



Preliminary Construction & Environmental Management Plan

New High School for Schofields and Tallawong

NSW Department of Education

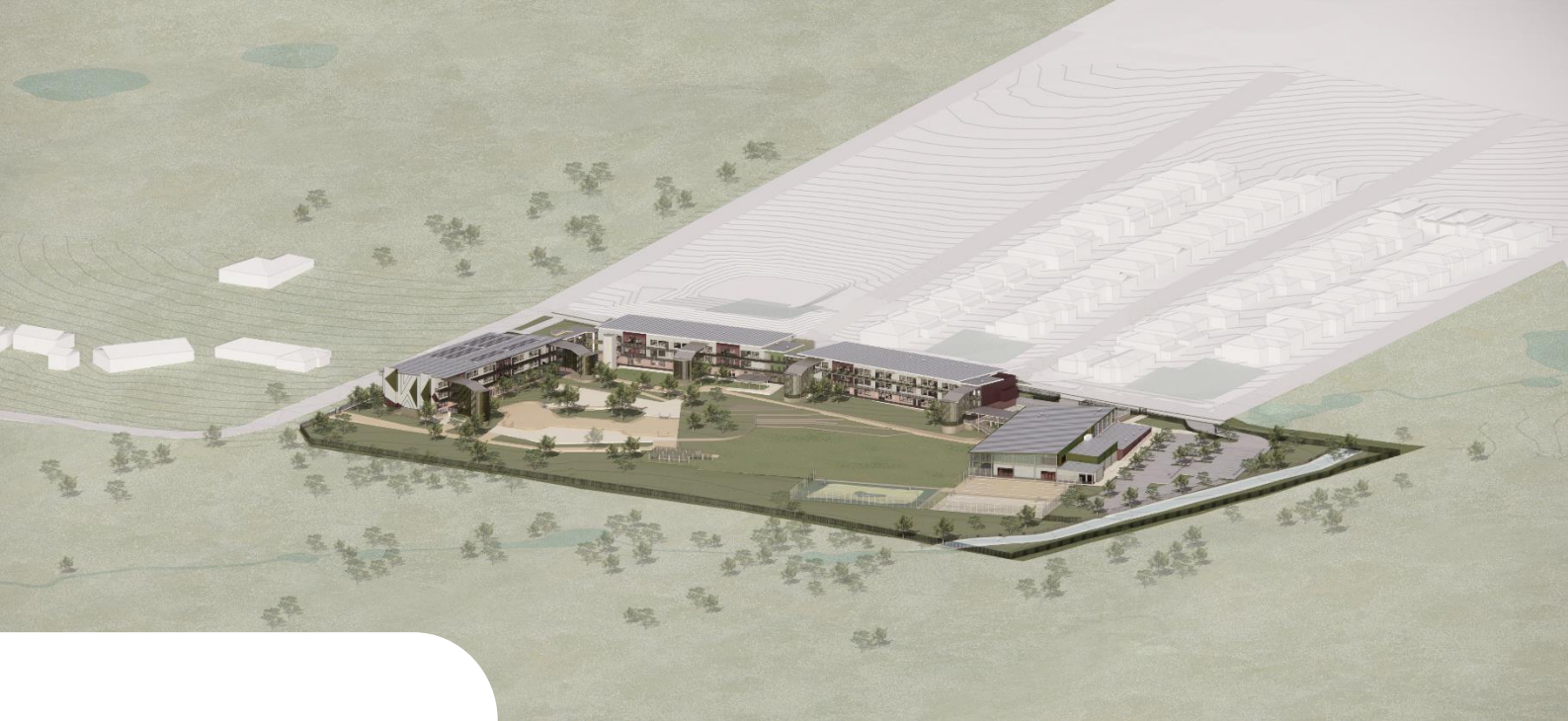
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1. Executive Summary

This Preliminary Construction & Environmental Management Plan (CEMP) has been prepared by TSA Riley on behalf of the NSW Department of Education (DoE) to assess the potential environmental impacts that could arise from the proposed new high school for Schofields and Tallawong (the Proposal) at 201 Guntawong Road Tallawong (the site). It provides details of the potential impacts and mitigation measures. It has been prepared with the supporting plans and documentation listed in **Appendix A**.

Based on the identification of potential issues, and an assessment of the nature and extent of the impacts of the proposed activity, it is determined that:

- The extent and nature of potential impacts are medium and could have significant impact on the locality, community and/ or environment.
- Potential impacts can be appropriately mitigated or managed to ensure that there is minimal impact on the locality, community and/or the environment.

In accordance with the Mitigation Measures for the Review of Environmental Factors, a Final CEMP must be prepared by the Main Works Contractor and provided to the Crown Certifier Prior to the commencement of any construction work.

During the construction phase, the Main Works Contractor will be responsible for ensuring all relevant personnel, including contractors and their subcontractors are aware of these mitigation measures and the requirement to undertake the works as per these mitigation measures.

2. Introduction

2.1 Introduction

This Construction and Environment Management Plan has been prepared to support a Review of Environmental Factors (REF) for the Department of Education (DoE) for the construction and operation of the new Schofields - Tallawong High School (the activity).

The purpose of the REF is to assess the potential environmental impacts of the activity prescribed by *State Environmental Planning Policy (Transport and Infrastructure) 2021* (T&I SEPP) as “development permitted without consent” on land carried out by or on behalf of a public authority under Part 5 of the *Environmental Planning and Assessment Act 1979* (EP&A Act). The activity is to be undertaken pursuant to Chapter 3, Part 3.4, Section 3.37A of the T&I SEPP.

This document has been prepared in accordance with the *Guidelines for Division 5.1 assessments* (the Guidelines) by the Department of Planning, Housing and Infrastructure (DPHI). The purpose of this report is to outline the Preliminary Construction Management strategies for the Site.

In accordance with the Environmental Management Guidelines for Construction Procurement (Edition 4), the report has been prepared to provide details including, but not limited to:

- Construction activities;
- Management of dust and odour;
- Stormwater control and discharge;

Measures to ensure that sediment and other materials are not tracked onto the roadway by vehicles leaving the site;

- Any other specific environmental construction Terms of Approval/mitigation measures detailed in the REF;
- Any requirements outlined in any relevant approvals, permits, licences or owners consents; and

- Community consultation and complaints handling in line with DoE's Community Participation Plan.

2.2 Proposed Activity Description

The proposed activity is for the construction and operation of a new high school known as Schofields - Tallawong High School. The new high school will accommodate up to 1,000 students. The school will provide 49 permanent teaching spaces (PTS), and 3 support teaching spaces (STS) across three buildings.

The buildings will be three-storey in height and will include teaching spaces, specialist learning hubs, a library, administrative areas and a staff hub. Additional core facilities are also proposed including a standalone school hall, a carpark, a pick up and drop off zone along Nirmal Street, two sports courts and a sports field.

Specifically, the proposal involves the following:

- Three learning hubs (three-storeys in height) accommodating 49 general teaching spaces and 3 support learning units (SLUs).
- Other core facilities including amenities, library, staff hub and administrative areas.
- Standalone school hall.
- Separate carpark with 72 spaces.
- Kiss and drop zone along Nirmal Street.
- Open play space including sports courts and sports field.
- Public domain works.

The proposed site access arrangements are as follows:

- Main pedestrian entrance to be located off Nirmal Street.
- Kiss and drop zone proposed along Nirmal Street.
- Onsite parking access via Nirmal Street.

Figure 2 provides an extract of the proposed site plan.

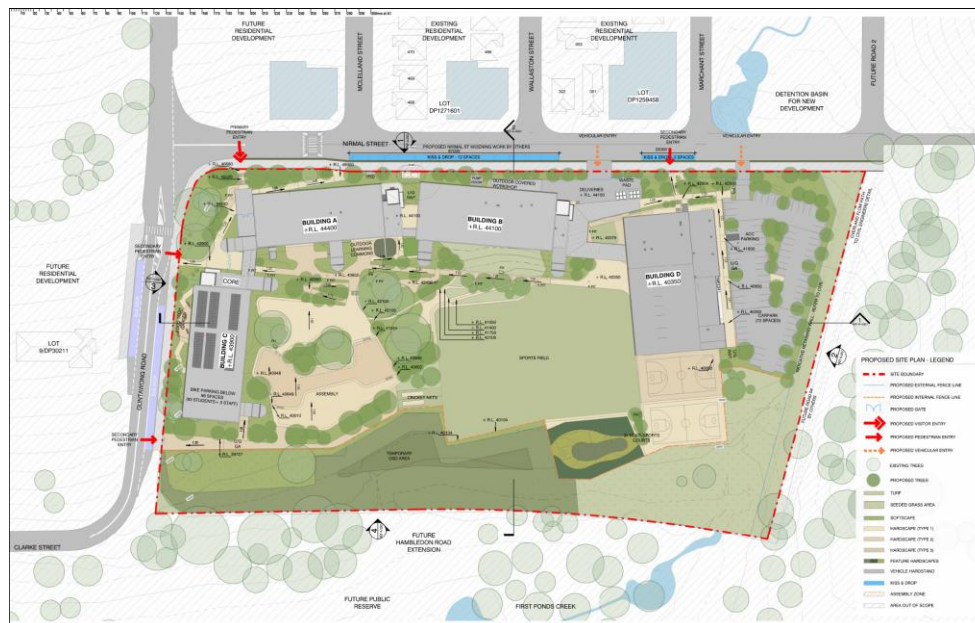


Figure 1 - Site Plan for Stage 1

2.3 Site Description

The site is known as 201 Guntawong Road, Tallawong, NSW, 2762 (the site), and is legally described as part of Lot 1 in Deposited Plan 1283186. The site is located at the corner of Guntawong Road and Clarke Street, Tallawong and is approximately 4 hectares in area. The site has an approximately 100-metre-long frontage to Guntawong Road along its northern boundary. Nirmal Street provides a partial frontage along the eastern boundary of the site with plans to extend Nirmal Street to provide a future connection to Guntawong Road. The site is predominantly cleared land and consists of grassland with several patches of remnant native vegetation particularly within the northern portion of the site. As a result of precinct wide rezonings, the surrounding locality is currently transitioning from a semi-rural residential area to a highly urbanised area with new low to medium density residential development with supporting services. The site is located approximately 1.5km to the north west of Tallawong Metro Station and is also serviced by an existing bus stop along Guntawong Road.

An aerial image of the site is shown at **Figure 2**

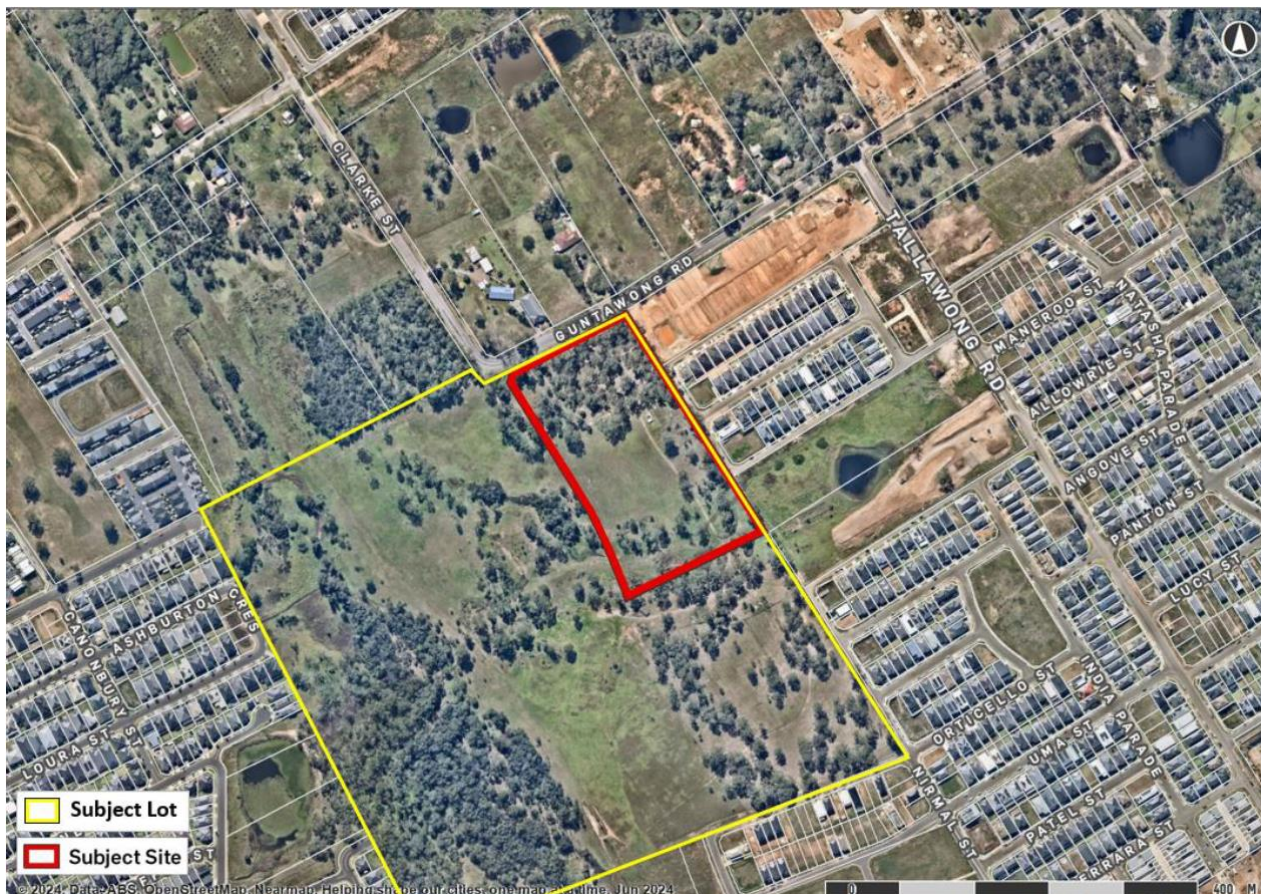


Figure 2 – Site Aerial

3. Construction & Environmental Management Plan

Prior to the commencement of any construction work, a Construction Environmental Management Plan (CEMP) is to be prepared by the Main Works Contractor and provided to the Crown Certifier. The CEMP must be prepared in accordance with the Mitigation Measures for the Review of Environmental Factors, and with the approved plans and supporting documentation.

During the construction phase, the Main Works Contractor will be responsible for ensuring all relevant personnel, including contractors and their subcontractors are aware of these mitigation measures and the requirement to undertake the works as per these mitigation measures.

3.1 Crown Certificate

The Main Works Contractor will be responsible for ensuring a Crown Certificate under Section 6.28 of the *Environmental Planning and Assessment Act 1979* is to be obtained by a registered Certifier prior to any work commencing.

3.2 Construction Program

The current approximate construction program milestones of the proposal are provided in **Table 1**. A detailed construction program for the proposal will be developed by the Main Works Contractor.

Table 1: Construction Program Milestones

Milestone	Start	Finish
Construction Contract Award	Jun 2025	Jun 2025
Site Establishment	Jun 2025	Jul 2025
Civil and Bulk Excavation Works	Sep 2026	Dec 2026
Main Works Construction	Nov 2025	Nov 2026
Site Demobilisation	Dec 2026	Dec 2026

3.3 Hours of Work

The undertaking of any construction work, including the entry and exiting of construction and delivery vehicles at the site, will be restricted to the following standard work hours:

- a) Monday to Friday inclusive: Between 7:00am to 6:00pm;
- b) Saturday: Between 8:00am to 1:00pm; and
- c) Sunday and Public Holidays: No work permitted.

Out of hours works can be undertaken during the following periods, as needed:

- a) Saturday 1pm to 5pm.

Provided noise levels do not exceed the existing background noise level plus 5dB, works may also be undertaken during the following additional work hours:

- a) Mondays to Friday inclusive: Between 6:00pm to 7:00pm; and
- b) Saturday: Between 1:00pm to 4:00pm.

Construction work may be undertaken outside of the standard and additional work hours outlined above, but only if

notification has been given to the occupiers of any land within a minimum of 80 metres of the site boundaries before undertaking the work or as soon as is practical afterwards, and only if it is strictly required:

- a) By the police or a public authority for the delivery of vehicles, plant or materials; or
- b) In an emergency to avoid the loss of life, damage to property or to prevent environmental harm; or
- c) Where the works are completely inaudible at the nearest sensitive receiver; or
- d) For the delivery of oversized equipment or structures that police or other authorities determine require special arrangements to transport along public roads; or
- e) For the delivery, setup and removal of construction cranes, where notice of the crane related works is provided to Council and affected residents at least seven days prior to the works; or
- f) maintenance and repair of public infrastructure where disruption to essential services, required system conditions (such as low-flow conditions for sewers) and/or considerations of worker safety do not allow work within standard hours; or
- g) public infrastructure works where work outside the recommended standard hours is supported by the affected community to shorten the length of the project; and

Where it is demonstrated and justified for the need to work outside the recommended construction hours. Except in emergencies, these circumstances are not to be interpreted as endorsement for work outside the recommended standard hours and should be justified in each case. Work schedule convenience or project expedience is not considered sufficient justification.

3.4 Stakeholder & Community Consultation

3.4.1 Works Notifications

Prior to the commencement of any construction work, the Main Works Contractor will be responsible for providing written notice to Council, DoE Statutory Planning Post Approval Team and the occupiers of any land within a minimum of 80 metres of the site boundaries. The notice must outline the works to be undertaken, the expected timing for commencement and expected timing for completion of construction works. A minimum period of 48 hours notification prior to the commencement of any construction work shall be given.

3.4.2 Disputes and Complaints

During construction works, the Main Works Contractor will be responsible for ensuring all complaints are managed in accordance with DoE's Community Participation Plan. On receiving a complaint, it is to be recorded and provided to the relevant DoE Project Director/Asset Manager and reviewed to determine whether issues relating to the complaint can be resolved, avoided or minimised. A response approved by the relevant DoE Project Director/Asset Manager shall be provided to the complainant within 14 days of receiving the complaint explaining what remedial actions (if any) were taken.

3.5 Site Establishment

The Main Contractor will be responsible for establishing a safe work site that mitigates the impacts of construction on the locality, community and/ or environment.

3.5.1 Site Security and Fencing

The perimeter of the construction site will be secured with either a Class A or Class B hoarding system to prevent unauthorised access and to mitigate the environmental impacts of construction works on the public and local surroundings. The Main Works Contractor will be responsible for ensuring the condition of the hoarding is maintained throughout the duration of construction works.

3.5.2 Site Access

Pedestrian and vehicle access points to the construction site to the construction site are to be clearly designated, signposted and controlled for authorised access only.

3.5.3 Site Noticeboard

Prior to the commencement of any construction work, The Main Works Contractor will ensure a site notice board must be located at eye level at the entrance or other appropriate location at the site in a prominent position for the benefit of the community. The site notice must be displayed throughout the entire construction period, be A1 sized, durable, weatherproof and include the following information:

- d) 24-hour contact person for the site manager;
- e) Telephone and email addresses;
- f) Site works and timeframes; and
- g) Details of where accessible project information can be sourced.

3.5.4 Site Amenities

The site will provide facilities for workers including meals rooms, change rooms, and toilets. The Main Contractor will be responsible for ensuring the site amenities are clean, safe, accessible and in good working order.

3.5.5 Services and Utilities

All services and utilities in the construction area must be appropriately disconnected and reconnected as required. The Main Works Contractor is required (if necessary) to consult with the relevant authorities to determine disconnection and reconnection requirements. Where services or utilities are found not to be adequate to support the works, they are to be appropriately augmented, subject to obtaining any required approvals or permits.

3.5.6 Materials Storage

All materials must be wholly contained within the construction site. The requirements of the Protection of the Environment Operations Act 1997 are to be complied with when placing and stockpiling construction and waste materials, when disposing of waste products and during any other works likely to pollute drains or watercourses.

The use and storage of hazardous materials and dangerous goods, including petroleum, distillate and other chemicals, shall be in accordance with the relevant legislation including, but not limited to:

- a) Protection of the Environment Operations Act 1997;
- b) Work Health and Safety Regulation 2017;
- c) AS 1940:2017 The Storage and Handling of Flammable and Combustible Liquids; and
- d) Safe Work NSW Code of Practice – Managing Risks of Hazardous Chemicals in the Workplace.

3.6 Site Inductions

The Main Works Contractor will be responsible for ensuring all workers and visitors complete a safety induction prior to entering the worksite. It is recommended that the following information is provided to workers and visitors during the induction:

- a) The layout of the workplace including entries and exists and location of site facilities.
- b) The location of first aid facilities and emergency evacuation procedures.
- c) Site specific rules that must be complied with, e.g. PPE
- d) Hazards a risk specific to the workplace.

- e) Environmental impact mitigation measures.
- f) Safety documentation and management plans specific to the workplace.

3.7 Unexpected Finds, Heritage

3.7.1 Aboriginal Heritage

An Aboriginal Cultural Heritage Assessment and Archaeological Report for the proposed site was completed by Biosis to Support the REF. The investigation determined that the site has Aboriginal archaeological potential and therefore an AHIP is required for excavating of test pit and salvage of artifacts prior to site commencement. In the event of unexpected finds of Aboriginal archaeological remains are discovered during construction activities, the Main Contractor will be responsible for ensuring the following mitigation measures are implemented:

- a) Cease work within the vicinity of the find of Aboriginal archaeological remains.
- b) Notify the DCCCEW in accordance with the NSW National Parks and Wildlife Act 1974.

3.8 Detailed Site Investigation

A Detailed Site Investigation was completed by JBS&G to determine the status of the proposed site. Based on the site history, the site inspection, and field sampling the DSI findings were:

- Bonded ACM impacts identified in the fill profile represent a potentially unacceptable risk to human health receptors. The identified asbestos impacts require remediation/management prior to activity at the site;
- Waste materials in fill identified and will require removal and off-site disposal.

Remediation and full report is submitted by JBS&G.

In the event of unexpected finds of suspect materials during construction activities, the Main Contractor will be required to cease work within the vicinity of the suspect materials and managed in accordance with Safe Work NSW and NSW EPA requirements.

3.9 Groundwater

A Geotechnical Investigation of the site was completed by JBS&G to support the REF. As outlined in the report, the DSI Groundwater assessment findings were:

- Copper in a concentration exceeding adopted criteria protective of 95% of species in freshwater were detected in groundwater, however, the concentrations are considered to most likely reflect background conditions within the hydrogeological setting of the site.
- Comparison of surface water analytical results with the adopted health screening and recreational criteria adopted has not identify the occurrence of surface water impacts presenting a significant risk to future site users. It is considered that the heavy metal concentrations within the surface water do not pose a health risk and the water can likely be irrigated or used for dust suppression on the site.

It is considered that the site can be made suitable for the proposed high school use subject to preparation and successful implementation of an appropriate Remedial Action Plan (RAP) to address the areas of concern outlined above.

Should any groundwater be encountered during construction works, works are to cease immediately. In the event that groundwater needs to be removed, an approval will be required under the Water Management Act 2000. This will require an application for a water supply works approval to be submitted to the NSW Natural Resources Access Regulator (NRAR) for assessment and determination. Council is to be contacted to determine the appropriate measures for the management and disposal of the groundwater.

3.10 Soil Salinity

From the Detailed Site Investigation completed by JBS&G the Salinity potential findings were as following: The Salinity Potential in Western Sydney Map (DIPNR 20039) indicates that the site exists within an area of 'moderate salinity potential'. Areas with this classification exhibit scattered scalding and indicator vegetation, but soil concentrations have not been mapped. Saline areas are identified as potentially existing within these areas.

3.11 Tree Protection

An Arboricultural Impact Assessment for site was prepared by Arborsaw in support of the REF. As outlined in the report, no heritage listed trees were identified and no endangered species associated with any locally relevant critically endangered ecological communities were observed on the site. A total of 330 trees were observed located on the site of which a recommendation of 30% of trees are to be retained. During construction the Main Works Contractor will be required to implement the following mitigation measures including, but not limited to:

- a) Establish Tree Protection Zones (TPZs) for the trees recommended for retention.
- b) Ensure a certified Arborist is present to supervise and monitor any excavation, trenching, or compacted fill placement with the TPZ of retained trees.

3.12 Noise and Vibration

An Acoustic Report for the site, inclusive of Construction Noise and Vibration Criteria, has been prepared by Acoustic Studio to support the REF. Based on Acoustic Studios assessment, levels of construction noise and vibration are expected to meet the criteria. The Main Works Contractor will be responsible for ensuring compliance with relevant legislation and standards and implementing the recommended mitigations measures outlined in the Acoustic Report during the construction including:

- a) Scheduling, Duration and Respite Periods
- b) Alternative construction methodology or equipment
- c) Noise Barriers or Screening
- d) Design access routes to minimise construction noise impact
- e) Communication
- f) Complaints management.

3.13 Construction Traffic and Pedestrian Access

A Traffic Access and Impact Assessment (TAIA) for the site, inclusive of a Preliminary Construction Traffic Management Plan, was prepared by SCT in support of the REF. As outlined in the report, construction of the proposed new high school will generate construction traffic that has potential to have an impact on roads infrastructure, the surrounding land uses and community, and pedestrians. The Main Works Contractor will be responsible for preparing and implementing detailed Construction Traffic Management Plan (CTMP) with consideration to the proposed mitigation measures including, but not limited to:

- a) Construction workers will be discouraged from parking in residential areas. Given that Guntawong Road does not have on-street parking, this may only be required for Nirmal Street and the adjoining local roads currently under construction.
- b) Truck loads would be covered during transportation off-site.
- c) Neighbouring properties would be notified of construction works and timing. Any comments would be recorded and taken into consideration when planning construction activities.

- d) All activities, including the delivery of materials, would not impede traffic flow along local roads.
- e) Materials would be delivered, and spoil removed during standard construction hours.
- f) Avoidance of idling trucks alongside sensitive receivers.
- g) Deliveries would be planned to ensure a consistent and minimal number of trucks arriving at the site at any one time.

3.14 Demolition & Construction Waste

A Construction & Demolition Waste Management Plan (CDWMP) for the site has been prepared by Elephants Foot to support the REF. The Main Works Contractor will be responsible for ensuring compliance with relevant legislation and standards and implementing the recommended contaminated material mitigations measures outlined in the CDWMP during the construction including, but not limited to:

- a) Contaminated material stockpiled on site will be minimised as far as possible and should be stored on HDPE liner, in a bunded location which is protected from inclement weather;
- b) Sediment fences should be installed around the base of stockpiles and the stockpiles should be covered. Where excavated material requires validations, samples should be taken for NATA laboratory testing as per the requirements of the contamination
- c) Any trucks carrying contaminated materials should be securely and completely covered immediately after loading the materials (to prevent windblown emissions and spillage) and must be licensed by the NSW Environmental Protection Authority (EPA);
- d) Decontamination of all equipment prior to demobilisation from the site is important so that contaminated materials are not spread off-site.

3.15 Air Quality and Dust

The Main Contractor will be responsible for ensuring that environmental impacts associated with air quality and dust are mitigated during construction by implementing measures including, but not limited to:

- a) Use of water sprays and dust suppressions during bulk excavation
- b) Stockpiles of excavated materials and building materials to be kept moist or covered.
- c) Cease operation of activities such as sand blasting, spray painting, concrete cutting when wind speeds become excessive.
- d) Ensure diesel equipment is in good condition and smoke emissions minimised and
- e) Ensure haulage vehicles leaving site have loads covered, and where deemed necessary, wheels

3.16 Erosion and Sediment Control

A Civil Report for the site, inclusive of an Erosion and Sediment Control Plan, has been prepared by TTW to support the REF. The Main Works Contractor will be responsible for ensuring compliance with relevant legislation and standards and implementing the recommended mitigations measures outlined in the Civil Report during construction including, but not limited to:

- a) A sediment basin will be required at the lowest point of the site to capture runoff from the construction site and it is likely that this will be designed for future modification to the OSD basin.
- b) Silt fences to prevent silt and waste being washed into neighbouring sites and streets and may be integrated with safety fencing.
- c) Catch drains with hay bales to carry and treat site runoff

- d) Sedimentation basin(s) to be installed at the low point of site excavation.
- e) Shaker grids at the construction site entrance(s) to ensure that vehicles and machinery leave the site with clean wheels.
- f) Pits will have silt protection installed to prevent silt from entering the stormwater system during construction.

4. Construction Mitigation Measures

The mitigation measures to be implemented by the Main Works Contractor during the construction phase of the proposal are summarised in **Table 2** below:

Table 2: Construction Mitigation Measures

Project Stage	Mitigation Measure	Reason for Mitigation	Report Section
Construction	Construction site fencing is to be installed around the construction site. Construction vehicle and pedestrian access points to the construction site are to be clearly designated, signposted and controlled for authorised access only.	To prevent access of authorised personnel on site, protect public safety and ensure only authorised personnel are on site, reducing the risk of accidents or exposure to hazardous conditions.	Section 3.13
Construction	The use and storage of hazardous materials and dangerous goods, including petroleum, distillate and other chemicals, shall be in accordance with the relevant legislation including, but not limited to: Protection of the Environment Operations Act 1997; Work Health and Safety Regulation 2017; AS 1940:2017 The Storage and Handling of Flammable and Combustible Liquids; and Safe Work NSW Code of Practice – Managing Risks of Hazardous Chemicals in the Workplace.	To ensure safe storage, handling and use of hazardous materials and dangerous goods and to ensure compliance with relevant regulatory requirements.	Section 3.5.6
Construction	All materials must be wholly contained within the construction site. The requirements of the Protection of the Environment Operations Act 1997 are to be complied with when placing and stockpiling construction and waste materials, when disposing of waste products and during any other works likely to pollute drains or watercourses.	To ensure compliance with relevant regulation to ensure prevention of contamination of the surrounding environment including pollution of drains or watercourses.	Section 3.16
Construction	Building operations such as brick cutting, mixing mortar and the washing of tools, paint brushes, form-work and concrete trucks shall be undertaken in the construction site in a location so as to prevent air, land or water pollution.	To prevent environmental impacts as a result of construction activities.	Section 3.15
Construction	All equipment and machinery shall be secured to prevent against vandalism outside of construction hours.	To prevent access and subsequent vandalism of machinery and equipment by authorised personnel on site.	Section 3.5.1
Construction	A spill containment kit will be available at all times. All personnel will be made aware of the location of the kit and trained in its effective deployment.	To ensure the safety and wellbeing of all site personnel and prevent environmental pollution and contamination as a result of the hazardous materials.	Section 3.6
Construction	A copy of the approved and certified plans, specifications and technical documentation shall be kept on site at all times and shall be available for perusal by any authorised regulatory authority.	To ensure regulatory compliance and transparency	Section 3.5

Construction	All contractors must meet all workplace safety legislation and requirements.	To ensure regulatory compliance and prevent legal disputes	Section 3.5
Construction	The work site is to be left tidy and rubbish free each day prior to leaving the site and at the completion of works.	To ensure the work site is clean and safe, preventing pollution and deterring vermin.	Section 3.5
Construction	All construction lighting shall not cause a nuisance to adjoining neighbours.	To prevent disruption to the surrounding residence.	Section 3.5

5. Conclusion

5.1 Statement of Environmental Impacts

Based on the identification of potential issues, and an assessment of the nature and extent of the impacts of the proposed activity, it is determined that:

- The extent and nature of potential impacts are medium and could have significant impact on the locality, community and/ or environment.
- Potential impacts can be appropriately mitigated or managed to ensure that there is minimal impact on the locality, community and/or the environment.

Subject to the adoption of the mitigation measures outlined in this Preliminary Construction and Environment Management Plan, the proposed activity can be appropriately managed to ensure minimal impact on surrounding community during construction.

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