

CONSTRUCTION SITE MANAGEMENT PLAN

SYDNEY OLYMPIC PARK PRIVATE HOSPITAL



AUSTRALIAN PUBLIC TRUSTEES

DEVELOPMENT OF A PRIVATE HOSPITAL WITHIN THE SYDNEY OLYMPIC PARK PRECINCT

SYDNEY OLYMPIC PARK AUTHORITY SITE 9

Construction Management Plan Sydney Olympic Park Private Hospital

Scope

This Construction Management Plan for the development of a private hospital on site 9 at Sydney Olympic Park, has been prepared in support of an Part 3A DA application to NSW Planning.

The development comprises a 6 storey building with basement car parking and accompanying site works.

The development will occur over an estimated eighteen (18) month period, from January 2008 to approximately June 2009.

Key People

The following people will be associated with the construction activities:

Development Manager

Responsible for co-ordination and supervision of the whole project.

Australian Public Trustees Limited (Superintendent):

Geoffrey Reeve	0414 449 850
Adrian Olney	0405 474 712
Lindsay Kaynes	0429 884 553

Owen Ferguson Health (Operator):

Daniel Owen	0427 873 132
Kerry Ferguson	0423 249 988

PTW (Architects):

Noel Samiya	02 9232 5877
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Building Project Manager

Responsible for construction activities and management of site activities:

To Be Confirmed

Site Foreman

Responsible for day to day co-ordination of the construction workforce, delivery of materials and managing access and visitors on the site.

To Be Confirmed

Construction Management Plan Sydney Olympic Park Private Hospital

Hours of Work

Construction Times

Works shall be limited to the following times in accordance with DA and EPA regulations (to be confirmed):

Monday – Friday:	7:00 am to 8:00 pm
Saturday, Sunday and Public Holidays	7:00 am to 5:00 pm

Deliveries

Deliveries shall be limited to the following times in accordance with SOPA and EPA regulations:

Monday – Friday:	7:00 am to 8:00 pm
Saturday, Sunday and Public Holidays	7:00 am to 5:00 pm

Use of Site

Site Induction

A project safety induction will be designed and implemented by the Site Foreman for any person accessing the site. The contents of this Construction Management Plan shall be included in the induction.

Site Facilities

Site Facilities location is yet to be determined. An area shall be allocated for the removal of excess mud from vehicles, which shall be implemented if conditions warrant such a treatment. Site amenities shall be connected to reticulated services as soon as practicable.

Smoking will be limited to designated areas.

Tree Protection

The site does not contain any trees of significance. A schedule of trees to be removed (if any) from the site is submitted with the Planning Application.

The Project Arborist report was lodged with the Planning Application.

Construction Management Plan Sydney Olympic Park Private Hospital

Areas identified as having native grasses that warrant protection and protection to neighbouring trees will be established to prevent damage to those areas.

Car Parking

Car parking for construction activities shall be provided to the fullest extent possible on site, in an area prepared for the purpose. Adjacent parking in the multi-level may also be available.

Temporary crushed rock access for construction and personnel vehicles will be provided with the area rehabilitated and enhanced from the original as part of landscaping works as soon as construction is completed.

Environmental Management

Dust

Activities which create dust shall be managed by the controlled application of water. Water shall be obtained with the approval of SOPA, either directly from the site mains or through water carriers operating under permit of SOPA. Activities will be undertaken implementing measures to minimise the disturbance of dust, by track rolling unsealed areas at the end of each day or at the end of any relevant process, and also by keeping concrete slabs regularly swept down.

Off Site Dirt Control

Off site dust control will be managed. In the first instance, civil works incorporating utility services, drainage and sewerage will be installed followed by the construction of the road pavements. Roadways will be constructed up to the first base course of asphalt for construction purposes, and the wearing course will be installed immediately prior to construction completion..

On occasions where trucks are required to travel across unsealed ground, those trucks will be managed in such a way to prevent dirt being carried onto Olympic Boulevard and Sarah Durak Road. This shall be achieved by the creating of a crushed rock access path in combination with rumble strips to shake loose dirt from vehicles prior to leaving the site.

Stormwater Runoff

Stormwater runoff shall be directed to the nominated point of discharge and shall be protected by a silt curtain and hay bales, thereby ensuring sediment laden water does not enter the stormwater system.

Construction Management Plan Sydney Olympic Park Private Hospital

Noise

The emission of noise from the construction site will be managed in accordance with the EPA Noise Control Guidelines for Construction Activities. In particular:

- All pneumatic tools operated near a residential area will be fitted with an effective silencer on their air exhaust port.
- Mobile air compressors and pavement breakers with the lowest noise rating which meets the requirements of the job will be selected.
- All mechanical plant will be silenced by best practical means using current technology. Noise suppression devices are to be maintained to the manufacturer's specifications. Internal combustion engines are to be fitted with a suitable muffler in good repair.
- Where possible, no truck associated with the work will be left standing with its engine operating in Olympic Boulevard or Sarah Durak Road.
- Site buildings, access roads and plant will be positioned to minimize disturbance to the locality.
- All vehicular movements to and from the site will only be made during the scheduled normal working hours unless approval has been granted by SOPA.
- Noise from the site will comply with the requirements of the following noise control schedule.
- Where it is not possible for continuous type work such as a concrete pour to be completed within the hours specified by the following noise control schedule, and the noise of this activity will impact a residential area, then affected premises and SOPA will be notified of the intended work, its duration and times of occurrence.

NOISE CONTROL SCHEDULE	
Time	Criteria
7:00am to 8:00pm Monday to Friday 9:00am to 8:00pm Weekends & Public Holidays	Implementation of above noise control measures
7:00am to 8:00pm Monday to Friday 9:00am to 8.00pm Weekends & Public Holidays	Noise level at any residential premises not to exceed background noise by: (i) 10 dB(A) or more for up to 18 months after project commencement. (ii) 5 dB(A) or more after 18 months.
8.00pm to 7:00am Monday to Sunday	Noise inaudible within a habitable room of any residential premises.

Construction Management Plan Sydney Olympic Park Private Hospital

Public Protection

The purpose of this section is to:

- Ensure protection of passing public and adjoining owners;
- Create an environment where work can take place safely for site staff in accordance with the Occupational Health and Safety Act 2000; and
- Reduce / eliminate noise and dust

Site Works

Works to be carried out include connection of new services of water, electricity and telecommunications.

The design includes details where new fencing is required. This will be undertaken as soon as possible having regard to other site works to ensure new fencing will not be damaged during the construction process.

The site will be protected by a temporary cyclone fence until the permanent fencing is completed.

Pedestrian access along Olympic Boulevard and Sarah Durak Road will generally not be disrupted. During times of activity such as when the temporary construction access crossover is being installed, appropriate staging of construction or signage and safety measures will be installed in accordance with AS1742.3 2002. At event times the control and safety of people will be well managed.

Security

The temporary site fencing will serve as a barrier to vandals, thieves and unwanted public access. The fence shall remain locked at all times outside construction hours.

As construction activities proceed, any building will also be locked at points of access after hours, and the external site will be lit with low level security lighting placed so as not to interfere with the amenity of neighbouring properties.

A security patrol shall monitor the site as appropriate.

Traffic Management Plan

The site is located on the corner of Olympic Boulevard and Sarah Durak Road (site 9) in Sydney Olympic Park.

Construction Management Plan Sydney Olympic Park Private Hospital

Temporary construction traffic access to the site will be from Olympic Boulevard and Sarah Durak Road in a road-base compacted driveway which will be rehabilitated during extensive planting and landscaping at the end of the construction phase.

All traffic ingress and egress to the site will be managed by on site personnel appropriately equipped with approved traffic management signage.

Oversize load deliveries (eg. earthmoving machinery) will be restricted to outside peak traffic periods.

Typically, all materials will be delivered and unloaded on site, eliminating any need for loading from Olympic Boulevard and Sarah Durak Road. All goods and bins for rubbish and recycling will be located within the site boundary.

If necessary, temporary Street Occupation permits, together with all other relevant permits, will be obtained in advance from SOPA. At all times when plant is present, signage and traffic control including provisions for pedestrians will be erected in accordance with AS1742.3 2002.