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CAMPBELLTOWN HOSPITAL REDEVELOPMENT

Outline Construction Management Plan

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INTRODUCTION

This Outline Construction Management Plan (the Plan) has been prepared for the proposed works for the Campbelltown Hospital Redevelopment to support the project's planning application to the Department of Planning.

PROPOSED WORKS

The works will include:

- A new six story building between existing block A and Parkside Crescent to contain wards, ambulatory care, pathology, client records, shell space and a basement;
- Partial internal refurbishments of blocks A, B and C; and
- New link including a link between block A and the new building at levels 1 and 2 and a new link into the block A lift core.

CONSTRUCTION MANAGEMENT PLAN COMPONENTS

The Plan covers the following areas of management:

- the operations of site management when undertaking the works:
 - facilities,
 - legislative requirements,
 - hours of construction works,
 - public fencing;
- mitigation to minimise amenity and environmental impacts:
 - Noise,
 - Dust Management,
 - Odour control;
 - Protection of trees;
 - Vibration management;
 - soil and erosion control;
- Traffic/pedestrian management in the duration of the works;
- Waste management:
 - Construction,
 - Storage of dangerous goods,
 - Hazardous materials management; and
- Services disconnections.



OPERATIONS OF SITE MANAGEMENT

It is envisaged that the Works will be undertaken under a “Principal Contractor” arrangement.

All statements and proposals documented in this Plan will be reviewed at the time of contract award for the Works to ensure alignment with proposed preferred methodologies and sequencing developments.

LEGISLATIVE REQUIREMENTS

The Works will be undertaken in accordance with the following legislative requirements and any others that must be complied with in carrying out of the works as required:

- Protection of the Environment Operations Act and Regulations;
- Approved Methods for the Modelling and Assessment of Air Pollutants in NSW (EPA)
- Environmentally Hazardous Chemicals Act 1985;
- Protection of the Environment Administration Act and Regulations;
- Occupational Health and Safety Act 2000 and relevant codes of practice and Standards;
- Occupational Health and Safety Regulation 2001 and relevant codes of practice and Standards;
- Australian Standard 2601-2001: Demolition of Structures;
- Code of Practice for the Safe Removal of Asbestos (NOHSC:2002 (1998));
- Guide to the Control of Asbestos Hazards in Buildings and Structures (NOHSC:3002 (1998));
- Resource and Recovery Act 2001;
- Environmental Planning and Assessment Act 1979;
- Heritage Act 1997;
- Local Government Act 1993;
- Applicable aviation standards eg CASA requirements
- Occupational Health and Safety Act 1983; and
- Soil Conservation Act 1983.

HOURS OF OPERATION

The following hours of operation are proposed for the Works:

- Monday to Friday 7.00AM to 7.00PM
- Saturdays 7.00AM to 5.00PM
- Sundays and Public Holidays No Work



Out of hours works may be required from time to time and will be coordinated with hospital requirements and the PCA.

Deliveries of heavy machinery may be required out of the proposed hours of operation to conform to the overriding requirements of the Roads & Maritime Services (RMS).

PUBLIC AND PROPERTY PROTECTION

Appropriate hoarding/fencing (as specified in Australian Standards and Workcover requirements) will be installed to prevent public access and to maintain security for the various areas of the works. Access to the public car park areas will be maintained as much as feasible to the maximum capacity during the works.

Vehicular access/egress gates will be erected internally as required. These gates will be manned by qualified traffic supervisors at the times of vehicular access and egress to the Site.

These measures may be staged during the works. At various times, different portions of the site may be fenced.

These public and property protection measures will be reviewed at the time of contract award for the Works to ensure alignment with proposed preferred methodologies and sequencing developments and to ensure that the safety of the general public is maintained at all times during the Works.

DISRUPTION NOTICES (DN)

Disruptions to hospital operations will be managed through the process of Disruption Notices (DNs). For such stoppages, the DN will describe the applicable works, timetable, issues and contingency plans.

DNs are submitted by the contractor to the project manager and hospital stakeholders for approval. Depending on the works these may be required between 48hrs and 6 weeks prior to commencement of works.



ENVIRONMENT AND AMENITY

The contractor undertaking the Works will be required to submit for approval a comprehensive Environmental Management Plan (EMP) to ensure that all elements of the plan meet all statutory requirements as well as NSW Health's requirements.

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 project engineering consultants.

The environmental performance of the contractor will be monitored throughout the Works.

The following specific environmental management principles will be implemented on site.

NOISE AND VIBRATION

Noise from the Site shall not exceed the limits set out in the Interim Construction Noise Guidelines, EPA and Australian Standards and a Construction Noise Impact Statement has been prepared which will specify requirements for the contractor. No machine work will occur outside the normal working hours set unless approval has been given by the consent authority through the DN process.

The noise and vibration from the use of any plant equipment and/or building services associated with the premises shall not give rise to an offensive noise as defined under the provisions of the Interim Construction Noise Guidelines, EPA and Australian Standards.

As part of the noise mitigation treatment for the project, the contractor will be responsible for the management, checking of compliant maintenance regimes and statutory supervision of all equipment, such as making sure all trucks and machinery involved in the Works will be checked for defective exhaust systems and general servicing.

DUST

To control dust generation where necessary, water will be sprayed at the source of origin and surrounding areas to prevent airborne dust particles migrating into the surrounding environment. Management of dust prevention is to be developed by the contractor and agreed by the project stakeholders.

Additional precautions that will be implemented during the Works include 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



ODOUR CONTROL

In terms of demolition activity for the Site, odour problems will be minimal. All plant and machinery involved in the Works will be regularly serviced and checked for exhaust emissions and catalytic converters.

STORMWATER RUN OFF

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 of hay bales or sedimentation socks.

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 (using hay bales) to reduce sediment transportation.

All drainage control devices will be regularly checked particularly during heavy rainfall periods.



TRAFFIC MANAGEMENT

As part of its Construction Management Plan, the contractor will be required to submit a Traffic and Pedestrian Management Plan for approval prior to commencement of the works.

During construction, the following equipment may be used:

- bulldozers, backhoes and excavators;
- articulated and fixed trucks;
- mobile cranes;
- concrete delivery trucks;
- concrete pumps;
- man and material hoists;
- scissor and boom lifts, and;
- fork trucks.

CONSTRUCTION ENTRY / EXIT

It is proposed that construction works traffic will enter and exit at the south of the site via the Therry Road roundabout. Note that construction vehicles will not be permitted to use Parkside Crescent. It is estimated that there will be around 20-30 truck movements per day. Details of service vehicle movements including likely arrival and departures have been assessed within the transport and traffic report for the DA.

Appropriate traffic management procedures will be adopted within the hospital grounds in accordance with the requirements of the hospital and Local Health District.

PEDESTRIAN PROTECTION

Pedestrian and vehicular passage to and around the site will be maintained, or alternate routes determined where necessary, and be defined by clear signage.

Temporary hoarding appropriate to the interaction between pedestrians and construction works (as per Workcover requirements and Australian Standards) will be constructed to prevent unauthorised access to the Site. These hoardings and fences will be staged to allow access to in-use areas during the Works.



WASTE MANAGEMENT

STORAGE OF DANGEROUS GOODS

Dangerous goods (such as petrol, diesel, oxy-acetylene, oils 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 contractor undertaking the Works.

Operational hazards (used in hospital activities) are outlined in a separate report (Campbelltown Hospital Redevelopment Applicability of SEPP 33) provided with this SSD submission. As a result of the redevelopment, 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 redevelopment.

WASTE MANAGEMENT / RECYCLING PRINCIPLES

Demolition will be limited to minor elements such as existing ground slabs and minor reinforced concrete elements. Demolition and removal of inground services will also be required around the campus.

Where possible any material generated from the Works will be recycled apart from selected soft demolition materials and hazardous materials such as asbestos, SMF, PCBs and the like. The contractor will be committed to achieving compliance with the EPA guidelines.

A site contamination report has been undertaken. It indicated little to no issues of contamination on the site. Some anthropogenic materials were found in fill areas on the north west of the site, however this is not expected to be significant. A Phase 2 contamination report will be carried out prior to any works occurring on site.

These reports will be used as the basis for identifying and managing the removal of any contaminated materials identified during the Works. 'Unexpected finds' protocols will be implemented to manage any materials identified during works.



SERVICES DISCONNECTION

In general terms the following principles will be adopted when disconnecting services:

- Services impacts on the existing facility (Campbelltown Hospital) will be done with full coordination, development and input with the client and its relevant stakeholders and will only proceed with approval from same, via a Disruption Notice process.
- Impacts on the hospital will be kept to the absolute minimum, which may result in 'Out of Hours' work. At all time patient care will be paramount and Staff/Visitor safety, access and security maintained.
- All Service authorities will be consulted prior to the Works commencing to ascertain lead times and correct termination locations;
- All termination works will be undertaken in accordance with design engineers' specifications and instructions;
- All termination works will be undertaken by suitably licensed contractors; and
- Any termination works that impact on adjoining owners will be notified and will be undertaken out of hours to minimise impact.