

# STA BROOKVALE BUS DEPOT REDEVELOPMENT



**Client** NSW State Transit Authority  
**Value** \$13 million  
**Dates** Sep 2008 to Sep 2009  
**Location** Brookvale, NSW

## Project Profile

The new Brookvale Bus Depot on Pittwater Road, Brookvale, involved the demolition of the existing STA administrative facility, extensive new roadwork on Pittwater Road and the construction of new STA administration buildings on the same site. The depot houses 180 buses.

Significantly, all work on the site was carried out while the bus depot remained fully operational – requiring Donnelley Constructions to implement innovative and sophisticated project management methodology.

### Scope of works

Construction consisted of a new double story administration building and single storey workshop amenities building. Two existing administration buildings required demolition to make way for increased bus parking and underground stormwater retention tanks.

The project also involved extensive road constructions on Pittwater road including a new bus lay-by, carpark deceleration lane, new bus entrance and free left-hand turn exit lane. It also required the construction of underground stormwater retention tanks and the installation of 170m<sup>2</sup> of rooftop solar panels to power external lighting in the bus yard and car park.

Other design features include:

- Depot inspector room for bus operation in and out of the depot.
- A range of offices for STA managers and administration staff.
- Meeting and conference rooms.
- Training rooms.
- Gymnasium.
- Locker rooms and amenities on both levels.
- Large staff common area.
- Large staff/lunch room with kitchen attached on the first floor, with operable Vergola roof over the outdoor balcony serving as lunch/barbecue area.
- Recreation room.



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## Project Challenges

The major challenge faced in the construction of the Brookvale Bus Depot was the simultaneous demolition of the redundant depot buildings and the construction of the new facility while the depot remained fully operational.

Adam Donnelley of Donnelley Constructions commented: "The co-operation between STA staff and the Donnelley Constructions team in facilitating the build and smooth transition from the old facility to the new was pivotal in the success of the project"

"The relationship between the two teams was excellent and meant there were few disruptions to both the construction of the new facility and the day-to-day operations of the depot's services," he said.

The construction process, which covered more than half of the site, was contracted to be undertaken while maintaining full bus operations, including over 400 bus movements per day.

Donnelley Constructions Project Manager Jason Pfeiffer said other challenges on the project included:

- High-level water table approximately one metre below surface level, primarily at high tide.
- Due to poor ground conditions, ground bearing was a major issue for both the building structure and in-ground services.
- Contaminated soil management.
- Delivery of materials, parking and working on site with extremely tight site access due to continual bus movements.
- Specific security and CCTV requirements, both in the buildings and wireless connections to the buses.

*The Donnelley Constructions' team worked closely with a representative of the STA on a daily basis. Expectations and requirements were set out in a site-specific induction to ensure all activities throughout the project were coordinated and completed as prescribed. Deliveries of construction materials and other operations that affected bus movements were carried out during pre-arranged times*



**Building Contractor and Project Managers**

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