



Preliminary Construction Management Plan

May 2018

Gledswood Hills Public School Development – Stage 2



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Contents

1. Introduction	4
2. The Site	4
3. The Works	5
4. Consultation	5
5. Prior to Commencement of Works	5
6. Site Operations	5
6.1 Site Establishment	5
6.2 Hours of Operation	6
6.3 Construction Program	6
6.4 Public Safety, Amenity and Site Security	6
7. Environment and Amenity	6
7.1 Noise and Vibration	7
7.2 Dust Control	7
7.3 Odour Control	7
7.4 Vegetation Protection	8
7.5 Sediment and Erosion Control	8
8. Construction Traffic Management	8
8.1 Construction Access and Vehicular Routes	8
8.2 Construction Vehicles and Truck Movements	8
8.3 Pedestrian and Traffic Safety	9
9. Construction Waste Management	9
10. Services Disconnection and Shutdowns	9

1. Introduction

The Department of Education (DoE) proposes engaging a Head Contractor to construct stage 2 of Gledswood Hills Public School within the Hermitage Estate at Gledswood Hills. Stage 2 works consist of building additional homebases and within the school grounds and extending the on-site carpark.

Upon appointment the Head Contractor will be required to prepare a comprehensive Construction Management Plan (CMP) detailing the methodology for carrying out the Works.

This Preliminary Construction Management Plan has been prepared, on behalf of DoE, for inclusion in the Plans and Documents as noted in the NSW Department of Planning and Environment (DPE) Secretary's Environmental Assessment Requirements (SEARs) for Application Number SSD 8378.

2. The Site

The site is located within Gledswood Hills Public School. At the time of stage 2 construction Gledswood Hills Public School will be fully operational and will continue to operate throughout construction.

The site is currently owned by the developer of The Hermitage, Sekisui House, who has entered into an agreement with DoE to dedicate the site to DoE for the purpose of constructing Gledswood Hills Public School stage 1. When the Stage 2 works are carried out, the Department of Education will be owner of the land.



Figure 1: Aerial Photo of the site and surrounding development

The site has three street frontages which are currently under construction and will be complete prior to commencement of stage 2:

- The Hermitage Way, along the site's southern boundary;
- MC07, along the site's western boundary; and
- MC06, along the site's eastern boundary

3. The Works

The proposed works involve extending the public school to accommodate an additional 400 student. This would bring the operating capacity of the school up to 1,000 students.

In addition to the construction of homebases, the carpark will be extended to provide 75 carspaces in total.

This Preliminary Construction Management Plan includes for Stage 2 only.

4. Consultation

The planning and implementation of the works will be completed in accordance with all relevant requirements of Statutory Authorities, including:

- NSW Department of Planning and Environment;
- NSW Environmental Protection Authority;
- Sydney Water;
- Roads and Maritime Services (NSW);
- Transport for NSW;
- SafeWork NSW; and
- Camden Council

DoE is also undertaking extensive ongoing consultation with the schools and the wider community to inform them and seek their feedback.

5. Prior to Commencement of Works

Prior to the commencement of the Works, the Head Contractor will be required to:

- ascertain all relevant project information, applicable Standards, Statutory requirements and Conditions, including all Authorities having jurisdiction over the Works;
- obtain all relevant insurances, permits and Approvals and pay all associated fees, including any outstanding Long Service Leave Levies; and
- ensure a copy of the DPE SSD Approval is filed on site for reference throughout the Works.

6. Site Operations

6.1 Site Establishment

The Head Contractor will provide and maintain all necessary temporary facilities required for the safe and secure performance of the Works, including, but not necessarily be limited to:

- first aid facilities;
- hoardings;
- storage compounds;
- site administration facilities;
- cranes;

- site amenities;
- access equipment, including scaffolding, barriers, platforms, ladders, etc;
- signage;
- construction plant;
- temporary driveways; and
- emergency vehicle access.

The proposed construction site access will be via the existing carpark. We anticipate the entry to the carpark to be a shared space.

We anticipate the site entry to be accessed from the end of the existing carpark. This will not take away any of the parking spaces from the school and staff. A temporary fence/hoarding will start at this site entry and wrap around the entire construction site to maintain separation from the school staff and students. This will be the only entry and exit gate available to allow proper monitoring of site access.

We anticipate a temporary pedestrian access path from the carpark to the school will be established to provide safe access to school amenities whilst ensuring separation from the construction site.

6.2 Hours of Operation

Construction of the Works is to be confined to the hours of 7.00am to 6.00pm from Monday to Friday and 8.00am to 4.00pm on Saturday. Works will not be permitted outside of these hours nor on public holidays unless express permission is obtained from all relevant Authorities.

Such permission may be sought where special requirements exist e.g. for oversized deliveries.

The head contractor will need to liaise with the school to ensure no noisy works are taking place when such works would adversely affect school operations, such as exams periods.

6.3 Construction Program

The current indicative program milestone dates for the construction works are:

Site Establishment	TBA pending population demand
Construction	TBA pending population demand

6.4 Public Safety, Amenity and Site Security

As the works will be occurring within an operating school, public safety, amenity and site security will need to be of the highest standard.

Sufficient hoarding/fencing will be installed to the perimeter of the work zone to maintain separation and public safety. Fences with locked gates will be maintain to prevent public access to, and maintain security of, the works.

Working with children's checks will be obtained by any staff working with children.

7. Environment and Amenity

The Head Contractor will prepare and implement a comprehensive Environmental Management Plan (EMP) to ensure compliance with all relevant Statutory requirements and the requirements of DoE.

The following environmental management principles will be implemented:

7.1 Noise and Vibration

All practicable measures will be taken to reduce the noise and vibration arising from the works. Noise and vibration shall not exceed the limits set out by the Environmental Protection Authority.

Such measures may include:

- Identifying demolition, excavation and construction noise and vibration sources or scenarios that require engineering controls or administrative management;
- Promoting clear understanding of ways to identify and minimize noise and vibration from construction works;
- Focus on applying all feasible and reasonable work practices to minimise construction noise and vibration impacts;
- Providing flexibility in the selection of site-specific and reasonable work practices to minimise noise and vibration impacts;
- Allowing work to be carried out only within the approved standard hours and obtaining approval from all relevant Authorities for works required to be undertaken outside standard hours; and
- Using noise and vibration reduction techniques, including barriers, enclosures, silencers and the like to ensure compliance with construction and demolition noise and vibration criteria.

As part of the noise and vibration mitigation treatment for the project, the Head Contractor will be responsible for the checking of compliant maintenance regimes and Statutory supervision of all equipment.

Proposed noise and vibration mitigation treatments will be included in the Head Contractor's Construction Management Plan.

7.2 Dust Control

Appropriate dust mitigation and suppression techniques will be applied to ensure dust levels are compliant with the requirements of all relevant Authorities.

Additional precautions that will be implemented during the works include effective covering of haulage trucks and monitoring of weather conditions (including wind).

Management and contingency plans will be developed and implemented to prevent any foreseeable impacts from dust.

7.3 Odour Control

The amount of odour generated by the works will be influenced by the extent of open excavation stockpiles, weather conditions and the quality of excavated material.

Odour management will address the following key issues:

- Location and cause of odour;
- Minimisation of odour and its source;
- Odour management response procedures; and
- Implementation of an odour monitoring regime.

If air quality is considered to be unsatisfactory, the Head Contractor will conduct appropriate works to rectify the ambient air quality to an acceptable standard within the shortest time practicable.

7.4 Vegetation Protection

The Head Contractor's CMP will detail the measures that will be implemented to protect trees and vegetation being retained throughout the Works, including tree protection barriers and the like.

7.5 Sediment and Erosion Control

Any discharges from the site will be strictly controlled to ensure hazardous materials and contaminants are contained in accordance with the requirements of all relevant Authorities.

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, sedimentation socks or the like.

Stormwater grate inlets surrounding the site 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 to reduce sediment transportation. All drainage control devices will be regularly checked and maintained, particularly during heavy rainfall periods.

8. Construction Traffic Management

8.1 Construction Access and Vehicular Routes

The main access to the construction site will be from Camden Valley Way, Hermitage Way and future road no. MC06 (along the eastern boundary of the site).

The recommended route for construction traffic to reach the site is the intersection of Camden Valley Way and The Hermitage Way. This route provides a safe and most direct vehicular access to the site and minimizes the potential conflict between construction traffic and residential traffic.

This access path will be a shared access with the school. The Head Contractor will need to provide an approved Traffic Management Plan detailing how access to and from the site will be achieved in a safe manner.

8.2 Construction Vehicles and Truck Movements

Construction vehicles types will range from small utility vehicles (utes), to larger articulated vehicles for material deliveries. Specialist equipment such as excavators, rollers, cranes and other heavy equipment will be delivered via truck float at a time when there is the least amount of traffic within the area to ensure minimal disruption.

Truck movements will occur throughout construction, with delivery of materials occurring on a daily basis, throughout the day. The largest number of truck movements is typically during concrete pours, when up to 40 trucks a day could be attending the site.

As the school will be operational, minimizing vehicle movements within school grounds should be a priority. To minimize vehicle movement site, there will be no contractor parking allowed on

site. If contractors are required to temporarily drive they will be permitted to do so once approval has been provided and outside of school rush hours.

8.3 Pedestrian and Traffic Safety

Gledswood Hills Public School will be fully operational during the construction of stage 2. There will be a high level of pedestrian traffic surrounding the school. During the school hours for pick and drop off will be the highest traffic times.

Fencing and/or hoarding in accordance with the relevant Standards will be provided around the site to provide protection and prevent unauthorised access. Where works are required in the public domain, safe routes will be provided around the worksite, which will require a site specific management plan.

9. Construction Waste Management

Refer to Preliminary Waste Management Plan Section 2 Construction.

10. Services Disconnection and Shutdowns

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

- All relevant Statutory Authorities will be consulted prior to the works commencing to ascertain lead times and correct termination locations;
- All terminations will be undertaken in accordance with DoE and Statutory Authority requirements;
- All termination will be undertaken by suitably licensed contractors;
- A minimum of two weeks' notice is to be provided to any third party that will be impacted by any service disruption and disruption is to be minimized; and
- For locating and dealing with existing services, the Head Contractor is to comply with the requirements of GC21 Edition 2 Preliminaries (Existing Services).