



MLC SENIOR SCHOOL CENTRE

PRELIMINARY CONSTRUCTION MANAGEMENT PLAN

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1.0 Introduction

This Preliminary Construction Management Plan is submitted as part of the EIS as detailed in the SEARs for MLC Burwood Senior School. Once the Head Contractor has been appointed, a comprehensive Construction Management Plan will be prepared by the Head Contractor with specific details and strategies for the management of activities on-site.

The Project Manager will ensure that the Head Contractor complies with the minimum standards detailed in this Preliminary Construction Management Plan, as well as the requirements of the Department of Planning and Environment & Burwood Council.

The Head Contractor's requirements outlined in this Preliminary Construction Management Plan will be specifically included in the tender documents.

1.1 Proposed Works

The MLC Burwood Senior School Works will include:

- Bulk Excavation
- Construction of a new 3-storey building to accommodate new classrooms
- Refurbishment of existing buildings to accommodate upgraded teaching spaces
- Demolition of the existing buildings as required
- Provision of the new landscaping

1.2 Site Description

The proposed development site covers an area of approximately 4.14 hectares. The site is defined by Rowley Street to the south, Grantham Street to the west and Park Road to the east.

1.3 Prior to the Commencement of the Senior School Works

Prior to the commencement of Works on site, the following procedures will be undertaken:

- Ascertain all relevant project information, applicable standards, statutory requirements and conditions, including authorities having jurisdiction over the Works;
- Obtain all relevant insurances, permits and approvals and pay all associated fees, long service levies and deposits;
- Undertake a dilapidation report that provides a photographic record of the site and surrounding areas and properties

1.4 Construction Management Plan Components

This Plan covers the following areas of management:

1. The operations of site management when undertaking the Works:

- Legislative Requirements
- Hours of Work
- Public Safety, Amenity and Site Security
- Disruption Notices and Neighbour Management

2. Mitigation to minimise amenity and environmental impacts:

- Noise and Vibration Management
- Dust Management
- Odour Control
- Vegetation Protection
- Stormwater and Sediment Control

3. Traffic/pedestrian management over the duration of the Works.

4. Waste Management:

- Storage of Dangerous Goods
- Hazardous Materials Management
- Contamination Contingency Strategy

5. Service Disconnections and Shutdowns

2.0 Site Operations

2.1 Legislative Requirements

The Works will be undertaken in accordance with the following legislative requirements and any others that must be complied with in undertaking the Works as required:

- Protection of the Environment Operations Act and Regulations;
- Approved Methods for the Modelling and Assessment of Air Pollutants in NSW (EPA)
- Environmentally Hazardous Chemicals Act 1985;
- Protection of the Environment Administration Act and Regulations;
- Work Health & Safety Act 2012 and relevant codes of practice and Standards
- WHS Regulation 2012 and relevant codes of practice and Standards;
- Australian Standard AS 2601-2001: Demolition of Structures;
- Australian Standard AS 4970-2009: Protection of Trees on Development Sites;
- Australian Standard AS 4373-1996: Pruning of Amenity Trees;
- WorkCover NSW and the National Occupational Health and Safety Commission (NOHSC) Code of Practice for the Safe Removal of Asbestos 2nd Edition [NOHSC:2002(2005)];
- Code of Practice for Asbestos Work (Excluding Removal);
- Guide to the Control of Asbestos Hazards in Buildings and Structures (NOHSC:3002 (1998));
- Resource and Recovery Act 2001;
- Environmental Planning and Assessment Act 1979, including clause 109R for the compliance of the current Building Code of Australia;
- Heritage Act 1997;
- Local Government Act 1993;
- Disability Discrimination Act 1992 (DDA);
- Disability (Access to Premises – Buildings) Standards 2010 (Premises Standard);
- Applicable aviation standards e.g. CASA requirements; and
- Soil Conservation Act 1983.

2.2 Hours of Operation

The hours of demolition or construction including delivery of materials to and from the site shall be restricted as detailed in the consent approval.

Out of hours works may be required from time to time and will be coordinated with local council & RMS requirements.

2.3 Public Safety, Amenity and Site Security

Appropriate hoarding/fencing (as specified in Australian Standards and WorkCover requirements) will be installed to prevent public access and to maintain security for the various areas of the Works.

Vehicular access/egress gates will be erected internally as required. These gates will be manned by qualified traffic supervisors at the times of vehicular access and egress to the Site.

The Head Contractor will need to comply with their duty under WHS management in accordance with the legislative requirements listed in Section 2.1 of this document.

2.4 Disruption Notices & Neighbour Management

Disruption Notices

Disruptions to school operations will be managed through the process of Disruption Notices (DNs). For such stoppages, the DN will describe the applicable works, timetable, issues and contingency plans.

DNs are submitted by the Head Contractor to the Project Manager for approval. Depending on the Works, these may be required between 48 hours and 3 weeks prior to commencing works dependent upon the nature of the Works.

Complaints Mechanism and Neighbour Management

From the commencement of construction until completion of the Works, the Head Contractor will be required to maintain a community liaison officer on the project. This officer will be contactable by both a mobile phone and email and the contact details will be clearly advertised on site hoardings, community updates and the like.

The Head Contractor will be required to maintain a register of complaints and to report on the status of complaints on a monthly basis.

2.5 Phasing of Works

A staging strategy will be implemented to better manage the construction works carried out on site. The Works will be divided into the following phases:

- Bulk excavation to prepare the site for construction of the new buildings;
- Construction of a new 3 storey building;
- Refurbishment of Grantham Street buildings;
- Provision of new landscaping.

3.0 Environment and Amenity

The Head Contractor undertaking the Works will be required to submit for review a comprehensive Environmental Management Plan (EMP) to ensure that all elements of the plan meet all statutory requirements.

As a minimum, the erosion and sediment controls for the Works shall be designed, installed and maintained in accordance with the requirements of Managing Urban Stormwater: Soils and Construction “The Blue Book” 2004 (4th edition) and/or details provided by project engineering consultants.

The environmental performance of the Head Contractor will be monitored throughout the Works. The following specific environmental management principles will be implemented on site.

3.1 Noise and Vibration

All practicable measures will be taken to reduce the noise arising from Works as detailed in the Acoustic report submitted. Noise from the Site shall not exceed the limits set out in the Interim Construction Noise Guidelines (ICNG) and Environmental Protection Authority (EPA). No machine work will occur outside normal working hours unless approval has been given by the consent authority.

The following measures are proposed:

- Use Noise Management Levels (NML's) to identify demolition, excavation and construction noise sources or scenarios that require engineering controls or administrative management;
- Promote clear understanding of ways to identify and minimize noise from construction works;
- Focus on applying all feasible and reasonable work practices to minimize construction noise impacts;
- Provide flexibility in the selection of site-specific and reasonable work practices to minimize noise impacts;
- Encourage construction/ demolition work to be undertaken within approved standard hours where reasonably practicable with noise that is audible to other premises. Approval is required for works undertaken outside standard hours; and
- The use of noise reduction techniques including, but not limited to, barriers, enclosures and silencers shall be employed to ensure compliance with construction and demolition noise criteria.

As part of the noise mitigation treatment for the project, the Head Contractor will be responsible for the checking of compliant maintenance regimes and statutory supervision of all equipment, such as making sure all trucks and machinery involved in the Works are checked for defective exhaust systems and general servicing.

The benchmarks used to assess vibration impacts due to the construction works are documented in the Acoustic Assessment Report, prepared by Wilkinson Murray. This Acoustic Assessment Report documents recommendations and requirements for mitigation of noise and vibration during construction. This report forms part of the EIS submission.

The noise mitigation treatment proposed by the Head Contractor will be included in the detailed Construction Management Plan.

3.2 Dust

To control dust generation where necessary, water will be sprayed at the source of origin and surrounding areas to prevent airborne dust particles migrating into the surrounding environment. Management of dust prevention is to be developed by the Head Contractor and agreed by the Project Manager.

Additional precautions that will be implemented during the Works include the covering of all haulage trucks with tarpaulins, monitoring of weather conditions (including wind). Management and contingency plans will be developed to prevent any foreseeable impacts from dust

3.3 Odour Control

Odour problems will be minimal for construction activity on site. All plant and machinery involved in the Works will be regularly serviced and checked for exhaust emissions and catalytic converters.

3.4 Vegetation Protection

The Head Contractor upon appointment will be required to prepare a detailed site-specific Construction Management Plan. This Plan will need to demonstrate the measures that will protect trees and vegetation being retained under the development works. Vegetation protection should be in accordance with the Arborist Report.

Any tree damage that occurs to trees or tree roots during site works is to be treated by an experienced and qualified arborist. Where branch pruning works are required, all pruning works including the removal of deadwood are to be undertaken in accordance with Australian Standard AS 4373-1996 Pruning of Amenity Trees and the work is to be undertaken by an experienced and qualified arborist.

3.5 Stormwater and Sediment Control

Appropriate elements of the drainage system on the Site will be cleaned out to remove sediments, prior to commencing the Works on site. Drainage of surface run-off will be allowed to flow along existing contours (down slope) with the existing drainage system on-site of kerbs, gutters, gully pits, pipes and stormwater runoff passing through installed filtration systems prior to being discharged off-site.

The site will be continually cleaned of rubble to minimise possible sediment flow during rainfall periods. Stormwater kerbs and drainage lines will have sediment controls in the form of hay bales or sedimentation socks.

Stormwater grate inlets surrounding works areas will be covered with geotextile fabric to allow water to enter into drains whilst retaining sediments.

Should external surface run-off flow into works areas, it may need to be diverted (using hay bales) to reduce sediment transportation. All drainage control devices will be regularly checked particularly during heavy rainfall periods.

Reference should be made to the Erosion and Sediment Control Plan produced by TTW as part of the EIS submission for stormwater and sediment control. The Head Contractor will be required to prepare a detailed Stormwater Management Plan which will cover all aspects of stormwater and sediment management and control during construction.

4.0 Traffic Management

The Head Contractor will be required to comply with the Construction Traffic Management Plan as approved for the Works. During construction, the following equipment may be used:

- bulldozers, backhoes and excavators;
- articulated and fixed trucks;
- mobile cranes;
- concrete delivery trucks;
- concrete pumps;
- man and material hoists;
- scissor and boom lifts, and
- fork trucks.

4.1 Construction Entry & Exit

It is proposed that construction works traffic will enter and exit as detailed in the Construction Traffic Management Plan produced by TTPA as part of the EIS submission.

4.2 Pedestrian Protection

Pedestrian and vehicular passage to and around the site will be maintained, or alternate routes determined where necessary, and be defined by clear signage.

Temporary hoarding appropriate to the interaction between pedestrians and construction works (as per WorkCover requirements and Australian Standards) will be constructed to prevent unauthorised access to the Site. These hoardings and fences will be staged to allow access to in-use areas during the Works.

5.0 Waste and Materials Reuse Management

5.1 Storage of Dangerous Goods

Dangerous goods (such as petrol, diesel, oxy-acetylene, oils, glues etc) will be stored in a lockable compound with sufficient ventilation in accordance with relevant codes of practice and standards. Material safety data sheets on all of these flammable and potentially harmful liquids will be provided by the Head Contractor undertaking the Works.

5.2 Waste Management / Recycling Principles

Construction works will involve the demolition of existing buildings on the site. The Head Contractor will be responsible for complying with the Waste Management Plan included as part of the EIS submission.

Where possible any material generated from the Works will be recycled apart from selected soft demolition materials and hazardous materials such as asbestos, lead-based paints, phenols and polychlorinated biphenyls (PCB). The Head Contractor will be required to achieve compliance with the EPA guidelines.

The following measures will be adopted to encourage the management and reduction of waste to landfill:

- Emphasise the importance of recycling and waste reduction;
- Encourage the use of recycled materials where it is reasonably practical;
- Minimise the use of packaging materials and recycle packaging materials where possible;
- Waste concrete to be sent to a concrete recycling plant where possible;
- Separate removed native vegetation from general construction waste, mulched and stockpiled for re-use; and
- Non-recyclable general waste will be disposed at an approved waste disposal facility.

5.3 Hazardous Materials Management

A hazardous building materials assessment report will be prepared prior to any demolition work.

Hazardous Materials Audit

A licensed demolition contractor and/ or Head Contractor are to inspect the site to determine the presence of any hazardous materials in accordance with the requirements of AS2601.

Hazardous Materials Management Plan

- A Hazardous Materials Management Plan will be prepared in accordance with the requirements of AS2601 prior to the commencement of any demolition works;
- The removal, handling and disposal of asbestos materials are to be undertaken only by an appropriately licensed contractor and in accordance with the requirements of the NSW WorkCover Authority and the NSW Office of Environment and Heritage (NSW OEH);
- All asbestos and other hazardous materials are to be appropriately contained and disposed of at a facility holding the appropriate licence issued by the NSW OEH; and
- A sign displaying the words 'DANGER ASBESTOS REMOVAL IN PROGRESS' is to be displayed on sites where buildings to be demolished contain asbestos materials.

Any hazardous materials discovered during Works should be dealt with by the Head Contractor in accordance with the relevant statutory requirements.

5.4 Contamination Contingency Strategy

A Phase 1 site contamination report has been undertaken by Coffey and it forms part of the EIS submission. No contamination was evident and the site is suitable for its intended purpose.

6.0 Services Disconnection and Shutdowns

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

- Services impacts on the existing School will be done with full coordination, development and input with the client and will only proceed with approval via a Disruption Notice process.;
- Impacts on the School will be kept to a minimum, which may result in 'out of hours' work in relation to services disconnections and connections only;
- The appointed Head Contractor will be requested to propose in the Construction Management Plan details of the time and frequency for 'out of hours' services disconnections and shutdowns. Services disconnection and shutdown works must comply with the Isolation Procedures provided by the School;
- All Service authorities will be consulted prior to the Works commencing to ascertain lead times and correct termination locations;
- All termination works will be undertaken in accordance with design engineers' specifications and instructions;
- All termination works will be undertaken by suitably licensed contractors;
- Any termination works that impact adjoining owners will be notified and will be undertaken out of hours to minimise impact