

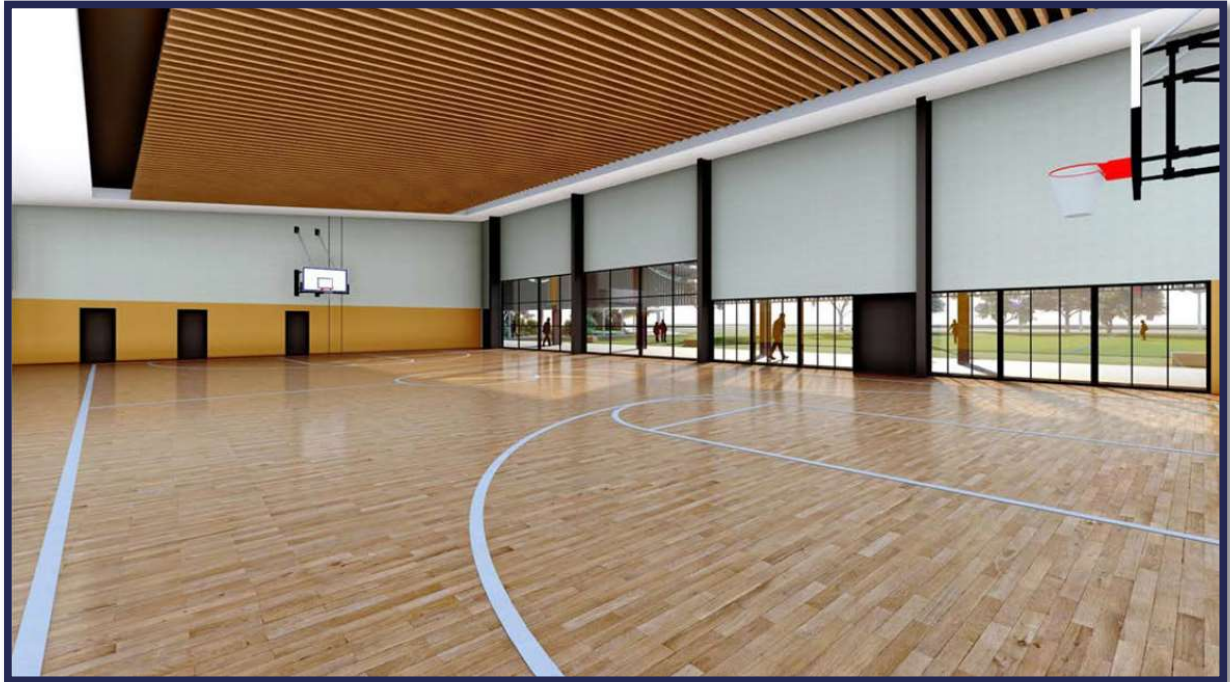
Hunter River High School

Preliminary Construction Environmental Management Plan

Prepared by The APP Group on behalf of School Infrastructure NSW

Rev 01

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1. Project Background

1.1. Introduction

Hunter River High School is situated within the Port Stephens Local Government Area (LGA) in the township of Heatherbrae and is located near Irawang High School. Hunter River High School had enrolment of 842 students in 2022 and attracts students primarily from public schools in Raymond Terrace, Tanilba Bay, Karuah, Seaham and Salt Ash.

The site is roughly in a trapezium shape with a total site area of 9.15 ha. Access to Hunter River High School is currently focused on Elkin Avenue with staff parking, bus services, Kiss and Drop as well as pedestrian demands occurring along the frontage of the school.

The site in its surrounding locality and context is shown in Figure 1.



Figure 1 – Site Locality Plan

2. Proposed Project Works

2.1. Overview

The project is an upgrade of Hunter River HS to meet EFSG Stream 6 core facilities. This entails additional new general learning spaces including support classes and refurbishment of existing general learning spaces. In line with this, external works will require to be planned and developed that includes the public domain, transport & traffic and parking. The Development Application/REF is for the alterations and additions to Hunter River High School to upgrade existing facilities and provide additional modern learning areas to facilitate education delivery to students.

2.2. Demolition and Construction Works

The project scope including costs and timing have now been finalised for this first stage of work. This stage of work has been informed by priorities identified by stakeholders focusing on the provision of the following:

- ▶ Provision of 8 new support classrooms including new Emotionally Disturbed (ED) and Behaviourally Disturbed (BD) classrooms.
- ▶ New administration building
- ▶ New gymnasium
- ▶ External works to create new access road and car parking
- ▶ Core Facility Upgrades - Refurbishment to existing nominated classrooms
 - Building H – Computer Lab converted to Food Tech
 - Building C – Hospitality Kitchen converted to Visual Arts Space
 - Building A – Existing Admin Building converted to a Well-Being Hub
 - Building M - new furniture

2.3. Operation

The proposed works will occur during standard school operating hours and will be integrated with the existing educational establishment. The current school operating hours are as follows:

- ▶ Students on site between 8am and 4pm Monday, Tuesday, Wednesday, Thursday and Friday.
- ▶ Note that on Fridays school finishes at 1:50pm, though some students may remain on school site until 4pm.
- ▶ Staff are on site from 7AM to 5PM on Monday to Friday.
- ▶ Occasional school functions and community uses occur outside of these times.

2.4. Building Uses and Design

2.4.1. Gymnasium

The new gymnasium provides an updated facility to service the needs of the current school population. Namely, the proposed building will provide for an undercover space for physical education lessons. This building will also provide a space for school assemblies and productions. The building can be utilised by external groups as a shared community facility in accordance with the NSW Department of Education's Sharing of School Facilities Policy.

The gymnasium is a single-storey building consisting of a basketball court, equipment storage, canteen kitchen, staff room, first aid room and change room amenities. The building has a maximum height of 8.892 meters

above existing ground level on the southern façade, with a 6 degree fall in the roof slant and a step meaning that the northern façade has a ceiling height of 3.1 meters. The building has an overall length measuring 37 meters and an overall width measuring 57.6 meters.

The northern wall will be fitted with two retractable projector screens to support delivery of messages to all persons present at the event. The building will be fitted with lighting, projectors, sound bars and closed-loop hearing technology.

The floor plan and elevation plan are shown in the Figures below.

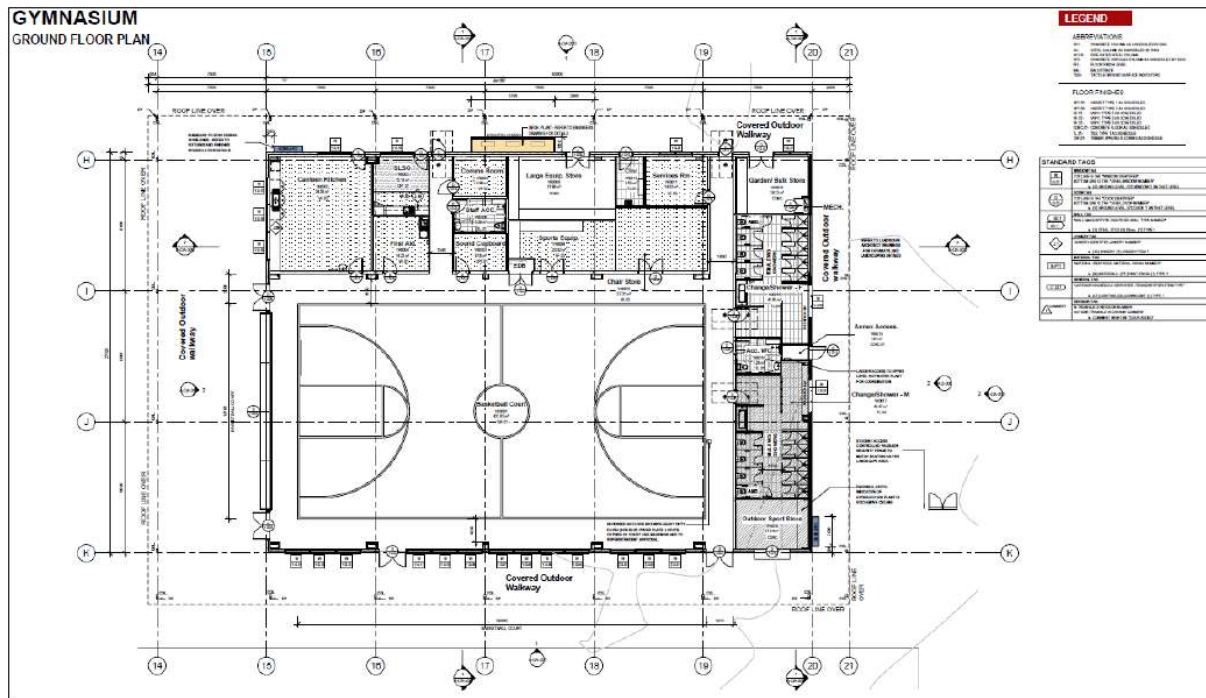
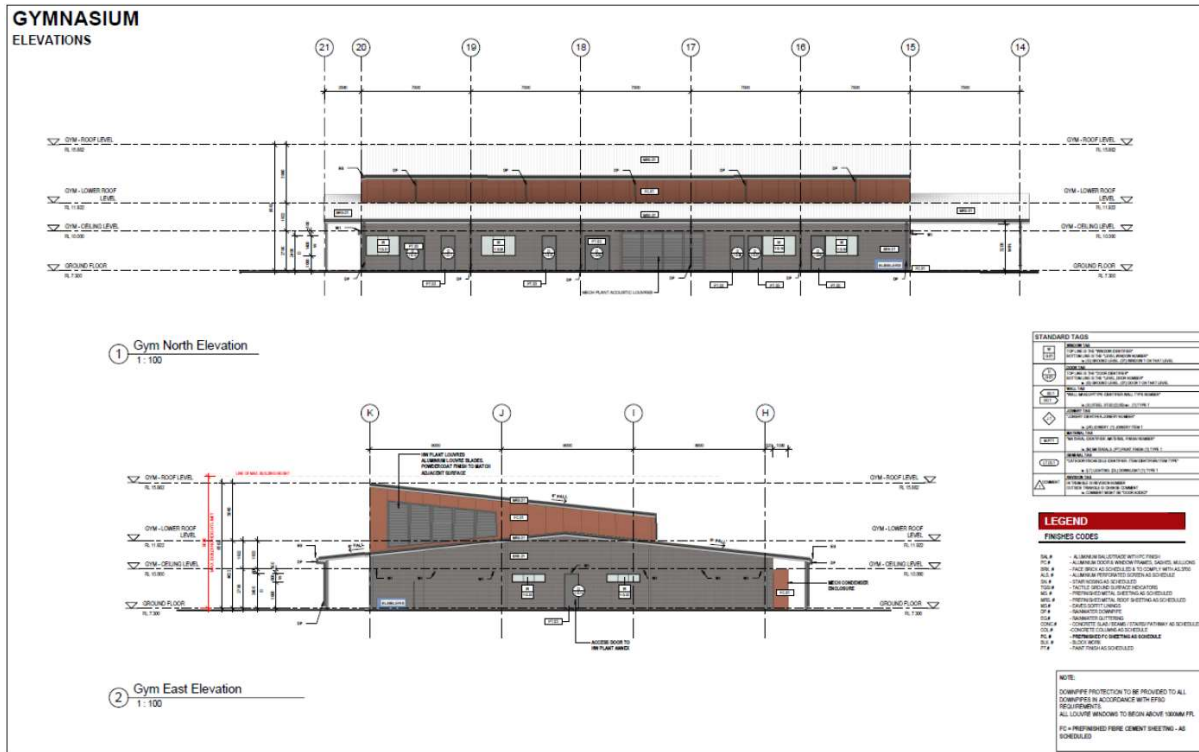


Figure 2 – Ground Floor Plan of Gymnasium, Source: EJE, dated: 14 April 2023



2.5. Access and Parking

2.5.1. Site Access

The main access point to the site is via Elkin Avenue. This road consists of a two roundabouts connecting as a figure-8. The southern portion of the figure-8 functions as a bus loading bay facilitating student drop-off and pick-up. Access to the site is located adjacent to the bus bay and provides on-site parking. Access to the school site is also provided at the western termination of Elkin Avenue. These two access points are identified as the main pedestrian and bicycle access points for the site. There are at least two pedestrian gates around the boundary of the school for access. These gates are located at the western end of Elkin Avenue and near the bus bay, which is an extension off the south of Elkin Avenue. The Development Application does not propose to alter these access points.

A third access point is located off Pacific Highway. The Development Application proposes to close the existing access available from Pacific Highway, identified as Gate 1.

2.5.2. Parking

Elkin Avenue currently provides access carpark 1 and carpark 2. Carpark 1 is located at the western termination of Elkin Avenue and contains 31 parking spaces including accessible parking spaces. There are no proposed alterations to carpark 1.

Carpark 2 is located off the southern roundabout to the west. This carpark consists of 24 parking spaces. This carpark is identified for future closure as part of a Part 5 Activity approval for the construction of the proposed administration building. Demolition will not be prior to the construction of proposed carpark 3.

The Development Application seeks the approval for the construction of a third carpark, nominated as Carpark 3. This carpark consists of 65 parking spaces including six (6) accessible parking spaces. The access to the carpark is reliant on the construction of the connecting road between Adelaide Street and Elkin Avenue. Accordingly, the carpark will not be constructed until such time that the linking road has been constructed.

At the conclusion of the overall program of development the site will contain 96 on-site parking spaces including eight (8) accessible parking spaces.

2.6. Landscaping

The proposed landscaping works includes a range of new screening shrubs and native trees, particularly at the western boundary of the site. A combination of natural and synthetic turf will be used in the internal recreation areas. The internal courtyard to the north of the Gymnasium will include seating and new landscaping, creating a natural reflective student space.

2.7. Stormwater and Drainage

The development will be serviced by the proposed Stormwater Management Strategy concept prepared by Stantec.

The existing school discharges stormwater via infiltration onto lawn/agricultural areas located at the rear of the site. Stormwater collected from the proposed gymnasium and carpark will be conveyed through a pit and pipe system and discharged via a storm chamber absorption trench which will filtrate over a minimum 60m² of lawn area located between the proposed gymnasium and Building Q. The proposed internal site service road will drain via grassed table drains with receiving grated inlet pits with absorption chambers at the base. The system will convey runoff to the public stormwater network. The proposed network ensures that post development flows will be equal to or less than pre-development flows.

Stormwater treatment devices have been included to minimise impacts on water quality and downstream water quality. The proposed treatment train includes the following:

- SPEL Hydrosystem HS. 1200/3
- SPEL Stormsacks

Music modelling demonstrates that associated stormwater quality treatment devices ensures that water quality meet Council's reduction targets. The stormwater water treatment network meets the stormwater treatment objectives and controls outlined in Port Stephens Council's Development Control Plan.

The stormwater system will be maintained in accordance with Section 11 of the Stormwater Management Plan to ensure the system continues to function effectively in perpetuity.

3. Environmental Management Plan

3.1. Noise and Vibration

The development will produce noise and vibration during the construction period. Construction will be undertaken within standard construction hours, to minimise impacts on school operations and other nearby receivers. Construction noise will be temporary and limited to the period of construction.

With respect to construction noise, it is noted that a detailed construction management plan has not been prepared as part of the lodgement package. The Acoustic Report outlines general recommendations to manage construction noise and vibration impacts. The strategies are outlined in Section 5.2 of the Report and include:

- A detailed CNVMP shall be prepared by the Head Contractor addressing the noise and vibration impacts during the construction stages when specific information around construction methodology and construction plant will be known, and to provide acoustic mitigation measures and management measures based on specific construction works, equipment and locations.
- The implementation of acoustic treatment to construction activities will reduce noise impacts
- Temporary shielding such as solid hoarding/acoustic curtains may reduce the expected noise impacts and is proposed as a noise control measure during construction
- Work scheduling, whereby the majority of work is completed within typical construction hours
- Community consultation, notification and complaints handling to reduce the social impacts that may arise due to the construction noise and vibration

3.2. Dust

Management of dust prevention strategy is to be developed by the Head Contractor, detailed in the Construction Management Plan and agreed by the project stakeholders. Examples of precautions that will be implemented during the Works include water spraying, the covering of all haulage trucks with tarpaulins, monitoring of weather conditions (including wind) and helicopter down draft. Management and contingency plans will be developed to prevent any foreseeable impacts from dust.

3.3. Stormwater, Erosion and Sediment Control

As a minimum, the erosion and sediment controls for the Works shall be designed, installed and maintained in accordance with the requirements of Managing Urban Stormwater: Soils and Construction “The Blue Book” 2004 (4th edition) and/or details provided by projects civil engineering consultants.

Appropriate elements of the drainage system on the Site will be cleaned out to remove sediments, prior to commencing the Works on site. Drainage of surface run-off will be allowed to flow along existing contours (down slope) with the existing drainage system on site of kerbs, gutters, gully pits, pipes and stormwater runoff passing through installed filtration systems prior to being discharged off-site. The site will be continually cleaned of rubble to minimise possible sediment flow during rainfall periods. Stormwater kerbs and drainage lines will have sediment controls in the form sedimentation socks. Installation of grids or rock on site driveways and in vehicle paths will be utilised to reduce trucks tracking dirt, dust and mud into the public street network.

Stormwater grate inlets surrounding works areas will be covered with geotextile fabric to allow water to enter into drains whilst retaining sediments. Should external surface run - off flow into works areas, it may need to be diverted to reduce sediment transportation. All drainage control devices will be regularly checked particularly during heavy rainfall periods. The Head Contractor will be required to prepare a detailed Stormwater Management Plan which will cover all aspects of stormwater and sediment management and control during construction.

3.4. Hazardous/Dangerous Goods

Dangerous goods (such as petrol, diesel, oxy - acetylene, oils, glues etc) will be stored in a lockable compound with sufficient ventilation in accordance with relevant codes of practice and standards. Material safety data sheets on all of these flammable and potentially harmful liquids will be provided by the Head Contractor undertaking the Works. As a result of the proposed Works, there will be no change in the type or quantities of dangerous goods on site, therefore all current practices for the management of dangerous goods will apply at the completion of the Works.

Investigations are being undertaken prior to DA submission to confirm the extent of any contaminated or water charged soils, this is in the form of a Preliminary Site Contamination Report completed by WSP.

A Detailed Site Investigation report and Unexpected Finds Protocol have been provided to the contractor in the RFT package for them to further develop a Hazardous Materials Management Plan. The HMMP is to be prepared in accordance with the requirements of AS 2601 prior to the commencement of any demolition works. If asbestos is identified;

- ▶ Disposal of asbestos materials are to be undertaken only by an appropriately licensed contractor and in accordance with the requirements of the NSW WorkCover Authority and the NSW Office of Environment and Heritage (NSW OEH);
- ▶ All asbestos and other hazardous materials are to be appropriately contained and disposed of at a facility holding the appropriate licence issued by the NSW OEH; and
- ▶ A sign displaying the words 'DANGER ASBESTOS REMOVAL IN PROGRESS' is to be displayed on sites where asbestos materials are identified.

3.5. Quality Control Plan

As part of the Quality Control regime, Inspection and Test Plans (ITP's) are to be implemented to help ensure and verify whether work has been undertaken to the required standard and requirements, and that records are kept.

3.6. Impact on Neighbouring Residents

Construction and administrative activities need to be planned and managed so that any impacts on neighbouring residents are avoided or minimised. Maintenance and appearance of the site and its boundaries will be paramount to keeping relationships with these residents open and healthy.

3.7. Industrial Relations

The Commonwealth Government requires broad and comprehensive application of the National Code of Practice for the Construction Industry (NCOP) and all current industrial relations (IR) legislation. All Subcontractors will also need to comply with the National Code and the Guidelines.

4. Environmental and Planning Requirements

The following documents will be issued to the Contractor to define the Projects environmental requirements;

- ▶ Ecological Impact Assessment
- ▶ SBDAR
- ▶ Hazardous Materials Report
- ▶ Preliminary Contamination Assessment
- ▶ Detailed Site Investigation Report
- ▶ Traffic Impact Assessment
- ▶ Statement of Environmental Effects

The Contractor will be required to prepare and submit the following;

- ▶ WHS Management Plan
- ▶ Quality Management Plan
- ▶ Environmental Management Plan
- ▶ Workplace Relations Management Plan
- ▶ Training Management Plan
- ▶ Aboriginal Participation Plan
- ▶ Traffic Management Plan
- ▶ Site Establishment Plan
- ▶ Erosion and Sediment Control Plans

5. Conclusion

The following construction environmental management plan (CEMP) has been prepared for the purpose of the Development Application/REF. The project background and the proposed project works has been outlined in the report, noting in summary that the project is an upgrade of Hunter River High School to meet EFSG Stream 6 core facilities. The plan also indicatively describes how the head contractor will manage the noise, vibration, dust, stormwater, erosion, sediment control, hazardous/dangerous goods, quality control plan, industrial relations and neighbouring residents during the construction phase of the development.

The head contractor will provide a finalised version of the CEMP, once they have been awarded the contract for the project. The contractor will prepare and submit a WHS Management Plan, Quality Management Plan, Environmental Management Plan, Workplace Relations Management Plan, Training Management Plan, Aboriginal Participation Plan, Traffic Management Plan, Site Establishment Plan and Erosion and Sediment Control Plans in accordance with their CEMP.