



Preliminary Construction Management Plan

Northside Private Hospital – Gosford

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1 INTRODUCTION

This Preliminary Construction Management Plan has been prepared for the construction of the new Northside Private Hospital development to support the State Significant Development Application (SSDA) application to the Department of Planning & Environment

The proposed Northside Private Hospital would deliver world class medical services to complement Gosford's existing public hospital. It is based on a vision for a private hospital close to the public hospital to respond to population growth and growing local demand for medical facilities.

The plan covers the following areas of management:

- The Proposed Works;
- Site Management;
- Traffic Management;
- Environmental Management;
- Hazardous Materials Management; and
- Work, Health & Safety.

2 PROPOSED WORKS

SCOPE OF WORKS

The proposed development will consist of 10 storeys above ground, a lower ground patient drop off and parking and 2 levels of basement parking. The development will include state of the art operating theatres, 238 in-patient beds, an intensive care unit, a radiology department, food and retail tenancies, a pathology centre, a pharmacy and other specialised ancillary services.

As an operator is still to be confirmed, the scope of works for the proposed development will be to complete the base build of the facility and making good of the site only, this will include:

- Clearing of the existing site including demolition of existing buildings and removal of trees etc;
- Excavation and construction of foundations, lower ground and two basement levels;
- Construction of the external structure from ground floor up;
- Installation and commissioning of base build plant and equipment.
- Make good of the above in preparation for the operator's fit out;
- Minor landscaping and site stabilisation (such as establishment of erosion and sediment controls) in preparation for the operator's landscaping;
- Construction of a new road as indicated on the site plans; and
- Construction of new pedestrian path and cycle way.

LEGISLATIVE REQUIREMENTS

The works will be undertaken in accordance with Legislative Requirements including but not limited to:

- National Construction Code 2011 comprising the Building Code of Australia;
- Protection of the Environment Operations Act and Regulations;
- Environmentally Hazardous Materials Act 1985;
- Protection of the Environment Administration Act and Regulations;
- Work, Health & Safety Act 2011 and relevant codes of practice and standards;
- Australian Standard 2601-2001: Demolition of Structures;
- Code of Practice for Safe Removal of Asbestos (NOHSC: 2002 (2005));
- Guide to the Control of Asbestos Hazards in Buildings & Structures (NOHSC: 3002 (1988));
- Resource & Recovery Act 2001;
- Environmental Planning and Assessment Act 1979;
- Heritage Act 1997 and current amendments;
- Local Government Act 1993; and
- Soil Conservation Act 1938

3 SITE MANAGEMENT

HOURS OF WORK

The following normal working hours are proposed for the construction of the projects:

- Monday – Friday 7.00 a.m. to 6.00 p.m.
- Saturdays 8.00 a.m. to 1.00 p.m.
- Sundays & Public Holidays: No Work

No works will occur outside the hours nominate above unless prior approval is granted by the local consent authority.

Delivery of heavy machinery or excavating equipment may be required outside the proposed hours of work to conform to the requirements of the Central Coast Council (CCC) and Roads & Maritime Services (RMS).

CONTRACTOR SITE AMENITIES

The Contractor(s) will establish a site compound that will accommodate lunch, ablution, change facilities for use, for the duration of the project within the site boundary.

SITE ACCESS CONTROL

The Contractor(s) will be required to erect a temporary 2.4m high solid “A” Class hoarding around the site and will be responsible for ensuring that the site may not be accessed via the public.

Temporary bollards, road and pedestrian barriers with signage will be erected where works impede on areas external to the site. Additionally, the Contractor(s) will be required to liaise with the neighbouring schools to ensure student, staff and parent safety.

All works are to be undertaken in accordance with the public protection measures as required in the Australian Standards.

The Contractor (s) will maintain a site entry register requiring all visitors to sign in upon entry. All visitors are required to wear an identification “visitor” badge and wear appropriate PPE at all times while on site. All gates are securely locked outside of working hours and regularly patrolled by security staff. This security network will continue to work closely with the Contractor(s) to ensure that security is being maintained though out construction.

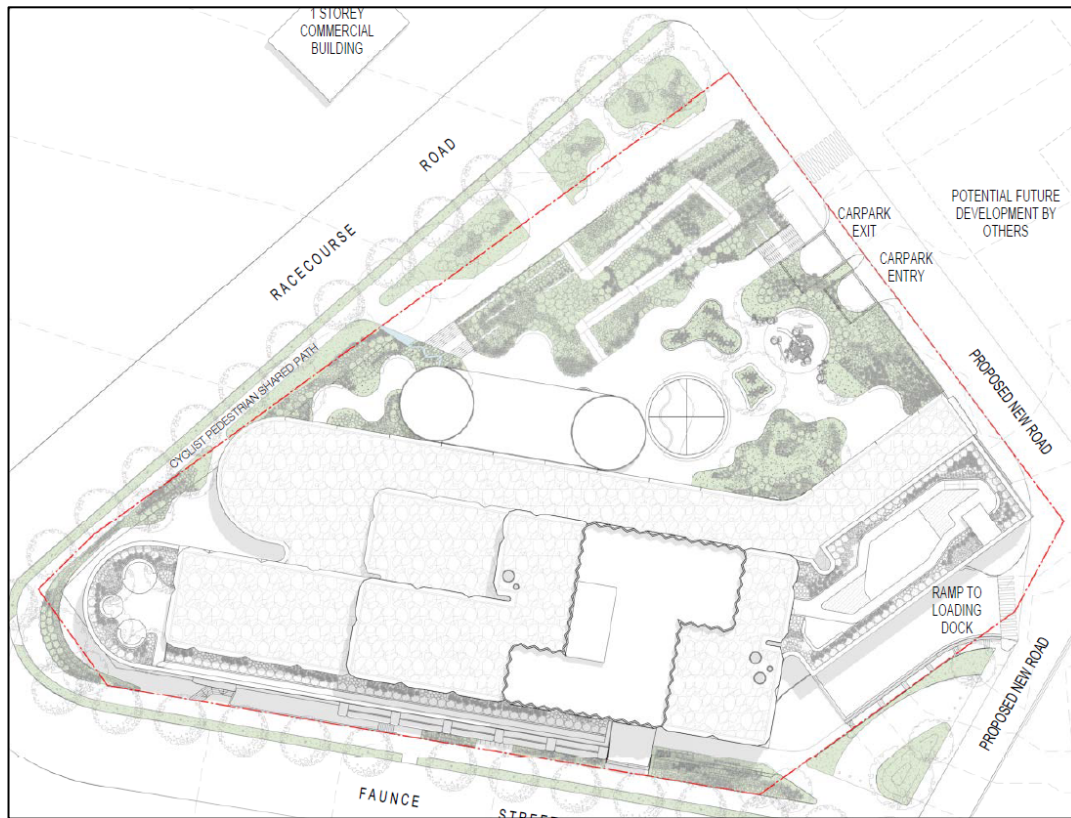
Vehicular access into site will be managed through appropriate site signage and traffic management. A plan will be developed for the project and will be implemented progressively throughout the stages of Construction which aims to provide safe working detail for vehicle access into and around site.

STAGING

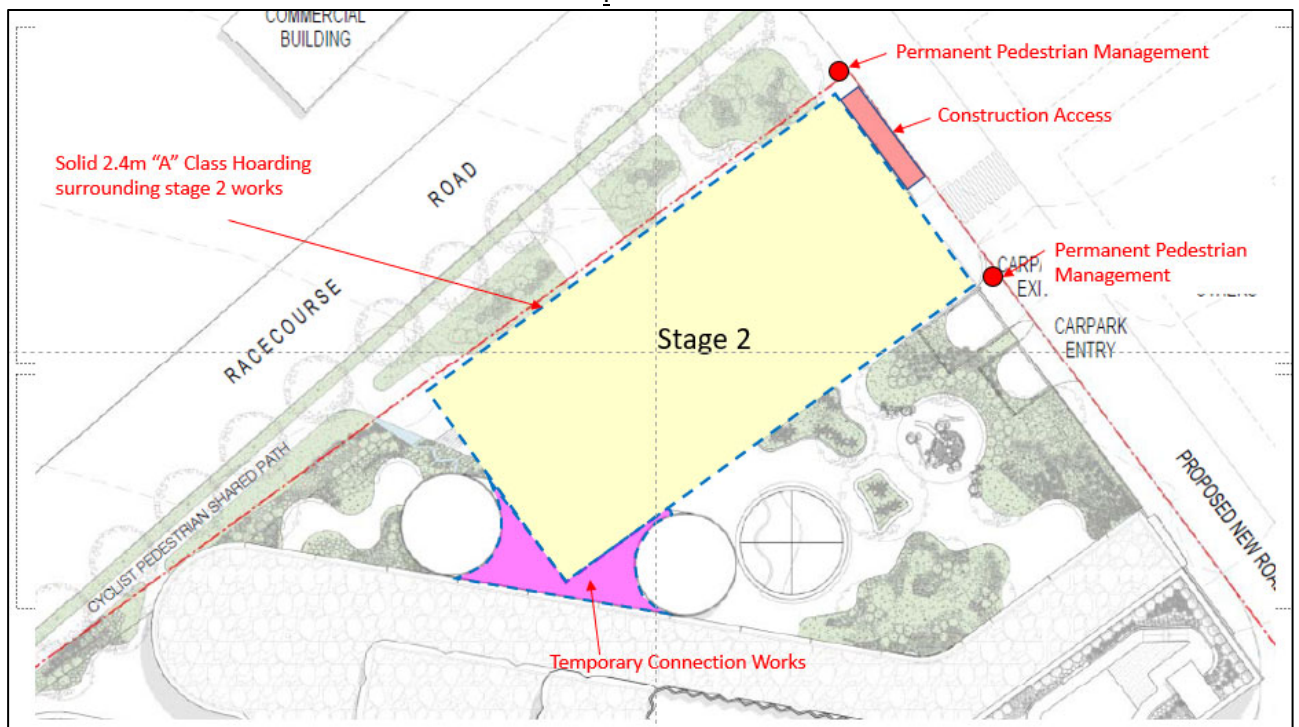
As demonstrated in the SSD Documentation, the site may be constructed in 2 stages. Should this be the case the design allows for the construction of Stage 2 with minimal impact to the continued operation of the previously completed and operating Stage 1.

Practical Measures will be put in place to reduce the impact of noisy works on the building occupants and surrounding properties already in operation as part of Stage 1. Acoustic hoardings will be implemented wherever possible and all temporary connection works will be undertaken at times in order to minimise impact the existing facility. Prior to any being approved an Acoustic & Vibration Assessment will be required along with a specific and detail Construction Traffic and Noise Management Plan.

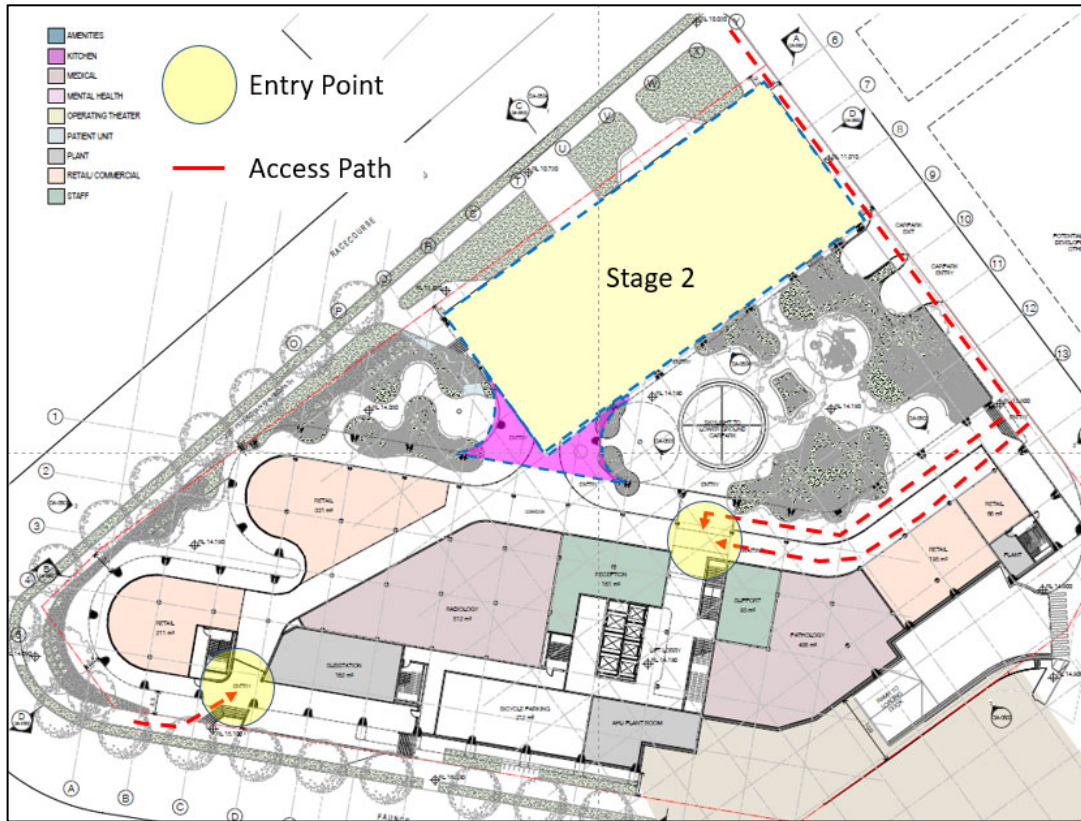
The following site plans outline how Stage 2 can be undertaken whilst Stage 1 remains in operation. It should be noted that staged construction or extensions are the norm in healthcare construction in order to allow for future growth of facilities in line with the community needs.



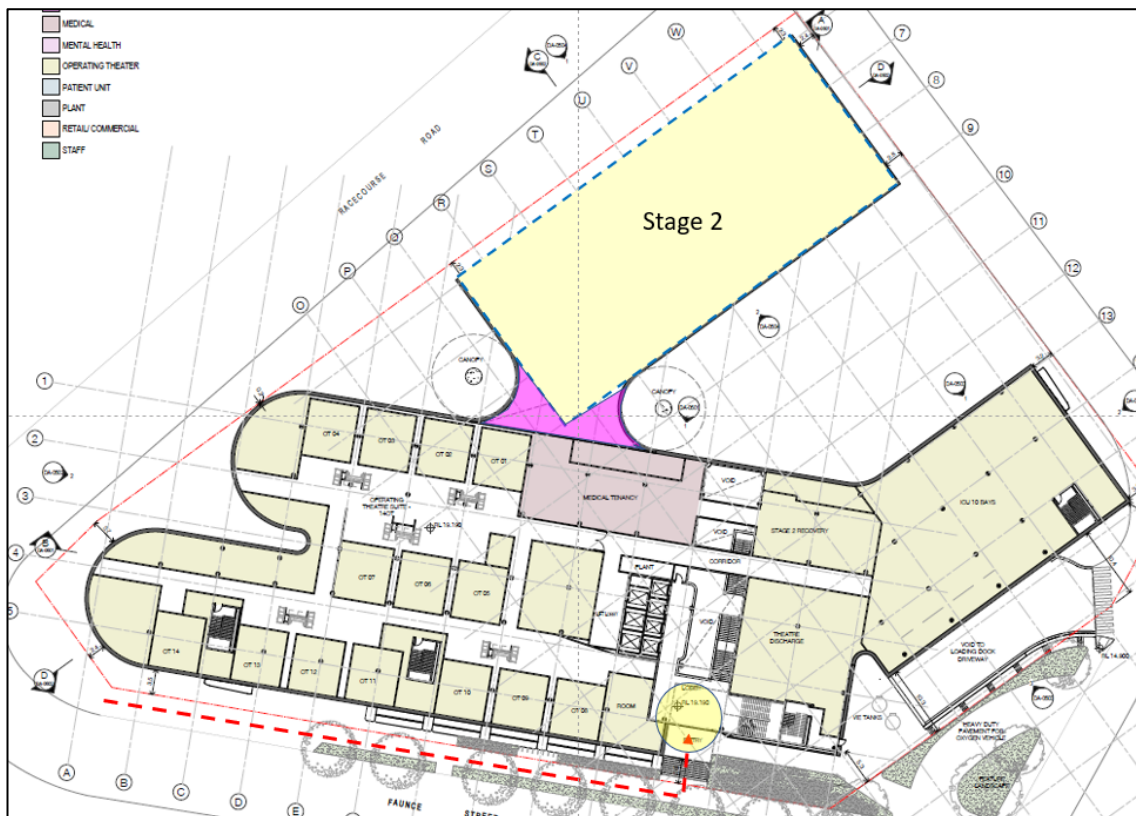
Stage 1 Site Plan



Stage 2 Construction Zone



Access & Entry Points Ground Floor (Racecourse Rd)



Access & Entry Points Level 1 (Faunce St West)

4 TRAFFIC MANAGEMENT

The Contractor(s) will be required to prepare and submit to the relevant stakeholders and authorities.

CONSTRUCTION TRAFFIC MANAGEMENT PLAN

Prior to the commencement of construction, a Construction Traffic Management Plan (CTMP) is to be prepared by the Principal Contractor(s). The CTMP will address the following:

- The likely construction vehicle numbers and frequency;
- Approach and departure routes;
- Anticipated special out of hours or escorted deliveries;
- Parking access arrangements during construction;
- Construction work zone locations;
- Site entry and exit points;
- Proposed traffic control signage;
- Proposed traffic management at critical locations i.e. entrance to main Hospital; and
- Provision of acceptable pedestrian management measures

CONSTRUCTION TRAFFIC ROUTES AND SITE ACCESS

The truck routes for the construction of the development will utilise the main arterial roads serving the site, mainly the Central Coast Highway and Racecourse Road.

Surrounding stakeholders such as local businesses, Gosford Public Hospitals, Gosford Public School and Henry Kendall High will be consulted on truck movements, so that their operations are not impacted, particularly around peak periods.

The entry and exit from site, delivery times and frequencies will be confirmed and identified as part of the Contractor(s) Traffic Management Plan.

TRUCK AND CONTRACTOR PARKING

The project are currently identifying areas within the vicinity of the site which may be used for truck holding areas and contractor parking. The Contractor(s) traffic management plan will be required to outline parking management in detail and will be coordinated and confirmed with adjacent sites.

5 ENVIRONMENTAL MANAGEMENT

The Contractor(s) undertaking/managing the works will be required to provide an Environmental Management Plan (EMP) to ensure that all elements of the plan meet all statutory requirements as well as NSW Health requirements.

As a minimum this plan will address the following.

- Sediment laden water from the construction site may potentially flow into the stormwater or adjoining canal
- Stormwater collected in excavations and requiring disposal
- Groundwater entering excavations and requiring disposal after dewatering
- Vehicles leaving the site depositing dirt/mud on public roads after rain periods
- Removal of bulk materials off site escaping from vehicles and polluting roadways
- Management of debris and litter collecting along roads and in catch drains.

The environmental performance of the Contractor(s) will be monitored through-out the works and will be formally reported on a monthly basis.

The erosion and sediment controls for the works shall be designed, installed and maintained in accordance with the requirements of the Managing Urban Stormwater: Soils & Construction, as described in "The Blue Book" 2004 (4th edition).

The following specific environmental management principals are to be implemented on the site:

- Noise & Vibration;
- Dust Mitigation;
- Odour Control;
- Storage of Dangerous Goods; and
- Stormwater run-off and sediment control.

NOISE & VIBRATION

Noise from any of the site areas will not exceed the limits set-out in the Noise Control Act 1975. No machine will operate outside the normal working hours previously described, unless prior approval has been granted by the local consent authority.

Demolition and excavation works shall comply with Australian Standard 2436-1981 "Guide to Noise Control on Construction, Maintenance and Demolition Sites".

As part of the noise mitigation strategy for the project, all trucks, excavating equipment and machinery will be checked for defective or operationally noisy exhaust systems.

Prior to commencement of the works, liaison will take place with occupants from the neighbouring departments within the hospital site and adjoining neighbours for the HWP site.

DUST MITIGATION

During construction, dust control, minimisation and where possible, mitigation, will occur at the source of dust and where dust occurs. This will prevent airborne dust particles transferring to the hospital campus and environs within proximity to the hospital.

ODOUR CONTROL

The air quality assessment has not identified any significant issues with odour associated with the works. Plant and machinery involved in the works will be serviced regularly and checked for emissions. The Contractor(s) will also be required to implement safe work methods for the use and containment of solvent based paints, adhesives and sealers.



STORAGE OF DANGEROUS GOODS

Works will require the use of flammable fuels such as petrol, diesel and oxy-acetylene etc. Storage of such items will be in a secure, lockable compound with sufficient ventilation in accordance with relevant codes of practice & standards.

Material Safety Data Sheets for all flammable or potentially harmful liquids or gases will be provided by the Contractor(s) prior to works commencing on site.

Where required, the Contractor(s) will be responsible to apply for any dangerous goods licences associated with the storage and transportation of dangerous goods.

STORMWATER RUN-OFF AND SEDIMENT CONTROL

Drainage of surface water run-off will be allowed to flow along the existing contours of the site surface water infrastructure which includes kerb-lines, gutters, gully-pits and stormwater run-off drains.

The site areas associated with the project will be continually cleaned of rubble to minimise possible sediment flow during rainfall periods. Stormwater kerbs and drainage lines will have sediment controls in place. Stormwater grate inlets surrounding the demolition areas will be covered with a selected geotextile fabric to allow water to enter the drains and retain the sediment generated by the works.

All drainage controls will be frequently checked, particularly during heavy rainfall periods.

COMPLAINT PROCEDURE

A procedure for dealing with complaints regarding noise dust and other environmental nuisance will be established and a register will be maintained at each project office.

The Contractor(s) will be required to notify the Client of any complaints so they can be addressed accordingly.

WASTE MANAGEMENT / RECYCLING PRINCIPLES

The Principal Contractor(s) will be committed to achieving compliance with the Environment Protection Authority (EPA) guidelines.

Prior to commencing works the Contractor(s) will be required to confirm the geotech investigation completed to date and to complete additional site geotechnical investigations that may be carried out if the information is not adequately covered in available geotechnical investigations for the purposes of waste / recycling classifications. All hazardous materials will be managed in accordance with section 6 below.

All waste material generated from the works will be recycled and repurposed where possible, with the exception of soft demolition materials and hazardous materials such as asbestos and the like.

6 HAZARDOUS MATERIALS MANAGEMENT

IDENTIFICATION

The Contractor(s) will be required to complete a full hazardous materials assessment prior to any works commencing on site, over and above what has been completed to date. The management and removal from site of any/all hazardous material will be undertaken in accordance with the Australian Standards.

AIR MONITORING

In accordance with all codes and standards; air monitoring will be carried out by a registered occupational hygienist although it is not anticipated that asbestos removal works will be undertaken.

The daily monitoring results will be assessed by a hygienist and the records will be provided daily to the Project Manager.

REMOVAL

Removal of any hazardous material will be carried out by a registered WorkCover licensed contractor supervised by both the Contractor(s) and monitored by a registered occupational hygienist. All works will occur and comply within the requirements of relevant codes and standards.

DISPOSAL

Hazardous materials will be sealed and loaded prior to transport in accordance with relevant codes and standards. All asbestos materials will be bagged, wrapped and placed in plastic lined disposal containers and will be disposed at a registered EPA landfill with full accountability and traceability of transport and disposal monitoring, enforced and monitored through-out the works contract. The Contractor(s) will be required to provide and maintain certificates and verification documents.

7 WORK HEALTH AND SAFETY

PROJECT WHS MANAGEMENT

It is imperative that the safety and wellbeing of all the project stakeholders, the general public and visitors to the site, the client, consultants, subcontractors and all site staff are addressed in all planning, design and management decisions.

The Contractor(s) will develop, implement and manage a Work, Health and Safety (WHS) management plan that will provide a framework for managing OHS on the sites. The Principal Contractor(s) will appoint a specific Site WHS Supervisor and all construction personnel will be required to hold the Construction Industry Induction identification.

All individuals entering the site will be required to undertake a site-specific induction to be conducted by the Contractor(s) WHS Supervisor. The induction will outline the construction procedures and management framework specific to the project. The induction is aimed at instilling in each person a common-sense approach to safety, to ensure they employ the responsible environmental practices and awareness needed to deliver the project in accordance with the relevant regulations and standards.

A record of all site inducted personnel will be retained on site.

All site personnel are required to have completed their White Card Training. A copy of the White Card will be recorded and kept on site. This requirement will be confirmed during the site induction.

The Contractor(s) will ensure that all personnel are made aware of their obligations under this Construction Management Plan and the general compliance with Regulations, Acts and Codes of Practices having jurisdiction over the works.

The Contractor(s) shall:

- Coordinate the implementation of the Construction Management Plan
- Coordinate the monitoring and inspection of programmes;
- Ensure personnel are trained and aware of their obligations;
- Ensure that subcontractors are aware of their safety and environment obligations; and,
- Oversee other day-to-day activities required by the Construction Management Plan.

EMERGENCY MANAGEMENT

An emergency response plan will be developed. In developing the plan, these events will be categorised into those that can be dealt with locally and those emergencies that would require a full site evacuation.

First aid assistance will be provided during construction hours of operation with a nurse call system set-up on each floor level of the building and external areas. Site rules will also be established to not permit equipment or material to be placed along emergency egress pathways or obstruct firefighting equipment.

EMERGENCY EXITS AND EVACUATION

Emergency exits will be provided in both buildings via internal stairs or external scaffold stretcher stairs. Emergency stairs and evacuation routes will be communicated to all personnel through the on-site induction prior to undertaking any works on-site.

Changes to the evacuation procedure and routes will be communicated to all personnel through daily pre-start meetings or weekly toolbox talks.

Random emergency evacuation drills will also be undertaken to train and test the workforce during the unlikely event of an emergency evacuation. Every personnel during an emergency evacuation will be accounted for at the muster point by the subcontractors' safety representative and will be ticked off against the daily emergency



evacuation report which is generated through the electric swipe card system at the turnstile entry which records personnel entering and leaving the site.

EMERGENCY VEHICLE ACCESS

Emergency vehicle access will be provided into the site and the safety coordinator or manager will be responsible for escorting the emergency crew to the First Aid shed or point of emergency. The traffic controllers will be responsible for maintaining clear access for any emergency vehicle/s.

SITE CLEANLINESS AND RUBBISH REMOVAL

Rubbish will be removed from the floors using both crane-able construction bins and wheelie type bins that fit in the hoist. The disposal subcontractor will recycle material where possible and record waste volumes.

Site amenities and ablution facilities will be provided with handwash and drying facilities and rubbish bins that will be emptied regularly. Appropriate signage will be provided to promote personal and site wide hygiene.

SITE EMERGENCY CONTACTS

An emergency contacts list will be established prior to works commencing.

A site board will be erected by the Contractor(s) in a location agreed prior to works commencing on each site. The site information board will display as a minimum the key site contacts, after hour's contacts relating to the site works.

Information regarding site safety will be displayed along the site boundary and through-out each site area.

8 COMMUNICATION AND STAKEHOLDER ENGAGEMENT

The Contractor(s) and Project Manager will have a key role in maintaining relationships with project stakeholders to ensure that the project objectives are achieved with minimal disruption to the adjoining owners, businesses, the authorities and service providers that the project will interact with.

The Contractor(s) will develop, implement and manage a Stakeholder Communication plan that will provide a framework for Stakeholder engagement during construction works.

The Contractor(s) and Project Manager will consult with the local community to detail the proposed works and the strategies proposed to minimise any impact on access, amenity, staging and program as well as the impact on surrounding facilities and services. In particular, stakeholders will be advised on the proposed traffic management controls to be implemented which will be updated throughout the project to reflect the works being completed at the time.

The primary local stakeholders which have been identified for the project include:

- The general public
- Gosford Public Hospital
- Central Coast Council
- Central Coast Local Health District
- Neighbouring residents
- Gosford Public and Henry Kendell High
- Gosford Golf Course
- Gosford Racecourse; and
- Gosford Tennis Club.



Appendix 1 – Site Plan