

2 BACKGROUND

2.1 Site Context & Ownership

- 2.1.1 The City of Liverpool, located approximately 30 kilometres south west of Sydney and immediately adjacent to the Georges River, is identified as a River City in the State Government's Metropolitan Strategy. Liverpool Hospital, on the fringe of the Liverpool CBD, is a major component of the social and economic infrastructure of Liverpool's City centre and is accountable for approximately 40% of all jobs in the centre.
- 2.1.2 The 15 ha Liverpool Hospital site, dissected by the Southern Railway Line, is bounded by Campbell Street and Liverpool Girls High School to the north, Scrivener Street to the east, Georges River and Elizabeth Street to the south and Goulburn Street to the north (Figure 1).



Figure 1: Location Plan

- 2.1.3 As well as being within walking distance of the retail core, the Hospital is also in close proximity to the Liverpool transport interchange (i.e. Liverpool Railway Station and major bus interchange for the south west region) and Warwick Farm Railway Station. Other key land uses surrounding the Hospital include Liverpool Girls High School, Liverpool Boys High School and shared playing fields to the north, light industrial uses (such as the Kleenex complex), South Western Institute of TAFE (herein referred to as the TAFE site) and Bigge Park to the south and high density housing, medical clinics and professional suites to the west.
- 2.1.4 The land captured by the proposed Concept Plan is owned by several land owners including Sydney South West Area Health Service (SSWAHS), Health Administration Corporation, RailCorp, Department of Education and Training (DET), Liverpool City Council, Roads and Traffic Authority (RTA) and Department of Planning.

2.2 Site Analysis

- 2.2.1 The Liverpool Hospital site falls slightly in a north easterly direction towards the industrial area on the eastern side of the railway line. Overall the level changes within the hospital site are in the order of a 2.5 metre fall between Goulburn and Scrivener Streets representing an approximate gradient of 1 in 200.
- 2.2.2 Preliminary investigations of the geology, groundwater and soil conditions has shown that there is no obvious soil or groundwater contamination either on site or immediately off sit although the south eastern portion of the site is characterised by acid sulfate soils. Imported fill and asbestos clad buildings present potential contamination sources.
- 2.2.3 Portions of the hospital land are flood prone, being affected by both the 1 in 100 year flood and maximum probable flood (PMF) events. East Campus, the north east portion of West Campus and land adjacent to the Georges Rivers are affected by the 1 in 100 year event. The PMF event extends over East Campus entirely and approximately two thirds of West Campus (Figure 2). Emergency egress is required from all land east of the railway in the event of a PMF event, and the Hospital has put in place an evacuation management plan for such circumstances.
- 2.2.4 There is no formal public open space within Liverpool Hospital, however Bigge Park located south west of the Hospital is a major civic open space area in Liverpool's CBD and provides a high degree of amenity. Hart Park located to the north of the Hospital, adjacent to Warwick Farm Rail Station is the only other public open space however its peripheral location means it is under utilised and has poor amenity.
- 2.2.5 In terms of built form, the Hospital Campus is located on the periphery of the Hoddle Grid and in conjunction with the public transport interchange, TAFE, High Schools and Hart Park represents a contiguous strip of institutional super blocks. This block pattern is inconsistent with the City Centre which is compromised of retail and commercial uses serviced by rear lane networks for servicing and parking at the rear of businesses. A network of arcades provides further permeability by linking streets.
- 2.2.6 Liverpool's tallest buildings are residential towers located in the north of the CBD. Other than the Hospital's seven storey Clinical Services Building and several commercial buildings closer to Liverpool Rail Station there are no buildings taller than five storeys on or near the Hospital site.

2.3 History and Heritage Listings

- 2.3.1 There are no locally or State heritage listed items on the hospital itself. There are also no State heritage listed items within close proximity to the Hospital site, although the adjoining South Western Sydney Institute of TAFE, immediately south of the West Campus is identified as a heritage item under Liverpool's Local Environmental Plan 1997 (Liverpool LEP).
- 2.3.2 A review of various heritage databases¹ describes the South Western Sydney Institute of TAFE as a collection of heritage buildings comprising the "Main Hospital Building / Block B" (1825-1830), "North Wing" / Block A (1867), and the "South Wing" / Block C (1872). Block B, located between the two other Blocks, is large two storey Georgian sandstone brick building with central tower (Figure 2 overleaf). The three blocks enclose a central courtyard space. The heritage buildings are adjacent to more recently constructed buildings which are evidence of the evolving hospital. Block F, comprising the former kitchen and laundry facilities, is a significant example of the utilitarian structures on the site.
- 2.3.3 The heritage significance of the buildings can be attributed to Liverpool being Australia's fourth oldest town, having been founded in 1810 by Governor Lachlan Macquarie. As the first free planned settlement in Australia, the rigid north-south arrangement of the Hoddle Grid is a particularly strong feature of the City centre and is the framework within which key elements such as the civic precinct in which the hospital is located, are activated.

¹ Australian Heritage Database, NSW State Heritage Inventory



Figure 2: South Western Institute of TAFE

- 2.3.4 Liverpool Hospital was originally located within the current TAFE building which was designed by Francis Greenway (an esteemed convict architect who was appointed Government Architect) and constructed in 1822. The Hospital was originally more akin to a dormitory and initially used by the Colonial Medical Service prior to its ownership being transferred to the Benevolent Society of NSW. From 1851 to 1862, the building was used as the Liverpool Asylum until the Government intervened and commenced administration of the asylum as a hospital.
- 2.3.5 Land north of Elizabeth Street (the location of the current hospital) was acquired and incrementally developed through the 1920's and 1930's as the hospital expanded. The new Liverpool District Hospital opened in 1958, whilst the original hospital (i.e. on the TAFE site) closed a year later. The Liverpool Technical College was established in 1961 and later became the South Western Institute of TAFE (its current function).
- 2.3.6 The landscaping and archaeological characteristics of the TAFE site are considered to present significant heritage potential. The locations of the (now demolished) former 1810 hospital, guard house, boundary walls and cottage, as well as the existing mature courtyard planting are cited as likely deposits / features.
- 2.3.7 Liverpool Hospital relocated to its current location circa 1960. The main Hospital building was completed in the mid 1990's.
- 2.3.8 The Liverpool LEP also establishes the Bigge Park Conservation Area, which encompasses the southern section of the Hospital site, Liverpool TAFE and Bigge Park.
- 2.3.9 Bigge Park, bounded by Elizabeth, College, Moore and Bigge Streets demonstrates the history of early planning and land use principles practiced by the Colony. The park was originally established as the "Town Common" and currently accommodates garden beds, border plantings, scattered trees, and structures and monuments, including a War Memorial, Park entry gates, clock tower and music shell.
- 2.3.10 Schedule 3 of the LEP identifies the Hospital's existing Emergency Building, Liverpool TAFE and 1 Campbell Street as potential archaeological sites, therefore triggering consideration of specific heritage provisions during development assessment under Part 4 of the EP&A Act. Whilst not strictly applicable under Part 3A and particularly not in the case of critical infrastructure projects, those provisions are addressed in **Appendix G** having regard to the concept plan proposal.

2.4 Existing Development

- 2.4.1 The existing Hospital is 93, 277m² (GFA) and is characterised by 3-4 storey buildings on the West Campus with a maximum 7 storeys high at the Clinical Services Building. (6 storeys + basement). On

the East Campus, all buildings are two storeys with the exception of one two storey building. The Campbell Street Annexe occupies three buildings of four, two and one storeys.

2.4.2 The aerial photo in Figure 3 illustrates the existing Hospital's layout.



Figure 3: Aerial Photo of Liverpool Hospital and Liverpool Hospital's West Campus

- 2.4.3 The Hospital currently comprises a wide range of building types, styles and sizes, varying from demountable buildings to the multi storey Clinical Services Building (see Table 1):

Table 1: Existing Development

Location	Building	Facilities	Height (Storeys)	Constructed (circa)
West Campus	Clinical Services	Imaging, Emergency, Theatres, Wards, Clinical Departments	6 + Basement	1995
	Education Centre	Meeting Rooms, Auditorium, Education	3	1995
	Caroline Chisholm Centre	Women's Health	3	1994
	Alex Grimson	Ambulatory Care, Wards	4	1983
	Pathology	Laboratories, Specimen Reception, Administration	3	1995
	Cancer Centre	Radiotherapy, Day Care, Chemotherapy, Administration	2	1995
	Don Everett	Aged Care, Mental Health	3	1975
	Brain Injury	Rehabilitation, Clinics	1	1995
	Ron Dunbier	Residential facility	3	1977
	Mental Health Centre	Ambulatory Care, In-Patient, HDU and Administration	2	2006
	B Wing	University and Child Protection	2	Demountable
	D Wing	Research, Refugee Health	1	Demountable
	South Wing	Methadone Clinic, Pain Management, Administration	2	1985
	Engineering	Engineers, Workshops, Administration	1	1975
	Multi Deck Car Park	Public Car Park	4	1992
East Campus	Central Energy	Central Energy Plant for Campus	1	1978
	Hugh Jardine	Administration	1	1936
	Administration	Area Health Administration	2	1978
	Staff Recreation	Staff Recreation	1	1985
	Child Care	Child Car Facility	1	1985
	Staff Development	Administration	1	1985
	Physical Resources	Area Health Administration	1	Demountable
	Interpreter	Interpreter Services	1	Demountable
	Stores	Stores	1	Demountable
	Information Services	Information Technology	1	1998
Campbell St Annexe	Health Services	Community and Allied Health	4	1992
	Drugs and Alcohol	Rehabilitation	2	1985
	Rainbow Cottage	Child care facility	1	1985

- 2.4.4 Liverpool Hospital is the major tertiary referral hospital in the south west sector providing 603 beds and 3030 full time jobs. The Hospital is a teaching hospital for the University of New South Wales and contains a major emergency department, as well as significant metropolitan-wide specialist services such as surgical / medical services, mental health, pediatrics, maternity and community services.

- 2.4.5 The existing facilities provide in the order of 23, 100+ acute overnight separations (i.e. service), approximately 9, 100 acute day only separations, and approximately 702, 000 occasions of non-inpatient service (based on SSWAHS 2004 / 2005 data). The growth in these procedures is anticipated to grow by 2.8% (acute overnight separations) and 4.6% (acute day only separations) over the next 10 years.

2.5 Existing Vehicular Access Arrangements

- 2.5.1 Liverpool Hospital is located immediately south east of the Hume Highway which provides convenient access to the wider arterial network including connections to the Cumberland Highway (north), M5

Motorway (east), South Western Motorway (south), Elizabeth Drive (west), Newbridge Road and Heathcote Road east and south-east).

- 2.5.2 Within Liverpool's Centre, the ring road system seeks to divert traffic out of the CBD to improve traffic flows. The ring road runs along Bigge Street which is directly accessible via Elizabeth and Campbell Streets from the Hospital. The Hospital can also be accessed from Scrivener Street when approaching from the east. Elizabeth Street has been privatised within the immediate vicinity of the Hospital and links the East and West Campuses by a level crossing of the railway line. Internal access roads provide vehicular access within the Hospital.
- 2.5.3 Liverpool Rail Station is located approximately 500 m from the Hospital site. The Station forms a public transport hub accommodating four rail lines, and a bus interchange. Construction of a new platform and turn-back infrastructure is proposed. The State Government has also recently announced the proposed construction of the South West Rail Link from Leppington to Glenfield, providing rail access to Liverpool from the south west residential sector. The Southern Sydney Freight Line (SSFL), approved by the Minister in December 2006, will also pass through Liverpool.

2.6 Existing Car Parking

- 2.6.1 1500 car parking spaces are located across the two Campuses. West Campus accommodates 800 of these spaces, a further 660 are located on the East campus whilst the Campbell Street Annexe supports 40 car parking spaces.
- 2.6.2 In the surrounding area, approximately 100 car parking spaces exist on the TAFE site and approximately 150 spaces are located on Hart Street adjoining Warwick Farm Rail Station.

2.7 Existing Pedestrian Access Arrangements

- 2.7.1 Liverpool City Council's Pedestrian Access Mobility Plan (PAMP) identifies Liverpool Hospital as well as Liverpool TAFE, Liverpool Boys and Liverpool Girls High Schools as key destinations in the City Centre. The major pedestrian routes used to these destinations are considered to be deficient as pavements are cracked and kerb ramps are lacking in some locations.