

# **Preliminary Construction Management Plan**

## **Milton Ulladulla Hospital Upgrades**

**JOHNSTAFF PROJECTS**

[VERSION v2.0]  
23 April 2025

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Version	Date	Issued To	Status
1.0	02/04/25	_planning Pty Ltd	Draft v1.0
2.0	23/04/25	_planning Pty Ltd	Final v2.0

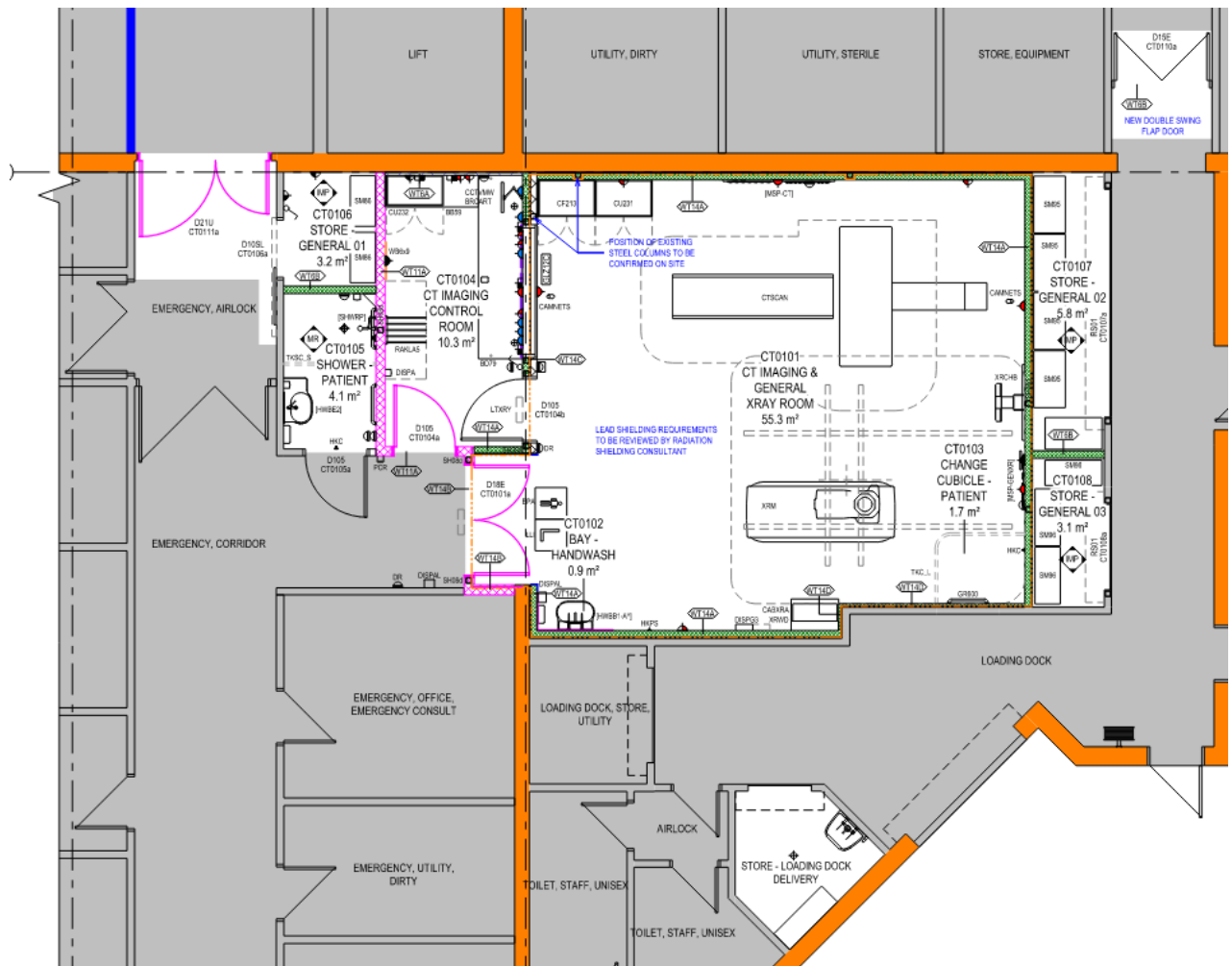
## 1 Introduction

The draft Health Service Plan has indicated that Milton Ulladulla Hospital requires significant investment to meet the current and future healthcare needs of the local community.

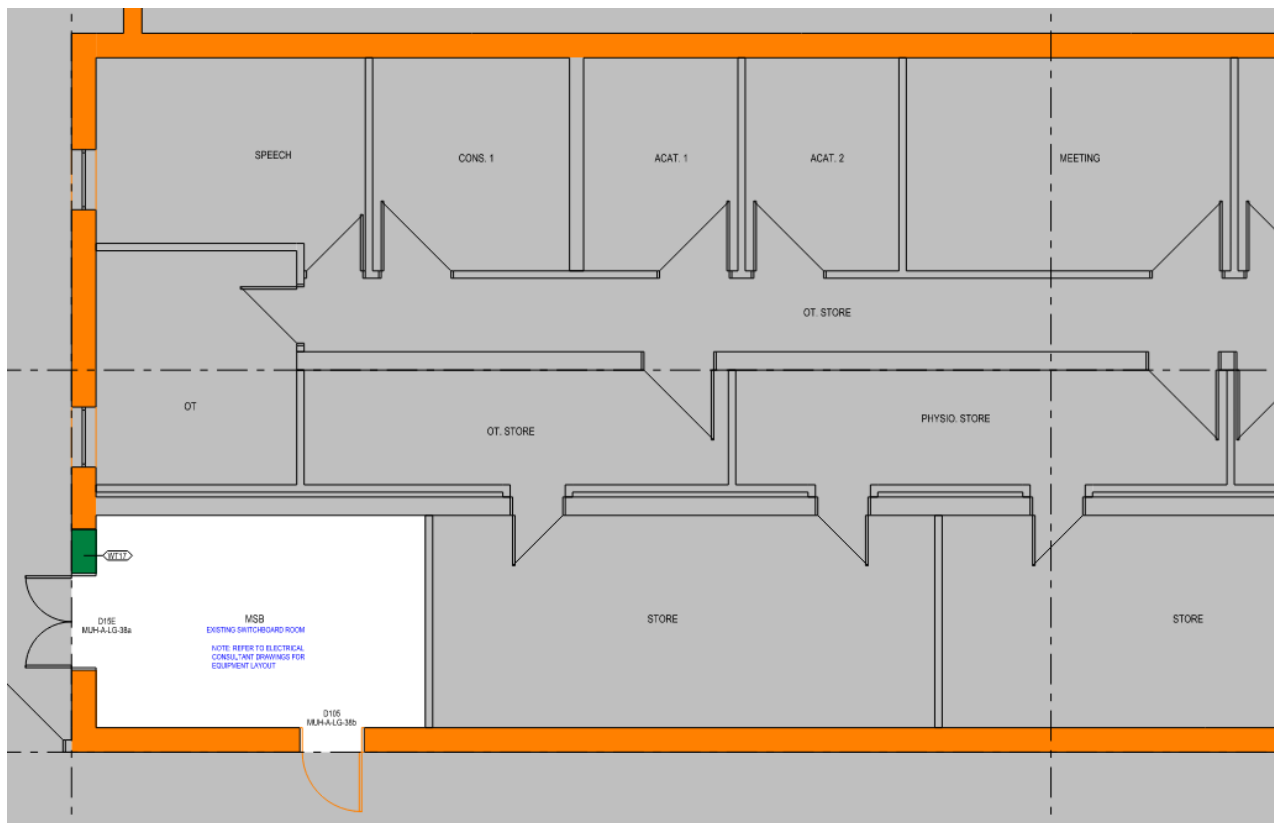
While planning is undertaken to evaluate the viability of the current Milton Ulladulla Hospital campus to accommodate the future projected growth, the NSW Government has committed \$7.5 million to provide urgent upgrades to priority services.

The plan below indicates the scope of works:

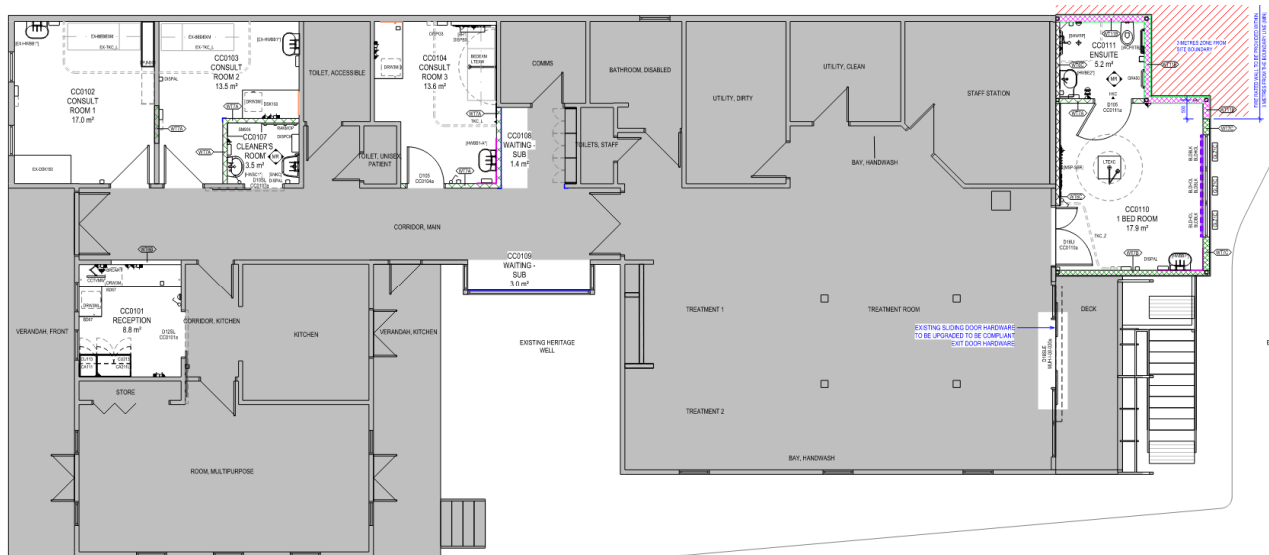
### Milestone 1 – CT Imaging



## Preliminary Construction Management Plan



## Milestone 2 – Cancer Care



Milestone 1 – CT Imaging	
Construction activity	Description
<b>Commencement Date</b>	June 2025 to February 2026
<b>Work Duration/Methodology</b>	9 months
<b>Work Hours and Duration/Construction</b>	7:00am to 6:00pm Monday to Friday 7:00am to 5:00pm Saturdays No work Sundays or public holidays
<b>Ancillary Facilities</b>	<p>The Principal Contractor site amenities will likely include a site office, ablution block and lunch rooms as well as space for laydown of materials and waste bins.</p> <p>These will likely be located in the North East corner of the Hospital site.</p> <p>All Contractor parking will be outside of the Hospital Grounds.</p>
<b>Plant Equipment</b>	Will likely include scissor lifts and mobile cranes but is yet to be determined.
<b>Source and Quantity of Materials</b>	Will vary depending on the what the material is.
<b>Traffic Management and Access</b>	<p>Site access for deliveries, internal materials handling, and waste removal will be via Princes Highway and through the hospital loading dock area.</p> <p>All vehicle movements and deliveries entering and exiting Milton Hospital will be carried out in a forward direction to and from the Loading Dock on Princess Highway. The majority of materials handling will occur outside of normal working hours before 7:30am.</p> <p>A traffic management plan will be procured with signage being placed in accordance with its requirements warning motorists of the vehicle movements to and from the sites. This process will be continually monitored and will be adjusted if required to suit the conditions. Any deliveries by trucks will be undertaken in accordance with Milton Hospital requirements.</p> <p>Additionally, PBG will implement access and egress paths from the site entry and amenities to the construction areas. These will be delineated, and sign posted to ensure there is no risk of workers disrupting the general operations of the Hospital.</p> <p>Typically, all deliveries will be directed to the site compound for drivers to sign in prior to entering the site. All vehicles entering the laneway, or the loading dock will be required to adhere to the site rules including access routes on site, demarcation zones and speed limits.</p>

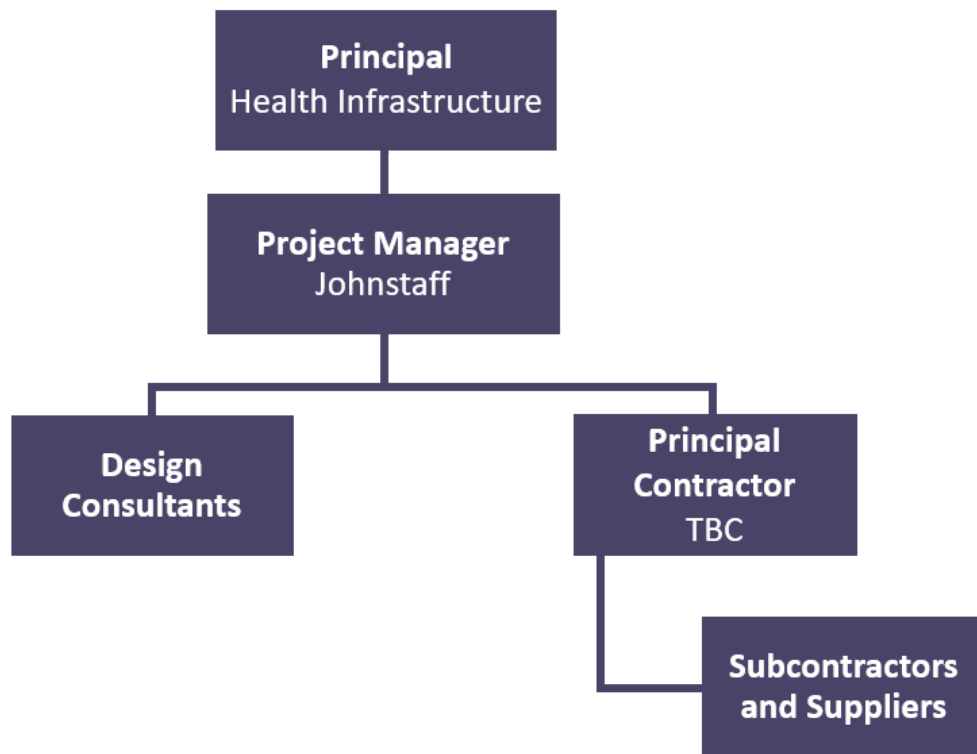
<b>Milestone 2 – Cancer Care</b>	
<b>Construction activity</b>	<b>Description</b>
<b>Commencement Date</b>	June 2025 to February 2026
<b>Work Duration/Methodology</b>	9 months
<b>Work Hours and Duration/Construction</b>	7:00am to 6:00pm Monday to Friday 7:00am to 5:00pm Saturdays No work Sundays or public holidays
<b>Ancillary Facilities</b>	<p>The Principal Contractor site amenities will likely include a site office, ablution block and lunch rooms as well as space for laydown of materials and waste bins.</p> <p>These will likely be located in the North East corner of the Hospital site.</p> <p>All Contractor parking will be outside of the Hospital Grounds.</p>
<b>Plant Equipment</b>	Will likely include scissor lifts and mobile cranes but is subject to change based on specific requirements.
<b>Source and Quantity of Materials</b>	Will vary depending on the what the material is.
<b>Traffic Management and Access</b>	<p>Site access for deliveries, internal materials handling, and waste removal will be via Princes Highway and through the hospital loading dock area.</p> <p>All vehicle movements and deliveries entering and exiting Milton Hospital will be carried out in a forward direction to and from the Loading Dock on Princess Highway. The majority of materials handling will occur outside of normal working hours before 7:30am.</p> <p>A traffic management plan will be procured with signage being placed in accordance with its requirements warning motorists of the vehicle movements to and from the sites. This process will be continually monitored and will be adjusted if required to suit the conditions. Any deliveries by trucks will be undertaken in accordance with Milton Hospital requirements.</p> <p>Additionally, PBG will implement access and egress paths from the site entry and amenities to the construction areas. These will be delineated, and sign posted to ensure there is no risk of workers disrupting the general operations of the Hospital.</p> <p>Typically, all deliveries will be directed to the site compound for drivers to sign in prior to entering the site. All vehicles entering the laneway, or the loading dock will be required to adhere to the site rules including access routes on site, demarcation zones and speed limits.</p>

## 2 Key Participants / Stakeholders

Stakeholder	Contact Details
Client(s)	Health Infrastructure, Benjamin Ferry 0432 837 540
Client Representative(s)	Johnstaff, Gilda Barakat – 0437 007 772
Principal Contractor	Yet to be appointed.

## 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	May 2025
Contract Award	May 2025
Site Establishment	June 2025
Complete Site Works	February 2026

## 5 Construction Methodology

This plan has been compiled for a Part 5 Review of Environmental Factors to provide a high-level overview of the delivery of the Milton Ulladulla Hospital Upgrades. The plan will be further developed by the Principal Contractor to respond to detailed site planning prior to the issuing of a construction certificate by the PCA.

The plan will detail the stages of construction that will take place over 3 primary stages being earth demolition (approx. 2 months), structure (approx. 3 months) and internal fit out/finishing trades (approx. 4 months).

The Construction Management Plan (CMP) will remain 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
- Protection of trees
- 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 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

## 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 SafeWork 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	0700 – 1800
Saturday	0700 – 1700
Sunday and public holidays	No Work

Some work may need to be completed outside of the above hours, such as 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 the Local Council to ensure all aspects of the works are clearly understood by all parties and minimise disruption to hospital operations.

Deliveries will be scheduled and distributed to ensure avoidance of congestion to surrounding roads networks and within the hospital precinct. Materials handling will be conducted in a way to minimise any impacts on traffic flows within the hospital area.

## **8 Traffic Management**

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

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 (as required) 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 SafeWork 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 or designated and fenced off areas externally. 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.

### **8.4 Parking**

The Contractor will be encouraged to provide parking within their site compound where possible. To reduce the demand for construction workforce parking, Contractors and Subcontractors are encouraged to use public transport, carpooling and active transport.

## **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 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 Disruption Notice (DN) 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**

Odours associated with demolition for the site will be assessed and minimised. All plant and machinery involved in the Works will be regularly serviced and checked for exhaust emissions and catalytic converters are to be utilised.

### **9.4 Stormwater Management Plan**

A comprehensive stormwater management plan will be developed by the Principal Contractor undertaking the Works.

### **9.5 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.

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

The Principal Contractor will develop a strategy in accordance with 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.

## **9.7 In Ground HAZMAT and Site Remediation**

All site remediation works will be completed in accordance with the Remediation Action Plan.

Site management controls including protocols to manage unexpected finds will be implemented during any ground disturbance works associated with the demolition areas.

# **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;
- 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.

**END OF DOCUMENT**