

# Preliminary Construction Management Plan

## Wollongong Hospital Upgrades

### JOHNSTAFF PROJECTS

[VERSION v2]  
8 July 2024



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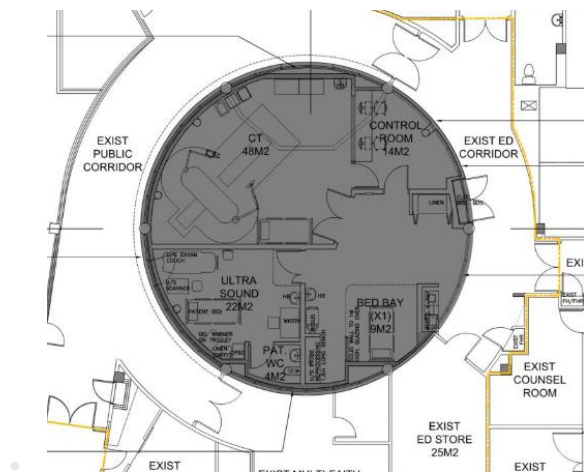
Version	Date	Issued To	Status
2	8/07/2024	Jenny Easton – Health Infrastructure	For REF submission

# 1 Introduction

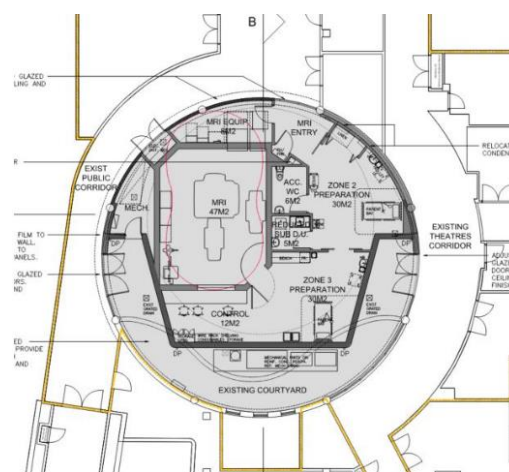
Wollongong Hospital has identified a number of urgent works required to manage capacity constraints throughout the Hospital. These works include;

- **Improve medical imaging services**, through the provisions of a new Level 1 CT & Ultrasound spaces & Level 2 MRI space. Both level 1 and level 2 are to be constructed in the existing lightwell and courtyard.
- **Improved medical Assessment Centre Works**, through fit out upgrade works to Level 8 Block C, inclusive of 11 Mac units, 4 Haematology units, isolation single bed and ensuite, treatment/ISO room, clean utilities room, dirty utilities room, seminar room, cleaners' room, accessible bathroom, staff base and store rooms.

The plans below illustrate the scope of works required:



Medical Imaging - Level 1 CT & Ultrasound



Medical Imaging - Level 2 MRI



Plan - FF&E  
SCALE 1:100

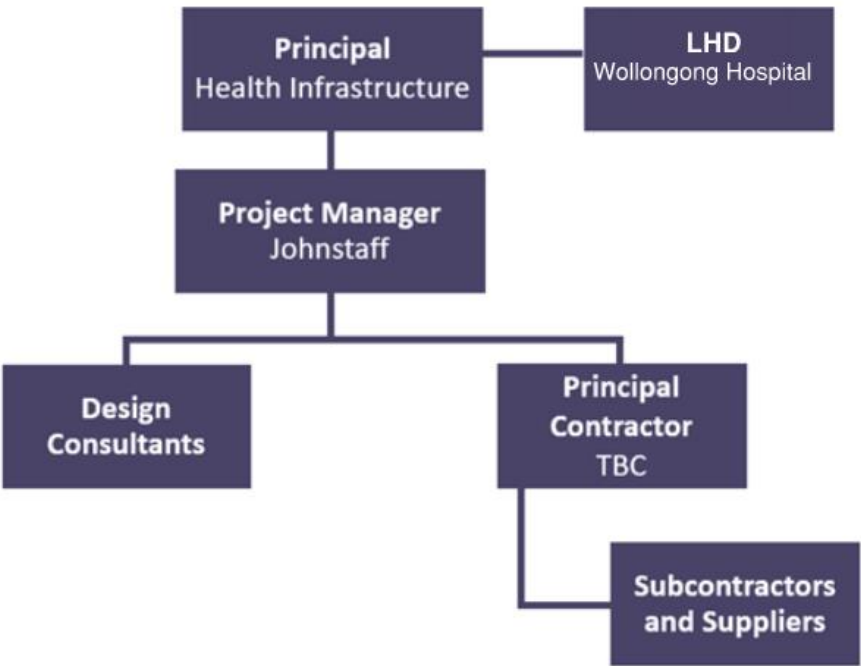
Medical Assessment Centre - Level 8

## 2 Key Participants / Stakeholders

Stakeholder	Contact Details
Client(s)	Health Infrastructure, Benjamin Ferry – #0432837540
Client Representative(s)	Johnstaff, Matt Inch – #0467362871
Principal Contractor	<b>TBC</b>

## 3 Organisational Chart

Project Organisational Chart



## 4 Key Milestones

Indicative program for the REF scope as outlined in section 1, are as flows

	Indicative Date
REF Approval	July 2024
Contract Award	August 2024
Site Establishment	August/September 2024
Complete Site Works	Early 2026 (TBC)

## 5 Construction Methodology

This plan has been compiled for a REF submission to provide a high-level overview of the delivery of the *Medical Imaging Services & Medical Assessment Centre Works*

The plan will be further developed by the Principal Contractor to respond to detailed site planning prior to the issuing of a Crown Certificate by the PCA. The plan will detail the stages of construction that will take place over 2 primary stages being structure & internal fit out/finishing trades.

The Construction Management Plan (CMP) will then remain as a 'live' document reflecting the site delivery parameters for the duration of the project. The Plan covers the following areas of management:

a) The operations of site management when undertaking the works:

- Legislative and Regulatory Requirements
- Site Fencing, Public and Property Protection
- Disruption Notices
- Site Amenities

b) Operating Hours

c) Traffic/pedestrian management for the duration of the works;

- Traffic and Pedestrian Management Plan
- Pedestrian Protection
- Deliveries and Material Storage

d) Environmental Health and Safety:

- Environmental Impacts
- Noise and Vibration Management
- Odour control
- Stormwater Management
- Waste Management and Recycling Principals
- Dust, Sediment and Erosion Controls

e) Dilapidation report

## 6 Operations of Site Management

The works will be undertaken by a Principal Contractor. All statements and proposals documented in this preliminary Construction Management Plan will be further detailed at the time of contract award for the Works to ensure alignment with the proposed methodologies and construction staging of the Contractor.

### 6.1 Legislative and Regulatory Requirements

The Works will be undertaken in accordance with the following legislative requirements and any others that must be complied with, as required:

- National Construction Code comprising of the Building Code of Australia.
- Applicable Australian Standards.
- Protection of the Environment Operations Act and Regulations.
- Approved Methods for the Modelling and Assessment of Air Pollutants in NSW (EPA).
- Environmentally Hazardous Chemicals Materials Act
- Protection of the Environment Administration Act and Regulations.
- Work, Health and Safety Act and relevant codes of practice and Standards.
- Work Health and Safety Regulation
- Code of Practice for the Safe Removal of Asbestos.
- Resource and Recovery Act
- Environmental Planning and Assessment Act
- Local Government Act
- Soil Conservation Act
- Australian Standard

## 6.2 Site Fencing, Public and Property Protection

The general principle is to separate construction areas of work from the public, Hospital staff and visitors. 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 staff access and to maintain security for the various areas of the works.

Site Notices will be erected at the boundary of the site. The site notices will include details of; Principal Contractor details, name of Site Manager and 24-hour contact number, approved hours of work, and details of the Principal and other appropriate stakeholders. Safety related statutory signage will also be erected on the boundary of the site in accordance with WorkCover requirements.

Site, precinct information and traffic signage and any temporary traffic measures required will be installed and maintained for the duration of the Works.

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

## 6.3 Disruption Notices

Any planned disruptions will be managed through the process of Disruption Notices (DNs). For such stoppages, the DN will describe the applicable works, timetable, issues and risk management plans.

DNs are submitted by the contractor to the project manager and impacted stakeholders for approval. Depending on the nature of the works these may be required between 48hrs and 6 weeks prior to commencement of works.

## 6.4 Site Amenities

The site amenities and compounds erected will accommodate lunch, bathroom and change facilities for the duration of the project. To minimise the impact on street parking, Contractors and sub-contractors will be encouraged to use public transport or car share.

# 7 Operating Hours

Monday to Friday	7.00am – 6.00pm
Saturday	8am – 1.00pm
Sunday and public holidays	No Work permitted

Some work may need to be completed outside of the above hours, such as site deliveries, connecting and disconnecting services to avoid disrupting local residents and/or Hospital operations. If required, these activities will be planned in consultation with stakeholders and/if required Wollongong City Council, to ensure all aspects of the works are clearly understood by all parties and minimise disruption.

Deliveries will be scheduled and distributed to ensure avoidance of congestion to surrounding roads networks and within the Hospital precinct.

## **8 Traffic Management**

### **8.1 Traffic and Pedestrian Management Plan**

With the works being primarily conducted inside the hospital (as an internal fit out), there will be limited impact on traffic and pedestrians. Prior to construction works commencing, the Principal Contractor will develop a Construction Pedestrian and Traffic and Management Plan which will detail how traffic, pedestrian and cyclist access will be managed during the construction works.

Traffic flows and vehicle/pedestrian separation are a major consideration, and pedestrian routes are to be maintained throughout construction. Traffic control personnel will be provided by the Principal Contractor during operating hours, or as advised by the Principal Contractor within their Construction Pedestrian and Traffic and Management Plan.

Key issues for traffic, pedestrian and cyclist management during construction to be considered in the Construction Pedestrian and Traffic and Management Plan include, but is not limited to:

- Provide safe and uninterrupted access for pedestrians and vehicles accessing the construction site, Hospital site and resident driveways.
- Ensure maximum safety of site personnel, pedestrians, cyclists, commuters, and drivers.
- Minimise environmental nuisance and 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 buses and other transport services 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 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 Transport for NSW requirements.

### **8.2 Pedestrian Protection**

Pedestrian and vehicular movements into and around the site will be maintained, or alternate routes determined where necessary, and be defined by clear signage. If necessary, physical traffic management personnel will be used to guide pedestrians and vehicles safely.

Temporary hoarding appropriate to the interaction between pedestrians and construction works (as per Workcover requirements and Australian Standards) will be constructed to prevent unauthorized access to the construction site. These hoardings and fences may be staged to allow for appropriate construction methodologies to be planned.

### **8.3 Deliveries and Materials Storage**

Deliveries to within the site will be managed through dedicated site entrances and exits. These will be outlined by the Principal Contractor.

Materials will be staged and stored in such a way to promote a clear and safe work site. At all times, materials are to be stored within the confines of the site. While loading and unloading vehicles, it will be clearly stated that vehicles must not obstruct roads, driveways and escape routes from the building or fire protection equipment.

Access to the site compound will be determined by the Principal Contractor, upon agreeance of their finalised location.

### **8.4 Parking**

To reduce the demand for construction workforce parking, Contractors and Subcontractors are encouraged to use public transport, carpooling and active transport. There will be no onsite parking for Construction staff.



## **9 Environmental Health and Safety**

### **9.1 Environmental impacts**

An Environmental Management Plan (EMP) that complies with environmental legislation will be developed by the Principal Contractor. The EMP will describe the environmental strategy, methods, controls, and requirements for the execution of the Works. It will stand alone as the master document for site environmental activities.

The primary aim and objective of the EMP will be to provide a framework of procedures to minimise the impacts of the construction of the project on the environment. The environmental performance of the contractor will be monitored throughout the Works.

### **9.2 Noise and Vibration Management**

Noise from the construction site shall not exceed the limits set out in the EPA and Australian Standards. No machine work will occur outside the approved working hours set unless approval has been given through the Disruptive Works Notice (DWN) process and relevant authority notifications.

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 those 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.

### **9.3 Odour Control**

The Primary Contractor will be responsible for odours associated with demolition. All plant and machinery involved in the Works will be regularly serviced and checked by the Primary Contractor for exhaust emissions and the use of catalytic converters as required.

### **9.4 Waste Management and Recycling Principles**

The Principal 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.



## **9.5 Dust, Sediment and Erosion Controls**

The appointed Principal Contractor will develop a strategy in accordance to the statutory regulations for dust control, and a comprehensive Soil and Water Management Plan, both of which will be included in the EMP. This strategy will include control measures and document how these measures are to be implemented and monitored. Considering the works are primarily internal, the controls will reflect as such.

## **9.6 HAZMAT and Site Remediation**

Note: This section is to be read in conjunction the document *J177279\_J049920 Wollongong Hospital HazMat Re-inspection Report 2022*

Site management controls including protocols to manage unexpected finds will be implemented during any ground disturbance works associated with the demolition areas. If contamination are identified a site remediation/management Strategy should be developed and a Remediation Action Plan (RAP) should be prepared and implemented to guide inground remediation.

# **10 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.
- Adjacent buildings.
- Adjoining properties.
- 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.