Blessed Carlo Catholic College

210026 | Corner of Lignum & Kiely Rd, Moama NSW 2731

PRELIMINARY CONSTRUCTION MANAGEMENT PLAN

REV a | SEPTEMBER 2022

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INTRODUCTION

01.01 INTRODUCTION

This report has been prepared by ClarkeHopkinsClarke Architects to accompany a State Significant Development Application for Blessed Carlo College, Moama. The project comprises construction of a new educational establishment including primary building, secondary building, indoor gymnasium building and administration building with on-grade vehicle parking, sporting fields and landscape areas to support these facilities.

This report should be read in conjunction with the following attachments:

- Architectural Design Report prepared by CHC
- Landscape Plans and Landscape Report prepared by Square One
- Transport Impact Assessment prepared by Traffic Works
- Civil and Stormwater Management Strategy prepared by JN
- Noise & Vibration Impact Assessment prepared by Octave Acoustics
- BCA Statement prepared by Blackett Maguire + Goldsmith
- Accessibility Statement prepared by Blackett Maguire + Goldsmith
- Geotechnical Investigation Report prepared by ACT Geotechnical Engineers
- Site Contamination Assessment prepared by Landserv
- Arboricultural Impact Assessment prepared by Ozark
- Waste Management Plan prepared by SALT; and,
- Environmentally Sustainably Design Report prepared by Northrop

01.02 PURPOSE

The purpose of this report is to outline preliminary construction management strategies for the construction of a new school at Lignum and Kiely Roads, Moama. The report addresses measures related to general construction works, noise, dust control and stormwater management; and is intended to provide sufficient information for the SSDA assessment pending completion of the detailed design and appointment of the Design & Construct Principal Contractor.

The Principal Contractor will be required to provide a Construction Environmental Management Plan for the Works once engaged. The Construction Environmental Management Plan will become the responsibility of the Principal Contractor and will outline the methodologies for carrying out the works so as to minimise the impact of the construction activities on the project stake holders, including nearby residents, the broader public affected by the works and the community.

01.03 REFERENCE DOCUMENTS

This Preliminary Construction Management Plan has taken into consideration the following documents included in the overall SSDA submission:

- Architectural and Civil Drawings
- Noise & Vibration Impact Report
- Civil Stormwater Report
- Geotechnical Report
- Transport Impact Report
- Waste Management Plan

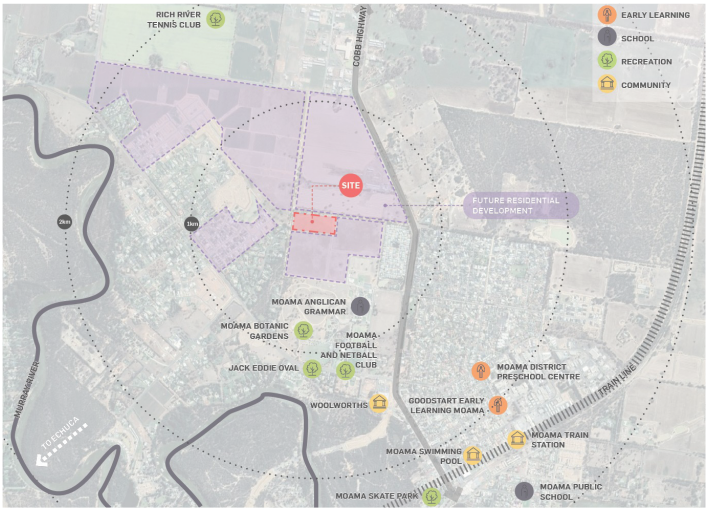
PROJECT DETAILS

02.01 SITE AND CONTEXT

The site at the corner of Kiely and Lignum Roads is located approximately 2km north-west of Moama town centre on the South Central border of N.S.W. within the Riverina region and under the jurisdiction of the Murray River Council. It currently exists as an undeveloped greenfield side without any existing structures on it.

The site was previously used for agricultural purposes including cropping and grazing. There is native vegetation concentrated along the Kiely Rd frontage and north-west corner of the site abutting Lignum Rd.

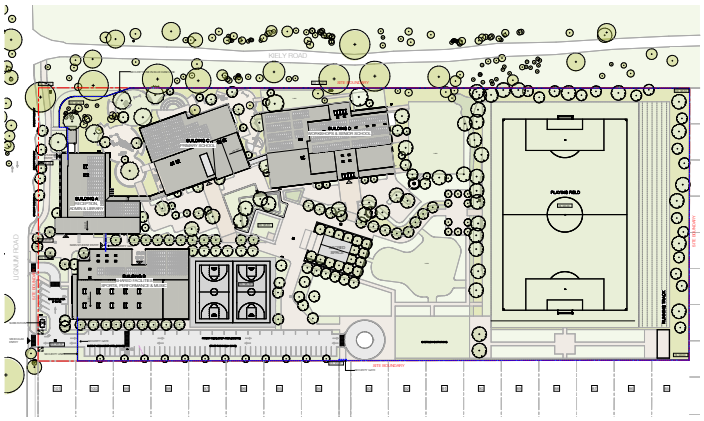
The surrounding area is predominantly residential and agricultural/farmland with future residential development proposed to the north, east and south with land to the direct south-west on the opposite side of Lignum Road already zoned R5 Large Lot Residential.



Site Context

Area of scope

The built works proposed are limited to the centre-west of the site with landscape works to the east and the car park to the south which separates the school from the proposed residential development to the surrounds.


Site Plan

02.02 PROPOSAL

The area of scope sits at the corner intersection of Lignum Road and Kiely Road; and it is limited by the adjacent future residential zones to the south and east sides of the development respectively. It is a 25 minute walk to the Moama town centre precinct. The site is currently unoccupied and undeveloped.

The project will present a unique offering for Moama as it will be a catholic school in the town as currently the nearest offering is across the Victorian border into Echuca. The proposal will tie into the surrounding proposed residential development as it will sit centrally and within walking distance to the majority of the catchment.

Key elements of the proposal are:

- Construction of primary and secondary education facilities
- On-grade parking facility with access via Lignum Road
- Construction of an Indoor Gymnasium to be used as an indoor sports facility, performance space etc
- Provision of staff rooms, offices and meeting rooms with supporting services within an administration building
- Providing new connecting pedestrian pathways, seating and bicycle racks within the public realm;
- Continuing to bring the landscape in as an element of connection and to provide a stimulating environment as well as to soften the built form.

Street Entry View

ENVIRONMENTAL IMPACT

The Main Contractor will be responsible for the management of the following enironmental impact items in their Environmental Management Plan.

03.01 EROSION AND SEDIMENT CONTROL

Controls pertaining to the restriction and prevention of erosion and sediment run off will be required throughout the construction process.

Erosion and sediment control plan(s) are to be provided by the Principal Contractor as part of their Environmental Management Plan prior to the commencement of works. These plans are to be in accordance with required Standards and Codes, including the Blue Book, and illustrate the requirements of the Contractor to effectively establish, regulate and maintain all control measures. In particular, the Principal Contractor is to implement the necessary protective measures required to prevent sediment runoff onto public/private property.

Measures for consideration by the Principal Contractor may include but are not limited to the following items:

- Approved runoff and erosion controls installed before site vegetation is cleared (other than that associated with the construction of the controls).
- Topsoil to be stripped only from approved areas and stockpiled for re-use during site rehabilitation and landscaping.
- Stockpiles of topsoil, sand, aggregate, spoil or other material to be stored clear of any drainage line, easement, waters, footpath, kerb or road surface and shall have measures in place to prevent the movement of such materials onto the areas mentioned. All stockpiled materials to be retained within the property boundaries.
- Runoff detention and sediment interception measures applied to the land. These measures will reduce flow velocities and prevent topsoil, sand, aggregate, or other sediment escaping from the site or entering any downstream drainage easements or waters.
- The capacity and effectiveness of runoff and erosion control measures shall be maintained at all times to conform to the specifications and standards quoted and to any conditions of approval of those measures.
- Provide a wash down area behind sediment control measures for washing and cleaning activities, brick cutting, etc.
- Maintaining all erosion control measures for the duration of works until the land is effectively stabilized.
- Demarcating / controlling areas for construction activities and traffic movements – to minimise disturbance onsite.
- Locating stockpiles / material storage areas away from flood-prone land, drainage paths, water bodies and stormwater systems.
- Regular street cleaning of roadways adjacent to, and within the site to ensure they are kept free and clear of mud and sediment during the course of construction.

03.02 DUST CONTROL

The Principal Contractor will be required to adhere to all air quality measures as depicted in their Environmental Management Plan and in accordance with required Standards and Codes, including the Blue Book. Specific items to address include, but are not limited to, the mitigation of dust off the site through the management of demolition works, stockpiles and excavation areas. Common techniques used are:

- Utilising water trucks, sprinklers or spray cannons to spray exposed areas.
- Utilising wheel wash stations and regular street-sweeping (or similar) of roadways adjacent to, and within the site
- Utilising wheel wash stations
- Covering stockpiles with geofabric or similar material.
- Covering truckloads of soil or other dusty material prior to leaving site.

These measures are to be used as a minimum as needed.

- Additional measures such as dust monitoring devices will be utilised (if required).

03.03 VEGETATION PROTECTION

Vegetation protection plans are to be prepared as part of the Environmental Management Plan and provided by the Principal Contractor prior to the commencement of works. The plan must outline the methodology to be implemented for the protection of trees retained throughout the project works.

Common methods of vegetation protection include, but are not limited to:

- All trees and vegetation that are to be retained should be clearly marked and protected.
- Prior to works commencing onsite and protection measures are to be approved by a qualified Arborist.

03.04 NOISE & VIBRATION

A Noise Impact Assessment Report has been prepared by Octave Acoustics. This report has been prepared to assess any potential impacts associated with the operation of the proposed new school construction works and will form part of the Contract documentation. The Principal Contractor is to manage noise and vibration in accordance with any requirements as set out in the following documentation:

- EPA “NSW Noise Policy for Industry” 2017
- DECC “Interim Construction Noise Guideline 2009 (ICNG)
- EPA “Road Noise Policy” 2011 (RNP)
- DECC “Assessing Vibration; a Technical Guideline” 2006
- DIN Deutsches Institut für Normung “DIN Standard 4150-3 Part 3: Structural Vibration in Buildings: Effects on Structures” 1999
- British Standards: BS 6472: 1992 Evaluation of human exposure to vibration in buildings
- Australian Standards: AS1055.3: 1997 - Acoustics - Description and measurement of environmental noise, Part 3: Acquisition of data pertinent to land use
- Australian Standards: AS1191: 2002 - Acoustics - Method for laboratory measurement of airborne sound insulation of building elements
- Transport for NSW Construction Noise Strategy (CNS)
- In addition to the above, the Principal Contractor is to undertake any other necessary works (temporary barriers, reports or monitoring) to meet their obligations. Management of Noise and vibration is to be included in the Principal Contractor’s Environmental Management Plan.
- The main parties to be considered by the Principal Contractor are the residential buildings to the site surrounds
- The Principal Contractor will also need to coordinate noisy works. Particular attention should be given to the following activities:
- Demolition activities
- Loading/unloading of trucks
- Truck operating noise
- Compression breaking of vehicles
- The use of heavy construction equipment
- Construction activities that generate high levels of noise, likely to affect neighbouring residents/facilities

03.05 AIR QUALITY AND ODOUR CONTROL

The Principal Contractor will be required to implement odour control that may arise from:

- Truck or plant equipment
- Stockpiles
- On-site staff amenity facilities
- Other odour producing work activities.
- Management may include:
- Air quality monitoring regime where necessary
- Odour identification and resolution procedures.

03.06 SOIL CONTAMINATION AND UNEXPECTED FINDS

Soil contamination investigations will be undertaken by the Principal Contractor prior to the commencement of works on-site. Irrespective of soil contamination results derived from future investigation works, procedures will need to be put in place in the event of unexpected finds of hazardous materials. Other unexpected hazardous materials may be encountered, particularly in areas of previous site fill and during demolition and uncovering of existing structures.

In addition, the Principal Contractor will be required to manage the works so as not to contaminate the site. The Principal Contractor will need to confirm:

- Any imported material used for earthworks filling having been tested to validate the suitability of the material for use on-site.
- All construction materials are correctly stored in appropriate locations to prevent any leachate or hazardous materials migrating into adjacent stormwater drains.
- All machinery is being inspected daily with any leaks having been repaired prior to continued use of said machinery.

03.07 WASTE MANAGEMENT

The Principal Contractor will be required to provide a detailed site specific Environmental Management Plan in-line with Waste Management Plan prepared by SALT. The Principal Contractor's Environmental Management Plan will indicate measures that will encourage the management and minimisation of waste during construction.

The following measures may be considered, where possible or practical:

- Removal of contaminated waste in accordance with all applicable Standards and Legislation.
- Recycling and reuse of all materials.
- Separation of vegetation from general construction waste to be mulched for reuse.
- Disposing general waste that is not recyclable to an approved waste management facility.
- Ensuring that material transported to or from the site is secure.
- Management strategies that achieve Green Star credits

All material disposal should be undertaken in accordance with the relevant regulatory requirements. Asbestos removal and disposal should only be undertaken by Contractors with appropriate licenses to do so for the materials encountered and disposed of correctly to licensed receiving disposal facilities with suitable transportation precautions implemented. Any soil to be disposed of must be assessed in accordance with the NSW EPA Waste Classification Guidelines Part 1: Classifying Waste.

03.08 STORMWATER MANAGEMENT

A Stormwater Management Strategy has been prepared by Jones Nicholson (JN) Pty Ltd. The stormwater drainage system has been designed with sufficient capacity to incorporate all future flows from the site. The system utilises a network of pits and pipes of varying sizes to convey flows from the site. The system was designed with all neighbouring properties in mind and ensures that there is no uncontrolled stormwater runoff during and post construction. The system will also incorporate a water quality treatment system which will ensure that the site will not disperse litter or poor-quality stormwater from the site. The flows are also controlled which ensures there is no potential erosion and sedimentation displacement or deposition within existing watercourses.

A stormwater management plan along with a soil and erosion sediment control plan have been prepared by JN and accompany this PCMP as part of the SSDA submission. These reports and plans have been prepared to provide an overall philosophy for the collection, treatment and disposal of stormwater from the development site, and in doing so demonstrate compliance with the requirements as set out in Murray River Council Development Control Plan (2012)(DCP).

Building drainage within the proposed construction site will be designed by the Hydraulic Engineering Consultant.

03.09 HOURS OF CONSTRUCTION

The Principal Contractor is to ensure that Construction hours for building and site works are to comply with the Murray River Council guidelines, or if nothing in place, with the NSW EPA:

- Monday-Friday between the hours of 7:00am to 6:00pm
- Saturday between the hours of 8:00am to 1:00pm
- Construction, civil, demolition work including delivery of materials are only permitted during these hours
- No work to be carried out on Sundays or public holidays unless approved by Council

03.10 SITE SECURITY DURING CONSTRUCTION

The Principal Contractor will be required to provide detailed information regarding site security during demoltion, excavation and construction to protect equipment from damage and/or theft, as well as workers, the public and visitors from potential construction hazards.

03.11 CONSTRUCTION VEHICLE ACCESS AND TRAFFIC

The Principal Contractor will be required to provide detailed information regarding demolition, excavation and construction related to Lignum Road vehicle access and traffic to ensure the public's safety as well as the safety of those working on site. If the construction works are to be carried out in stages, the Principal Contractor is to provide plans for student/staff/construction worker access into site and provide the relevant amount of parking space provision based on population. Principal contractor to provide details of safety arrangements to protect students from an active construction site, consulting with the school staff and also hold consistent meetings and announcements with students. Representatives of the Principal Contractor are to give weekly updates to students and staff of the school of what to expect during the week ahead in order to work together to reduce any risk associated with the works.

CONCLUSION

This report outlines preliminary construction management strategies for the Blessed Carlo Catholic College, Moama works project. It is intended to provide sufficient information for the SSDA assessment pending completion of the detailed design and appointment of the Design & Construct Principal Contractor.

The strategies described address are related to:

- general construction works,
- erosion and sediment control,
- dust control,
- vegetation protection,
- noise and vibration,
- air quality and odour control
- soil contamination and unexpected finds,
- waste management, and
- stormwater management

The Principal Contractor will be required to provide a comprehensive Construction Environmental Management Plan for the Works once engaged including but not limited to the above. The Construction Environmental Management Plan will become the responsibility of the Principal Contractor and will detail the methodologies for carrying out the works so as to minimize the impact of the construction activities on the project stakeholders, including nearby residents, the broader public affected by the works and the community.