

## Liverpool Hospital Redevelopment - Stage 2

# Infrastructure and Ancillary Hospital Works



## Project Application and Environmental Assessment

Prepared By LFA (Pacific) Pty Ltd  
and  
Capital Insight Pty Ltd  
For Department of Planning  
On behalf of NSW Health

October 2008

CAPITAL INSIGHT



Liverpool Hospital Redevelopment  
 Stage 2 Infrastructure and Ancillary Hospital Works  
 (MP08\_0062)  
 Project Application and Environmental Assessment  
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Prepared for  
 Department of Planning  
 on behalf of



Prepared by



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Bovis Lend Lease	Managing Contractor Structural Design Brief - Engineering Services Building
LFA (Pacific) Pty Ltd	Child Care Facility Landscaping
Rice Daubney	Multi storey car park Engineering Services Building Pedestrian Bridge
Acoustic Logic Consultancy	Acoustics and Vibration
Archaeological & Heritage Management Solutions Pty Ltd	Draft Historical Archaeological Assessment, Research Design and Excavation Methodology
C & M Consulting Engineers	Civil Engineering Brief - Engineering Services Building
Connell Wagner Pty Ltd	Vehicular and Pedestrian Bridges
EIS (a division of Jeffery & Katauskas Pty Ltd)	Environmental Services
EMS Solutions Pty Ltd	Hazardous Materials Report
Jeffery & Katauskas Pty Ltd	Geotechnical Engineering
Leighton Irwin Pty Ltd	Multi Storey Car Park - Technical Specification
Otto Cserhalmi & Partners Pty Ltd Architects	Heritage
Parking Consultants International	Car Park Survey
Sinclair Knight Merz Pty Ltd	Services/ESD
Taylor Thomson Whitting (NSW) Pty Ltd	Road Works
Transport and Traffic Planning Associates	Traffic

<b>Statement of Validity</b>	<b>1</b>
<b>Executive Summary</b>	<b>2</b>
<b>Schedule of Director General's Requirements</b>	<b>3</b>
<b>1.0 Introduction</b>	<b>5</b>
1.1 Report Structure and Purpose	5
1.2 Background to the Liverpool Hospital Redevelopment Project	7
1.3 Project Objectives	9
1.4 The Site	9
1.5 Development for which Approval is sought	10
1.6 Consultation	11
1.7 The Proponents and Study Team	11
<b>2.0 Site Analysis</b>	<b>12</b>
2.1 The Region	12
2.2 Sub-regional Context	13
2.3 Liverpool Hospital Precinct	14
2.4 Zoning	14
2.5 Land Ownership	15
2.6 Topography	16
2.7 Contamination	16
2.8 Flooding	16
2.9 Landscape and Open Space	16
2.10 Building Height	17
2.11 Access	18
<b>3.0 Concept Plan</b>	<b>19</b>
<b>4.0 The Project Plan</b>	<b>21</b>
4.1 Introduction	21
4.2 Site Access, Planning and Design Principles	22
4.3 Project Components	23
• Roadworks	23
• Car Parking	24
• Bridges	25
• Child Care Centre	27
• Engineering Services Building	28
4.4 Ecologically Sustainable Design	29
<b>5.0 Environmental Assessment</b>	<b>30</b>
5.1 Introduction	30
5.2 Relevant Environmental Planning Instruments and Guidelines	31
5.3 Key Issues	35
• Introduction	35
• Transport Traffic and Access	36
• Urban Form and Design	42
• Child Care Centre	47
• Amenity Impacts on Neighbouring Properties	48
• Construction and Operational Impacts	49
• Stormwater, Drainage and Flooding	52
• Services	55
<b>6.0 Draft Statement of Commitments</b>	<b>58</b>
<b>7.0 Conclusion</b>	<b>70</b>
<b>Schedule of Appendices</b>	<b>71</b>

<b>Executive Summary</b>		
	Infrastructure and Ancillary Hospital Works	2
<b>1.0 Introduction</b>		
	Fig 1.01 - Initial Staging Plan	5
	Fig 1.02 - Infrastructure and Ancillary Works - Changes to Concept Plan	6
	Fig 1.03 - Infrastructure and Ancillary Hospital Works	10
<b>2.0 Site Analysis</b>		
	Fig 2.01 - Regional Context and Local Government Areas	12
	Fig 2.02 - Site Context	13
	Fig 2.03 - Liverpool LEP (2008) Land Zoning Maps	14
	Fig 2.04 - Land Ownership	15
	Fig 2.05 - Flooding	16
	Fig 2.06 - Liverpool LEP (2008) Height of Buildings	17
	Fig 2.07 - Liverpool DCP (2007) - Street frontage heights	17
	Fig 2.09 - Multi Storey Car Park North West Perspective	18
	Fig 2.08 - Hume Highway Intersection	18
<b>3.0 Concept Plan</b>		
	Fig 3.01 - Concept Plan	19
<b>4.0 The Project Plan</b>		
	Fig 4.01 - Infrastructure and Ancillary Hospital Works	21
	Fig 4.02 - Hart Street Landscape Plan	23
	Fig 4.03 - Car Parking	24
	Fig 4.04 - Pedestrian Bridge Layout Plan	25
	Fig 4.05 - Pedestrian Bridge South Elevation	25
	Fig 4.06 - West Campus Landscape	26
	Fig 4.07 - Child Care Centre Floor Plan	27
	Fig 4.08 - Child Care Centre Perspective	27
	Fig 4.09 - Engineering Services Building Site Plan	28
	Fig 4.10 - Engineering Services Building East Elevation	28
<b>5.0 Environmental Assessment</b>		
	Fig 5.01 - Proposed Movement System	36
	Fig 5.02 - Road Bridge and Approach Ramps	38
	Fig 5.03 - Pedestrian Bridge	39
	Fig 5.04 - Pedestrian Bridge Elevations	39
	Fig 5.05 - Pedestrian and Bicycle Paths and Linkages	41
	Fig 5.06 - Multi Storey Car Park South West Perspective	42
	Fig 5.07 - Multi Storey Car Park North Elevation	42
	Fig 5.08 - Engineering Services Building Roof Plan	43
	Fig 5.09 - Engineering Services Building South Elevation	43
	Fig 5.10 - Child Care Centre South Elevation	43
	Fig 5.11 - East Campus Landscape	44
	Fig 5.12 - Shadow Diagrams	45
	Fig 5.13 - Multi Storey Car Park (Ground Level)	45
	Fig 5.14 - View into Hospital precinct from the intersection of Elizabeth and College Street	46
	Fig 5.15 - Child Care Centre Site Plan	47
	Fig 5.16 - NSW Health commitment to review operational policies and procedures	50

## Schedule of Tables

<b>1.0 Introduction</b>		
	Table 1.01 - Study Team	11
<b>4.0 The Project Plan</b>		
	Table 4.01 - Parking Distribution	24

## Statement of Validity

**Submission of Project Application and Environmental Assessment**

Prepared under Part 3A of the Environmental Planning and Assessment Act 1979

**Environmental Assessment prepared by**

Name : Alf Lester

Qualifications : Bachelor of Architecture (Hons), University of NSW, 1964  
Dip. Civic Design (Distinction), Edinburgh University, 1967  
Fellow of the Australian Institute of Architects  
Member of Planning Institute of Australia

Address : LFA (Pacific) Pty Ltd  
4/2 New McLean Street  
Edgecliff NSW 2027

In respect of : Liverpool Hospital Redevelopment Project

**Applicant & Land Details**

Applicant Name : NSW Health Infrastructure

Applicant Address : Capital Insight  
C/- Sydney South West Area Health Service  
Level 7  
2-4 Speed Street  
LIVERPOOL 2170

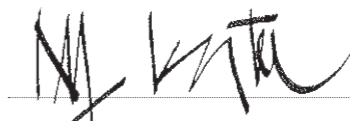
Land to be developed : Goulburn Street  
Liverpool

Lot & DP : Lots 1,2,3 DP827031, Part 2 DP596770, Lot 1 + Part 2 DP596770, Lot 1 DP581947, Part A DP432628, Part A and B DP404723, Lot 1 DP724028, Lots 2-13 DP758620, Lot 1 DP596700

**Environmental Assessment**

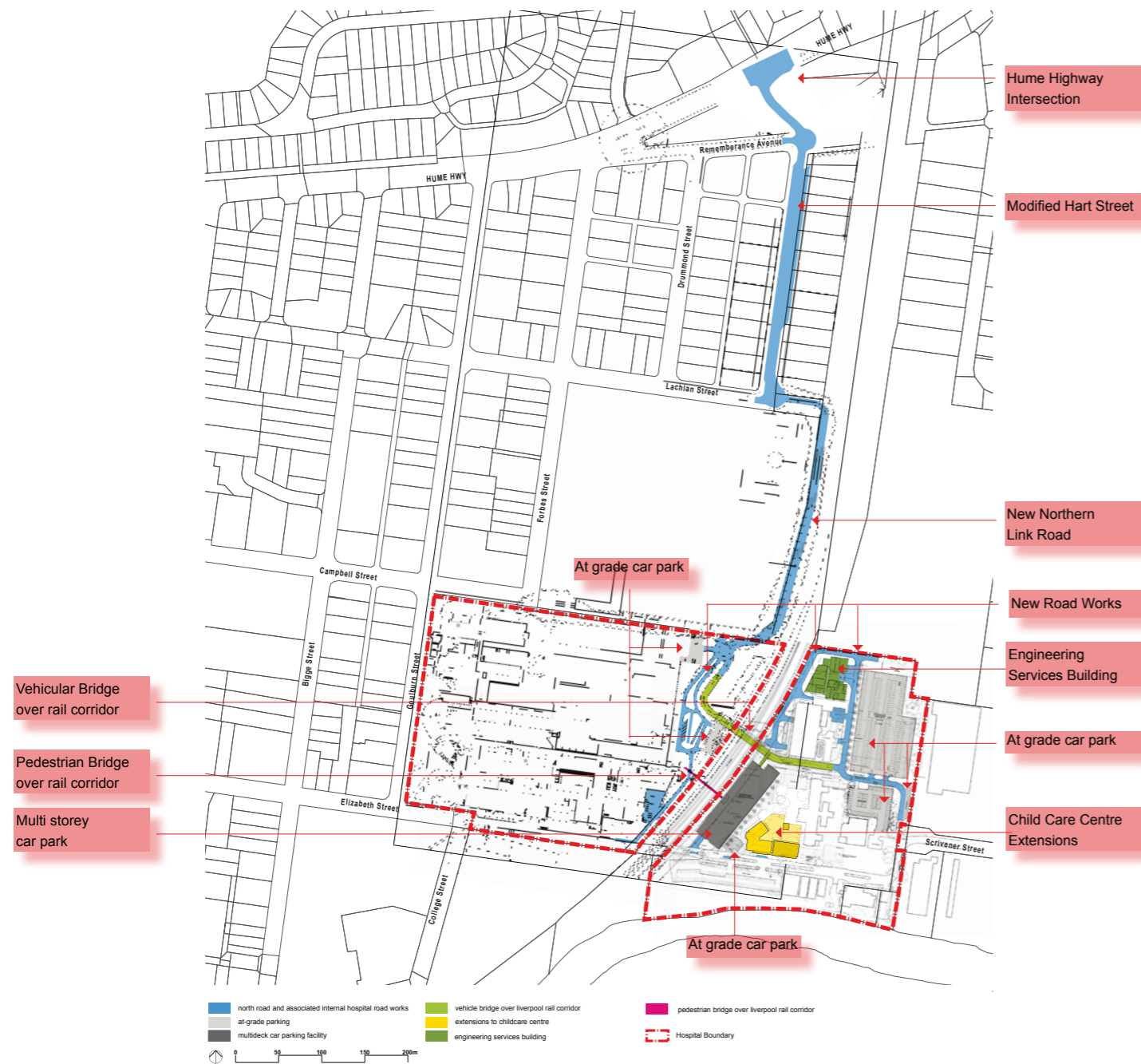
Statement of Validity : I certify that I have prepared the contents of the environmental assessment in accordance with the Director General's requirements dated 28 March, 2008 and that to the best of my knowledge, the information contained in the environmental assessment is neither false nor misleading.

Signature



Date

31 October 2008



Infrastructure and Ancillary Hospital Works

## Executive Summary

The Liverpool Hospital site is located in the eastern sector of the Liverpool central business district, in close proximity to Bigge Park, Liverpool TAFE and the Georges River.

The Hospital precinct is separated into an East and West Campus by the Great Southern railway line. The existing Hospital is a critical part of the Sydney South West Area Health Services (SSWAHS) network and provides an important range of services to the regional population that is projected to reach 1.25 million by 2031. The need for a significant redevelopment of the Liverpool Hospital to meet the needs of the regional population was recognised by the SSWAHS and masterplanning work on the Hospital precinct commenced. In April 2006 the Minister determined that the Liverpool Hospital redevelopment was a project to which Part 3A of the Environmental and Planning Assessment Act (1979) applied. In September 2006 the Minister declared the proposal to be a Critical Infrastructure Project. In February 2007 the Concept Plan and Preferred Project Report were approved by the Minister. The Concept Plan approval also provided for an Early Works Program including excavation and construction to ground level of works in the vicinity of the proposed new Clinical Services Building.

This Project Application relates to the second stage of development of the approved Concept Plan and is consistent with the staging program submitted as part of the Stage 2.1 Project Application for the Clinical Services Building complex. This Application deals with Infrastructure and Ancillary Works which include:

- Road works
  - Road works within the campus and external to the campus linking the Hospital to the Hume Highway.
- Car parking
  - Construction of a multi storey car park on the East Campus as well as the formalisation of surface car parking on both the East and West Campuses.

- Rail corridor crossings
  - Construction of a vehicular bridge across the rail reserve linking East and West Campus.
  - Construction of a pedestrian bridge across the rail corridor linking the multi storey car park to the Clinical Services Building complex.
- Landscape
  - The provision of landscaping to both East and West Campuses associated with the above roadworks and car parking areas as well as landscaping associated with the new road link to the north providing access from and to the Hume Highway.
- Childcare Centre
  - Provision of expanded child care facilities on the East Campus to match the needs generated by the increase in hospital staff.
- Engineering Services Building
  - The construction a new Engineering Services Building located on the East Campus.

The potential impacts of these development proposals have been assessed in accordance with the Director General's Requirements. The key conclusions of the Environmental Assessment is that this Project Application is consistent with the Concept Plan approval and that there are no significant residual impacts.

The provision of a comprehensive health care complex serving the Sydney South West region is vital to community well being. The proposals contained in this Project Application are consistent with that objective, are in the public interest, will result in a substantial contribution to the social, economic and environmental framework in Liverpool and are consistent with the approved Concept Plan. Accordingly the Minister's favourable consideration of this Project Application is sought and it is recommended that the proposals be approved in their entirety.

## Schedule of Director General's Requirements

Set out below is a schedule of the Director General's Requirements as well as the relevant sections of this Project Application where the requirement is addressed.

	Section
<b>General Requirements</b>	
The Environmental Assessment must include:	
• an executive summary;	Exec. Sum
• a description of the proposal comprising:	
- description of the site including cadastre and title details	2
- design, construction, operation, maintenance, rehabilitation and staging as applicable;	1
- project objectives and need;	1
• an assessment of the environmental impacts of the project, with particular focus on the key assessment requirements specified below; and	5
• 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.	Validity Statement

<b>Key Assessment Requirements</b>	
<b>Relevant EPIs, Guidelines and other requirements to be addressed</b>	
• Provide an assessment against the Concept Plan and justification for any departures or non-compliances;	5.2
• DCP 30 – Liverpool City Centre urban design guidelines.	5.2
<b>Transport, Traffic &amp; Access</b>	
• Land acquisition arrangements and design details for roads and bridges;	5.3
• Internal road design, access points, traffic management and hierarchy;	5.3
• Car parking management across the site;	5.3
• Pedestrian and bicycle paths and linkages;	5.3
• Compliance with Council standards for external roads.	5.3
<b>Urban Form and Design</b>	
• Urban design, height, bulk and scale of all buildings;	5.3
• At-grade car park design;	5.3
• Site analysis and architectural plans;	5.3
• External materials and finishes, including a sample board;	5.3
• Photomontages and view analysis;	5.3
• Details of proposed landscaping.	5.3

Key Assessment Requirements	Section
Multi-Storey Car Park	
<ul style="list-style-type: none"> <li>Demonstrate the multi storey car park is of minimal visual impact, maintains amenity of adjoining uses, provides a safe and secure environment and considers the wider heritage impacts on the area;</li> </ul>	5.3
Child Care Centre	
<ul style="list-style-type: none"> <li>Child care centre design to meet relevant legislative requirements including the Children's Services Regulations 2004;</li> </ul>	5.3
Amenity Impacts on Neighbouring Properties	
<ul style="list-style-type: none"> <li>Address the visual impact, privacy and overshadowing of the development on adjoining properties.</li> </ul>	5.3
Construction and Operational Impacts	
Key matters to be addressed include:	
<ul style="list-style-type: none"> <li>Any likely geotechnical impacts;</li> </ul>	5.3
<ul style="list-style-type: none"> <li>Air pollution, soil and erosion and waste material; noise and vibration;</li> </ul>	5.3
<ul style="list-style-type: none"> <li>Details of any cut and fill and whether any fill is proposed to be imported or exported to/from the site.</li> </ul>	5.3
<ul style="list-style-type: none"> <li>Construction management plan addressing erosion and sediment control, site fencing, traffic management, car parking arrangements for construction workers.</li> </ul>	5.3
Stormwater drainage and flooding	
<ul style="list-style-type: none"> <li>Key matters to be addressed include flooding, drainage and stormwater management issues, including on-site detention of stormwater, Water Sensitive Urban Design, and drainage infrastructure;</li> </ul>	5.3
Services	
<ul style="list-style-type: none"> <li>Key matters to be addressed include the capacity of utilities including water, sewer, stormwater, gas, power and telecommunications infrastructure which will serve the project.</li> </ul>	5.3

Key Assessment Requirements	Section
Draft Statement of Commitments	
<ul style="list-style-type: none"> <li>Proposed mitigation and management of residual impacts; and</li> <li>A Statement of Commitments detailing measures for environmental management and mitigation measures and monitoring for the project.</li> </ul>	6 6
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.	
During the preparation of the Environmental Assessment, you should undertake an appropriate level of consultation with the relevant Local or State government authorities, service providers, community groups and other stakeholders. In particular, you should consult with:	1.6 and Appendix Q
<ul style="list-style-type: none"> <li>Agencies, other authorities and groups: <ul style="list-style-type: none"> <li>Liverpool Council;</li> <li>NSW Heritage Office;</li> <li>Department of Community Services;</li> <li>NSW Roads and Traffic Authority;</li> <li>RailCorp; and</li> <li>all utility providers.</li> </ul> </li> </ul>	
The application fee is based on Capital Investment Value of the project as defined in the Major Projects SEPP and as set out in Clause 8H of the Environmental Planning and Assessment Regulation 2000. To verify the cost of works for this project you are requested to submit a Quantity Surveyor's report for the project.	See Note 1
Landowner's consent is to be provided for all land affected by the proposal in accordance with the Environmental Planning and Assessment Regulation 2000.	See Note 2

Note 1	Cost of works (\$48,181,718) based on the following:	
	New Multi Deck Car Park	\$ 17,860,559
	East Campus On Grade Car Parking	\$ 2,209,884
	West Campus Milestone 6	\$ 1,932,000
	Road and Pedestrian Bridge	\$ 10,980,000
	Child Care Centre	\$ 2,685,301
	Northern Road - Hospital to Lachlan Street	\$ 1,568,387
	Northern Road - Lachlan Street to Hume Highway	\$ 3,932,994
	Engineering Building	\$ 7,012,593
	<b>Total</b>	<b>\$ 48,181,718</b>

Note 2 Refer to Major Application Form