



## **Preliminary Environmental Assessment**

## **Project Application - Liverpool Hospital Stage 2.1**

**January 2008**

Submitted on behalf of

**NSW  HEALTH**

by Urban Planning Outcomes Pty Ltd  
PO Box 787  
Matraville NSW 2036

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Strategic Assessment

## 1.0 Introduction

This assessment has been prepared to identify key potential issues associated with the preparation of a Project Application for the redevelopment Stage 2.1 of the Liverpool Hospital site.

In accordance with Part 3A of the EP&A Act and associated guidelines, this preliminary Environmental Assessment has been prepared to provide an overview of the Liverpool Hospital project and to inform consultation with relevant agencies.

The proposal involves consolidation and refurbishment of some existing buildings to meet changing clinical needs and the development of an extended hospital building and new research and education facilities.

The key drivers of the redevelopment project are:

- A rapidly growing population in the southwest region of Sydney.
- Substantial increases in demand for acute inpatient services, day only operations and ambulatory care.
- Aging population.
- New and emerging technology.
- Physical capacity of the existing facility limited.

The Project Application will seek approval for the following works:

1. New Clinical Services Block (CSB);
2. Refurbishment of the Existing CSB;
3. Extension to the Cancer Centre;
4. Refurbishment of the Cancer Centre;
5. Roads, Engineering Services and expansion to the Central Energy Plant; and
6. External Works, Landscaping and Roads.

## 2.0 Aims and Objectives

The development objectives of the Liverpool Hospital Redevelopment project are to:

- Provide new 'state of the art' hospital facilities with high quality care standards.
- Facilitate the delivery of improved health, education, research and community facilities on site.
- Provide improved access to and between different health and community services on site.
- Provide flexible building design to allow for future modification and expansion to meet anticipated growth in demand for services and changes in clinical practice.
- Encourage supplementary and support private hospital health facilities on lands core to the Liverpool Hospital public hospital.
- Ensure development provides harmony and balance with the surrounding areas.
- Facilitate the broader redevelopment of Liverpool and surrounding environs.
- Facilitate a wide range of uses in the broader site context, given the site's proximity to the Liverpool Railway Station, including educational, commercial, retail and residential uses, whilst maintaining, as a dominant element, the hospital and complementary health activities.
- Provide a high quality urban environment through careful design of buildings and a well designed public domain.

- Improve and enhance the public domain, including a variety of public areas and pedestrian and vehicular connections through the site.
- Retain any significant heritage items, within a campus-wide strategy for adaptive reuse.
- Enhance access to public transport, including walking, cycling, rail and bus networks.
- Provide adequate car parking on site.
- Manage traffic through the site so that pedestrians can move freely and safely within the appropriate amenity.
- Encourage public transport use by enhancing convenient access to rail and bus networks.
- Maintain a leafy, green environment.
- Identify opportunities for the private commercial development of any surplus lands to fund procurement and/or accommodate new health and related facilities.
- Meet the objectives of wider strategic planning initiatives such as the Metropolitan Strategy.

## **3.0 The Environment**

### **3.1 Regional Context**

Liverpool is a major commercial centre within the southwest region of Greater Sydney and the Southern Highlands. Liverpool Hospital, located within the Liverpool Central Business District, is the primary medical facility within this region and serves the Local Government Areas of Bankstown, Fairfield, Campbelltown, Camden, Wollondilly, Wingecarribee and Liverpool.

The region has a total population in the order of 800,000 which is expected to grow to 925,000 by 2016 and 1.1 million by 2031. The southwest growth sector identified in the Metropolitan Strategy (located 10km west of Liverpool) will contribute a substantial portion of the new population in the region.

### **3.2 Local Context**

The Liverpool Hospital site is within the Liverpool Central Business District and within walking distance of both Liverpool Railway Station and Warwick Farm Railway Station and is close to a transport interchange located adjacent to Liverpool Railway Station. The transport interchange provides for the "T" bus system which links Parramatta and Liverpool. Liverpool Hospital is surrounded by a wide variety of land uses within the CBD including high density housing and a range of medical clinics and professional suites to the west, and Western Sydney TAFE and Bigge Park to the south. Liverpool Girls High School and Boys High School together with school playing fields are located to the north. In summary the site is within ready walking distances of transportation networks, major shopping complexes, offices, educational facilities, open space and residential areas.

Topographically the 15.5 ha site is located on a broad inclined plain with the adjacent deeply incised Georges River. The site is bisected by the existing rail network into the east and west campuses. Access between the campuses is restricted by a level crossing.

The site is accessible from both the Hume Highway and the M5, although it is noted that there is a measure of traffic congestion within the Liverpool CBD.

### **3.3 Zoning and Ownership**

The site is currently zoned 5(a) Special Uses under the Liverpool LEP 1997. The surrounding land uses include:

3(a) Commercial

2(a) and 3(c) Higher Density Residential

4(c) Industrial

Areas of 6(a) Open Space and 7(c) Environmental associated with local parks and the Georges River.

The major landowners in the precinct, other than HAC and SSWAHS include: RailCorp, Ministry for Education and Training and the Crown.

The proposed use is permissible with consent within the Zone.

### **3.4 Existing Development**

Liverpool Hospital is the major tertiary referral hospital in the south west of SSWAHS, providing leadership in clinical care, teaching and research, and is a teaching hospital for the University of NSW. The hospital contains a major emergency department and plays a significant role in the provision of specialist services for the Sydney Metropolitan area, particularly in the surgical and medical services, mental health, pediatrics, maternity and community services.

The principal site covers an area of approximately 15.5 ha and is generally known as the Liverpool Hospital Campus. The land which will be the focus of major development is owned by Sydney South West Area Health Service and legally described as lots 1, 2, 3 in DP827031 and lot Part 2 in DP596770.

The Liverpool Hospital site currently houses a wide range of building types, styles and sizes, varying from temporary buildings to the multistorey Clinical Services Building.

Vehicular access to the site can be gained via Elizabeth, Goulburn, Campbell and Scrivener Streets. Access generally is via the Liverpool CBD which is subject to a measure of vehicle congestion. Elizabeth Street has been privatized within the immediate vicinity of the hospital and links the east and west campus via a level crossing of the railway line. The site can be accessed from the west via a number of different locations including Elizabeth Street, Bigge Street and Campbell Street. Access to east campus can be gained via Scrivener Street. Internal road networks provide vehicular access to various precincts and buildings within the hospital complex.

## **4.0 The Project**

The Redeveloped Liverpool Hospital will be established as a 941-bed facility, with an expanded clinical role to meet current and projected health service demand, including its increasingly important tertiary referral role in the South West.

The new CSB will provide new facilities for the following clinical services: Intensive Care and High Dependency; Respiratory Medicine; Specialty Medicine; Neurology and Stroke; Cardiology; Cardiothoracic Surgery; Cardiac Catheterisation; Renal Medicine and Renal Dialysis; Orthopaedics; and, Neurosurgery.

The new CSB and Refurbishment of the existing CSB will also provide a major new Ambulatory Care Centre and a Diagnostic & Treatment Centre; additional 10 Procedure Rooms and range of additional major items of medical equipment; and, an extended and refurbished Education Centre.

In addition, there will be a range of new or refurbished facilities for non-clinical and support services including new loading docks to support the new CSB. The refurbishment of the existing CSB and new CSB also provide: new entry configuration to the Hospital; new Concourse; retail and commercial opportunities; new lifts and escalators for movement through and around the expanded Hospital.

In parallel with the new CSB, a range of infrastructure works will be undertaken including

- new Pedestrian Bridge over the rail line;
- new Vehicle Bridge of the rail line; new North Road;
- new Intersection with the Hume Highway;
- refurbishment and extension of the Child Care Centre on the East Campus;
- civil, landscaping and associated works to complete Stage 2.1.

***These works are not the subject of this application.***

The refurbishment of the Existing CSB provides facilities for the following clinical services: Psychiatric Emergency Care Centre (PECC); Gastroenterology and Liver; Colorectal; Upper Gastro-Intestinal Tract and other Specialty Surgery; Specialty Medicine; Vascular and General Surgery; and, range of Short Stay beds.

The expansion to the Cancer Centre provides two (2) new Radiotherapy Bunkers. Refurbishment of the existing Cancer Centre provides improved Ambulatory Care facilities for Chemotherapy, Cancer Services Administration and related Clinical and General Support areas.

**Figure 1** (Drawing 290806) attached shows the new buildings and those to be refurbished as part of this proposal. New Build will be Buildings 23, 27, 28 and 29. Buildings 02, 08 and 09 are proposed for refurbishment in this proposal.

**Figure 2** (Drawing AR0200) attached indicates the Zones where development/refurbishment are to occur:

Zone A - New Clinical Services Building

Zone B - Refurbishment of Existing Clinical Services Building and Education Centre

Zone C - New Extension to Cancer Centre (Bunkers) and Refurbishment of Existing Cancer Centre

The Concurrent Zone works (Expansion to Central Energy Plant) are not part of this proposal.

## **5.0 Current approval status**

A Concept Plan for the redevelopment of Liverpool Hospital and Project Application for early works were approved in February 2007 (Major project 06-116). This application provides for the first stage of the main works for the hospital redevelopment and is wholly consistent with the Concept Plan as approved.

The site was declared Critical Infrastructure by the Minister on 29 September 2006 pursuant to Section 75C of the *Environmental Planning and Assessment Act 1979*.

## 6.0 Key issues to be addressed

The following key issues will be addressed as part of this proposal:

- Statements of Commitment made in conjunction with the Concept Plan and previous Project Plan approvals;
- Obtaining landowners consent if appropriate;
- Provision of a Staging Program that addresses uses, services and facilities, GFA, car parking, assessment and approval procedures and timing.
- Specific Details as outlined in Modification 5 off the Concept Plan approval for subsequent applications; and
- A community consultation strategy as outlined in Modification 6 of the Concept Plan approval.

## 7.0 Consultation

### 7.1 Agencies Consulted

A range of Agencies have been consulted to date both in group consultation and individual consultations with relevant Agency officers. These include:

- Sydney South West Area Health Service
- Premier's Department – Infrastructure Implementation Group
- Department of Planning
- NSW Treasury
- Liverpool City Council
- RailCorp
- TAFE
- Roads and Traffic Authority
- University of Western Sydney
- University of NSW
- Ministry of Science and Medical Research
- Ministry of Transport
- Sydney Water
- Agility
- Telstra
- Intergral Energy
- Ue Comm
- Optus

### 7.2 Agencies to be consulted

It is expected that consultations will continue with the above agencies during the planning process and the following Agencies will also be consulted:

- Heritage Office
- Civil Aviation and Safety Authority
- Sydney Buses
- Local Bus operators

## 8.0 Conclusion

This Preliminary Environment Assessment provides a brief outline of the scope of works proposed, the site details and the approvals that are currently in place for the redevelopment of the Liverpool Hospital campus. In order to progress the development and refurbishment of Stage 2.1, we seek the Director-General's Environment Assessment Requirements.



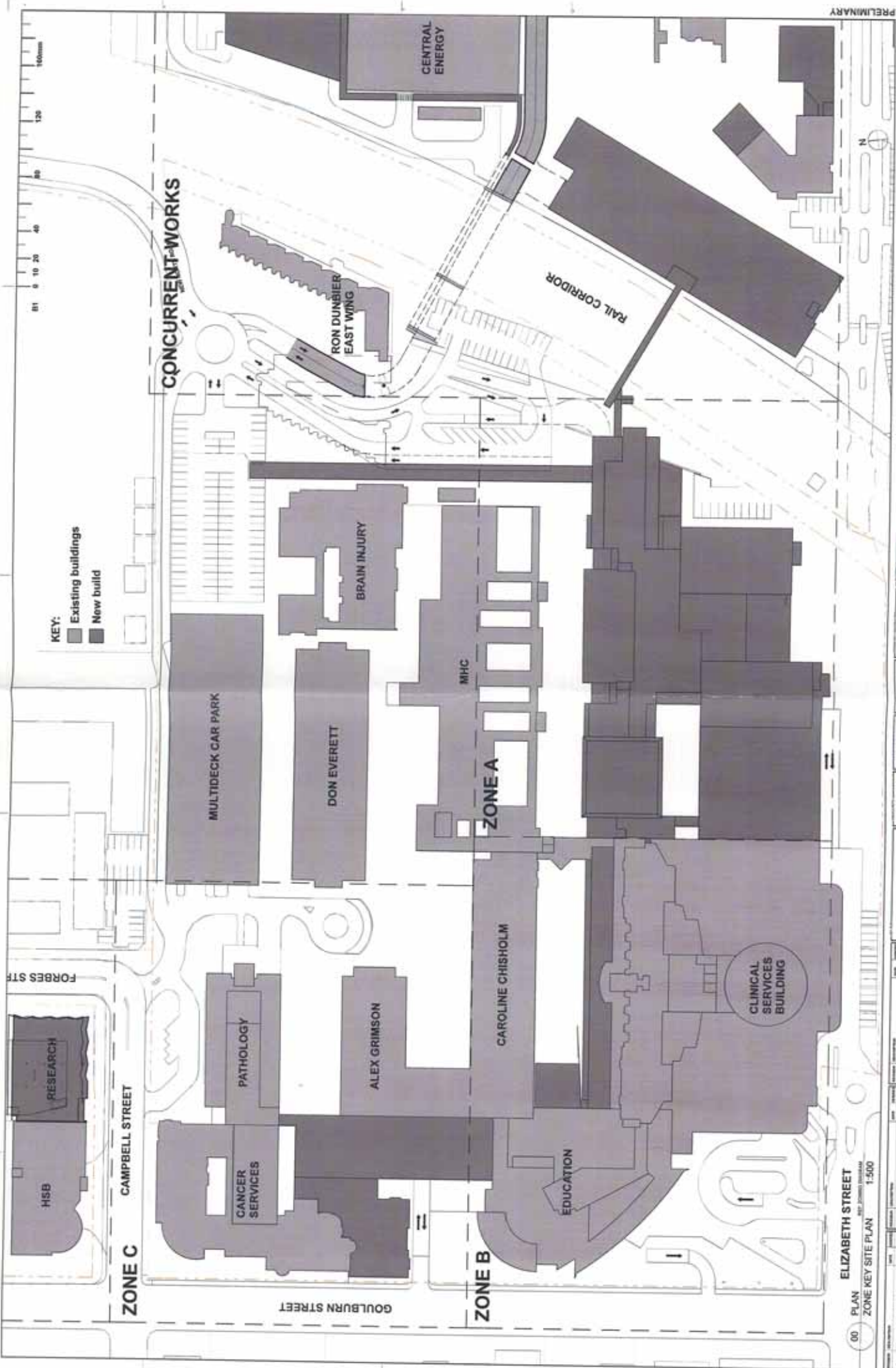
**EXISTING BUILDINGS**

- 01 HEALTH SERVICES BUILDING
- 02 CANCER SERVICES CENTRE
- 03 PATHOLOGY CENTRE
- 04 ON GRADE PUBLIC CAR PARK
- 05 CANCER BUNKERS NEW BUILD
- 06 BRAIN INJURY CENTRE
- 07 MENTAL HEALTH CENTRE
- 08 CENTRAL ENERGY STATION
- 09 EDUCATION CENTRE
- 10 CLINICAL SERVICES BUILDING
- 11 HUGH JAQUINIE BUILDING
- 12 AREA ADMINISTRATION BUILDING
- 13 CHILD CARE CENTRE
- 14 PHYSICAL RESOURCES BUILDING
- 15 STORES
- 16 SWANSHILL T. BUILDING
- 17 TAPE SITE
- 18 BRIDGE PARK
- 19 SCHOOL BUILDINGS

**PROPOSED NEW BUILD**

- 20 RESEARCH
- 21 PATHOLOGY NEW BUILD
- 22 ON GRADE PUBLIC CAR PARK
- 23 CANCER BUNKERS NEW BUILD
- 24 WOMENS, CHILDRENS and AGED CARE CENTRE
- 25 BRAIN INJURY EXPANSION
- 26 ENGINEERING WORKSHOPS
- 27 CENTRAL ENERGY EXPANSION
- 28 HELIPAD
- 29 AMBULATORY CARE and CSB EXPANSION
- 30 MULTI DECK STAFF CAR PARK
- 31 CHILD CARE EXPANSION
- 32 AREA ADMIN EXPANSION
- 33 COMMUNITY HEALTH CENTRE

- EXISTING BUILDINGS
- PHASE 1 - REFURBISHMENT
- PHASE 1 - NEW BUILD
- PHASE 2 and 3 - NEW BUILD
- SOFT LANDSCAPE
- HARD LANDSCAPE



PRELIMINARY

KEY:  
 Existing buildings  
 New build

CONCURRENT WORKS

RAIL CORRIDOR

RON DUMBIER EAST WING

CENTRAL ENERGY

MULTIDECK CAR PARK

BRAIN INJURY

DON EVERETT

MHC

ZONE A

CLINICAL SERVICES BUILDING

CAROLINE CHISHOLM

ALEX GRIMSON

PATHOLOGY

CANCER SERVICES

EDUCATION

CAMPBELL STREET

GOULBURN STREET

ZONE B

ZONE C

FORBES STREET

HSB

RESEARCH

00 PLAN  
 ZONE KEY SITE PLAN 1:500  
 ELIZABETH STREET

<p><b>RICE DALUINEY</b>        ARCHITECTS        10/100 STREET        SYDNEY NSW 2000        02 9550 1000        www.ricedaluiney.com.au</p>	<p>LIVERPOOL HOSPITAL REDEVELOPMENT        STAGE 2 PHASE 1        SYDNEY</p>	<p>MASTER PLAN        SITE PLAN ZONE KEY        SCHEME DESIGN        (SELECTED ELEMENTS)</p>	<p>AS SHOWN JAN '14        AR02000        E</p>
<p>TTW - Construction Management</p>	<p>SW - Structural Engineering</p>	<p>CGI - Civil Engineering</p>	<p>NSW Health</p>

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