

# Construction Management Plan

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Ryde Secondary College – 5 Malvina Street Ryde

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## Document Control

<b>Document</b>	Construction Management Plan	<b>Project</b>	Ryde Secondary College
<b>Date</b>	26/08/2022	<b>Prepared By</b>	David Nuberg
<b>Issued To</b>	Sensum/ SI AMU	<b>Reviewed By</b>	David Moffat

### Revision History

Rev	Date	Details	Authorised Name / Position
Rev 1	26/08/22	CMP for Ryde Secondary College	David Nuberg Project Manager

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# 1. Introduction

## 1.1 Purpose of the Report

This Construction Management Plan forms part of an environmental assessment under Part 5 of the *Environmental Planning and Assessment Act, 1979* for proposed upgrades to Ryde Secondary College. The proposed works are deemed permitted without consent by Section 3.37 of the *State Environmental Planning Policy (Transport and Infrastructure) 2021* which provides that:

- (1) *Development for any of the following purposes may be carried out by or on behalf of a public authority without development consent on land within the boundaries of an existing school –*
  - (a) *Construction, operation or maintenance, more than 5 metres from any property boundary with land in a residential zone and more than 1 metre from any property boundary with land in any other zone, of –*
    - (ii) *a portable classroom (including a modular or prefabricated classroom that is not more than 2 storeys high*
  - (b) *Minor alterations and additions...*
  - (e) *demolition of structures or buildings*

## 1.2 Ryde Secondary College

Ryde Secondary College is located at 5 Malvina Street, Ryde (Lot 284 and 285 in DP752035) within the City of Ryde Local Government Area. Ryde Secondary College has approximately 1,362 students currently enrolled. An aerial photograph of the site is provided in Figure 1 below.

Existing development includes single and double storey classrooms buildings, a multipurpose hall, covered outdoor learning areas, sports courts, demountable classrooms, landscaping, pathways and hardstand areas, vehicle circulation and carparking.

The site has frontage to Malvina Street (north-western boundary) and Forrest Road (north-eastern boundary) with low density residential development along the opposite road frontages. The site adjoins low density residential on the south-western boundary, Buffalo Creek along the southern boundary and Barton Reserve along the south-eastern boundary.



Figure 1 Aerial Photograph of proposed site

## 1.3 Proposed Upgrades

The scope of works subject to this environmental assessment are known as Stage 1 works in the master-planned redevelopment of Ryde Secondary College. Stage 1 works include:

- Demolition in the vicinity of the proposed pavilion;
- Two (2) storey pavilion building comprising:
  - Thirteen (13) GLS;
  - Learning commons;
  - Fitness lab;
  - Seminar spaces;
  - Staff room;
  - Store; and

- Change rooms;
- Lift, stair and ramp access; and
- Associated adjustments to the existing sports court

## 1.4 Report Review

This Construction Management Plan has been prepared to support the Review of Environmental Factors (REF) and to outline the controls and staging of the Lipman Scope of works for the Ryde Secondary College project.

It is understood that this plan will be forwarded to relevant stakeholders for review, to understand the potential impacts relating to the project. To assist in communicating concepts we have provided construction planning and the drawings which are intended to identify the various impacts of construction on the surrounding users of the site. These are enclosed with the Appendices section.

Note that as with any project, issues may arise that haven't been expressly advised within this Construction Management Plan. Accordingly, Lipman will advise Sensum / Schools Infrastructure (SINSW) and other relevant stakeholders of any changes to the details noted herein.

Lipman Executive	David Moffat
Senior Project Manager	Peter Baumgart
Project Manager	David Nuberg

The project manager is responsible for implementation of the CMP.

## 2.0 Site Information

### 2.1 Site Detail

The site is a gently sloping bounded to the north by Malvina Street, to the east by Forrest Road, to the south by Laurel Place and Buffalo Creek on the South. Several significant mature trees exist within the school development, particularly along the Forrest Road and Malvina Street frontages. The existing trees retained by the proposed new works and have been a significant criterion in the siting of new works. The site is categorized as partially Bushfire prone land due to its proximity to the heavily vegetated Buffalo Creek.



Figure 2 locality Plan

The site is bounded by single storey residential dwellings to the north, west and east. Buffalo creek joins the site from the south.



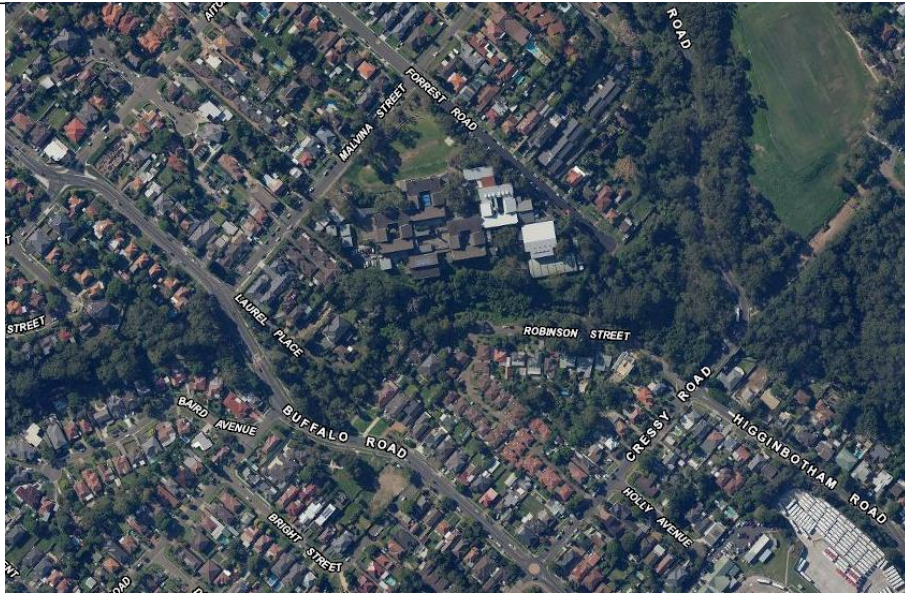


Figure 3 Aerial map of site – which is located at corner of Malvina St and Forrest Rd

## 2.2 Services Connection

The new structure is located in a similar location to the demountable classrooms that were recently removed, hence the water, sewage and electrical services are locally, and we believe that the only new service trenching will be required for Communications cabling to Library Comms Room.



Figure 4 Proposed new comms conduit linkage to Building B in distance

Electrical Pillar, link back to Block B in distance. We will run new electrical cabling in existing conduit and upgrade switchboard as required.

## 3.0 Site Establishment

### 3.1 Site Establishment

Lipman's Site Establishment Plan has been prepared and attached in Appendix 1, which includes the following site preparation and site arrangements:

- As part of our Site Establishment and prior to commencement of any site works, Lipman will secure the perimeter of the site with braced and secured temporary fence shade cloth, which will assist with dust control during civil works. Temporary fencing will be placed to all the Tree Protection Zones (TPZs) as per Arborist's Arboricultural Assessment.
- Directional signage will be fitted to the temporary fencing as required. Traffic controllers will be engaged to assist with the re-direction of traffic and pedestrians where required on heavy traffic days, major deliveries and concrete pour days.
- Vehicular Access to Site: During construction, the main vehicular access to the site will be from Forrest Road main gate (Gate 2). Secondary access for smaller vehicles can be via Malvina Street (Gate 1) which will also be the access for construction personnel.
- Environmental Control: Lipman will install a shaker grid and a wheel wash facility at Gate2. The establishment of site environmental controls will generally be in accordance with the tender civil documentation for the disturbed areas of the site and Council recommendations, requirements, and regulations.
- Rubbish: Lipman will set off a dedicated space within site for all associated material and handling as indicated.
- Site Offices & Amenities: Lipman will place 1 site office, 1 lunch shed and 1 ablution block on site
- Mobile Crane: Crane of varying size will be used during construction, they will operate within the site fence.
- Perimeter Scaffold: Scaffold not be required for this construction work.
- Site Parking: Lipman will utilize kerb-site parking and it will be a "site rule" not to use the Forrest Road parking bay.
- Site induction: Lipman will induct all site worker prior to starting works on site. Visitors who have not been inducted must be escorted by Lipman site engineer.
- Lipman will consult with SI and Sensum regarding acceptance of our Site Establishment Plan, Construction Management Plan and temporary services connection strategy prior to commencement.

### 3.2 Site Hours

Unless otherwise directed by Council or another approval authority, building construction for this project will be restricted to the following:

- 7:00 am to 6:00 pm Monday to Friday;
- 7:00 am to 5:00 pm inclusive of Saturday;
- No work on Sundays and Public Holidays.
- No delivery during school zone hours 8:00 – 9:30am, and 2:30 – 4:00pm

If required, an afterhours work permit will be sought from the relevant authorities. This occasion may arise due to the following reasons:

- To reduce the impact on the schools, public or nearby residents.
- Emergency events and incidents.
- Authority shutdowns or disconnections.

It is our intent to work during every day of the Christmas 22/23 holiday break other than the NSW public holidays.



3.3 Site Access Gate

Lipman will establish two gates for access in and out of site:  
Gate 1 on Forrest Road, Corner with Malvina Street  
Gate 2 on Malvina Street



Figure 5 Gate 2 - used for all Building Material deliveries



Figure 6 Gate 1 - used for Personnell, Mobile cranes and Rubbish trucks

### 3.3 Environmental Protection and Erosion and Sediment Control

Lipman will prepare and submit a detailed Environmental Management Plan prior to commencement. The plan will be developed around the specific environmental requirements of the Ryde Secondary College site and will be implemented accordingly. As a first step in the EMP, consulting engineers Henry & Hymas has prepared a draft Erosion and Sediment Control Plan for the site that will serve to inform the development and implementation of Lipman's E&SC Strategy. Lipman's environmental system is certified ISO14001.

The purpose of this Environmental Management Plan is to:

- Identify the environmental issues (aspects and impacts) for the project;
- Establish, communicate and implement environmental operational controls to reduce any adverse impacts on the environment from any Lipman activities, products and/or services;
- Ensure compliance by Lipman and its suppliers and subcontractors with all relevant environmental legislation, any applicable licenses, relevant approvals and permits, and with the regulatory requirements and the EMP;
- Ensure that works are managed to reduce adverse impacts on the environment;
- Action any outcomes from incidents or accidents, project audits or other identified non-conformances and continually update and improve the Environmental Management System to ensure there is no repeat non-conformances.

The risk of a pollution event on the site caused by a lack of containment of site erosion or sediment is considered relatively low. As part of Lipman site establishment process all aspects of the project are reviewed to minimise/negate any potential for site erosion or site sediment entering the existing storm water network. The following controls will be implemented:

- A perimeter silt fence will be installed just inside the perimeter site fence around the lowest boundary of the site;
- All trees will be protected with Tree Protection Zone fences. On the occasion that entry is required which a TPZ tree
- All temporary stockpiles will have a sediment fence installed on the downstream side;
- Silt socks will be fitted to all existing drains to control run off and prevent sediment from entering the stormwater network;
- Mesh will be fitted to all drains where there is a risk of debris or sediment entering the drain;
- The Forrest Road kerb and gutter will have sediment control devices installed incrementally to control any sediment flow. Roads will be washed if required;
- A suitable washout facility will be provided onsite for the cleaning of painting and plastering trades tools;
- A chemical and hazardous materials spill kit will always be kept onsite;
- Storage of chemical and hazardous materials (for example diesel fuel) will be in a designated area with adequate bunding and controls.

Lipman will comply with all EPA and Local Council requirements and guidelines. In the event of a complaint, Lipman will implement a clear communication system to review and analyse the cause of the complaint and, if required, introduce additional controls to prevent any reoccurrence

## 4.0 Construction

### 4.1 Safety Management

Lipman will prepare and submit a detailed Safety Management Plan and issue this to Sensum / SINSW for approval. Lipman Safety Management Methodology for the construction of the RSC will include essential elements such as:

- Safety management of the project in line with Lipman ISO certified Safety Management System;
- A risk assessment of all work activities at the commencement of the project;
- Regular site inspections by NSW Safety Manager;
- Weekly site inspections with a focus on high-risk work activities and application of construction methodologies as outlined in contractor SWMS by Lipman site team and contractors;
- Dedicated crane loading and unloading areas with appropriately delineated exclusion zones;
- Dedicated materials handling areas with only ticketed telehandler operators;
- Only ticketed dogmen to assist with slinging of loads;
- Appropriate site perimeter and internal fencing and delineation;
- Use of waterfilled traffic barriers adjacent to active roads to protect construction workers and the public;

### 4.2 Unexpected Finds protocol

European and Aboriginal Cultural Heritage items may be discovered during site leveling and excavation works. Lipman has strategies pertaining to such unexpected finds for both European and Aboriginal cultural Heritage. At a minimum unexpected finds procedure to include the following:

1. Stop work, protect item and inform Sensum and SINSW;
2. Contact and engage hygienist, Archaeological and Aboriginal Site Officer as required;
3. Complete a Preliminary assessment and recording of item;
4. Formulate an archaeological or heritage management plan;
5. Formally notify the regulator formally notified (Safework NSW, Dept. of Heritage and Environment) by letter, if required;
6. Implement any archaeological or heritage management plan provided in Step 4;
7. Review CMP/EMPs and approval conditions;
8. Resume work.

### 4.3 Ecological Consideration

An Arboricultural Impact Assessment has been prepared as part of the REF. Protection of trees is to be undertaken on trees at risk of damage during construction as identified in the Tree Management Plan.

### 4.4 Construction Traffic Management

As part of the CMP, Lipman propose a Construction traffic and Pedestrian Management Plan (CTPMP) outlining our proposed methodology to minimize the impact of construction traffic on the local road, footpath network in the vicinity of the site. The CTPMP will closely reference the Transport Advice prepared by Ason Group.

The proposed construction vehicle routes will be:

- Buffalo Road, (left or right) onto Malvina Street then right into Forrest Road (main entry) and enter site.

Whilst we anticipate that construction vehicles will access the site via Forrest Road, the specific details of the site access arrangements will need to be discussed and agreed with SI and Sensum to account for:

- Forrest Road kerb side parking that can be used for temporary contractor parking;
- Construction deliveries outside of school pick up and drop off hours (no deliveries during school zone);
- All vehicles entering and exiting the site in a forward direction or under full traffic control;
- Any construction queuing on Forrest Road and Malvina Street is to be eliminated to avoid any adverse effects on kiss and ride and local traffic;
- Other school activities and events occurring adjacent to site.

Lipman will maintain and continually to update our Construction Traffic and Pedestrian Management Plan, detailing the segregation between construction and safe pedestrian movements around the local road network and deploy traffic management as required to minimise disruption.

### 4.5 Pedestrian Protection and Site Boundary

The existing personal or vehicular entries to the school will be unaffected throughout.

### 4.6 Construction Noise and Vibration Control

Lipman understands that Ryde Secondary College is located within a residential precinct. Excessive and/or repetitive noise has the potential to cause disruption. We note that a Noise Study for the site has been undertaken which will inform the development and implementation of Lipman's Noise Management Strategy. As a minimum, Lipman will implement the following measures to reduce the occurrence and address the impact of excessive construction noise:

- Noisy activities will be carried out between the hours of 7am and 6pm on weekdays. No noisy works will be completed outside of these hours unless approval has been granted by Sensum / SINSW;
- All heavy plant will be fitted with attenuators;
- All workers will be encouraged to wear ear protection where deemed necessary by other relevant risk assessment and ear plugs will be provided by Lipman where subcontractors have failed to provide;
- The REF approval will be subject to Acoustic assessment and Lipman will ensure the recommendations of the Acoustic Report are implemented to ensure noise levels are maintained below permissible levels.
- The management of noise emissions from the site will be consistent with the requirements of the Interim construction Noise Guideline, EPA and relevant Australian Standards. Lipman will regulate Noise Management by implementing the following:
- The Noise and/or Vibration from the use of any item of plant or equipment will not give rise to an offensive noise as defined under the above guidelines;
- Regular management and checking of compliant maintenance regimes for all equipment, such as making sure all trucks and machinery involved in the Works are checked for defective exhaust systems and general servicing;
- Look to block/baffle all excessive noise at the source;
- Adopt measures to prevent noise transmission;
- Prevent exposure to excessive noise;

We note that PKA Acoustic Consulting has prepared a Vibration Report for the site and this will inform the development and implementation of Lipman's Vibration Management Strategy. This strategy will be most relevant during earthworks and civil works activities, including site clearing and levelling. Monitoring results will be made available on request. The Lipman Site Manager will be identified as the contact point in the event of noise and/or vibration complaints with contact details provided within the Construction Management Plan.

In the event of a complaint, Lipman Site Manager will be available on call 24 hours and will relay the information to the greater team regarding any issue. Lipman Site Manager or another nominated team member will liaise with the complainant, investigate the cause and action accordingly. Upon review of the cause of the complaint Lipman will introduce additional controls to prevent a reoccurrence of the issue. The complaint, investigation and close out will be documented and provided to SINSW and Sensum for record.

We do not anticipate that rock-breakin gusing hydraulic hammers will be required on this site.

### 4.7 Dust Control

An Air Quality Management Plan will be implemented to minimise dust emissions during construction works. Lipman recognizes the importance of ensuring that there is no impact from construction materials or processes on RSC stakeholders and infrastructure (services, roads, footpaths etc.) as well as adjacent residents and the public.



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The RSC project scope involves small scale demolition and site preparation which may create dust and have the potential to impact the environment. The following measures will be implemented to address these issues:

- Shade cloth installed to all perimeter fencing
- Consideration for use of perimeter misting system attached to site fence during excavation works
- All machinery and tools which generate dust are to be fitted with water attachments or dust removal devices where necessary.
- Ground wetting of exposed areas with minimal or no ground cover, stockpiles and areas under excavation
- Water spraying at the source to prevent airborne dust migrating to the surrounding environment
- Weather conditions (including wind) regularly monitored and contingency plans developed to minimise foreseeable impacts from dust
- Measures to prevent tracking of soil onto roadways, including cattle grids, wheel wash, hosing and manual cleaning
- All trucks carting material to and from the site are to have their loads appropriately covered.

Any work involving the production of silica dust is not to be undertaken without formal controls being determined and implemented.

#### 4.8 Waste Management, Rubbish Removal, Sorting and Recycling

Rubbish and waste generated during the construction period will be transported in skip bins from the construction site, which will be accessed via main gate on Forrest Road, an alternative gate on Malvina Street is also provided. Where feasible, rubbish will be sorted onsite for recycling to minimise impacts on landfill. This project maximises off-site prefabrication and consequently reduces construction rubbish generated.

All waste generated by the project shall be beneficially reused, recycled or directed to a waste facility lawfully permitted to accept the materials in accordance with DECCW's "Waste Classification Guidelines (2008)" and the Protection of the Environment Operations Act 1997.

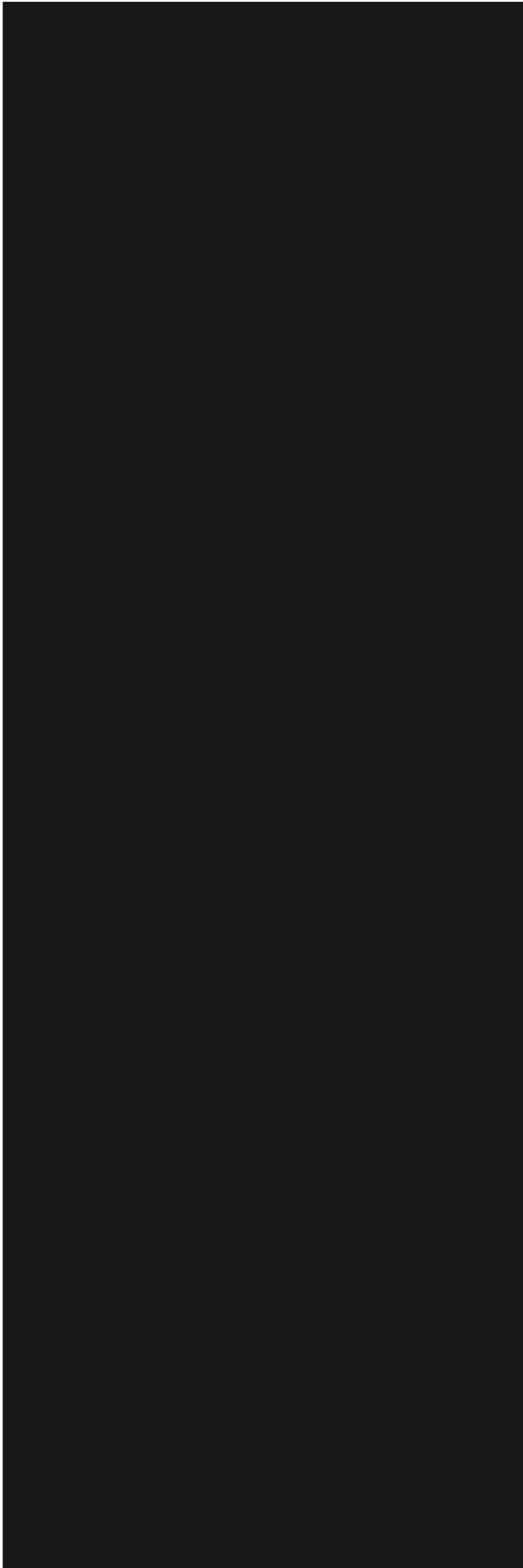
The Waste Management Plan will reference and capture all deliverables outlined in the CWMP prepared by EcCell, including but not limited to the below requirements / details:

- The type and volume of waste materials estimated to be generated by the demolition and excavation works, green waste (will look to stockpile and re-use on site during landscaping) and concrete and the destination for each waste type. Appropriate tipping dockets will be collated by Lipman.
- Waste is to be re-used and recycled as much as practicable. Where not practicable, the location of a suitable waste disposal facility will be identified. In this instance, the location will most likely be Bingo's Eastern Creek Landfill;
- Cleaning out of concrete trucks is not permitted within the construction compound;
- Non-recyclable waste and containers will be regularly collected and disposed of at a licensed disposal site. Frequency of collection will be monthly;
- No burning or burying of waste on site will be permitted.
- No materials will be used in a manner that will pose a risk to public safety and waste generated from the proposed works will be recycled where possible.
- Unnecessary resource consumption will be avoided.
- Non-recyclable wastes will be collected and either disposed of or recycled in accordance with the Office of Environment and Heritage (OEH) guidelines.

Any skip bins delivered by authorised waste contractors will be placed and kept within the secure perimeter fence line. The below mitigation measures will be implemented to prevent adverse impacts in relation to waste generation:





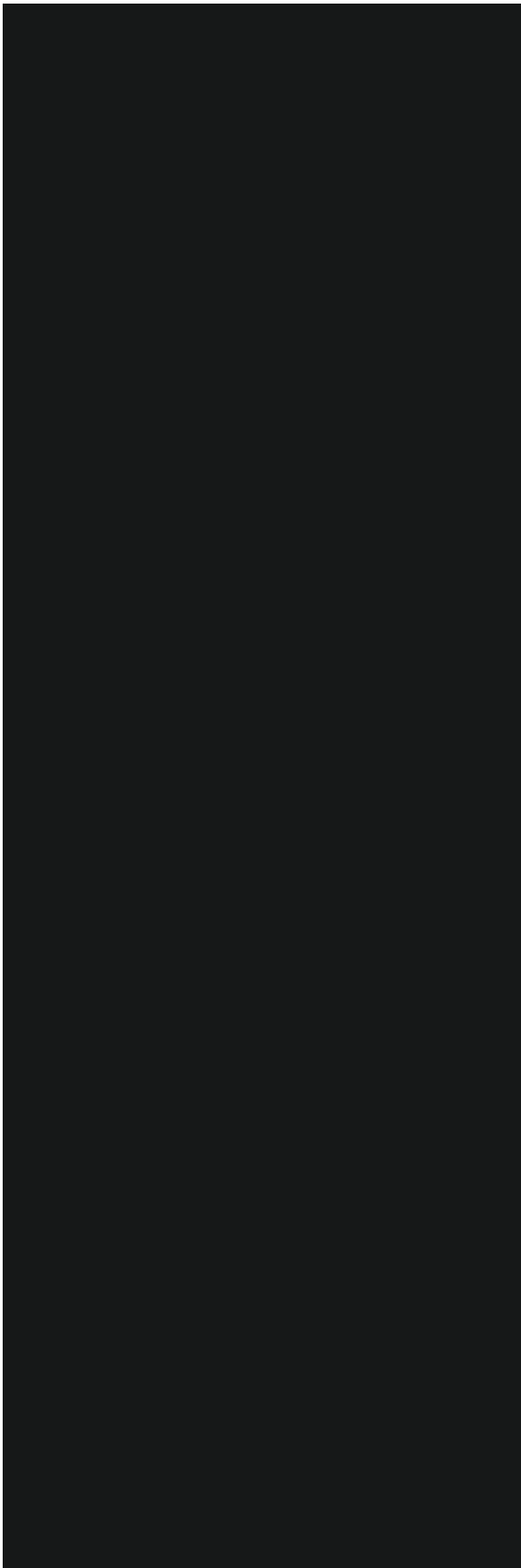


# Appendix 1

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## Site Establishment Plan

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## Appendix 2

Service Infrastructure Drawings

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