

PRELIMINARY CONSTRUCTION MANAGEMENT PLAN – Burramys Road, Perisher NSW



Source: Six Maps accessed 17 Dec 2020 and Blend ESQ – site photographs taken 25 Oct 2020.

Car Parking and Access

Construction workers are to follow road rules and obey signage for car parking. Limited parking will be available within the driveways to the construction site. Excess vehicles would park in the public car parking at Perisher Ski Resort (during the construction period). Vehicles are not to block access to Burramys Road or adjoining properties.

Toilet Facilities

One light portable toilet would be provided. It would be bolted to the site shed, on flat ground and in a location accessible for maintenance.

Fencing

During the summer period – a 1.8m chain link construction fence would be used to restrict access to the construction site. During the winter period, semi permanent posts would be installed with para-web fencing, in consultation with Perisher Ski Resort, in order maintain fencing to demarcate the site as snow levels fluctuate.

Introduction

This Construction Management Plan (CMP) has been prepared for the construction of a proposed ski lodge at Burramys Road, Perisher NSW, in general accordance with Schedule 1 of the *Perisher Range Resorts Master Plan* (PRRMP), NSW National Parks and Wildlife Service (NPWS) Kosciuszko National Park, 2001.

This preliminary version of the CMP will be amended as necessary following the approval process.

CMP Objective

A CMP is not required by the PRRMP, as the proposed ski lodge is not a ‘major development’, however has been prepared to compile environmental compliance requirements and to communicate agreed control measures to any persons with an ability to influence or impact on the environment, during the construction phase.

Construction Period

Construction will only occur during the summer period (end of October long weekend through to 30 May). No construction activities will occur during the winter period (1 June to October long weekend inclusive).

Construction Hours

Construction hours are strictly limited to the above construction period:

- Monday to Saturday – 7am to 6pm
- Saturday – 8am to 3pm
- Sundays and Public Holidays – 8am to 3pm (during the COVID-19 extension of construction hours). All feasible and reasonable measure to minimise noise must be in place. No rock breaking or hammering, sheet piling or pile driving, or similar activities would be undertaken on these days.

Emergency procedures, e.g. to control dust or sediment may be carried out outside these hours, as required. Written consent to vary these construction hours would be required from the Principal Certifier.



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Key Site Personnel

- Builder – Eastbourne Builders Pty Ltd – Mark Tarasenko – 0432 103 565
- Principal Certifier – Illawarra Building Certifiers Pty Ltd – Peter Burgess - 0403 707 124
- Property Owner – Steven House – 0405 125 701

Prior to any work, display a sign in a prominent, visible position at the front of the site with contact details.

Employee Induction and Contractor Management

Eastbourne Builders Pty Ltd is responsible for the environmental performance of works carried out on its behalf. All employees and contractors working onsite are to be inducted into this CMP by:

- Reading this CMP; and
- Undertaking a site walkthrough with the builder to locate specifics, e.g., storage, access, controls.

Individual records of the induction into the CMP shall be kept via a site diary or induction log and will include the employee or contractor name, company, date, acceptance of CMP and signature.

The builder will supervise and monitor works during the construction phase, in order to ensure compliance with this CMP and legislation.

Interested Parties

Those parties with an interest in the environmental performance of site are listed below.

Interested Party	Needs and Expectations
Mark Brown, Senior Planner Alpine Resorts Team / Regional Assessments Department of Planning, Infrastructure and Environment (DPIE) T – 02 6448 8504 M – 0428 441 003	Compliance with consent conditions Key regulator for the site for development Aboriginal heritage – shared with Heritage NSW
Ryan Petrov, Manager, Southern Ranges Services, Southern Ranges Branch National Parks and Wildlife Service (NPWS) T – 02 6450 5629 M – 0408 225 528	Protection of native flora and fauna Contractor access and road use Utilities
Adam Galvin, Mountain Planning Manager – Australia Vail Resorts - Perisher M – 0421 509 307	Effective site controls Position communication with resort and neighbours
NSW Environmental Protection Authority 02 9995 5000 (Main Switchboard) 131 555 (Environment Line)	Notifiable pollution incident reporting Key regulator for the site for protection of the environment
Goulburn Public Health Unit for Southern NSW Local Health District 02 4825 4944 (Business Hours) 02 6080 8900 (After Hours)	Notifiable pollution incident reporting (ask for 'Public Health Officer on call')
SafeWork NSW 13 10 50	Notifiable pollution incident reporting
Fire and Rescue NSW 02 9265 2999	Notifiable pollution incident reporting
Heritage NSW 02 9873 8500	Historic heritage and archaeology Aboriginal heritage – shared with DPIE
LAOKO (Looking After Our Kosciuszko Orphans) 02 6456 1313	Supervise excavation near wombat burrow Report Injured Wildlife
Eastbourne Builders - Employees and Contractors	Environmental performance, compliance, avoidance of wilful or negligent pollution
Neighbours – Alpine Church, Perisher and residential neighbours	Environmental performance – water quality, noise, hours of construction, air quality, access and traffic

Complaints

Any person receiving a complaint is to:

- Write down the date, time, complainant name and phone number and details about the complaint (i.e., who, what happened, when, where and how);
- Immediately inform their Manager and the Builder;
- If the complaint is notifiable or of a serious nature, the Builder is to inform the Principal Certifier and Property Owner immediately;
- If the complaint relates to a Notifiable Pollution Incident, the protocol below must be followed;
- Take immediate action to resolve issues or concerns directly and within 24 hours; and respond verbally and in writing to the complainant;
- Take immediate action to prevent reoccurrence of the issue.

Emergency Management

Call Emergency Services (000) in the event of an emergency you cannot control, e.g. fire, fire/flood involving chemicals, major chemical spill etc.

Notifiable Pollution Incident Protocol

A Notifiable Pollution Incident is pollution occurring in the course of an activity that causes or threatens material harm to the environment (whether on or offsite).

Immediately after the emergency, the following people have a duty to notify a pollution incident– the person or employee carrying out the activity, the employer (Eastbourne Builders, or its external providers) and the Property Owner. Notification must occur in this order (see phone numbers in Interested Parties):

1. NSW Environment Protection Authority (Environment Line)
2. Ministry of Health via the Goulburn Public Health Unit (Southern NSW LHD)
3. SafeWork NSW
4. National Parks and Wildlife Service (NPWS)
5. Fire and Rescue NSW (only if not previously called to attend the Emergency).

Dust Suppression

Construction activities must be carried out in a manner that will minimise the generation of dust.

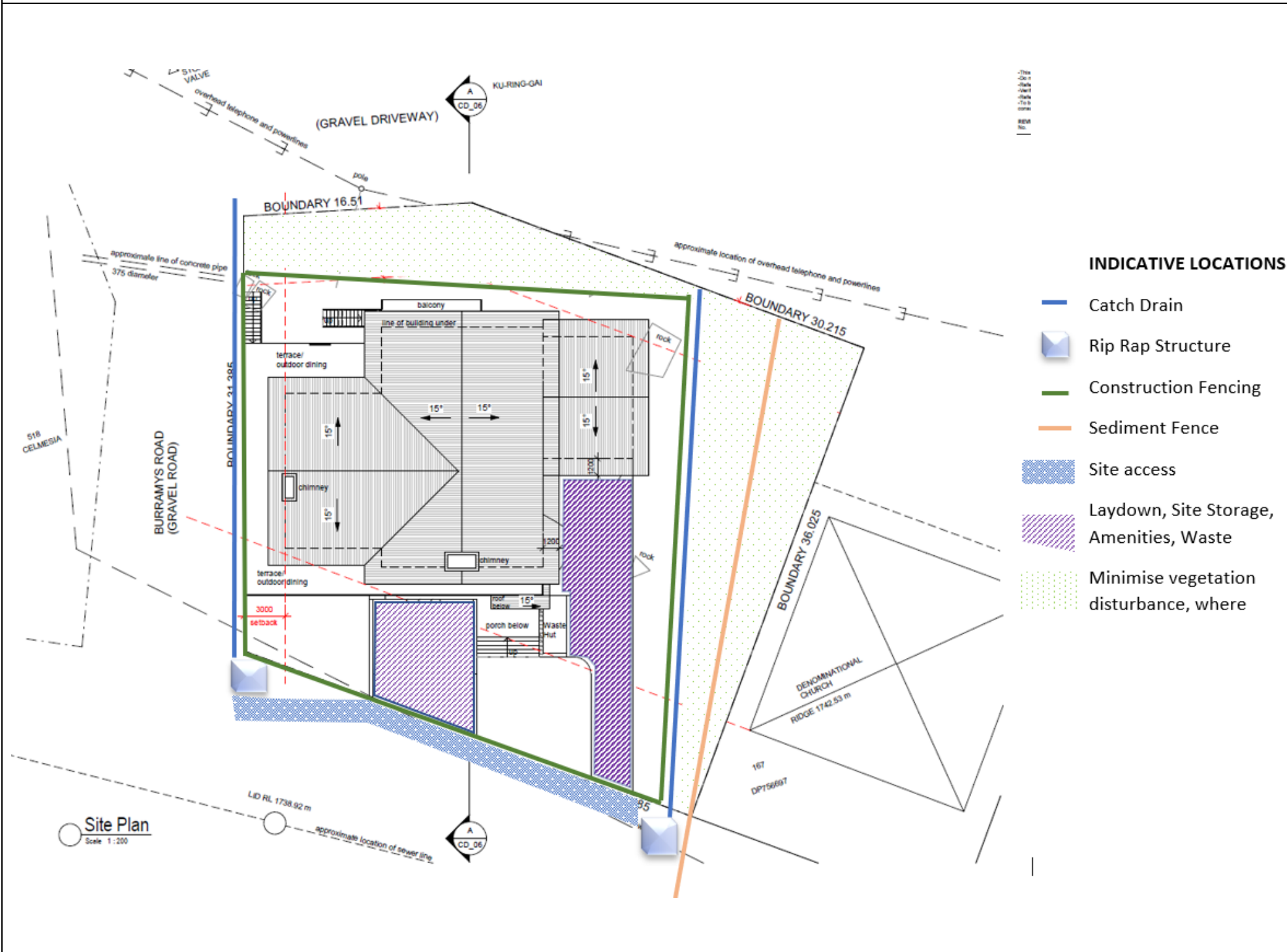
Trucks which are entering and leaving the premises and carrying loads must be sealed or covered at all times, except during loading and unloading.
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Where necessary, cover any temporary stockpiles with tarps and/or use a fine mist hose to minimise dust generated from unsealed surfaces, during high winds.

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Sediment and Erosion Controls

- Two stormwater catch drains are to be installed prior to excavation works along the:
 - north-western boundary of the site, within the road kerb, to divert upslope stormwater runoff to an engineered temporary rip rap structure; and
 - south-eastern boundary of the site, approximately 3m south-east of the proposed driveway, to divert stormwater runoff to an engineered temporary rip rap structure.
- A sediment fence is to be installed along the south-east boundary of the site prior to excavation works, inset from the boundary, and extending at least 5 m to the south-west of the property boundary (past the rip rap structure) to prevent sediment laden surface water from leaving the site.
- Works should not be scheduled when heavy rainfall is forecast and works involving soil disturbance should not take place during heavy rainfall periods (other than work necessary to stabilise sediment/erosion controls).
- Sediment controls are to be maintained at regular intervals, to ensure they continue to be available to filter stormwater runoff and capture sediments.
- Upon completion of the development, sediment fencing is to remain until the site is stabilised with grass or other landscaping.



Site Access

Vehicular access will be from Burramys Road to the north-west of the site. Aggregate will be laid in the location of the proposed driveways, in order to minimise tracking of mud and dust generation.

Loading and Unloading Vehicles

Vehicles are to enter the construction site to load and unload, during construction hours. Materials are not to be delivered onto any surface outside the property boundary. Deliveries will be staged throughout the project to ensure sufficient room is available to store all materials on the site.

Protection of Existing Infrastructure

Any existing damage to Perisher’s infrastructure (e.g. gravel road, stormwater drainage, utilities) must be notified to Perisher, prior to commencement of works. Adequate measures to protect Perisher’s assets is required during works and any damage is to be reported and rectified immediately.

Vegetation and Habitat Management

Any vegetation to be retained should be demarcated with para-web fencing and signage, prior to any vegetation clearing and excavation works and for the duration of the construction period.

Excavation in the vicinity of the wombat burrow onsite is to be overseen by an ecologist or a representative of LAOKO.

Preventing spread of Phytophthora

Phytophthora cinnamomi is a water mould that thrives in warm moist soils. It attacks the roots of plants, causing them to rot. Prior to each entry into the Kosciuszko National Park, workers and contractors are to thoroughly clean:

- earth moving equipment
- tyres and body of vehicles
- boots and clothing

so they are visibly free of soil, vegetation, rocks and gravel.

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<div>Waste Management and Records</div> <p>Waste Control Measures are outlined in this CMP. It is a requirement to keep accurate written records such as:</p> <ul style="list-style-type: none">Who transported the waste (company name, ABN, vehicle registration and driver details, date and time of transport, description of waste);Copies of waste dockets/receipts for the waste facility (date and time of delivery, name and address of the facility, its ABN, contact person)All wastes (including recyclables) shall be stored in bins with a lid. The bins themselves and their lids shall be secured to ground or other fixed structures to prevent wind-blown receptacles and litter.Wastes are to be transported in covered load, via ute or truck to recycler or via skip bin to landfill. <div>Tool Operations and Cleaning</div> <p>Tool operation and washing of tools must be carried out in a location and manner, where discharge or wastes are not able to enter the stormwater drainage system.</p> <div>Groundwater Seepage</div> <p>There is potential for groundwater to seep into the basement excavations. The seepage water should be controlled by draining it to a temporary sump in the excavation floor, from where it can be pumped or led off to the local stormwater system.</p> <div>Earthworks</div> <div>Site Activities</div> <ul style="list-style-type: none">Excavation of topsoil and fill layers.Excavation of virgin excavated natural materials (VENM) for basement level, service trenches and footings. <div>Transport Method and Controls</div> <ul style="list-style-type: none">Excavator to be delivered via truck.Rigid truck and dog trailer combination (approx.12T) for excavated material. <div>Site Control Measures and Equipment</div> <ul style="list-style-type: none">Some parts of the site contain up to 0.20 m of topsoil. Where possible, retain topsoils onto in a covered stockpile for later reuse in landscaping.Fill containing minor construction debris including plastic and metal was encountered to about 0.45 m depth in Pit 1 located near the upslope corner of the lot. Monitor this area during excavation for unexpected finds.Investigate further the buried small tunnel-like structure exposed at Pit 7 location, as it is unclear whether this is an operational utility or not. As it is within about 0.5 m depth of current surface level, and within the proposed building envelope, it will need to be re-routed or else removed and capped upstream. Monitor this area during excavation for unexpected finds and potential historical archaeological items.Excavated VENM is to be transferred directly from excavator to truck for beneficial reuse offsite. If a stockpile is temporarily required onsite, cover with tarps and ensure sediment fencing is in place downslope to capture any runoff from the stockpile.Follow the Unexpected Finds Protocol in this CMP for previously unidentified asbestos, soil contamination, heritage items or human skeletal remains. <div>Waste Control Measures</div> <ul style="list-style-type: none">Obtain a written VEMM classification for the excavated materials and seek beneficial reuse for the materials locally, where possible. <p>The following preliminary waste classifications are to be confirmed during excavation, prior to disposal:</p> <ul style="list-style-type: none">Fill materials (excluding ACM) - <i>General Solid Waste (non-putrescible)</i>.Building wastes (excluding any soils or ACM) – <i>Pre-classified General Solid Waste (building and demolition waste)</i>.	<div>Unexpected Finds Protocol</div> <p>Works are to cease immediately, until the relevant agency or specialist consultant provides direction, in writing, to recommence works.</p>	
	<div>Contaminated Soils,</div> <p>e.g. buried containers, soil staining, sewerage or odour.</p>	<p>If contamination of excavated materials is suspected, cease work immediately and restrict access to the suspected contaminated soils.</p> <p>Engage a Certified Environmental Practitioner (Site Contamination) to undertake soil testing to determine the extent of contamination and classification of any waste materials.</p> <p>Wastes are to be transported by a licensed waste transporter and disposed to a waste facility licensed to accept the waste.</p>
	<div>Asbestos,</div> <p>e.g. fragments, building rubble.</p>	<p>If fill materials onsite are suspected asbestos containing materials (ACM), cease work immediately and restrict access to the area.</p> <p>Engage a licensed asbestos assessor to determine the presence and extent of ACM contamination.</p> <p>Depending on the nature and extent of contamination, a licensed asbestos removal contractor may be required to remove the ACM from the fill materials and arrange for the ACM to be disposed as ‘Special Waste’ to a licensed waste facility.</p> <p>If the ACM cannot be segregated from the fill materials, the fill material will be classified as ‘Special Waste’.</p> <p>Soil testing to also confirm the waste classification of the soils would be required, per the procedure above.</p> <p>Wastes containing ACM must be handled to prevent the release of airborne fibres (e.g. double bagged or a lined and covered truck), transported by a licensed waste transporter and disposed to a licensed waste facility.</p>
	<div>Suspected skeletal (bone) remains</div>	<p>In the event that skeletal remains are encountered during excavation, stop work immediately and restrict access to that part of the site. Treat with care and urgency, as bones have the potential to be human remains.</p> <p>If it is immediately obvious they are human remains, contact the NSW Police immediately and prior to seeking specialist anthropological advice.</p> <p>Otherwise, engage a qualified forensic or physical anthropologist to determine whether the bones are human or non-human, and to determine how old they are – then follow their advice for next steps.</p>
	<div>Heritage (Non-Aboriginal) – substantially intact artefact deposits or other ‘relics’ of state or local significance.</div>	<p>If archaeological resources need to be disturbed it is important they are adequately investigated and recorded first, as they can provide important information about earlier cultures or use of a place by early settlers (note: Aboriginal cultural heritage is dealt with below).</p> <p>Historical Archaeologists study many types of physical evidence to determine potential heritage significance:</p> <ul style="list-style-type: none">Buildings (both ruined and standing)Engineering works and structures such as wells, mine shafts and bridgesObjects of household use such as crockery, bottles, personal effects and toysMachinery and tools. <p>An historical archaeological ‘site’ is an area of land which is the location of one or more archaeological ‘relics’.</p> <p>If potential heritage items are uncovered during excavation activities, works should cease immediately and access to that area should be restricted. A Historical Archaeologist should be engaged as soon as possible to undertake an Archaeological Assessment Report, and advise next steps.</p> <p>Heritage NSW is the relevant agency for further information (02) 9873 8500 per the <i>Heritage Act 1977</i>.</p>
<div>Heritage (Aboriginal) – suspected Aboriginal objects e.g. stone tool artefacts, shell middens, burials etc.</div>		<p>In NSW an Aboriginal Heritage Impact Permit (AHIP) is required to harm an item of Aboriginal heritage.</p> <p>If ‘Aboriginal objects’ such as stone tools, stone flakes, shell middens are identified during excavation activities, works should cease immediately to prevent damage to the objects, and access to that area should be restricted.</p> <p>An Archaeologist should be engaged as soon as possible to undertake an assessment (likely in consultation with Registered Aboriginal Parties), and advise next steps.</p> <p>Heritage NSW (02) 9873 8500 and DPIE share responsibilities for protection of Aboriginal heritage, per the <i>National Parks and Wildlife Act 1974</i>.</p>

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Other Materials and Chemicals Management							
Site Activities	Transport Method and Controls		Site Control Measures and Equipment		Waste Control Measures		
Hazardous Chemicals e.g. fuel, paint, driers, varnish, adhesives, sealants, gas cylinders, etc.	<ul style="list-style-type: none">Delivery via ute or truck in accordance with the <i>Dangerous Goods (Road and Rail Transport) Regulation 2014</i> and <i>Australian Code for the Transport of Dangerous Goods by Road & Rail</i> (ADGC) (NTC, 2020 - Edition 7.7).Most chemical quantities are likely to meet the definition of ‘limited quantities’.		<ul style="list-style-type: none">No storage of bulk quantities onsite.Spill kits to be readily accessible to clean up spills.Limited quantities are to be clearly labelled, stored inside site shed (or other suitable location), closed and within secondary containers to prevent leaks to soil or surface water.Segregate from incompatible chemicals.Segregate from combustible materials.Store per Safety Data Sheet (SDS) instructions, including safety precautions and response to fire.Any cleaning of tools is to be carried out offsite where possible, or away from drainage lines, road or pavements.		<i>Waste Classification: Hazardous Waste</i> Empty Dangerous Goods Containers, having previously contained a substance of Class 1, 3, 4, 5 or 8 within the meaning of the ADGC, or a substance to which Division 6.1 applies, from which residues have not been removed by triple rinse washing or vacuuming. Dispose to Cleanaway or similar to ensure containers are triple rinsed, prior to disposal to landfill. <i>Waste Classification: General Solid Waste (Non Putrescible)</i> Fully cured and dried residues of resins, glues, paints, coatings and inks.		
Cement	<ul style="list-style-type: none">Delivery via cement trucks with a landline.		<ul style="list-style-type: none">Distribution via a landline.Spread via concreting contractor.Line a depression (that cannot drain offsite) at the front of the site to clean equipment, empty cement trucks and then recycle cured waste.		<i>Waste Classification: General Solid Waste (Non Putrescible) – Building and Demolition Waste</i> Dried waste concrete to be taken to a concrete recycling facility if possible, otherwise landfill.		
Bulk Materials e.g. sand, landscaping soil, mulch etc. e.g. coarse gravel, rip rap etc.	<ul style="list-style-type: none">Covered load delivery via rigid tipper truck.		<ul style="list-style-type: none">Stockpiles are to be covered during high winds to minimise windblown dust.		None expected – employ conservative estimates when ordering supplies.		
Building Materials e.g. see further details below.	<ul style="list-style-type: none">Delivery via rigid truckPallets, wrapped or loose		<ul style="list-style-type: none">Materials are to be stored within the site, in designated laydown areas.		Limited waste expected – employ conservative estimates when ordering supplies. <i>Waste Classification: General Solid Waste (Non Putrescible):</i> <ul style="list-style-type: none">Wood waste – timber offcuts and pallets.Building and demolition waste – brick, paver and pipe offcuts. Reuse or recycle where possible, otherwise dispose to landfill.		
Landscaping Materials e.g. bricks, pavers, timber, plants, geotextile fabric (sediment fencing) etc.	<ul style="list-style-type: none">Delivery via rigid truckBricks, pavers and timber on pallets or in wraps.Plants may include tubes, small/large pots, mature trees.		<ul style="list-style-type: none">Materials are to be stored within the site, in designated laydown areas.		<i>Waste Classification: General Solid Waste (Non Putrescible):</i> <ul style="list-style-type: none">Wood waste – timber offcuts and pallets.Building waste offcuts.Empty plastic pots.Geotextile material wastes. Reuse or recycle where possible, otherwise dispose to landfill.		
Building Materials		Material	Construction Waste	End of Life	Document Control Version 1 of this Preliminary CMP was developed by Robyn Johnson (<i>B Env Science – Hons</i>) of Blend ESQ in order to meet non-mandatory Schedule 1 of the Perisher Range Resorts Master Plan (PRRMP), NSW National Parks and Wildlife Service (NPWS) Kosciuszko National Park, 2001 (noting this is not a major development). Blend ESQ is not responsible or liable for the accuracy of information (e.g. compliance requirements), or any changes to this CMP post the date of issue of Version 1. Blend ESQ disclaims all responsibility and liability for the interpretation of and/or implementation of (or failure to) of any activities by any person or organisation in relation to this CMP or the site.		
Footings		Steel reinforced concrete	Recyclable	Recyclable			
External walls		Dintel, reinforced concrete	Recyclable	Recyclable			
Lower cladding		Local granite	Recyclable	Recyclable			
Upper cladding		Timber-look aluminium	Recyclable	Recyclable			
Internal walls		Durra Panel	Recyclable	Recyclable			
Internal walls and ceilings		Gyprock	Waste	Waste			
Internal floors		Carpet	Waste	Waste			
Internal floors, ceilings and packing (pallets)		Timber	Recyclable	Recyclable			
Packaging		Cardboard	Recyclable	Recyclable			
Packaging and general plastics		Plastic	Waste	Waste			
Windows		Glass	Recyclable	Recyclable			
					Version and Date	Prepared and authorised by	Summary of Changes
Roofing and general metal		Metal	Recyclable	Recyclable	Version 1 – 18 Dec 2020	Robyn Johnson, Director – Blend ESQ	Preliminary CMP for review by client.