



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

December 2017

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# 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.

## 1.2 State significant development application

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

- Dewatering of two dams
- Tree removal
- Bulk earthworks
- 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 in front of the site along Hezlett Road
- 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 2.3 Environmental management - Section 3 Vehicle routes - Section 1 Size of vehicles - Section 1 Hours of operation – Section 2.4 Access arrangements – Section 1 Traffic control measures – Section 1

A Preliminary Construction Traffic Management Plan (PCTMP) which identifies the proposed vehicular routes, points of access/egress and vehicular and pedestrian controls 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 CMP will be developed following DA approval and appointment of the construction contractor.

## 2. Project description

### 2.1 Site description

The proposed development includes:

- One main building on two levels
- Carparks
- Soccer field
- Netball/basketball courts (2)
- Nature Plan area
- Junior and senior adventure playgrounds
- Vegetable garden
- Landscaped areas
- Paved areas

### 2.2 Site layout

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

### 2.3 Project construction stages

The expected stages of construction are outlined below.

#### 2.3.1 Demolition

- Demolition and removal of permanent buildings (already completed prior to this project)
- Removal of waste from site

#### 2.3.2 Earthworks and site preparation

- Clearing of vegetation from site and disposal to licensed green 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
- Construction of temporary berms to prevent excess stormwater run off to adjacent residential sites
- 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
- Bulk earthworks to create the general levels for buildings, outdoor recreational areas, soccer field and netball/basketball courts
- Stockpiling and conditioning of existing topsoils
- Dewatering and filling of the onsite dam
- Site reprofiling including construction of retaining walls and batters to create building pads

### 2.3.3 Services

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

### 2.3.4 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

### 2.3.5 Roadways

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

### 2.3.6 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

## 2.4 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.

## 2.5 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.

### Vibration

Should any buildings be identified that are located within the structural damage vibration buffer distances, 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 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:

- 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
- 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

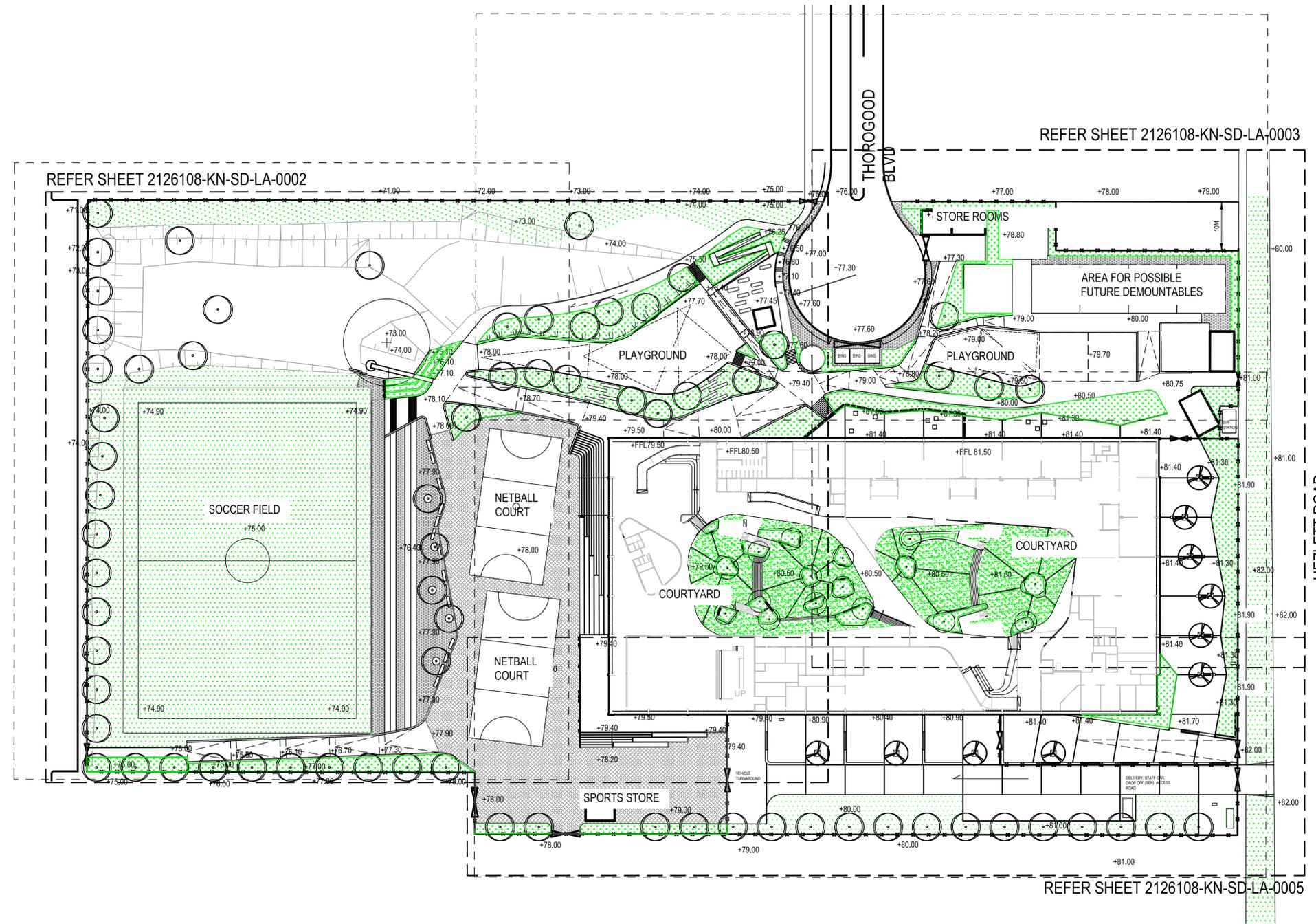
GHD, NSW Department of Education, North Kellyville New Primary School Acoustic Report, June 2017

GHD, NSW Department of Education, North Kellyville New Primary School Waste Management Plan August 2017

# Appendices

# Appendix A – Site layout plan

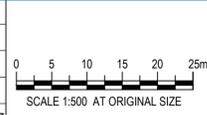
PLANTING SCHEDULE				
BOTANICAL NAME	COMMON NAME	POT SIZE	NUMBER	TYPICAL USE
<b>TREES</b>				
BACKHOUSIA CITRIODORA	LEMON MYRTLE	100 Ltr	29	Path/ avenue planting
CORYMBIA CITRIODORA	LEMON SCENTED GUM	100 Ltr	40	School perimeter planting
EUCALYPTUS TERETICORNIS	FOREST RED GUM	100 Ltr	4	Scattered lawn planting
TRUSTANIOPSIS LAURINA	WATER GUM	100 Ltr	10	Plaza planting
WATERHOUSIA FLORIBUNDA	WEEPING LILLY PILLY	100 Ltr	16	Indoor Planters
<b>SHRUB &amp; GROUND COVER PLANTING</b>				
ASPIDISTRA ELATIOR	CAST IRON PLANT	200mm	40	Indoor Plants
ASPLENIUM ANTIQUUM	BIRDS NEST FERN	150mm	36	Indoor Planters
CORDYLINE 'MINI PINK SPECIAL'	MINI PINK SPECIAL	150mm	40	Indoor Planters
DIANELLA TASMANICA	TASMAN FLAX LILLY	150mm	1275	Feature garden beds and slope stabilisation
GREVILLEA 'BRONZE RAMBLER'	GREVILLEA	tubestock	900	Slope stabilisation
GREVILLEA 'FOREST RAMBLER'	GREVILLEA	tubestock	900	Slope stabilisation
FATSIA JAPONICA	JAPANESE ARALIA	200mm	36	Indoor Planters
HIBBERTIA SCANDENS	GOLDEN GUINEA VINE	tubestock	1175	Slope stabilisation & feature garden beds
LEPTOSPERMUM LAEVIGATUM	COASTAL TEA TREE	tubestock	300	Screening & slope stabilisation
LOMANDRA TANIKA	TANIKA	150mm	1275	Feature garden beds and slope stabilisation
MELALEUCA THYMIFOLIA	THYME HONEY MYRTLE	150mm	375	Feature garden bed
STRELITZIA REGINAE	BIRD OF PARADISE	150mm	375	Feature garden bed
VIOLA HEDERACEA	NATIVE VIOLETS	tubestock	150	Indoor Planters
	MIXED HERBS	punnets	30	Indoor Planters



**IRRIGATION NOTE:** CONTRACTOR TO ALLOW FOR THE DESIGN AND CONSTRUCTION OF AN AUTOMATED IRRIGATION SYSTEM FOR ALL LAWN AREAS, INTERNAL COURTYARD PLANTERS, SPORTS TURF AREAS, TREES AND GARDEN BED AREAS

**PRELIMINARY**

No	Revision	Note: * indicates signatures on original issue of drawing or last revision of drawing	Drawn	Job Manager	Project Director	Date
I		SCHEME DESIGN FOR APPROVAL	SH	PM*	MD*	20.09.17

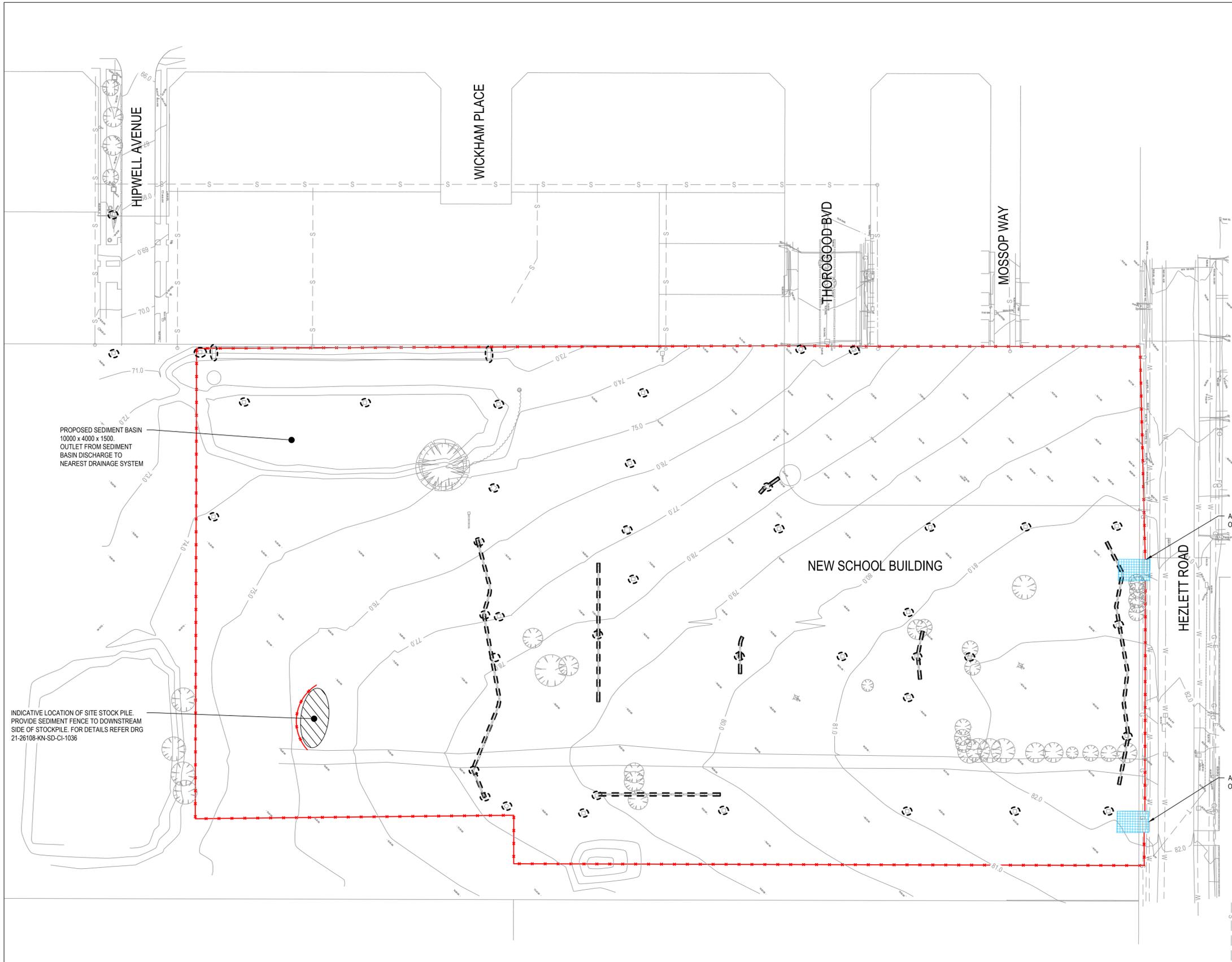


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<b>DO NOT SCALE</b>	Drawn L.KRSTIC	Designer S.HANSEN
Conditions of Use. This document may only be used by GHD's client (and any other person who GHD has agreed can use this document) for the purpose for which it was prepared and must not be used by any other person or for any other purpose.	Drafting Check A.MACLEAN*	Design Check R.NOWOISKY*
	Approved (Project Director) Date	
	Scale 1:500	This Drawing must not be used for Construction unless signed as Approved

Client	NSW DEPARTMENT OF EDUCATION		
Project	NORTH KELLYVILLE NEW PRIMARY SCHOOL		
Title	SITE PLAN		
Original Size	A1	Drawing No:	2126108-KN-SD-LA-0001
Rev:	I		

## Appendix B - Erosion and sediment control plan

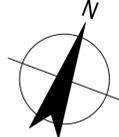
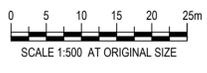


- LEGEND:**
- PROPOSED SEDIMENT FENCE
  - PROPOSED GEOTEXTILE FILTER
  - STABILIZED SITE ACCESS (TEMP ACCESS)

- 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

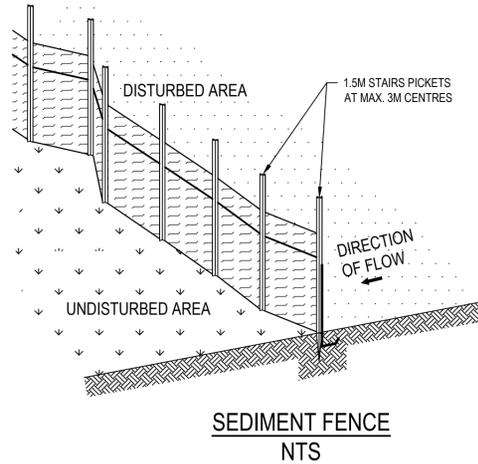
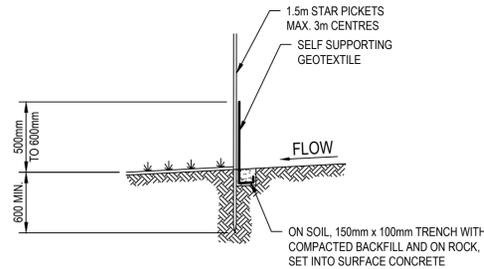
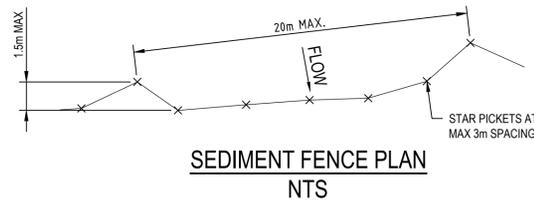
F	ISSUED FOR SSD SUBMISSION	MR	PM*	MD*	24.11.17	
E	SCHEME DESIGN FOR APPROVAL	MR	PM*	MD*	15.09.17	
D	ISSUED FOR SD SUBMISSION	MR	PM*	MD*	05.09.17	
C	ISSUED FOR SSD SUBMISSION	MR	CS*	SM*	09.08.17	
B	ISSUED FOR TENDER	MR	CS*	SM*	28.06.17	
No	Revision	Note: * indicates signatures on original issue of drawing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

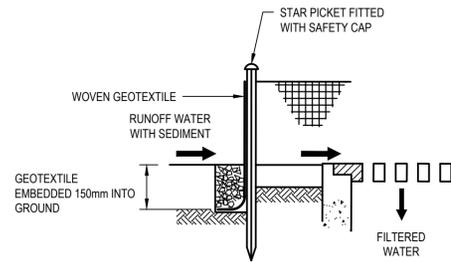
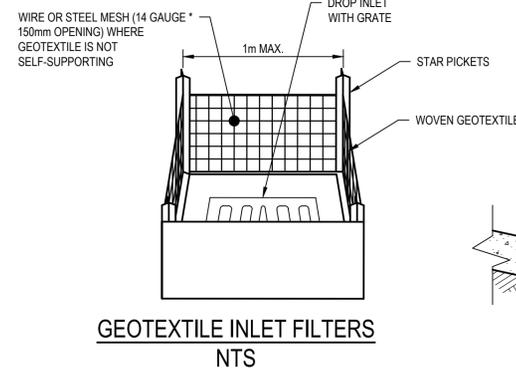
Client	<b>NSW DEPARTMENT OF EDUCATION</b>
Project	<b>NORTH KELLYVILLE PUBLIC SCHOOL</b>
Title	<b>CIVIL EROSION AND SEDIMENT CONTROL PLAN</b>
Original Size	<b>A1</b>
Drawing No:	<b>21-26108-KN-SD-CI-1035</b>
Rev:	<b>F</b>

**PRELIMINARY**

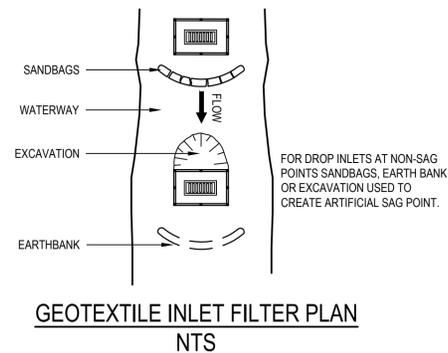


**SILT FENCE CONSTRUCTION NOTES**

1. CONSTRUCT SEDIMENT FENCE AS CLOSE AS POSSIBLE TO PARALLEL TO THE CONTOURS OF THE SITE.
2. DRIVE 1.5m LONG STAR PICKETS INTO GROUND, 3m APART.
3. DIG A 150mm DEEP TRENCH ALONG THE UPSLOPE LINE OF THE FENCE FOR THE BOTTOM OF THE FABRIC TO BE ENTRENCHED.
4. BACKFILL TRENCH OVER BASE OF FABRIC.
5. FIX SELF-SUPPORTING GEOTEXTILE TO UPSLOPE SIDE OF POST WITH WIRE TIES OR AS RECOMMENDED BY GEOTEXTILE MANUFACTURER. JOIN SECTIONS OF FABRIC AT A SUPPORT POST WITH A 150mm OVERLAP.

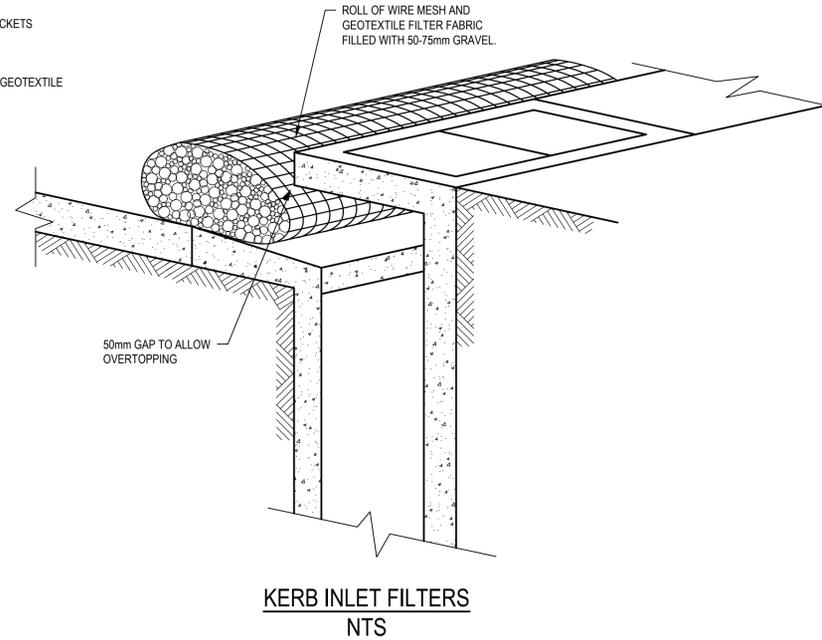


**GEOTEXTILE INLET FILTERS SECTION NTS**

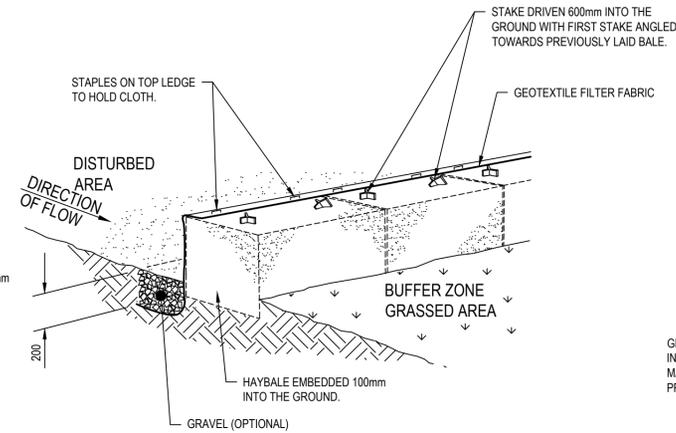


**CONSTRUCTION NOTES**

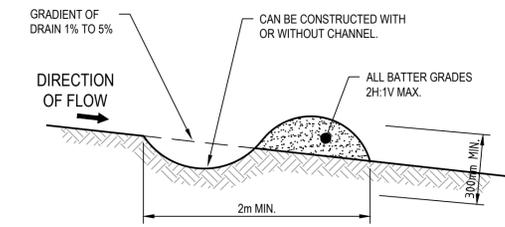
1. FABRICATE A SEDIMENT BARRIER MADE FROM GEOTEXTILE OR STRAW BALES.
2. SUPPORT GEOTEXTILE WITH MESH TIED TO POST AT 1m CENTRES
3. DO NOT COVER INLET WITH GEOTEXTILE.



**KERB INLET FILTERS NTS**



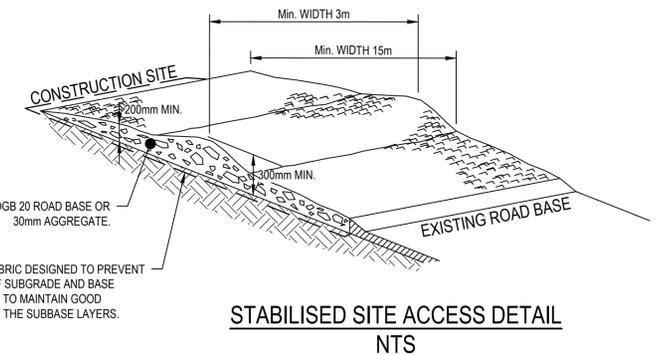
**HAY BALE AND GEOTEXTILE SEDIMENT FILTER NTS**



**EARTH BANK (LOW FLOW) NTS**

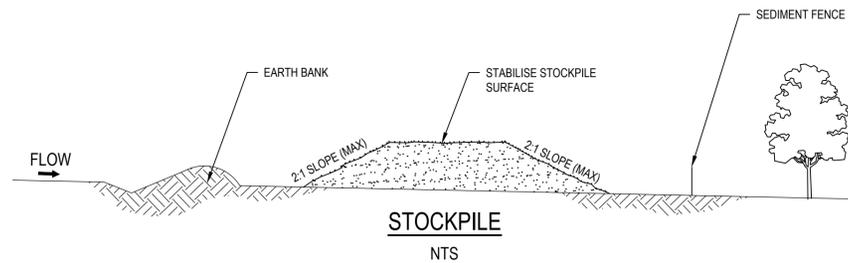
**EARTH BANK (LOW FLOW) CONSTRUCTION SEQUENCE**

1. CONSTRUCT WITH GRADIENT OF 1% TO 5%.
2. AVOID REMOVING TREES AND SHRUBS IF POSSIBLE.
3. DRAINS TO BE OF CIRCULAR, PARABOLIC OR TRAPEZOIDAL CROSS SECTION NOT V-SHAPED.
4. EARTH BANKS TO BE ADEQUATELY COMPACTED IN ORDER TO PREVENT FAILURE.
5. PERMANENT OR TEMPORARY STABILISATION OF THE EARTH BANK TO BE COMPLETED WITHIN 10 DAYS OF CONSTRUCTION.
6. ALL OUTLETS FROM DISTURBED LANDS ARE TO BE FEED INTO A SEDIMENT BASIN OR SIMILAR.
7. DISCHARGE RUNOFF COLLECTED FROM UNDISTURBED LANDS ONTO EITHER A STABILISED OR AN UNDISTURBED DISPOSAL SITE WITHIN THE SAME SUBCATCHMENT AREA FROM WHICH THE WATER ORIGINATED.
8. COMPACTED BANK WITH A SUITABLE IMPLEMENT IN SITUATIONS WHERE THEY ARE REQUIRED TO FUNCTION FOR MORE THAN FIVE DAYS.
9. EARTH BANKS TO BE FREE OF PROJECTIONS OR OTHER IRREGULARITIES THAT WILL IMPEDE NORMAL FLOW.



**STABILISED SITE ACCESS CONSTRUCTION NOTES**

1. STRIP TOPSOIL AND LEVEL SITE.
2. COMPACT SUBGRADE.
3. COVER AREA WITH NEEDLE - PUNCHED GEOTEXTILE.
4. CONSTRUCT 200mm THICK PAD OVER GEOTEXTILE USING ROAD BASE OR 30mm AGGREGATE. MINIMUM LENGTH 15 METRES OR TO BUILDING ALIGNMENT. MINIMUM WIDTH 3 METRES.
5. CONSTRUCT HUMP IMMEDIATELY WITHIN BOUNDARY TO DIVERT WATER TO A SEDIMENT FENCE OR OTHER SEDIMENT TRAP.



**STOCKPILE CONSTRUCTION**

1. LOCATE STOCKPILE AT LEAST 5 METRES FROM EXISTING VEGETATION, CONCENTRATED WATER FLOWS, ROADS AND HAZARD AREAS.
2. CONSTRUCT ON THE CONTOUR AS A LOW, FAT, ELONGATED MOUND.
3. WHERE THERE IS SUFFICIENT AREA TOPSOIL STOCKPILES SHALL BE LESS THAN 2 METRES IN HEIGHT.
4. REHABILITATE IN ACCORDANCE WITH THE CONSTRUCTION ENVIRONMENT MANAGEMENT PLAN. CONSTRUCT EARTH BANK (STANDARD DRAWING 5-5) ON THE UPSLOPE SIDE TO DIVERT RUN OFF AROUND THE STOCKPILE AND A SEDIMENT FENCE (STANDARD DRAWING 6-8) 1 TO 2 METRES DOWNSLOPE OF STOCKPILE.

**DEVELOPMENT APPLICATION**

C	ISSUED FOR DEVELOPMENT APPLICATION	MR	CS*	SM*	29.08.17	
B	ISSUED FOR SSD SUBMISSION	MR	CS*	SM*	09.08.17	
A	ISSUED FOR SSD DEVELOPMENT APPLICATION	MR	CS*	SM*	14/06/17	
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Drafting Check	A.MACLEAN*	Design Check	A. RAHMAN
Approved (Project Director)	Date		
Scale	AS SHOWN		

Client	THE DEPARTMENT OF EDUCATION		
Project	NORTH KELLYVILLE PUBLIC SCHOOL		
Title	CIVIL SEDIMENT CONTROL DEVICES		
Original Size	A1	Drawing No:	21-26108-NK-SD-CI-1036
		Rev:	C

This Drawing must not be used for Construction unless signed as Approved

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Revision	Author	Reviewer		Approved for Issue		
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