



ERILYAN

# Port Macquarie Private Hospital **DRAFT** Construction Staging & Management Plan

Date: 11<sup>th</sup> September 2023

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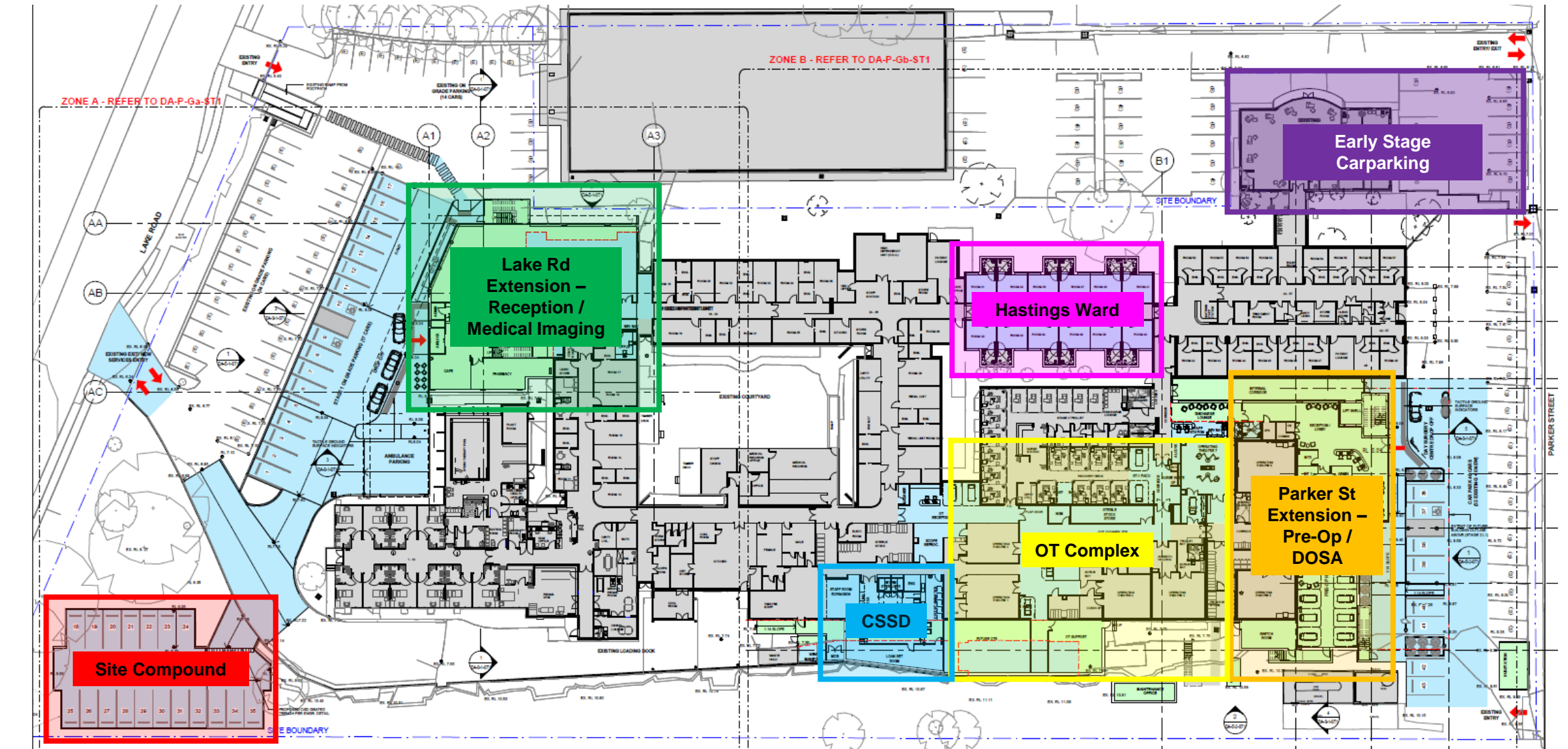
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- 1.0 -

# Project Overview



# 1.1 – Port Macquarie Private Hospital – Stage 1 & 2 Development





- 2.0 -

# Project Staging



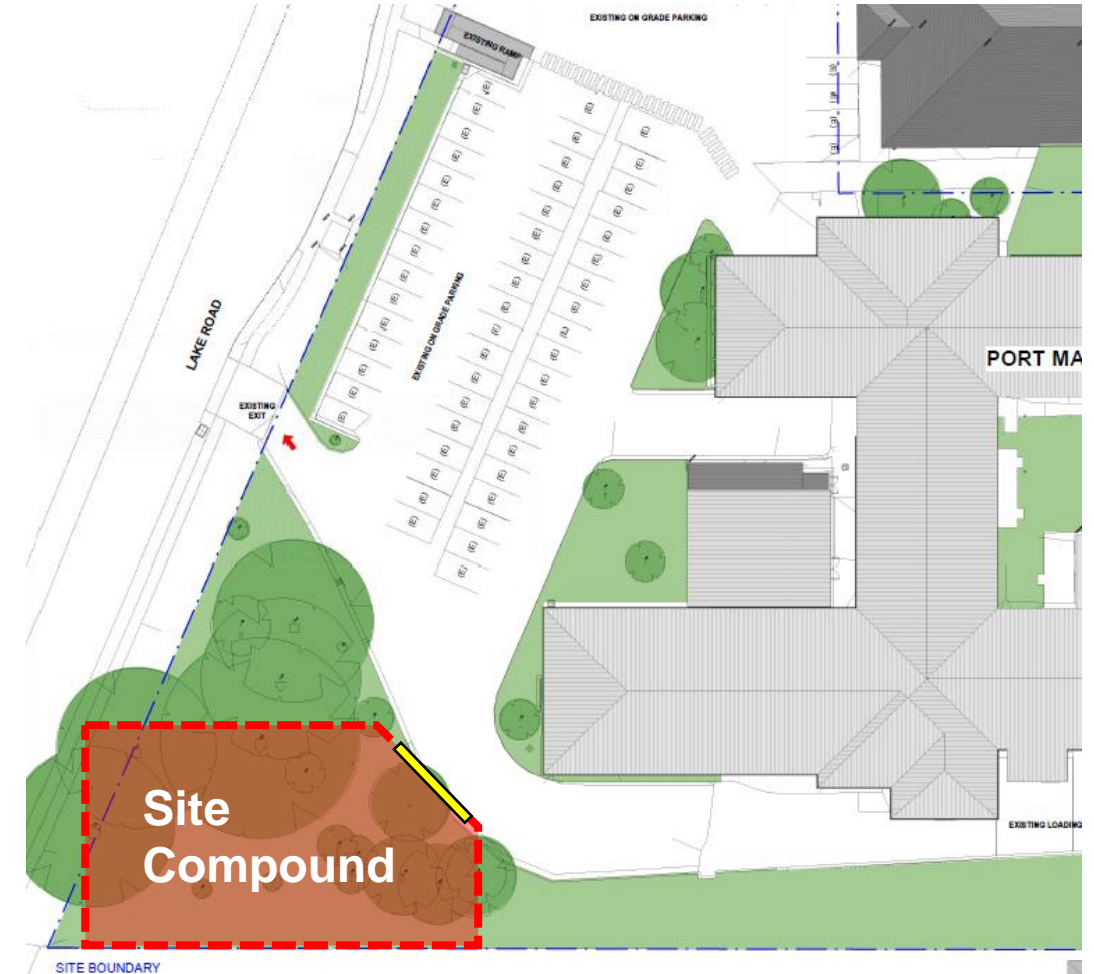
## 2.1 – Establishment Stage – Site Compound Location

### Preliminary Stage / Site Establishment

In order to safely & effectively establish site at PMPH, Erilyan propose to begin early works on the Staff Parking area. Clearing and grading of this section will provide an unobtrusive hub for all site accommodation.

From this point Erilyan will establish clear & enclosed walkways to facilitate easy transition to work areas with minimal impact on patients & staff.

During excavation of the Staff Carpark, there will be disruption to the Lake Rd exit. Erilyan will programme and provide Notices of Impairment (NOI) for day/ times where plant & equipment will need access.



## 2.2 – Establishment Stage – Site Compound Setup

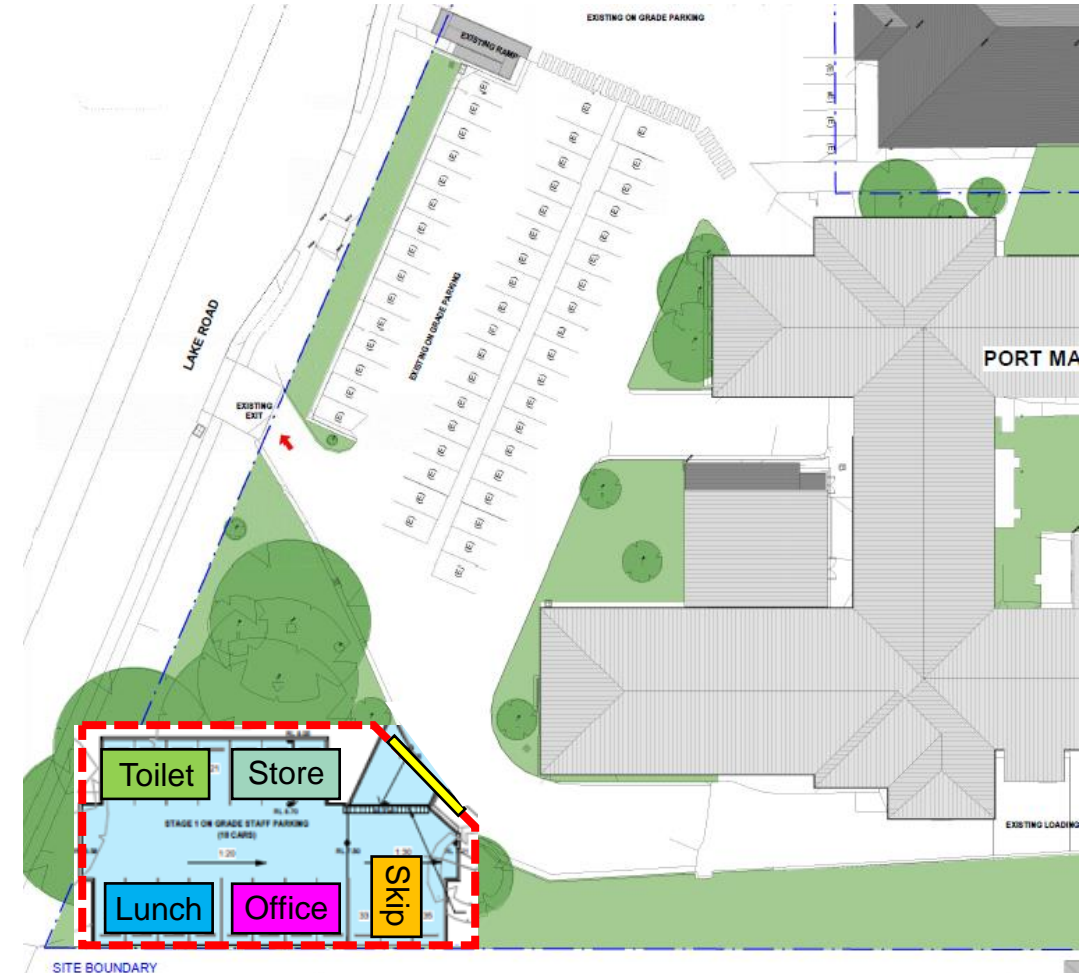
### Preliminary Stage / Site Establishment

Lake Road Existing Exit will be a shared driveway for Hospital & Erilyan to access the site compound.

This will allow hospital to maintain use of loading dock during first stages of development.

Site Compound will include:

- Site Office
- Lunchroom
- Ablution Block
- Storage / Container
- Skip Bin



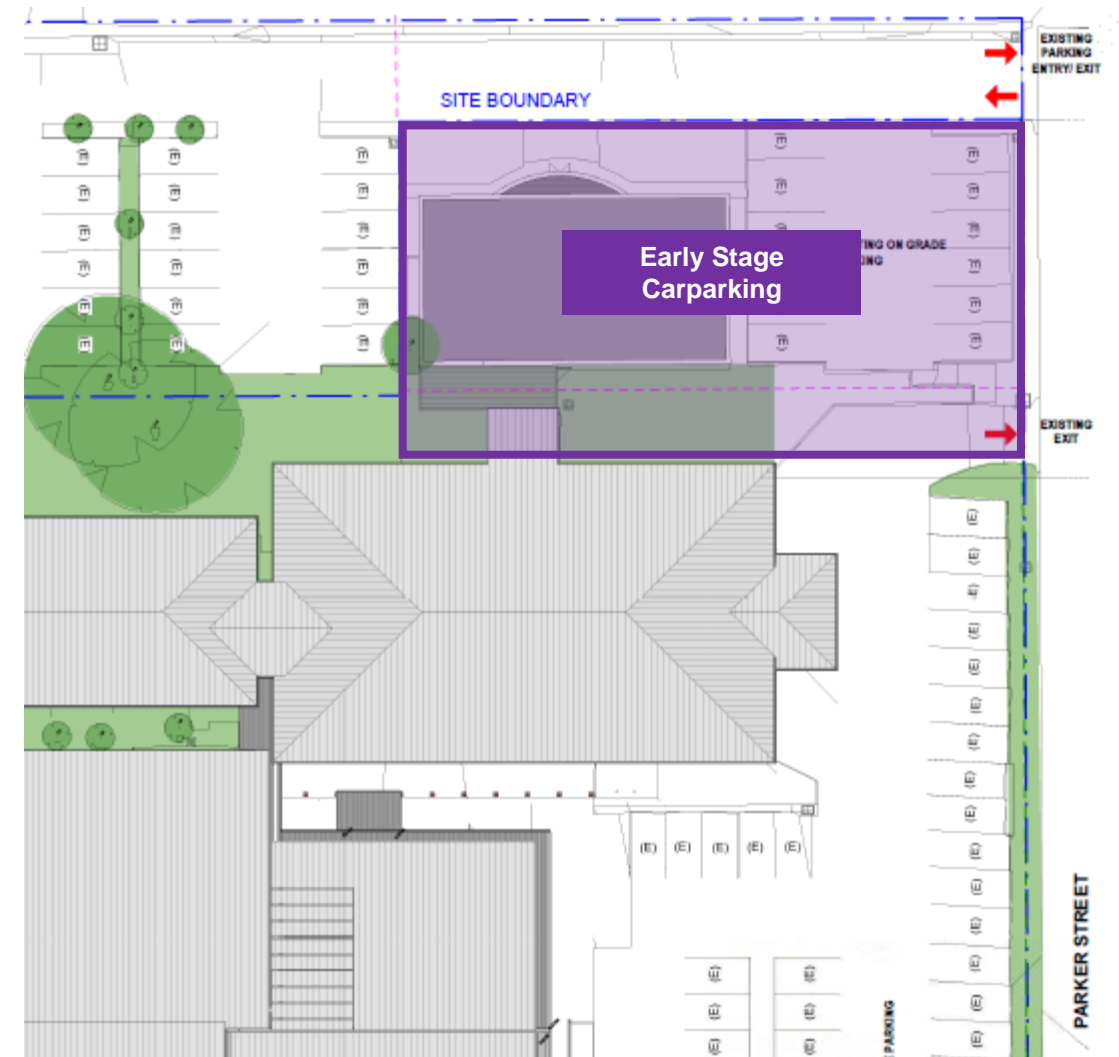


## 2.3 – Establishment Stage – Early Stage Carparking

### Additional Carparking

Parker Street Early Stage Carparking works to be incorporated into Stage 1 to accommodate parking shortfall.

Erilyan propose to demolish existing building and creating additional carparking on-grade for duration of works and completed in conjunction with other Parker St carpark modifications.

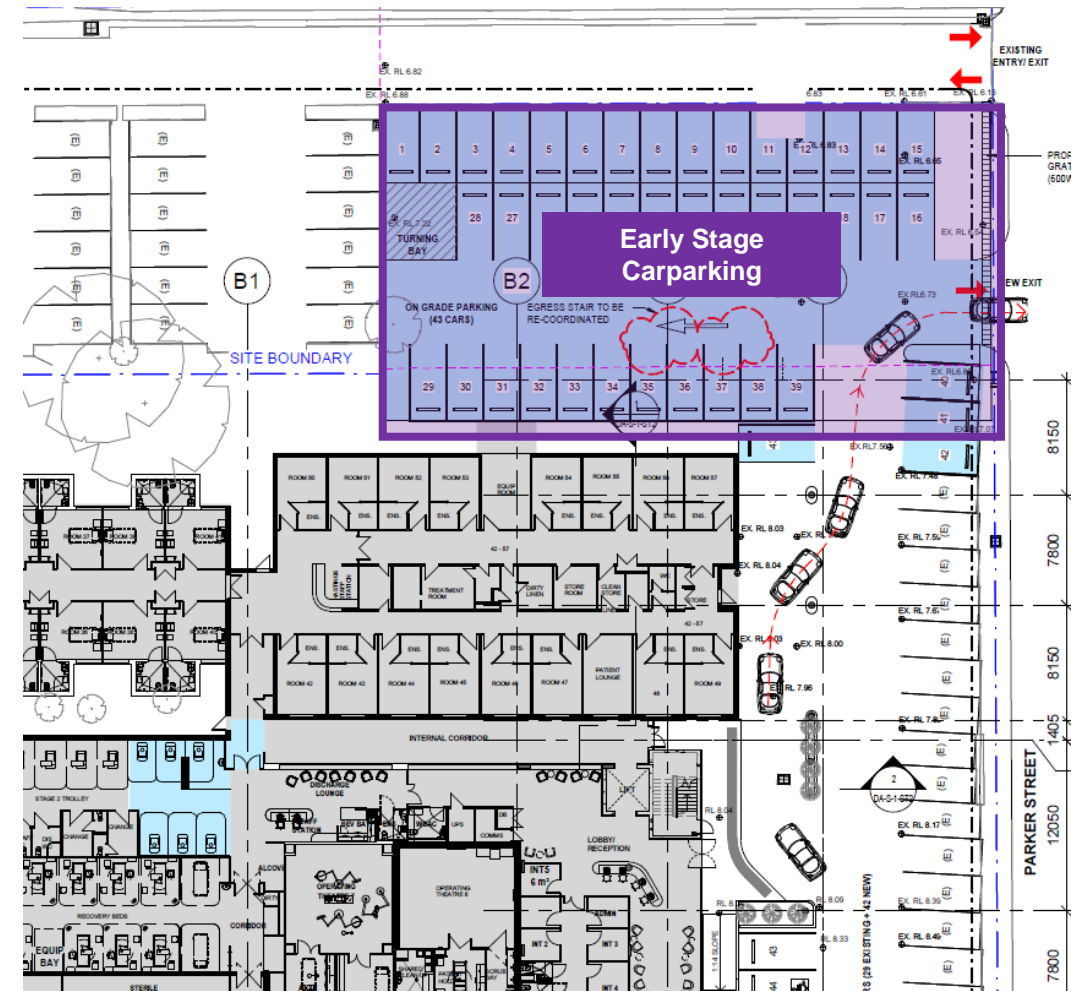




## 2.3 – Establishment Stage – Early Stage Carparking

## Additional Carparking

Traffic management will be put in place during demolition and excavation works to direct carpark traffic safely onto Parker Street. Erilyan expect 1 week of disruption to carpark egress whilst new exit is installed.



- 2.3 -

## Lake Road Extension



## 2.3 – Development – Lake Road Extension

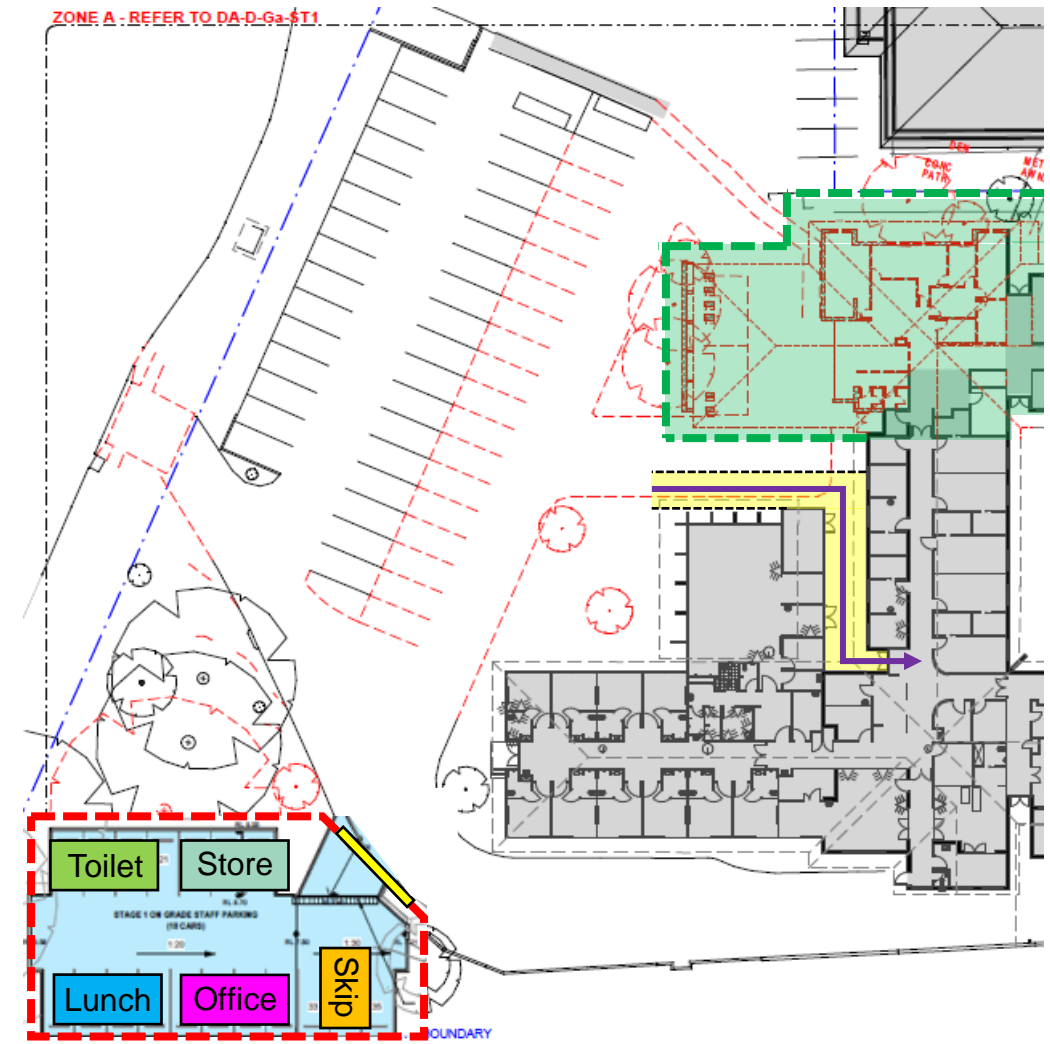
### Lake Road Extension Works

Lake Road Extension initial works include the establishment of site fencing.

Demolition begins in the north-western corner of the facility. With the removal of the portico

Internal Hoardings will remove access to Hastings Ward corridor for duration of works.

Dedicated covered access for staff & patients highlighted in yellow.



## 2.3 – Development – Lake Road Extension – Demolition & Excavation

### Demolition & Excavation - Est. 6 Weeks

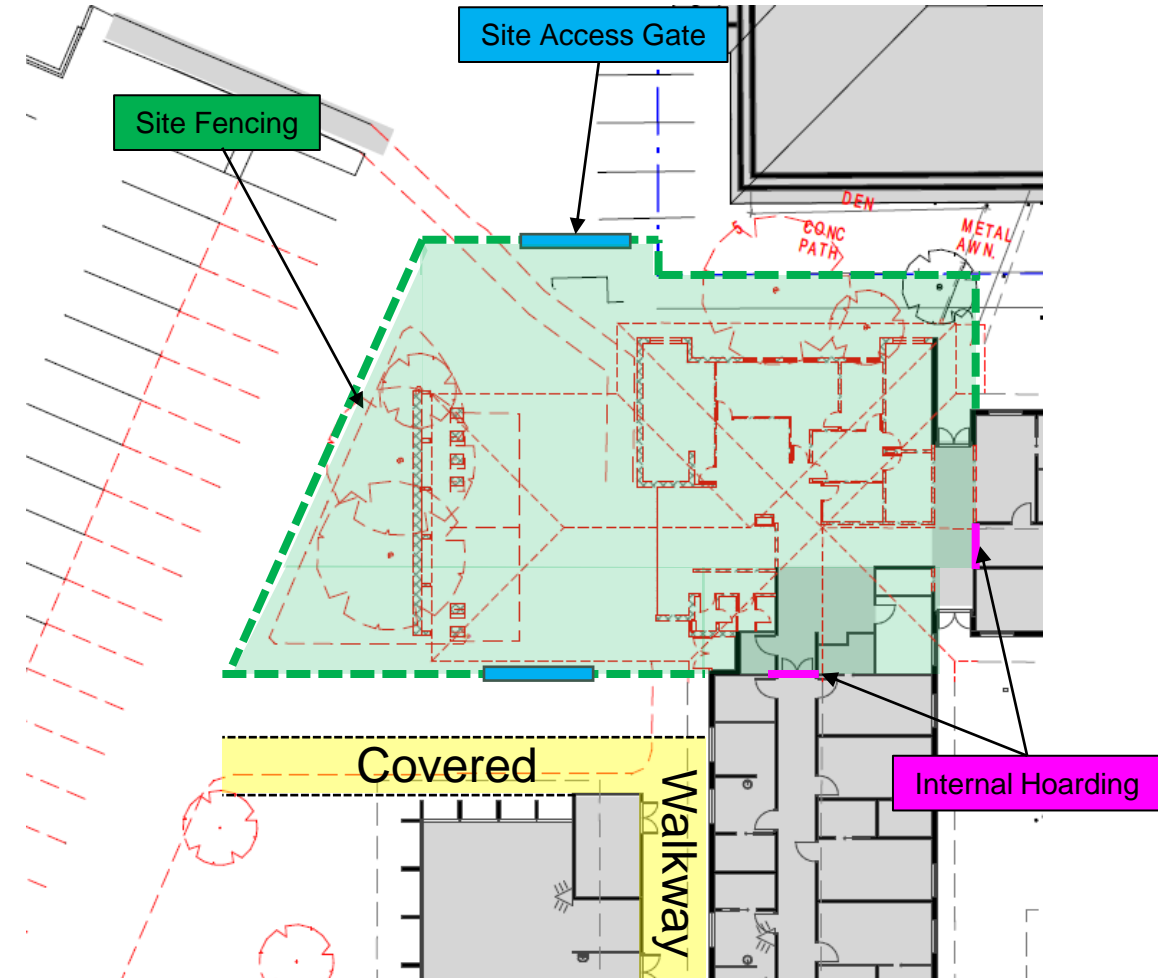
External Fencing will isolate the compound with minimal disruption to existing carpark.

Internal Hoardings will remove access to Northwestern corridors for duration of works.

Early stages will include the demolition of the existing portico, traffic island and nominated rooms.

Works will include bulk & detailed excavation to prepare piers and ground floor slab.

Site fence line will push further out to suit new building footprint at completion of demolition works.





## 2.3 – Development – Lake Road Extension – Structural & Façade

### Structural & Façade Works – Est. 20 Weeks

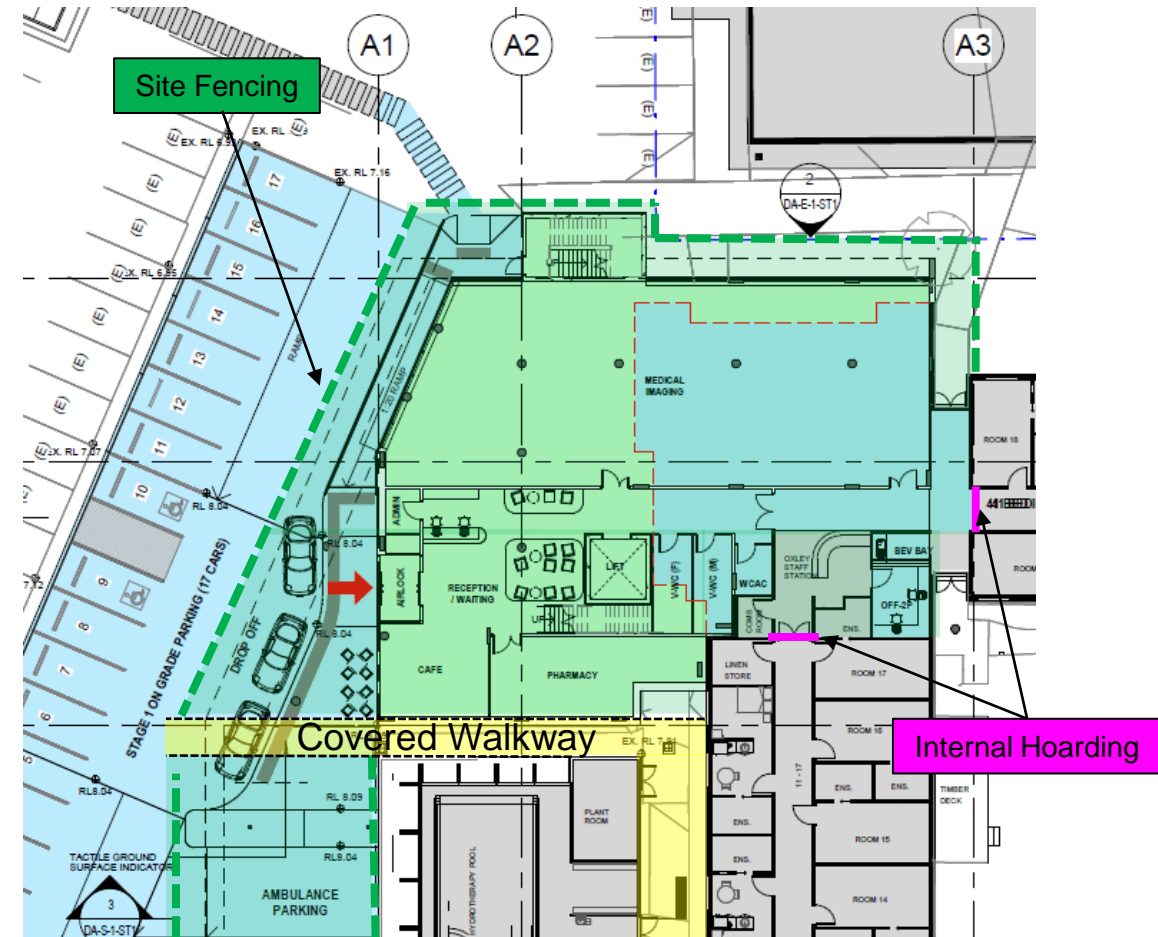
Internal Hoardings will remove access to northwestern corridor for duration of works.

Structure works will include FRP for both Ground & First Floor. Design is yet to be confirmed but will involve concrete columns or steel grillage.

Lift Well is incorporated into the initial bulk excavation.

On completion of substructure Erilyan will use external scaffolding to erect external façade & cladding.

After approx. 20 weeks both Ground & First Floor will be watertight & ready for internal fit-out.

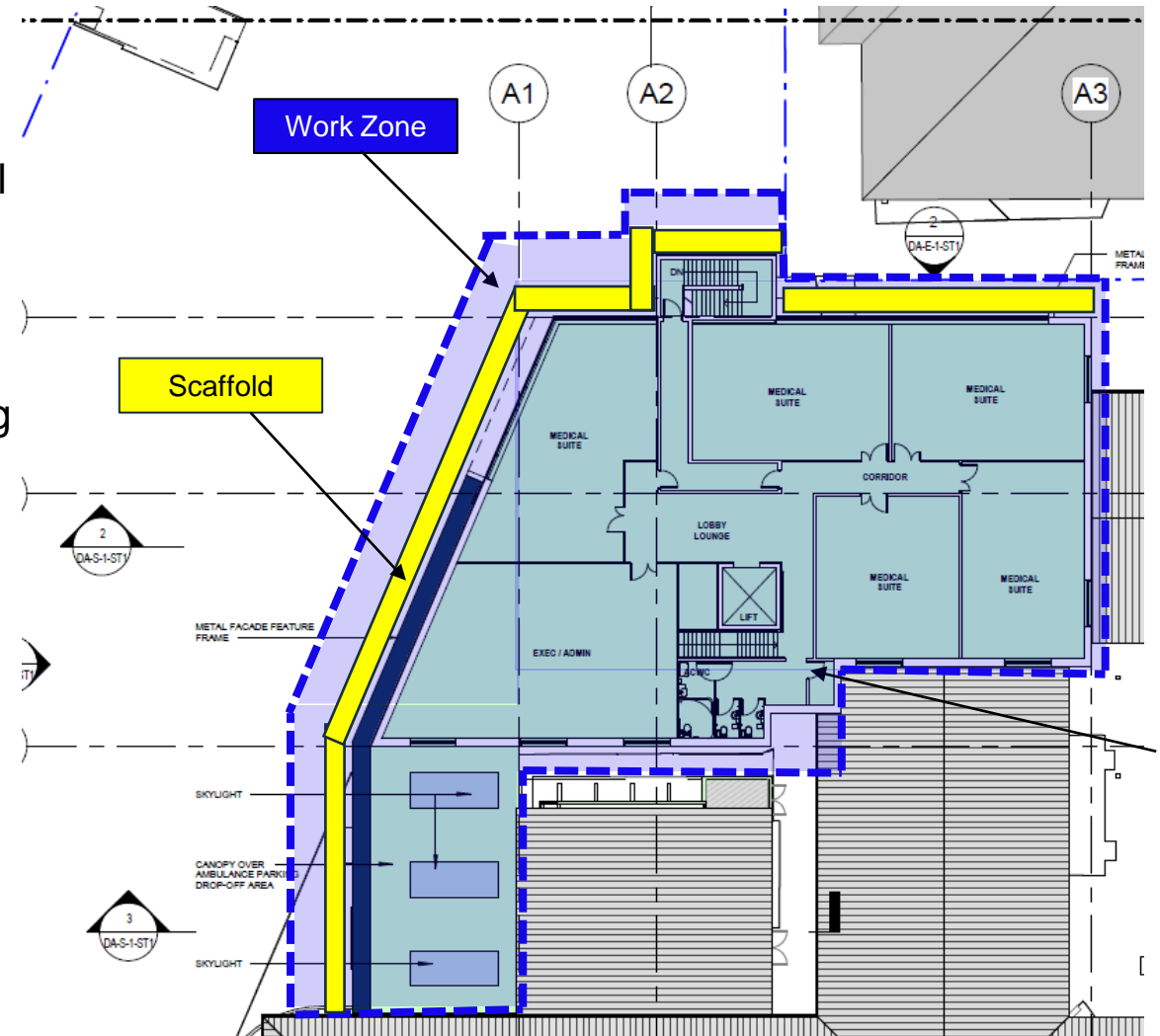


## 2.3 – Development – Lake Road Extension – Internal Fit-Outs

### Internal Fit-Out – Ground & First Floor – Est. 10 Weeks Each

Access to First Floor will be via northern fire stair during construction. Lift will not be commissioned until end of Stage.

Fit-Out on both levels is relatively simple with a large sections being taken up by cold shell spaces including Medical Imaging, Pharmacy & Medical Suites.



## 2.3 – Development – Lake Road Extension – Staff Carparking & Landscaping

### Staff Carparking & Landscaping – Est. 4-6 weeks

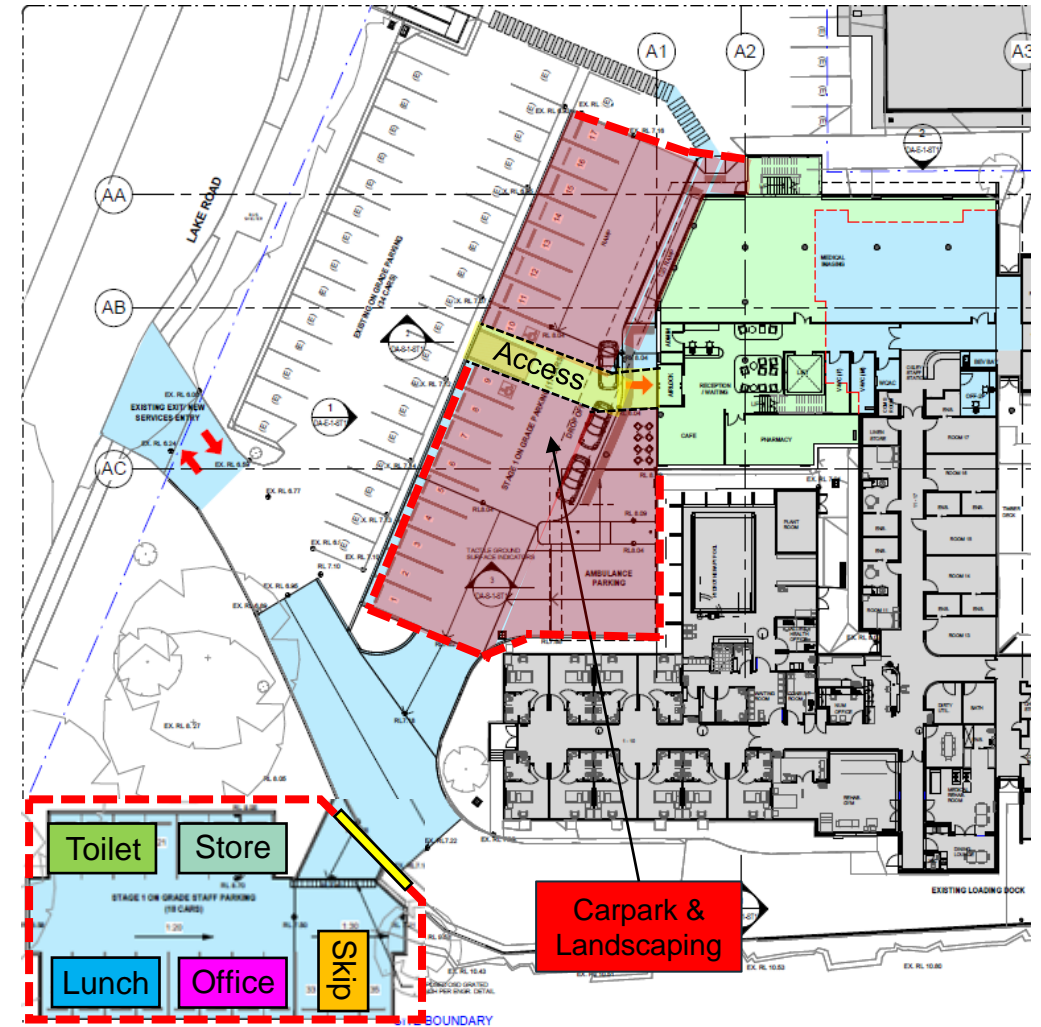
The final stage of Lake Road Extension will involve the completion of the carpark & landscaping works.

This stage will involve substantial disruption to carparking during works, Erilyan will provide clear TMP's to aid in easing congestion and provide informative signage to guide patients and staff.

Relocation of hospital access via new entry.

Erilyan will establish clear & enclosed walkways to facilitate easy transition to work areas with minimal impact on patients & staff.

The loss of 18 spaces during construction is positively balanced by the prior completion of Early Stage parking (+14 spaces).





- 2.4 -

## Parker St Extension





## 2.4 – Development – Parker Street Extension – Demolition & Excavation

### Demolition & Excavation – Est. 6 Weeks

External Fencing will isolate the compound with minimal disruption to existing carpark.

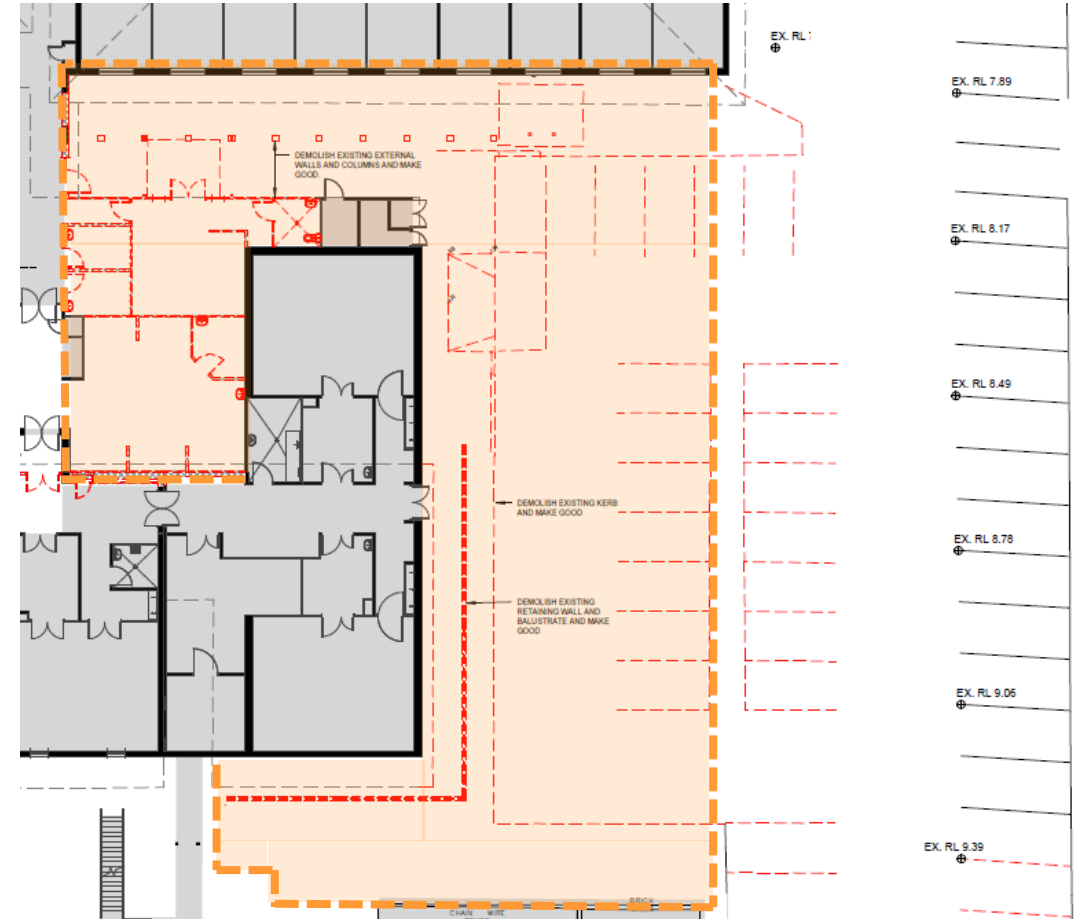
Internal Hoardings will remove access Eastern Admin corridor for duration of works.

Early stages will include the demolition of the existing ensuites, nominated rooms & external retaining walls.

Works will include bulk & detailed excavation to prepare piers and ground floor slab.

Site fence line will push further out to suit new building footprint at completion of demolition works.

The loss of 12 spaces during construction is positively balanced by the prior completion of Early Stage parking (+2 spaces).



## 2.4 – Development – Parker Street Extension – Structure & Façade

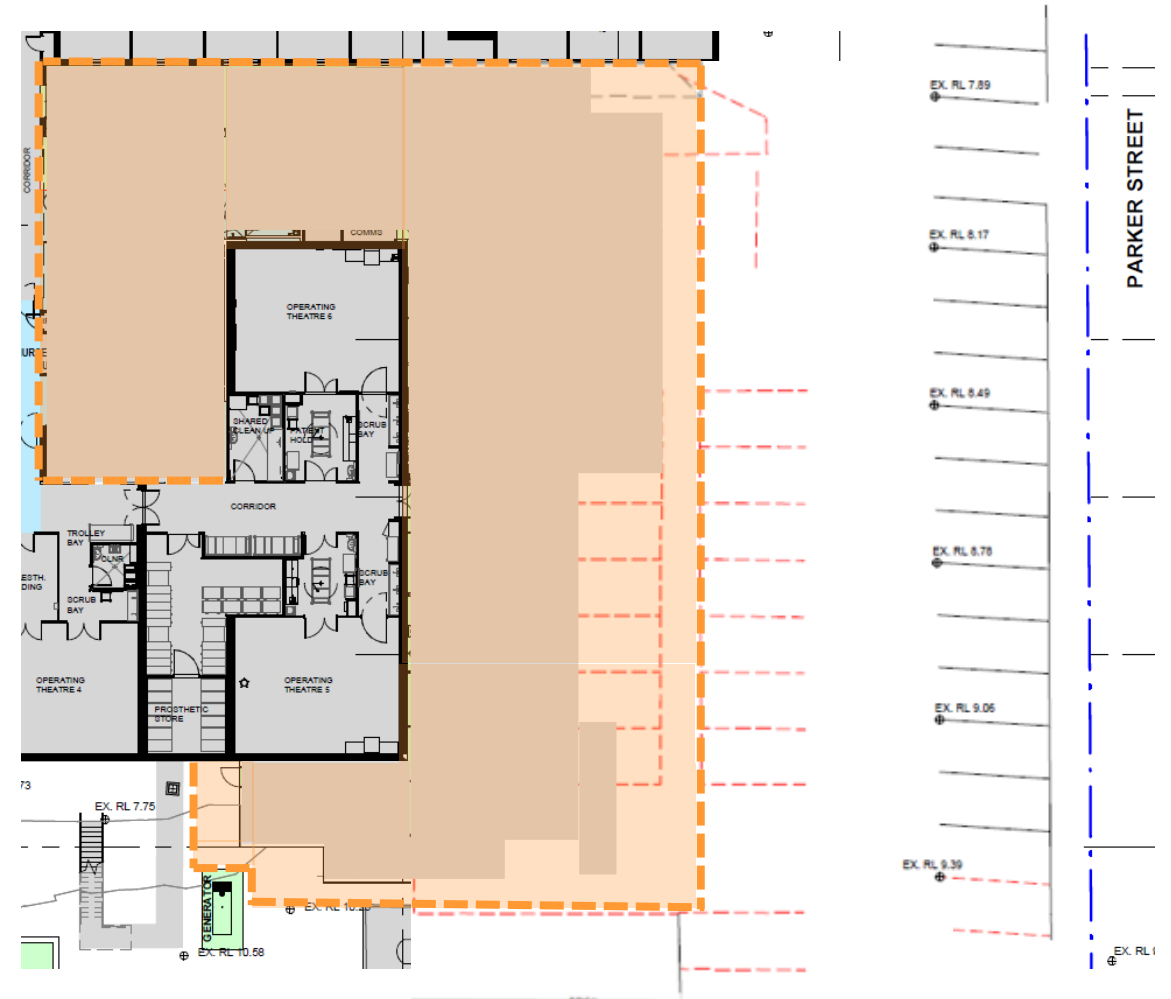
### Structure & Façade Works – Est. 10 Weeks

Structure works will include FRP for both Ground & First Floor. Design is yet to be confirmed but will involve concrete columns or steel grillage.

Lift Well is incorporated into the initial bulk excavation.

On completion of substructure Erilyan will use external scaffolding to erect external façade & cladding.

After 10 weeks both Ground & First Floor will be watertight & ready for internal fit-out.



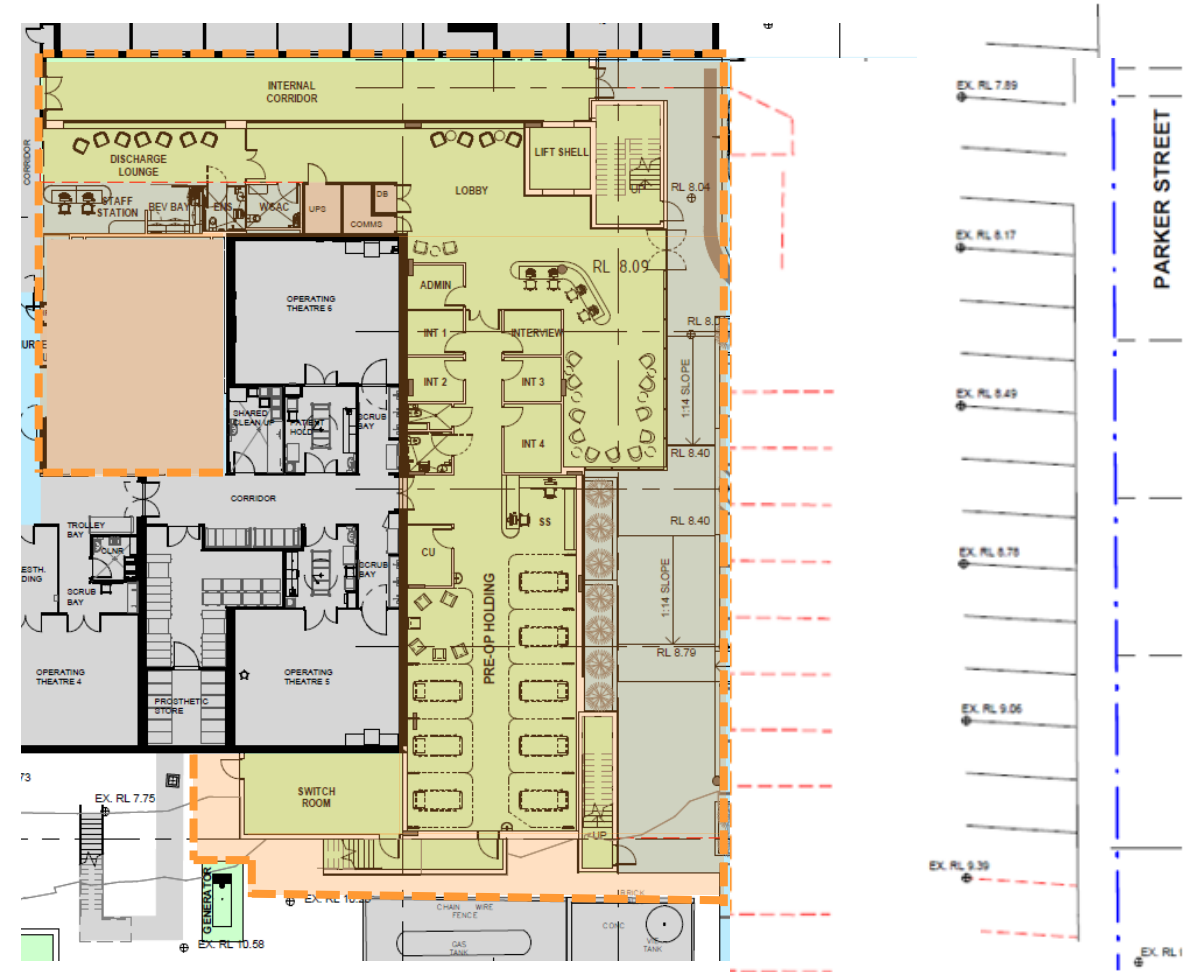
## 2.4 – Development – Parker Street Extension – Internal Fit-Out

### Internal Fitout – Est. 7 Weeks

After 10 weeks both Ground & First Floor will be watertight.

Ground floor will be fit out as per floor plan. Inclusive of pre-op, interview rooms and admissions desk.

First floor will have a low-level roof & parapet installed covering first floor slab for future stage.



## 2.4 – Development – Parker Street Extension – Carpark & Front Facade

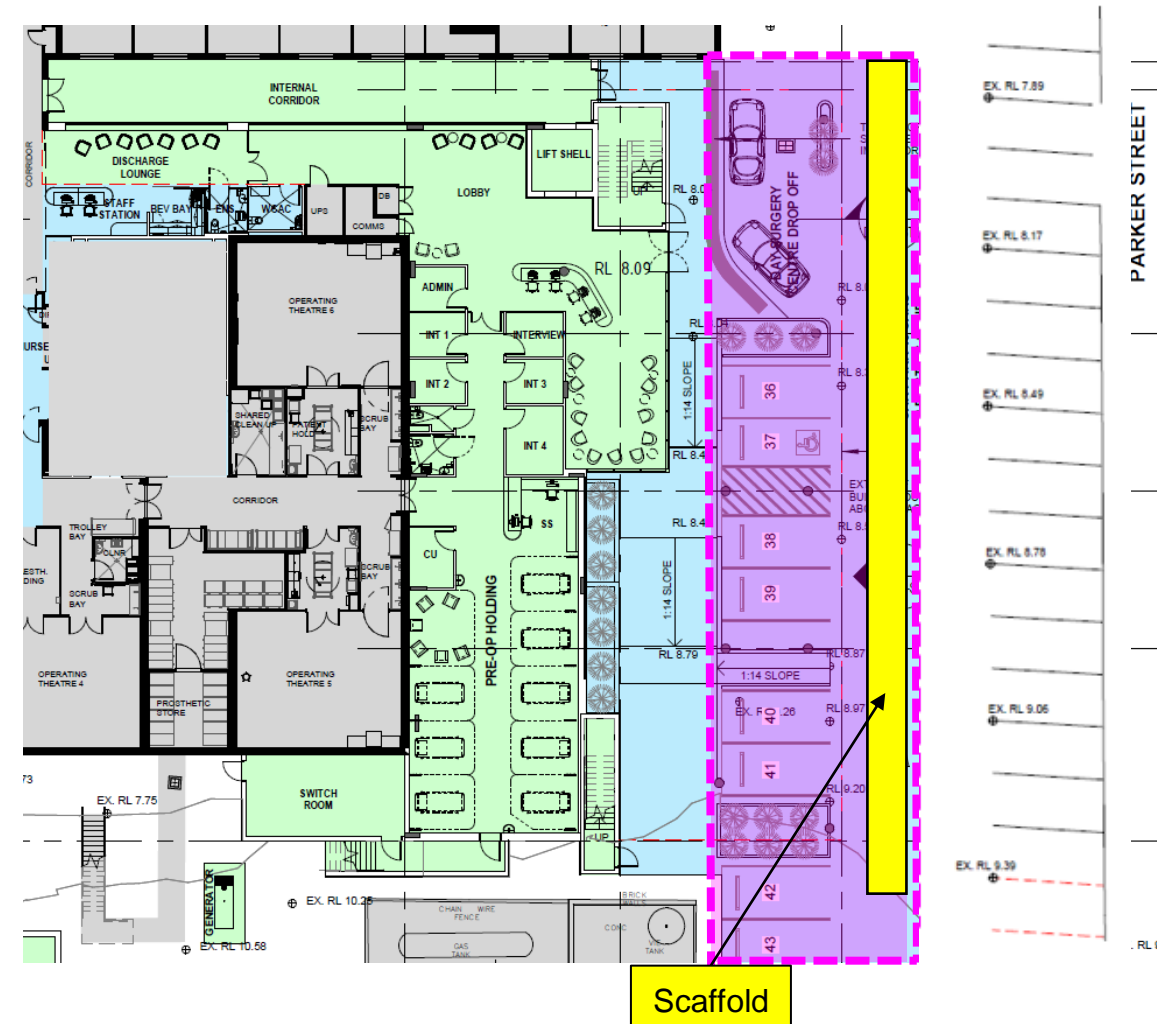
### Carpark & Front Façade – Est. 4-6 Weeks

The final stage of Parker St Extension will involve the completion of the carpark & landscaping works.

This stage will involve substantial disruption to carparking during works, Erilyan will provide clear TMP's to aid in easing congestion and provide informative signage to guide patients and staff.

Erilyan will establish clear & enclosed walkways to facilitate easy transition to work areas with minimal impact on patients & staff.

The loss of 12 spaces during construction is slightly negatively balanced by the earlier completion of Early Stage parking (-10 spaces) for the duration of the carpark works. This may be relieved by earlier completion of the lake road extension.







**ERILYAN**

