

An architectural rendering of a modern school building with brick and wood cladding, large windows, and balconies. In the foreground, there is a paved courtyard with a brick play area where several children are playing. A large tree stands in the center of the courtyard. The sky is blue with some clouds.

Upgrades to Chatswood Public School and Chatswood High School

Appendix 33 - Preliminary Construction Management Plan

SSD 9483

Prepared by DFP Planning

For School Infrastructure NSW, Department of Education

Preliminary Construction Management Plan

Upgrades to Chatswood Public School and
Chatswood High School

SSD 9483

Prepared by Johnstaff Projects (NSW) Pty Ltd

For School Infrastructure NSW

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1. Introduction

This Preliminary Construction Management Plan (PCMP) has been prepared by Johnstaff Projects Pty Ltd, on behalf of School Infrastructure NSW (SINSW), for inclusion in the Plans and Documents noted in the NSW Department of Planning and Environment (DPE) Secretary's Environmental Assessment Requirements (SEARs) for State Significant Development (SSD) application number 'SSD 9483'

SINSW proposes to engage a Head Contractor to undertake the redevelopment of the existing Chatswood Public School and Chatswood High School, collectively known as 'Upgrades to Chatswood Public School and Chatswood High School' (hereafter referred to as the Works).

Upon appointment of the Head Contractor, the Contractor will be required to prepare a Construction and Environmental Management Plan (CEMP), which will consider the Consent Conditions and detail the methodology for carrying out the works so as to minimise potential impacts of construction activities on teachers and students, neighbours and nearby residents, users of public footpaths and roads in the vicinity of the site, surrounding streets used to access the site and the environment.

This Preliminary Construction Management Plan will detail how the construction works will be carried out and how the school will continue to operate during construction activities.

1.1 Response to SEARs

This PCMP has been prepared to respond to the Secretary's Environmental Assessment Requirement (SEAR's) for the works. This preliminary plan has been formulated from the design documentation provided by the lead design consultant, Architectus Pty Ltd.

The scope of this report provides a holistic approach that addresses the implementation of measures for the management of the following key items:

SEARs Item	Report Reference
Section 3 – Operation	Section 2
Section 7 – Transport and Accessibility	Section 3
Section 12 – Noise and Vibration	Section 3.2
Section 19 - Sediment, Erosion and Dust Controls	Section 3.5
Section 20 – Waste	Section 4
Section 21 – Construction Hours	Section 2.2



1.2 Proposed Works

The table below sets out the proposed works for the Upgrades to Chatswood Public School and Chatswood High School project.

Site	Description of Works
Chatswood Public School	<p>The upgrade of Chatswood Public School will achieve a core 35 including the provision of:</p> <ul style="list-style-type: none"> - 53 x homebase classrooms (25 existing and 28 new spaces) - 4 x special program classrooms - 3 x special support unit classrooms; - New buildings P1, P2 and G (hall); - Maximise COLA and quality active play spaces including roof top; - Demolition of buildings D, H, I and removal of demountables; - New car parking facilities; and - Associated site works and landscaping
Chatswood High School	<p>The upgrade of Chatswood High School will achieve a stream 12 including the provision of:</p> <ul style="list-style-type: none"> - 119 x classrooms (21 existing and 98 new spaces) - 4 x special support unit classrooms; - New buildings R, S, Q, T (hall); - Associated site works and landscaping.



Figure 1 Proposed Site Plan



1.3 Site Description

The subject sites are located within the City of Willoughby LGA in the suburb of Chatswood.

The sites are connected via Centennial Avenue. Chatswood Public School is bounded by residences on Jenkins Street to the west and the Pacific Highway to the east. Chatswood High School is bounded by residences and Eddy Road to the south, Dardanelles Road to the West and Centennial Avenue to the north. Both sites combined cover an area of approximately 7.45 hectares. A site locality plan is presented in Figure 1.

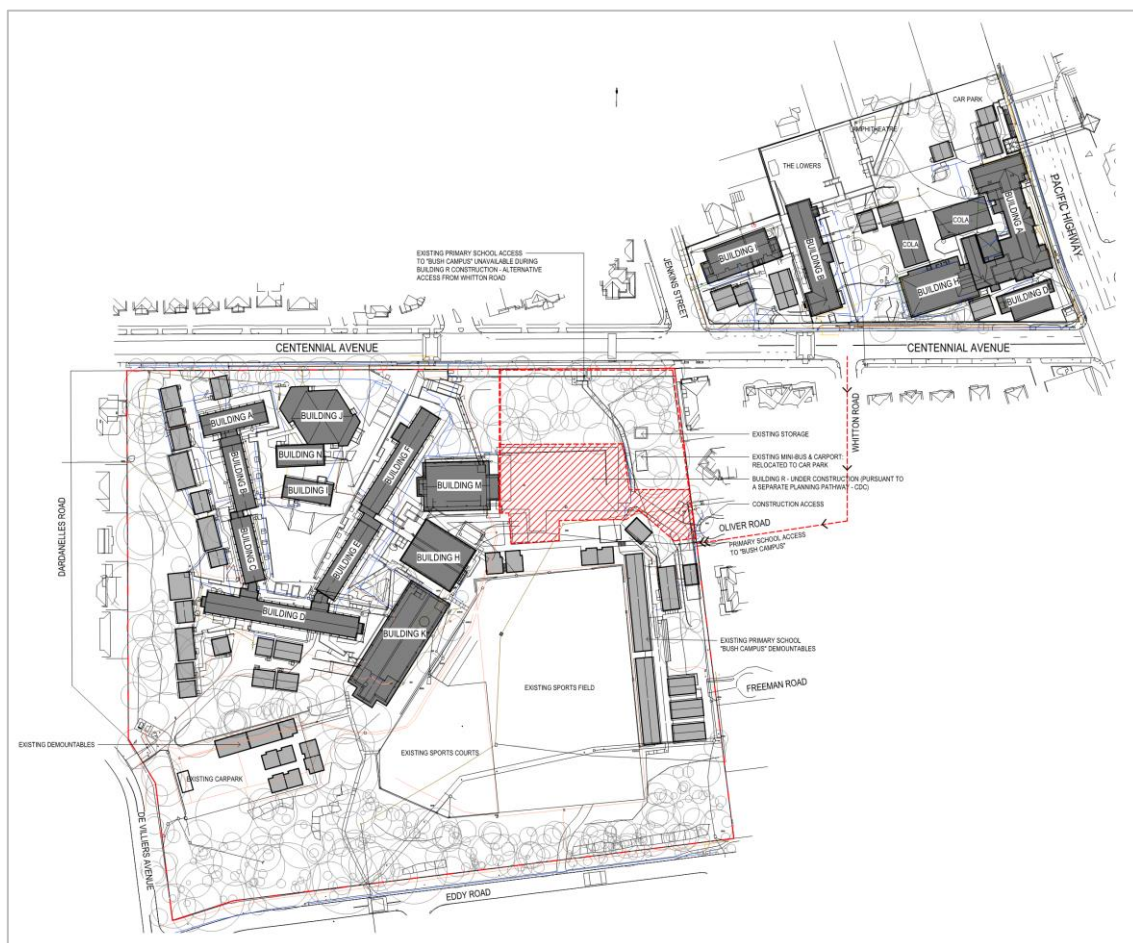


Figure 2 Existing Site Plan

1.4 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, Industry and Environment;
- Sydney Water;
- Roads and Maritime Services (NSW);
- Transport for NSW;
- Ausgrid



- Willoughby City Council.

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

2. Construction Operations

The Head Contractor will be responsible for determining construction methodology and sequencing of activities, in compliance with any milestones stipulated by the Principal in the Construction Contract, and in strict compliance with the Conditions of Development Consent.

The following approach to construction is indicative only and is suggested pending the engagement of the Head Contractor and preparation of its Construction Management Plan.

2.1 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;
- Consideration for the relative proximity of existing school operations during construction works;
- Site access gates from the public street;
- Storage compounds;
- Site administration facilities;
- Cranes;
- Site amenities;
- Protection of Sydney Water assets;
- Access equipment, including scaffolding, barriers, platforms, ladders, etc;
- Construction plant; and
- Emergency vehicle access.

2.2 Construction Phase Hours of Operation

Subject to the Conditions of Consent, this PCMP proposes construction hours as follows:

- between 7am and 6pm, Monday to Fridays inclusive; and
- between 8am and 1pm, Saturdays; and
- No work on Sundays and public holidays

Such permission may be sought for out of hours work permit or where special requirements exist e.g. for oversized deliveries or works which need to be carried out when students are not present on the site.



2.3 School Operations

To maintain school operations, temporary accommodation (demountable buildings) will be required throughout the duration of the Works.

This is in accordance with the Department's Demountable Accommodation for Schools Policy (Reference number: DOC16/1020453), which notes the installation of demountable buildings enables the Department to 'provide accommodation during capital works upgrades.'

Further details are provided in the below sections which outline how the school will continue to operate during construction activities.

2.4 Public Safety, Amenity and Site Security

Hoarding/fencing will be installed as required to optimize public safety and to prevent public access to, and maintain security of, the Works. These measures may be staged throughout the Works so as to minimise disruption to the operations of Chatswood Public School and Chatswood High School.

The following actions will be implemented, which focus on minimising the impacts of construction activity to the community surrounding the site:

- Installation of Construction work zones and the monitoring and maintenance of such;
- Monitor compliance of the Traffic Management Plan and the safety and environmental controls listed in the CEMP or elsewhere;
- Clear display of contact details on the site temporary fencing for community information and contact in case of emergency;
- Make arrangements for the notification to surrounding properties of activities which may affect their amenity, including the provision of a 24-hour contact point; and
- Consultation and participation with the local community to address concerns and assess possible community initiatives.

Fencing demarcating the Works area and the operational Public and High School will be retained throughout the Works. However, some reconfiguration will be required from time-to-time to facilitate the connection of the Works to the existing buildings and facilities.

2.5 Services Disconnection and Shutdowns

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

- Services impacts on the existing facility will be investigated with full coordination, development and input with SINSW, School representatives and all relevant Stakeholders;
- Impacts on Chatswood High School and Chatswood Public School will be kept to a minimum, which may result in 'out of hours' being required;
- 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 SINSW 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 minimised; and



2.6 Communication with Schools and The Community

From the commencement of the project, the Head Contractor will be required to maintain a Community Liaison officer on the Project.

In general, the following procedures will be adopted:

- Open and direct lines of communication are to be implemented between Chatswood High School and Chatswood Public School representative and the officer. The officer will be contactable by both mobile and email and the contact details will be clearly advertised on site hoardings and community updates.
- The Head Contractor will be required to meet daily with both Chatswood High School and Chatswood Public School representatives to discuss and outline activities planned for the week and provide a weekly works notification to the Principals; project team; and neighbours.
- For complaints that cannot be addressed by the Head Contractor, these will be presented to the appointed representative from the SINSW for resolution of the issues and for decisions to be made.

2.7 Dispute resolution

The project team acknowledges the potential for disruption as a result of the Works, and proposes that a complaint procedure/complaint register be developed. Should a complaint or infringement occur, the following procedures will be adopted:

- All complaints and infringements are to be brought to the attention of the site manager immediately upon receipt;
- The site manager shall investigate the complaint and ensure appropriate action is taken to address the complaint or infringement within a suitable timeframe;
- A Community Contact Notification form shall also be completed for all complaints and enquiries; and
- A copy of this documentation is to be filed within the site office.

2.8 Construction Traffic Management

In response to SEARs Section 7 – Transport and Accessibility, the Preliminary Construction Traffic Management plan prepared by TTPP proposes traffic control measures to address potential implications associated with the Works. In general, the following measures will be adopted:

- The proposed construction truck movements to/from the works site will be accompanied by advisory traffic control signage to minimise the traffic impact on the surrounding road network.
- At no time will traffic controllers be permitted to stop traffic on the public streets to facilitate trucks entering or exiting the site, unless otherwise approved. Traffic controllers will only be able to assist, manage and guide construction trucks out of the site under suitable gaps in traffic.
- All advisory road signage will be installed in accordance with AS1742.3 Manual of uniform traffic control devices - Traffic control devices for works on roads and the Roads and Maritime Services Traffic Control at Worksites Manual. Signs will be installed and maintained throughout the construction period.

The Head Contractor will be responsible for developing a site-specific Traffic Control Plan (TCP) in accordance with Roads and Maritime Traffic Control at Works Site manual, with all relevant approvals and permits obtained prior to the commencement of any construction works.



2.9 Pedestrian and Traffic Safety

A majority of the works will be carried out within the compounds of the school. Pedestrians will be diverted and controlled by traffic controllers as necessary when larger vehicles wish to access the site. They will control pedestrians as well as vehicles. Pedestrians will be directed through appropriate fencing/hoarding within the school.

Pedestrian and cyclist routes past the site will be protected during construction where required. 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.

3. Environment and Amenity

The Head Contractor will prepare and implement a comprehensive Construction and Environmental Management Plan (CEMP) to ensure compliance with all relevant Statutory requirements and the requirements of SINSW. This plan will be developed in consideration of the following:

- Protection of Environmental Operations Act 1997;
- Protection of the Environment Operations (Noise Control) Regulation 2000;
- WHS Act 2011;
- Protection of the Environment Operations (Clean Air) Regulation 2002;
- Waste Avoidance and Resource Recovery Act 2001;
- Protection of the Environment Operations (Waste) Regulation 1996;
- Environmentally Hazardous Chemicals Act 1985; and
- Environmentally Hazardous Chemicals Regulation 1999.

The following sections outline the environmental management principles to be implemented.

3.1 Unexpected Finds

The stripping of surface soils may reveal the presence of additional fragments of asbestos sheeting or other unexpected contaminants with the potential to pose human health risks if not managed appropriately. If soil is encountered during the Works which appears to be potentially contaminated and appears to be different from the soils otherwise encountered to date or point sources of contamination such as buried drums or wastewater interceptors are encountered, the following procedures will apply:

- Any suspicious material/soil which have been excavated will be stockpiled on bunded, strong, impermeable plastic sheeting, protected from erosion and all seepage retained (divided into domains or stockpiles representing similar material types);
- Excavation works at that part of the site where the suspicious material (soil, asbestos containing material or physical find) was encountered will cease until inspection is carried out by an appropriately qualified environmental consultant or its representative;
- Based on visual inspection, the environmental consultant will provide interim advice on construction health and safety, soil storage and soil disposal to allow other activities to proceed if possible; and
- Based on sampling and analysis of the material, the environmental consultant will provide advice based on comparison of the laboratory test results to appropriate criteria relating to human health, potential environmental impacts and waste disposal.



- In the context of the above, “suspicious” material would include, but is not limited to oily materials or materials with unusual odours, drums, metal or plastic chemical containers, buried solid waste, ash, slag, coke or brightly coloured material etc.
- Asbestos across SINSW sites is collectively managed through the NSW Asbestos Management Plan for NSW Government Schools 2015. Upon discovery of suspected asbestos containing material (ACM) at the site, the SINSW’s Asbestos Management Plan will be implemented with the following actions to be taken immediately:
 - Stop all activities that may disturb the materials;
 - Inform the site operator of the discovery;
 - Suspend work until it has been determined whether the material in question contains asbestos;
 - Physically quarantine the area with a pegged plastic sheet and a signed fence stating “Danger Asbestos”; and
 - Depending on the circumstance, ventilation systems may be turned off in the immediate area and vent openings sealed, if applicable and/or possible.

The Head Contractor will be required to comply with the Unexpected Finds Protocol developed by JBS&G as part of the Chatswood Public School site Remedial Action Plan.

As the contamination and geotechnical investigation has largely found fill underlying the site, it is unlikely that there will be sub-surface archaeology impacted as part of the development. Despite this, in the event that a heritage or archaeological item is discovered during the course of the works, works onsite will cease and the Office of Environment and Heritage will be contacted. Advice will also be sought from a qualified Heritage Consultant prior to work recommencing.

3.2 Noise and Vibration

The existing local site users that would be most affected by potential noise and vibration would be the residents along Dardanelles, Eddy, Freeman and Oliver Roads, and separately Centennial Avenue and Jenkins Street. 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 NSW 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 minimise 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;
- Shutting or throttling equipment down such as generators, bobcats, cranes and the like whenever not in actual use;
- Using noise and vibration reduction techniques, including barriers, enclosures, silencers and the like to ensure compliance with construction and demolition noise and vibration criteria; and
- Maintaining all plant and equipment in a proper and efficient manner to minimise noise emissions, including the replacement of engine covers, repair of defective silencing equipment and tightening of rattling components.



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 CEMP.

3.3 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.

3.4 Vegetation Protection

The Head Contractor's CEMP will detail the measures that will be implemented to protect trees and vegetation being retained throughout the Works. The Head Contractor will ensure areas of native Fauna to be preserved through fencing and signage accordingly to avoid any damage or disturbance to the habitat and any conservation measures currently in place will be maintained.

The Head Contractor will also minimise the spread of weeds and grasses. This may include covering long-term stockpiles and bare areas with shade cloth or revegetating to minimise the establishment of weeds. Land clearing shall be minimal and staged to reduce the total area of cleared land at one time.

3.5 Sediment, Erosion and Dust Control

A Sediment and Erosion Control Plan has been prepared by Wood and Grieve Engineers and will be implemented during construction. 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 and guidance, particularly the "Blue Book" – Managing Urban Stormwater: Soils and Construction (Landcom, 2004).

The site will be continually cleaned of rubble to minimise possible sediment flow during rainfall periods.

Control measures will be established to prevent surface water run-off entering and leaving excavation and stockpile areas. Control measures may include:

- temporary bunding or diversion drains;
- impermeable sheeting placed under and/or over stockpiles;
- silt fences/silt socks to surround stockpiles; and
- protection of existing drains with silt fencing/sand bags.

These mitigation measures will be regularly inspected to ensure that they are in good condition and if necessary upgraded where their performance is deteriorating.



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

Operations will be modified and additional controls implemented during the Works under adverse weather conditions and will include effective covering of haulage trucks and stockpiles, as well as monitoring of weather conditions (including wind).

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

3.6 Contaminated water and soil profile

All hazardous materials (including subcontractors' materials) shall be registered by the Head Contractor and stored in an impervious Hazardous Materials Store which will be properly maintained to ensure that it has not deteriorated and remains effective.

A spillage kit (dry absorbent material – sand, saw dust or oil absorber) shall be on site and its location communicated. A licensed waste disposal contractor shall carry out transport and disposal of spillages.

The discovery of unexpected hazardous materials or contamination will be dealt with in accordance with Council, the NSW EPA and WorkCover requirements, in consultation with SINSW, Johnstaff and project team members as required.

4. Construction Waste Management

A Waste Management Plan will be developed by the Head Contractor prior to commencement of construction works on site. Periodic review of this waste management plan will be undertaken to ensure continual compliance with environmental regulations and standards.

Waste types likely to be generated on the site include the following:

- General Waste;
- Putrescible waste (lunch room waste from site personnel);
- Cardboard and White Paper (amended plans & drawings);
- Bottles, Cans and Plastics; and
- Concrete/Bricks/Tiles/Timber and Gyprock.

For more detailed information, please refer to the Preliminary Demolition and Construction Waste Management Plans prepared by Foresight Environmental.

5. Workplace Risk Management Plan

SINSW, Johnstaff and the Head Contractor will be fully committed to providing safe working environment. A site Safety Management Plan (SMP) will be required to ensure that equipment, workplaces and practices comply with relevant regulations and standards. Regular and ongoing reviews of these standards will be conducted and where higher standards are practical and desirable, they will be adopted. In addition, the Head Contractor will:

- Provide adequate resources to satisfy this policy;
- Identify, control and reduce work related hazards and risks that may produce injury, illness or asset damage;
- Identify, quantify and control to safe levels, those chemicals and physical agents in the workplace capable of causing ill health;



- Promote environmental, health, safety and the welfare of employees and subcontractors while respecting the privacy of individuals;
- Provide information, instruction and training for employees to increase their personal understanding of workplace hazards, promote safe working practices and ensure subcontractors are aware of and satisfy these expectations.
- Consult employees and subcontractors in environmental, health and safety to reduce workplace hazards and risks;
- Consult with the project team, industry bodies and others in the development of appropriate standards, control strategies and monitoring techniques, which comply, with the requirements of statutory authorities; and
- Set short- and long-term goals in occupational health and safety management, and review performance against these goals.

A key tool in the management of safety on the project will be the continued improvement of the Head Contractor's Job Safety & Environment Analysis (JSEA) and/or Safe Work Method Statements (SWMS). These will include the following:

- A description of the work to be undertaken;
- An identification of the foreseeable hazards associated with the works; and
- A description of the hazard control measures to be used.