



# **Wenona School Project Archimedes Preliminary Construction Management Plan**

Revision: B

Date: 12 July 2016



<b>EC1206 Project Archimedes</b>	Document No.	P07-TEM-003
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	Version No.	1.07
<b>Preliminary Construction Management Plan</b>		



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## 1 Introduction

The Preliminary Construction Management Plan is a dynamic tool to assist the Contractor, once appointed in its obligation to construct the works in accordance with the Development Consent (SSD 6592). The nature of the construction works will result in there being events undertaken in the immediate vicinity that will differ from the standard conditions in the surrounding environment.

## 2 Description of Works

The Works (the “Build Works”) involve the demolition of existing teaching facilities, offices and a child care centre. These will be replaced with new teaching spaces including; a Science, Technology, Engineering and Mathematics (STEM) teaching hub, Sports hub including a swimming pool, a learn to swim pool, teaching and learning spaces, Senior Ecosystem and new staff facilities.

For the duration of the main works, appropriate barriers will be erected to separate the construction zone from the neighbouring buildings and footpaths. This is to protect the public and minimise the spread of dust and noise. 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 zone will be isolated from the existing facilities by the construction fencing and hoarding 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 Elliott and Miller Street.

It is anticipated that the construction works will take the following order:

- Demolition and Earthworks – 12 weeks
- Construction – 50 weeks
- Fit out – 20 weeks
- External works – 6 weeks (included within Construction)

### 2.1 Site Accommodation and Temporary Services

#### 2.1.1 Hoardings and/or Temporary Fencing

A “B” class hoarding will be erected along the Elliott and Miller St frontage with temporary fencing on Elliott St that which will be erected to allow public vehicles and pedestrian to pass through. The Contractor will comply with Condition D15 of the Development Consent (SSD 6592). They will also submit to and receive from North Sydney Council approval prior to the erection of any hoardings. The Contractor will be required to submit a detailed methodology prior to the commencement of works on site that will address this item prior.

#### 2.1.2 Site Accommodation

During the construction period temporary site accommodation and ablution facilities will be provided by the Contractor prior to commencement of site works. These facilities will likely be located along Elliott Street. The Contractor will be required to submit a detailed methodology prior to the commencement of works on site that will address this item prior.

### 2.2 Construction Materials Handling

#### 2.1.3.1 Demolition

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During the demolition phase, trucks will enter the site off Elliott St head first and upon accepting the demolished material will be reversed out by an authorized traffic controller back into Elliott St and away from site. All demolition works will be carried out in accordance with requirements set out by Australian Standards (AS2601-2001). Refer to item 3.1.2 for further information.

#### 2.1.3.2 Excavation

During the excavation phase, truck and trailers will be used to remove the excavated material. The trucks will use Elliott St and be loaded parallel to the street wholly within the site and controlled by authorized traffic control. Refer to item 3.1.2 for further information.

#### 2.1.3.3 Construction

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. Prior to the erection of any cranes, the Contractor will approval under Section 68 of the Local Government Act 1993.

### 2.3 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.

### 2.4 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.

### 2.5 Underpinning and Shoring

The Works will require shoring, anchoring and structural underpinning to the northern boundary line with shoring and temporary anchoring along the remaining sides of the building envelope. Along the northern boundary, anchors will extend into the neighbouring allotment in order to stabilise the excavation and adjoining structure. Temporary rock anchors and shotcrete may be used to stop

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pieces or rock falling out when excavating as a safety measure. Neighbours will be consulted prior to anchoring and underpinning of adjoining neighbours that are affected with an agreement reached. The Contractor will be required to submit a detailed methodology prior to the commencement of works on site that will address this item prior.

### 3.0 Safety and Security

The Contractor will 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 accordance with the Development Consent (SSD 6592).

##### 3.1.2 Construction Noise and Vibration Criteria

It is anticipated that approximately 9,000 m3 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. These works will be scheduled in accordance with Condition D7, D8 & D9 of the Development Consent (SSD 6592).

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.

##### 3.1.3 Erosion and Sediment Control

The Contractor will minimize erosion and implement a system of sediment control during the course of the construction works to meet statutory requirements. The Contractor will address this in detail in an Environmental Management 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.

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- 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

The Contractor will prepare a Construction Traffic Management Plan (CTMP) 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 CTMP, the Contractor will take into consideration neighbouring properties that are adjacent to the construction site. It is anticipated that approximately 650 truck and trailer loads of spoil will need to remove 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.

### 3.1.7 Protection of Trees

The Contractor will ensure the protection of trees that are not approved to be removed under the development consent. The Contractor will address this in detail in an Environmental Management Plan.

### 3.1.8 Contamination

The Contractor will ensure that all material in the building which contains asbestos is to be removed in accordance with the guidelines of the WorkCover Authority and the requirements of the Environment Protection Authority.

Any subsurface soils excavated during redevelopment of the site shall be classified in accordance with the 'Waste Classification Guidelines: Part 1 Classifying Waste NSW DECC, 2009 prior to off-site disposal.

## 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, Work Health and Safety Regulation 2011 and Working with Children Act 2012. 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.



