

PRELIMINARY CONSTRUCTION MANAGEMENT OVERVIEW



Illawarra International Health Precinct
Corner Avondale and Huntley Roads, Huntley



Preamble

This overview looks at the immediate needs and steps for meeting the obvious objectives for the construction of the Specialist Surgicentre, for the purpose of supporting a Part 3A Project Application. A more detailed plan will be developed for the Construction Certificate, where it is envisaged that the contractor awarded the project would carry out this task.

This overview addresses the following issues critical to the construction phase of the proposal.

- Public safety
- Amenity
- Traffic Management
- Public domain
- Site security and safety - fencing
- Site safety and security – lighting and signage
- Operating hours
- Noise & Vibration controls
- Air pollution & Dust management
- Sediment Control & Stormwater
- Recycling materials and Waste management

Public safety; During the construction stage of the Illawarra International Health Precinct is a paramount concern for La Vie Developments Pty Ltd, activities being carried out on site and outside the works perimeter will be constantly monitored to ensure that there is no exposure to any detrimental outcomes and adequate constant protection to the public from these activities is guaranteed.

Amenity; Constant consultation will be undertaken with relevant stakeholders and residents to ensure no amenity is lost during or after the construction phase of this proposal.

Traffic management; a plan will be implemented to deal with all vehicle, pedestrian and cyclist access around the site, including any other roads impacted by this development and its works.

Any effects to pedestrian or cyclist access must be outlined. Cranes, fencing, storage areas, and hoisting zones are to be shown on drawings. Construction vehicles are to be managed to avoid queuing on the roads.

A Transport Management Plan will detail the issues below:

- Location of proposed works
- Extent of proposed work
- Any Site Security or Safety Plan requirements
- Implementation of any emergency strategies
- Traffic flows and movements

The TMP will be used throughout the construction phase, constantly monitored to ensure it is successful in its purpose. Traffic controls and all traffic management is to be compliant with AS 1742.

Adequate parking and traffic controls will be used in and around the site to ensure safe ingress and egress of all site vehicles whilst minimising any disruption to the local traffic.

Constant access is to be provided to all bins and skips by waste collection contractors, again this access is to be provided whilst minimising any disruption to the local traffic and ensuring all safety precautions are met.

Public domain; any and all damage to footpaths, roads, kerb and gutter, stormwater drains resulting from excavation or demolition works, vehicle or machinery ingress or egress would be repaired at the expense of the contractor and would immediately rectify this damage

Site security and safety - fencing; the perimeter of the site is to be fenced adequately to stop climbing, and unauthorised entry and to form a constant barrier to the public. The fence will meet with all relative standards for construction, in most cases the fence will also be constructed to screen and limit public viewing, encouraging designated viewing areas to be utilised. Adopting this will ensure adequate public interaction is accommodated whilst not impeding on the pedestrian flow, safety and security the fence establishes.

Fences within the site will be erected to facilitate safety and prevent the loss of life or property in and around excavation areas, sharp grades and sudden drops. All fences are to be erected to the satisfaction of all relevant authorities and in particular OH&S and work cover.

Site Safety and security – lighting and signage; the site is to be adequately lit, safety signage is to be displayed around the perimeter fence and entrances of the site, traffic controls will be provided whilst meeting the relevant authorities compliance.

Security measures will be adopted to ensure at all times illegal entry of the site is prohibited, being within or out of construction times. The same security personnel will ensure safety apparel is worn when entering the site within construction times.

Signage specifying key contact measures is to be erected around the perimeter of the site. These contact details are to be that of a 24 hour contact name and number, also advertised is to be any security measures adopted at the site.

Any existing signage would need to be preserved and kept in good repair and at all times visible.

Operating hours; the operating hours for the purpose of construction and works is to be limited to and restricted to

- Monday to Fridays 7.00 am to 6pm
- Saturdays 8.00 am to 1.00 pm
- Sundays and public holidays, no work is to be permitted to be carried out

Strict adherence to the site operating hours must at all times be maintained any work necessary to be undertaken out of hours needs to be prior authorised only under the following conditions and circumstances

- It is a requirement for an emergency to prevent or avoid loss of life, damage or loss to property or in the prevention of environmental harm
- The delivery of materials being required to land on site out of the above hours by the request of the police or other authorities
- When this occurs residents need to be notified 48 hours before commencement of works

Noise & vibration controls; the hours of operation will limit noise to suitable times stated above, all noise levels are to conform with the limits set out by the EPA and relevant authorities, an acoustically treated fence will be erected on the eastern border of Stage '1' Goolagong Street to mitigate noise to residences.

Vibration levels created through construction and works will have to be limited to and meet all relevant authority and Australian standards.

Air Pollution & Dust Management; every consideration is to be given to stopping the use of equipment and machinery that generates excessive dust or air pollutants. Any machinery or equipment that may cause undesirable outcomes should have their details noted.

Dust suppression methods and techniques will be adopted to address the following conditions

- Exposure and close proximity to any public or private buildings or structures
- Bad weather and or wind conditions

Utilising stormwater that has been harvested from the site, airborne dust arising from truck and machinery movement will be minimised by the wetting of these immediate areas.

The perimeter fencing will be screened to stop the travel of any airborne dust.

Internal combustion engine driven equipment will be adequately maintained and serviced to limit and prevent the discharge of excessive pollutants, inclusive of toxic fumes smoke and or odours whilst meeting all acceptable noise levels.

Designated areas for the cutting of materials will be established these areas will be set away from private and public boundaries where adequate noise dust levels can be achieved

The site is to be equipped with adequate wash down areas for truck and vehicle cleaning to prevent dust from leaving the site, these areas are to be arranged within the exit path of the site. These wash down areas are to have rubble grids, the rubble grids can be made up of crushed concrete or other suitable materials. The excess water runoff is to be filtered and should go to a natural exit point, the rubble grids are to be cleaned daily using at every time possible water harvested from the site.

Sediment control and stormwater; a sediment control and erosion plan will be prepared and accordingly implemented, this plan will meet all statutory regulations and relevant guidelines, the plan will incorporate and display devices and methods of retaining and stopping sediment from leaving the site.

Sediment control devices and sediment filtering points are to be made of the following:

- Straw bales as filters
- Gravel surface barriers
- Sand bags
- Pit baskets and
- Geo-textile mesh screens

A stormwater plan will also be developed and implemented this plan will detail the following

- Arrange sediment filtering points (SFP) throughout the site
- Capture and direct all stormwater through SFPs
- Ensure stormwater leaves the site through its natural course
- Prevent stormwater from entering neighbouring sites or sewerage systems
- Ensure stormwater systems are well clear of structural elements such as
- Exaction areas or retaining walls

To prevent and control sediment from natural rainwater runoff draining into SFPs the following should be implemented:

- Where possible any water upslope will be diverted rather than run through the site
- Connect site shed roof down pipes to rainwater system
- Connect downpipes as and when there are any roofs installed to new buildings
- Construct temporary water courses to divert water to SFP points
- Identified natural falls and run off points on site will have SFPs established
- SFPs will be regularly maintained and renewed to remain effective

SFPs will be placed in and around any existing or new stormwater drain or inlet ensuring the prevention of allowing sediment into the stormwater system.

Where water is collected from pooling in exaction areas it will be necessary to have it pumped out, if this water contains sediment it will need to be ran through a SFP point before entering the stormwater system. Any polluted water needs to be pumped to the sewer system with the appropriate approval from the relevant authority.

At no time will any liquid waste such as paint, concrete slurry and chemicals be allowed to enter the stormwater system.

Recycling materials and Waste management; a waste management plan has been developed and will be implemented for the construction of this precinct. The waste management plan also gives much detail to the extent the precinct will go to ensure all objectives and initiatives toward the sustainable reuse of waste and environmental protection is achieved.

The waste management plan for construction will detail the following:

- Show designated areas for waste storage, sorting and recycling
- Methods for achieving collection, reuse and recycling
- The types of materials to be recycled and how to recycle them
- Provide clear access and arrange for regular pick up of waste and recycled materials
- Waste handling and removal procedure manuals to handed out to staff onsite
- Carry out inductions dealing with the same handling and reuse of waste
- Purchase environmentally approved material with recyclable content
- Minimise over procuring of goods and materials
- Continuously clean site of debris especially around fences and eating areas
- Ban lighting of fires and burning off on site

La Vie is committed to ensuring the environment comes first with every effort to guarantee this site is environmentally and ecologically sustainable and friendly.