

PRELIMINARY CONSTRUCTION MANAGEMENT PLAN

For

Project 'Archimedes'

255 – 265 Miller Street, North Sydney

State Significant Development Application

For

Wenona School

June 2015



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1.0 Introduction

This preliminary construction management plan is a dynamic tool that will be monitored and reviewed to ensure that its operation and objectives are carried out by the Contractor in its obligation to construct the works in accordance with this preliminary construction management plan. The nature of construction works will result in there being events undertaken in the immediate vicinity that will differ from the standard conditions in the surrounding environment. Disruption where they cannot be avoided is proposed to be kept to a minimum and controlled in a safe and orderly fashion as outlined in this preliminary construction management plan.



2.0 Description of Works

The Main Building Works involves the demolition of existing teaching facilities, offices and a daycare centre. These will be replaced with upgraded teaching spaces including; a Science, Technology, Engineering and Mathematics (STEM) teaching hub, a Sports hub including a swimming pool, a learn to swim pool with teaching and learning spaces associated with it, a Senior Ecosystem plus new staff facilities.

Appropriate barriers will be erected to separate the site from the neighbouring buildings and footpaths. This is to protect the public and minimise the spread of dust and noise from the construction site.

Temporary site fencing will be installed as a safety mechanism to prevent entry of the public to the live construction zone. Secure gates will be installed at appropriate intervals to allow authorized personnel access/egress from the site and the entry and exit locations will be predicated by the student movement around the Miller Street campus

The construction area will be isolated from the existing facilities by the construction fencing noted above. Truck access and exit will be through dedicated construction gates controlled by gate keepers. It is intended that the main construction access will be via construction gates off Elliot Street and Miller Street

It is anticipated that the construction works will take the following times,

- Demolition 8 weeks
- Earthworks 14 weeks
- Construction 26 weeks
- Fit out 20 weeks
- External works 4 weeks



2.1 Site Accommodation and Temporary Services

2.1.1 Hoardings and/or Temporary Fencing

A "B" class hoarding will be erected along the Miller St frontage with temporary Fencing on the Elliot St elevation that will be designed to allow sufficient head room for construction vehicles to pass through and also provide safe and clear passage for authorised site personnel.

2.1.2 Site Accommodation

During the construction period temporary site accommodation and ablution facilities will be provided by the nominated Contractor prior to commencement of site works. These facilities will located wholly within the proposed development

2.1.3 Construction Materials Handling

2.1.3.1 Demolition

In the demolition phase the trucks will enter the site off Elliot St head first and upon accepting the demolished material will be reversed out by an authorized traffic controller back into Elliot St and away from site.

2.1.3.2 Excavation

The excavation phase will see the use of truck and trailers to remove the excavated material. The trucks will use Elliot St and be loaded parallel to the street wholly within the site and controlled by authorized traffic control

2.1.3.3 Construction

It is likely that a small static crane will be erected within the site and will allow materials to be unloaded and placed immediately adjacent the structural elements in which they are to be incorporated to minimise repeat handling and traffic congestion. Off-site fabrication of the building components will be maximised where possible.



2.1.4 "Make Good" on Completion

The Contractor is to reinstate the areas used for site accommodation and materials handling at the end of the project. The reinstatement is to be at a level equal to the condition when the site was first obtained.

This will include the removal of:

- All hoardings;
- Temporary pipes;
- Cables;
- Lights;
- Switchboards;
- Fencing;
- Signage; and
- Any other elements used during construction

Damage to the Council's footpaths, kerbs or roadways or to the adjoining properties caused by building works carried out on site will be made good by the nominated Contractor.

2.1.5 School Operation during Construction.

The works will require the temporary relocation of activities within the existing buildings on the site to allow the School's teaching operations to continue during construction. This will include the relocation of classes held within the Languages Other Than English (LOTE) building and the Business Office into alternative temporary accommodation.

Security will also be addressed to manage the interaction with construction staff, access by public and Wenona community to areas adjacent to construction site



3.0 Safety and Security

The Contractor must ensure that the general public accessing the adjacent School and Residences are adequately protected from activities occurring on the construction site. The construction site should be segregated from the public by temporary security fences or hoardings or by other approved means. The construction site and adjacent areas are to be kept neat and tidy to maintain public safety and local amenity.

Any site accommodation areas and the site compounds must also be enclosed by temporary fencing or hoardings to ensure that there is no ingress into the construction site by the public or unauthorised personnel.

Both safety and security fencing and hoardings are required to meet the requirements of WorkCover and any other authorities having jurisdiction over the works.

3.1 Environmental Conditions

The construction of the works will comply with the requirements set by North Sydney Council. The intent is to deliver the project in the shortest possible time through the effective management of the works whilst ensuring that noise and environmental management is maintained in accordance with consent conditions and legislation.

3.1.1 Working Hours

Hours of work during the construction period shall be between 7:00am and 6:00pm Monday to Friday and between 8:00am and 5:00pm on Saturdays.



3.1.2 Construction Noise and Vibration Criteria

It is anticipated that approximately 9000m3 of sandstone will need to be removed as part of the development. This will entail the use of rock saws, mechanical ripping and hydraulic rock breakers fitted to tracked excavators. It may be necessary to pause the excavation and demolition works in order to provide the surrounding building occupants some respite.

There will be a proactive commitment to noise management in accordance with the construction noise and vibration assessment that has been commissioned for the project to minimise the impact of noise and vibration on the immediate neighbourhood, and the Contractor will undertake works in accordance with the NSW Guidelines and Legislation.

3.1.3 Erosion and Sediment Control

The contractor must minimize erosion and implement a system of sediment control during the course of the construction works. The contractor will be required to comply with detailed erosion and sediment control plans (refer **Appendix C** for draft plan).

3.1.4 Construction Waste Management

The Contractor shall submit a detailed Construction Waste Management Plan as required by the Department of Planning and Environment which outlines the objectives of:

- Adoption of a purchasing policy which considers ordering the right quantities of materials and prefabrication of materials where possible.
- Reusing formwork where possible.
- Utilising modular construction and basic design to reduce offcuts.
- Limiting unnecessary excavation.
- Recycling of materials where possible.
- Coordinating and sequencing of various trades.



3.1.5 Dust Management

During the construction works, the Contractor shall minimise the generation of dust on the Construction site.

The Contractor may implement a Dust Management Plan that may provide the following detail:

- Identifies the potential sources of dust during these works;
- Specifies appropriate dust control criteria for the works;
- Describes in detail what measures and actions would be implemented to minimise the generation of dust on the construction site; and
- Describes what procedures would be followed to ensure compliance

3.1.6 Traffic Management

Construction vehicles will access the site off Elliot Street, however, the Contractor will prepare a construction traffic management plan and will maintain traffic management procedures to ensure the safety of the public road users and pedestrians utilising traffic wardens where necessary. As part of the traffic management plan the Contractor will take into consideration the neighbouring properties that are adjacent to the construction site.

It is anticipated that approximately 650 truck and trailer loads of spoil will need to removed within the excavation and demolition phase which has the highest amount of truck movements with only sporadic truck movements within the following stages.

Wenona will work closely with the Contractor to develop a strategy for how to supervise the student's arrival and departure from the school.



3.2 Work Health and Safety

The Contractor is responsible for maintaining the construction site and adjoining areas affected by the construction work in compliance with the Work Health and Safety Act 2011 and Work Health and Safety Regulation 2011

All personnel working on the construction site are to be site inducted and given security access passes to ensure they can be identified when moving around the construction site.

3.3 Complaint Handling Procedure

A Complaint Handling Procedure will form part of the project communications plan to be developed by the Contractor in conjunction with Wenona. This procedure will be a joint partnership between the Contractor and Wenona to protect the important relationship the School has with the local community.

A complaint contact number will be displayed at the construction site entrances. A contact officer will be appointed by the Contractor to register, address and respond to complaints.



4.0 Conclusion

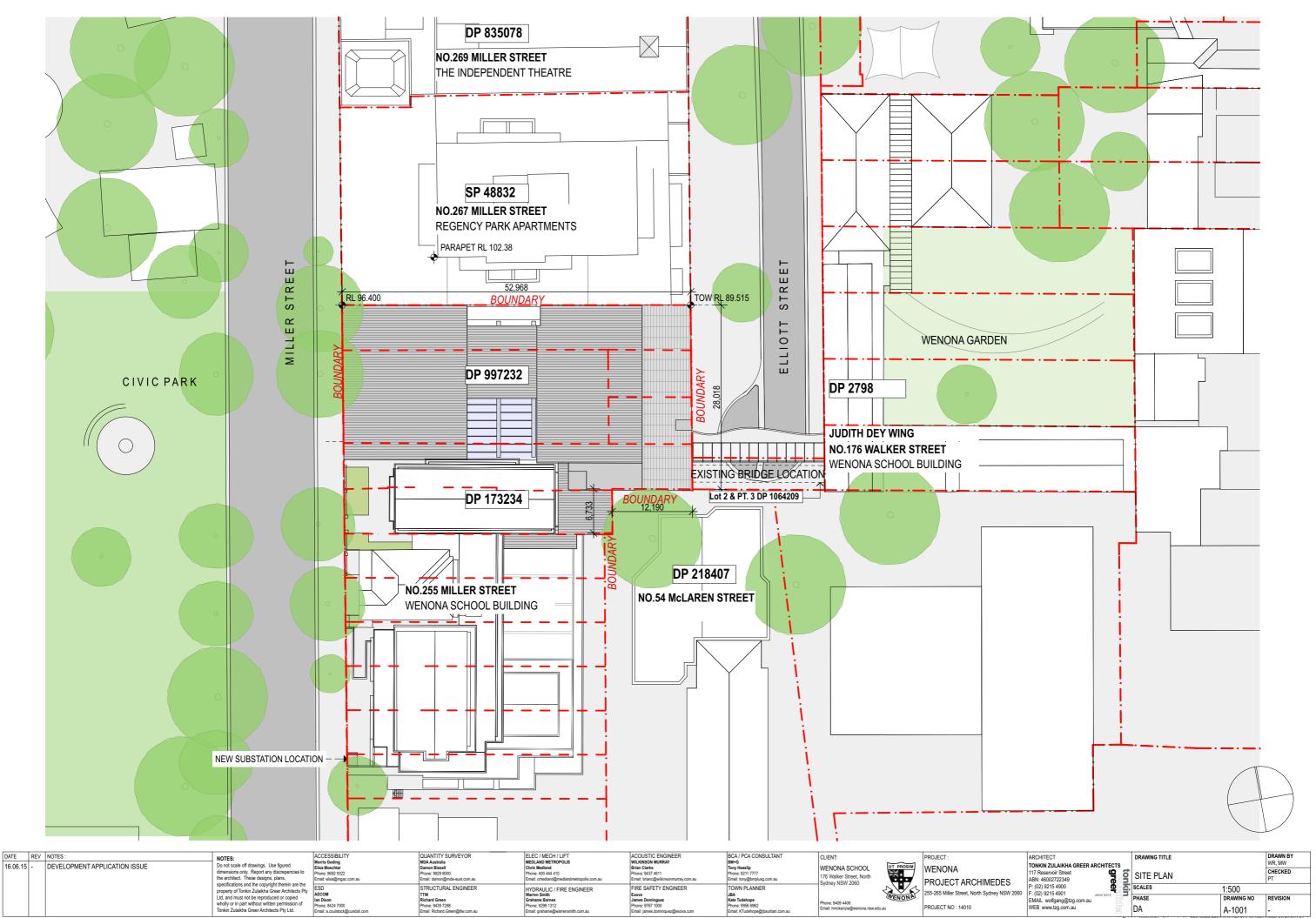
This Preliminary Construction Management Plan has been prepared to assist the Department of Planning and Environment in the assessment for the proposed Wenona redevelopment.

The Preliminary Construction Management Plan will be used as a reference document that provides the framework to ensure that construction work on the site does not adversely affect the health, safety, amenity, traffic or the environment of the public, neighbours, staff and employees.

The Contractor will be required to submit a detailed Construction Management Plan prior to the commencement of works on site.

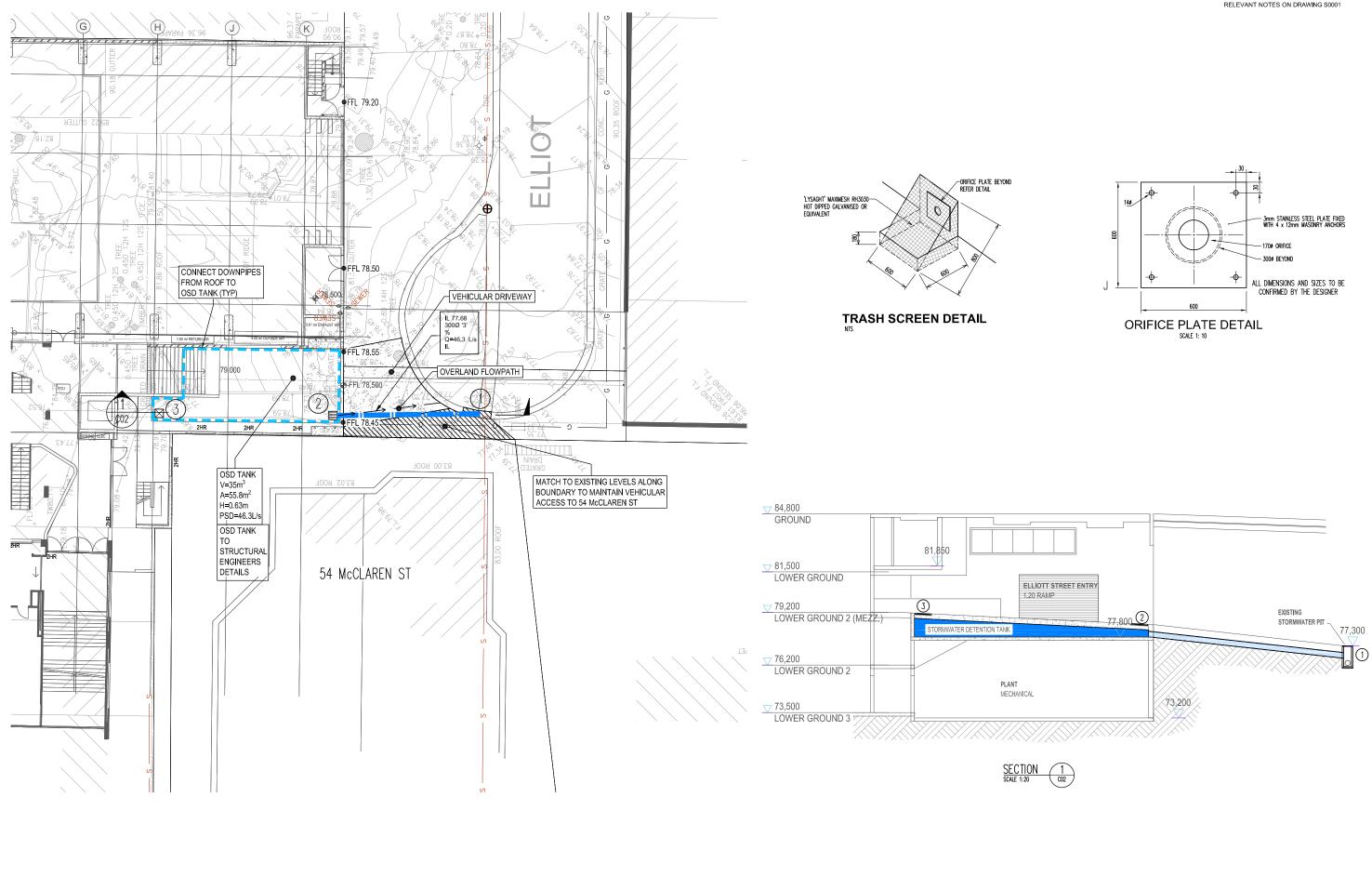


APPENDIX A – ARCHITECTURAL SITE PLAN



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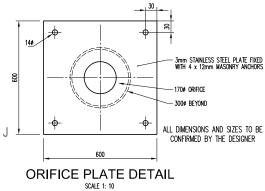
APPENDIX B – STORMWATER CONCEPT PLAN



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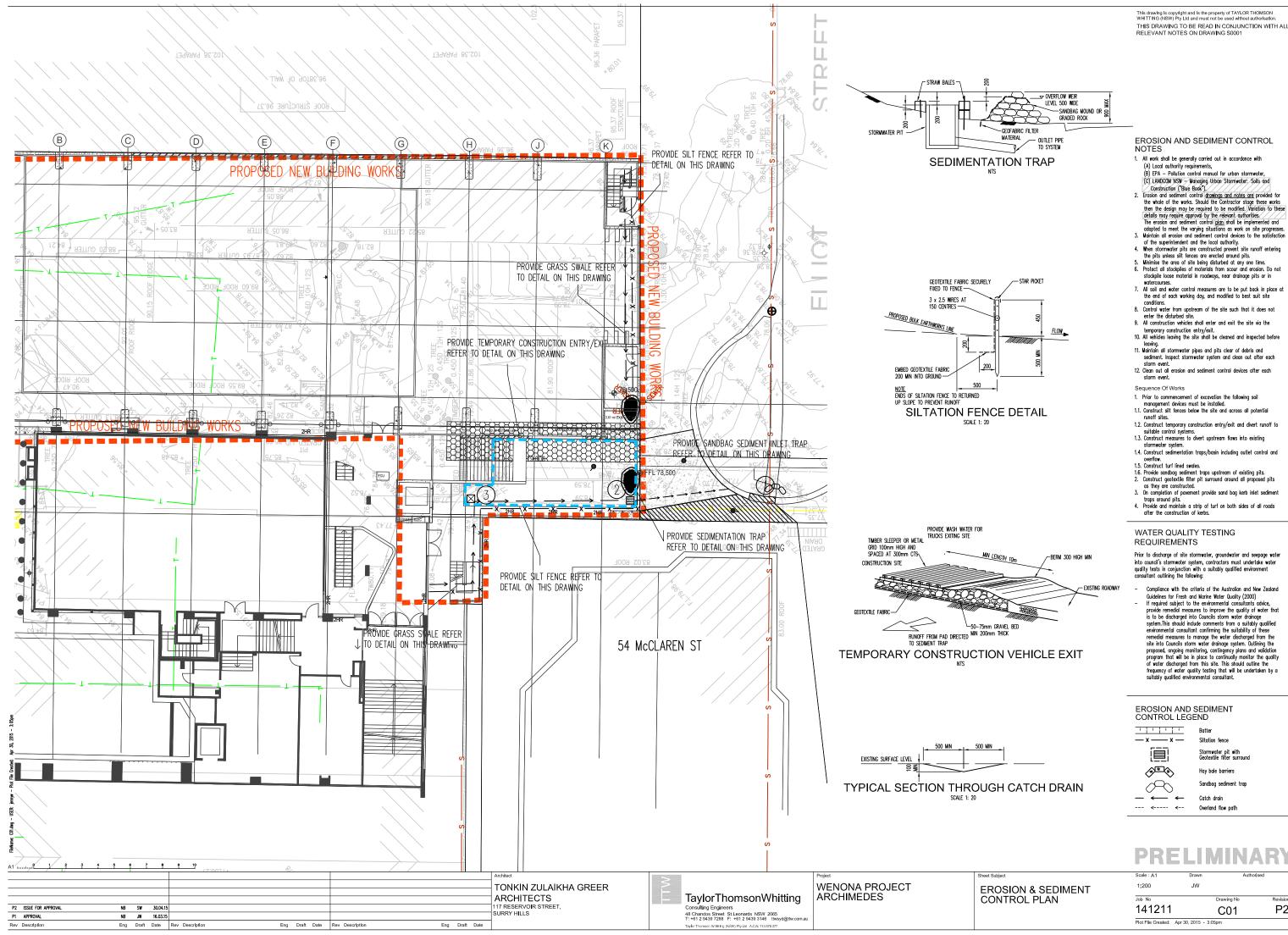




ORMWATER CONCEPT

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APPENDIX C – EROSION AND SEDIMENT CONTROL PLAN



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EROSION AND SEDIMENT CONTROL

- 1.4. Construct sedimentation traps/basin including outlet control and

Prior to discharge of site stormwater, groundwater and seepage water into council stormwater system, contractors must undertake water quality tests in conjunction with a suitably qualified environment consultant outlining the following:

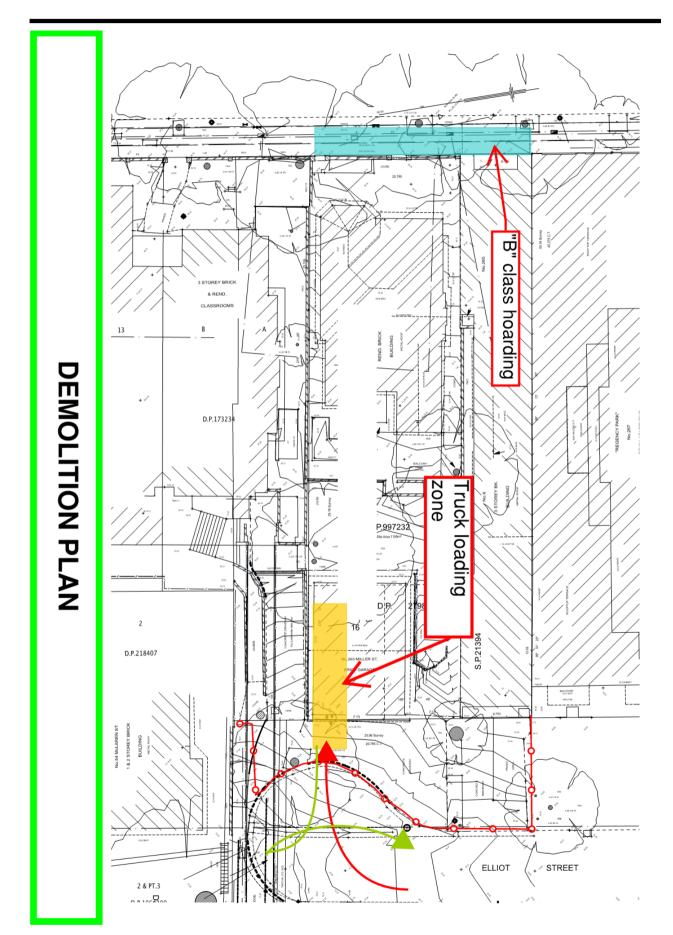
- Compliance with the criteria of the Australian and New Zealand
- Compliance with the criteria of the Australian and New Zealand Guidelines for Fresh and Marine Water Quality (2000) If required subject to the environmental consultants advice, provide remedial measures to improve the quality of water that is to be discharged into Councils storm water drainage system. This should include comments from a suitably qualified environmental consultant confirming the suitability of these remedial measures to manage the water discharged from the site into Cauncils storm water drainage system. Autining the proposed, oraging monitoring, contingency plans and validation program that will be in place to continually monitor the quality of water discharged from this site. This should outline the frequency of water quality testing that will be undertaken by a suitably qualified environmental consultant.

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APPENDIX D – DEMOLITION PLAN





APPENDIX E – EXCAVATION PLAN



