



Northern Beaches Health Service Redevelopment
A new wave in healthcare

Northern Beaches Hospital

Stage 1: Concept Design, Site Clearance & Preparatory Works

Appendix O

Preliminary Construction Management Plan



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Stage 1 Site Clearing & Preparatory Works

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1 INTRODUCTION

This Preliminary Construction Management Plan (the plan) has been prepared for the proposed Stage 1 site clearance and preparatory works for the Northern Beaches Hospital Development to support the Stage 1 planning approval application to the Department of Planning and Infrastructure.

1.1 DESCRIPTION OF STAGE 1 WORKS

The Stage 1 works would generally comprise the following:

- Establishment of site office, including temporary connection to services (water, sewer, power)
- Closure of Bantry Bay Road to the public and establishment of construction traffic management controls
- Removal of existing temporary fencing and installation of construction fencing
- General clearance of site vegetation including tree stumps, but with retention of select mature trees and the area of vegetation broadly consistent with the former Blinking Light Reserve at the eastern end of the site
- Thinning of the understorey in the aforementioned area of vegetation
- Chipping of cleared vegetation (excluding weed species) to use on site for ground stabilisation/erosion control in the period prior to commencement of the Stage 2 works
- Offsite disposal of surplus cleared vegetation to green waste recycling facility or other beneficial reuse
- Removal of foundations, concrete pads, etc associated with former buildings and subsequent disposal of these materials to an appropriate receiving facility
- Site stabilisation (such as establishment of erosion and sediment controls) in preparation for Stage 2 works
- Site management in the period between completion of the Stage 1 works and commencement of the Stage 2 works.

1.2 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 and vegetation to be retained
- Vibration management
- Soil and erosion control
- Traffic/ pedestrian management for the duration of the works
- Waste management:
 - Storage of dangerous goods
 - Hazardous materials management
- Minor services disconnections (water, sewer).

1.3 PLANT AND EQUIPMENT

The following plant and equipment may be used for the Stage 1 works:

- Bulldozer, backhoe, excavator
- Articulated and fixed trucks
- Mobile crane
- Chainsaw/brush cutter
- Wood chipper.

1.4 CONSULTATION

Written notification would be provided to likely and potentially affected receivers prior to commencement of any works on site. This would include local residents, local businesses and The Forest High School. The manner of notification would be confirmed in the final CMP and may include such measures as letter box drops, etc.

2 OPERATIONS OF SITE MANAGEMENT

It is envisaged that the works would be undertaken under a Managing Contractor.

All statements and proposals documented in this Plan, including relevant supporting documentation, would be reviewed at the time of contract award for the works to ensure alignment with proposed preferred methodologies and sequencing developments.

2.1 LEGISLATIVE REQUIREMENTS

The works would be undertaken in accordance with legislative requirements and as specified in the tender documents related to the awarding of the Head Contract.

2.2 HOURS OF OPERATION

The following hours of operation are proposed for the works:

- Monday to Friday 7:00AM to 5:00PM
- Saturdays..... 8:00AM to 1:00PM

- Sundays and Public Holidays No works.

It is not envisaged that the Stage 1 works would require work to be undertaken out of normal working hours. An exception may be for the delivery and removal of heavy machinery to minimise impacts on other road users. Any such movements would conform to the overriding requirements of the Roads and Maritime Services (RMS).

Given the proximity of the western part of the site to The Forest High school, planning with regard to sequencing and locations of site clearance works would be undertaken with due consideration to disruption to classes and examination periods. Ongoing consultation would be undertaken with the school to schedule potentially disruptive activities outside of school hours as far as practicable.

2.3 PUBLIC AND PROPERTY PROTECTION

Appropriate hoarding/fencing (as specified in Australian Standards and WorkCover requirements) would be installed prior to commencement of the works, and maintained to prevent public access and to provide security for the Stage 1 works. Site signage would provide 24-hour contact details including contact name and telephone number.

Vehicle access/egress gates would be erected externally as required. These gates would be manned by qualified traffic supervisors at the times of vehicular access and egress to and from the site.

These public and property protection measures would 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.

Public access between Frenchs Forest Road West and Warringah Road would be available via the shared path adjacent to thigh school at the western end of the site. Construction of this path would be completed following services diversion works in this location, and prior to commencement of the Stage 1 works. A fence would be established between the path and the hospital work site to protect users from clearing activities.

3 ENVIRONMENT AND AMENITY

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

Erosion and sediment controls for the works would be designed, installed and maintained in accordance with the requirements of *Managing Urban Stormwater: Soils and Construction* (4th Edition) ("The Blue Book") and/or details provided by project engineering consultants.

The environmental performance of the contractor would be monitored throughout the works.

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

3.1 NOISE AND VIBRATION

Management of noise emissions from the site would be consistent with requirements of the *Interim Construction Noise Guideline*, and relevant Australian Standards. A Construction Noise Management Plan would be prepared which would specify performance requirements for the contractor. No machine work would occur outside the normal working hours set unless appropriate written approval has been obtained.

As indicated in Section 2.2, consultation would be undertaken with The Forest High School with regard to works at the western end of the site to minimise disruptions to teaching activities and/or examinations. This would occur in advance of any such works.

Noise and vibration emissions from the use of any plant equipment and/or building services associated with the works would be required to not give rise to an offensive noise as defined under relevant standards and guidelines, including the NSW *Interim Construction Noise Guideline*.

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

3.2 DUST

To control dust generation where necessary, water would be sprayed at the source of origin and surrounding areas to prevent airborne dust particles migrating into the surrounding environment. Management of dust prevention would be developed by the contractor, and would form part of an Air Quality Management Plan for the works.

Bantry Bay Road would be retained to provide an all-weather access to the site. The need for measures to prevent tracking of soil onto roadways outside of the site would be assessed by the contractor, and provided if deemed necessary. These may include the provision of measures such as a shaker grid, wheel wash facilities, etc.

Additional precautions that would be implemented during the works include the covering of all haulage trucks with tarpaulins, monitoring of weather conditions (including wind). Management and contingency plans would be developed to prevent any foreseeable impacts from dust.

Reference should also be made to the separate Soil and Water Management Plan prepared for the Stage 1 works.

3.3 FLORA AND FAUNA

The site contains a resident population of Long-nosed Bandicoot. It also contains a number of hollow-bearing trees that may be used by mammal, bird, reptile and frog species for shelter and nesting.

An environmental work method statement (EWMS) would be prepared by a suitably experienced ecologist to manage clearing activities and minimise biodiversity impacts, particularly on fauna. The EWMS would include protocols for tree felling and the requirement

for a an ecologist or wildlife carer to be on site to check for fauna and assist with relocation if required.

Weed species would not be chipped, but would be collected and taken offsite for appropriate disposal.

Site management would include appropriate protocols to manage the risk of spread of *Phytophthora cinnamomi* which can be transferred on soil/root material.

3.4 HAZARDOUS MATERIALS

The risk of encountering hazardous materials is low, and expected to be largely related to the former residential sites and the community health centre.

An unexpected finds protocol would be incorporated into the demolition/earthworks contractors' procedures, so that appropriate management procedures could be undertaken in an effective manner if suspected contamination was encountered during the clearing of the bushland, and during removal of remaining demolition materials from the former residential sites and the community health centre.

Any such materials would be disposed of to an appropriate authorised receival facility.

3.5 ODOUR CONTROL

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

3.6 STORMWATER RUNOFF

Reference should be made to the separate Soil and Water Management Plan prepared for the Stage 1 works. Note that this has identified that temporary detention basins would not be required.

Reference should also be made to the separate Waste Management Strategy prepared for the Stage 1 works. This provides for the use of chipped vegetation to assist in managing erosion risk on cleared areas of the site, and would contribute to effective management of stormwater runoff from such cleared areas.

Drainage of surface runoff would be allowed to flow along existing contours 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 would be regularly cleaned of rubble to minimise possible sediment flow during rainfall periods.

Stormwater kerbs and drainage lines would have appropriate sediment controls such as hay bales or sedimentation socks. All such controls would be required to be consistent with the Blue Book.

Stormwater grate inlets surrounding works areas would be covered with geotextile fabric to allow water to enter into drains while retaining sediments.

Appropriate controls would be implemented to manage runoff from outside the site ('runon') entering the site. Where this would not be possible, appropriate controls would be implemented to maintain separation of 'clean' runoff water from runoff from the works site.

All drainage control devices would be regularly checked including during and immediately following heavy rainfall periods. Any remedial work required to maintain the effectiveness of controls would be scheduled as a priority.

4 TRAFFIC MANAGEMENT

As part of its Construction Management Plan, the Managing Contractor would be required to submit a Traffic and Pedestrian Management Plan for approval prior to commencement of the works. This would include consultation with RMS and Warringah Council as appropriate.

4.1 CONSTRUCTION ENTRY/EXIT

Given the intention to use chipped vegetation on site for site stabilisation and management of erosion risk, it is anticipated there would be minimal heavy vehicle movements with these being largely associated with transport of residual demolition material offsite.

As far as practicable, construction works traffic would enter and exit via Bantry Bay Road from Warringah Road; left in, left out only (ie eastbound vehicles only).



Figure 1 Hospital site access and egress for Stage 1 works

Frenchs Forest Road West would be available as a secondary access. All movements are permitted and would, as far as practicable, be limited to the section of Frenchs Forest Road West between Bantry Bay Road and Wakehurst Parkway.

Haulage routes are yet to be determined, however, as a general principle, heavy vehicles would be restricted to arterial and sub-arterial transport routes. Use of suburban streets would be avoided as far as practicable.

4.2 PEDESTRIAN PROTECTION

Pedestrian and vehicle passage to and around the site would 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) would be constructed to prevent unauthorised access to the site. These hoardings and fences would be staged to allow access to in-use areas during the works.

5 WASTE MANAGEMENT

5.1 WASTE MANAGEMENT / RECYCLING PRINCIPLES

Demolition would be limited to minor elements such as existing ground slabs and minor reinforced concrete elements from previously demolished buildings. Demolition and removal of redundant in-ground services may also be required around the site.

Where possible any material generated from the works would be recycled apart from selected soft demolition materials and hazardous materials such as asbestos, SMF, PCBs and the like. The contractor would be required to comply with applicable EPA guidelines.

A preliminary site contamination report has been undertaken. It indicated minimal issues of contamination on the site. The main area of relative concern relates to the site area that was previously residential housing along Bantry Bay Road. This area would require further investigation for domestic chemicals and asbestos. This investigation would form part of the early works.

It is intended to maximise the amount of recycling that could be achieved from the removed vegetation matter. This would include on-site and off-site mulching and wood chipping.

Reference should also be made to the separate Waste Management Strategy prepared for the Stage 1 works.

5.2 STORAGE OF DANGEROUS GOODS

Dangerous goods (such as petrol, diesel, oxy-acetylene, oils, etc.) would be stored in a lockable compound with sufficient ventilation in accordance with relevant codes of practice and standards. Material safety data sheets on all flammable and potentially harmful liquids would be provided by the contractor undertaking the works.

