2016

May 30

Root Projects Australia

PRELIMINARY CONSTRUCTION MANAGEMENT PLAN | O'Connell Street

Public School Project - Main Works

v. 0.2

Contents

1. Purpose of the Report

This Preliminary Construction Management Plan has been prepared to support a Development Application to Parramatta City Council for the Main Works package associated with the O'Connell Street Public School Project.

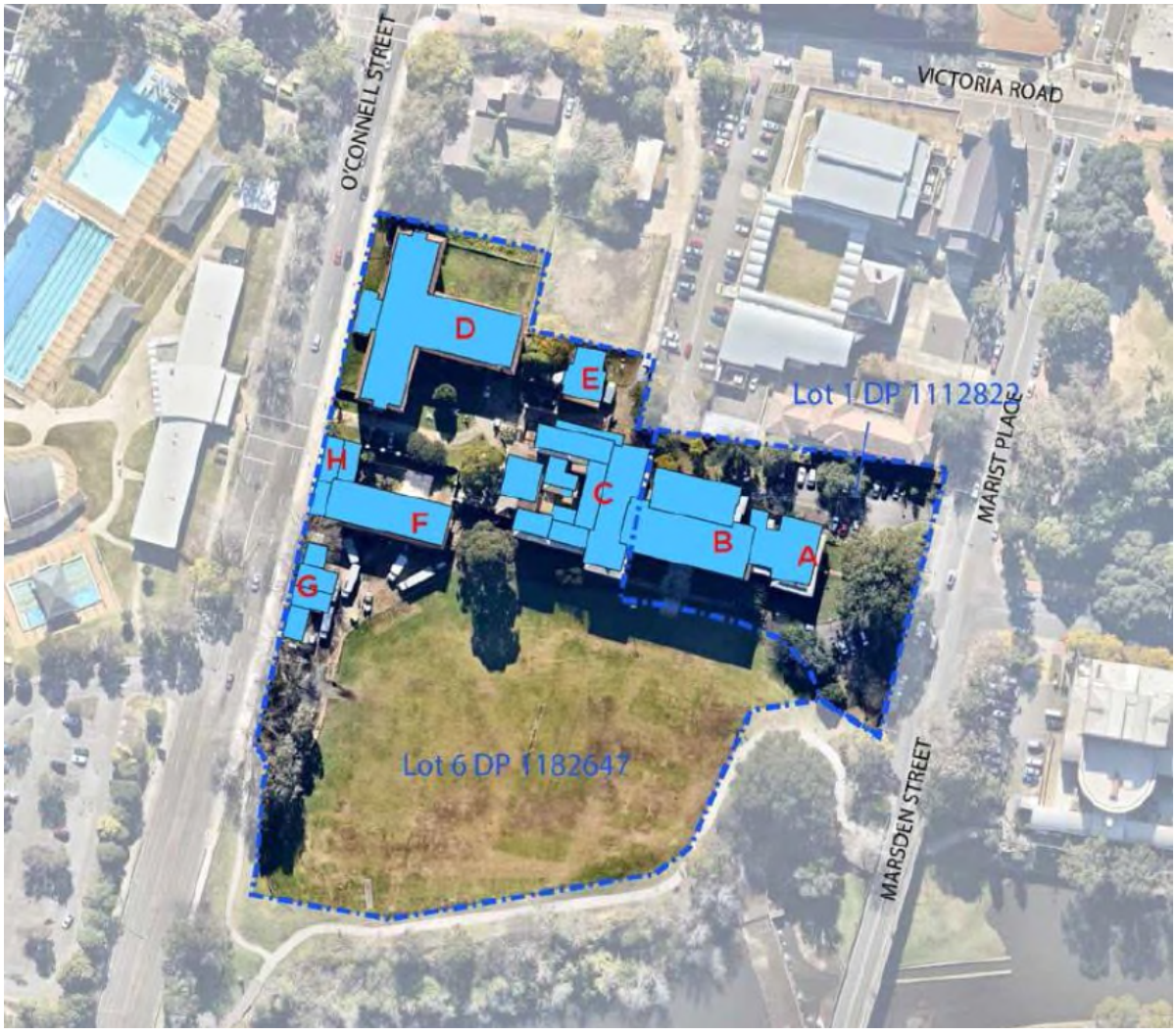
This Report has been drafted to outline preliminary parameters for site management practices during construction and is intended to provide sufficient information to support the Main Works Development Application, prior to engagement of a suitably qualified and experienced contractor.

It is noted that it is the responsibility of the Contractor to prepare detailed Environmental and Site Management Plans in accordance with the Development Consent, for Authority approval and implementation during construction.

2. Description of the Overall Development

The Department of Education and Communities (DOE) proposes to develop a new primary school with capacity for 1,000 students on the site known as the old Kings School, opposite Parramatta Stadium, in O'Connell Street and Marist Place in Parramatta. The site previously accommodated the Kings School, and later the Marsden Rehabilitation Centre.

The new school will inhabit a key heritage site overlooking the Parramatta River. In the heart of Parramatta, the school will be connected to urban life. The project represents an opportunity to bring new life into a site that has been largely abandoned for an extended period of time. An adaptive reuse of the site will preserve its unique heritage and landscape qualities whilst providing quality spaces for learning and recreation. A high level site plan is shown below:



Site Plan

As part of this development, a Main Works package will be undertaken. This Main Works package will include but not be limited to:

- Refurbishment of Building A to accommodate administration and office spaces;
- Refurbishment of Building B to accommodate a new library / resource centre and 'home base' classrooms;
- Refurbishment of Building C to accommodate staff areas, a canteen, 'home base' classrooms and common learning areas;
- Refurbishment of Building D to accommodate 'home base' classrooms and practical activities spaces;
- Construction of a new hall (to be made available for community uses outside of school hours) and a covered outdoor learning area (COLA).

In additional to the works described above, the development will also include:

- Services upgrades;
- A bus pick up and drop off area off Marist Place;
- Decontamination works to ground areas (if deemed required);
- Tree removal and new landscaping to accommodate passive and active recreation spaces include covered outdoor play and learning areas.

This Preliminary Construction Management Plan relate to this Main Works package only.

3. Environmental Management

3.1 Erosion and Sediment Control

Erosion and sediment control measures will be required to protect adjoining properties and downstream drainage systems and watercourses from the effects of siltation associated with this Main Works package.

A site specific Erosion and Sediment Control Plan will be prepared by the appointed Main Works Contractor prior to their Works commencing. This Plan is to demonstrate measures to be established, monitored and maintained throughout Main Works on-site.

This Plan is also to be designed, established, monitored and maintained in accordance with Parramatta City Council's requirements, and the provisions of the Landcom 'Managing Urban Stormwater – Soils and Construction' (Blue Book).

This Plan is also to be compiled in accordance with the Concept Erosion and Sediment Control Plan prepared by Wood & Grieve (attached at Appendix A).

Some specific site management measures could include but would not be limited to items below:

- Maintaining all erosion control measures for the duration of Main Works until the land is effectively stabilised;
- Stabilising all disturbed areas as soon as practicable.
- Demarcating / controlling areas for construction activities and traffic movements - to minimise disturbance on-site.
- Progressively rehabilitating areas (where practical) - to minimise area of exposed soils.
- Locating stockpiles / material storage areas away from flood-prone land, drainage paths, water bodies and stormwater systems;
- Regular street-sweeping (or similar) of roadways adjacent to, and within, the site during the course of construction - to ensure they are kept free and clear of mud and sediment.

3.2 Vegetation Protection

The Main Works Contractor's site-specific Construction Management Plans will need to demonstrate measures that will protect trees and vegetation being retained under the Project works. This includes:

- All trees and vegetation that are being retained during construction (in accordance with arborist report) are to be marked clearly and protected on-site prior to the commencing Main Works and maintained during site works, in accordance with the identified Tree Protection Zones.

- Trees to be removed are to be inspected by a suitably qualified person for the presence of significant fauna immediately prior to removal.
- Stockpiles / equipment storage areas are to be placed away from vegetated areas and drainage lines and protected from erosion.
- The spread and introduction of weeds is to be controlled effectively.

3.3 Noise Attenuation

The Main Works Contractor will be required to compile a Noise and Vibration Management Plan, for Council's information prior to the commencement of its Main Works.

Construction noise management will need to consider the proximity of the sites to adjoining social infrastructure. The activities requiring particular attention will include building demolition, rock excavation (if encountered), concrete demolition and removal, loading of trucks, and truck movements, use of heavy machinery / construction equipment. During construction the operating noise level of machinery, plant and equipment shall comply with relevant Authority requirements.

Specific measures may include:

- The use of noise reduction techniques including (but not limited to) construction equipment silencers to ensure compliance with construction noise criteria.
- Conducting particularly noisy activities (with the potential to impact on neighbouring premises) for short durations, where practical.

3.4 Vibration Monitoring

It is possible some rock deposits may be encountered during the Main Works (shale). Where rock is encountered it is recommended a survey of adjoining structures is undertaken, with management measures implemented - to monitor and limit the effects of vibration.

3.5 Air Quality

The Main Works Contractor will be required to address air quality measures in its Site Specific Construction Environmental Management Plans including the limitation of effects of dust / pollution on adjoining properties, land / habitat and watercourses. This should include consideration of:

- manage stockpiles and excavation areas to mitigate potential dust problems; and
- operate water carts to spray exposed surfaces and minimise wind-blown dust.

3.6 Traffic Control

The Main Works Site has two (2) street frontages (Marist Place and O'Connell Street). However the primary route for construction traffic to the Site will be made via O'Connell Street.
The Main Works Contractor's site-specific Construction Traffic Management Plans will need to demonstrate provisions that will:

- Indicate the route for access by heavy construction vehicles;
- Limit the impact on traffic and congestion on surrounding streets (O'Connell Street), and the greater local road network;
- Industry accepted Traffic Control Plans indicating traffic warning signs and traffic control measures conforming to Parramatta City Council and RMS requirements - to make provision for the safe, continuous movement of traffic and pedestrians in public roads.
- Control access into and out of the site approved / nominated points only.

3.7 Pedestrian / Cycleway Control

The Main Works Contractor's Site Specific Construction Traffic Management Plans will need to maintain safe pedestrian and cycle way access within the surrounding street network and public domain – where the works associated with the specific Stage potentially affect these areas.

3.8 Waste Management

The Main Works Contractor will be requested to provide a Site Specific Construction Site Waste Management Plan. This will indicate measures that will encourage the management and minimisation of waste during construction. Specific measures should consider, where possible / practical.

- Removal of contaminated waste in accordance with all applicable standards and legislation;
- Sending waste concrete to a concrete recycling plant;
- Separating removed native vegetation from general construction waste – for mulching / stockpiling for reuse;
- Disposing general waste that is not recyclable to an approved Waste Management Facility
- Securing / restraining material being transported to or from the site.

3.9 Flood-Prone Land

Although the southern portion of the site (the Oval) is subject to flooding, the Site Area applicable to the Main Works Contractor will extend only as far south as the existing gymnasium building. Refer to Appendix B for the Main Works Site Boundary. Therefore it is not deemed that the Main Works Site is subject to floor-prone land and is therefore not required to address flood risk other than that produced in its Site Specific Erosion and Sediment Control Plan.

3.10 Soil Contamination Contingency

It is anticipated that some remaining hazardous materials could be encountered within existing buildings to be refurbished as part the Main Works Package. It is also anticipated that contaminated material may be encountered during the removal of the underground storage tanks adjacent to the existing boiler house.

All works associated with locating, removal and disposal of hazardous material or contaminated ground is to be undertaken with prior specialist investigative reports and in accordance with Authority requirements.

In addition, it is recommended:

- Any imported material used for earthworks filling shall be tested to validate the suitability of the material for use on-site.
- High risk activities such as re-fuelling and machine servicing shall be performed in designated / bunded areas, not in the vicinity of any waterways or other environmentally sensitive areas.
- All construction materials are to be correctly stored in appropriate locations to prevent any leachate or hazardous materials migrating into adjacent waterways.
- All machinery is to be inspected daily and any leaks repaired.

4. Site Management

4.1 General

The Main Works Contractor will be responsible and accountable for the overall management of the site. Accordingly, the Main Works will be required to produce a Site Specific Construction Management Plan. Specific measures for the Main Works Contractor could include:

- Providing written notification to the adjoining landowners informing them of proposed scheduling of the works,
- Clearly communicating / displaying the name of the Principal and Contractor (including the name and details of a contact person)
- Providing notice to Council of the intended time for commencement of the works.
- Maintaining a copy of the Development Consent, approved plans and associated Construction Certificate on-site – throughout construction

4.2 Work Health and Safety

The Principal (Department of Education) will be delegating its responsibilities under the WHS Act to the Main Works Contractor. The Main Works Contractor shall take all reasonable care and will be contracted to meet its obligations under the WHS Act, and in its role as an employer and construction site manager, including providing and maintain a working environment which minimises risks to the health and safety of its employees, sub-contractors and visitors to the site.

In general, the Contractor will service this responsibility by complying with relevant industry / Authority requirements, and attending to the following items:

- Compiling and Site Specific Work Health Safety Management Plan prior to commencing Works on Site;
- Identifying risks and providing advice to plan work to eliminate these risks.
- Where risk elimination is not possible, controlling foreseeable hazards or risks.
- Complying with relevant Work Health and Safety, workplace industry management and workers compensation legislation and regulations.
- Providing appropriate instruction and training for employees.
- Providing adequate facilities for employees at work sites.

Employees of the Contractor have a responsibility to avoid putting themselves or others in an unsafe situation during construction operations. Protective clothing and equipment will be required to be worn in accordance with the Main Works Contractor's WHS Plan. Employees of the Main Works Contractor must notify the site WHS representative if they observe any unsafe or potentially unsafe situations whilst on-site.

The Main Works Construction Contractor shall undertake all relevant / required safety training and site induction for its employees, sub-contractors or visitors to the site.

The Main Works Contractor shall prepare and implement a suitable and adequate site specific induction - that may include the following elements:

- Description of the site works and layout;
- Nominating restricted access areas;
- Locating toilet facilities;
- Implement site and safety signage;
- Document and induct Site operatives of first aid arrangements, accident and emergency procedures and emergency evacuation routes;
- Identify the Site WHS Representative;
- Explain requirements for protective equipment and clothing (PPE).
- Implement safe work method statements (SWMS) for high risk construction work such as excavation.
- Implement pre-start checks for all plant.
- Encourage all personnel to report possible hazards and near misses to promote a safe work culture.
- Emergency evacuation, mustering and response plans shall be prepared and implemented, including site inductions for all site personnel and visitors.
- Hoarding or fencing should be erected between the work site and the public place if the work involved is likely to obstruct or inconvenience pedestrian or vehicular traffic – in accordance with Council requirements.
- All work practices are to comply with WorkCover requirements and the Work Health and Safety Act.
- The Main Works Contractor shall prepare and implement safe work method statements for all activities prior to commencing these activities.

4.3 Protective Clothing and Equipment

The Main Works Contractor shall ensure that appropriate protective clothing and equipment is available for issue to personnel operating on the site. This includes the following:

- Safety helmets (AS1800 and AS1801)
- Safety footwear (AS2210.1/.2)
- Eye Protection (AS1336 and AS1337)
- Ear Protection (AS1270)

4.4 Site Security

Appropriate signage and fencing shall be erected to prevent unauthorised access to the construction site / compound throughout the duration of works.

5. Demolition Management

As part of the Main Works Contractor's Management Plans, it will be required to produce a Demolition Management Plan and implemented by the licensed Demolition Contractor, prior to commencing any demolition work, particularly within Buildings C and D. This plan shall be fully compliant with all relevant Australian Standards, statutory regulations and industry best practices, including:

- Full compliance with AS2601;
- Demolition work is not to be undertaken until Council has been provided with a copy of all Hazardous Substances Management Plans;
- Notice is to be given to Council prior to the commencement of any demolition works.
- Notice is to be given to owners and occupiers of all neighbouring premises prior to demolition.
- All demolition material is to be kept clear of the public footway and carriageway as well as adjoining properties.
- Any demolition / waste and / or contaminated materials must be disposed at an approved Waste Management Facility and in accordance with the applicable standards and legislation.

5.1 Hazardous Substances Audit

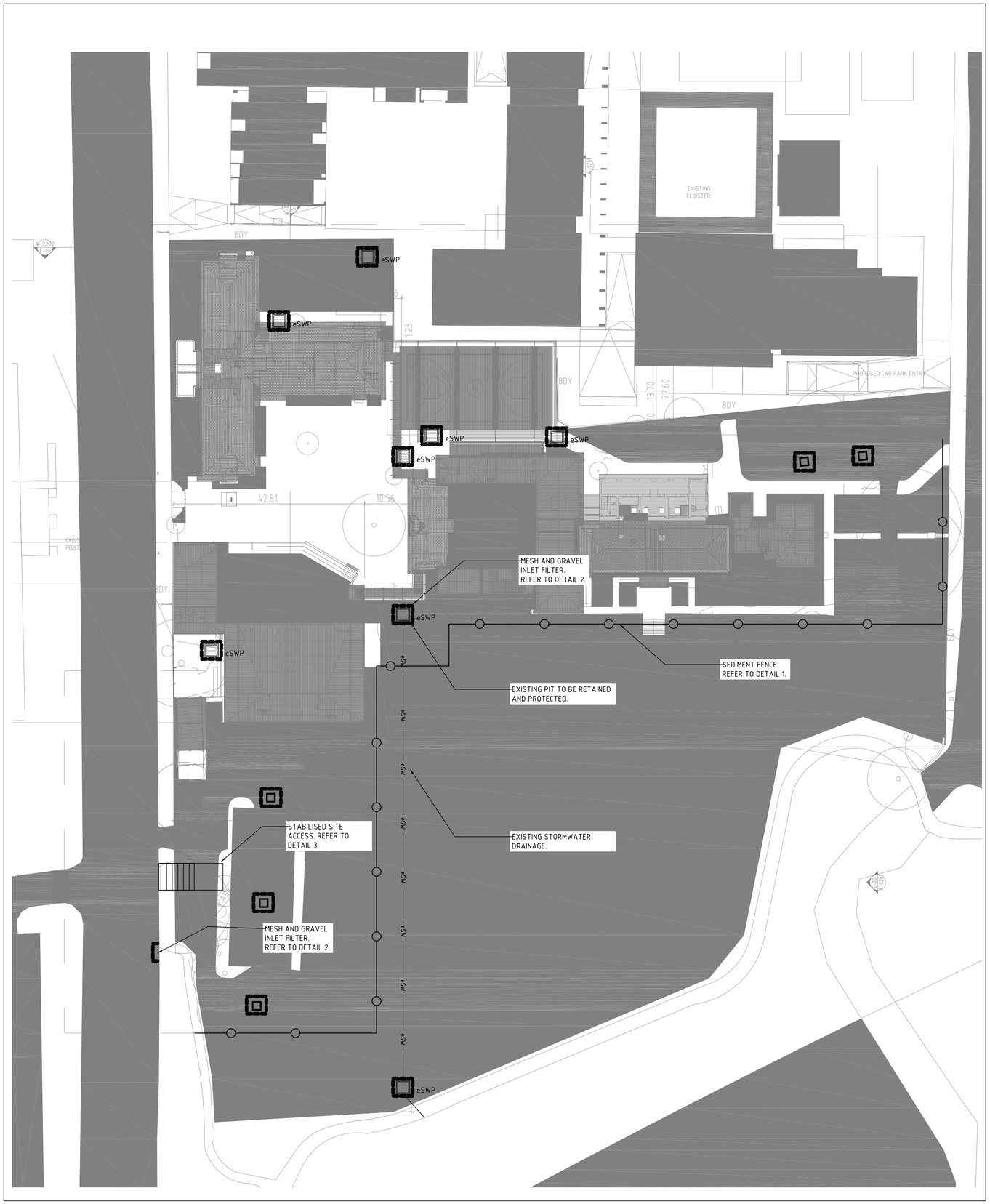
A licensed demolition contractor is to inspect the site to determine the presence of any hazardous substances in accordance with the requirements of AS2601.

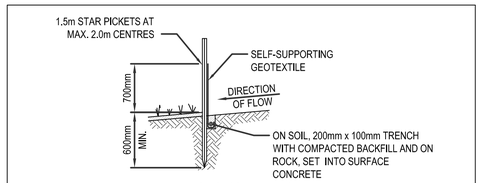
5.2 Hazardous Substances Management Plan

A hazard substances management plan shall be prepared in accordance with the requirements of AS2601 prior to the commencement of any demolition works, to address any remaining or unforeseen hazardous materials encountered during refurbishment or demolition work. In particular, it is noted:

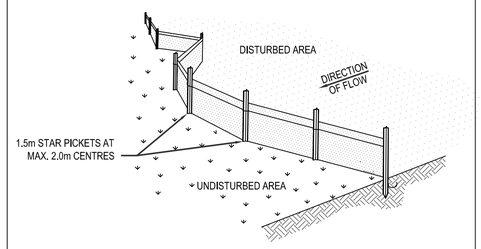
- Removal, handling and disposal of any asbestos material is to be undertaken by an appropriately licensed contractor and in accordance with the requirements of the NSW WorkCover Authority and the NSW Office of Environment and Heritage.
- All asbestos and other hazardous materials are to be appropriately contained and disposed of at an appropriately licensed facility (as issued by the NSW Office of Environment and Heritage).
- A sign displaying the words "DANGER ASBESTOS REMOVAL IN PROGRESS" is to be displayed on sites where buildings to be demolished contain asbestos materials.

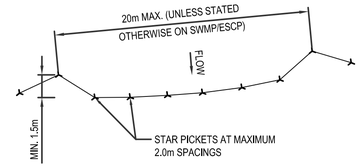
Appendix 1 – Concept Erosion and Sediment Control Plan





SECTION DETAIL





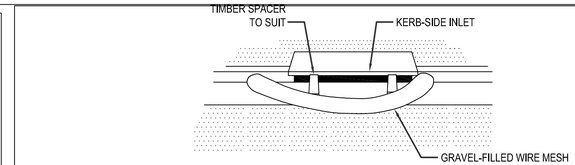
PLAN

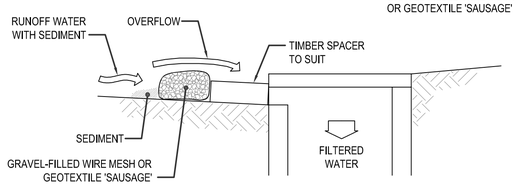
DETAIL 1 - SEDIMENT FENCE

NOT TO SCALE

NOTES:

1. CONSTRUCT SEDIMENT FENCES AS CLOSE AS POSSIBLE TO BEING PARALLEL TO THE CONTOURS OF THE SITE, BUT WITH SMALL RETURNS AS SHOWN IN THE DRAWING TO LIMIT THE CATCHMENT AREA OF ANY ONE SECTION. THE CATCHMENT AREA SHOULD BE SMALL ENOUGH TO LIMIT WATER FLOW IF CONCENTRATED AT ONE POINT TO 50L/s IN THE DESIGN STORM EVENT, USUALLY THE 10-YEAR EVENT.
2. CUT A 200mm DEEP TRENCH ALONG THE UPSLOPE LINE OF THE FENCE FOR THE BOTTOM OF THE FABRIC TO BE ENTRENCHED.
3. DRIVE 1.5m LONG STAR PICKETS INTO GROUND AT 2.0m INTERVALS (MAX) AT THE DOWNSLOPE EDGE OF THE TRENCH. ENSURE ANY STAR PICKETS ARE FITTED WITH SAFETY CAPS.
4. FIX SELF-SUPPORTING GEOTEXTILE TO THE UPSLOPE SIDE OF THE POSTS ENSURING IT GOES TO THE BASE OF THE TRENCH. FIX THE GEOTEXTILE WITH WIRE TIES OR AS RECOMMENDED BY THE MANUFACTURER. ONLY USE GEOTEXTILE SPECIFICALLY PRODUCED FOR SEDIMENT FENCING. THE USE OF SHADE CLOTH FOR THIS PURPOSE IS NOT SATISFACTORY.
5. JOIN SECTIONS OF FABRIC AT A SUPPORT POST WITH A 150mm OVERLAP.
6. BACKFILL THE TRENCH OVER THE BASE OF THE FABRIC AND COMPACT IT THOROUGHLY OVER THE GEOTEXTILE.



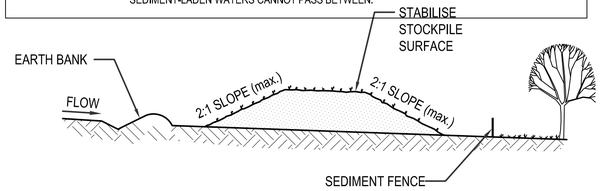


DETAIL 2 - MESH AND GRAVEL INLET FILTER

NOT TO SCALE

NOTES:

1. THIS PRACTICE ONLY TO BE USED WHERE SPECIFIED IN AN APPROVED SWMP/ESCP.
2. INSTALL FILTERS TO KERB INLETS ONLY AT SAG POINTS.
3. FABRICATE A SLEEVE MADE FROM GEOTEXTILE OR WIRE MESH LONGER THAN THE LENGTH OF THE INLET PIT AND FILL IT WITH 25mm TO 50mm GRAVEL.
4. FORM AN ELLIPTICAL CROSS-SECTION ABOUT 150mm HIGH x 400mm WIDE.
5. PLACE THE FILTER AT THE OPENING LEAVING AT LEAST A 100-mm SPACE BETWEEN IT AND THE KERB INLET . MAINTAIN THE OPENING WITH SPACE BLOCKS.
6. FORM A SEAL WITH THE KERB TO PREVENT SEDIMENT BYPASSING THE FILTER.
7. SANDBAGS FILLED WITH GRAVEL CAN SUBSTITUTE FOR THE MESH OR GEOTEXTILE PROVIDING THEY ARE PLACED SO THAT THEY FIRMLY ABUT EACH OTHER AND SEDIMENT-LADEN WATERS CANNOT PASS BETWEEN.

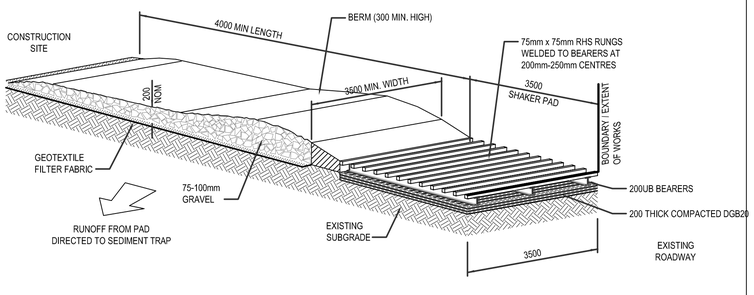


STOCKPILE

NOT TO SCALE

NOTES:

1. PLACE STOCKPILES MORE THAN 2 (PREFERABLY 5) METRES FROM EXISTING VEGETATION, CONCENTRATED WATER FLOW, ROADS AND HAZARD AREAS.
2. CONSTRUCT ON THE CONTOUR AS LOW, FLAT, ELONGATED MOUNDS.
3. WHERE THERE IS SUFFICIENT AREA, TOPSOIL STOCKPILES SHALL BE LESS THAN 2 METRES IN HEIGHT. 4. WHERE THEY ARE TO BE IN PLACE FOR MORE THAN 10 DAYS, STABILISE FOLLOWING THE APPROVED ESCP OR SWMP TO REDUCE THE C-FACTOR TO LESS THAN 0.10.
5. CONSTRUCT EARTH BANKS ON THE UPSLOPE SIDE TO DIVERT WATER AROUND STOCKPILES AND SEDIMENT FENCES 1 TO 2 METRES DOWNSLOPE.



DETAIL 3 - STABILISED SITE ACCESS

NOT TO SCALE

MAINTENANCE

- THE TEMPORARY ACCESS SHALL BE MAINTAINED IN A CONDITION THAT PREVENTS TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS OF WAY,
- THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL GRAVEL AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT,
- ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHTS OF WAY MUST BE REMOVED IMMEDIATELY.
- INSTALL BARRIER ON EITHER SIDE OF SHAKER PAD TO ENSURE VEHICLES ARE GUIDED ON TO THE PAD.
- INVERT OF SHAKER PAD TO BE DRAINED VIA AGRICULTURAL PIPE WRAPPED IN GEOTEXTILE FABRIC.

REV.	DESCRIPTION	DRAWN	APP'D	DATE
A	PRELIMINARY	HL	DMS	22.01.16

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ALBANY
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DARWIN

PROJECT:

O'CONNELL STREET PRIMARY SCHOOL

TITLE:

HYDRAULIC SERVICES
SITE SEDIMENT CONTROL PLAN

PRELIMINARY
NOT FOR CONSTRUCTION

DESIGNED : HL		VERIFIED :	DMS
DRAWN : HL		APPROVED FOR TENDER :	---
SCALE : 1:500@A1		APPROVED FOR CONSTRUCTION :	---

CAD FILE: H-001-SITE SEDIMENTATION.dwg PLOT DATE/TIME: 12.04.16 10:11 AM

PROJECT No.	DRAWING No.	REVISION
28504-SYD	H-002	A

Appendix 2 – Main Works Site Area

Main Works Site Area

NOTES:

REFER LANDSCAPE PLAN FOR DETAILS OF EXTERNAL LANDSCAPE WORKS

REFER FENCING SCHEDULE FOR FENCE TYPES AND DETAILS

Contractor parking + on Street parking if required

Contractor parking

Main Works Site Area

PARRAMATTA STADIUM CAR PARKING

O'CONNELL STREET

MARIST PLACE

PRINCE ALFRED SQUARE

PARRAMATTA SWIMMING CENTRE

PARRAMATTA SWIMMING CENTRE REAR CAR PARK

RIVERSIDE THEATRE

O V A L

PARRAMATTA RIVER

RINGS BRIDGE

BURNIE BANTON BRIDGE

APPROVED RESIDENTIAL

APPROVED OFFICES

EXISTING CLOISTER

EXISTING MURPHY HOUSE

RAINWATER STORAGE TANK

SPORTS COURT

BUILDING E ALREADY DEMOLISHED DURING EARLY WORKS TO SLAB LEVEL

BUILDING F ALREADY DEMOLISHED DURING EARLY WORKS TO SLAB LEVEL

EXTERNAL WALL LINE DASHED

NEW HALL

BUILDING G ROOF TO BE DEMOLISHED

TOTAL SITE AREA 24,630.81 m²

APPROX. LOCATION OF MAIN SEWER LINE

PROPOSED CAR PARK ENTRY

11 CAR SPACES

NEW PEDESTRIAN CROSSING

PROPOSED KISS AND DROP

EXISTING SUBSTATION

5 CAR SPACES (EXISTING)

BUS DROP OFF AND PICKUP ZONE

27 CAR SPACES

EXISTING SIGNALISED PEDESTRIAN CROSSING

ENTRY EXIT

BDY

42.81 10.56 23.29 40.46 8.57 30.89 22.32 3.00 25.51 3.00 11.39 31.51 1.23 1.20 18.70 22.60 3.01 2.60

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REVISION NAME:
29/04/2016 ISSUE FOR SSD

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DRAWINGS TO BE PRINTED IN COLOUR

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PROJECT NO : 15030

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DRAWING TITLE
SITE PLAN

DRAWN BY
KL, JH, BS, JB, KP, JH, ML, CS, JM

CHECKED
PT

SCALES 1:500

PHASE
PRELIMINARY

DRAWING NO PA-100

Rev No. A