

Preliminary Construction Management Plan

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1. Introduction & Declaration

1.1 Project Introduction

This Preliminary Construction Management Plan has been prepared by Turner & Townsend on behalf of Health Infrastructure (HI) to assess the potential environmental impacts that could arise from infrastructure works at 51 Metford Rd, Metford NSW 2323 (the site). The project is seeking approval for a Development Without Consent (REF) application under Part 5 of the EP&A Act.

The site is located at the Maitland Hospital Campus on Metford Road, Maitland, approximately 6.4km from the CBD of Maitland. The project site is located within the development parcel, legally described as Lot 73 DP 1256781 and Part Lot 41 DP 1274253.

This Preliminary Construction Management Plan will be replaced by the Contractor(s) Construction Management Plan once appointed. This report accompanies a Review of Environmental Factors (REF) for the construction and operation of a new mental health services building within the Maitland Hospital campus, including:

- Site establishment
- Site preparation including earthworks
- Construction of internal roads and addition of at-grade car parks
- Construction of 2 storey mental health facility
- 20 Medium Secure Forensic beds; 24 Low Secure Forensic beds; 20 Rehabilitation & Recovery General beds (64 beds total)
- Inground building services works and utility adjustments, including service diversions
- Building foundation works
- Tree removal
- Associated landscaping
- Bioretention basin

Refer to the Review of Environmental Factors prepared by Ethos Urban for a full description of works.

1.2 Proposed Site Plan

The below site plan identifies the scope of the proposed development:

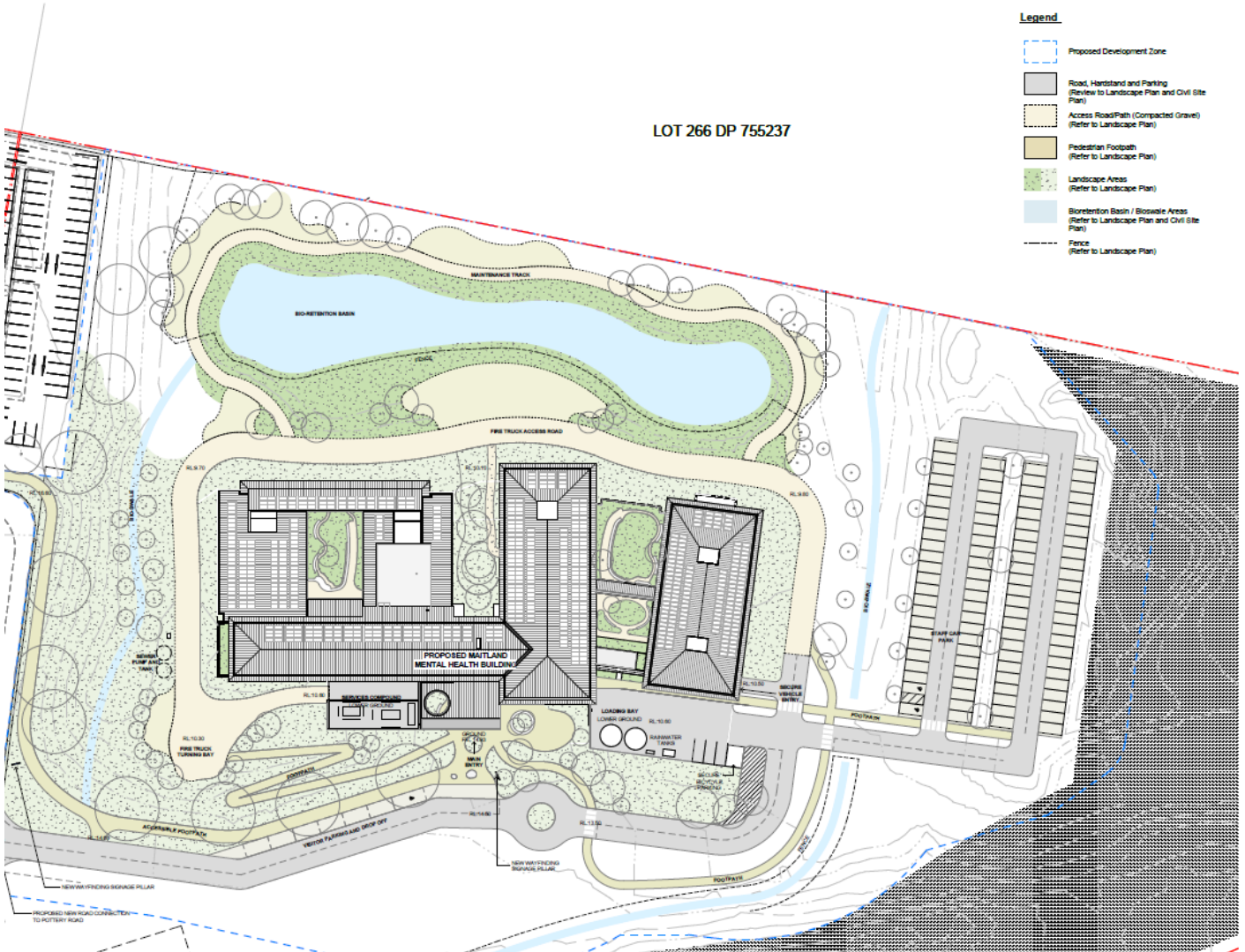


Figure 1: Maitland Mental Health Rehabilitation Site Plan (BVN)

1.3 Statement of Significance

Based on the identification of potential issues, and an assessment of the nature and extent of the impacts of the proposed development, it is determined that:

- The extent and nature of potential impacts are low and will not have significant adverse effects on the locality, community and the environment;
- Potential impacts can be appropriately mitigated or managed to ensure that there is minimal effect on the locality, community.

2. Purpose

The Preliminary Construction Management Plan has been prepared to support the Maitland Mental Health Rehabilitation Project (MMH) Development without consent (REF) planning pathway.

The Works will be undertaken by a Principal Contractor. All statements and proposals documented in this CMP are a guide only. At the time of contract award, the Contractor(s) will formulate their own CMP for the Works and ensure alignment with the legislation, health services requirements and project requirements. This CMP will be replaced by the Contractor’s CMP once appointed.

The development application pathway for the MMH Project will be in accordance with the approval pathway under Part 5, Division 5.1 of the Environmental Planning and Assessment Act 1979 (EP&A Act).

This report will address the following REF requirements as detailed in the table below:

Table 1: REF Requirements

Item	REF Requirement	Relevant Section of Report
1.0	<i>If staging is proposed, provide details of how construction and operation would be managed and any impacts mitigated.</i>	Section 6

3. Key Participants/ Stakeholders

Table 2: Stakeholders Details

Stakeholder	Contact Details
Client	Health Infrastructure
Client Representative	Turner & Townsend
Principal Contractor	To be appointed

4. Organisational Chart

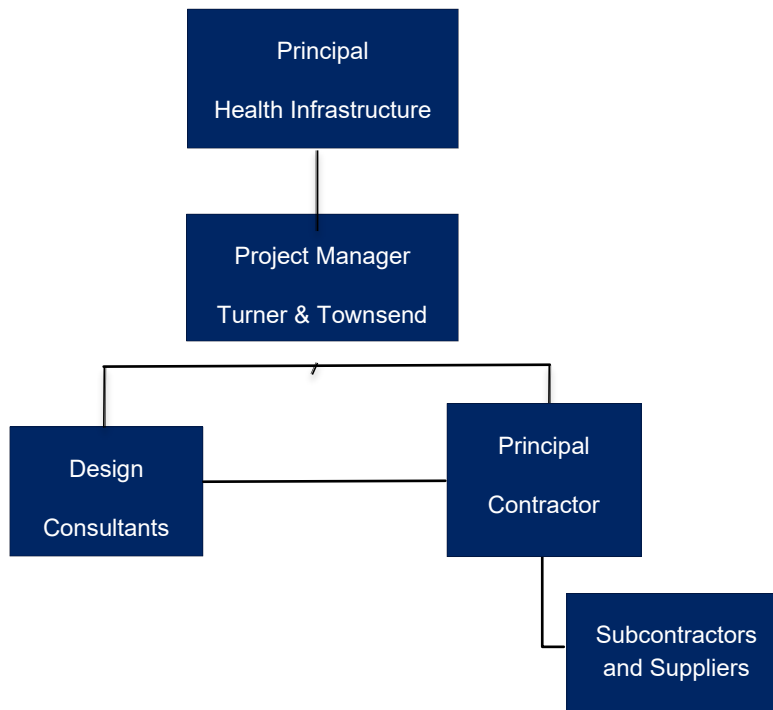


Figure 2: Organisational Chart

5. Proposed Works

The location of the MMH is to the east of the Maitland Hospital building. The proposed location for the building consists of a partially cleared portion of land, a bio retention basin that requires relocation and established trees and wetlands to the eastern corner of the site.

The construction scope of works includes:

- Construction of a new 2 storey mental health facility,
- Car parking,
- Internal access roads,
- Infrastructure works and services augmentation,
- Landscaping; and
- Tree Removal.

7. Key Milestones

The Master Programme has been developed to achieve the Milestones shown in Table 3. The Master Programme will be monitored closely, and any changes to milestones will be approved via Project Governance

Table 3: Stakeholders Details

Milestone	Indicative Date
REF Approval	Apr 2025
Contract Award	Mid 2025
Site Establishment	Late 2025
Construction Completion	Late 2027

8. Construction Methodology

This plan has been compiled for a REF application to provide a high-level overview of the delivery of the Maitland Mental Health Rehabilitation Project – Main Works. The plan will be further developed by the Principal Contractor to respond to detailed site planning. The MMH project is not staged however will follow a sequence similar to the below:

1. Bulk earthworks (0-4 months)
2. Structure Facade (2-10 months)
3. Internal fit-out and finishes (8-22 months)
4. External landscaping works (14-22 months)
5. Handover and commissioning (22-25 months)

8.1 CMP Scope

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

- a) Issues around Staging, Safety and Quality
- b) Construction Traffic and Pedestrian management during the duration of the works
- c) Waste management and storage of dangerous goods
- d) The operations of site management when undertaking the works
 - Legislative requirements
 - Hours of construction works
 - Public fencing
 - Disruption
- e) Mitigation and/or minimisation of impacts to amenity and Environmental Management factors
 - Noise
 - Vibration management
 - Dust Management
 - Odour control
 - Protection of trees
 - Stormwater management and soil erosion
- f) Services Disconnections

8.2 Quality Considerations

Quality objectives and targets will be designed to facilitate the management and implementation of quality for the Maitland Mental Health. The Contractor will prepare a Quality Plan to provide a framework to manage quality on the project, consistent with relevant Australian Standards. Quality performance will be monitored - and work processes reviewed in an ongoing way to improve, innovate and learn. The Contractor will be responsible for complying with relevant procedures, reporting and rectifying non-compliance, and actively participating in quality meetings, committees and various training sessions.

8.3 Site Establishment

The construction management of the works will be managed by the Contractor from a site office, to be established close to the site. The Contractor's Construction Management Plan will be developed to consider several elements, including but not limited to:

- Risks identified for the Project
- Site constraints with respect to access
- Existing traffic flows including pedestrian, vehicular and other service vehicles
- All environmental requirements
- Project security, amenity and access
- Project material handling including; hoisting and cranes

8.4 Construction Traffic Management

Note: This section is to be read in conjunction with the Traffic Impact Assessment appended to the REF prepared by Stantec.

As part of the Contractor's Construction Management Plan, the Contractor will be required to submit a Traffic and Pedestrian Management Plan for approval to the Principal prior to commencement of the works. Construction vehicular access and egress to the site will be determined prior to site mobilisation with the LHD.

At times it may be necessary to direct pedestrians and cyclists onto the road carriageway and adequate warning signs and barricades would be provided. Traffic controllers or other traffic devices to direct traffic would be provided in accordance with AS 1742.3: 1996. The construction schedule for the development will also aim to minimise:

- Disruption to traffic movements particularly at peak periods
- Interference with public transport services

All earthworks and construction related vehicles will comply with relevant Maitland City Council traffic and parking regulations. Vehicular access points to the construction site have been configured to avoid conflict with pedestrian desire lines.

Appropriate traffic controls will be put in place during construction to separate construction activities from the public. In addition, traffic controllers will be engaged to manage the interface between pedestrians and to direct vehicles entering and leaving the site including pedestrian traffic.

Details of construction vehicles per day (including likely arrival and departures) will be assessed within the Construction Traffic Management Plan to be prepared by the Contractor. It is likely the following construction equipment will be used during the MMH works:

- Articulated vehicles for delivery of excavation machinery
- Heavy and medium rigid trucks for construction material delivery

- Heavy and medium rigid trucks associated to tree removal
- Rigid trucks & excavators for excavated material
- Concrete delivery trucks & concrete pumps

8.5 Pedestrian Management

Pedestrian and vehicular passage to and around the site will 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) will be constructed to prevent unauthorized access to the Site. These hoardings and fences may be staged to allow access to in-use areas during the Works.

8.6 Materials Handling

The Contractor will designate their proposed material handling zone on the site, including where truck deliveries will access the site. Trucks will be coordinated to enter and exit the site via gate staff. An approved waiting zone will be designated, prior to entry of the hospital campus, to minimise construction traffic in the work zone.

8.7 Material Quality

The Contractor is to provide and source quality materials and products for the delivery of the project and meet the needs and expectations of the client in relation to design and construction performance.

8.8 Construction Waste Management

The Contractor is to provide and source quality materials and products for the delivery of the project and meet the needs and expectations of the client in relation to design and construction performance.

8.9 Storage of Dangerous Goods & Hazardous Materials

Dangerous goods (such as petrol, diesel, oils etc) will 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 will be provided by the contractor undertaking the Works.

A Geotechnical Report and Site Contamination Report has been undertaken, which indicate the potential for quantities of asbestos contaminated material to be uncovered during the earthworks. This material will be removed and remediated by a licenced asbestos removalist, in accordance with relevant codes and standards.

8.10 Site Management

The Works will be undertaken under the supervision of the Contractor. All statements and proposals documented in this Construction Management Plan will be reviewed at the time of contract award for the Works to ensure alignment with the proposed methodologies and construction staging of the appointed Contractor.

The appointed Contractor will be responsible for producing detailed Dilapidation reports of the adjoining areas that may be potentially impacted including surrounding areas of the hospital campus prior to works commencing and at completion (Pre and Post Dilapidation Report). Areas of existing dilapidation shall be reinspected by the builder prior to conclusion of works to verify that no further damage has been sustained from the nearby works.

8.11 Legislative Requirements

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

- National Construction Code 2019 comprising 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 1985;
- Protection of the Environment Administration Act and Regulations; Work, Health and Safety Act 2011 and relevant codes of practice and Standards;
- Work Health and Safety Regulation 2017;
- Code of Practice for the Safe Removal of Asbestos 2019;
- Resource and Recovery Act 2001; Environmental Planning and Assessment Act 1987;
- Heritage Act 1997;
- Local Government Act 1993;
- Soil Conservation Act 1938;
- Threatened Species Conservation Act 1995 and Regulation; Biodiversity Conservation Act 2016; Native Vegetation Conservation Act 1997; and
- Australian Standard 4970-2009: Protection of Trees on Development Sites
- Interim Construction Noise Guidelines

8.12 Hours of Operation

The proposed hours of construction work, including delivery of materials to and from the site, shall be subject to Planning approval requirements and will be requested as below;

- Monday to Friday inclusive 0700 to 1800
- Saturday 0800 to 1300
- No work permitted on Sundays and Public Holidays

8.13 Worker Numbers, Transportation and Parking

Note: This section is to be read in conjunction with the Traffic Impact Assessment appended to the REF prepared by Stantec.

The numbers of construction personnel onsite will fluctuate dependant on the stage of the works. At present the peak personnel per day is unknown. The Contractor will be required to undertake an analysis of the required workforce in accordance with the noise, traffic and physical distancing requirements at all stages of construction, this will be incorporated within the CMP. The Contractor will be encouraged to implement an off-site park and ride service offering to minimise impacts on current parking and traffic movements around the campus.

Workers arriving to MMHR site would also be encouraged to utilise public transport where possible.

Minimal and temporary car parking within the construction compound may be explored by the Contractor. Construction Workers are not to park within the Maitland Hospital site or associated road network.

8.14 Public and Property Protection

Appropriate hoarding/fencing (as specified in Australian Standards and Workcover requirements) will be installed to prevent public and staff access and to maintain security for the various areas of the works.

Access to the Hospital, public and staff car park areas and on-site facilities will be maintained during the works. At times it may be necessary to redirect pedestrian adequate warning signs and barricades would be provided.

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 SafeWork NSW requirements.

Traffic controllers or other traffic devices to direct traffic will be provided in accordance with AS 1742.3: 1996. The construction schedule for the development will aim to minimise:

- Disruption to traffic movements particularly at peak periods
- Interference with public transport services

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

8.15 Disruption Notices

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

DNs are submitted by the Contractor to the Project Manager and stakeholders impacted by the works for approval. Depending on the nature of the works these may be required between 48 hours and 6 weeks prior to commencement of works.

8.16 Plant & Equipment

A range of plant and equipment typically used for the construction work includes:

- powered mobile plant
- excavators
- cranes
- personnel and/or materials hoists
- air compressors
- electric generators jack hammers
- hydraulic jacks
- oxy-acetylene (gas cutting/welding)
- concrete saws and corers
- scaffolding
- ladders (limited use)
- many types of handheld plant, including: angle grinders, power saws, hammers, demolition saws, hydraulic jacks and pinch/lever bars.

The Contractor is to ensure:

- plant is used and operated by a competent person that appropriate guards and operator protective devices are fitted
- that the safe working load is displayed and any load measurement devices are operating
- correctly plant is maintained in accordance with the manufacturer/supplier's instructions or relevant Australian Standards

8.17 Site Amenities

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

9. Environmental Management

The Contractor undertaking the Works will be required to submit for approval to the Principal a comprehensive Environmental Management Plan (EMP) to ensure compliance with all statutory requirements as well as NSW Health's requirements.

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.

9.1 Noise & Vibration

Note: This section is to be read in conjunction with the Noise Impact Assessment appended to the REF prepared by Acoustic Logic.

Noise from the construction site shall not exceed the limits set out in the EPA's Interim Construction Noise Guidelines and Australian Standards such as AS:2436 and a Construction Noise Impact Statement specify requirements for the contractor. No machine work will occur outside the normal 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 the noise mitigation treatment 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.

9.2 Dust

To control dust generation water will be sprayed where necessary at the source of origin and surrounding areas to prevent airborne dust particles migrating into the surrounding environment. Management of dust prevention is to be developed by the Contractor and agreed by the project stakeholders.

9.3 Odour Control

The scope for demolition activity for the site will be minor and odour problems will be minimal. All plant and machinery involved in the Works will be regularly serviced and checked for exhaust emissions and catalytic converters.

9.4 Protection of Trees

Note: This section is to be read in conjunction with the Arboricultural Development Impact and Tree Protection Report appended to the REF prepared by Active Green. Trees shown to be retained will be protected during construction in accordance with the Arborist advice.

The contractor undertaking the works will be required to comply with Australian Standard 4970- 2009:

Protection of Trees on Development Sites to include tree management guidelines for the proper care and protection of trees retained and integrated into construction projects. Where trees are required to be retained and are close to the works, the contractor will be required to put in place procedures for their protection at every stage of the development process.

The project is committed to a 1 for 1 replacement of the removed trees with a native species within the local area. Refer to Landscape Report prepared by Turf for Strategy around tree replacement.

9.5 Stormwater Management

Stormwater management works associated to the MMH works to be delivered will be according to engineers design.

9.6 Trenching

The contractor undertaking the trenches for the services diversions and proposes to excavate a trench at least 1.5m deep, must minimise the risk to any person arising from the collapse of the trench by ensuring that all sides of the trench are adequately supported by one or more of the following:

- shoring by shielding or other comparable means (for example boxing)
- benching, and
- battering

10. Service Disconnections

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

- Services impacts on the existing Maitland Hospital Campus facilities will be done with full coordination; development and input with relevant hospital and authority stakeholders and will only proceed with approval from same, via a Disruption Notice process.
- Impacts on the hospital will be kept to the absolute minimum, which may result in 'Out of Hours' work. At all times patient care will be paramount and Staff/Visitor safety, access and security maintained.
- 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 project design engineers' specifications and instructions. All termination works will be undertaken by suitably licensed contractors

11. Proposed Mitigation Measures

Project Stage	Mitigation Measures	Relevant Section of Report
Prior to Construction	The contractor to issue a Construction Management Plan in accordance with National Construction Code 2019 comprising the Building Code of Australia	<i>Section 08</i>