



NSW Department Of Education  
North Kellyville New Primary School  
Preliminary Construction Management Plan

February 2018

# Table of contents

1.	Introduction .....	1
1.1	Background .....	1
1.2	State significant development application .....	1
1.3	SEARs requirements .....	2
1.4	Reliance .....	2
1.5	Purpose of this report.....	2
2.	Project description.....	4
2.1	Site description .....	4
2.2	Site layout .....	4
2.3	Earthworks and site preparation .....	4
2.4	Works undertaken for the SSD .....	5
2.5	Hours of operation for construction.....	6
2.6	Construction programme .....	6
3.	Environmental management (by Contractor).....	7
3.1	Public safety.....	7
3.2	Dust control.....	7
3.3	Stormwater.....	7
3.4	Noise and vibration .....	7
3.5	Traffic.....	8
3.6	Waste.....	8
4.	References.....	10

# Table index

Table 1	SEARs requirements.....	2
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# Appendices

Appendix A – Site layout plan

Appendix B - Erosion and sediment control plan

# 1. Introduction

## 1.1 Background

The proposed North Kellyville New Primary School is to be constructed on a site at 120 Hezlett Road, Kellyville, within The Hills Shire Council (THSC) Local Government Area. The NSW Department of Education has acquired the site on which the school is to be constructed.

As part of the planning and development of the design for the school, concept designs have been prepared by GHD for the school buildings and associated infrastructure to support the school operations. The school is designed for 1,000 students.

As the proposed development comprises an educational establishment and has a Capital Investment Value (CIV) in excess of \$30 million it is categorised as State Significant Development (SSD) for the purposes of the *Environmental Planning and Assessment Act 1979* (EP&A Act). Therefore an Environmental Impact Statement (EIS) is required to accompany the Development application (DA).

Think Planners, which is preparing the EIS, sought Secretary's Environmental Assessment Requirements (SEARs) from the NSW Department of Planning and Environment, and these were issued on 11 April 2017.

On 26 Oct 2017, the Department of Education submitted a Development Application (DA) for early works associated with the project. This DA was submitted to Hills Shire Council, along with a Statement of Environmental Effects (SEE) dated 16 Oct 2017, and a number of supporting technical reports. For consistency, these were the same reports that were prepared for the EIS for the SSD.

The SEE covers the following elements:

- Dewatering of two dams
- Tree removal
- Bulk earthworks

The Department of Education is expecting this application to be approved within the next few days. The conditions of consent arising from this application will be incorporated into the final Construction Management Plan prepared by the contractor.

## 1.2 State significant development application

The specific elements that this State Significant Development Application seeks approval for are:

- A new road into the site to the north (Thorogood Boulevard)
- Construction of a two storey courtyard building that will contain:
  - - 40 teaching spaces
  - - Canteen
  - - Library
  - - Multi-purpose Hall
  - - Office and Administration Space
  - - Amenities for students and staff

- - OOSH accommodation
- Provision of a school drop off facility
- Construction of a soccer field
- Construction of two netball/basketball courts
- Construction of two playgrounds
- Provision of a COLA within the central courtyard

### 1.3 SEARs requirements

The SEARs requirements for the EIS for construction management are addressed as follows:

Table 1 SEARs requirements

SEARs requirements	Where addressed
Preliminary Construction Management Plan, inclusive of a Preliminary Construction Traffic Management Plan detailing vehicle routes, number of trucks, hours of operation, access arrangements and traffic control measures.	Project description – Section 2 Construction staging – Section 1.1 Environmental management - Section 0 Vehicle routes - Section 1 Size of vehicles - Section 1 Hours of operation – Section 2.5 Access arrangements – Section 1 Traffic control measures – Section 1

A Construction Traffic Management Plan (CTMP) which identifies the proposed vehicular routes, points of access/egress and vehicular and pedestrian controls has been prepared and is provided as a separate document.

### 1.4 Reliance

This report: has been prepared by GHD for the NSW Department of Education and may only be used and relied on by the NSW Department of Education for the purpose agreed between GHD and the NSW Department of Education as set out in section 1.5 of this report.

GHD otherwise disclaims responsibility to any person other than the NSW Department of Education arising in connection with this report. GHD also excludes implied warranties and conditions, to the extent legally permissible.

The services undertaken by GHD in connection with preparing this report were limited to those specifically detailed in the report and are subject to the scope limitations set out in the report.

The opinions, conclusions and any recommendations in this report are based on conditions encountered and information reviewed at the date of preparation of the report. GHD has no responsibility or obligation to update this report to account for events or changes occurring subsequent to the date that the report was prepared.

### 1.5 Purpose of this report

This is a Preliminary Construction Management Plan (PCMP), which provides a broad overview of the construction management methodology, construction staging, and environmental management measures.

A more detailed Construction Management Plan will be developed following DA approval and appointment of the construction contractor.

## 2. Project description

### 2.1 Site description

The works associated with the entire project comprise:

- Dewatering of two dams
- Tree removal
- Bulk earthworks including remediation of some asbestos contaminated soils and other minor contamination
- A new road into the site to the north (Thorogood Boulevard)
- Construction of a two storey courtyard building that will contain:
  - - 40 teaching spaces
  - - Canteen
  - - Library
  - - Multi-purpose Hall
  - - Office and Administration Space
  - - Amenities for students and staff
  - - OOSH accommodation
- Provision of a school drop off facility
- Construction of a soccer field
- Construction of two netball/basketball courts
- Construction of two playgrounds
- Provision of a COLA within the central courtyard

### 2.2 Site layout

A site layout is shown on the site plan in Appendix A.

### 2.3 Earthworks and site preparation

On 26 Oct 2017, the Department of Education submitted a Development Application (DA) to Hills Shire Council for early works associated with the project. These comprise:

- Dewatering of two dams
- Tree removal
- Bulk earthworks

Approval for these works is expected in the next few days. These works include:

- Excavation of contaminated soils from some areas of the site
- Removal of this material from site and disposal to licenced waste facilities
- Clearing of vegetation from site and disposal to licensed green waste facilities
- Dewatering of the on-site dams and disposal of the water in an environmentally responsible manner

- Excavating any contaminated sediments from the dams and disposing of them to licenced waste facilities
- Establishing stormwater drainage systems to divert clean stormwater around cleared areas and construction zones
- Erosion and sediment controls to prevent sediments from leaving site, including construction of temporary berms to prevent excess stormwater runoff to adjacent residential sites
- Bulk earthworks to create the general levels for buildings, outdoor recreational areas, soccer field and netball/basketball courts
- Stockpiling and conditioning of existing topsoils

## 2.4 Works undertaken for the SSD

Works undertaken for the SSD include establishing construction facilities, services, buildings, roadways, and landscaping and external works.

### 2.4.1 Construction facilities

- Establishing internal site construction access roads, laydown areas and a dedicated construction management compound with temporary offices and site facilities
- Connecting temporary site services to the construction compound
- Site reprofiling including construction of retaining walls and batters to create building pads

### 2.4.2 Services

- Provision of services to the site including sewerage connection, water, gas, telecommunications

### 2.4.3 Buildings

- Excavations associated with building foundations and slabs
- Provision of below ground building services including plumbing and drainage
- Building slab construction
- Building framing
- Walls, windows and roofing
- Internal services (power, lighting)
- Internal fit out of buildings

### 2.4.4 Roadways

- Laying stormwater drainage pipes and placing pits
- Constructing kerbs and gutters for roads
- Paving of carparks

### 2.4.5 Landscaping and external works

- Utilisation of stored topsoil for garden beds
- Planting
- Paving of pedestrian areas

- Sports field construction
- Netball/basketball court construction
- Playground construction
- Vegetable garden area construction
- Landscaping of nature plan area

## 2.5 Hours of operation for construction

The proposed working hours for this project are as follows:

Monday to Friday- 7:00am to 5:00pm

Saturdays- 7:00am to 1:00pm

Sundays and Public Holidays - No work

If required, after hours permits will be sought from the relevant authorities.

## 2.6 Construction programme

The anticipated programme of works is as follows:

- Stage 1 - building works completion and handover Jan 2019
- Stage 2 – external works – completion and handover April 2019

## 3. Environmental management (by Contractor)

### 3.1 Public safety

Signage and fencing will be used to restrict access to the site.

Work on site will be undertaken in accordance with the requirements of Workcover NSW as well as relevant standards and codes of practice.

Contractors will be required to undertake site inductions prior to entering the site. On-site safety briefings will be held as the site works proceed.

### 3.2 Dust control

An Air Quality Management Plan will be implemented to minimise dust emissions during construction works. This will include measures such as watering down roads and short term stockpiles, and temporary revegetation of long term stockpiles.

### 3.3 Stormwater

An erosion and sediment control plan will be implemented on site. This will include establishing stormwater drainage systems to divert clean stormwater around cleared areas and construction of temporary berms to prevent excess stormwater run off to adjacent residential sites. A preliminary sediment and erosion control plan is provided in Appendix B.

### 3.4 Noise and vibration

A Construction Noise Management Plan will be implemented on site. This will include a number of mitigation measures, as outlined below:

#### **Construction hours and notification**

Noise generating construction activities should be undertaken in accordance with the Interim Construction Noise Guideline (DECC, 2009). The standard hours for construction work should be in accordance with the Guideline:

- 7:00 am – 6:00 pm Monday to Friday
- 8:00 am – 1:00 pm Saturdays
- no work on Sundays or Public Holidays.

Work outside normal hours should only comprise:

- the delivery of materials outside normal hours requested by police or other authorities for safety reasons
- emergency work to avoid the loss of lives and/or property

Residences within 500 m of the site should be notified as to the timing and duration of the construction works and provided with a contact phone number for any complaints or concerns during the construction period.

#### **Site inductions**

Inductions for the work crew would include the specific noise issues and mitigation measures required for the site. The induction would include:

- all relevant standard noise mitigation measures
- relevant licence and approval conditions
- permissible hours of work
- location of any sensitive receivers that may exceed the construction noise management level
- construction employee parking areas
- designated loading/ unloading areas and procedures
- site opening/closing times (including deliveries)
- behavioural practices that minimise noise: such as avoiding dropping materials from height and avoiding metal to metal contact on material.

### Other measures

The distance between plant and equipment and any sensitive receiver should be maximised where practicable.

Vehicles, plant and equipment would be regularly maintained and kept in good operating condition. Machines found to produce excessive noise should be removed from site or stood down until repairs or modifications can be made.

Plant should be turned off when not in use. For example, trucks should not be left idling if not operational.

### Vibration

Should any buildings be identified that are located within the structural damage vibration buffer distances identified in Section 4.2.2 of the Acoustic Report, a property condition report should be prepared for the premises before and after undertaking the work.

Compliance vibration monitoring should also be undertaken during high vibration generating activities where buildings are located within the structural damage buffer distances to confirm that vibration criteria are not exceeded.

## 3.5 Traffic

A Construction Traffic Management Plan will be prepared by the contractor once appointed to identify the proposed vehicular routes, points of access/egress and vehicular and pedestrian controls. A preliminary version of this plan is provided as a separate document.

## 3.6 Waste

A Waste Management Plan has already been produced for this project. According to the plan, wastes generated on site would be managed and minimised by a combination of waste planning and on site controls.

### 3.6.1 Waste planning

Waste planning activities will include:

- Excavating and handling contaminated soils and sediments from the dams (if contaminated) in accordance with an approved Remediation Action Plan developed specifically for this project
- Testing and classifying contaminated soil and sediment material to enable it to be disposed to appropriately licenced waste facilities

- Ensuring that this material is taken to such facilities and keeping appropriate records
- Designing buildings to minimise on site cutting of components, and maximising on site assembly tasks
- Careful ordering of materials such as sand and building products to match quantities with amounts required, and on time ordering rather than having materials stored on site for months before being used
- Segregating materials and providing weather protection for stored materials on site, to maximise their fitness for use
- Bringing in material such as sand in large bags rather than as bulk loads, to enable excess materials to be easily picked up and used at other sites
- Encouraging bulk handling and use of reusable and returnable containers
- At the time of tendering, advise contractors and sub-contractors and suppliers of the requirements to minimise waste on site
- Include provision in the tender documentation for the client to monitor the use of waste and recycling bins on site
- Development of a Construction Waste Management Plan by the main site contractor, which includes all of the above elements

### 3.6.2 On site controls

On site controls would include:

- Implementation by the main site contractor of a Construction Waste Management Plan and Remediation Action Plan for contaminated soils and sediments
- Segregating wastes generated on site, using different skip bins for recycling and waste, with separate bins for different recyclable materials
- Discussion about the site's waste management and recycling policies and practices with employees and subcontractors during site inductions and tool box talks
- Ensuring all waste disposal bins are clearly marked
- Keeping records of quantities of waste and recycled materials disposed of, and the destinations of these materials
- Ensuring that wastes are only disposed to licenced facilities

## 4. References

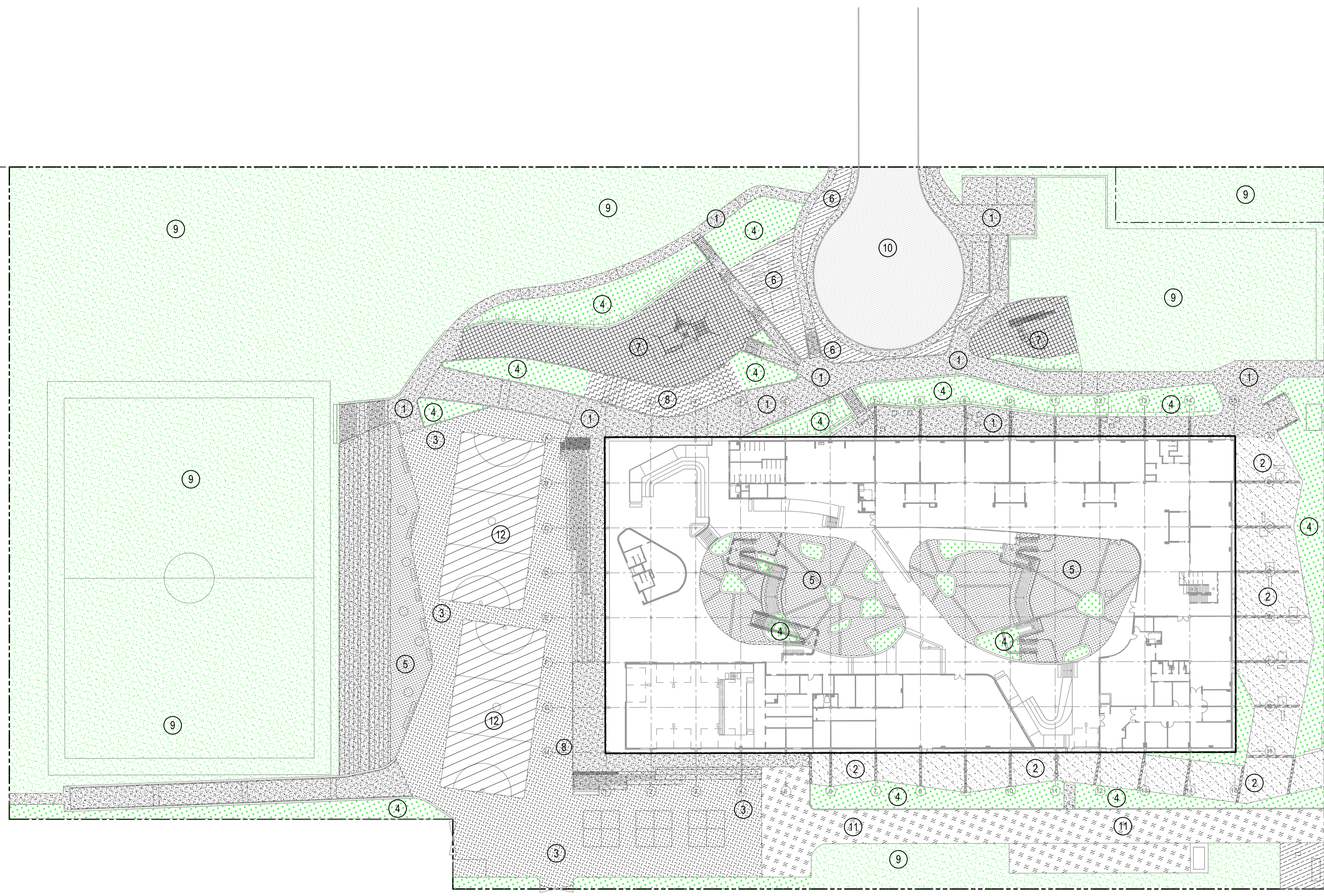
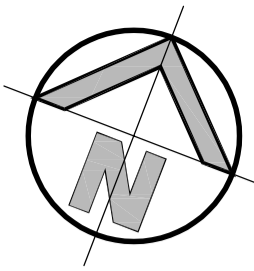
Douglas Partners, Remediation Action Plan - Proposed North Kellyville Primary School, 120-126 Hezlett Road, North Kellyville Prepared for GHD Pty Ltd Project 85998.01 January 2018

GHD, NSW Department of Education, North Kellyville New Primary School Acoustic Report, January 2018

GHD, NSW Department of Education, North Kellyville New Primary School Waste Management Plan January 2018

# Appendices

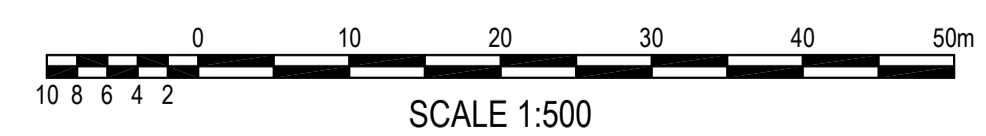
# Appendix A – Site layout plan



**PAVEMENT PLAN**  
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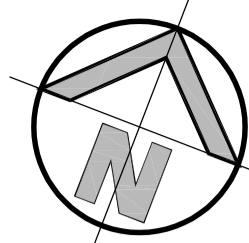
**PAVEMENT LEGEND**

	<b>PAVEMENT TYPE 1</b> PLAIN CONCRETE PAVEMENT
	<b>PAVEMENT TYPE 2</b> COLOURED CONCRETE PAVEMENT
	<b>PAVEMENT TYPE 3</b> BITUMEN
	<b>PAVEMENT TYPE 4</b> MASS PLANTING (TO LANDSCAPE ARCHITECT'S DETAILS)
	<b>PAVEMENT TYPE 5</b> ARTIFICIAL TURF (TO LANDSCAPE ARCHITECT'S DETAILS)
	<b>PAVEMENT TYPE 6</b> MULCH (TO LANDSCAPE ARCHITECT'S DETAILS)
	<b>PAVEMENT TYPE 7</b> ORGANIC SOFTFALL MULCH (TO LANDSCAPE ARCHITECT'S DETAILS)
	<b>PAVEMENT TYPE 8</b> WET POUR RUBBER SOFTFALL (TO LANDSCAPE ARCHITECT'S DETAILS)
	<b>PAVEMENT TYPE 9</b> TURF (TO LANDSCAPE ARCHITECT'S DETAILS)
	<b>PAVEMENT TYPE 10</b> HEAVY DUTY ASPHALT
	<b>PAVEMENT TYPE 10</b> LIGHT DUTY ASPHALT
	<b>PAVEMENT TYPE 12</b> FLEXIPAWE ON 125mm THICK SLAB



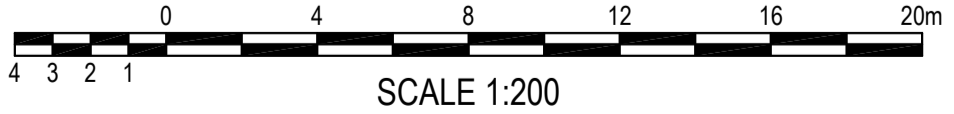
**FOR TENDER ONLY**

<b>SURVEY INFORMATION</b> SURVEYED BY C.M.S DATUM: AHD ORIGIN OF LEVELS: SSM 17347 RL82.105					Client <b>ADCO</b> 79 Victoria Avenue Chatswood NSW 2067	Telephone +61 2 9417 8400 Facsimile +61 2 9417 8337 Email email@hhoonsult.com.au Web www.henryandhymas.com.au		Project <b>PROPOSED NORTH KELLYVILLE PUBLIC SCHOOL</b> <b>HEZLETT ROAD, NORTH KELLYVILLE</b>	Drawn I.Khachab	Designed T.Chan	Date NOV 2017
	02 ISSUED FOR TENDER ONLY 01 ISSUED FOR 80% TENDER ONLY	BH IK	BH AF	31.01.2018 15.01.2018	NBR5 This drawing and design remains the property of Henry & Hymas and may not be copied in whole or in part without the prior written approval of Henry & Hymas.	Checked A.Francis		Approved A.Francis	Scale 1:500 @ A1	Drawing number <b>17827_CC_C500</b>	Revision <b>02</b>



FOR CONTINUATION REFER TO DWG: 17827\_CC\_C101

FOR CONTINUATION REFER TO DWG: 17827\_CC\_C103



SCALE 1:200

DETAIL PLAN  
SCALE: 1:200

FOR TENDER ONLY

**SURVEY INFORMATION**  
SURVEYED BY C.M.S  
DATUM: AHD  
ORIGIN OF LEVELS: SSM 17347 RL&L 105

REVISION	AMENDMENT	DRAWN	DESIGNED	DATE	REVISION	AMENDMENT	DRAWN	DESIGNED	DATE
04	ISSUED FOR TENDER ONLY	BH	BH	31.01.2018					
03	ISSUED FOR 80% TENDER ONLY	IK	AF	15.01.2018					
02	ISSUED FOR 80% TENDER ONLY	IK	TC	12.12.2018					
01	PRELIMINARY	IK	TC	01.12.2017					

Client  
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Architect  
**NBR5**

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Project  
**PROPOSED NORTH KELLYVILLE PUBLIC SCHOOL  
HEZLETT ROAD, NORTH KELLYVILLE**

Drawn  
I.Khachab

Designed  
T.Chan

Date  
NOV 2017

Checked  
A.Francis

Approved  
A.Francis

Scale  
1:200 @ A1

Drawing number  
**17827\_CC\_C102**

Revision  
**04**

Drawn  
I.Khachab

Designed  
T.Chan

Date  
NOV 2017

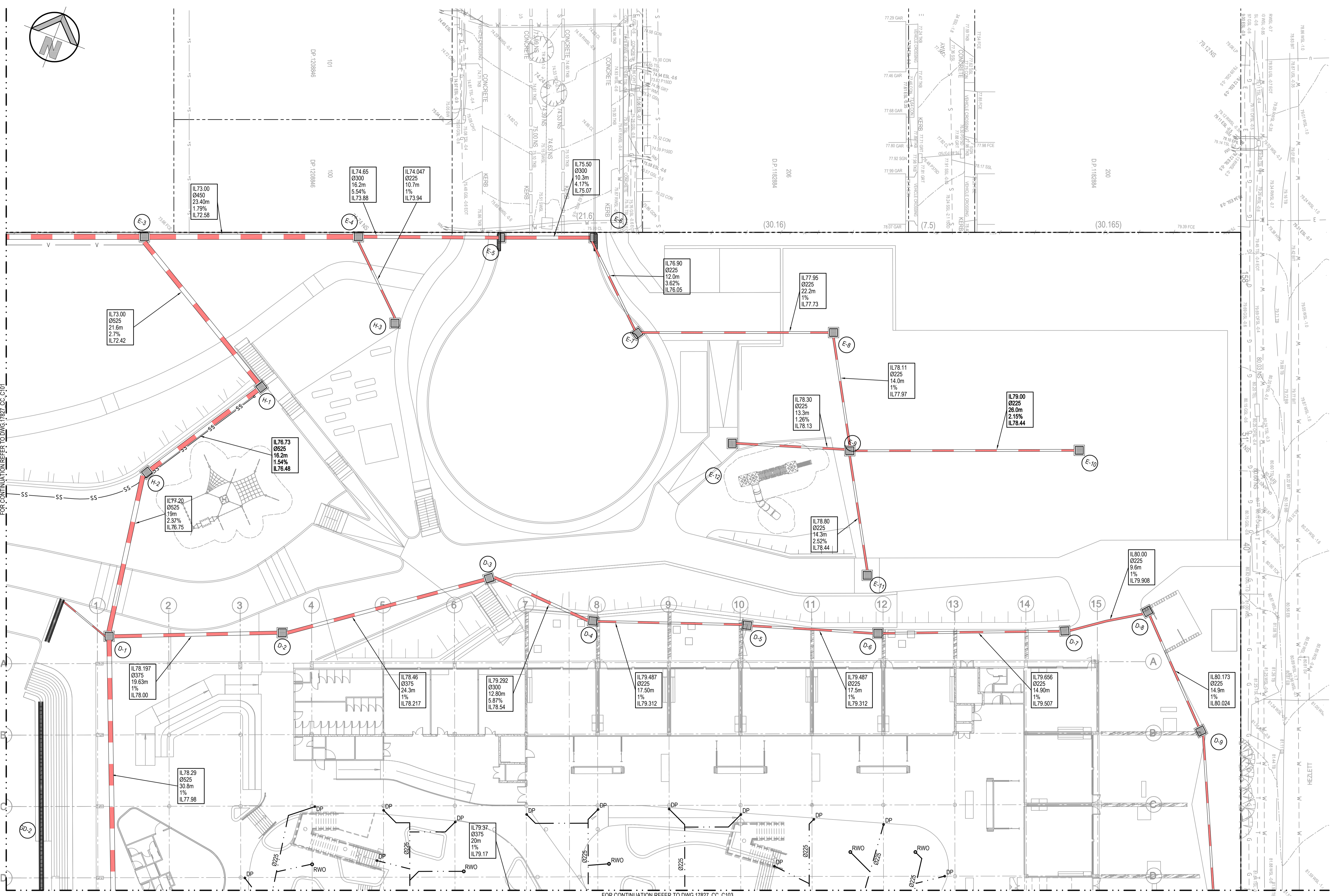
Checked  
A.Francis

Approved  
A.Francis

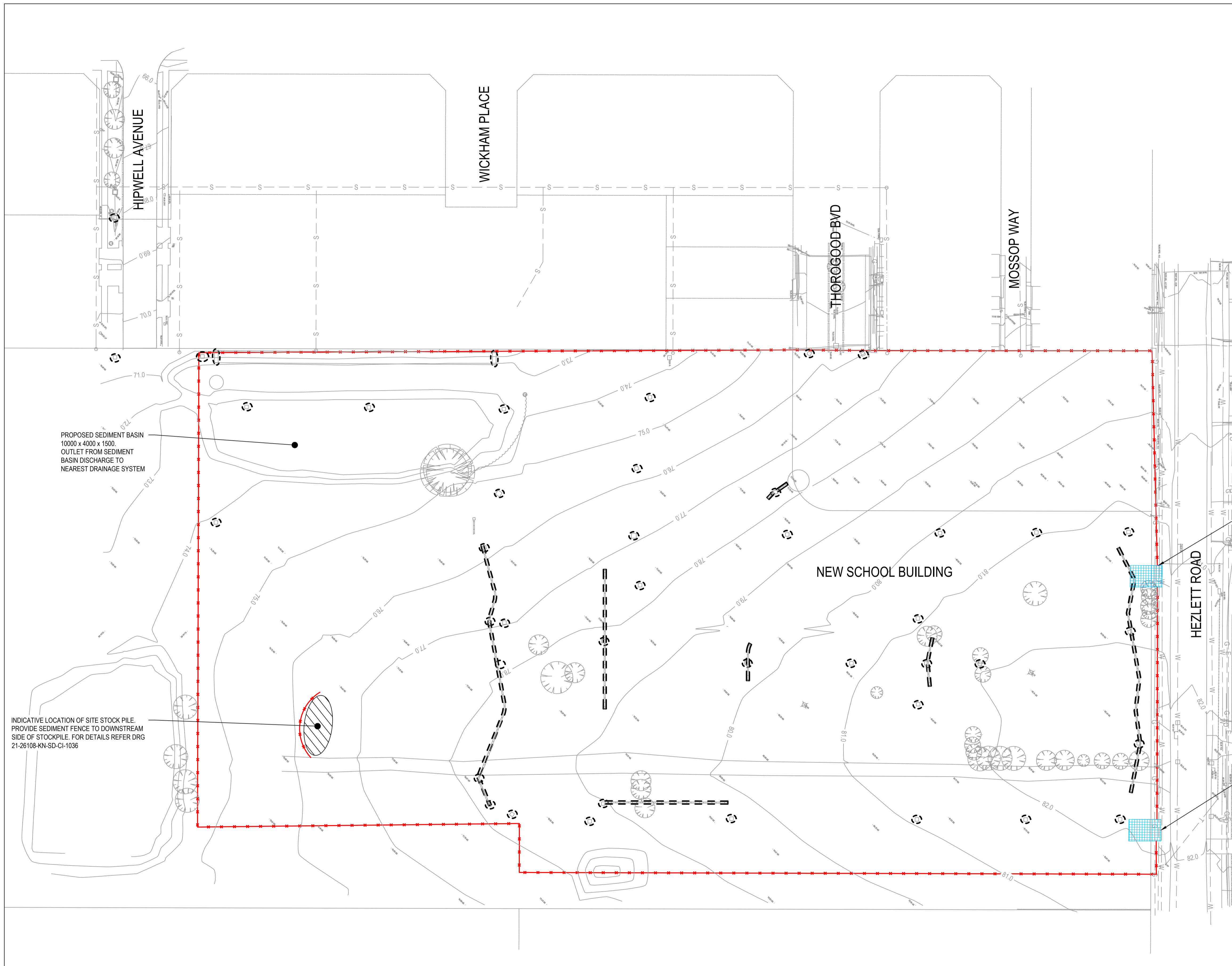
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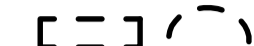
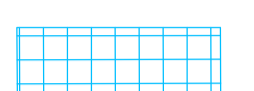
Revision  
**04**



# Appendix B - Erosion and sediment control plan



**LEGEND:**

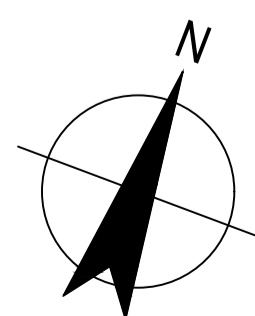
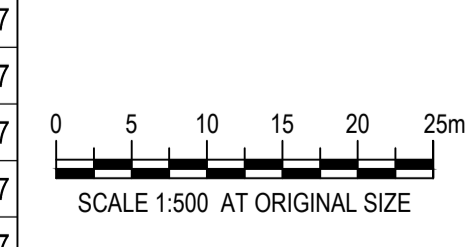
-  PROPOSED SEDIMENT FENCE
-  PROPOSED GEOTEXTILE FILTER
-  STABILIZED SITE ACCESS (TEMP ACCESS)

**NOTES:**

1. ALL WORKS SHALL BE GENERALLY CARRIED OUT IN ACCORDANCE WITH:  
(A) EPA - POLLUTION CONTROL MANUAL FOR URBAN STORMWATER.  
(B) DEPARTMENT OF CONSERVATION AND LAND MANAGEMENT MANUAL - 'URBAN EROSION & SEDIMENT CONTROL'.  
(C) SOIL AND CONSTRUCTION VOLUME 1, 4TH EDITION, MARCH 2004 - LANDCOM 'BLUEBOOK' (D) COUNCIL POLICIES
2. MAINTAIN ALL EROSION AND SEDIMENT CONTROL DEVICES TO THE SATISFACTION OF THE PRINCIPAL'S REPRESENTATIVE.
3. MINIMISE THE AREA OF SITE BEING DISTURBED AT ANY ONE TIME.
4. PROTECT ALL STOCKPILES OF MATERIALS FROM SCOUR AND EROSION. DO NOT STOCKPILE LOOSE MATERIAL IN ROADWAYS, NEAR DRAINAGE PITS OR IN WATERCOURSES.
5. ALL SOIL AND WATER CONTROL MEASURES ARE TO BE PUT BACK IN PLACE AT THE END OF EACH WORKING DAY, AND MODIFIED TO BEST SUIT SITE CONDITIONS.
6. CONTROL WATER FROM UPSTREAM OF THE SITE SUCH THAT IT DOES NOT ENTER THE DISTURBED SITE.
8. ALL CONSTRUCTION VEHICLES SHALL ENTER & EXIT THE SITE VIA THE APPROVED CONSTRUCTION ENTRY/EXIT ROUTE.
9. ALL VEHICLES LEAVING THE SITE SHALL BE CLEANED & INSPECTED BEFORE LEAVING.
10. MAINTAIN ALL STORMWATER PIPES CLEAR OF DEBRIS & SEDIMENT. INSPECT STORMWATER SYSTEM & CLEAN OUT AFTER EACH STORM EVENT.
11. CLEAN OUT ALL EROSION & SEDIMENT CONTROL DEVICES AFTER EACH STORM EVENT.
12. SEDIMENT AND EROSION CONTROL PLAN IS INDICATIVE ONLY.
13. ALL NEW STORMWATER PITS TO BE SURROUNDED BY GEOTEXTILE INLET FABRIC DURING CONSTRUCTION.

**EROSION AND SEDIMENT CONTROL PLAN**  
SCALE 1:500

F	ISSUED FOR SSD SUBMISSION	MR	PM*	MD*	24.11.17	
E	SCHEME DESIGN FOR APPROVAL	MR	PM*	MD*	15.09.17	
D	ISSUED FOR SD SUBMISSION	MR	PM*	MD*	05.09.17	
C	ISSUED FOR SSD SUBMISSION	MR	CS*	SM*	09.08.17	
B	ISSUED FOR TENDER	MR	CS*	SM*	28.06.17	
No	Revision	Note: * indicates signatures on original issue of drawing or last revision of drawing	Drawn	Job Manager	Project Director	Date



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	Drafting Check	A.MACLEAN*	Design Check	A.RAHMAN*
	Approved (Project Director)		Date	
	Scale	1:500	This Drawing must not be used for Construction unless signed as Approved	

Client	<b>NSW DEPARTMENT OF EDUCATION</b>
Project	<b>NORTH KELLYVILLE PUBLIC SCHOOL</b>
Title	<b>CIVIL EROSION AND SEDIMENT CONTROL PLAN</b>
Original Size	<b>A1</b>
Drawing No:	<b>21-26108-KN-SD-CI-1035</b>
Rev:	<b>F</b>

**PRELIMINARY**

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8-REP-J-Preliminary Construction Plan for North Kellyville New Primary School.docx

Document Status

Revision	Author	Reviewer		Approved for Issue		
		Name	Signature	Name	Signature	Date
04	D Gamble	A Montgomery				30/8/17
05	D Gamble	A Montgomery				24/11/17
06	D Gamble	A Montgomery				8/12/17
07	D Gamble	M Dean		M Dean		30/1/18
08	D Gamble	M Dean		M Dean		5/2/18

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