



MACKILLOP
Catholic College
WARNERVALE

Preliminary Plan of Management for **Mackillop Catholic College, Warnervale**

91 Sparks Road, Woongarra
NSW, Australia 2259

Primary School General Learning Areas Redevelopment

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Introduction

This Plan of Management has been prepared to accompany documentation submitted to Central Coast Council as part of a development application seeking consent for the construction of General Learning Areas buildings to support the Mackillop Catholic College, Warnervale.

The purpose of this Plan of Management is to:

- Detail the operational specifics of the site which are referenced within the Statement of Environmental Effects and other relevant documentation that has been submitted to Council to support the proposal;
- Provide guidelines and management practices for the day-to-day operation of the site;
- Ensure that the ongoing operation of the subject site will not adversely affect the amenity, safety and wellbeing of staff and students, surrounding neighbours, or the wider community; and,
- Communicate the proposed use of the educational establishment, and to ensure that its operation:
 - Is well managed;
 - Is undertaken with regard to the surrounding area; and,
 - Takes a proactive role in being a responsible neighbour within the local area.

The subject site is legally described as Lot 71 DP1258149 at No. 85-97 Sparks Road, Woongarah. The site has an area of approximately 7.487ha and is currently occupied by an existing educational establishment which caters for Kindergarten to Year 12 (refer to Figure 1).

The site is zoned R1 General Residential pursuant to the Central Coast Local Environmental Plan 2022. The site is within bushfire prone land (within the buffer zone) and the southeast corner of the site is subject to probable maximum flood level.

The site adjoins existing and new residential development, a medical centre with parking and land that has been approved for multiple residential subdivisions which are currently under construction. The site fronts Sparks Road which is a classified road that is managed by Transport for NSW.

Proposed usage

The proposed two to three storey General Learning Area (GLA) buildings will be:

- Two-storey building comprising eight (8) new primary GLAs (Block V).
- Two-storey building comprising eight (8) new primary GLAs (Block W).
- Three-storey building comprising twelve (12) new primary GLAs (Block T).
- Play area landscaping and pathways.

The GLA buildings will house general learning areas, student breakout spaces, storage, communications rooms, necessary infrastructure and toilets to serve the primary school students and staff.

It is proposed that the buildings will be used for educating primary aged school children with provision of all required facilities. Other uses may include staff professional development and school meetings.

The redevelopment of the primary school general learning areas will enable greater external play space and connectivity to existing school facilities including Administration and Library, for students.

Hours of Operation

The educational establishment will generally be used during the following hours: Monday to Friday between 7:00am and 6:00pm broken down into:

- Between 7.00am and 8:45am staff will use the building for curriculum preparation time.
- Between the hours of 8.45am and 3.05pm the building will be used for teaching students.
- Between 3.05pm and 6.00pm the building will be used for Professional Development curriculum preparation time and staff meetings.

Population

The current total student population for Mackillop Catholic College, is 1587 students across K-12.

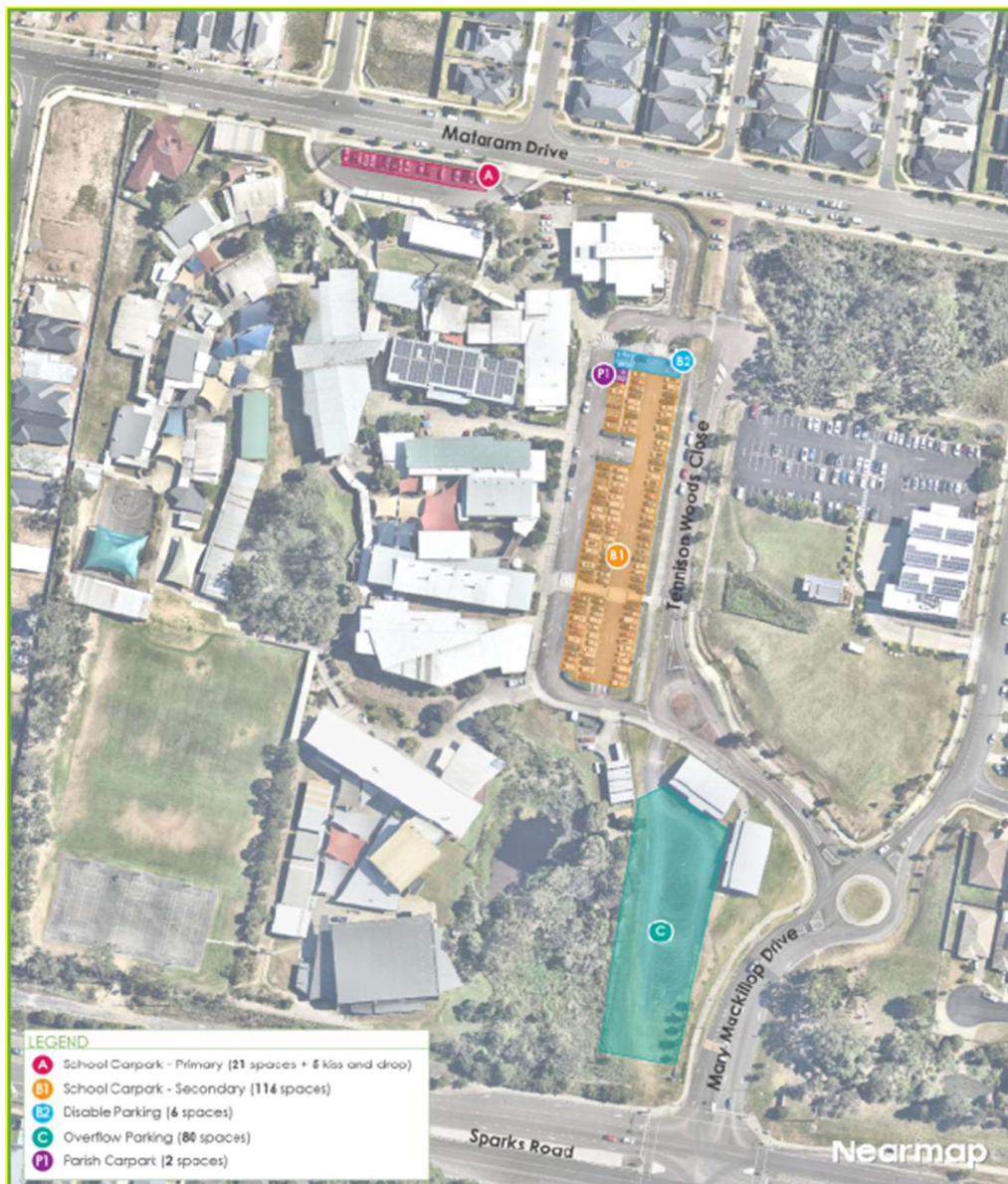
Of the 1587 student population, 687 are primary students, 788 are secondary students (excluding Year 12) and 112 are Year 12 students.

Current staffing level is 161 with a variety of full-time, part-time teaching, support and admin staff, resulting in an FTE of 137.2 staff.

The current development application seeks to increase the population with 243 additional students and 33 additional staff.

Car Parking

Currently on site, there are two 242 car parking spaces, inclusive of 17 kiss'n'ride, 7 accessible and 2 dedicated Parish car spaces.



The Primary car park (26 spaces), accessed off Mataram Road to the north of the site, is utilised by the school between 7am and 6pm Monday to Friday. This car park is utilised by the Parish on weekends.

The Parish car park (34 spaces) is utilised by the Parish on weekends. Two (2) of these spaces are allocated to the Parish from Monday to Friday. Seven (7) of these spaces are used by the School on Monday to Friday. Nineteen (19) parking spaces are unallocated and can be used by parish and staff from Monday to Friday. There is also six (6) accessible car parking spaces within this portion of car parking

The ninety-two (92) spaces within the Secondary car park is used by the school Monday to Friday. The Parish uses these spaces on weekends.

A further 80 car parking spaces are for student vehicles between Monday to Friday. These spaces can be used as overflow parking spaces on weekends.

No additional parking is proposed across the site, as the existing parking provisions will be sufficient to accommodate the proposed increased staff and student numbers, according to the Traffic Impact Assessment submitted with the DA.

Waste Storage

Waste associated with the operation of the site will be consistent with the Waste Management Plan that is submitted as part of the DA. Waste will continue to be collected by Cleanaway waste collection services via Tennison Woods Close.

Access

Pedestrian and wheelchair access will primarily be provided by walkways and access paths through the site including connections to the proposed new primary school development.

Disability access to the upper levels within the proposed new general learning area development will be achieved via lifts associated with the proposed works.

An accessibility report by Vista Access Architects, has been provided as part of the development application submission.

Deliveries

Deliveries to the site are minimal, will remain as currently arranged and managed and will be limited to materials for educational use and minor kitchen products. Delivery vehicles will use the existing driveways. All deliveries will be undertaken between the hours of 8.00am and 5.00pm, Monday to Friday. No deliveries will be accepted outside of these hours.

Amenity

The proposed operation of the site will be conducted in such a manner as to not interfere with or materially affect the amenity of the neighbourhood by reason of noise, parking, traffic generation, or otherwise.

Noise Management

An acoustic assessment prepared by PKA Acoustic Consulting has been provided as part of the development application. The assessment confirms that no additional acoustic management works are required to support the proposal – noise management will be in accordance with the approved measures.

School and School Staff Responsibilities

All school staff shall be made familiar with this Operation Management Plan.

At all times when students are present on site, there will be a School staff member at the site who, in conjunction with other activities, will be responsible for the operation and safety of the site.



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Emergency Procedures

Mackillop Catholic College, Warnervale has emergency procedures in place and will devise a plan of action for emergency procedures relating to the proposed new buildings. Staff will be trained in the use and implementation of this emergency procedures plan and this Operational Management Plan. This will be prepared and implemented in accordance with the school's current plans and procedures.

In accordance with fire safety regulations, the fire evacuation plan will be prominently displayed throughout the site. Emergency Evacuation Plans will be reviewed throughout the construction to ensure adequate means of escape and assembly are retained.

Emergency services will have access to the proposed buildings via Mataram Road.

The Principal Contractor, once appointed, will also be provided with the Building/Property Managers and Principal's mobile phone numbers for internal emergency use during construction.

The Principal Contractors will manage the construction site and suitable reporting procedures and protocols will be implemented to ensure suitable incident notification and reporting.

Complaints process

Mackillop Catholic College, Warnervale has an established community complaints process, and this will be maintained for this site. Any comments or complaints can be directed to the school through the following email address:

mackillop@dbb.org.au

The school's Principal will manage complaints and respond where required.

During construction, the Principal Contractor will also have relevant contact details identified on mandatory construction site signage. A complaints process will be implemented during construction for appropriate management of any issues.

Performance Assessment and Review

This Operational Management Plan should not be seen as an end point in the planning process, but rather as a flexible, dynamic document and the basis for ongoing management. This Operational Management Plan is to be used as a general guide to the day-to-day operations of the school. It is anticipated that the Operational Management Plan will be refined by the DA process, and then further refined and updated as required, by Mackillop Catholic College, Warnervale to suit the specific school needs and internal policies. For this reason, the details and contents of this Operational Management Plan should be considered adaptable.

Mackillop Catholic College, Warnervale shall give consideration to a review of the Operational Management Plan every six (6) months to determine whether the objectives of the Operational Management Plan have been achieved. This is considered necessary to assess the effectiveness of the Operational Management Plan and ensure its ongoing relevance to the day to day running of the site.

The Operational Management Plan must remain consistent with community and Council expectations and the changing requirements of users. If, at any time, it is apparent that the provisions of the Operational Management Plan require amendments, a new Operational Management Plan can be prepared in consultation with Central Coast Council.