	<b>Main Works.....</b>	<b>4</b>
3.1	Overall Program .....	5
3.2	Capital Investment Value .....	5
3.3	WH&S Plan .....	5
3.4	Stakeholder Management .....	6
3.5	Site Security .....	6
3.6	Establishment and Storage .....	7
3.7	Hoardings and Fencing .....	7
3.8	Construction Access and Plant Equipment .....	7
<b>4.0</b>	<b>Environmental Plan .....</b>	<b>7</b>
4.1	General .....	7
4.2	Neighbourhood Communications Plan .....	7
4.3	Traffic and Parking Management .....	8
4.4	Tree Protection .....	9
4.5	Pedestrian Circulation .....	9
4.6	Dust Management .....	9
4.7	Demolition Noise and Vibration .....	9
4.8	Management of Contaminated Soils (if required) .....	10
4.9	Working Hours .....	10
4.10	Temporary Toilets .....	10
4.11	Sediment Control .....	10
4.12	Demolition and Waste Management Plan .....	10
	<b>Appendix A – Site Plan.....</b>	<b>11</b>

## 1.0 Executive Summary

This Preliminary Construction Management Plan (CMP) for Early Works has been prepared for the Alex Avenue Public School Project.

Main works will be completed in one stage and includes the construction of:

- Construction of a two-storey multi-function facility (Building A) including:
  - Library and various reading spaces;
  - Staff room and offices; and
  - Reception and administration offices.
- Construction of four two-storey classroom buildings including:
  - Collaborative learning spaces;
  - Learning studios;
  - Covered outdoor learning areas;
  - Practical activity areas; and
  - Amenities.
- Construction of a single-storey assembly hall (Building C) including a performance stage, an integrated covered outdoor learning area (COLA), out-of-school-hours (OOSH) facilities, store rooms, canteen and amenities;
- Pedestrian access points along Farmland Drive
- Site landscaping and open space including fencing and games courts;
- Substation on the northeast corner of the site; and
- Main entry school signage.

This preliminary CMP has been prepared in advance of the appointment of the Contractor. The requirements of this preliminary CMP and subsequent planning approval conditions implemented by Blacktown Council is to be incorporated into the building contract. The Contractor will be required to produce their own highly detailed CMP and will use this preliminary CMP for reference only.



- Construction of four two-storey classroom buildings including:
  - Collaborative learning spaces;
  - Learning studios;
  - Covered outdoor learning areas;
  - Practical activity areas; and
  - Amenities.
- Construction of a single-storey assembly hall (Building C) including a performance stage, an integrated covered outdoor learning area (COLA), out-of-school-hours (OOSH) facilities, store rooms, canteen and amenities;
- Pedestrian access points along Farmland Drive
- Site landscaping and open space including fencing and games courts;
- Substation on the northeast corner of the site; and
- Main entry school signage.

Note, this is a greenfield site. No demolition work are required.

### 3.1 Overall Program

Main works will be conducted via a GC21 contract. All works will be managed by a single Contractor who will be the Principal Contractor for the purposes of the WHS Act.

In principle, the early works will progress based on the following timeline.

Site Establishment:	1 week (max)
Main Works:	48 weeks (max)
Handover:	1 week (max)

Following the appointment of the Contractor, a detailed Project Program and Construction Management Plan will be produced and issued to the Council prior to site establishment.

### 3.2 Capital Investment Value

*The Capital investment value of a development or project includes all costs necessary to establish and operate the project, including the design and construction of buildings, structures, associated infrastructure and fix or mobile plant and equipment, other than amounts payable, costs associated with a separate development consent, land costs, and GST.*

#### CIV Details: Alex Avenue Public School

	Capital Investment Value
Building Costs	\$ 40,851,334
Fees	\$ 3,109,408
<b>CIV END TOTAL COST (ETC) (EXCL GST)</b>	<b>\$ 43,960,742</b>

*Above values based on MBM's CIV Cost Plan Rev 00 dated 11 December 2018*

### 3.3 WH&S Plan

The general work, health and safety principles are as follows:

- Ensure a safe environment for the school students, staff and community;
- Minimal disruption to students and regular school operations;
- Ensure safe access onto the site for staff, employees, subcontractors and site visitors;
- Ensure a safe working environment for site staff, employees and subcontractors; and
- Site safety will be addressed in accordance with the NSW Work Health and Safety Act.

The appointed Contractor will be nominated as the *Principal Contractor* and will be required to prepare a Site Safety Plan. Contractor Management of the site will be in accordance with the NSW Work Health and Safety Act and an accredited AS 4801 occupational health and safety system.

The Contractor will nominate a site safety/first aid representative as required by the WHS Act and the Contractor's WHS procedures. The Contractor will nominate first aid and emergency call locations as appropriate to the works and access provisions. The locations will be clearly posted, and the site personnel and school community will be regularly informed of locations in regular site-based safety updates.

Construction workers and visitors will not be permitted to enter the site under the influence of ability depriving drugs or alcohol and will be subject to random testing as required.

The Contractor will ensure that all activities on site are the subject of Safe Work Method Statements (SWMS) and/or in accordance with the policies and procedures included in the Site Safety Plan. All sub-contractors and visitors to the site will be required to comply with the site safety rules and hold a working with children check (WWCC) certificate.

The Site will be managed by a full time Site Foreman and external Project Manager.

The Contractor will be required to manage the conduct of all personnel on site. All construction workers and visitors to the Site will be subject to the Contractor's access management systems. All construction workers will be required to hold a Construction Industry Card as a basic safety standard. All construction workers will be inducted to the Site. The induction will cover the site policies, procedures, facilities, amenities and emergency evacuation procedures.

The Contractor will provide regular updates to site safety and logistics through regular toolbox talks. All inductions and toolbox talks will be recorded in a Register.

### **3.4 Stakeholder Management**

The Contractor will be responsible for security and access to the main works areas. It is envisaged that the Site will be secured by way of the use of the following but not limited to:

- Australian Standards approved temporary fencing, with a designated site entry gate which will be secured by chain and padlock after hours; and
- No Class A or B hoardings are required for these works.

### **3.5 Site Security**

The Contractor will be responsible for site security and access during the early works. It is envisaged that the site will be secured by way of the use of the following but not limited to:

- Australian Standards approved temporary fencing, with a designated site entry gate which will be secured by chain and padlock after hours.

All temporary fencing will comply with WorkCover NSW Codes of Practice. A daily inspection of all hoardings/ fences/ gates will be undertaken. All graffiti encountered will be removed and/or painted over within 48 hours.

Site access for vehicles and pedestrians will be via Farmland Drive. Gates allowing vehicular access will be clearly signposted to allow trucks to easily locate the correct gate. All pedestrian gates will be

controlled to require pedestrians to pass through a security control point. Only approved personnel will be allowed access into the Site.

Should any security issues arise, these will be reported to the external Project Manager, and if necessary, pursued with local police.

### **3.6 Establishment and Storage**

A site office, amenities location, and site storage will be established prior to the commencement of site establishment. The site office and amenities location will be provided by the Principle Contractor following appointment.

### **3.7 Hoardings and Fencing**

As noted under security, all fences and hoardings will be supplied and erected in accordance with Work Cover Codes or Practice and relevant Australian Standards. All fencing will be fitted with mesh screening for dust suppression and privacy.

### **3.8 Construction Access and Plant Equipment**

Standard civil equipment is expected to be used on site, including excavators with bucket and pick attachments, water carts and trucks.

All plant and equipment will be regularly serviced and tagged to ensure all are in good working order, safe and minimise emissions. All plant and equipment will be secure outside of construction hours.

## **4.0 Environmental Plan**

### **4.1 General**

The successful Principal Contractor engaged to undertake the works will be licenced and competent contractor. The contractor will be required to maintain and enforce an environmental health and construction management plan on site.

All parties entering the site will be required to attend a site induction, at which time, the site environmental health and construction management plan will be instructed, and its requirements made a prerequisite for site access and/or commencement of work.

### **4.2 Neighbourhood Communications Plan**

SINSW acknowledges potential inconvenience to local residents as a result of construction work associated with the construction of the new school and associated works. As a result, SINSW will fully comply with Blacktown Council guidelines during the construction process and will develop a full construction management plan, which accounts for the needs of residents both on-site and neighbouring the development. This will be submitted with the Main Works Development Application.

SINSW (in conjunction with the appointed Contractor) will manage all consultation with the general public and notification of adjoining owners during the construction period. The Contractor engaged will assist by managing neighbours in accordance with the following principles:

- Manage the site in accordance with this Construction Site Management Plan;
- Strictly work within the approved hours of operation as set out by Blacktown Council;
- In the event that any work, delivery or operation which is considered out of the ordinary is required, then the contractor is to attain all necessary approvals and make the required notices prior to undertaking the work, delivery or operation;

- In the event that out of hours work will be required, approval from Blacktown Council is to be obtained and a letterbox note to adjoining neighbours is to be affected at least 24 hours prior to the work being undertaken;
- Provide a regular update of works and disruption via a newsletter or website; and
- Manage a complaints/incident handling procedure that will ensure that any complaints are addressed.

The Head Contractor will manage internally communications to existing residents on Farmland Drive. Site establishment will include signage to identify a single point of contact for any complaints and communication for the neighbours. The name and mobile phone number of the nominated person (day and night) will be posted on the perimeter fence and will be kept up to date in all notices, letterbox drops and SINSW website updates SINPS specific.

All complaints and communications with the public and Council will be recorded in a Register. A copy of the Register will be held on site and made available to the Blacktown Council upon request.

### **4.3 Traffic and Parking Management**

The project site is located within an urban area with residential properties located to the north on Farmland Drive. Traffic will be via Farmland Drive.

A Traffic Engineer has been engaged to provide a Traffic and Parking Assessment and Management Report.

#### Traffic Control

All vehicles entering construction sites will be managed and attended by qualified traffic control personnel. Traffic movements for demolition, excavation and construction will generally be confined to the approved working hours.

In accordance with Blacktown Council, separate applications will be submitted for works zones and road closures.

#### Construction Traffic

The impact of construction traffic on the surrounding road network will be kept to a minimum by implementing the following controls:

- Construction trucks travelling to and from the site will be using only roads that permit trucks and through traffic;
- The timing of truck arrivals and departures will generally be outside commuter peak periods;
- During demolition all trucks will access the site in a forward motion and park on site;
- Trucks not able to park on site due to space restrictions will be located in a Works Zone;
- All kerb crossings and driveways for trucks crossing the footpath will be supplied with warning signage to ensure that pedestrians cross those areas with care; and
- Construction workers cars will be located on site or in the public parking areas in the vicinity. Where possible construction workers will travel on public transport.

The following details are provided as a guide to vehicle movements during the works:

#### **Main Works Construction**

Expected duration	130 days (approximately)
Workers on site	TBA by Contractor
Largest vehicle	TBA by Contractor



Truck movements      TBA by Contractor

For construction site plan, refer **Appendix A**.

#### **4.4      Tree Protection**

The recommendations of the Arborist Report will be followed. For reference, please find the full report in the EIS Report.

#### **4.5      Pedestrian Circulation**

Minimal disruption is anticipated to pedestrian movements on footways that are open to the school community and public.

Footpaths will be maintained for public access for the duration of the works. Where works are required within the road reserve, on the road or the footpath, the contractor will provide suitable notice of such closures and provide appropriate safe alternative access around the works.

Where works extend beyond daylight hours, they will be suitably lit to facilitate safe pedestrian circulation. A Pedestrian Management Plan will be defined for each stage of the works and implemented at all times.

Significant changes to the Pedestrian Management Plan will be communicated to the community via the Neighbourhood Communication Plan outlined above in Section 4.2.

#### **4.6      Dust Management**

The site perimeter fence will be installed with mesh screening to manage any airborne dust. Mesh screens will also be provided for any scaffolding.

The Contractor will minimise the potential for any air quality impacts by providing whenever possible, a wet process for cutting, drilling and grinding to limit dust emission. The Contractor will adopt adequate measures to prevent dust from affecting the amenity of the surrounding land uses during construction to prevent the escape of dust or other material.

The generation of dust during demolition will be limited. Mist spray will be employed during the demolition and excavation where required and all works will be undertaken in accordance to WorkCover NSW Codes of Practice.

The Contractor shall ensure that all trucks leaving the site have their loads covered. Loose materials will be appropriately stored onsite in order to minimise potential impacts from prevailing weather conditions. Where deemed necessary, truck exit routes will be provided with a truck wash-down pits, shaker grids or ballast pits. Material stockpiles will be avoided. Mist sprays will be employed if necessary to minimise particulates.

#### **4.7      Demolition Noise and Vibration**

Work will be undertaken within the approved hours of operation as nominated by Blacktown Council and as part of the DA conditions of approval. The Contractor will undertake all works using equipment and a methodology which will ensure that the EPA noise guidelines for the activity is not exceed at the boundary of the property.

The applicant will prepare dilapidation reports of the adjoining properties prior to the commencement of demolition. The contractor will ensure vibration is minimised and kept within acceptable levels.

All works will be conducted in accordance with the Contractor's approved Construction Noise Management Plan.

Refer to Acoustic Logic Noise Assessment Report in the EIS for further details.

#### **4.8 Management of Contaminated Soils (if required)**

The site has a low to moderate potential for contamination with likely sources to include, fill, fuel storage, use/storage of pesticides, and hazardous building materials.

Contaminated soils will then be treated, managed and or removed in accordance with the Remediation Action Plan, provided in EIS report.

#### **4.9 Working Hours**

The site working hours will be within the working hours approved by Blacktown Council. The following hours are anticipated:

- Monday to Friday, 7am to 6pm
- Saturday 7:30am - 3:30pm

#### **4.10 Temporary Toilets**

Temporary facilities will be provided by the Principal Contractor in accordance with Work Cover requirements. These will be located in areas dedicated to site establishment.

#### **4.11 Sediment Control**

During construction, waste points and storm water entry points will be protected with geo-textile fabrics and hay bales to filter storm water lines from runoff.

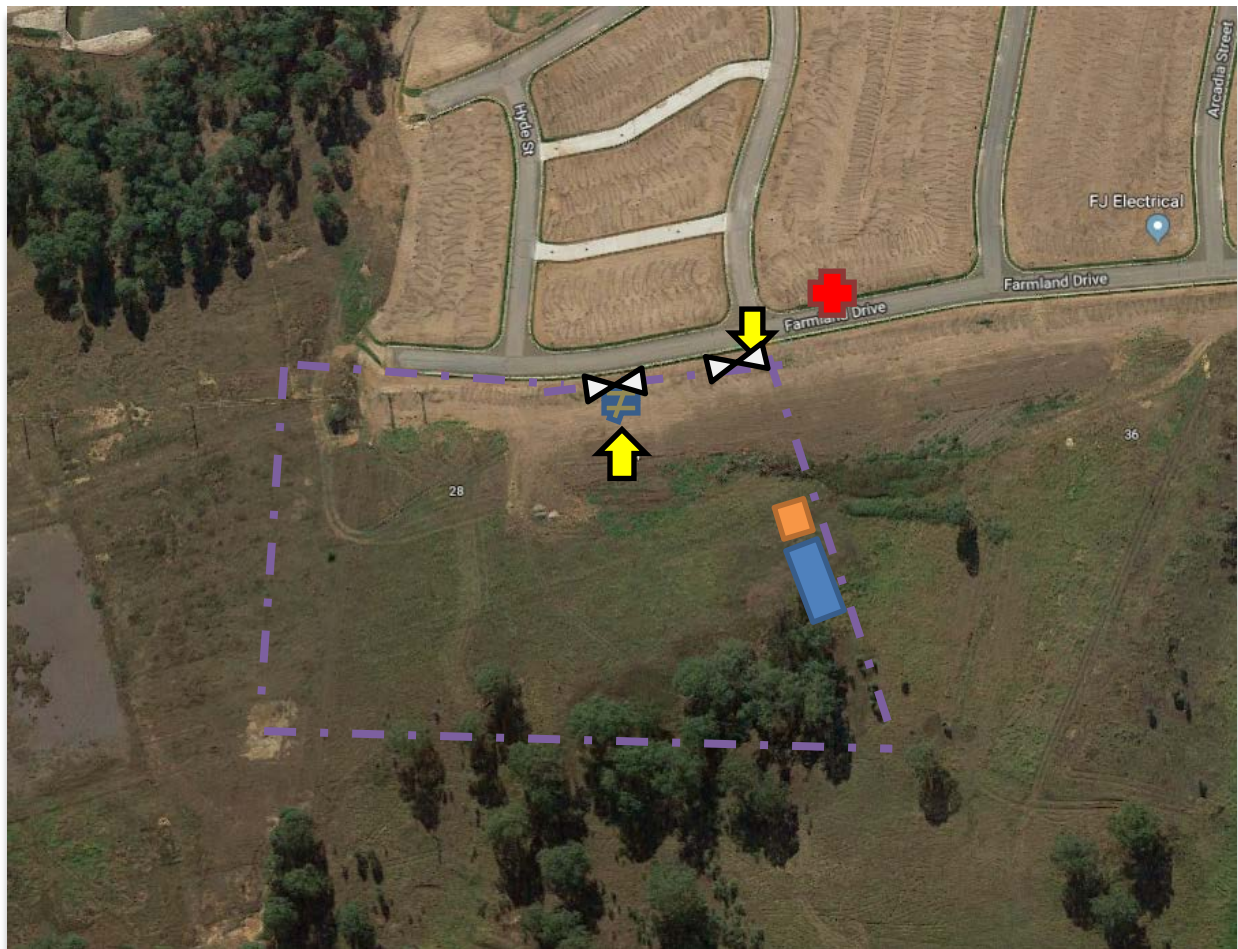
The existing footpath crossovers will be swept and maintained at all times hence the occurrence of wheel-based contamination is seen as minimal. The wheels of the vehicle departing from the site will be monitored for cleanliness prior to leaving site.

Please refer to sediment and erosion control plans provided in *Civil Stormwater and Sediment Erosion Control Drawings* included in the EIS Report.

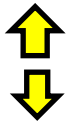
#### **4.12 Demolition and Waste Management Plan**

Note, there is no demolition required for this site. Please see *Construction Waste Management Plan* and *Operational Management Plan* in the EIS Report.

## Appendix A – Site Plan



Site Boundary



Site Exit

Site Entry



Site Sheds



Amenities



Vehicle Washdown Facility



Gates



Emergency Evacuation Point