

Outline Construction Management Plan

for Macksville Hospital Development

State Significant Development

Application

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Development
Application*

No.9103

May 2018

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1 Purpose

This Outline Construction Management Plan has been prepared as part of the Macksville Hospital Development SSD application. This Outline Construction Management Plan will be replaced by the contractor's Construction Management Plan once appointed.

In preparation for the construction of the new Macksville Hospital which is the subject of this application, a separate external early works package is also being undertaken as part of the project under a separate planning approval process.

The external early works package comprises construction of an access road and bulk earthworks which is subject to a Development Application (dated April 2018).

The focus of this SSD is a new hospital comprising of a new Front of House, Emergency Department, Acute IPU, Sub-Acute IPU, Birthing and Maternity unit, Community Health Centre, Administration, Perioperative Services and Back of House.

2 Project Background

2.1 Project Objectives

The Macksville Hospital Development will deliver increased service capacity, contemporary models of care and align with broader Coffs Clinical Network (CCN) and Mid North Coast Local Health District (MNCLHD) services.

The objectives of the Macksville Hospital Development are:

- Deliver culturally appropriate services which meet the needs of the residents of Nambucca LGA that is characterised as having an ageing population, higher than NSW average Aboriginal population and low-socio-economic profile.
- Enhance Macksville District Hospital's role within CCN and play a key role in providing high volume low acuity perioperative services.
- Provide modern health care facilities delivering contemporary models of care and providing access to culturally appropriate spaces especially for the Aboriginal patients, carers and families.
- Provide integration of services across inpatient, ambulatory and community health to the population of the Nambucca LGA and provide services closer to home with the aim of reducing patient travel times.
- Macksville District Hospital identified as a preferred employer in regional NSW and strengthen partnerships with the Aboriginal stakeholders.

2.2 Scope of Works

The Macksville Hospital Development comprises:

- Construction of a new three (3) storey building approximately 7,000m², including the following services:
 - Front of House
 - Emergency services
 - Community Health services
 - Perioperative Services
 - Acute IPU
 - Sub-Acute IPU
 - Maternity and Birthing services
 - Back of House
 - Mortuary
 - Administration
- Provision of a new patient drop-off and ambulance bay at the entry to the Emergency Department;
- Provision of a new loading dock to service the Back of House; and
- Provision of a new on-grade car park.

The following engineering services will be provided within the new Macksville Hospital Development:

- Hydraulic services such as stormwater, roof drainage, sewer connections, water pumps, pipework, fire hydrant, gas meters and water storage tanks;
- Fire services such as sprinkler systems, isolation valves, pipework, fire alarm monitoring network and alarm signaling equipment;
- Mechanical and medical gas services such as air handling, smoke management, medical gas, medical breathing and oxygen services; and
- Electrical services such as MSBs, kiosk substation, building switchboards, distribution boards, generators, lighting, power, nurse call systems and UPS.

2.3 Phasing Program and Key Milestones

The key milestones for the Mackville Hospital Development include:

<i>Key Milestones</i>	<i>Date</i>
Construction commence	Q3 2018
Construction Complete	Q4 2020

3 *Outline Construction Management Plan Components*

The Outline Construction Management Plan covers the following areas of management:

- The operations of site management when undertaking the works:
 - Legislative requirements;
 - Hours of construction works; and
 - Public fencing.
- Mitigation to minimise amenity and environmental impacts, including:
 - Noise;
 - Vibration Management;
 - Dust management;
 - Odour control;
 - Protection of trees;
 - Stormwater management and soil erosion; and
 - Mosquito management
- Traffic/pedestrian management in the duration of the works;
- Waste management, including:
 - Construction waste management;
 - Storage of dangerous goods; and
 - Hazardous materials management.

4 Operations of Site Management

The Works will be undertaken by a Principal Contractor. The Principal Contractor will be selected by a competitive tender process that will commence after the submission of the SSD.

All statements and proposals documented in this Outline Construction Management Plan will be reviewed at the time of contract award for the Works to ensure alignment with the proposed methodologies and construction staging of the preferred Contractor.

4.1 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;
- Environmentally Hazardous Chemicals Regulation 2017;
- 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 2017 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 (2005));
- 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;
- Soil Conservation Act 1938; and
- Australian Standard 4970-2009: Protection of Trees on Development Sites.

4.2 Hours of Operation

The following hours of operation apply to the Macksville Hospital Development project:

- Monday to Friday: 7:00am to 6:00pm
- Saturdays: 8:00am to 1:00pm
- Sunday and Public Holidays: No work

4.3 Public Property Protection

The general principle is to separate construction areas of work from surrounding residents. Where there is a cross-over this will be managed to ensure safety of all persons and equipment.

Appropriate hoarding/fencing (as specified in Australian Standards and SafeWork NSW requirements) will be installed to prevent public and to maintain security for the various areas of the works.

Construction vehicular access gates will be erected inside the site. These gates will be manned by traffic control staff during site operation hours and will be locked shut when site is closed. Traffic controllers will be used where required to manage the interface of construction vehicles with pedestrians and/or public vehicles.

These public and property protection measures will be reviewed at the time of contract award for the works to ensure alignment with the proposed preferred methodologies and construction staging and to ensure that the safety of the public & staff is maintained at all times during the works.

5 *Environmental and Amenity*

The contractor undertaking the Works will be required to submit for approval to the Principal 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 provided by the 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:

5.1 *Noise and Vibration*

Note: This section is to be read in conjunction with the Noise and Vibration Impact Assessment Report prepared by Arup.

Noise from the Site shall not exceed the limits set out in the EPA's Interim Construction Noise Guidelines and Australian Standards such as AS:2436 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 through a Disruption Notice 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.

5.2 *Dust*

To control dust generation water will be sprayed where necessary 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 and monitoring of weather conditions (including wind). Management and contingency plans will be developed to prevent any foreseeable impacts from dust.

5.3 Odour Control

The scope for demolition activity for the Site will be minor and 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.

5.4 Protection of Trees

Note: This section is to be read in conjunction with the Biodiversity Report prepared by GeoLINK.

The contractor undertaking the Works will be required to comply with Australian Standard 4970-2009: Protection of Trees on Development Sites to include tree management guidelines for the proper care and protection of trees retained and integrated into construction projects.

Where trees are required to be retained and are close to the works, the contractor will be required to maintain procedures to for their protection at every stage of the development process.

5.5 Stormwater Management

Note: This section is to be read in conjunction with the Civil Report prepared by Bonacci Group.

Measures will be employed on the site overall, to control soil erosion during construction. These measures will be in accordance with requirements provided by the project engineering consultants.

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, sedimentation socks or similar (to be approved by project civil engineer).

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 by the use of using hay bales or similar (to be approved by project civil engineer).

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

5.6 Mosquito Management

Note: This section is to be read in conjunction with the Mosquito Impact Assessment and Management Plan (December 2017) prepared by Mosquito Consulting Services Pty Ltd.

The location of the new Macksville Hospital is highly exposed to saltmarsh habitat breeding mosquitos due to the close proximity to Newee Creek and Nambucca River.

As such, measures to minimise nuisance and disease transmission exposure to patients and staff shall be provided. Management measure include, but are not limited to:

- Air-conditioning/ventilation systems to minimise the need to open windows/doors;
- Hydraulic design that minimises stormwater retention and detention; and
- Education of hospital staff regarding mosquito risks.

6 Traffic Management/ Construction Entry & Exist

Note: This section is to be read in conjunction with the Traffic Management Plan prepared by SECA Solutions.

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

The main construction vehicular access point will be via the Letitia Close and the internal site access road.

Traffic controllers will be used to manage the interface of construction vehicles with pedestrians and/or public vehicles where required.

Details of construction vehicles per day including likely arrival and departures have been assessed within the transport and traffic report prepared by SECA Solutions for the SSD Application.

It is likely the following construction equipment will be used:

- Articulated vehicles for delivery of heavy plant and equipment;
- Heavy and medium rigid trucks for construction material delivery;
- Heavy rigid tankers for fuel delivery for compacting and excavation machinery;
- Rigid trucks for removal of excavated material;
- Mobile cranes;
- Fixed cranes;
- Piling Rigs;
- Concrete delivery trucks & concrete pumps; and
- Light vehicles.

7 Waste Management / Recycling Principles

Note: This section is to be read in conjunction with the Outline Waste Management Plan prepared by PwC.

The contractor will be required to recycle and reuse where possible. The contractor will be required to arrange for the sorting and recycling of waste materials and packaging to ensure maximum recycling is achieved. The contractor will be committed to achieving compliance with the EPA guidelines.

The Contractor will be required to prepare a Waste Management and Recycling plan specific to the Works. This will be in line with the Outline Waste Management Plan prepared by PwC.

Once the hospital is commissioned, operational waste will be managed in accordance with the Local Health District's relevant Waste Management Policy. This policy will be reviewed and updated by the hospital as required to suit the operation of the new hospital.

7.1 Storage of Dangerous Goods & Hazardous Materials

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.

Geotechnical and Site Contamination reports have been undertaken by Regional Geotechnical Solutions.

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