

Liverpool Hospital Redevelopment  
Stage 2.1



Project Application and  
Environmental Assessment

# Appendix M

## Staging Program

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For **Department of Planning**

On behalf of **NSW Health**

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**PROJECT: LIVERPOOL HOSPITAL STAGE 2 PHASE 1**

**SUBJECT: PART 3A CONCEPT PLAN APPROVAL  
- STAGING PROGRAM**

**ISSUE:** The Part 3A Concept Plan approval for the Liverpool Hospital Stage 2 project, received in February 2007, requires that prior to the lodgement of any subsequent project or development application the proponent (i.e. NSW Health) shall develop and implement a Staging Program to outline implementation of the concept approval and all related project approvals.

**Information in this document is not for public exhibition as some components are subject to future Government funding approval.**

#### **BACKGROUND:**

The Part 3A Concept Plan approval states that the Staging Program shall include, but not necessarily be limited to:

- (a) provision of uses, services and facilities;
- (b) gross floor area;
- (c) car parking;
- (d) likely assessment and approval procedures; and
- (e) likely timing of each of the stages.

#### **OVERALL STAGING**

##### **PHASE 1**

The Liverpool Hospital Stage 2 Phase 1 project has two main components.

##### **(1) Main Hospital Works**

These works will be undertaken by the Managing Contractor Bovis Lend Lease (BLL). BLL will prepare the Project Application(s) for these works for submission by NSW Health.

These works comprise:

- the new Clinical Services Building;
- refurbishment of the existing Clinical Services Building;
- Cancer new build and refurbishment of the existing Cancer Centre and the Alex Grimson Building; and
- Engineering services, infrastructure and expansion of Central Energy on the East Campus.



These are shown as Zones 2.1A to 2.1F on the attached Milestone and Zone Plan.

## **(2) Concurrent Works**

These works will be undertaken as a series of coordinated projects and a single Project Application will be prepared and submitted by NSW Health.

These works will include:

- vehicle and pedestrian bridges over the rail corridor;
- public access through the West Campus;
- Northern Road and Hume Highway intersection; and
- Multi-deck car park on the East Campus and the overall parking scheme for the Hospital Campus.

## **ASSOCIATED PROJECTS TO PHASE 1**

The following project is proposed to be implemented concurrently with the Phase 1 works above, however the timing and implementation is subject to Treasury funding approval:

- (a) Proposed Research building in Campbell Street including the proposed pedestrian bridge over Campbell Street; and
- (b) Affordable Accommodation/Medi-hotel in Goulburn Street.

## **LATER PHASES TO THE REDEVELOPMENT**

The following phases of the redevelopment are proposed to be implemented after the Phase 1 works above are completed, however the timing and implementation is subject to Treasury funding approval:

### **(a) Phase 2**

The following core hospital development works on the West Campus comprise the proposed Phase 2 works:

- balance of Cancer and Pathology works;
- Women's Health;
- Aged Care;
- Brain Injury Unit extension; and
- Mental Health.

These are shown as Zones 2.2.A to 2.2.E on the attached Milestone and Zone Plan.



### (b) Phase 3

The proposed Phase 3 involves the future development zone on the TAFE Campus and the link to the hospital.

### PROPOSED TIMING

	Submit Project Application	Construction Target Dates	
		Start	Finish
<b>Main Hospital Works</b>			
- Part 1 new CSB and associated development (post Early Works)	May 2008	Jan 2009	Dec 2011
- Part 2 Cancer and refurbishments	Dec 2008	Apr 2010	Dec 2011
<b>Concurrent Works</b>	May 2008		
- submit Project Application			
- vehicle and pedestrian bridges		Aug 2008	Jun 2009
- pathways through west campus		Jun 2009	May 2010
- Northern Road Part 1 to Lachlan St		Jun 2008	Jun 2009
- Northern Road Part 2 Lachlan St to Hume Highway		Sep 2009	Jul 2010
- Multideck car park, east campus		Jul 2009	Dec 2010

Commencement of services from new refurbished Health facilities	When
New Clinical Services Building	Dec 2010
Refurbished existing Clinical Services Building	Dec 2011
Expanded Cancer Care Centre	Dec 2011
Refurbished existing Cancer Care Centre	Dec 2011

Period	2007	2008	July 2010	Dec 2010
		Commencing from about Jan	New Multi-Deck Carpark Opened	New CSB Completed and basement Carpark opened
<b>Spaces Allocation</b>				
Staff under cover	440	440	1093	1199
Staff on grade	650	470	435	461
<b>Total staff</b>	<b>1090</b>	<b>910</b>	<b>1528</b>	<b>1660</b>

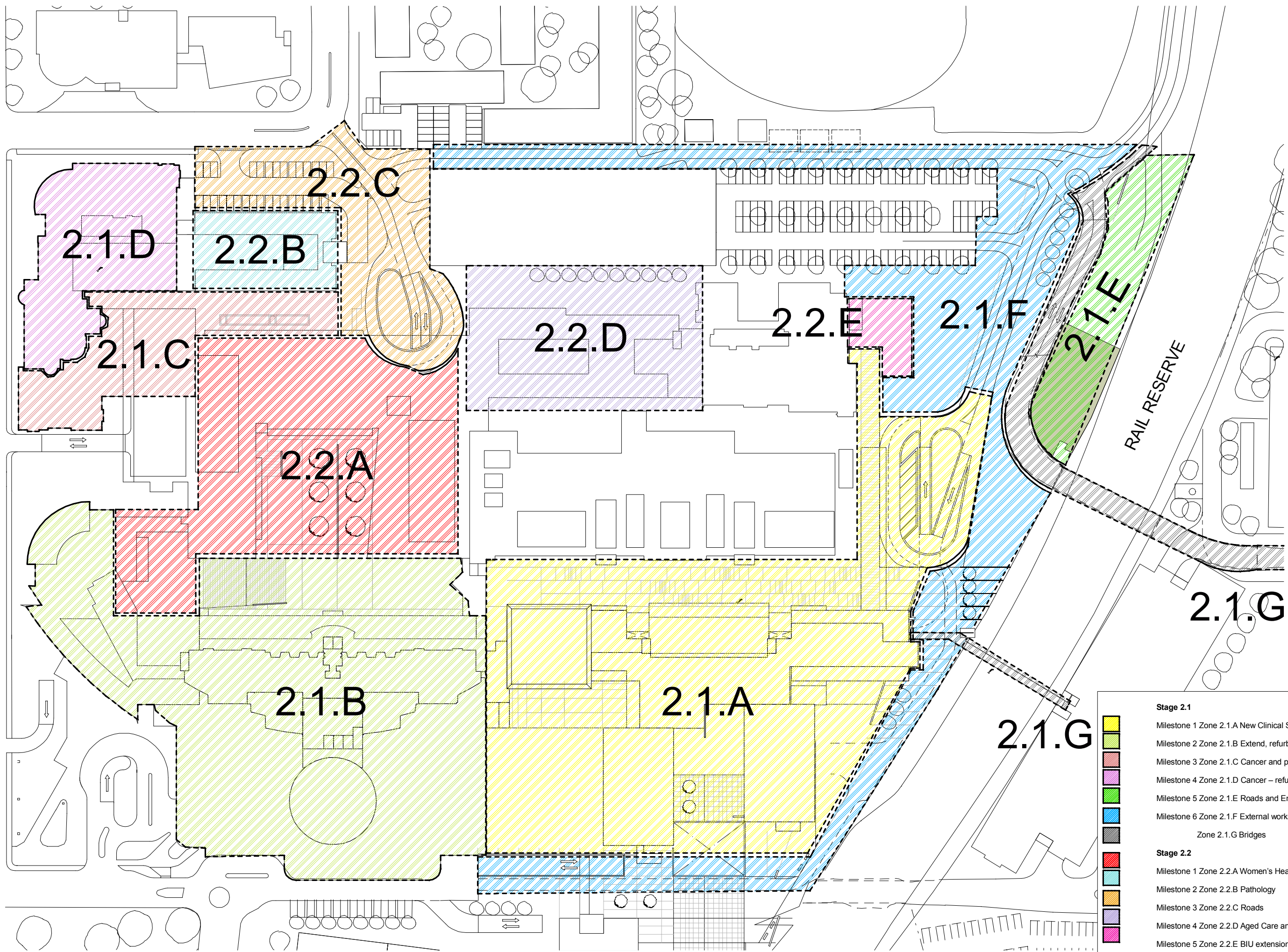


Period	2007	2008	July 2010	Dec 2010
		Commencing from about Jan	New Multi-Deck Carpark Opened	New CSB Completed and basement Carpark opened
Public	273	273	415	465
VMO	20	20	25	30
AHS	90	90	125	135
<b>Total</b>	<b>1473</b>	<b>1293</b>	<b>2093</b>	<b>2290</b>

## GROSS FLOOR AREA

The approximate Gross Floor Area of the Phase 1 Main Hospital Works is currently as follows:

	New Building	Refurbished existing Building
	GFA M2	GFA M2
New Clinical Services Building	57,472	
Existing Clinical Services Building	3,512	22,642
Cancer Centre	540	4,620
Central Energy Building	2,922	
	64,396	27,262



Stage 2.1	
	Milestone 1 Zone 2.1.A New Clinical Services Block
	Milestone 2 Zone 2.1.B Extend, refurbish existing CSB
	Milestone 3 Zone 2.1.C Cancer and part Pathology – new build
	Milestone 4 Zone 2.1.D Cancer – refurbishment
	Milestone 5 Zone 2.1.E Roads and Engineering Services new build
	Milestone 6 Zone 2.1.F External works, landscaping, roads
	Zone 2.1.G Bridges
Stage 2.2	
	Milestone 1 Zone 2.2.A Women's Health
	Milestone 2 Zone 2.2.B Pathology
	Milestone 3 Zone 2.2.C Roads
	Milestone 4 Zone 2.2.D Aged Care and Mental Health
	Milestone 5 Zone 2.2.E BIU extension

