

Batemans Bay Community Health

Preliminary Construction Management Plan

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1 Introduction

1.1 Purpose

This plan has been prepared by bdnfratructure to be read in conjunction with the Review of Environmental Factors (REF) Submission for Batemans Bay Community Health (The project)

The REF has been prepared as the planning pathway of the Batemans Bay Community Health project and has been selected for the permissibility and appropriateness for the town planning Strategy.

1.2 Site Description

The project is located at Batemans Bay Hospital.

Property:	Batemans Bay Hospital
Street Address:	7 Pacific Street BATEMANS BAY NSW 2536
Lot No:	22
DP No:	DP1152713
Existing Use	Healthcare / Hospital
Proposed Use:	Healthcare / Community Health

Batemans Bay Hospital is located approximately 1km from the centre of Batemans Bay CBD, which is located in the South Coast region of the state of New South Wales, Australia. The Hospital is located approximately 287km from Sydney and 149km from Canberra.

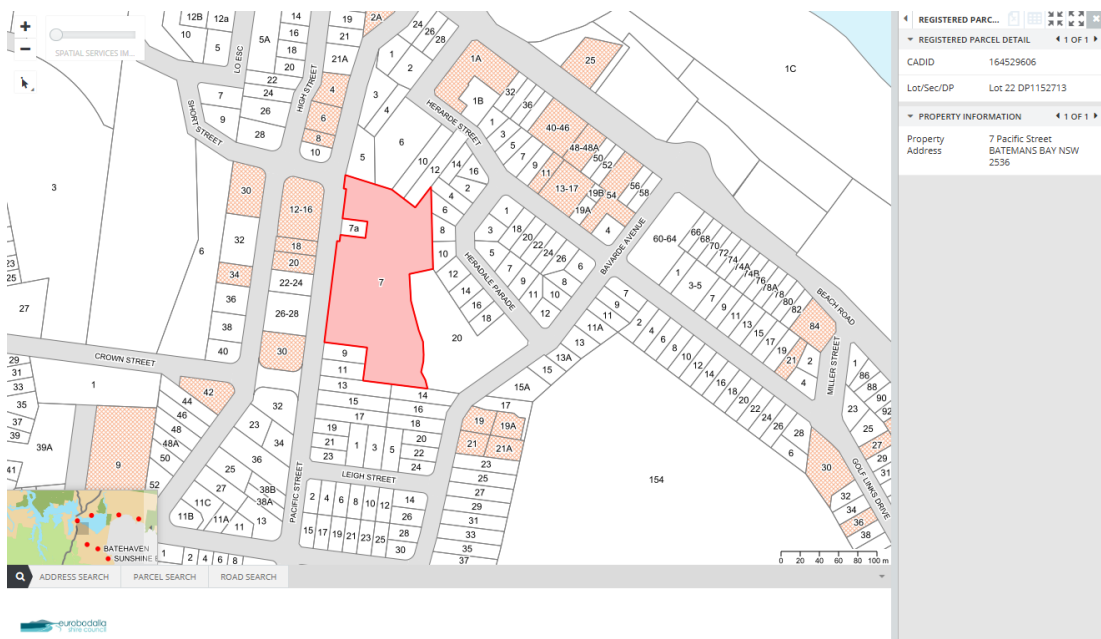


Figure 1 - Site Location, Eurobodalla Shire Council

2 Project Description

2.1 Proposed Works & Description

The Batemans Bay Community Health Project (BBCH) is a proposed new building to be located to the South of the existing Batemans Bay Hospital. The project will house community Health services, pathology and Staff activity-based working (ABW)

The project will sit on the existing southern asphalt carpark. A new carpark will be provided that will sit to the north of the building and connect to Pacific Street.

The project works will consist of the following scope:

- Relocation of existing LPG and Oxygen tanks
- Minor demolition of the existing civil works and removal of the ambulance awning.
- Removal of trees
- Construction of a new Community Health Building approx. 850m2 Gross Floor Area (GFA)
- Construction of a new Carpark for:
 - 15 x car spaces, 2 accessible.
 - 2 x dedicated short-term parking bays.
 - 1 x Service vehicle bay.
 - Refuse collection point.
- Construction of a southern access point for Hospital Asset services
- Landscaping

2.2 Construction Stages

Batemans Bay Hospital Staging will be completed in two Stages. The requirement to split the works into stages is to cater for SNSWLHD operations with Batemans Bay Hospital operation and the completion of Eurobodalla Regional Hospital (ERH)

Stage 1 relates the bulk of the construction work including the new facility and is split into 3 substages to manage the construction works. Stage 2 involves the completion of the carpark which cannot be completed until Batemans Bay Relocates to ERH.

- Stage 1A – Early works and Site establishment and
- Stage 1B - Main works construction
- Stage 1C – Interim period whereby Batemans Bay Hospital and BBCH operate
- Stage 2 – Carpark works

Key issues and drivers:

- Batemans Bay Hospital to remain in operation during construction works.
- Hospital Services to be maintained. i.e. Medical Oxygen gas (O2) and Liquefied Petroleum Gas (LPG)
- Minimising disruption
- Maintaining Safety of Hospital Staff, patients, visitors and local community
- Minimising construction duration
- Timing of Hospital Decant (dependent on completion of the new Eurobodalla Regional Hospital)

The project has also developed strategies to ensure the facility can operate during the carpark works.

2.2.1 Stage 1A, Site Preparation Works

Stage 1A of the project relates to the site establishment, make safe, relocation of services and environmental controls. The temporary staff carpark will also need to be completed at this stage.

- Site Establishment.
- Relocation of LPG gas tank capping and make safe.
- Relocation of medical oxygen tank including capping and make safe.
- Tree removal.
- Removal of soft landscaping.
- Removal of light poles within construction zone and make safe electrical cable.
- Relocation of water feed tap and other services.

Mitigation Measures

- Residents, Community and Staff consultation and updates.
- Consultation with Batemans Bay Hospital Suppliers and providers.
- Thorough and early due diligence and site investigations.
- High level consultation with SNSWLHD and early disruption notices.
- Traffic Management Plan established.
- Residents, community and Staff updates and consultation.

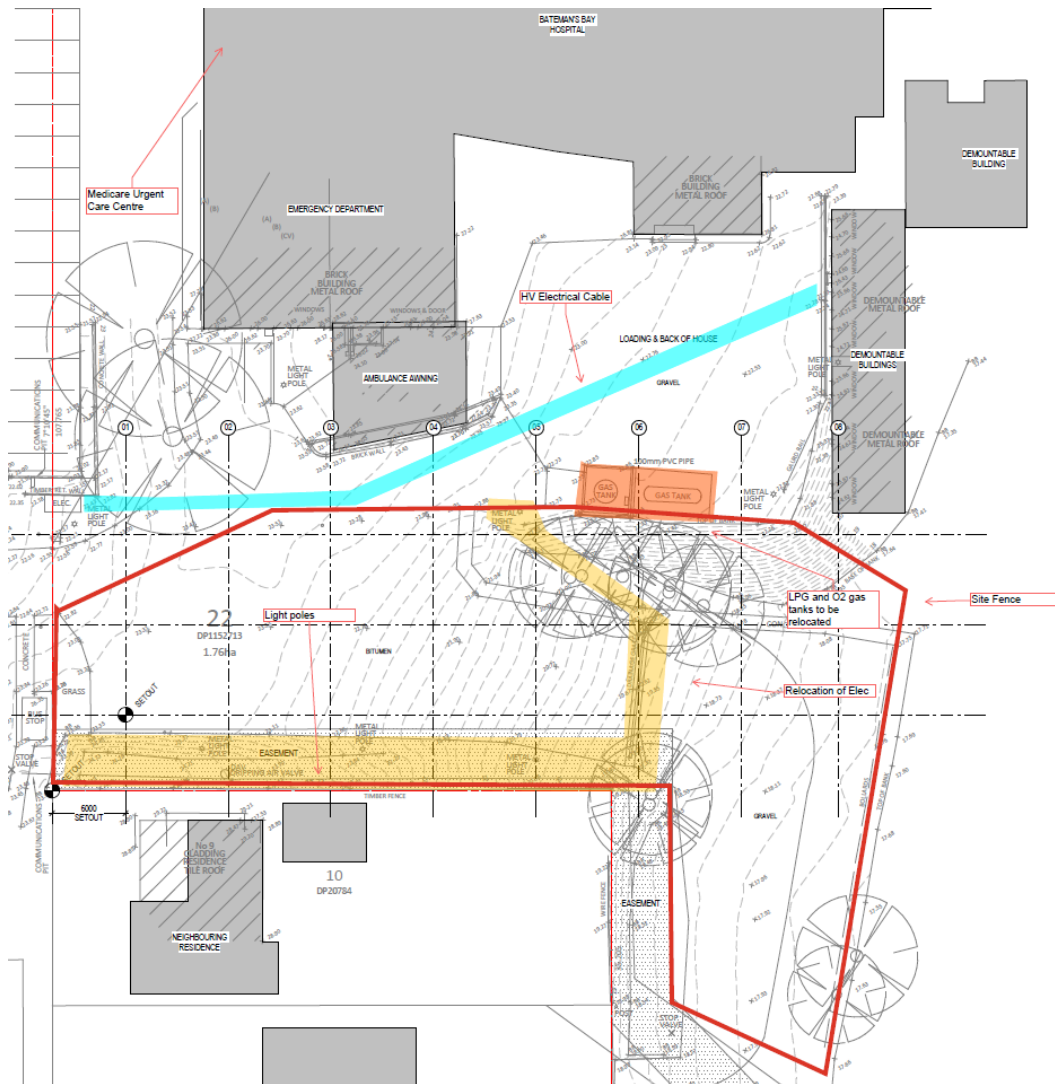


Figure 2 - Stage 1A

2.2.2 Stage 1B, Main Works

Stage 1B will predominantly focus on the main construction works of the main building and commence with earthworks and substructure followed by conventional construction methodology. Stage 1B works will involve the following:

- Civil and earthworks.
- Construction of new BBCH Building, substructure, structure, services, façade, internal fitout and roof.
- Installation of landscaping and wayfinding signage.
- Completion of Hardscaping Accessible & complaint footpaths.
- Planting of new replacement trees.
- Relocate Bus Stop
- Make safe to site including use of fencing between loading dock and BBCH due to level change, removal of all site offices and ablutions etc.

Mitigation Measures

- Delineation of Access
- Traffic management Plan and Construction Management Plan to be established and controls in place.
- Traffic measures to ensure normal operation of ED Ambulance Bay and Loading dock services
- Weekly Work Health & Safety Walks (WHS) and site inspections for traffic and environmental controls
- Wayfinding and signage
- Residents, community and Staff updates and consultation.

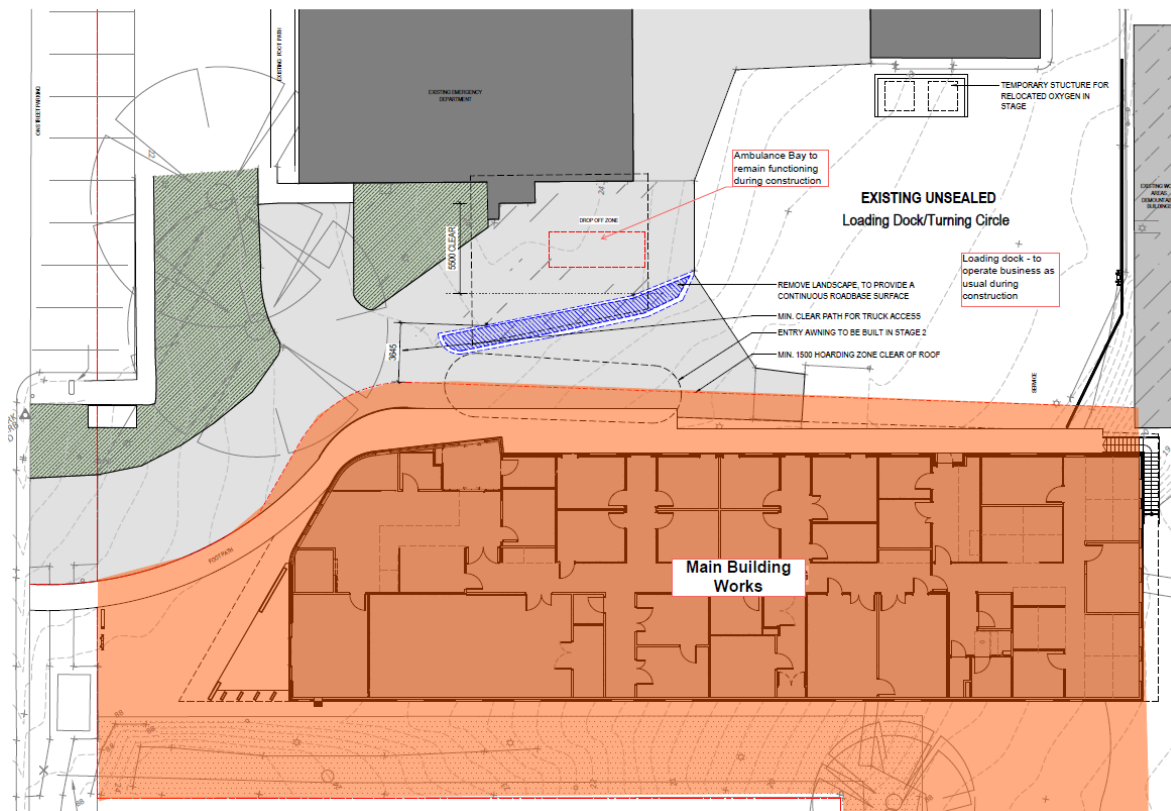


Figure 3 - Stage 1B

2.2.3 Stage 1C, Interim Period

At the completion of the Main Building works, the carpark works will not be able to be completed due to the Batemans Bay Hospital continuing to operate until the completion of Eurobodalla Regional Hospital is complete. The existing back of house and Loading dock will continue to operate at this time. As such the project will establish an interim period whereby the BBCH facility will be open and operated by SNSWLHD.

Stage 1C includes:

- Batemans Bay Hospital and Loading dock continues to operate.
- Access to Ambulance Bay, Loading Dock, Mortuary, Waste, Medical Gasses.
- BBCH commissioned and Community Health relocates from north of Hospital to new building.
- Accessible Main Entry and footpaths used.
- Accessible Car spaces at ED used for BBCH.
- Use of on Street Parking – Allocated parking close to BBCH.

Mitigation Measures

- Communication with residents, community and Staff.
- Accessible access to be provided for Car parking and pedestrian paths including temporary zebra crossing.
- ED Ambulance Bay to operate 24/7 and Truck movement to be provided for BBH services at all times to the loading dock / back of house.
- Appropriate wayfinding signage
- Access provided to Bus Stop
- Allocated BBCH parking to Pacific Street

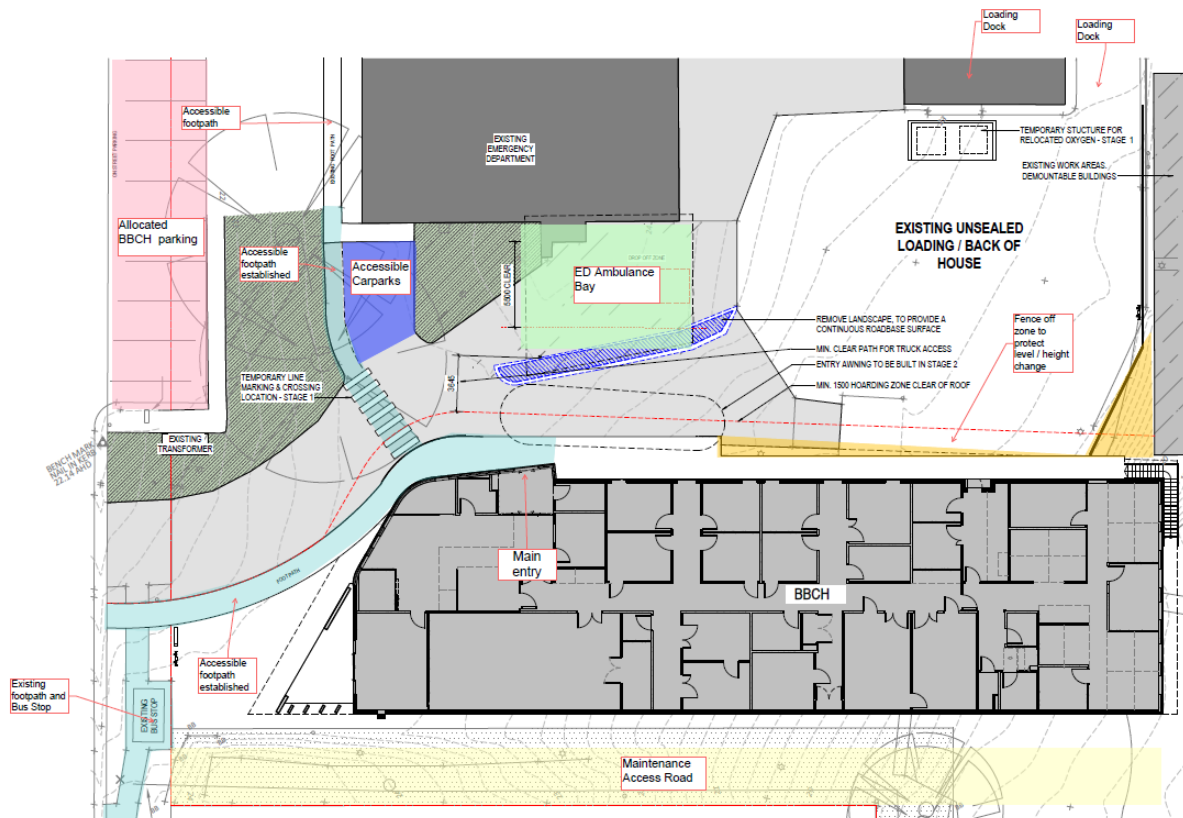


Figure 4 – Stage 1C

2.2.4 Stage 2 – Carpark Works

The completion of the carpark is dependent on the completion and services relocation to the new ERH facility located in Moruya, NSW. When relocation of the services is completed the BBCH project will be able to complete the carpark works. During this time the BBCH will still be in operation.

Once Batemans Bay Hospital relocates to ERH, the back of house loading dock area will not be used by SNSWLHD, this will enable the carpark to be completed.

Stage 2 includes:

- BBCH Continues to operate as per Stage 1C.
- ERH is completed and Batemans Bay Hospital is relocated excluding Medicare UCC and Community Health.
- Demolition of the Ambulance Bay awning and hardstand.

- Demolition of existing internal entry road.
- Removal of redundant concrete.
- Completion of Civil works in preparation for asphalt works.
- Construction of new car park including line marking, signage and new accessible footpaths.

Mitigation Measures

- Communication with residents, community and Staff.
- Establishment of traffic management and pedestrian and accessible pathways.
- Construction of Carpark to be completed with access to BBCH.
- Accessible parking will be established and provided.
- Staging of Car park to prioritise accessible car parking.

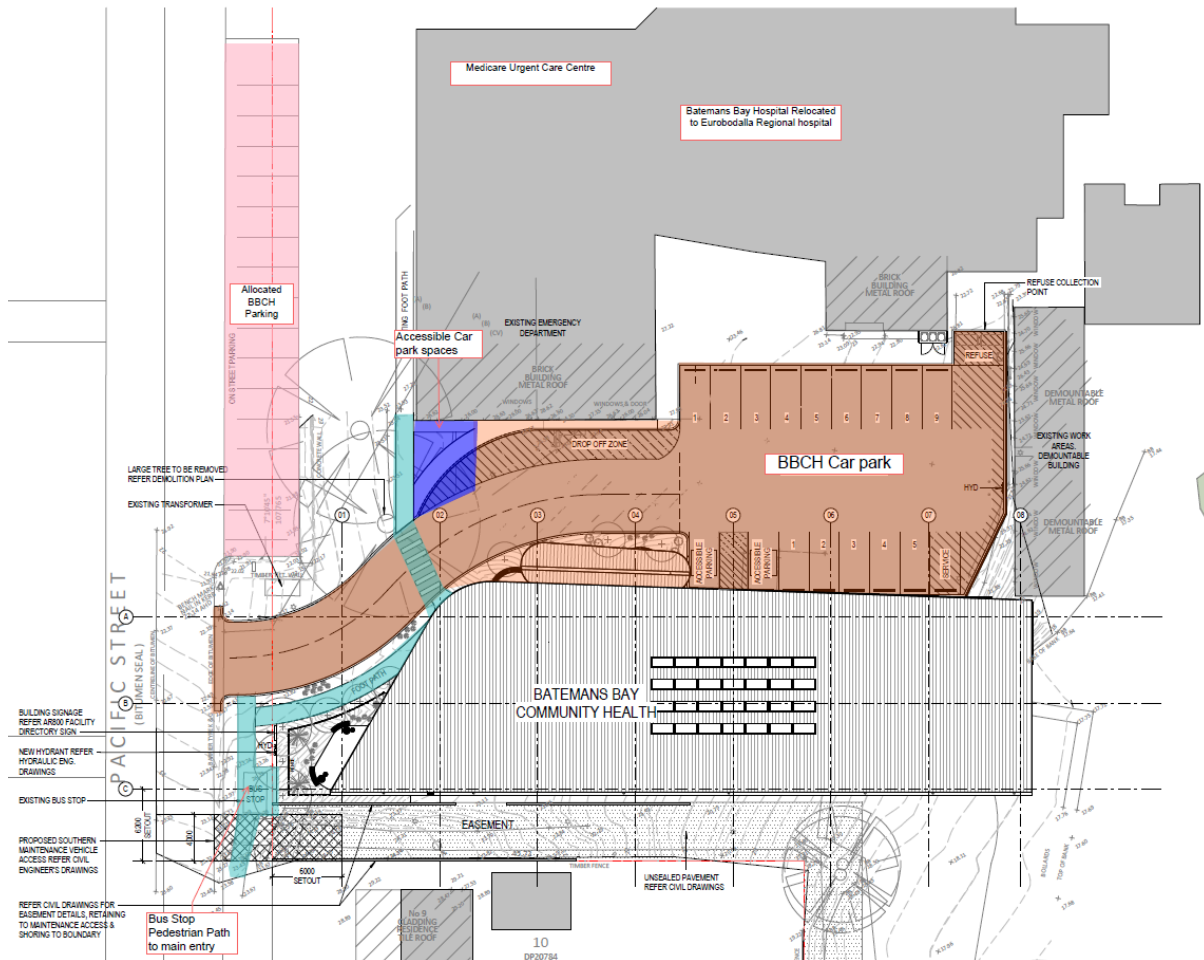


Figure 5 - Stage C

2.3 Site Establishment

In order to complete the project successfully, safely and considering the project location a well-defined and managed construction site is required. Establishing a construction site and presence on site is required to adequately manage the site extent, security, safety and logistics of the project.

A traffic management plan will be established to manage pedestrian, vehicles and construction vehicles movement.

During Stage 1, for early works a small site office can be established with localised fencing in order to complete the works. The early works is not anticipated to close of a large portion of the hospital site and therefore management of the works will be undertaken via SNSWLHD Disruption Notice procedure which provides a framework for external LHD workers and contractors working on the hospital site for works that will disrupt the typical day to day function, hospital business as usual.

NSW Ambulance and NSW Patient Transport services will maintain right of way during the project.

Stage 1 will require the establishment of site / protective hoarding to encapsulate the construction zone, environmental management, site amenities including site sheds and ablution facilities, delivery zone and storage zones.

Site hoarding will be required from the start of the main works including civil works until the building is secure. Gates will be required for personnel, vehicles, deliveries and emergency egress.

During Civil works heavy machinery will be required to establish the building pad to allow for substructure works. Vibration minimisation techniques will be utilised throughout the excavation process. Concrete trucks and a concrete truck will be required for the structure, traffic management will be key at this stage.

A mobile or small self-erecting tower crane may be used on site during the structure and façade stages of construction. A crane pad will need to be established (engineered) to assist with a uniform set up location.

Prior to the carpark works the Batemans Bay Hospital will need to be decanted and back of house operations will need to cease. This will be communicated by SNSWLHD. The site zone for this stage will require a smaller footprint, however BBCH will be in operation. Pedestrian access as well as hospital services will be coordinated with the construction of the carpark. This will occur once a head contractor is engaged as specific hoarding selection as well as detailed traffic management will be required.

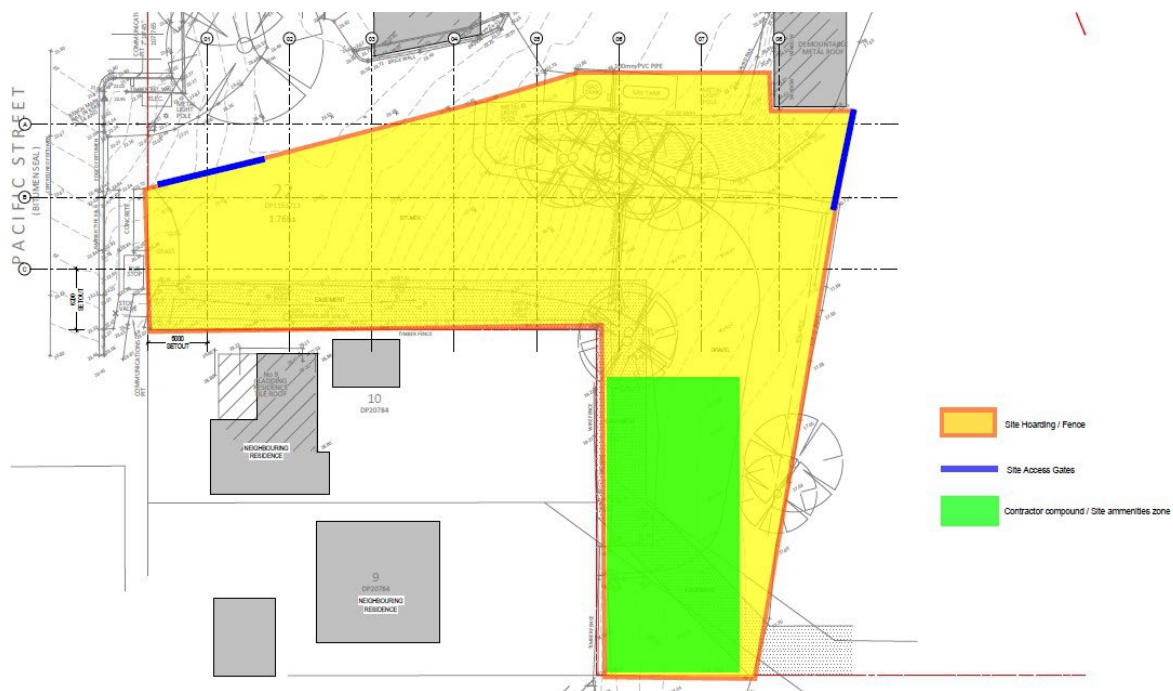


Figure 6 - Main Works Site Establishment

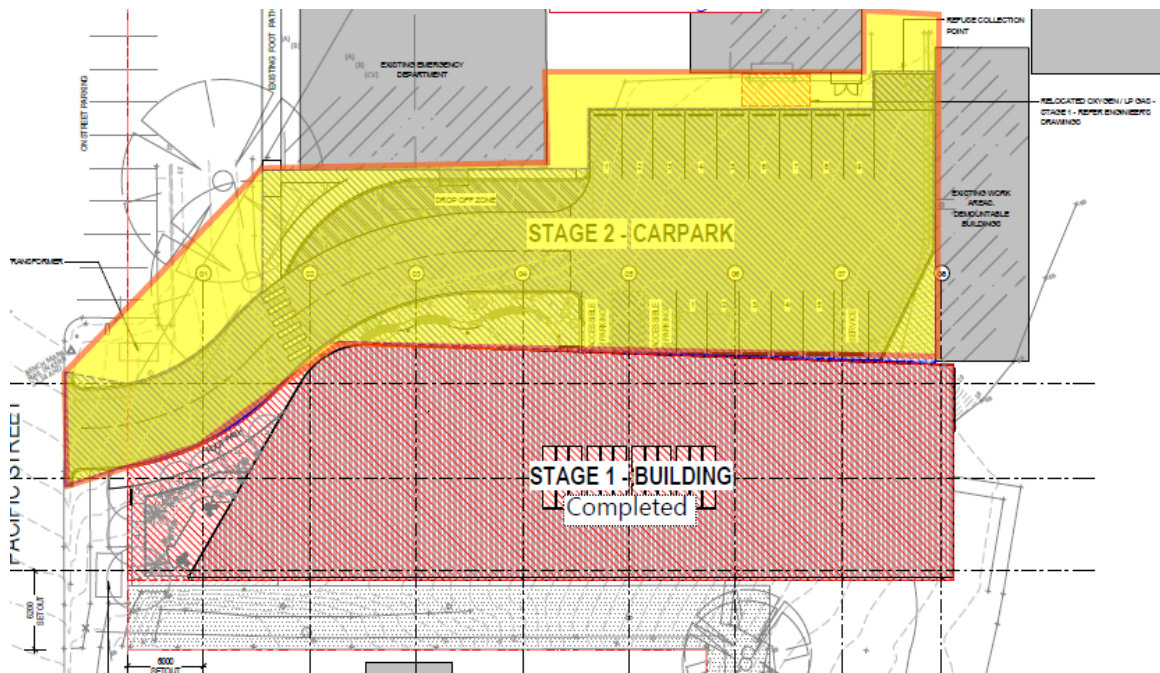


Figure 7 – Carpark Works Site Zone

3 Construction Management

This section covers the following:

- Operation of the site during the works
- Hours of construction work
- Site security, fencing and hoarding.
- Disruption
- Mitigation to minimise:
 - Noise
 - Dust
 - Vibration
 - Tree impact
 - Water and environment
- Traffic
- Waste

3.1 Site Management

3.1.1 Site Management

The construction aspect of the project will be tendered and awarded to a head contractor. At the time of award, the successful contractor will prepare and issue a detailed Project management Plan (PMP) and Site Management Plan. (SMP) Alignment of the methodology and staging with the successful contractor will be completed. Both Plans will be detailed and include other key project plans such as safety and environmental management.

The contractor will complete a dilapidation report prior to the commencement of any works. The report is to include condition of existing roads, footpaths, trees, stormwater systems and pits, adjoining properties, fencing, public assets, services and internal adjacent hospital buildings. Other items that may be affected by construction works such as in ground works are to be captured.

The head contractor will also complete due diligence activities including surveys.

3.1.2 Site hours of operation

The project will comply with NSW EPA Interim Construction Noise Guideline (ICNG). The ICNG sets out the recommended standard hours for construction work, these are:

Table 1 - Site Hours

Days of week	Time (hrs)
Monday to Friday	0700 – 1800
Saturday	0800 – 1300
Sunday / Public Holidays	No Work

In some cases, work may need to be taken outside of the above hours. In these cases, the project will need to obtain approval from both NSW Health Infrastructure and Batemans Bay Hospital. In these situations, additional communication will be provided to staff, patients, visitors and surrounding residents. Typical examples of out of standard operation hours include the following:

- Site attendance of tower cranes and other large plant and equipment
- Work on essential services such as electrical, water, gas etc. Including diversion work
- Wide load deliveries
- Maintenance and repair works
- Public infrastructure works.
- Works that may justify the requirement to continue beyond standard working hours. Case by case basis.

3.1.3 NSW Health Disruption Work Notices

As the project is located within Batemans Bay Hospital, a number of works will impact business as usual operation such as electrical connection, relocation of Gas tanks and hospital service deliveries. In these cases, a Disruptive Work Notice (DWN) process will be undertaken to identify, notify and plan disruptive operation of the hospital, ambulance services and deliveries.

Planning of the DWN will need to be completed and prior approval will be provided by SNSWLHD prior to works commencing. Typically, 14 working days notification needs to be provided to the hospital prior to the commencement of works. For large disruption 6 weeks' notice will be required.

A DWN meeting will be held to confirm dates, timing, services affected, departments, contingencies, communications are discussed. Formal approval allows the contractor to proceed with the planned works.

3.1.4 Staff, Public and Property protection

Appropriate hoarding/fencing (as per Australia Standards and WorkCover requirements) will be installed to prevent public access and ensure the site is secure. The head contractor will install access gates for vehicle access and turnstile for personnel access. Appropriate lighting will be provided on site fencing and footpaths. The contractor will display site signage and traffic signage.

Access to the existing southern car park on site will be closed for the duration of the construction works. Other available and existing parking on the campus will not be affected. The project will not affect parking spaces along Pacific Street. Alternative parking arrangements are currently in development, this will provide additional car spaces for staff during construction. The alternative parking arrangements may also address construction worker parking.

A traffic management plan will be established for vehicle movement for all stages of the project. Traffic controllers, signage, barricades, and other safety devices will be provided. The project will aim to minimise disruption to Pacific Street, ambulance, patient transport, police, and other hospital services.

Upon the engagement of the head contractor all site establishment, hoarding, traffic and security will be reviewed. The project will ensure through continual monitoring that implementation is maintained and provided through the completion of works.

All fencing and signage will consider pedestrian flow around the hospital campus as well, bus stop and local pedestrian traffic.

3.1.5 Existing Services Impact

A number of existing hospital services will be impacted by the project including:

- Relocation of LPG Gas tank
- Relocation of Medical O2 gas tank
- Electrical reconfiguration
- Connection to BBH Fire indicator panel
- Carpark works.

A high level of coordination, communication and planning will be required by the head contractor to ensure impact to the hospital services are kept to a minimum. This may result in out of hours work, however ensuring the hospital operates as per business as usual is paramount. Where required authorities and essential services will be contacted.

3.1.6 Environmental Management Plan

The contractor undertaking the Works will be required to submit for approval to the principal a comprehensive Environmental Management Plan to ensure all elements of the plan meet all statutory requirements as well as NSW EPA requirements. Environmental audits will be undertaken by the head contractor.

The head contractor will also be required to comply with Australian standards for the protection of trees on development sites. The head constructor will produce a tree management plan for the protection of trees to be retained.

An arborist report has been undertaken in preparation of the REF by Tree Survey Pty Ltd.

3.1.7 Noise and Vibration

Noise and vibration from the site shall not exceed the limits set out in the EPA's Interim Construction Noise Guidelines, codes of practice and Australian Standards. No machine work will occur outside the construction working hours set unless approval has been given through the DWN process, the process will also capture any works that involve services providers such as NBN, essential energy and other utility providers.

The head contractor will be responsible for the management, maintenance, inspections of vehicles and plan as well as supervision and safety of all equipment on site as well as plant and trucks associated with the work. Any defective machinery is to be identified and notified for maintenance.

A baseline noise and vibration report has been undertaken by Marshall Day Acoustics Pty Ltd. The report acknowledges that some noise may exceed the limits set out by EPA. The head contractor will provide mitigation to ensure noise does not exceed the limits.

3.1.8 Dust

Management of dust prevention is to be developed by the contractor. Generally, the majority of dust generation will occur during site establishment and during civil works. To control dust generation when plant and equipment are completing civil and bulk earthworks appropriate water dust suppression systems will be used to provide a fine atomised mist to dust and ground to ensure dust particles settle.

Additional dust mitigation may be required such as the installation of additional air filters to the hospitals HVAC system or air intake.

Any plant and equipment removing earthworks such as haulage trucks will require covers.

The head contractor is to monitor weather conditions and ensure appropriate measures are in place during high wind conditions.

A geotechnical report has been undertaken and will inform the head contractor on the physical properties of soil earthworks on the site. The report was undertaken by Fortify Pt Ltd.

3.1.9 Waste Management

The head contractor will be required to recycle and reuse where possible. The contractor will be required to arrange for sorting and recycling of waste materials and waste packaging to ensure maximise recycling is achieved. The Contractor will comply with EPA guidelines.

Any excavation material and stockpile areas are to be recorded and maintained.

3.1.10 Hazardous Materials Management

The head contractor will complete a HAZMAT inspection on site.

Should asbestos be identified, the head contractor will engage a formally trained licensed asbestos removalist and will complete removal tasks based on a documented Asbestos Plan as required by the WHS Act, Code of Practice for Management Control of Asbestos in the Workplace.

Asbestos Removal is assessed, identified and controlled in accordance with the hierarchy of controls.

The head contractor will complete the following:

- An asbestos Management Plan
- An asbestos Register
- An asbestos Removal Control Plan
- A contingency plan for unexpected asbestos
- Copies of workers qualifications and competencies to remove Asbestos.
- Air monitoring is undertaken, and clearance certificates provided by an independent licensed company.

Health monitoring will be undertaken where required by the Asbestos Management Plan such as ensuring hygienist attendance or additional air monitoring, as required.

Soil testing has been undertaken for the preparation of the REF by GETEX Pty Ltd.

A copy of the Batemans Bay Hospital HAZMAT report is available and is current.

3.1.10.1 Dangerous Goods & Materials

Dangerous good and materials will be stored appropriately as per codes of practice and standards in a lockable container with adequate ventilation and self bunding.

Material Safety Data Sheets are to be provided and stored in a register. Incompatible chemicals or liquids are to be segregated. Fire extinguishers to be provided.

3.1.11 Traffic management

A Temporary Traffic Management Plan (TTMP) will be completed by the head contractor and ensure it is authorised by the local authority and displayed on the project notice board.

The traffic management plan will also inform how pedestrians and cyclists will pass the construction site entry. The area will be busy with a Bus stop located in close proximity to the site.

Traffic controllers and signage will be provided in accordance with Australian Standards.

Traffic entry and exit will be via Pacific Street and vehicle movement for the project will need minimise disruption of hospital traffic, neighbours, visitors and other traffic movement such as public transport services.

Construction personnel will not be allowed to park on the hospital campus and the head contractor will be required to promote car-pooling, site shuttle bus or public transport to site.

All bulk earthworks and civil machinery will comply with Australian standards and movement into or exiting will require traffic control. Large vehicles may be parked on site during the civil component of the project.

The following vehicles are anticipated to be used on the project:

- Small 4WD vehicles
- Medium and Heavy ridged trucks
- Semi-Trailer flat bed
- Articulated trucks
- Mobile Crane
- Concrete Pump/Tower
- Concrete delivery trucks

- Vans
- Excavator / Backhoe
- Non-invasive excavation pump trucks
- Small drill / auger rig
- Forklift
- Manitou
- Elevated Working Platform (EWP)