

# Bathurst Heritage Building

---

Presentation delivered to doctors, staff  
and community representatives

20<sup>th</sup> February, 2009

HEALTH INFRASTRUCTURE  
NSW  HEALTH

# Agenda

---

1. Overview and current situation
  2. Future directions
  3. Discussion and questions
-

# 1. OVERVIEW & CURRENT SITUATION

---

- Roles and responsibilities
  - Planning processes
  - Procurement processes
  - Project history and timeline
  - Project requirements
    - Project Definition and approval
    - Planning approval
    - Conservation Management Plan
    - Building approval
-

# • Roles and responsibilities

---

- NSW Department of Health
  - Greater Western Area Health Service
  - Health Infrastructure
  - Staff Representatives
  - Community Representatives
  - The Builder
-

# • Planning process

---

- Clinical Services Plan
  - Services Procurement Plan
  - Project Definition Plan
    - project scope
    - program
    - budget
  
  - Budget Approval
-

# • Project Definition

---

The approved project definition plan shows these services in the heritage building:

- Community Nursing
  - Education / Library
  - Executive Administration
  - Medical Records
  - PADP  
(Program of Aids for Disabled People)
  - IPTAAS  
(Isolated Patients Travel and Accommodation Assistance Scheme) and co-located services
-

# • Procurement process

---

- Budget approval - project funded
  - Tender for design and construction
  - Balance of consultation and design
  - Documentation and approvals
  - Construction
-

## 2. FUTURE DIRECTIONS

---

- Results of site investigation
  - Building limitations
  - Heritage matters
  - Decisions
  - Next steps
  - Timeline
  - Summary
-

# • **Results of site investigation**

---

- Investigating the structure during construction
  - Report from the contractor's engineer
  - Report from Health's engineer
  - Reconsideration of brief
-

# ..... "seismicity map"

Map from one of the four Australian Standards affecting the assessment.

Engineer must assess each location.

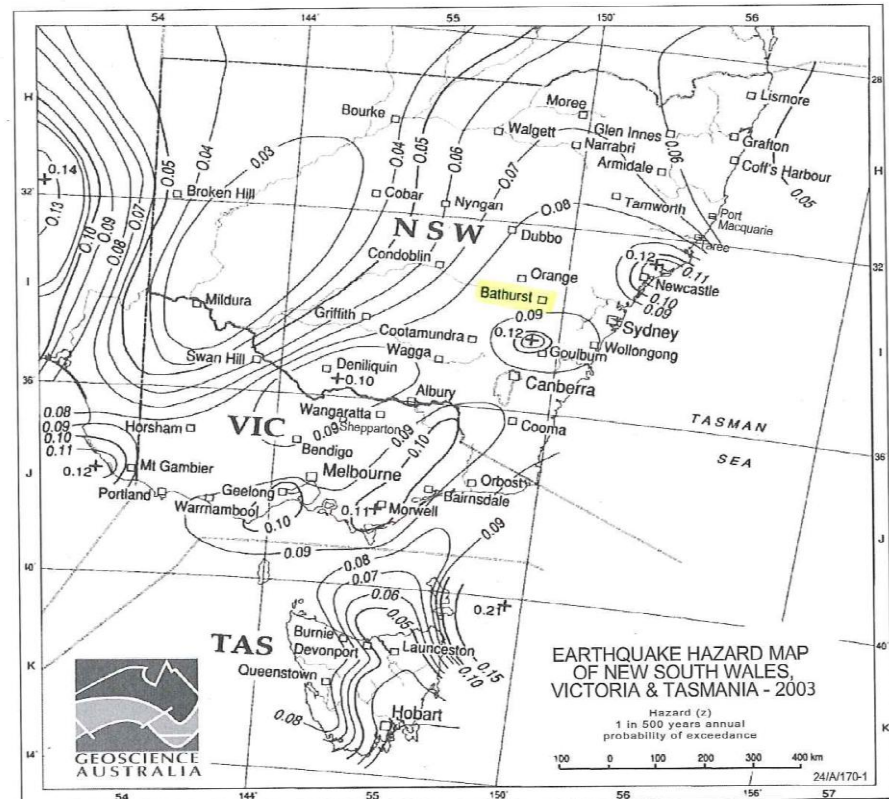


FIGURE 3.2(A) HAZARD FACTOR (Z) FOR NEW SOUTH WALES, VICTORIA AND TASMANIA

# ..... comparable projects

---

Other buildings strengthened to earthquake code:

50 Darlinghurst Road,  
Sydney



Sydney Trades Hall



Newcastle Cathedral

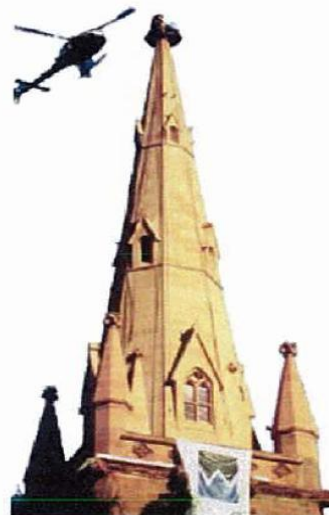
Chief Secretary's Building,  
Sydney



Sydney GPO

St Mary's Cathedral

..... many others



# • **Building limitations**

---

- Floor plan layout
- Heritage and authority approval issues
- Structural issues
- Building services
- Program effects
- Cost effects

**.... The structure is better suited to uses which require less disruption to the building fabric**

---

# • **Heritage matters**

---

- Conservation Management Plan
  - Building exterior
  - Old Theatre roof and wall
  - New lift and stair
  - Internal work
-

# • Decisions

---

- a) John Holland to finalise the current work
  
  - b) Balance of remediation deferred, pending resolution of issues such as:
    - Challenging the requirements
    - Timing
    - Costs
    - Selection of contractor
    - Assessing cost-effective alternatives
    - Effect on planning and other approvals
    - Heritage issues
-

# • Ambulatory Care

---

## □ February/March

- extent of demand for ambulatory services confirmed
- impacts on space utilisation assessed

## □ April

- Reviewed by State-Wide Services
-

# SUMMARY

---

## **The current situation**

- Rigorously defined project scope, program, budget
- Health services continue to be adequately accommodated in other locations
- Building stable but certification not available

## **Future directions**

- The consultant team will, in consultation with stakeholders, consider how to proceed with the balance of the project ready for amended documentation and approval.
  - Stakeholders will be kept informed.
-

# 3. QUESTIONS AND DISCUSSION

---