

Preliminary Construction Management Plan

Albury Wodonga Regional Hospital
Northeast Building



JOHNSTAFF PROJECTS

VERSION v7
4 April 2025

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Version	Date	Issued To	Status
1	1/10/2024	Ian Gibson – Health Infrastructure	For REF submission
4	11/2/2025	Ian Gibson – Health Infrastructure	For REF submission
5	20/2/2025	Ian Gibson – Health Infrastructure	For REF submission
6	05/03/2025	Clare Barraclough – Health Infrastructure	For REF submission

7	04/04/2025	Clare Barraclough – Health Infrastructure	For REF submission
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1 Introduction

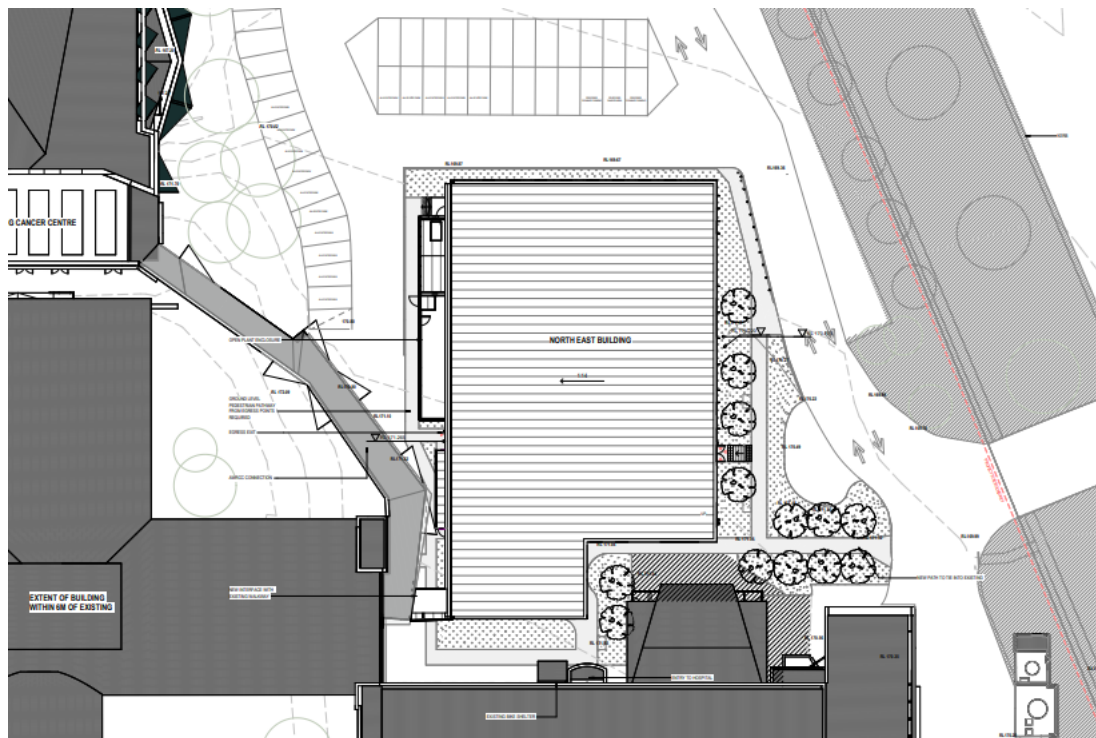
Stage 1 Decant Works of the Albury Wodonga Regional Hospital Redevelopment Project will include the delivery of a two-storey building to the north-east of the site for relocation of services that are dislocated by the Clinical Services Building (CSB) construction and also to provide a long-term administration building for Albury Wodonga Hospital (AWH).

The Northeast Building is being designed with modular construction principles with the building upper level containing clinical spaces and connects to the main hospital entry level (level 2) and the lower level contains administrative functions for staff.

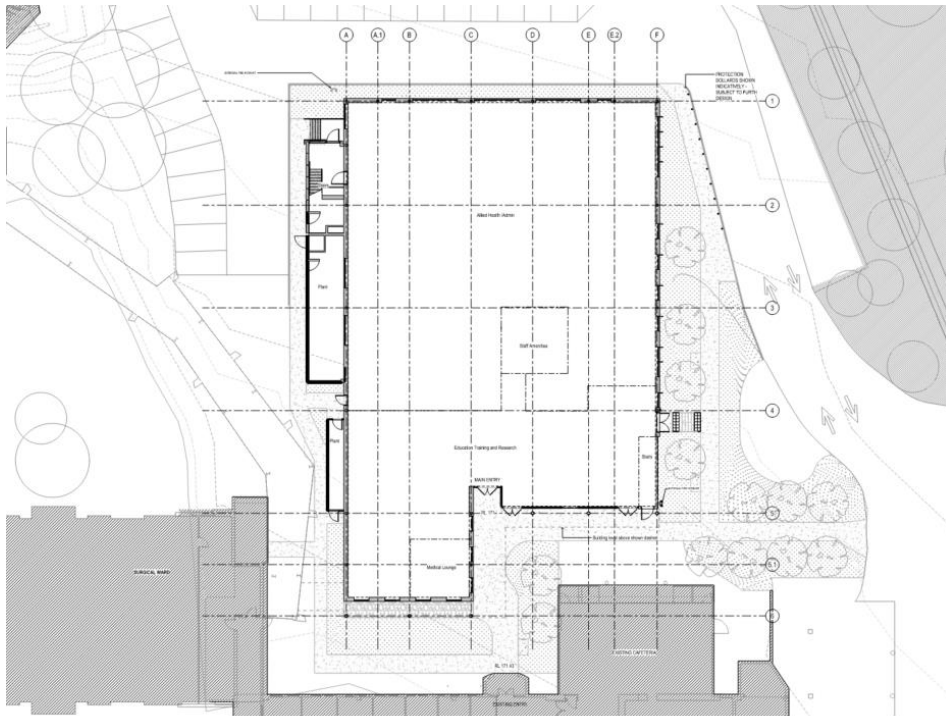
The proposed activity comprises:

- Relocation of two existing demountables.
- Demolition and removal of hardstand including walkways and associated pedestrian infrastructure, and the existing lower staff at-grade carpark resulting in a loss of 41 parking spaces. Make good the interface and include pedestrian movement works and road marking.
- Construction of a new two storey northeast building including Administration, Allied Health, Education Training and Research, Medical Lounge, Staff Amenities, and Pharmacy with link bridge to L02 corridor, which is the existing public entry level, adjacent existing surgical wards and operating theatres.
- Landscaping and paving works to new northeast building edge and interface.
- Relocation of existing fire hydrant and some inground services diversions.

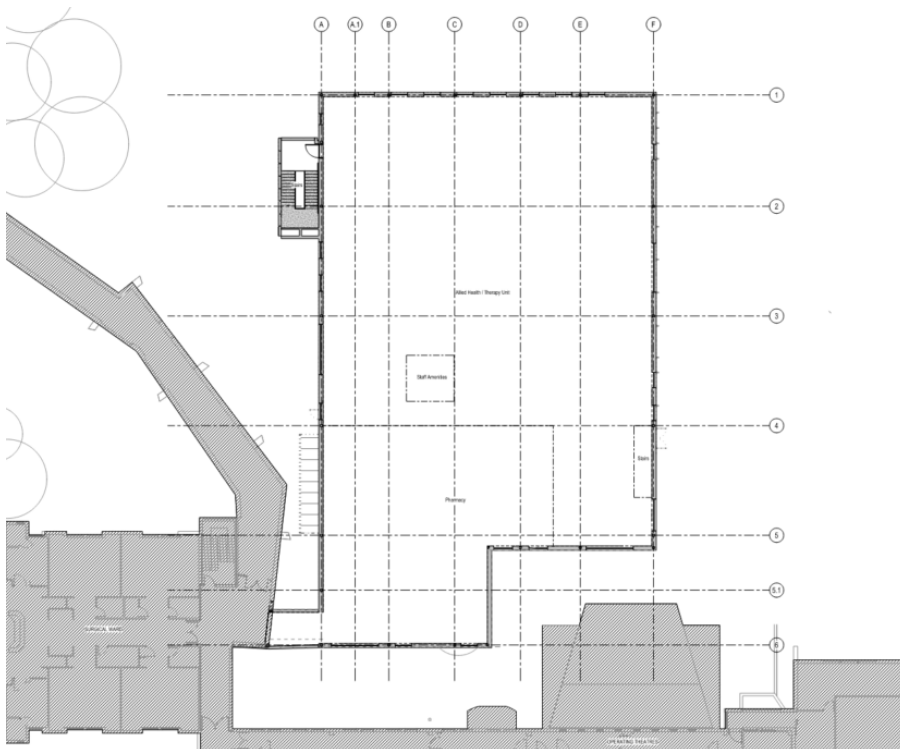
The plans below illustrate the scope of works required:



Northeast Building – Site Plan



Northeast Building – Level 1



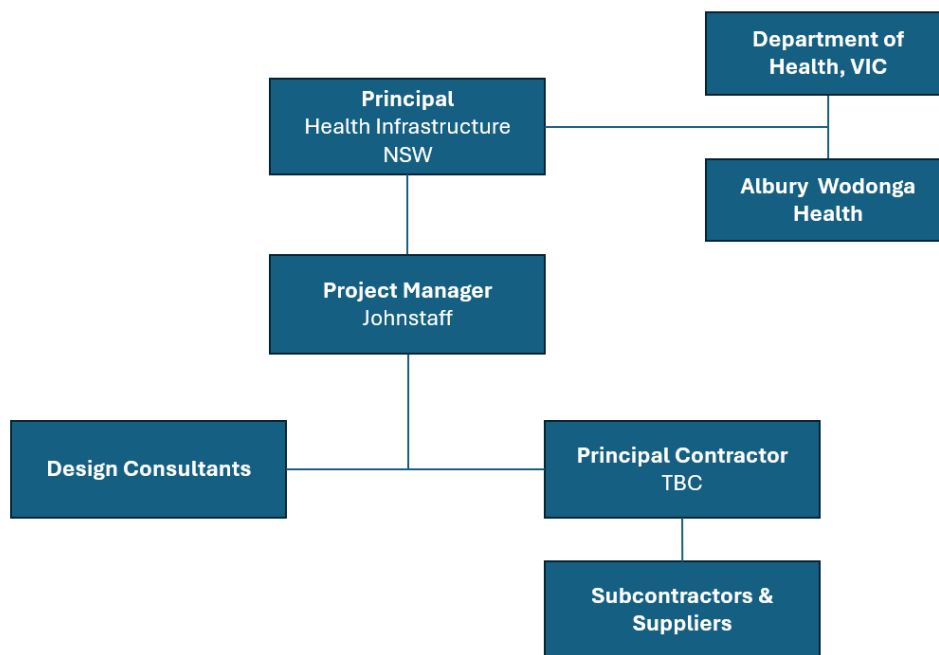
Northeast Building – Level 2

2 Key Participants / Stakeholders

Stakeholder	Contact Details
Client(s)	Health Infrastructure: Ian Gibson 0421813154
Client Representative(s)	Johnstaff: Matt Inch 0467362871
Principal Contractor	<i>To be appointed</i>

3 Organisational Chart

Project Organisational Chart



4 Key Milestones

Indicative program for the REF scope as outlined in section 1, is as follows:

	Indicative Date
REF Approval	Q2 2025
Contract Award	Q2 2025
Site Establishment	Q2 2025
Complete Site Works	Mid 2026

5 Construction Methodology

This plan has been compiled for a REF submission to provide a high-level overview of the delivery of the *Stage 1 Early Works – Northeast Building Works*.

The plan will be further developed by the Principal Contractor to respond to detailed site planning prior to the issuing of the Construction Certificate by the PCA.

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 Principles and Waste Management Plan
 - Dust, Sediment and Erosion Controls
- e) Service Diversions
- f) 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).
- 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 Standards
- Biodiversity Conservation Act
- 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 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 Albury 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

Note: This section is to be read in conjunction with the Traffic Impact Statement appended to the REF; prepared by SCT Consulting.

Prior to construction works commencing, the Principal Contractor will develop a detailed Construction Pedestrian and Traffic and Management Plan which will document how traffic, pedestrian and cyclist access will be managed during the construction works. The construction vehicle route will be provided by the Principal Contractor prior to 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 are 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 and 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 Construction Worker 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 or workers on site.

8.5 Public Transport

There are two bus routes that service the Albury Hospital:

- 903: East Albury
- 909: Albury to Thurgoona via Hospital & Airport

Workers will be made aware of these bus routes and encouraged to use public transport where possible.

8.6 Cumulative Construction Impacts

The Albury Wodonga Regional Hospital project is being delivered in stages, there are three main stages of construction:

- Early Works including:
 - Northeast Building
 - Additional on grade car parking
 - Associated works
- Main Works
- Refurbishment works

Each of these stages will not overlap, so there are no cumulative construction impacts of multiple stages being delivered at once.

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

Note: This section is to be read in conjunction with the Noise and Vibration Impact assessment appended to the REF prepared by Acor Consultants.

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 Protection of Trees

Note: This section is to be read in conjunction with the Arboricultural Assessment Report appended to the REF prepared by Creative Planning Solutions.

The contractor undertaking the Works will be required to comply with Australian Standard 4970-2009: Protection of Trees on Development Sites for the proper care and protection of trees retained and integrated into the construction project.

The contractor will be required to put in place procedures to protect trees at every stage of the development process. The contractor undertaking the Works will be required to submit for approval to the Principal a comprehensive plan regarding guidance on how to protect retained trees during construction work. This plan will need to define how to calculate the tree and crown area requiring protection and isolation from construction activities and the use of tree protection measures such as barriers and protectors.

9.5 Tree Removal

Note: This section is to be read in conjunction with the Arboricultural Assessment Report appended to the REF prepared by Creative Planning Solutions.

There are 54 trees being removed, and 23 trees be retained and protected as recommended by the arborist. The trees being removed will be replaced as part of the overall project landscaping strategy. Specific recommendations as per Arboricultural Assessment Report will need to be adopted to ensure root sensitive construction techniques and methodology are employed which mitigate any potential negative impacts to retained trees.

9.6 Stormwater Management Plan

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

9.7 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.

The principal contractor will prepare a detailed construction waste management plan prior to construction works occurring on site.

Site Specific Waste Management

Quantities of waste likely to be generated can be calculated based on benchmarks provided by the UK Building Research Establishment, who estimate that healthcare projects produce 19.1m³ of waste per 100m².

This equates to 611m³ of waste for the project, or approximately 366 tonnes.

9.8 Dust, Sediment and Erosion Controls

The appointed 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 as well as the Erosion and Sediment Control Plan. This strategy will include control measures and document how these measures are to be implemented and monitored.

9.9 HAZMAT and Site Remediation

Note: This section is to be read in conjunction with the Site Investigations (19 February 2024) appended to the REF completed by Civil Test.

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

During the Works, service diversions will be undertaken. In general, the following principles will be adopted when diverting services:

- Services impacts on the existing Albury Hospital campus facilities will be undertaken with full coordination, development and input with relevant hospital and authority stakeholders and will only proceed with approval, via a Disruption Works Notice process and appropriate consultation with the relevant service providers.
- 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 and visitor safety, access and security maintained.

11 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.