



Education
School Infrastructure



Preliminary Construction Management Plan

for

Cronulla High School
Captain Cook Drive, Cronulla, NSW 2230

**Please note these items will be included within the CMP
once the contract has been awarded 29th November 2022**

- **Construction Waste**
- **Construction Compound**
- **Traffic Arrangements**
- **Contractor's EMP**

September 2022

Contents

Contents

1. INTRODUCTION 3

1.2. Structure of the CMP 3

1.3. CMP Implementation 3

1.4. Limitations 3

2. PROJECT INFORMATION 4

2.2. The Development 4

 2.2.1 Staging 4

2.3. Construction Activities 5

 2.3.1. General 5

 2.3.2. Civil Infrastructure 5

 2.3.3. Building Works 5

2.4. Working Hours..... 6

2.5. Approvals 6

2.6. Legislative Framework..... 6

3. MANAGEMENT OF THE SITE 7

3.2. Responsibilities 7

3.3. Management Systems 7

3.4. Consultation 7

 3.4.1. Community Notification..... 8

 3.4.2. Complaints 8

3.5. Health and Safety 8

 3.5.1. General 8

 3.5.2. Site Accommodation & Access..... 8

 3.5.3. Materials Storage and Unloading..... 8

 3.5.4. Security 8

 3.5.5. Training 9

 3.5.6. Emergency and Incident Response 9

4. ENVIRONMENTAL MATTERS 10

4.2. EMP Content 10

4.3. Dilapidation Survey..... 10

5. APPENDIX – STAGING PLAN 11

1. INTRODUCTION

1.1. Purpose of Report

This preliminary Construction Management Plan (CMP) has been prepared to outline a range of safety, health, traffic and environmental considerations for the purposes of lodging a Review of Environmental Factors (REF) for the site at Cronulla High School, Captain Cook Drive, NSW 2230.

[The CMP aims to:

- Outline key environmental matters associated with the construction of the proposed works;
- Guide compliance with potential consent conditions and relevant regulatory requirements;
- Suggest management procedures to achieve the above; and
- Recommend monitoring, auditing and reporting processes to guide the ultimate head contractor appointed to deliver the works.

1.2. Structure of the CMP

[The structure of the CMP comprises three key elements namely:

- Description of the site and construction activities
- General management of the site
- Recommended environmental controls to be considered during construction]

1.3. CMP Implementation

[This preliminary CMP will guide the project managers, contract superintendents and contractors responsible for the construction of the proposed works. It is expected that the following receipt of the REF conditions, the CMP is finalised and submitted to the certifying authority prior to commencement of the works.

In its final form, the document will provide details sufficient to understand, avoid mitigate and remedy the potential environmental impacts of the project during construction.]

1.4. Limitations

[This preliminary CMP has been prepared to provide a general understanding of generic construction activities for delivering buildings and infrastructure, based on the initial concepts and preliminary site assessments.

Following REF approval and availability of the REF conditions, the CMP will be reviewed and revised to incorporate the Detailed Design, including appropriate arrangements for detailed Construction, Environmental and Construction Management Plans by the relevant head contractors.]

2. PROJECT INFORMATION

2.1. The Site

The site is located at Captain Cook Drive, NSW and falls within the Caringbah Secondary School Community Group (SCG) and the Metropolitan South District and the Sutherland Shire Local government Area (LGA).

The site is legally described as Lot 1 in DP81504 and has a total area of 6.1 hectares.

The site's locational context is shown below.



2.2. The Development

The project scope is to provide 10 new teaching spaces and staff and administration upgrades to service a population of 1,000 student population to align with proposed boundary changes. The new facilities include administration facilities, staff facilities, 10x teaching spaces (GLS), canteen, toilet facilities, shade structure, entry forecourt and car parking

2.2.1 Staging

Please refer to Appendix A – Indicative Staging Plan

“Pre-stage 1” (before actual construction commences)

- Relocation of existing shade structure and bench seating (by D&C Contractor)
- Construction of additional 8 toilet demountables and 1 canteen demountable (by SINSW Demountable Unit)
- Construction of a new footpath towards the sharks' carpark (By SINSW Demountable Unit)

“Stage 1 Construction

- Demolition of existing Building B
- Construction of Building M

Commented [NP1]: This includes all works (exempt and REF pathway works)

“Stage 2 Construction / Post Construction

- Demolition of the carpark area
- Relocation of Building I(i)
- Construction of Building L
- Construction of new MSB
- Construction of new substation

Stage 3 Construction

- Refurbishment of staff areas in Building D, E, A and C.
- Landscaping

2.3. Construction Activities

[The development of the site will include a variety of civil infrastructure and building construction activities outlined in the following sections.

2.3.1. General

Site establishment including installation of site sheds, amenities and connection of temporary services

2.3.2. Civil Infrastructure

Civil infrastructure works will include:

- Demolition
- Earthworks
- Clearing and grubbing
- Tree pruning and protection works
- Bulk earthworks
- Stormwater drainage / trenching
- Footpaths and wayfinding i.e. concrete and segmental pavers
- Utility services such as:
 - Water reticulation
 - Sewer mains
 - [Gas mains]
 - Electrical reticulation and street lighting
 - Telecommunication mains
- Landscaping

2.3.3. Building Works

Building works will include:

- Detail Earthworks / excavation
- Trenching
- Laying of services such as potable water, fire services, [gas services], electrical services, telecommunication services
- Concreting and steel fixing
- Timber frames construction
- Structural steel
- Brick and block works
- Walling cladding and roofing
- Glazing
- Internal fit outs and furnishing

2.4. Working Hours

The intended normal work hours for construction activities will be comply with those identified in the REF Approval conditions.

2.5. Approvals

A REF is required for the works outlined in **Section 2.2** of this document.

It is anticipated that the REF Approval will contain conditions that certain reports and payment of fees that must be completed, submitted and approved before works can commence. They are likely to be:

- Construction Management Plan
- Environment Management Plans
- Erosion and Sediment Control Plan
- Waste Management Plan
- Traffic Management Plan and
- Payment of any relevant authority fees

Typically, Head Contractors will provide documents addressing the items above, but not limited to, prior to site establishment for review of the relevant parties.

2.6. Legislative Framework

All activities carried out during the development will generally comply with the consent conditions, and the relevant provisions of building codes and legislation, namely the Environment Planning and Assessment Act, the Work Health and Safety Act.

3. MANAGEMENT OF THE SITE

3.1. Management Structure

A Head Contractor will be engaged to manage and construct the works.

There are various contractual arrangements for the Principal and Head Contractor engagement which define roles and responsibilities. It is likely that these works will be procured using a Design Finalisation form of a typical GC21 Design & Construct contract.

3.2. Responsibilities

Management responsibilities referred to in this CMP are applicable to the design and construction of the site. Handover of responsibilities to operational managers will occur at the completion of the contractual maintenance periods for construction works.

Contractor responsibilities generally apply as follows:

- Detail design and construction program issues
- Carrying out risk assessments, and for setting up and ensuring the implementation of the management system on every project as appropriate
- Construction site management
- Appointing, monitoring and administering the progress of the specialist sub-contractor; and
- Complying with the relevant REF approval conditions

3.3. Management Systems

It is intended that the Head Contractors will have a certified quality system of operation. In particular, the system will comprise but not be limited to:

- Planning
- Process control
- Document control
- Monitoring and measurement
- Control of Non conformances
- Corrective and Preventative Actions
- Records
- Internal Audits

3.4. Consultation

The planning and implementation of the proposed construction works will be completed to meet the requirements of the following relevant authorities where applicable:

- Department of Planning (DoP)
- Southerland Shire Council
- Road and Maritime Services (RMS)
- Sydney Water Corporation (SWC)
- Endeavour Energy
- Jemena
- NBN Co
- Telstra
- Work Cover Authority (WCA)
- Other relevant State Agencies

3.4.1. Community Notification

In addition to the public exhibition process as part of the REF approval process, and any additional consultation undertaken by the applicant if required, it is expected that the head contractor will notify the adjoining properties of commencement of site works.

Further communication proposed may include:

- A contact telephone number, to allow questions and complaints to be answered and managed early and efficiently as well as providing an avenue for issue identification
- Letterbox drops providing information to the local residents of any upcoming works

3.4.2. Complaints

All complaints will be managed and resolved as quickly and efficiently as possible. A set of Complaint Management Protocols and Procedures may be set out in the documentation provided in the letter box drops prior to the commencement of works.

3.5. Health and Safety

3.5.1. General

The construction works will be undertaken in accordance with the WHS Act 2012 and relevant Regulations. As such prior to construction the Head Contractor will prepare a Safety Plan for the site.

Additionally, although fencing currently exists between the property boundary and the school property, it will be critical to continually monitor and provide further appropriate construction safety fencing along the boundary.

3.5.2. Site Accommodation & Access

Site accommodation and amenities are to be located within a designated area of the site, subject to staging and nature of works being undertaken at the time. Site accommodation will be accessed via entrance(s) completely separate from entrances for school users.

3.5.3. Materials Storage and Unloading

All materials will be delivered through the dedicated construction area access gate on Captain Cook Drive with all materials stored within the site boundary. This includes.

- Building material and waste storage containers
- All loading and unloading operations are to comply with Work Cover and any other statutory body requirements
- Care is to be taken when loading materials. Due to the nature of the site it will be necessary to review storage areas as the works progress
- No materials are to be stored on public footpaths, school grounds accessible to school users and / or roads

3.5.4. Security

The site will be fenced with appropriate hoarding, with secured access gates manned with trained traffic controllers. During out of hours, it is may be patrolled by security guards if required.

All visitors to the site will be required to report to the site office and will be appropriately inducted and registered.

Builder identification signage will be displayed indicating the builder's or contact person's name and contact phone number. A contact telephone number will be provided on the sign which will be available 24 hours a day and 7 days per week.

3.5.5. Training

All staff and head contractors working on site will be required to have a Work Cover "White Card" accredited construction training card.

Prior to any party entering site they will be inducted into the site and be made familiar with such items as listed below.

- Entry and exit locations
- Location of amenities and ablution facilities
- First aid officer and facilities
- Emergency muster location
- Site plan & important items
- Personnel Protective Equipment (PPE)
- Site specific risks and requirements
- Other WHS matters

3.5.6. Emergency and Incident Response

Prior to commencing works on site, the Head Contractor will prepare emergency and incident response procedures to ensure that all incidents will be managed and resolved as quickly as possible and with the minimum impact to the human health and the environment.

4. ENVIRONMENTAL MATTERS

4.1. General

Prior to commencing work on site an Environmental Management Plan (EMP) will be prepared for the works and submitted to the relevant consent authority for approval. The EMP will provide control procedures and checklists to prevent construction adversely impacting on the environment by conserving resources and minimising wastage.

4.2. Environmental Management Plan (EMP) Content

The EMP, submitted by the contractor, will form part of the CMP. In particular, the EMP will include controls for, but not be limited to:

- Erosion and Sediment control
- Noise and Vibration Management
- Air quality and Dust
- Flora and Fauna Management
- Contamination and Hazardous Materials Removal
- Heritage and archaeology
- Construction Waste management
- Mixed waste will be transported off site to a re-cycling depot where it will be further sorted for re-use and / or re-cycling
- The waste contractor may assist regular waste performance by reporting to the builder

4.3. Dilapidation Survey

A Dilapidation Survey of the surrounding facilities will have been undertaken prior to the commencement of construction.

The Dilapidation Survey will generally consist of written text and extensive photographic records.

The following areas would typically be incorporated into the Dilapidation Survey.

- Access areas
- Shared facilities
- Footpaths and roads immediately adjoining

5. APPENDIX – STAGING PLAN