



JOHNSTAFF

Preliminary Construction Management Plan

William Stimson Public School
Alterations and Additions

10 January 2018

DA 525.1_2017





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Preliminary Construction Management Plan

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1. Introduction

The Department of Education (DoE) proposes engaging a Head Contractor to undertake expansion and upgrade works to the existing William Stimson Public School (the Works). Upon engagement, the Head Contractor will be required to prepare a Construction and Environmental Management Plan (CEMP), which will detail the methodology for carrying out the Works so as to minimise potential impacts of construction activities on teachers and students, neighbours and nearby residents, users of public footpaths and roads in the vicinity of the site, surrounding streets used to access the site and the environment.

This Preliminary Construction Management Report (PCMP) has been prepared by Johnstaff Projects Pty Ltd, on behalf of DoE, for submission to Fairfield City Council as supporting documentation to Development Application 525.1_2017.

2. The Site and Context

William Stimson Public School is located in the suburb of Wetherill Park in the Sydney South West District. The school is located at 43 Lily Street, Wetherill Park, 2164. The site is owned by the DoE and is legally defined as Lot 1 in Deposited Plan (DP) 564629.

The site is bounded by residences and Chaucer Street to the south, Lily Street and residences to the west, Shakespeare Park, Shakespeare Street and residences to the north and residences and Coleridge Street to the east, covering an area of approximately 2.8 hectares. A site locality plan is presented in Figure 1 below.



Figure 1 – Existing William Stimson School



William Stimson Public School is a growing school with a 2016 enrolment of 562 students. The school is located in the Fairfield LGA, an area in South Western Sydney, which is a growing area of Sydney with limited land supply available for large social infrastructure including new school sites. Fairfield LGA is expected to have additional new housing and projected population growth. This will generate increased numbers of primary school age children and demand for teaching space and facilities to at least 2031.

3. The Works

The following table sets out the project details:

Project Title	William Stimson Public School
Project Description	Expansion of William Stimson Public School resulting in 16 new teaching spaces and upgrade of core facilities to meet 21 core primary school standards.
Scope of Work:	This project will provide 16 new permanent teaching spaces accommodating up to 233 additional students within the William Stimson Public School, taking the total capacity up to 624 students. The project will also upgrade the core facilities to Core 21 and replace the existing demountables with permanent facilities.

Figure 2 below indicates the proposed upgrade works.

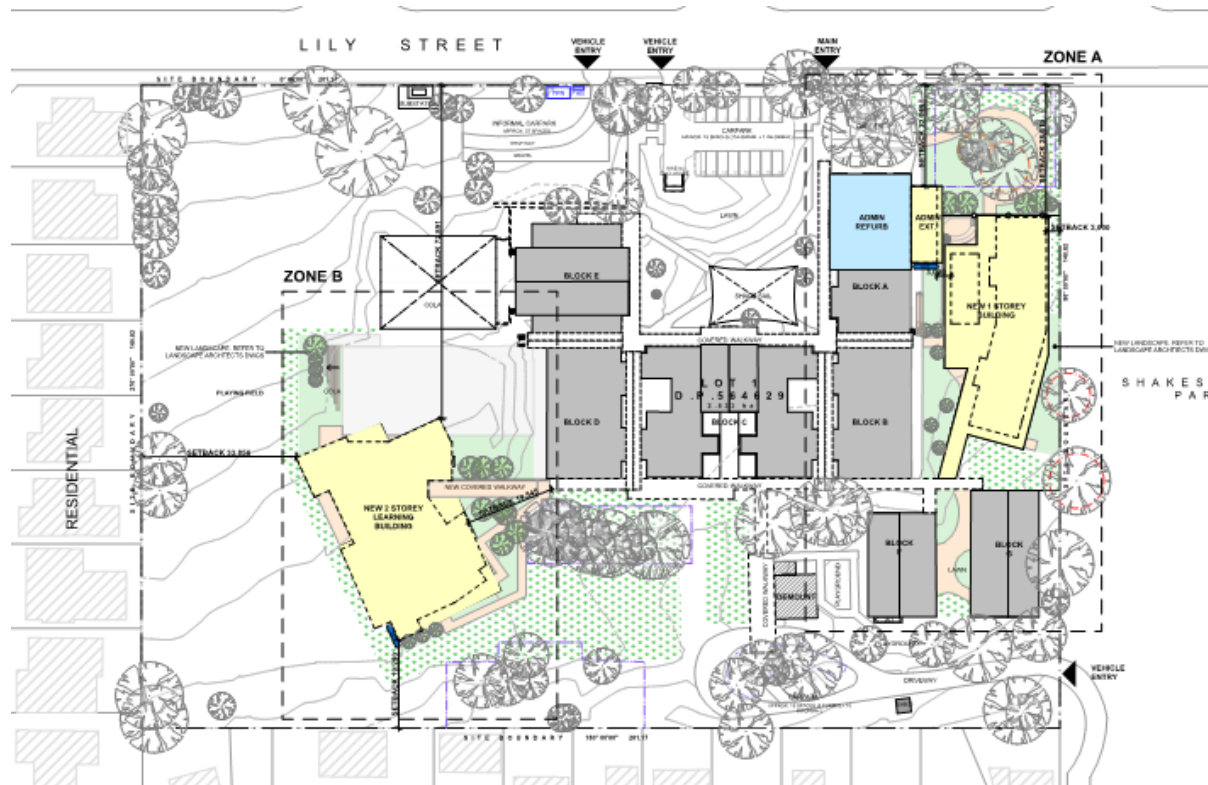


Figure 2 – Outline development proposal (new-build areas highlighted yellow)



4. Consultation

The DoE is also undertaking extensive ongoing consultation with the schools and the wider community to inform them and seek their feedback. The project will also provide appropriate core facilities to best practice teaching in line with the Department's Education Facilities Standards and Guidelines (EFSGs) and to facilitate 21st Century and Future Focused Learning objectives.

5. Prior to the Commencement of the Works

Prior to the commencement of the Works, the Head Contractor will:

- ascertain all relevant project information, applicable Standards, Statutory requirements and Conditions, including all Authorities having jurisdiction over the Works;
- obtain all relevant insurances, permits and Approvals and pay all associated fees, including any outstanding Long Service Leave Levies; and
- ensure a copy of the Development Application Approval is filed on site for reference throughout the Works.

6. Site Operations

6.1. Construction Staging

The works have been broadly divided into the following phases:

- Site Establishment/Enabling Works;
- Earth and civil works;
- Structure;
- Façade;
- Services and Finishes; and
- Landscaping and Public Domain Works

6.2. Site Establishment

The Head Contractor will provide and maintain all necessary temporary facilities required for the safe and secure performance of the Works, including, but not necessarily be limited to:

- first aid facilities;
- hoardings;
- storage compounds;
- site administration facilities;
- cranes;
- site amenities;
- access equipment, including scaffolding, barriers, platforms, ladders, etc;
- construction plant; and



- emergency vehicle access.

The following table summarises the measures that will be implemented prior to commencement of the Works at the site.

Item	Description
Control of site	Site control will ultimately be the responsibility of the Head Contractor.
Access	Access to the site will be controlled by the Head Contractor performing the works and the site will be off limits to all non-essential personnel. The public will not have access to this area of the site.
Supply of utilities	The installation and commissioning of all temporary site services (e.g. electricity, water, sewerage and telecommunications) required for the duration of the works will be installed to the requirements of the appropriate regulatory authorities. All approvals in respect to the installation, operation and eventual removal of temporary services will be obtained.
Contractor's facilities	All site accommodation and facilities required for the Works will be established in conformance with relevant regulations and authority's requirements. Existing site infrastructure may be utilised for this purpose. Licensed persons in accordance with statutory requirements for the specialist activity in question will carry out all connections. The following facilities may need to be established at the site: • site office; • stores; • work sheds (including decontamination facilities where applicable) and changing areas for the use of the remediation contractor, all subcontractors and consultants; • temporary site sheds; and • bins for rubbish generated by personnel.

6.3. Hours of Operation

Construction of the Works is to be confined to the hours of 7.00am to 7.00pm from Monday to Friday and 8.00am to 5.00pm on Saturday. Works will not be permitted outside of these hours nor on public holidays unless express permission is obtained from all relevant Authorities.

Such permission may be sought where special requirements exist e.g. for oversized deliveries or works which need to be carried out when students are not present on the site.

6.4. Construction Program

The current school will continue to operate during the expansion and upgrade, so consideration must be made to the appropriate staging of construction. Temporary demountable accommodation may be required during some or all stages of construction and is within the scope of the project.

The following shows the indicative program milestone dates for the construction works.



Milestones for William Stimson Public School	Target completion date
Planning Approval Submission	September 2017
Site Establishment	April 2018
Construction Period	April 2018 to February 2020
Commencement of Operations	Day 1, Term 1, 2020

6.5. Public Safety, Amenity and Site Security

Hoarding/fencing will be installed as required to optimize public safety and to prevent public access to, and maintain security of, the Works. These measures may be staged throughout the Works so as to minimize disruption to the operations of William Stimson Public School.

A preliminary site zone plan is presented in the Proposed Site Legend (refer to Annexure A). Fencing demarcating the Works area and the operational Primary School will be retained throughout the Works. However, some reconfiguration will be required from time-to-time to facilitate the connection of the Works to the existing School buildings and facilities.

6.6. Interaction with the Surrounding Community

The following actions will be implemented, which focus on minimising the impacts of construction activity to the community surrounding the site:

- Installation of Construction work zones and the monitoring and maintenance of such;
- Monitor compliance of the Traffic Management Plan and the safety and environmental controls listed in the CEMP or elsewhere;
- Clear display of contact details on the site temporary fencing for community information and contact in case of emergency;
- Make arrangements for the notification to surrounding properties of activities which may affect their amenity, including the provision of a 24-hour contact point; and
- Consultation and participation with the local community to address concerns and assess possible community initiatives.

6.7. Dispute resolution

The project team acknowledges the potential for disruption as a result of the Works, and proposes that a complaint procedure/complaint register be developed. Should a complaint or infringement occur, the following procedures will be adopted:

- All complaints and infringements are to be brought to the attention of the site manager immediately upon receipt;
- The site manager shall investigate the complaint and ensure appropriate action is taken to address the complaint or infringement within a suitable timeframe;
- A Community Contact Notification form shall also be completed for all complaints and enquiries; and
- A copy of this documentation is to be filed within the site office.



6.8. Site contamination unexpected finds

The Department of Education has prepared an Asbestos Register of the site, which is supported by a site-specific Asbestos Management Plan prepared by Parsons Brinckerhoff (provided as an appendix of the Statement of Environmental Effects prepared by DPF Planning). The assessment has identified the location and extent of hazardous materials at the site, including within existing buildings. The report has found that Asbestos cement fragments may be present as a component of buried fill within certain areas at the site.

Asbestos zones for William Stimson Public School include possible buried asbestos cement fragments and are located under the existing driveway and existing buildings at the site. The works are to be carried out in accordance with the recommendations of the Asbestos Management Plan and the NSW DoE Asbestos Management Plan for NSW Government Schools 2015.

Environmental Investigation Services (EIS) has also undertaken a Preliminary and Detailed Site Investigation which includes a desktop site history assessment and fill/soil sampling from a total of eight boreholes. The historical assessment identified various potential sources of contamination, including fill and hazardous building materials.

Soil samples analysed for the assessment identified one elevated concentration of Total Recoverable Hydrocarbons (TRHs) that was above the environmental site assessment criteria. A remediation action plan (RAP) has been prepared in accordance with the recommendations of the site contamination assessment.

The RAP details a recommended remediation procedure for works in the southern and northern portions of the site. The RAP also outlines the validation requirements for the site as part of the remediation works.

With regard to the proposal, the RAP concludes that EIS are of the opinion that the remediation area can be made suitable for the proposed development provided the RAP is implemented accordingly. A site validation report (and EMP) should be prepared on completion of remediation activities and should be submitted to the consent authority.

Having regard to the above, with the implementation of the proposed remediation and validation works, the site can be made suitable for the proposed development having regard to the potential for contamination of the land. The RAP also provides a methodology for the management of unexpected finds.

7. Environment and Amenity

The Head Contractor will prepare and implement a comprehensive Environmental Management Plan (EMP) to ensure compliance with all relevant Statutory requirements and the requirements of the DoE. This plan will be developed in consideration of the following:

- Protection of Environmental Operations Act 1997;
- Protection of the Environment Operations (Noise Control) Regulation 2000;
- WHS Act 2011;
- Protection of the Environment Operations (Clean Air) Regulation 2002;
- Waste Avoidance and Resource Recovery Act 2001;



- Protection of the Environment Operations (Waste) Regulation 1996;
- Environmentally Hazardous Chemicals Act 1985; and
- Environmentally Hazardous Chemicals Regulation 1999.

The following sections outline the environmental management principles to be implemented.

7.1. Noise and Vibration

The existing local site users that would be most affected by potential noise and vibration would be the residents along the southern and eastern site boundaries. All practicable measures will be taken to reduce the noise and vibration arising from the Works. Noise and vibration shall not exceed the limits set out by the NSW Environmental Protection Authority.

Such measures may include:

- Identifying demolition, excavation and construction noise and vibration sources or scenarios that require engineering controls or administrative management;
- Promoting clear understanding of ways to identify and minimize noise and vibration from construction works;
- Focus on applying all feasible and reasonable work practices to minimise construction noise and vibration impacts;
- Providing flexibility in the selection of site-specific and reasonable work practices to minimise noise and vibration impacts;
- Allowing work to be carried out only within the approved standard hours and obtaining approval from all relevant Authorities for works required to be undertaken outside standard hours;
- Shutting or throttling equipment down such as generators, bobcats, cranes and the like whenever not in actual use;
- Using noise and vibration reduction techniques, including barriers, enclosures, silencers and the like to ensure compliance with construction and demolition noise and vibration criteria; and
- Maintaining all plant and equipment in a proper and efficient manner to minimise noise emissions, including the replacement of engine covers, repair of defective silencing equipment and tightening of rattling components.

As part of the noise and vibration mitigation treatment for the project, the Head Contractor will be responsible for the checking of compliant maintenance regimes and Statutory supervision of all equipment. Proposed noise and vibration mitigation treatments will be included in the Head Contractor's CEMP.

7.2. Dust Control

Appropriate dust mitigation and suppression techniques will be applied to ensure dust levels are compliant with the requirements of all relevant Authorities.

Operations will be modified and additional controls implemented during the Works under adverse weather conditions and will include effective covering of haulage trucks and stockpiles, as well as monitoring of weather conditions (including wind).



Management and contingency plans will be developed and implemented to prevent any foreseeable impacts from dust.

7.3. Odour Control

The amount of odour generated by the Works will be influenced by the extent of open excavation stockpiles, weather conditions and the quality of excavated material.

Odour management will address the following key issues:

- Location and cause of odour;
- Minimisation of odour and its source;
- Odour management response procedures; and
- Implementation of an odour monitoring regime.

If air quality is considered to be unsatisfactory, the Head Contractor will conduct appropriate works to rectify the ambient air quality to an acceptable standard within the shortest time practicable.

7.4. Vegetation Protection

The Head Contractor's CEMP will detail the measures that will be implemented to protect trees and vegetation being retained throughout the Works. The Head Contractor will ensure areas of native Fauna to be preserved through fencing and signage accordingly to avoid any damage or distribution to the habitat and any conservation measures currently in place will be maintained.

The Head Contractor will also minimise the spread of weeds and grasses. This may include covering long-term stockpiles and bare areas shade cloth or revegetating to minimise the establishment of weeds. Land clearing shall be minimal and staged to reduce the total area of cleared land at one time.

7.5. Sediment and Erosion Control

A Sediment and Erosion Control Plan has been prepared by Jones Nicholson Consulting Engineers (161278-ESM2-Rev2, submitted with the DA package) and will be implemented during construction. Any discharges from the site will be strictly controlled to ensure hazardous materials and contaminants are contained in accordance with the requirements of all relevant Authorities and guidance, particularly the "Blue Book" – Managing Urban Stormwater: Soils and Construction (Landcom, 2004).

The site will be continually cleaned of rubble to minimise possible sediment flow during rainfall periods.

Stormwater kerbs and drainage lines will be fitted with silt barriers to slow run-off and reduce erosion/discharge from the site. Silt barriers will be replaced when 30% of their capacity has been reached and other control equipment will be inspected and maintained, particularly during heavy rainfall periods, and replaced when no longer effective.

Stormwater grate inlets surrounding the site will be protected with geotextile fabric or wire mesh sausage barriers to allow water to enter into drains whilst retaining sediments.



All long-term soil stockpiles will be protected from wind and water erosion by coverage with anchored shade cloth or vegetation as well as being fitted with silt barriers (where appropriate). Sediment and leachate control measures must be incorporated for any stockpiled material to prevent sediment entering the stormwater system or from migrating off-site. Control measures will be established to prevent surface water run-off entering and leaving excavation and stockpile areas. Control measures may include:

- temporary bunding or diversion drains;
- impermeable sheeting placed under and/or over stockpiles;
- silt fences/silt socks to surround stockpiles; and
- protection of existing drains with silt fencing/sand bags.

These mitigation measures will be regularly inspected to ensure that they are in good condition and if necessary upgraded where their performance is deteriorating.

7.6. Contaminated water and soil profile

All hazardous materials (including subcontractors' materials) shall be registered by the Head Contractor and stored in an impervious Hazardous Materials Store which will be properly maintained to ensure that it has not deteriorated and remains effective.

A spillage kit (dry absorbent material – sand, saw dust or oil absorber) shall be on site and its location communicated. A licensed waste disposal contractor shall carry out transport and disposal of spillages.

The discovery of unexpected hazardous materials or contamination will be dealt with in accordance with Council, the NSW EPA and WorkCover requirements, in consultation with the DoE, Johnstaff and project team members as required.

8. Construction Traffic Management

8.1. Construction Access and Vehicular Routes

All roads with which the school has a frontage are local (non-classified) roads. Of this local road network, Lily Street has a key function as a connector for two classified roads (The Horsley Drive and Polding Street / Prairie Vale Road). The main pedestrian entrance to the school is located along Lily Street.

The classified roads can be found illustrated in Figure 3. Key classified roads which provide access to the site are:

- Canley Vale Road (State Road);
- Elizabeth Street between The Horsley Drive and Victoria Street (State Road);
- The Horsley Drive, east of Elizabeth Street (State Road);
- The Horsley Drive, west of Elizabeth Street (Regional Road); and



- Polding Street, Prairie Vale Road and Restwell Road (Regional Road).

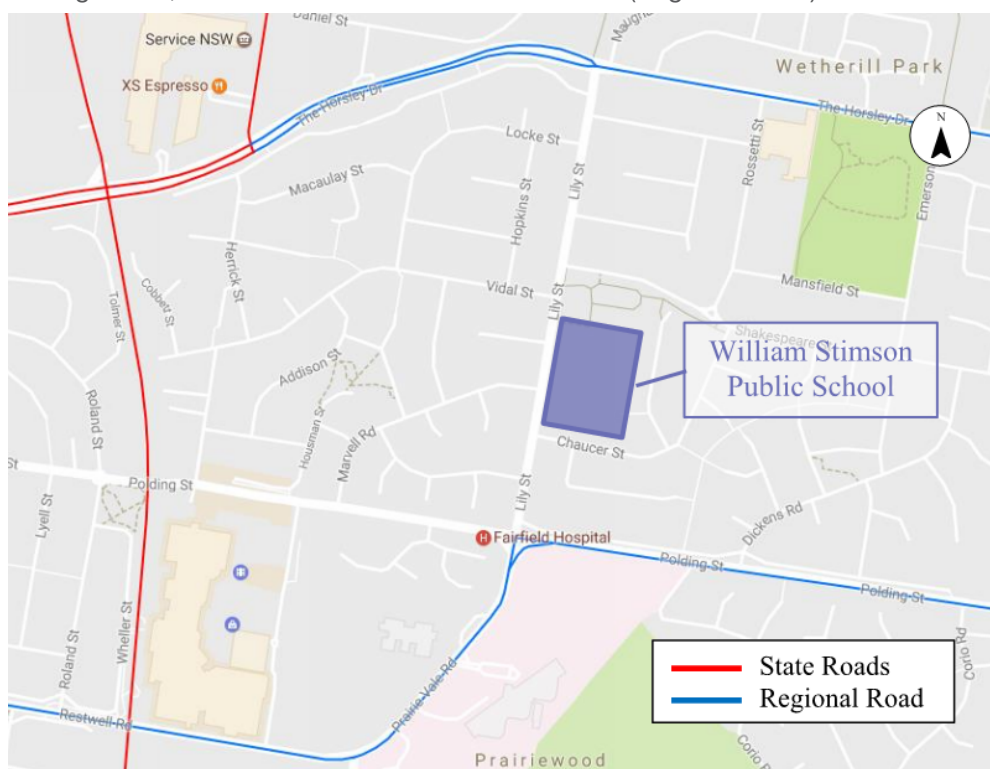


Figure 3 – Construction Vehicle Routes

Construction vehicles will access the site from two locations, as shown in Figure 4. The new one-story learning and administration facility to the west of the site will be accessed via Lily street. The new two storey learning facility will be accessed via an existing footpath that runs off Coleridge Road between two houses and into the school. This footpath has been inspected to confirm adequate space for the movement of trucks. These two locations have been chosen to minimise impacts to the local residents and pedestrians. An alternative construction vehicle access point utilising the existing driveway at the end of Coleridge Road may also be considered for use during construction.

No changes to the external roads are proposed as part of the development. A work zone will be established within the site allowing for the safe exit of construction vehicles. This will be determined by the contractor at a later stage. Construction vehicles are to exit the site in a forward direction only.



William Stimson Public School Site Management Plan

Item	Legend
Existing Site Fence and Silt Fencing	
Access and Egress	
Plan B Access	
Proposed Development	
Site Shed	
Lunchroom	
Site Amenities	
First Aid	

Figure 4 – Construction Vehicle Access Location

8.2. Construction Vehicles and Truck Movements

Vehicles that will access the site during demolition will comprise:

- Articulated Vehicles (AV) for delivery of site equipment;
- Heavy Rigid Vehicles (HRV) for demolition materials removal; and
- Truck and Dogs for demolition materials removal.

All heavy goods such as machinery plants will be delivered outside of peak traffic hours and school peak hours. Construction vehicle movements will be scheduled to occur during times outside of student drop off and pick up peak periods. Applications for 'out of hours' works will be considered on a case by case basis. All out of hour's application will need to be approved by the relevant authority.

Delivery of construction materials would occur outside of school hours and road network peak hours in order to reduce the impact on the surrounding road network. The contractor will have to coordinate all deliveries with the school and ensure that no pedestrian activity is occurring at the delivery sites.

Road network impacts by worker traffic to the site will be mitigated by the construction workers generally starting earlier and finish earlier than the commuter peak periods, and would likely not coincide with the school or road network peak periods. Construction workers driving to sites in constrained parking environments will be encouraged to carpool, further reducing the impact on the road network.

8.3. Mitigation measures

Mitigation measures would be adopted during the construction phase to ensure traffic movements have minimal impact on surrounding land uses and the community in general, and would include the following:



- Truck loads would be covered during transportation off-site;
- Neighbouring properties would be notified of construction works and timing. Any comments would be recorded and taken into consideration when planning construction activities;
- All activities, including the delivery of materials would not impede traffic flow along local roads;
- Materials would be delivered and spoil removed during standard construction hours;
- Avoid idling trucks alongside sensitive receivers; and
- Deliveries would be planned to ensure a consistent and minimal number of trucks arriving at site at any one time.

To manage driver conduct the following measures are to be implemented:

- All truck movements will be scheduled;
- Vehicles are to enter and exit the site in a forwards direction along the travel path shown on delivery maps; and
- Drivers are to give way to pedestrians and plant at all times.

Traffic Controllers will be used to stop traffic on the public street(s) to allow trucks to enter or leave the site. Where possible, vehicles must enter and exit the site in a forward direction. They must wait until a suitable gap in traffic allows them to assist trucks to enter or exit the site. The Roads Act does not give any special treatment to trucks leaving a construction site, the vehicles already on the road have right-of-way. Vehicles entering, exiting and driving around the site will be required to give way to pedestrians at all times.

8.4. Pedestrian and Traffic Safety

A majority of the works will be carried out within the compounds of the school. Pedestrians will be diverted and controlled by traffic controllers as necessary when larger vehicles wish to access the site. They will control pedestrians as well as vehicles. Pedestrians will be directed through appropriate fencing / hoarding within the school. Pedestrian entries along Zarlee Street (at the staff parking) would be restricted during construction periods. Pedestrians will be redirected to access the main entrance along Thorney Road.

9. Construction Waste Management

A Waste Management Plan will be developed by the Head Contractor prior to commencement of construction works on site. Periodic review of this waste management plan will be undertaken to ensure continual compliance with environmental regulations and standards.

Architectural plan 998-DA13-RevA provides a Waste Management Plan overview of the site. Waste types likely to be generated on the site include the following:

- General Waste;
- Putrescible waste (lunch room waste from site personnel);
- Cardboard and White Paper (amended plans & drawings);
- Bottles, Cans and Plastics; and



- Concrete/Bricks/Tiles/Timber and Gyprock.

The waste subcontractor will supply builder's waste bins for the on site collection and storage of general waste material. It is required that the waste facility will recycle a minimum of 80% of the material brought to their recycling depot.

Upon arrival at the facility the waste will be sorted into various categories. Once the product has been sorted into its various categories, the facility will then processes the individual recyclable waste streams into reusable products available for re-sale to the public as described below.

- Concrete is crushed, pulverized and sold as recycled aggregate;
- Bottles, Cans and Plastics for recycling;
- Bricks are also crushed, pulverized and sold as recycled road base;
- Timber is chipped and sold as mulch for garden beds and ground cover;
- Steel is sent for recycling;
- Plasterboard is broken down to a gypsum product and sold to farmers as a soil additive; and
- Cardboard and white paper recycling for recycling.

The following figure outlines the general principles for the prevention of waste.



Figure 5 – Waste Prevention Principles

Any removal of any waste from the project site shall be tracked using either the Head Contractors site documentation (daily work books etc.) or by any authorities waste tracking forms when applicable. Inspections of waste disposal certificates and weighbridge dockets will be required to verify that waste has been appropriately disposed at NSW EPA approved sites and also to verify the quantity of waste removed from site.



Part 6 of the Regulations specify that if waste is transported from a premises, the waste generator must ensure that the waste is transported:

- to a waste facility that is licensed under the Act; or
- to a person carrying on mobile waste processing that is licensed under the Act; or
- to a place that can otherwise lawfully be used as a waste facility for that waste.

Part 6 also states that a person must not, in the course of business, transport by motor vehicle any waste that is generated in NSW (other than restricted solid waste) to any place in or outside of NSW, unless the place can lawfully be used for the disposal of that waste and one of the following applies:

- the place is 150 kilometres or less from the premises of origin of that waste; or
- the place is more than 150 kilometres from the premises of origin and is the closest or second closest to those premises of the places, in or outside New South Wales that can lawfully be used for the disposal of that waste.

10. Workplace Risk Management Plan

The DoE, Johnstaff and the Head Contractor are fully committed to providing safe working environment. A site Safety Management Plan (SMP) will be required to ensure that equipment, workplaces and practices comply with relevant regulations and standards. Regular and ongoing reviews of these standards will be conducted and where higher standards are practical and desirable, they will be adopted. In addition the Head Contractor will:

- Provide adequate resources to satisfy this policy;
- Identify, control and reduce work related hazards and risks that may produce injury, illness or asset damage;
- Identify, quantify and control to safe levels, those chemicals and physical agents in the workplace capable of causing ill health;
- Promote environmental, health, safety and the welfare of employees and subcontractors while respecting the privacy of individuals;
- Provide information, instruction and training for employees to increase their personal understanding of workplace hazards, promote safe working practices and ensure subcontractors are aware of and satisfy these expectations.
- Consult employees and subcontractors in environmental, health and safety to reduce workplace hazards and risks;
- Consult with the project team, industry bodies and others in the development of appropriate standards, control strategies and monitoring techniques, which comply, with the requirements of statutory authorities; and
- Set short and long term goals in occupational health and safety management, and review performance against these goals.

A key tool in the management of safety on the project will be the continued improvement of the Head Contractor's Job Safety & Environment Analysis (JSEA) and/or Safe Work Method Statements (SWMS). These will include the following:



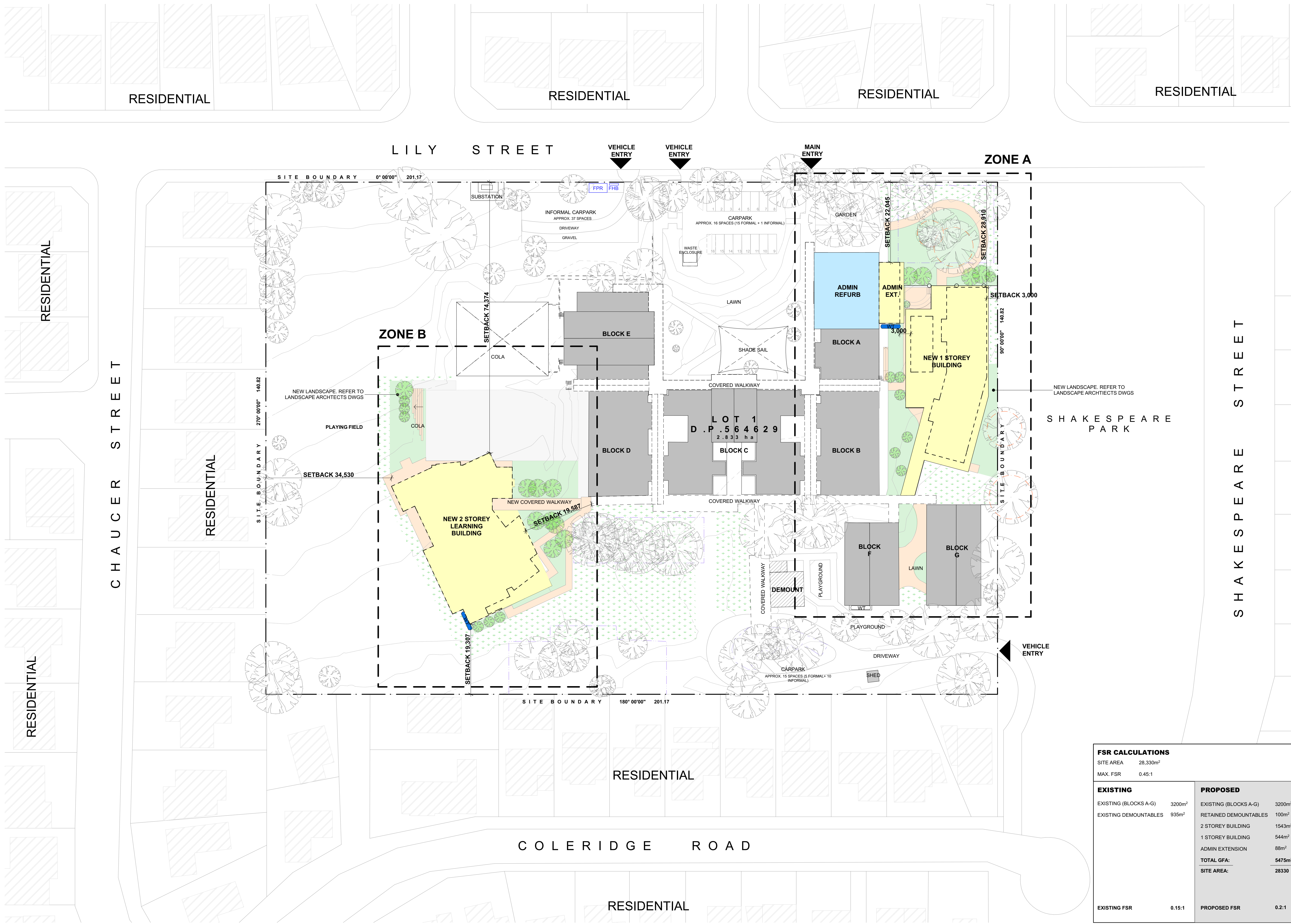
- A description of the work to be undertaken;
- An identification of the foreseeable hazards associated with the works; and
- A description of the hazard control measures to be used.

11. Services Disconnection and Shutdowns

In general, the following principles will be adopted for services shutdowns or when disconnecting services:

- Services impacts on the existing facility will be investigated with full coordination, development and input with the Client and all relevant Stakeholders;
- Impacts on William Stimson Public School will be kept to a minimum, which may result in 'out of hours' being required;
- All relevant Statutory Authorities will be consulted prior to the Works commencing to ascertain lead times and correct termination locations;
- All terminations will be undertaken in accordance with DoE requirements;
- All termination will be undertaken by suitably licensed contractors;
- A minimum of two weeks notice is to be provided to any third party that will be impacted by any service disruption and disruption is to be minimised; and
- For locating and dealing with existing services, the Head Contractor is to comply with the requirements of GC21 Edition 2 Preliminaries (Existing Services).

Appendix A – Preliminary Site Plan



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THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND VERIFY ALL ERRORS AND OMISSIONS TO THE ARCHITECT. DRAWINGS SHALL NOT BE USED FOR CONSTRUCTION PURPOSES UNTIL ISSUED BY THE ARCHITECT FOR CONSTRUCTION.

Rev	Date	By	Issue Name	CK
A	16-Aug-16	ZK	ISSUED FOR DA	AC
B	06-Sep-17	ZK	ISSUED FOR UPDATED DA	AC

PROPOSED SITE LEGEND

- EXISTING BUILDINGS
- EXISTING NEIGHBOURING BUILDINGS
- EXISTING COVERED WALKWAYS / COLA
- NEW BUILDING
- INTERNAL REFURBISHMENT
- EXISTING LANDSCAPE TO BE REINSTITATED
- NEW SOFT LANDSCAPE
- NEW PATH OR PAVING
- SITE BOUNDARY / BOUNDARY FENCE
- NEIGHBOURING BOUNDARY
- TREE PROTECTION ZONE (TPZ) BOUNDARIES
- PROTECTIVE FENCING AND TPZ AREA WITHIN
- NEW FENCING
- EXISTING TREE
- PROPOSED TREE - REFER TO LANDSCAPE ARCHITECTS DWGS FOR DETAILS
- SITE & BUILDING ENTRY

ABBREVIATIONS

- COLA COVERED OUTDOOR LEARNING AREA
- FPR FIRE HYDRANT PUMP ROOM
- FHB FIRE HYDRANT BOOSTER VALVE

Town Planner **dip** Planning, Urban Design, Road and Controls

Landscape **SPACE** LANDSCAPE DESIGNS

Project Manager **JOHNSTAFF**

Building Certifier **BLACKETT MALCOLM COLDSWORTH**

Mechanical, Electrical, Hydraulic, Structural & Civil Engineering Consultant **JONES NICHOLSON CONSULTING ENGINEERS**

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Client **NSW Education**
LILY STREET WETHERILL PARK NSW, 2164
WILLIAM STIMSON P.S.
LEARN TO LIVE

Project Name **WILLIAM STIMSON PUBLIC SCHOOL**

LILY STREET WETHERILL PARK

Drawing Title

PROPOSED SITE PLAN

Scale: 1:500 @A1 Date: 06-Sep-17
Drawn: ZK Checked: AC

Project No. 998 Drawing No. DA11 Rev. B

QUALITY CERTIFIED ISO 9001 INITIALING THE 'DRAWN AND THE CHECK' BOXES CONFIRMS THAT THIS DRAWING HAS BEEN PREPARED IN CONFORMITY WITH JDH ARCHITECTS Q.M.S. PROCEDURES.

Status: DEVELOPMENT APPLICATION

FSR CALCULATIONS			
SITE AREA		28,330m ²	
MAX. FSR		0.45:1	
EXISTING		PROPOSED	
EXISTING (BLOCKS A-G)	3200m ²	EXISTING (BLOCKS A-G)	3200m ²
EXISTING DEMOUNTABLES	935m ²	RETAINED DEMOUNTABLES	100m ²
		2 STOREY BUILDING	1543m ²
		1 STOREY BUILDING	544m ²
		ADMIN EXTENSION	88m ²
		TOTAL GFA:	5475m ²
		SITE AREA:	28330
EXISTING FSR	0.15:1	PROPOSED FSR	0.2:1