



Health
Central Coast
Local Health District



Health
Infrastructure

**WYONG
HOSPITAL**



PRELIMINARY CONSTRUCTION MANAGEMENT PLAN

Review of Environmental Factors (REF) Wyong Hospital (World Class End of Life Program)

Wyong Hospital

March 2024

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1 INTRODUCTION

The purpose of this Preliminary Construction Management Plan (PCMP) for the Wyong Palliative Care Project (WCEoLP) is to demonstrate that the proposed Works can be executed in accordance with legislated safety and environmental requirements with minimal inconvenience to users, visitors and staff of the hospital along with neighbours and the general public.

The Works have undergone a 'Safety in Design' review in early March 2024 and on appointment the Head Contractor will prepare a comprehensive Construction Management Plan with specific details and strategies for the management of on-site activities.

The Head Contractor, appointed as Principal Contractor in accordance with NSW WHS legislation, complies with the requirements detailed in this Preliminary Construction Management Plan, as well as the requirements of the Central Coast Council and other governing authorities. This report has been prepared to accompany a Review of Environmental Factors (REF) under State Environmental Planning Policy (Transport and Infrastructure) 2021 (TISEPP) planning provisions for the facility.

1.1 PROPOSED WORKS

The Wyong Hospital aims to centralise palliative care beds into a one location, expanding the capacity to 12 Palliative Care beds. These proposed 12 beds will be additional to existing hospital operations. A single-story palliative care development will encompass the following areas below:

- 12 Bedrooms
- Lounge
- Dining
- Laundry
- Interview & Meeting Rooms
- Offices
- Storage
- Hydraulic & Plant Rooms

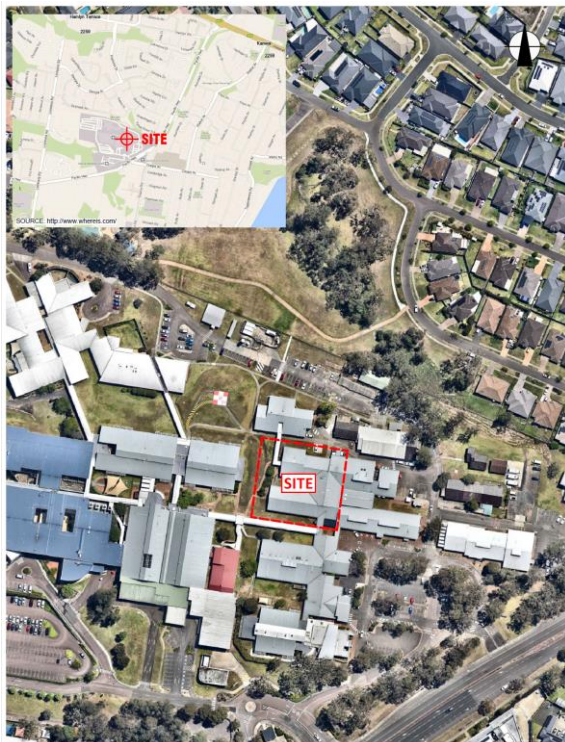


Figure 1 – Site context plan



Figure 2 – Detailed Schematic Design Plan

1.2 AREAS OF MANAGEMENT

The Plan covers the following areas of management:

- Legislative requirements;
- Hours of operation;
- Public and property protection;
- Noise;
- Dust Management;
- Odour control;
- Storage of dangerous goods;
- Water quality / stormwater runoff;
- Waste management principles;
- Hazardous materials management;
- Traffic and pedestrian management; and
- Services disconnections.

The Works will be undertaken by suitably licensed contractors holding current and appropriate licences and insurances.

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.

The Principal Contractor will adhere to the Protection of the Environment Operations Act - 1997.

2 SITE OPERATIONS:

2.1 LEGISLATIVE REQUIREMENTS

The Works will be undertaken in accordance with the following legislative requirements:

- 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;
- Work Health & Safety Act 2012 and relevant codes of practice and Standards;
- WHS Regulation 2012 and relevant codes of practice and Standards;
- Australian Standard AS 2601:2001: Demolition of Structures;
- Australian Standard AS 4970:2009: Protection of Trees on Development Sites;
- Australian Standard AS 4373:2007: Pruning of Amenity Trees;
- 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 (1988));
- Resource and Recovery Act 2001;
- Environmental Planning and Assessment Act 1979, including clause 6.28 for the compliance of the current Building Code of Australia;
- Heritage Act 1997;
- Local Government Act 1993;
- Disability Discrimination Act 1992 (DDA);
- Disability (Access to Premises – Buildings) Standards 2010 (Premises Standard);
- Applicable aviation standards e.g. CASA requirements; and
- Soil Conservation Act 1938.

2.2 HOURS OF OPERATION

The following hours of operation are proposed for the Works:

- Monday to Friday 7.00AM to 5.30PM
- Saturdays 8:00AM to 1:00PM
- Sundays and Public Holidays No Work

No work will occur outside of the hours nominated unless approval has been given by Wyong Hospital and the relevant statutory authority in line with the conditions of consent.

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).

2.3 PUBLIC & 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. The

Works will be planned so that access to the public car park areas will be maintained to the maximum capacity, as much as is feasible during the works. Public access to the Hospital facilities will be maintained and signed as appropriate in consultation with the Wyong Hospital.

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.

The Preliminary Site Access diagrams have been drafted to depict how the development site may be contained, serviced and accessed, including designated parking for construction staff so that Wyong Hospital and visitors are not unduly inconvenienced. The site plan will be further developed in consideration of the appointed Head Contractor's methodologies prior to commencement on site.

Public Safety, Amenity and Site Security measures may be staged during the Works. At various times, different portions of the site may be fenced. These 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.

The Head Contractor will need to comply with their duty under WHS management in accordance with the legislative requirements listed in 'Legislative Requirements' of this document.

3 ENVIRONMENTAL & 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 Wyong Hospitals' 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).

The environmental performance of the contractor will be monitored and reported monthly under the Performance Evaluation Record from the GC21 Contract, throughout the Works.

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

3.1 NOISE AND VIBRATION

All practicable measures will be taken to reduce the noise arising from the Works. Noise from the site shall not exceed the limits set out in the Interim Construction Noise Guidelines (ICNG) and Environmental Protection Authority (EPA). No machine work will occur outside approved working hours (refer item 2.2) unless approval has been given by the consent authority.

The following measures are proposed with reference to the ICNG:

- Use Noise Management Levels (NML's) to identify demolition, excavation and construction noise sources or scenarios that require engineering controls or administrative management;
- Promote clear understanding of ways to identify and minimize noise from construction works;
- Focus on applying all feasible and reasonable work practices to minimize construction noise impacts;
- Provide flexibility in the selection of site-specific and reasonable work practices to minimize noise impacts;
- Encourage construction/ demolition work to be undertaken within approved standard hours where reasonably practicable with noise that is audible to other premises. Approval is required for Works undertaken outside standard hours; and
- The use of noise reduction techniques including, but not limited to, barriers, enclosures and silencers shall be employed to ensure compliance with construction and demolition noise criteria.

Demolition work shall comply with Australian Standard 2436-2010 "Guide to Noise Control on Construction, Demolition and Maintenance Sites".

As part of the noise mitigation treatment for the project, the Head Contractor will be responsible for the checking of compliant 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.

The benchmarks used to assess vibration impacts due to the construction Works are documented in the Acoustic Assessment Report prepared by ACOR Consultants Pty Ltd (ACOR). These acoustic documents provide recommendations and requirements for mitigation of noise and vibration during construction.

This report forms part of the Review of Environmental Factors (REF) submission for planning approval. The noise mitigation treatment proposed by the Head Contractor will be included in the detailed Construction Management Plan. Vibration will be constantly reviewed to minimise impacts on the Hospital and surrounding stakeholders, residents and commercial properties.

3.2 DUST

To control dust generation and where necessary, water will be sprayed at the source of origin, over demolition materials during demolition and loading activities to prevent airborne dust particles migrating into the surrounding environment.

Ground coverings including existing sealed areas of bitumen and concrete will remain as the final item for demolition. This will act as a manageable hardstand for vehicular traffic and will also provide a seal to the underlying material to assist in minimising erosion and sediment run off.

Additional precautions that will be implemented during the Works include the covering of all haulage trucks with tarpaulins and the use of mobile water points during the hammering, processing and loading of concrete, monitoring of weather conditions (including wind) and helicopter down draft. Management and contingency plans will be developed to prevent any foreseeable impacts from dust.

3.3 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.

Stormwater gully pits will preferably be hand cleaned with shovels and collected debris bagged to minimise odour and disposed of prior to pipes being cleaned.

3.4 STORAGE OF DANGEROUS GOODS

The Works may involve the use of flammable fuels such as petrol, diesel, Oxy-acetylene, oils, etc. Storage of such items will be 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.

3.5 STORMWATER RUN OFF

Drainage of surface run-off will 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 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 the demolition areas will be covered with geotextile fabric to allow water to enter into drains whilst retaining sediments.

Should external surface run-off flow into areas of demolition and excavation work, 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.

The Head Contractor will be required to prepare a detailed Stormwater Management Plan which will cover all aspects of stormwater and sediment management and control during construction.

4 WASTE MANAGEMENT / RECYCLING PRINCIPLES

The contractor will be committed to achieving compliance with the EPA guidelines.

All hazardous materials will be removed and disposed of at licensed waste facilities.

As part of the contractual requirements for the Works, the contractor will be required to provide all trucking and disposal documentation for all waste materials.

The key to maximising recycling and minimising waste going to landfills is to effectively separate the individual materials during the demolition phase, not after.

All material generated from the Works will be recycled apart from selected soft demolition materials and hazardous materials such as asbestos, SMF, PCB'S and the like.

The following table sets out the materials likely to be encountered during the Works and the general waste management principles that will be adopted through the contracting process.

Material	Source	Recyclable	End Usage - %
Asbestos	Lagged steam reticulation pipe work	No	EPA Approved Landfill – 100%
Timber	Vegetation	Yes	Mulch or offsite recovery 100%
Timber	Frames, doors, architraves, framework	Yes	Second hand sales 50% or landfill 50%
Metal	Bulkhead framing, galvanised steel and copper piping	Yes	Metal recycler 100%
Brick - commons	Internal walls	Yes	SUEZ recovery centre or similar

There is expected to be little waste generated. All waste and excess materials will be removed from site at the end of installation.

5 HAZARDOUS MATERIALS MANAGEMENT

5.1 IDENTIFICATION

Possible locations of hazardous materials will be identified in building and on site (EHO Consulting Pty Ltd will be preparing a Hazardous Materials Survey to be included in the Contractor's contract documents). The management and site removal of these products will be done in accordance with Australian Standards.

These reports will be used as the basis for identifying and managing the removal of hazardous materials during the Works. 'Unexpected finds' protocols and secure isolation of the site from the general public will also reduce the risk of potential harm to the general public.

5.2 AIR MONITORING

As an integral component of the Works and in accordance with all codes and standards, air monitoring will be undertaken by a registered occupational hygienist if asbestos removal works are being undertaken.

The daily monitoring results will be assessed by an Occupational Hygienist and distributed daily to the principal and the client.

5.3 REMOVAL

All asbestos and hazardous material works will be undertaken by WorkCover licensed contractors supervised and monitored by registered occupational hygienists.

The Works will comply with all relevant codes and Standards.

5.4 DISPOSAL

Asbestos and other hazardous materials will be loaded and transported in accordance with all relevant codes and Standards.

All asbestos materials will be bagged and wrapped and placed in plastic lined disposal containers.

All asbestos and hazardous materials will be disposed of at a registered EPA landfill with full accountability and traceability of transport and disposal monitoring enforced and monitored throughout the Works contract.

6 TRAFFIC MANAGEMENT

As part of the Construction Management Plan (CMP), the Head Contractor is required to submit a Construction Traffic Management Plan (CTMP) for approval prior to commencement of the Wyong Palliative Care Works. The CTMP will detail site access, pedestrian protection measures and all associated vehicle movements which will be restricted to the permitted working hours of the site.

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 lifts

It is anticipated that the Works may involve varying vehicle movements each day – refer Early Works Traffic and Parking Assessment by TTW (NSW) Pty Ltd (subject to confirmation of the contractor's program and sequencing activities being undertaken on site).

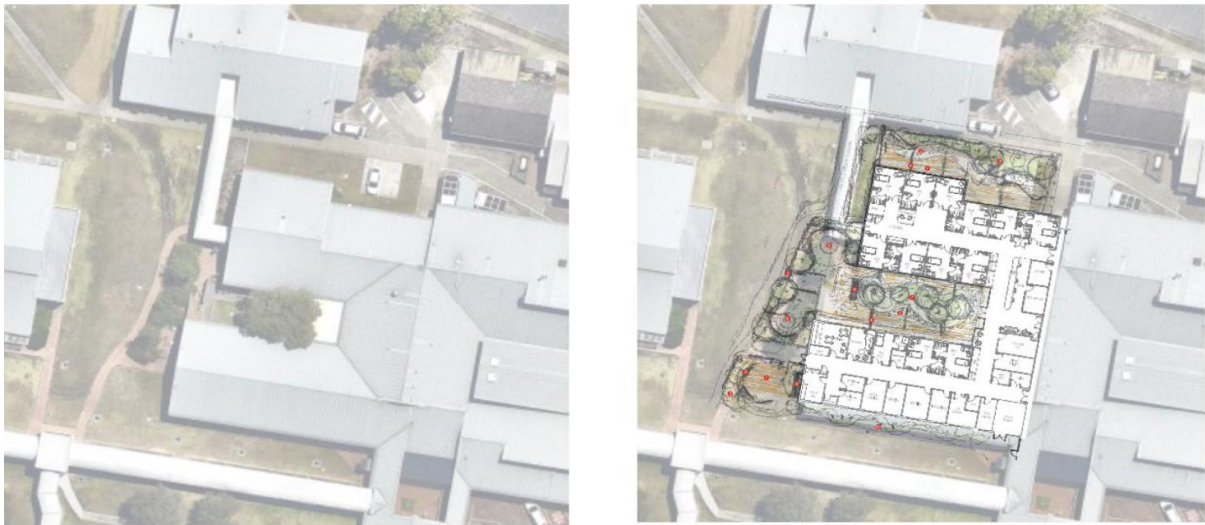


Figure 3 – Site View

6.1 GENERAL REQUIREMENTS

In accordance with RMS requirements, all vehicles transporting loose materials will be required to have the entire load covered and/ or secured to prevent any large items, excess dust or debris being deposited onto the roadway during travel to and from the site. The Head Contractor will induct all subcontractors and suppliers to ensure that the procedures are met for all vehicles entering and exiting the construction sites. The Head Contractor will monitor the internal and immediate external roads leading to and from the site and take all necessary steps to clean any debris deposited by construction vehicles.

Vehicles operating to, from and within the site shall do so in a manner which does not create unreasonable or unnecessary noise or vibration.

Public roads and access points will not be obstructed by any materials, vehicles, refuse skips or the like, under any circumstances.

6.2 TRAFFIC IMPACT ASSESSMENT:

The traffic impact assessment for the Wyong Hospital indicates a need for 23 parking spaces, considering 12 palliative care beds and associated staff. While the Development Control Plan (DCP) requires 15 spaces, a site-specific study accounts for the facility's unique needs. The existing hospital operations include 8-9 beds, assumed to remain in use, making the additional 12 beds conservative. Furthermore, 2 parking spaces north of the facility will be moved to accommodate landscaping changes on the hospital campus.

A Green Travel Plan (GTP) will be implemented at the hospital aims to reduce private vehicle usage, further decreasing parking demand over time. With the campus providing 1,220 spaces and the projected demand representing less than 2%, no additional parking is proposed. Construction traffic access is well-planned, minimising disruptions and ensuring ambulance movements remain unaffected.

It is expected that construction traffic will entail up to a peak of approximately 1 - 2 trucks per day, and 30 - 40 worker vehicles per day, with all construction traffic to enter the builder's compound and not impact existing parking arrangements. These numbers are approximations and will need to be confirmed with the Contractor once appointed.

6.3 CONSTRUCTION TRAFFIC & ENTRY/EXIT:

Construction trucks will have convenient access to the site through a signalised intersection to the southeast of the hospital campus, directly linked to the Pacific Highway. The internal road network within the hospital site facilitates access to the southeast and north sides of the facility. The primary on-site traffic activity at the main car parks to the west minimises interaction between construction traffic and public visitors. Anticipated refurbishment works are not expected to generate high volumes of construction vehicles, with existing roads and intersections capable of accommodating these levels effectively.

Furthermore, ambulance movements will remain unaffected by construction traffic, as ambulance access is exclusively via Louisiana Road on the Western Campus side, separate from where construction vehicles will enter from the Pacific Highway to the east (refer to the Figure 4 for details). Detailed access arrangements will be finalised upon contractor appointment, ensuring smooth coordination and minimal disruption during the construction phase. On-site traffic controllers will be in place to ensure safe access is maintained through the delivery of the buildings.

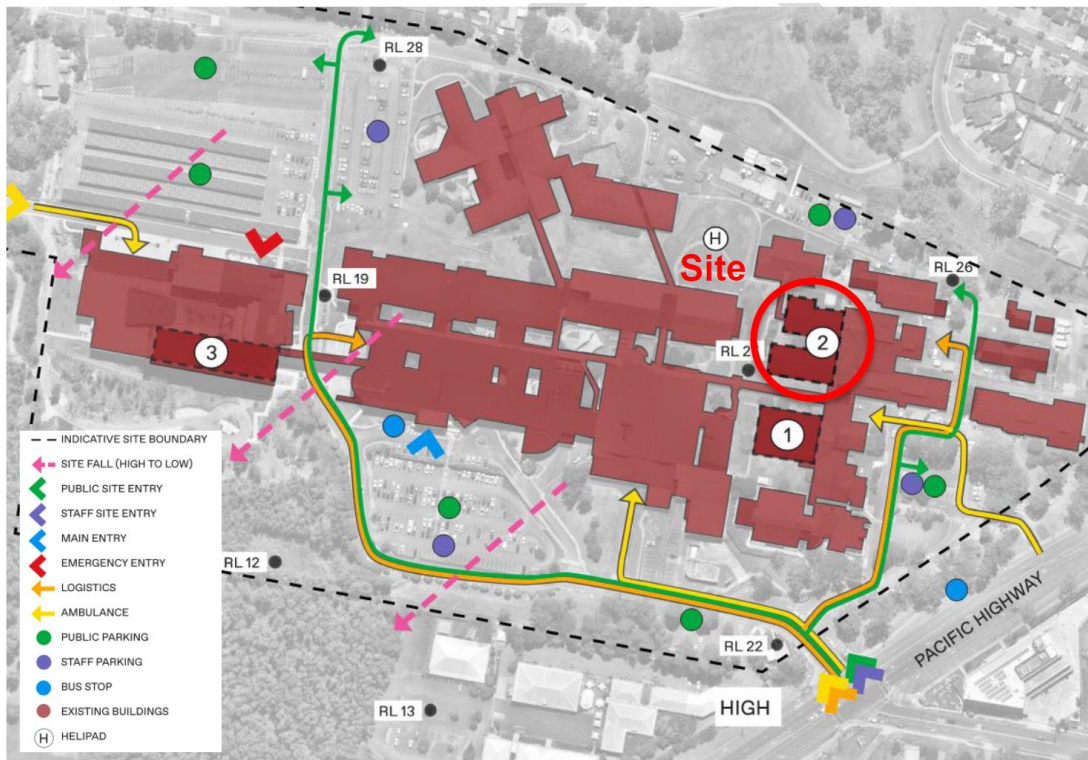


Figure 4 – Site Traffic Vehicle Movement & Access

The proposed access to the site is outlined in Figure 5 below and illustrates the connection between the Wyong Hospital and the other hospital functions.



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Figure 5 – Proposed Construction Vehicle Site Access

6.4 PEDESTRIAN PROTECTION

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

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

6.5 HEAVY VEHICLE MOVEMENTS

It is proposed that heavy vehicles entering and exiting the site will use intersection to the southeast of the hospital campus, directly connected to the Pacific Highway.

7 SERVICES DISCONNECTION

The Project Manager will notify the management of Wyong Hospital if there is an anticipated services disruption and coordinate its shutdown to suit operational needs.

Such site services include:

- Wastewater;
- Water;
- Electricity;
- Stormwater;
- Telecommunications; and
- Gas

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

- 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/departments will be notified and will be undertaken out of hours to minimise impact.