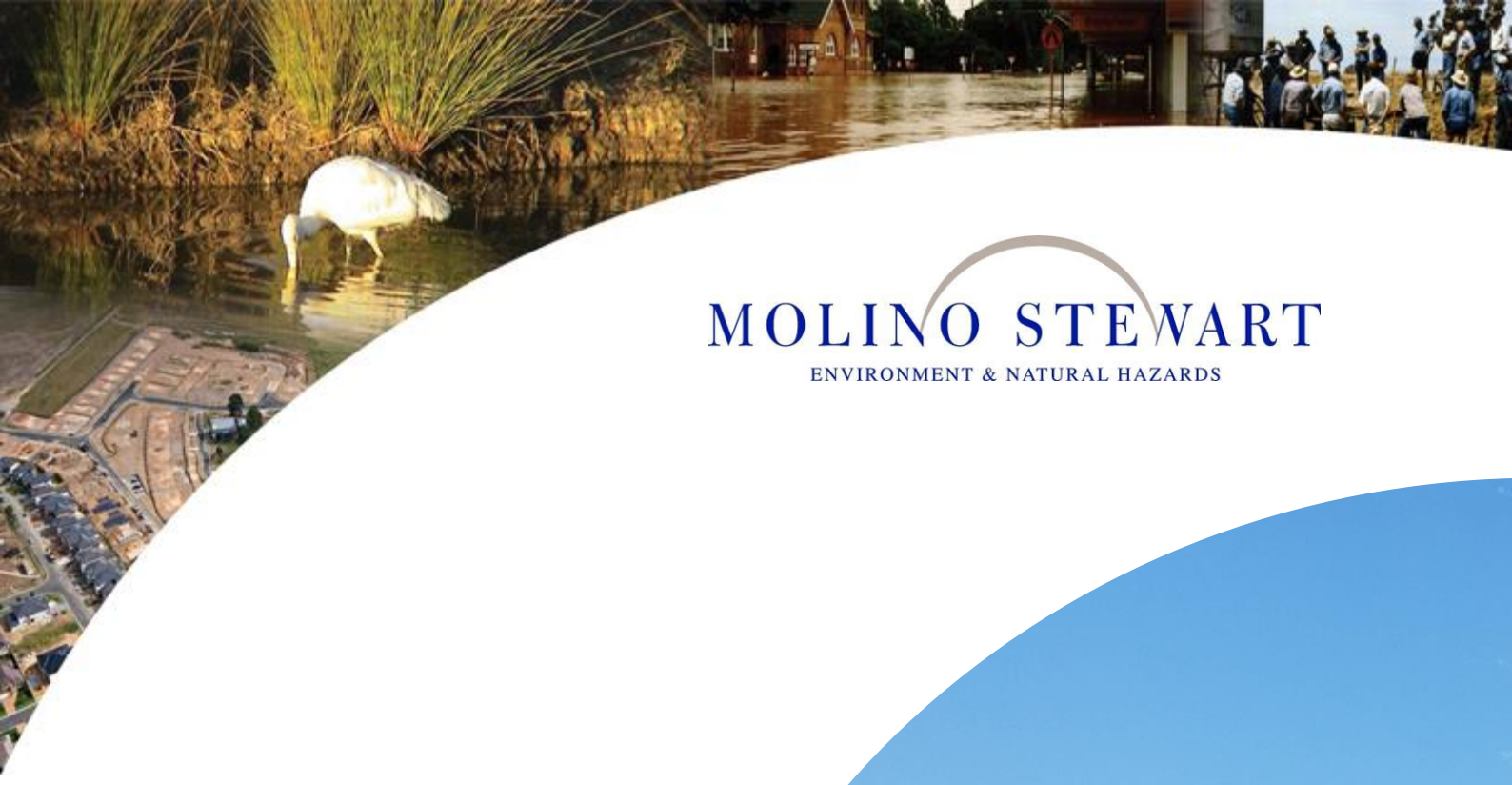

MOLINO STEWART

ENVIRONMENT & NATURAL HAZARDS

Assyrian Schools Ltd
C/- PMDL

Saints Peter and Paul Assyrian Primary School

Preliminary Construction Environmental Management Plan

MOLINO STEWART
ENVIRONMENT & NATURAL HAZARDS

Saints Peter and Paul Assyrian Primary School

PRELIMINARY CONSTRUCTION ENVIRONMENTAL MANAGEMENT PLAN

for

Assyrian Schools Ltd C/- PMDL

by

Molino Stewart Pty Ltd
ACN 067 774 332

OCTOBER 2018

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DOCUMENT APPROVAL

For Molino Stewart	
Name	Shireen Baguley
Position	Principal
For Assyrian Schools Ltd C/- PMDL	
Name	Tim Williams
Position	Project Leader, PMDL

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1 PURPOSE OF DOCUMENT

The purpose of this document is to advise tendering contractors of the Assyrian Schools' requirements and expectations for the construction environmental plan (CEMP) for the Saints Peter and Paul Assyrian Primary School.

This preliminary CEMP has been developed to provide a guide to the successful tenderer on the environmental management requirements of the Project, inclusive of site specific requirements throughout the construction period.

Please be aware that this plan is not prescriptive in its entirety nor has its development context been exhaustive. As such, tendering contractors will be required to further develop this preliminary CEMP for endorsement prior to commencement of works.

2 INTRODUCTION

2.1 BACKGROUND

The proposal is for the construction and use of Saints Peter and Paul Assyrian Primary School, being a new, three (3) stream primary school accommodating students from Kindergarten to Year 6, inclusive of infrastructure, services, school buildings, play areas and land uses.

The intent is to stage construction, enabling facilities to be delivered and expanded in line with the growth in student and staff numbers and to undertake rehabilitation works on part of the subject site.

Construction for Stage 01 of the project will be undertaken wholly within Lot 2320, whilst Lot 2321 is being decontaminated.

2.2 PROJECT OUTLINE BRIEF

The following objectives have been identified as forming the basis of the proposed development of the subject land to accommodate the proposed school:

- Deliver new educational facilities to meet the significant demand that exists in Western Sydney;
- Design the site to create a high quality teaching and learning environment for staff and students;
- Respond to the current and projected growth in the region through staged delivery of the school;
- Ensure minimal environmental impact; and
- Ensure development is compatible with surrounding development and the local context.

The site and proposed design are considered to meet the objectives of the project as it allows for development on land in proximity of key growth areas in Western Sydney.

3 SCOPE OF WORK

3.1 SITE PREPARATION WORKS

Bulk earthworks are required to prepare the site for built form and ultimately use as a school. A summary of the earthworks is presented on Table 1.

Table 1 Earthworks summary

	Cut	Fill
Volume (m^3)	-16826.186	5655.416
Balance (m^3)	-11170.769	-

Details of cut, fill and retaining walls are contained in the Civil documentation.

As a prerequisite to any physical works occurring on Lot 2321, remediation is required. Accordingly, Lot 2321 will be securely fenced and provided with separate access until such time as remediation is completed. No development, other than remediation works, will be carried out on Lot 2321 and it will not form part of the school until the site verification certificate has been obtained. Full details of remediation are provided in the Remedial Action Plan (Martens Consulting Engineers, August 2018).

3.2 SITE INFRASTRUCTURE

It is proposed that Construction Stage 01 work will commence on Lot 2320 to create a single stream school in advance of the decontamination of Lot 2321. Stage 01 works are outlined in Section 5.1.

The proposed site infrastructure to be established includes:

- New Electrical Substation, both for the new school but also in advance of this for the Construction project. Therefore, this item will be an ‘early works’ priority at pre-construction stage of Stage 01.
- Fire Hydrant Booster (including an on-site diesel pump) to increase the domestic cold water supply pressure as required for the fire hydrant system;
- Sewage Treatment Plant with associated irrigation field in place of access to a sewer main. In Stage 01, this will need to be a temporary 'pump-out' facility (with access for the pump-out truck to get close to the underground tanks under the Staff Carparking area).

3.3 WORK ZONES

All loading & unloading of deliveries/materials will be undertaken wholly on-site and no Works Zone will be required in Kosovich Place.

4 SITE ESTABLISHMENT / SET UP

The Main Contractor will be required to prepare a site specific CEMP prior to any site set up, demolition, construction and commissioning works for the Assyrian Schools Ltd's approval. To assist the Main Contractor in the development of the site specific CEMP, Molino Stewart has provided this preliminary CEMP.

Saints Peter and Paul Primary School is proposed to be located on land at 17-19 Kosovich Place, Cecil Park, being legally described as Lots 2320 and 2321 in Deposited Plan (DP) 1223137 (Figure 1).

The proposal includes a three (3) stream co-educational primary school with an ultimate population of 665 students and staff. The primary school will accommodate students from Kindergarten to Year 6, in accordance with the site's Master Plan (Figure 2).

Key components of the proposed school include:

- Site preparation works including bulk earthworks and soil remediation;
- Site infrastructure to service the school;
- Class rooms, contained within a double-storey building;
- Administration offices;
- Library;
- Multi-purpose hall;
- Staff facilities;
- Canteen;
- Outdoor open space including play areas, a 'civic heart', sports court and sports field;
- Car parking, kiss-and-ride and driveways to service staff, parents and service vehicles; and
- Landscaping including riparian planting.

The intent is to stage construction, enabling facilities to be delivered and expanded in line with the growth in student and staff numbers.

The staged construction plan is shown in Figure 3.

4.1 HAZARDOUS MATERIALS SURVEY

The Hazardous materials survey of the site has been undertaken (Airsafe, 27/06/18) in order to determine the location, extent and condition of hazardous materials, including asbestos, lead and PCBs in soil.

A detailed inspection found no hazardous materials in the designated area of the site. However, care should be taken during all future excavation works. If suspect materials are encountered, work should cease in the area until the material has been analysed by qualified personnel.

It is recommended the implantation of an Unexpected Finds Protocol in relation to any potential unexpected finds of asbestos containing materials.

4.2 CONTAMINATION

A Detailed Site Investigation (DSI) has been undertaken (SESL, June 2015) in order to support the documentation necessary for the subdivision of the property into six (6) lots, including the current subject site. The objectives of this investigation included:

- Producing a Tier 1 DSI in accordance with the National Environment Protection (Assessment of Site Contamination) Measure 1999 (April 2013), NEPC 2013, Canberra;
- Identifying issues of ongoing pollution and non-compliance, as compared to current regulatory criteria;
- Identifying the likelihood and/or extent of contamination occurring from past or present practices on the site; and
- Recommendations for further management strategies, including additional investigations or remedial action, if required.

The results of the soil sampling undertaken at the site indicated that some contaminants of concern were found to exceed the adopted HIL A – Residential, with garden accessible

soil. All quality assurance samples analysed were found to be consistent with primary soil samples collected.

Based on the findings of this site investigation, the site was considered suitable to be subdivided into the six (6) proposed lots in the subdivision plan, including the current subject site.

The DSI should be used to inform site works undertaken as part of the school development on the subject site.

4.3 SITE LOGISTICS AND ESTABLISHMENT

The proposed site establishments and site logistics are shown in Figure 4 and Figure 5. The following list is not a comprehensive list but used to assist the Main Contractor:

- During Stage 1 vehicular access will be made via a two-way driveway from Kosovich Place at the north-east corner of the site. All vehicles will enter and exit the site in a forward direction, with sufficient turning area provided on-site.
- Material and equipment laydown area to be located adjacent to vehicle loading zone. This minimises the need for plant movements and manual handling along the site.
- Site entry, offices and facilities to be positioned along a safe green pedestrian route.

Additional plans showing the site setup and establishment for future stages are included in a separate Construction Traffic Management Plan (CTMP) (McLaren Traffic Engineering, 2018). For clarify, they are not included in this document but are to be used to inform future site specific CEMPs for each stage.

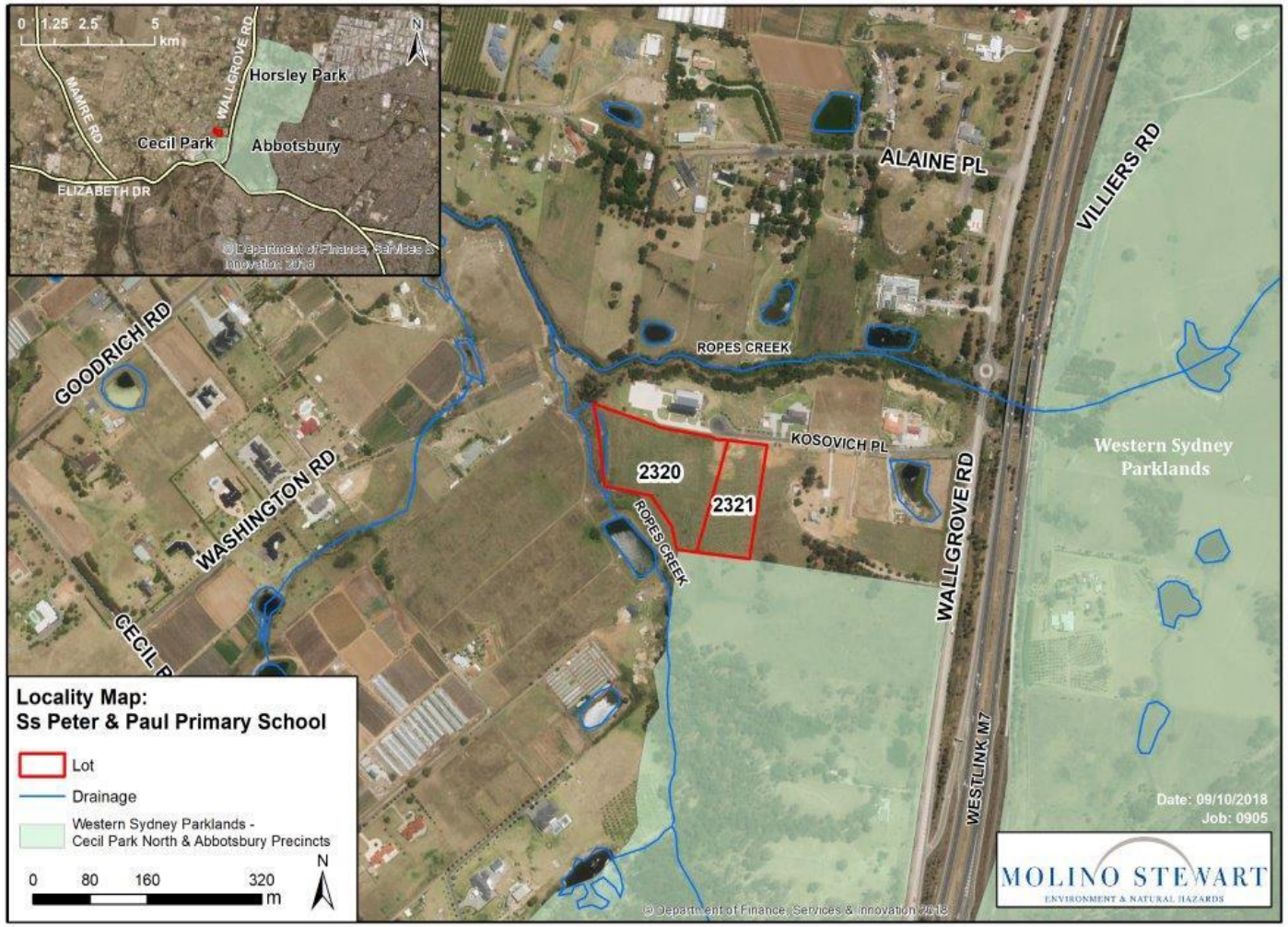

Figure 1 Proposed development site location

Figure 2 Saints Peter and Paul Assyrian Primary School – Master Plan layout proposal

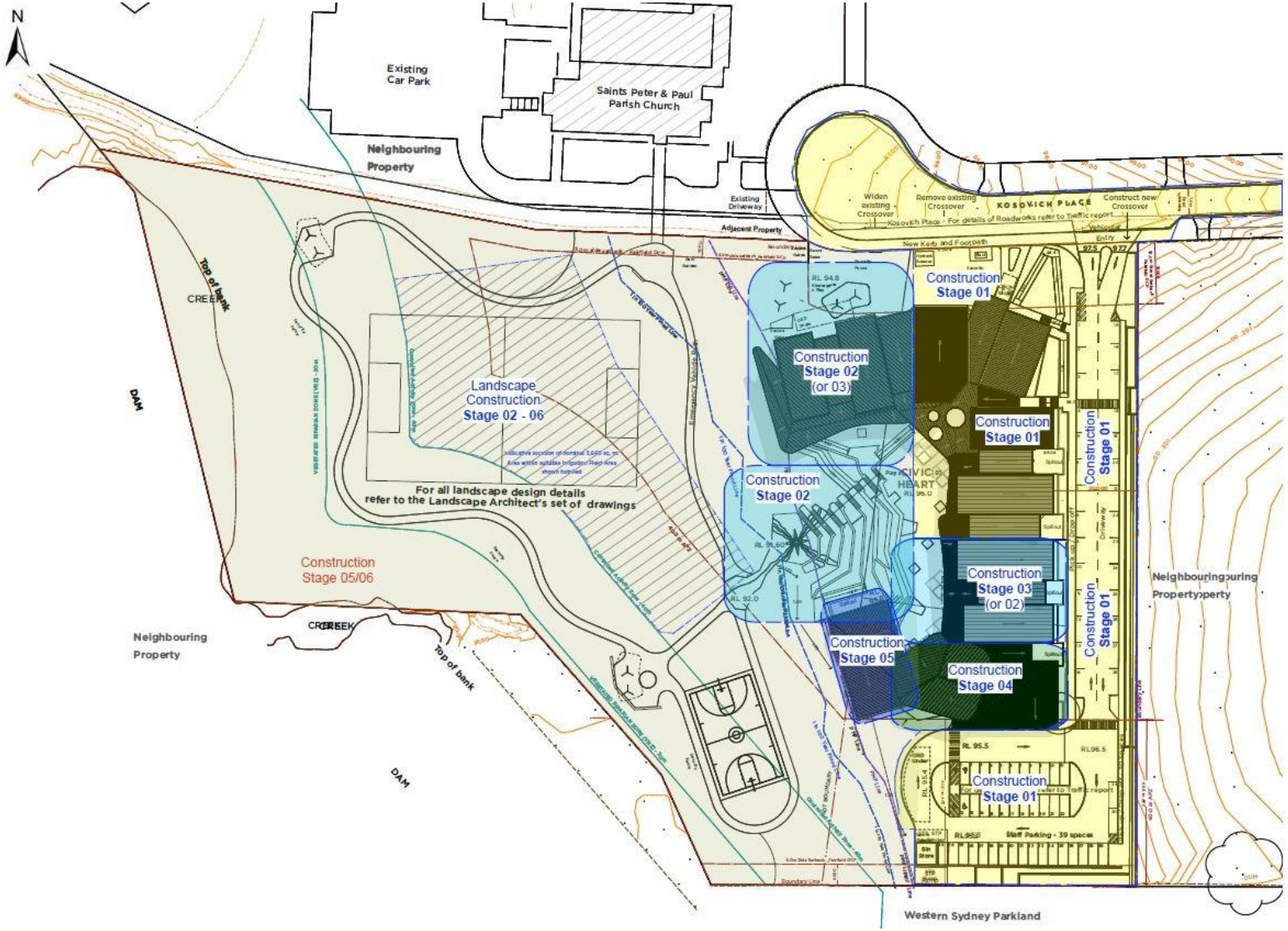

Figure 3 Construction staging

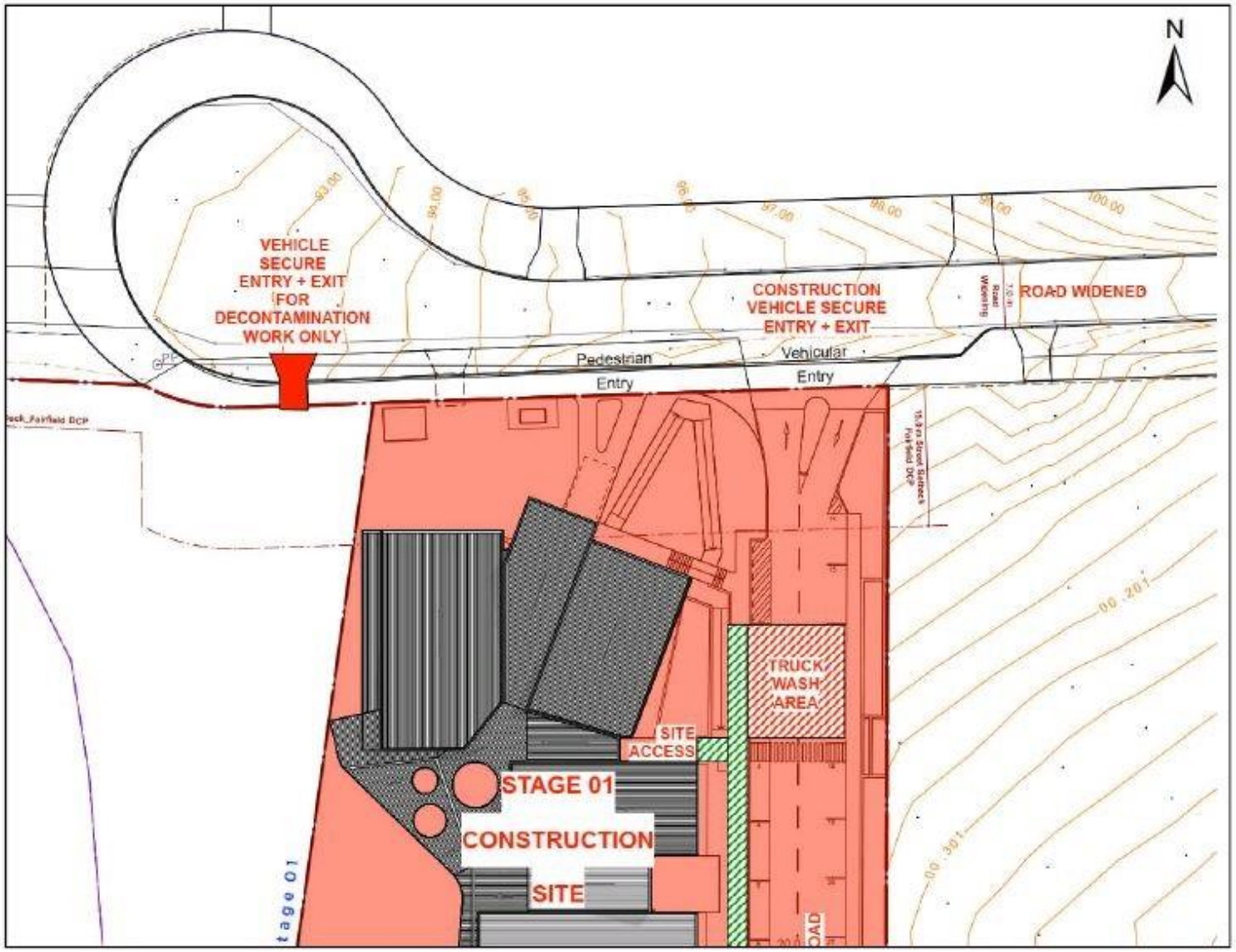

Figure 4 Construction site access

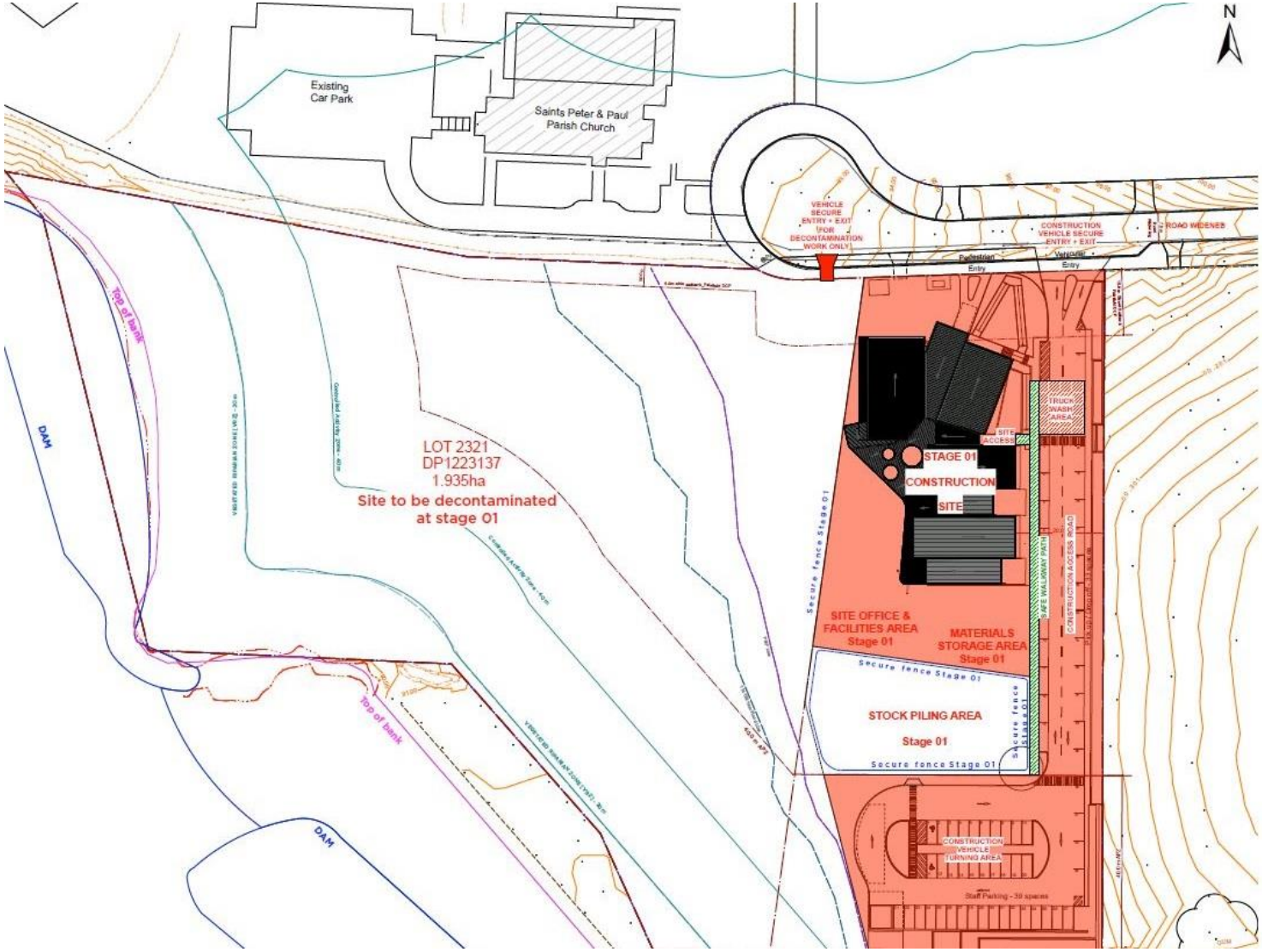

Figure 5 Construction facilities

5 SITE OPERATIONS

5.1 SITE ESTABLISHMENT

The proposed Saints Peter and Paul Assyrian Primary School will be constructed and populated in multiple stages and includes the following characteristics:

Stage One

- Total of 210 students (K – 6);
- Total of 12 staff;
- No Pre-school component;
- 37 off-street car parking spaces for staff, plus two disabled parking spaces for staff and/or visitors;
- Formalised internal kiss and ride facility for parents with 30 spaces + 1 emergency vehicle space.

Final Development

- Total of 630 students (K – 6);
- Total of 35 school staff;
- 37 off-street car parking spaces for staff, plus two disabled parking spaces for staff and/or visitors;
- Formalised internal kiss and ride facility for parents with 30 spaces + 1 emergency vehicle space.

5.2 HOURS OF OPERATION

The work associated with the construction of the development will be in accordance with the "Interim Construction Noise Guideline" (ICNG) document, which sets out ways to manage the impacts of construction noise on residences and other sensitive land uses. Standard day time construction hours with be between 7:00 am to 6:00 pm Monday to Friday and 8:00 am to 1:00 pm Saturday.

The enforcement of these hours of work is the responsibility of the Main Contractor and any other delegated authority. All sub-contractors and associated workcrew are to follow the hours of work as instructed by the site contractor. Any works outside of the approved hours of work must be approved by the relevant authority prior to carrying out the work.

5.3 CONSTRUCTION PROGRAM

Stage 01 of construction is expected to have a duration of approximately 11 months, with the final stage to take approximately four months. The construction activities undertaken in each stage will include earthworks, structure and fit-out and finishes.

Decontamination works within Lot 2321 will be conducted simultaneously with the construction of Stage 1.

The expected duration of works in each of the stages are summarised in Table 2.

Table 2 Construction Duration Breakdown

Stage 1	
Activity	**Duration (months)**
Excavation and Earthworks	5
Structure	4
Fit-out	2
Final Stages (to be constructed in a further four stages based on population growth needs and grant funding)	
Earthworks	4 (1 / stage)
Structure	8 (2 / stage)
Fit-out	4 (1 / stage)
Total	**16**

This timeframe is indicative only and may alter due to delays, weather and construction certification details. Intermediate construction stages will be undertaken under an updated CEMP, when the scale and nature of works to be undertaken during these stages is known.

5.4 PUBLIC SAFETY, AMENITY AND SITE SECURITY

The Main 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;
- construction plant;
- temporary driveways; and
- emergency vehicle access.

In addition to the construction of the school, some public works are proposed to improve Kosovich Place, including the following:

- Widening of the carriageway of Kosovich Place to 7m in width to provide for the two-way passing of buses;
- Widening of the carriageway of Kosovich Place to 10m width along the frontage of the site to facilitate a bus zone for school buses;
- Upgrades to the intersection of Kosovich Place and Wallgrove Road, including the addition of an auxiliary right-turn lane on Wallgrove Road and a “No Right Turn” restriction on Kosovich Place;
- Construction of a footpath along northern boundary of the site within Kosovich Place.

Also, hoarding/fencing will be installed as required to optimize public safety and to prevent public access to, and maintain security of, the works.

6 ENVIRONMENT AND AMENITY

6.1 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 will include:

- Undertake noisy works after 9:00 am when disruption to residences would be less likely;
- Trucks delivering goods to site must wait on Kosovich Place or idle;
- Trucks being loaded on-site must not idle;
- Maximising the offset distance between noisy plant items and nearby noise sensitive receptors, particularly fixed plant such as generators and compressors;
- Use noise screening for fixed plant where practicable;
- Avoiding the coincidence of noisy plant working simultaneously close together and adjacent to sensitive receptors;
- Minimising consecutive works in the same locality;
- Orienting equipment away from noise sensitive receptors;
- Mobile plant and vehicles may be fitted with broadband non-tonal ("quacker") or volume self-adjusting type reverse alarms;
- Carrying out loading and unloading away from noise sensitive receptors; and
- Schedule respite periods, particularly when long periods of noisy activities occur.

The contractor will also take reasonable steps to control noise from all plant and equipment. Examples of this would include:

- appropriate noise control include selection of low-noise plant/equipment where possible, and fitting efficient
- silencers and low noise mufflers to plant/equipment.

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

Proposed noise and vibration mitigation treatments will be included in the Main Contractor's CEMP.

6.2 AIR QUALITY

6.2.1 Dust

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.

6.2.2 Odour

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 Main Contractor will conduct appropriate works to rectify the ambient air quality to an acceptable standard within the shortest time practicable.

6.3 VEGETATION PROTECTION

6.3.1 Pre-Construction Phase

a) Development of Plans

Plans to be implemented to support the development proposal:

Vegetation Management Plan (VMP)

A VMP that meets the requirements of the NSW Office of Water "Guidelines for vegetation management plans on waterfront land" has been prepared for the full extent of the riparian area. This VMP forms part of this CEMP.

The VMP includes the required Vegetated Riparian Zone (VRZ) of 20 m width (on the eastern side of waterway).

The VMP also includes specific "site based" habitat enhancement measures for the Cumberland Plain Land Snail in the riparian area (from the OEH "Action Toolbox" for The Cumberland Plain Land Snail (OEH undated c)).

The VMP has specific measures for controlling weed spread during construction, as outlined below with further details in Section 6.4.2 of the VMP.

The VMP sets out a weed control program for the riparian area for a minimum three year maintenance period.

The VMP details planting required to be undertaken in riparian areas. This includes all tree, mid-storey or groundcover planting required. All species are to be locally occurring indigenous species. Preference is to be given to locally sourced seed stock. Plantings are to be monitored and maintained for a minimum three year maintenance period.

The VMP also incorporates the specific measures outlined below to protect vegetation and ecological communities during construction works, such as fencing, inductions of personnel and pathogen controls.

Landscape Plan

A Landscape Master Plan detailing areas where vegetation would be planted within the development has been prepared (Arterra Design, 02/07/18). The Landscape Master Plan integrates with the VMP which details planting to be undertaken in riparian areas, including specifications for revegetation with locally occurring indigenous species.

b) On site actions prior to commencement of earthworks, clearing and construction

The following actions will be undertaken on site prior to any earthworks, clearing or construction:

- Protective Fencing of No-Go zones, including all areas of vegetation to be retained, individual trees (if required) and waterways.
- Induction of personnel working on the site into the required mitigation measures and environmentally sensitive No-Go areas.
- Environmental personnel or a consultant Ecologist is to check puddles, logs and groundcover vegetation within the development area for fauna prior to works, and relocate to retained areas of vegetation where suitable.
- Carefully move logs from development area to edges of riparian areas to provide habitat, taking care not to damage any native vegetation.
- Installation of erosion and sediment controls, as detailed in Erosion and Sediment Control Plan and/or Soil and Water Management Plan.

6.3.2 Construction Phase

Implement the relevant sections of the VMP, including the below specific measures.

Weed control:

Vegetation to be cleared on the paddock areas of the site is highly weed infested. Care must be taken when clearing vegetation and undertaking earthworks not to spread weed

propagules and to dispose of vegetation and soils appropriately. The following soil management and weed control and disposal measures are to be implemented:

- All weed plant material and topsoil containing weed plant material will be disposed of to an appropriate waste management facility.
- Weeds will be removed immediately onto suitable trucks and disposed of without stockpiling.
- Loads of weed-contaminated material will be securely covered to prevent weed plant material falling or blowing off vehicles.
- Topsoil recovered from areas of low weed infestation can be re-used onsite but is to be stockpiled separately to any topsoil from weed infested areas.
- Weeds are to be separated from native vegetation if vegetation is to be used for mulch. Weeds are not to be used for mulch.

Pathogen controls:

- Plant and equipment is to be washed down prior to mobilising to site.
- Pathogen and weed spread will be controlled via the adoption of hygiene and disinfection controls. Construction contractors will be required to ensure that all machinery, materials and personnel are clean of any weed seed and tyres, boots, cutting blades etc are disinfected using a benzalkonium chloride solution prior to entering or leaving the worksite. This is in accordance with the following Guidelines; NSW Frog Hygiene Protocol (DECC 2008a), Keeping it Clean – A Tasmanian field hygiene manual to prevent the spread of freshwater pests and pathogens (Allan and Gartenstein 2010) and Myrtle Rust: Everyday Management (Department of Primary Industries 2011b) (http://www.dpi.nsw.gov.au/biosecurity/plant/myrtle-rust).

Pollution controls:

- Implement the site specific Erosion and Sediment Control Plan and/or Soil and Water Management Plan. This is to include installation of erosion and sediment controls prior to commencement of any clearing or earthworks on the site.
- The Main contractor to ensure that appropriate spill kits are located with machinery and plant.
- Refuelling of plant and equipment is only to be carried out in a bunded area at least 30 m distance from any watercourse/wetland and all appropriate control measures and emergency spill kits in place.

6.3.3 Post-Construction Phase

Implement relevant sections of the VMP, including the replanting and maintenance program for the riparian area, the weed control program for the riparian area, and specific habitat enhancement measures for the Cumberland Plain Land Snail.

Placement of artificial light sources close to bat roosting or foraging areas can disturb bat activity. Any lighting required near the riparian areas is to be low spill type lighting.

6.4 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.

a) Development of plans

Plans to be implemented to support the development proposal:

Erosion and Sediment Control Plan

An Erosion and Sediment Control Plan that meets the requirements of the "Managing Urban Stormwater, Soils and Construction Guidelines (the Blue Book)" has been developed for the Civil Works Master Plan (Martens Consulting Engineers, September 2018, drawing number PS03-B300 (Figure 6) and PS03-B310 (details)).

6.5 HERITAGE

An Aboriginal Cultural Heritage Assessment has been completed and site survey completed with three representatives from interested Local Aboriginal Land Councils. No artefacts or other significant items were identified. The likelihood of finding any significant items of aboriginal cultural heritage on this site is low.

If an item (or suspected item) of either Aboriginal or European heritage is discovered, cease works and contact the Assyrian Schools representative as soon as possible

Stop work if human remains are found and contact NSW Police

Figure 6 Sediment and Erosion Control Plan

7 CONSTRUCTION TRAFFIC MANAGEMENT

A separate Construction Traffic Management Plan (CTMP) has been prepared which provides a description of the proposed construction works, the traffic impacts on the local area and how these impacts will be addressed. The CTMP forms part of this CEMP.

The following information has been detailed in the CTMP:

- Road hierarchy and the relevant characteristics of the road network servicing the site;;
- Construction site access;
- Work zone;
- Construction staff and parking requirements;
- Construction traffic;
- Construction vehicle haulage;
- Pedestrian management;
- Traffic control plans; and
- Traffic Management Plan (TMP) Checklist.

8 WASTE MANAGEMENT AND RECYCLING

A separate Waste Management Plan (WMP) has been prepared and forms part of this CEMP.

The following components of the WMP are applicable the during construction works:

- Key construction activities;
- Waste management system;
- Waste streams and classifications;
- Waste handling
- Waste management and minimisation.

9 CONSULTATION

It is proposed site meetings will be held on a regular basis with the Main Contractor throughout the project delivery to discuss the following:

- Site surveys;
- Site set up;
- Any HAZMAT removal;
- Civil works;
- Construction works;
- Car parking facilities;
- Bus and drop off areas;
- Installation, test and commissioning of services, including electrical, mechanical, hydraulics, fire, data, audial visual; and
- Landscaping.

The Main Contractor will be responsible for chairing and minuting these meetings. Typical agendas items should include:

- Safety Moments;
- Attendance and apologies;
- Acceptance of previous minutes;
- Progress on site;
- Four weeks look ahead;
- Upcoming noisy or disruptive works;
- Complaints received;
- RFIs and outstanding actions;
- Quality;
- Cost; and
- Any other business.

Where the Main Contractor will need to undertake noisy or disruptive works, they must prepare and submit for approval a Disruption Request Notice (DRN) which shall be reviewed and approved by the Assyrian Schools representative prior to commencing any works.

An example template for the DRN is contained at Appendix A.

The Contractor should endeavour to present DRNs at the weekly meeting for the week ahead, to ensure that there is ample for open discussion of the proposed disruptive works.

The DRN is required for all disruptive works which includes but not limited to the following:

- Any disruptive works within working hours;
- Noisy or dusty works.

After the DRN approval, the Main Contractor shall provide the community notification via consultation (letter box drop) one week prior to noisy works commencing.

10 COMPLAINTS MANAGEMENT SYSTEM

Complaints may include any interaction with a community member or stakeholder who expresses dissatisfaction with the project, services or staff member's actions during the project.

To ensure that complaints are managed consistently the following information is required to help resolve the complaint quickly and effectively.

- Complainant contact details;
- Description of complaint;
- The requested remedy/action;
- Due date for response; and
- Immediate action (if any).

All complaints will be minuted on the weekly site meeting minutes to ensure effective and timely close out. In addition, the Main Contractor is to maintain a complaints tracking register which records the management and close out of all complaints.

11 ADDITIONAL CONSIDERATIONS

11.1 INDUCTIONS

The Main Contractor and all of their representatives and sub-contractors shall be required to complete a mandatory site induction to their site. This shall involve successfully completing any online site induction course and by signing a statutory declaration. Any inductions must be completed before commencement of any works onsite.

APPENDIX A – EXAMPLE DISRUPTION REQUEST NOTICE (DRN) TEMPLATE

Assyrian Schools Ltd C/- PMDL
Construction for Saints Peter and Paul Assyrian Primary School

Disruption Notice No: [insert no.]
Disruption Notice Title: [insert title]

Proposed Times, Dates and Location:

Description	Proposed Start Date	Proposed End Date	Proposed Time Required	Total Duration
Total Duration				

Description of the Works:

- [Provide a detailed description of all works required to be undertaken. Include details of why this disruption cannot be avoided]

Work Sequence:

- [Provide a detailed work sequence and methodology including all measures to be undertaken to limit any disruption]

Engineering Services Affected:

- [Provide details of any services (electricity, air conditioning, water, etc.) that will be disrupted]]

Levels and/or Areas Affected:

- [Provide detail]

Contractor Contact during the works:

In the event of a "no answer", Contractors listed below will be contacted in order of appearance until a number is reached.

Company	Position	Contact Name	Mobile

Attachments / Reference Documents:

Attachments	Document Name	Revision	Comments

Contract Approval Programme:

DN Issued by Contractor (20 working days prior to works commencing)	Project Officer Required Approval Date (No less than 10 days prior to works commencing)	Extended Notice Period	Revised Approval Date

DRN Prepared By:

Name: [Insert]

Company:

Phone:

DRN Approved By:

Name: [Insert – Should be from Head Contractor]

Company:

Phone:

Signed as accepted and approved for works to proceed by Assyrian Schools Authorized Representative:

Name: TBC

Signature:

Date:

Cc: TBC

Comments that form part of this approval
[Insert as required]