

## PRINCIPAL'S DOCUMENT

# Preliminary Construction Management Plan

### Westmead Hospital – Early Works Project Review of Environmental Factors

**Contract No: HI22463**

Revision	Date	Comment
1	07/11/22	Draft for HI Review
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## 1.0 Introduction

### 1.1 Purpose

The purpose of this Principal's Document is to provide an overview of the intended Demolition and associated Early Works methodology to support the Review of Environmental Factors (REF) for the proposed works.

This Preliminary Construction Management Plan (PCMP) will be updated by the appointed Principal Contractor upon award of the Early Works Contract.

### 1.2 Limitations

The Contractor acknowledges that this Principal's Document does not include all the scope of works. This document must be read in conjunction with all other Contract Documents to provide a complete understanding of the scope of works.

## 2.0 Overview

### 2.1 Westmead Hospital Early Works Project Overview

The Westmead Health and Education Precinct (The Westmead Precinct) is a flagship for highly specialized and integrated health, research, education, and innovation, with offerings including critical and acute health care, research, and education in nursing, medicine, allied health, and science and technology related to health.

The Westmead Precinct brings together a number of world leading medical institutions, including Westmead Hospital, The Children's Hospital at Westmead (CHW), Westmead Private hospital, the Westmead Institute for Medical Research, and the Children's Medical Research Institute.

The Cumberland West Mental Health Services Relocation (CWMHSR) includes the relocation of the mental health services from Cumberland Hospital West to the Westmead Precinct in a new purpose-built Integrated Mental Health Complex (IMHC). The CWMHSR project will:

- Respond to the strategic National and State mental health reforms, and the clinical drivers outlined in the Western Sydney Local Health District (WSLHD) Mental Health Clinical Services Plan (CSP).
- Support the Westmead Health and Innovation District, the Parramatta North Program, and the Westmead Health Core Master Plan.

### 2.2 Westmead Hospital Early Works Project

This PCMP has been prepared as part of the REF for the Early Works Project at The Westmead Precinct which proposes a series of infrastructure improvements to accommodate the future development of the Integrated Mental Health Complex (proposed separately as part of State Significant Development Application SSD-44034342).

The proposed scope of works includes:

- Demolition of the existing Brain Injury Rehabilitation Unit building, Casuarina Lodge and office buildings;
- Diversion of existing in-ground sewer and water services;
- Construction of a new access way to the P14 staff car park;
- Flood mitigation works; and
- Bulk earthworks and tree removal to accommodate the carrying out of the above works.

## 3.0 The Site

### 3.1 Westmead Hospital Plan

The proposed works will be carried out within the boundaries of Westmead Hospital, which is located approximately 1.5km north-west of the Parramatta Central Business District (CBD), the primary metropolitan centre of Western Sydney. The site is legally described as Lot 1 DP1194390 and Lot 4 DP 1077852, with works proposed in the central part of the precinct.



**Figure 1: Westmead Hospital Existing Campus Map**

Source: Western Sydney Local Health District, Health, NSW Government

### 3.2 Westmead Hospital Early Works Site Plan

The Early Works will be undertaken within the boundaries indicated in **Figure 2** below.



**Figure 2: Aerial Photo – Westmead Hospital Early Works Site Area**

Source: SixMaps, CBRE Markup

Refer to **Appendix A** for a full staging plan of the IMHC project.

## 4.0 Construction Management

The Contractor is to coordinate with the Project Manager, the Consultants and all other Stakeholders working on the Project. Regular communication must be established and maintained throughout the span of the project to ensure that a positive relationship is formed between the Contractor and the Project Manager, Health Infrastructure, and any necessary stakeholders.

The Contractor will ensure suitable and safe access, including any applicable social distancing precautions, is maintained at all times around the site for workers and general public, including but not limited to the preparation of, and consultation regarding, the maintenance of an access plan that will incorporate:

- Temporary signage around the site;
- Temporary pedestrian crossings;
- Temporary paths and ramps;
- Hoardings and protective screens; and
- Temporary lighting.



#### **4.1 Hours of Work**

The hours of work for the project are:

- Monday to Friday: 7am – 6pm
- Saturday: 8am – 1pm
- Sunday and Public Holidays: No work

In addition to regular work hours, there will be occasions where specific out-of-hours works are required. The contractor will be responsible for instructing and controlling all subcontractors regarding the hours of work. Any work outside the approved construction hours would be subject to specific prior approval from Council.

#### **4.2 Site Security**

The Contractor will secure the boundaries of the site for the duration of works. The site area will be typically fenced using a combination of permanent fencing, temporary ATF fencing and semi-permanent post and mesh fencing. All Fencing will be a minimum of 2100mm in height. All temporary structures will be robustly designed and signed off by a certified structural engineer and will be inspected daily with ongoing maintenance for the duration of the project.

Health Infrastructure will provide the Contractor with an approved shade cloth design and the Contractor will be responsible for procuring this. Shade cloth must be placed on the hoarding to present a clean and well managed site.

Statutory, designation and way-finding signage will be installed on each entry point into the site warning visitors and the general public that an area which is hoarded off is a construction site. All access points allowing entry to the construction site will always be locked.

#### **4.3 Access for Construction Personnel**

Access by the contractor, subcontractors, suppliers, and workers to the site will be via the designated personnel access gates. All construction personnel will be advised of the requirements of access as part of the site inductions prior to commencing work on site.

#### **4.4 Site Amenities**

The Contractor will address the required site amenities in their updated Construction Management Plan when further details are known as to the projected construction workforce on site. Amenities will include toilets, site sheds, and appropriate storage based on the scope of works.

#### **4.5 Waste Management**

Demolition and associated activities across the site will generate a range of waste streams. Materials will be reused and recycled where possible, minimising the disposal (landfilling) of materials other than those that are contaminated or unsuitable for reuse or recycling processes.

Waste storage throughout works will generally involve the stockpiling of excavated and reusable material and the placement of skip bins throughout the site. Waste storage areas will be kept clear to maintain vehicular access and shall also be kept tidy to encourage separation of waste materials and for work &

health safety (WHS) reasons. Waste management principles, management measures and facilities in use on the site shall be included as part of the site induction for all personnel working on the site.

All wastes generated throughout demolition activities will be effectively stored, handled, treated, reused, recycled and/or disposed of lawfully and in a manner that protects environmental values.

A comprehensive Waste Management Plan is to be prepared by the Contractor upon award of the Contract and before work commences on site, for review and approval by the Project Manager and Health Infrastructure.

#### **4.6 Dust, Noise, and Vibration**

Construction works shall only be undertaken during Council's approved hours of work. The Contractor will be responsible for dust, noise, and vibration management across the site, including the minimization and timing in relation to these activities to ensure stakeholder satisfaction. This will be discussed and established before the works commence on site between the Contractor, the Project Manager, and Health Infrastructure. As outlined in Acoustic Logic's Noise and Vibration Report, the Contractor shall adopt the controls detailed in Section 9 to ensure that noise impacts will be kept to a minimum.

#### **4.7 Worker Parking**

As outlined in the Transport Assessment by Stantec, a Construction Traffic Management Plan (CTMP) will be completed by the appointed Contractor. Stantec has provided a preliminary CTMP which is included in Appendix B of their Transport Assessment Report. This advises:

- The existing contractor parking area be utilized for construction worker parking;
- Workers are not permitted to park outside of the designated areas within the Westmead Health Campus; and
- The cumulative construction worker parking demand would be assessed once a Contractor is appointed and the detailed construction workforce profile is known.

#### **4.8 Logistics Management**

The Contractor will address the management of logistics further in their updated Construction Management Plan. Refer to the below and the preliminary CTMP by Stantec for general principles of Traffic Management:

- Vehicles will enter and leave site in a forward direction wherever possible;
- Truck loads would be covered during transportation off-site;
- Materials would be delivered, and spoil removed during standard construction hours;
- Deliveries would be planned to ensure a consistent and minimal number of trucks arriving at the site at any one time;
- Neighbouring properties would be notified of construction works and timing. Any comments would be recorded and taken into consideration when planning construction activities
- Provide an appropriate and convenient environment for pedestrians;
- Minimise the impact on pedestrians and cyclists;
- Maintain appropriate capacity for pedestrians on footpaths around the site;
- Maintain appropriate public transport access;
- Minimise the loss of on-street parking;

- Maintain access to/ from adjacent buildings;
- Restrict construction vehicle movements to designated routes to/ from the site;
- Manage and control construction vehicle activity near the site;
- Carry out construction activity in accordance with Council's approved hours of works; and
- Vehicles are to enter and exit the site in a forward direction along the travel paths shown on delivery maps and as per the advised light/heavy vehicle access routes.

#### **4.9 Adjoining Properties**

The Contractor shall undertake a dilapidation inspection and prepare reports on adjoining properties, including roads and surrounding landscaping that may be affected by the works. A copy of the report is to be issued to the Client and kept on record for review upon completion of the works.

Existing trees will be tagged and identified in coordinated with the Arborist Report. Those classified to remain which are within the immediate workfront will have tree protection zones established using temporary fencing panels and signage.



## **APPENDIX A – Westmead Hospital Integrated Mental Health Complex (IMHC) Staging Plan**