

**CONCEPT PLAN APPLICATION FOR LIVERPOOL HOSPITAL SITE  
ENVIRONMENTAL ASSESSMENT REQUIREMENTS UNDER PART 3A OF  
THE ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979**

<b>Project</b>	<p><b>Concept Application – Liverpool Hospital site</b> The proposal comprises development as generally described in the preliminary environmental assessment prepared by LFA (Pacific) Pty Ltd and includes:</p> <ul style="list-style-type: none"> <li>• Hospital expansion, consolidation, and rationalisation;</li> <li>• Refurbishment and expansion of existing buildings;</li> <li>• Expanded research and educational facilities;</li> <li>• Provision of student and nursing/medical staff accommodation;</li> <li>• Accommodation for patients' relatives;</li> <li>• New pedestrian links, including introduction of a major east-west mall;</li> <li>• Grade separated pedestrian access across north-south railway to the eastern campus;</li> <li>• New car parking facilities and internal access roads; and</li> <li>• Landscaping.</li> </ul>
<b>Site</b>	Land bounded by Elizabeth Street, Goulburn Street, Campbell Street and Scrivener Street in Liverpool.
<b>Proponent</b>	NSW Health
<b>Date of Issue</b>	18 May 2006
<b>Date of Expiration</b>	18 April 2008 (2 years from date of issue)
<b>Special Provision</b>	The Minister for Planning formed the opinion pursuant to clause 6 of <i>State Environmental Planning Policy (Major Projects) 2005</i> (MP SEPP) that the project is a Major Project under Part 3A of the <i>Environmental Planning and Assessment Act 1979</i> on 6 April 2006.
<b>General Requirements</b>	<p>The environmental assessment must include:</p> <ul style="list-style-type: none"> <li>• an executive summary;</li> <li>• a description of the proposal including: <ul style="list-style-type: none"> <li>○ description of the site, including cadastre and title details (including the location of rail boundary and rail infrastructure);</li> <li>○ design, construction, operation, maintenance, rehabilitation and staging as applicable; and</li> <li>○ project objectives and need (if relevant);</li> </ul> </li> <li>• an assessment of the environmental impacts of the project, with particular focus on the key assessment requirements specified below; and</li> <li>• a statement on the validity of the environmental assessment, the qualifications of person(s) preparing the assessment and that the information contained in the environmental assessment is neither false nor misleading.</li> </ul>
<b>Key Assessment Requirements</b>	<p><b>Part A – Heads of Consideration</b></p> <ul style="list-style-type: none"> <li>• Suitability of the site;</li> <li>• Likely environmental, social and economic impacts;</li> <li>• Justification for undertaking the project; and</li> <li>• The public interest.</li> </ul> <p><b>Part B – Relevant EPIs and Guidelines to be addressed</b></p> <ul style="list-style-type: none"> <li>• Planning provisions applying to the site including permissibility and the provisions of all plans and policies;</li> <li>• Nature and extent of non-compliance with specified EPIs; and</li> <li>• Consideration of alternatives to the proposal.</li> </ul>

### **Part C – Key Issues to be addressed**

- Requirements of the Department and other agencies are as follows;

#### **Proposal Description**

The Liverpool Hospital proposal and its components should be described and illustrated, including:

- Land use distribution (e.g. medical, research, accommodation, etc).
- Housing for essential workers (e.g. nurses, ambulance drivers, respite carers).
- Community and recreation facilities.
- Road hierarchy/layout, access, and car parking provision.
- Open space and access networks.
- Landscaping areas.

#### **Urban Form and Design**

A suitable urban design response should be developed in compliance with BASIX principles, in particular siting and orientation of buildings and solar access. Appropriate development controls should be established, including density, building heights, footprints, entry points, public domain, private open space and car parking. Key matters to be addressed include an analysis of existing bulk and scale of surrounding development, landmark buildings, density, heights, topography, streetscape, overshadowing, view corridors, connectivity, street address, open space, vegetation, traffic management and road hierarchy.

Alternative options for layout, built form, densities and development parameters should be identified. All constraints, opportunities and merits of alternative options should be articulated.

#### **Transport, Traffic & Access**

The environmental assessment needs to satisfactorily address the following transport, traffic and access issues as set out below.

- Strategic transport policy matters;
- Impacts of the Southern Sydney Freight Line including (but not limited to):
  - tenure of the existing at-grade level crossing;
  - alternatives for safe pedestrian and vehicular movements between the eastern and western hospital campuses;
  - any land acquisition required and/or proposed by Railcorp;
- Implications for existing rail service capacity and operation performance of existing railway level crossing;
- Opportunities to minimise traffic on sensitive road frontages (schools, high density residential development, CBD streets);
- Efficiency of new roads on the site, as well as proposed access and circulation, car parking (including timed parking), and drop off arrangements;
- Efficiency of emergency vehicle access/egress;
- Proposed access from the wider road network as well the opportunities and constraints of alternative vehicular access points;
- Measures to promote public transport usage and mode share; and
- Pedestrian and bicycle linkages.

An appropriate traffic impact assessment in conjunction with a traffic management plan (TMAP) should be prepared in accordance with RTA Guidelines (these can be provided if required).

#### **Surplus lands**

A report should be prepared identifying the location, extent and nature of any surplus lands arising from the current proposal, as well as the likely future use(s) of those lands. The report shall address the implications of any proposed land use for local and regional land use, infrastructure, and service delivery. The report shall also address the local and regional economic impacts of the proposed land uses.

#### **Heritage & Archaeology**

A heritage impact statement should be prepared in accordance with NSW Heritage Office guidelines. The statement should assess the impacts of the application on the significant components of the site such as heritage buildings, landscape elements, important views, and places of Aboriginal, historic or archaeological significance. It should also include a consideration of wider heritage impacts in the area surrounding the site, particularly the adjacent Liverpool TAFE site.

**Planning Agreements and/or Developer Contributions**

The environmental assessment should address and provide the likely scope of a planning agreement and/or developer contributions between the proponent, Council and other agencies for matters such as community, regional and local infrastructure, public transport provision, social infrastructure and facilities etc either on site or within the Liverpool LGA.

**Contamination & Geotechnical issues**

Contamination and geotechnical issues associated with the Liverpool Hospital proposal should be identified and addressed in accordance with SEPP55 and other relevant legislation and guidance.

**Acoustics & Noise**

Noise impacts associated with the future Liverpool Hospital operation (e.g. noise from ambulance sirens, helicopter flight paths) should be assessed against NSW DEC (EPA) guidelines and other relevant legislation.

The acoustic assessment shall also demonstrate consideration of Railcorp's "*Interim Guidelines for Proponents*" in addressing rail noise and vibration from the adjacent rail corridor.

**Waste Management**

A preliminary waste management plan should be prepared in accordance with NSW DEC (EPA) Guidelines and relevant legislation addressing issues including (but not limited to) operational waste at the hospital, in particular biomedical, infectious or other toxic waste, reuse, recycling and/or disposal of waste including waste-water and building materials.

**Drainage & Stormwater Management**

The environmental assessment should address drainage and stormwater management issues, including: on site detention of stormwater, water sensitive urban design (WSUD), and drainage infrastructure.

**Utilities Infrastructure**

The environmental assessment should include details of how the development proposal will be satisfactorily serviced for utility services such as the supply of water, sewerage, stormwater, gas, electricity and telephone / telecommunications services and comply with the requirements of any public authorities (e.g. Sydney Water, Energy Australia, Telstra Australia etc) in regard to the connection to, relocation and/or adjustment of the services affected by the development proposal.

**Part D – Statement of Commitments**

- Proposed mitigation and management of residual impacts; and
- A draft Statement of Commitments detailing measures for environmental management and mitigation measures and monitoring for the project.

**Test of adequacy**

If the Director-General considers that the Environmental Assessment does not adequately address the Environmental Assessment Requirements, the Director-General may require the proponent to submit a revised Environmental Assessment to address the matters notified to the proponent.

The Director-General may modify these requirements by further notice to the proponent.

**General Environmental Risk Analysis (in relation to all components of the project)**

Notwithstanding the above key assessment requirements, the Environmental Assessment must include an environmental risk analysis to identify potential environmental impacts associated with the project (construction and occupation), proposed mitigation measures and potentially residual environmental impacts after the application of proposed mitigation measures. Where additional key environmental impacts are identified through this environmental risk analysis, an appropriately

	detailed impact assessment of the additional key environmental impacts must be included in the Assessment.
<b>Consultation Requirements</b>	<p>You should undertake an appropriate and justified level of consultation with relevant following parties during the preparation of the environmental assessment:</p> <p>(a) Agencies or other authorities:</p> <ul style="list-style-type: none"> <li>• Roads and Traffic Authority</li> <li>• NSW Heritage Office</li> <li>• Department of Education and Training</li> <li>• Department of Planning (Sydney West Region office)</li> <li>• Liverpool City Council</li> <li>• Premiers Department</li> <li>• RailCorp (particularly Rail Corridor Management Group where construction and installation works are proposed within the rail corridor).</li> <li>• Sydney Water</li> <li>• Energy Australia</li> <li>• Telstra Corporation Limited</li> </ul> <p>(b) Public:</p> <ul style="list-style-type: none"> <li>• Document all community consultation undertaken to date or discuss the proposed strategy for undertaking community consultation. This should include any contingencies for addressing any issues arising from the community consultation and an effective communications strategy.</li> </ul> <p>(c) Peer Review Requirements:</p> <ul style="list-style-type: none"> <li>• List any components of the Environmental Assessment to be independently peer reviewed prior to submission.</li> </ul>
<b>Deemed refusal period</b>	60 days (see Clause 8E of the Environmental Planning & Assessment Regulation)
<b>Panels constituted under s75G</b>	No Panels are required at this stage.
<b>Application Fee Information</b>	Fees are applicable to the application. The fee is based on estimated cost of works as per the <i>Environmental Planning and Assessment Regulation 2000</i> . Please consult with the Department about the Concept Plan fee.
<b>Landowners Information</b>	<p>Landowner's information is to be provided in accordance with the <i>Environmental Planning and Assessment Regulation 2000</i>.</p> <p>For notification both inside and outside of the Liverpool Hospital site, the Department will seek landowners' and occupiers' details from Liverpool City Council.</p>
<b>Documents to be submitted</b>	<p>15 hard copies of the environmental assessment.</p> <p>Five (5) copies of the environmental assessment and plans on CD-ROM (pdf format). Plans and Drawings.</p>