



HEALTH INFRASTRUCTURE

# Preliminary Construction Management Plan

Balranald Key Health Workers Accommodation Scheme

15<sup>th</sup> March 2023

Version 0.1

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# 1 Executive Summary

Central West Project Management (CWPM) has prepared the Preliminary Construction Management Plan for the Balranald Key Worker Accommodation Scheme Redevelopment (the Project). The Project is at the Business Case phase.

## 1.1 Project background

The NSW Government is committed to the continuous improvement of health care services in regional areas of NSW by providing new facilities offering high quality clinical and urgent care. In 2014, the Ministry of Health (MoH) issued a document titled, 'The Rural Health Plan: Towards 2021', which set out policy directions for rural health in NSW and built on the strengths of rural communities and the broader NSW health system. With the enhancement of the rural workforce cited as one of its primary strategies, suitable staff accommodation has been recognised as one of the major factors in recruitment of health workers to regional NSW.

To aid in this, the Key Health Worker Accommodation Program has been identified in both the Rural Health Plan and a Parliamentary Inquiry Report as a major incentive in the improvement and provision of staff accommodation in regional areas. Rental housing availability in rural areas across regional NSW remains low due to a combination of slow development in regional NSW and increased demand as a result of an influx of population moving from the larger cities. This is also the case in Balranald where there is a severe shortage of short- and long-term rental accommodation which impacts on the Far West Local Health District's ability to attract and retain health staff.

In June 2022, the NSW Government announced \$45.3m capital funding for the Key Health Worker Accommodation Program (the Program) to provide accommodation for the Far Western Region (\$15.3m), Murrumbidgee Region (\$15m) and Southern NSW Region (\$15m).

The objectives of the Program include:

- Improving the recruitment and retention of key health workers by addressing the challenge of inadequate local short-term and long-term accommodation arrangements.
- Ensuring that the availability of staff accommodation does not fluctuate due to external demand factors.
- Avoiding high costs associated with provision of ad-hoc, temporary accommodation.

## 2 Key Stakeholders

Stakeholder	Contact Details
Client	Health Infrastructure Jasmine Soghomonian 0404 195 050
Client Representative	Central West Project Management Jamie Pinkerton 0402 297 765
Principal Contractor	To be appointed

## 3 Construction Activities

### 3.1 Work Methodology

The construction methodology will be undertaken in two key milestones:

- 1. Infrastructure Works:**  
This phase includes services relocation (if required), new services installation, driveway and pathway construction, fencing and landscaping.
- 2. Main Works – Prefabricated cabin installation:**  
This phase includes delivery and placing of prefabricated cabins in final position and commissioning.

A preliminary site plan can be found in **Appendix 1**.

### 3.2 Construction Hours and Duration

The duration of works will be approximately 2 month for Early Works (Milestone 1), 1 months for Main Works (Milestone 2),

The works are programmed to commence in May 2023 to extend to July2023.

Table 2: Project Timeframes

<b>Commencement Date</b>	The commencement of the Works will be immediately following the REF approval – being planned for March 2023.  The Works, dependent on Main Works REF approval, are likely to commence in May 2023.
<b>Work Duration</b>	The duration of the overall works program is approximately 3 months.  Milestone 1 - Early Works: Approximately 2 months.  Milestone 2 - Main Works: Approximately 1 months.
<b>Work Hours</b>	The work hours will be in accordance with the Interim Construction Noise Guideline, to be confirmed.  Monday to Friday: 7am to 6pm.

	<p>Saturday: 8am to 1pm.</p> <p>Sunday and Public Holidays: No Work.</p> <p>High noise generating works are to equate to a maximum of four-hour clocks, separated by at least one hour respite period.</p> <p>Some work may need to be completed outside of the above hours. If required, these will be planned in consultation with stakeholders and City Council to ensure all aspects of work are clearly understood by all parties, and minimise disruption to hospital operations. This may include works which are most appropriately carried out outside of main working hours, for critical hospital operational reasons.</p>
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### 3.3 Plant Equipment

The following plant equipment is anticipated for the works:

- Bulldozers, backhoes and earthmoving equipment;
- Articulated and fixed trucks;
- Mobile cranes;
- Forklifts; and
- General Power Tools.

### 3.4 Earthworks

There are no planned Bulk earthworks.

### 3.5 Source and Quantity of Materials

#### External Materials

Building elements will be selected to meet NCC 2022 requirements.

#### Internal Materials

Internal walls will be mostly plasterboard lined steel stud walls, with appropriate fire, thermal and acoustic ratings. Detailed proposals will be developed during Schematic Design.

Internal materials are to be low-maintenance and durable finishes, as well as locally appropriate. An emphasis on materials which minimise opportunity for vandalism will also be considered.

### 3.6 Traffic Management and Access

Minimal traffic impacts from the Infrastructure and Construction works are expected. The additional vehicles are not expected to cause delays on local roads or create subsequent impacts to other roads. There will be no changes to public transport routes and services.

During site inductions, workers (approximately 10 persons at any one time) will be encouraged to make use of public transport, active transport, or carpooling and this will assist with minimising the impact to residents and Hospital users.

The Principal Contractor will provide a Traffic Guidance Scheme detailing traffic control measures to maintain safety within the existing road network. This will include traffic marshals, signage, manoeuvring areas, and any other relevant traffic management strategies to be in place during construction.

It is not anticipated that any road closures will be required to facilitate construction of the site, however this will be reviewed once a Contractor is engaged.

Traffic Management Plan will consider, but not limited to, the below:

- Provide safe and uninterrupted access for pedestrians and vehicles accessing the construction site, hospital site and resident driveways;
- Maximum safety of site personnel, pedestrians, cyclists, commuters, and drivers;
- Minimise environmental impact as a result of construction traffic;
- Ensure construction traffic does not unduly interrupt existing traffic flows on the local road network;
- Safe operation of public transport during construction in adjacent roads;
- Have no vehicles arrive at the site, without prior arrangement, outside the approved working hours;
- Encourage site workers to utilise local public transport system, active transport, and car sharing wherever possible;
- Timely and effective implementation of traffic management measures;
- Maintain access at all times for hospital and stakeholder's deliveries; and
- Fulfilling the Council and the Roads and Maritime Services requirements.

### **3.7 Ancillary Facilities**

The site amenities and compounds erected will accommodate lunch, ablution and change facilities for the duration of the project. The proposed location will be determined post-engagement of the preferred contractor. The site amenities will be modest in area and located away from any sensitive hospital or residential uses. An area will be set aside for contractors and subcontractors to park during works.



## 4 Environmental Health and Safety

### 4.1 Asbestos Management and Removal Plan

The appointed Principal Contractor will develop a strategy in accordance with the statutory regulations for asbestos management and removal.

*The Principal Contractor must prepare an Asbestos Removal Control Plan for the proposed works. The control plan must include an allowance for asbestos air fibre monitoring during the removal and thorough clean up works upon completion of the removal works. An asbestos management plan will be prepared for the proposed works in areas containing asbestos. A clearance inspection must be undertaken on completion of removal works and prior to any other construction activities being undertaken.*

### 4.2 Noise and Vibration Management

Note: This section is to be read in conjunction with the Noise and Vibration Management Plan, appended to the REF and prepared by *Acoustic Logic*.

Noise from the construction site shall not exceed the limits set out in the Interim Construction Noise Guidelines, EPA and Australian Standards. No machine work will occur outside the approved working hours set unless approval has been given 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 noise mitigation 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.

Guidelines for operational limits, identification of at-risk receivers and implementation of mitigation measures will be provided in a project Noise and Vibration Management Plan. The objectives of the Construction Noise and Vibration Management Plan will be to:

- Ensure that construction works do not significantly impact background noise levels around the hospital precinct, and that applicable guidelines and regulations are met;
- Ensure all equipment operates within the applicable noise levels;
- Ensure that construction works do not cause sufficient vibration to damage surrounding buildings, and comply with the applicable guidelines and regulations;
- Vibration does not affect occupiers of the adjoining buildings; and
- Ensure construction methodologies adopted minimise the impact of noise, dust and vibration.

### 4.3 Waste Management and Recycling Principles

The Contractor will be required to recycle and reuse materials 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. All packaging is to be removed before materials are delivered to site to minimise waste generation on site.

## 5 Dilapidation Report

Prior to commencing the works onsite and at completion, the appointed Principal Contractor will generate a Pre and Post Dilapidation Report. The report shall cover as a minimum the following areas:

- Existing roads and access roads;
- Infrastructure;
- Adjoining properties;
- Existing landscape, including trees to be retained;
- Services mains;
- Stormwater systems; and
- Existing utilities and authority services.

The full extent of the Dilapidation reports will be agreed with the Principal prior to investigations proceeding.



## Appendix 1 – Preliminary Site Plan