



NSW GOVERNMENT
Department of Planning

***MAJOR PROJECT ASSESSEMENT:
Liverpool Hospital
Stage 2 Building Works – Clinical Services
Complex
Major Project Application MP 08_0036***

Director-General's
Environmental Assessment Report
Section 75I of the *Environmental Planning and
Assessment Act, 1979*

December 2008



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1 EXECUTIVE SUMMARY

This is a report on a project application for Stage 2 building works comprising a new Clinical Services Complex at Liverpool Hospital, pursuant to Part 3A of the Environmental Planning and Assessment Act 1979 ("the Act").

Health Infrastructure (the Proponent) is seeking approval for the second stage of building works on the Liverpool Hospital site, generally consistent with the approved Concept Plan. The proposal is for a new Clinical Services Complex consisting of 2 interconnected buildings. The first building is an expanded and refurbished existing Clinical Services Building (CSB), the second building a new CSB to the east. Ancillary stormwater and landscaping works for the Clinical Services Complex are also proposed.

The Concept Plan for the redevelopment of the Liverpool Hospital site was approved on 2 February 2007, and the site was listed in Schedule 3 of the Major Projects SEPP as a State Significant site. On 29 September 2006, the Minister declared the Liverpool Hospital redevelopment a Critical Infrastructure project pursuant to Section 75C of the Environmental Planning and Assessment Act, 1979.

The estimated Capital Investment Value (CIV) of the development is approximately \$258 million.

The project was placed on public exhibition for a period of 31 days from 3 September 2008 until 3 October 2008. The Department received a total of 4 letters from public agencies. No public submissions were received.

Key Issues

Key Issues raised by the public agencies relate to:

- Stormwater and wastewater disposal, and developer charges;
- Construction traffic and conflict with school traffic;
- Measures to increase public transport usage;
- Flooding impacts on the basement level;
- Construction waste management.

Preferred Project Report

On 19 November 2008, the applicant amended the application via the Preferred Project Report to address issues raised by the Department and submissions. The report provided:

- An amended staging plan;
- Clarification of existing and proposed GFA;
- Responses to issues raised by agencies.

Assessment

The Department has assessed the merits of the proposal and is satisfied that the impacts of the proposed development have been addressed via the proponent's Preferred Project Report, the statement of Commitments and the Departments recommended conditions. Furthermore the proposal adequately addresses the Director General's requirements for the project and is consistent with the approved Concept Plan. On these grounds, the Department is satisfied that the site is suitable for the proposed development and that the project will provide environmental, social and economic benefits to the region. All statutory requirements have been met.

2 BACKGROUND

2.1 Introduction

The Liverpool Hospital site is located at Goulburn Street, Liverpool and is known as Lot 2 DP 596770. It is located within the Liverpool City Local Government Area (LGA), and is wholly owned by the Sydney South West Area Health Service.

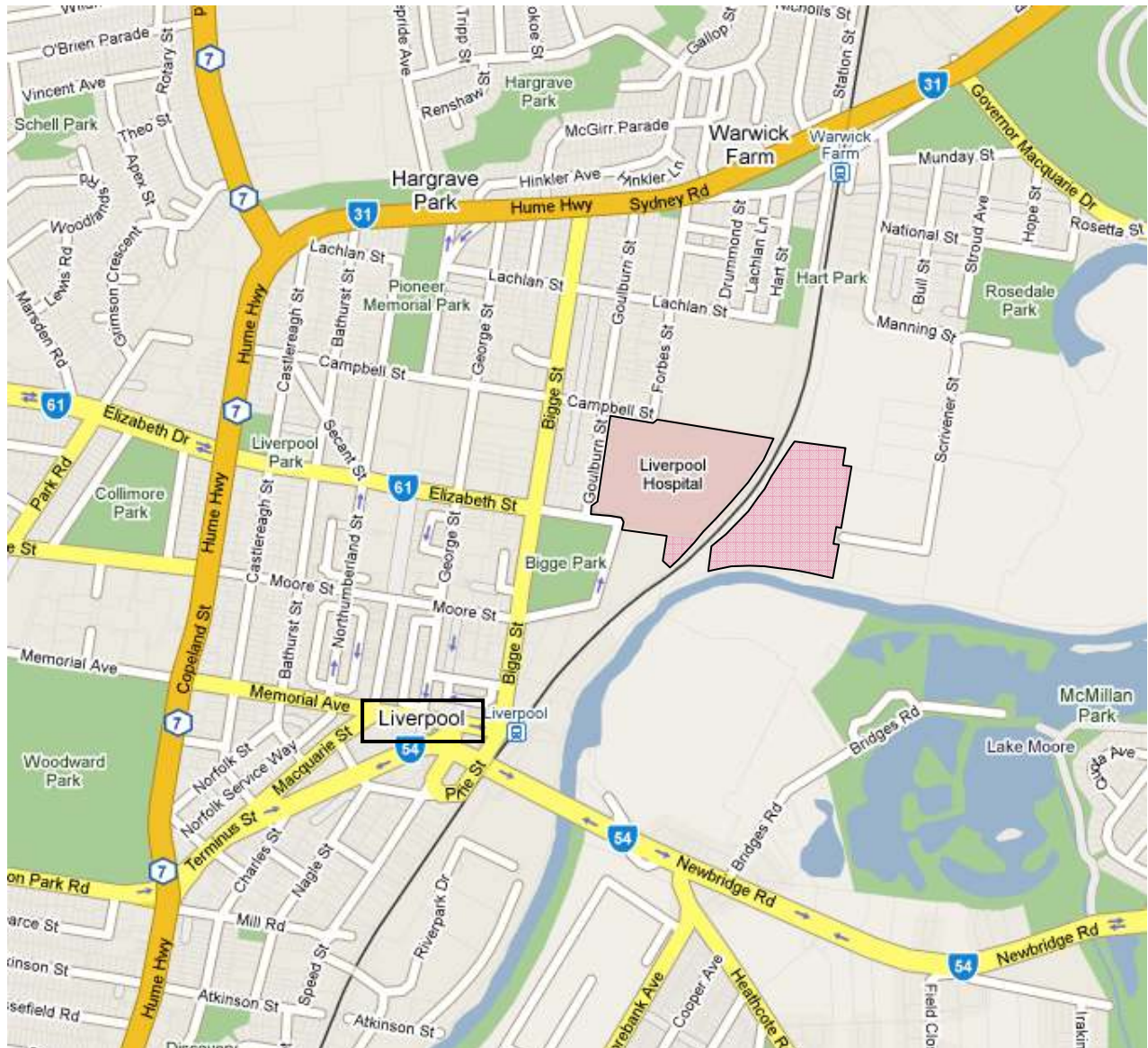


Figure 1 – Location Plan of the Liverpool Hospital site

2.2 Existing Site and Land Use

The site has an area of 15 hectares, with the Great Southern Rail Line dividing the site into a 7 hectare eastern campus and an 8 hectare western campus. The development subject to this application is located on the western campus, known as Lot 2 DP 596770.

Two smaller hospital campuses are located further north in Goulburn Street.

The hospital is part of the Sydney South West Area Health Services (SSWAHS) and provides a range of health services for the region, which includes Bankstown, Campbelltown, Wingecarribee and Wollondilly Councils, and currently has a population of around 800,000 residents. It is the principle referral hospital for the SSWAHS and a major teaching and research hospital for the University of New South Wales.

The hospital comprises a range of buildings, with the largest being the Clinical Services Building (CSB) which has a height of 6 storeys above ground, as well as basement levels.

The main entrance to the site is at the corner of Elizabeth and Goulburn Streets. Elizabeth Street along the southern side of the CSB is a private road within the hospital site.

The site has a fall of approximately 2.5m from Goulburn Street to the eastern boundary. Part of the eastern campus is below the 1:100 year flood and Probable Maximum Flood (PMF) event levels (this application is only for the western campus).

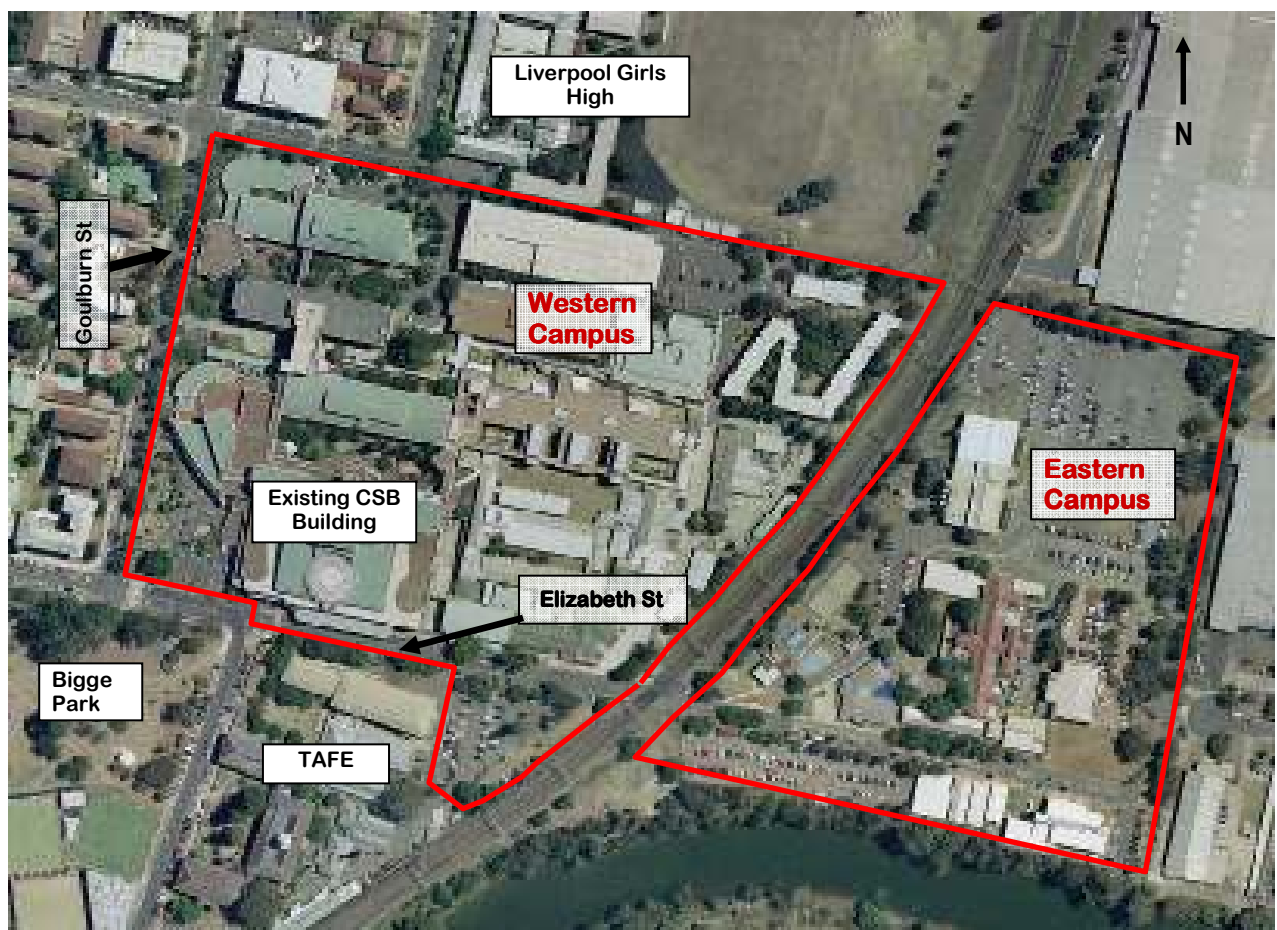


Figure 2. Aerial photograph showing existing facilities on the main hospital site

2.3 Surrounding Land Uses

The Liverpool Hospital site is located on the eastern fringe of the Liverpool Central Business District, which consists of a number of land uses including commercial, retail, educational, industrial and residential. Liverpool Girls High School adjoins part of the northern boundary. Liverpool TAFE and Bigge Park are located to the south, and industrial premises adjoin the eastern campus. Residential properties adjoin the western boundary. The Georges River is located to the south of the site.

The site is in close proximity to the Liverpool station transport interchange, on the southern side of Bigge Park.

2.4 Approval History

On 2 February 2007, the Minister for Planning approved a Concept Plan MP 06_0116 for the redevelopment of the site incorporating the following:

- Land use distribution across the site;
- New hospital building footprints and maximum heights;
- Expanded research and educational facilities;
- Provision of accommodation for students, nursing and medical staff, and patients relatives;
- Vehicular and pedestrian access and car parking;
- Landscaping;
- Early site preparation works.

A Project Application was also approved for preparation works including:

- Archaeological assessments;
- Demolition of a number of buildings;
- Minor internal and external works to selected buildings.

The Concept Plan facilitated the redevelopment and expansion of the Liverpool Hospital into South-Western Sydney's major health facility, consistent with the State Infrastructure Strategy. The Hospital will meet the demand generated by the rapidly expanding regional metropolitan area including residents in the Sydney South West Growth Centre and population growth forecast under the Government's Metropolitan Strategy.

A copy of the Concept Plan approval is located at **Appendix E**, and a plan detailing the building works subject to the Concept Plan approval on the hospital site at Figure 3. The most significant issues of the Concept Plan approval to this application are:

- Planning agreements to be reached between the proponents with relevant government agencies prior to lodgement of any subsequent Project Application;
- A Staging Plan to be prepared prior to lodgement of any subsequent Project Application;
- Submission of a Noise and Vibration Impact Statement.

These issues are discussed in further detail in Section 5 of this report.

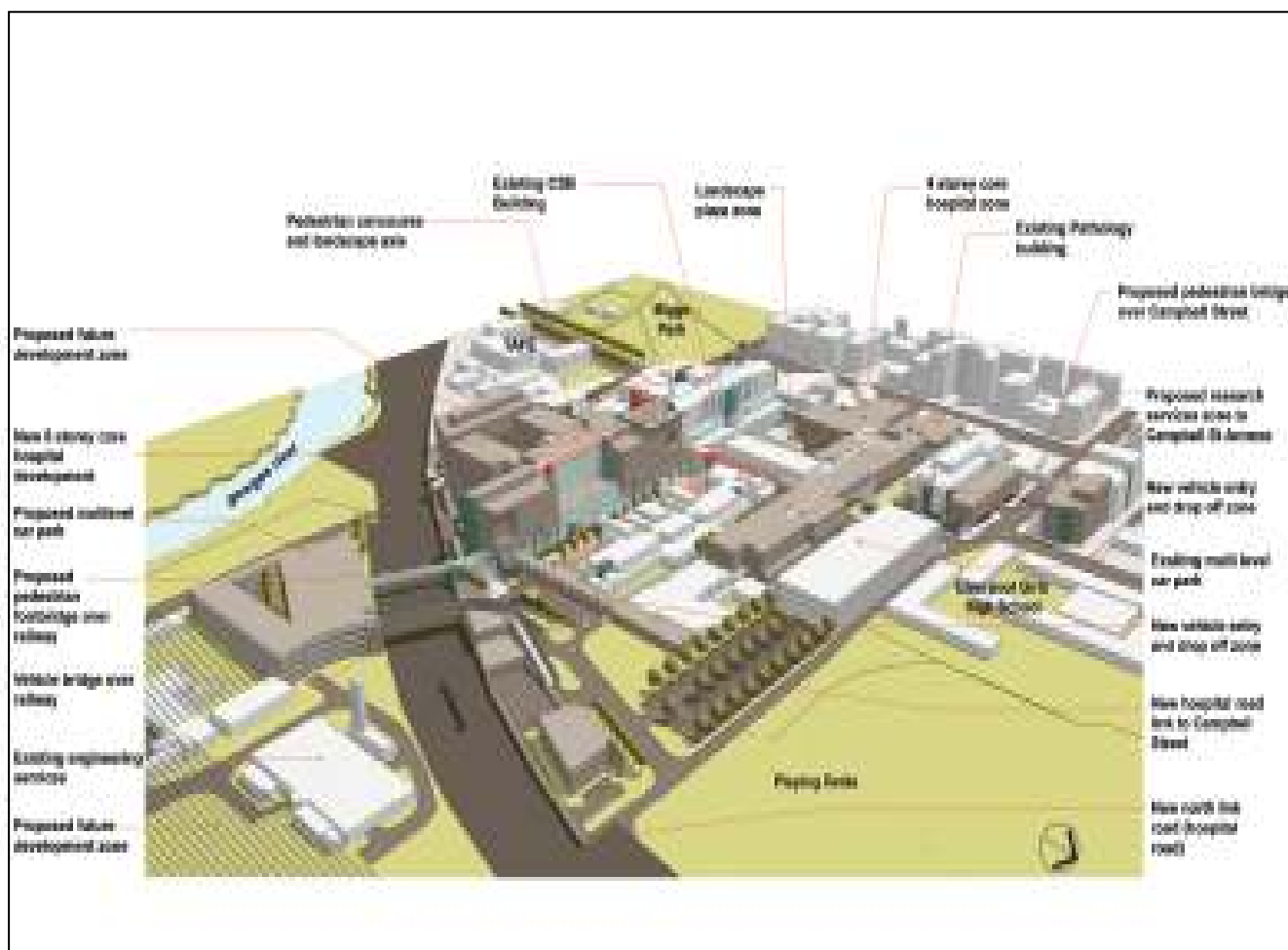


Figure 3. Distribution of hospital facilities approved in the Concept Plan.

3 PROPOSED DEVELOPMENT

3.1 PROJECT APPLICATION

The proponent seeks project approval for Stage 2 building works on the Liverpool Hospital site, generally consistent with the approved Concept Plan. The works consist of a new Clinical Services Complex comprising 2 interconnected buildings, the first being an expanded and refurbished existing Clinical Services Building (CSB), the second a new CSB to the east. The basement level of the complex is proposed to contain approximately 295 car parking spaces, with new loading docks in the new CSB. Ancillary stormwater works and landscaping for the complex are also proposed.

Vehicle access, infrastructure, and most parking for the hospital are covered in the project application MP 08_0062 Infrastructure and Ancillary Hospital Works currently under assessment by the Department.

Development Data

	Existing CSB	Concept Plan approval	Proposed Development	Compliance
GFA	23,578 m ²	N/A	82,674 m ²	N/A
Height	6 + plant level + basement RL 36.675 (plant level)	6 + plant level + basement RL 36.675 (plant level)	6 + plant level + basement RL 36.875 (plant level)	Yes No*

* This issue is discussed in section 5 of this report.

3.2 DEVELOPMENT IN DETAIL

The hospital upgrade is identified in both the State Infrastructure Strategy for 2008-08 to 2017-18 and State Government's Metropolitan Strategy as a key government initiative. It is also significant for the social and economic future of the Liverpool CBD, with health and community services the largest industry in the city.

The new Clinical Services Complex will result in the provision a new, modern health facility serving the health needs of south-western Sydney. The services to be provided in the Clinical Services Complex will include emergency, intensive care, nuclear medicine, general surgery, and specialised surgery.

The main entry at the western end of the complex (serving the existing CSB) will be retained primarily for emergency and unplanned admissions. A new entry on the eastern side (serving the new CSB) will be for ambulatory care and outpatients. This second entry point will be usable once the proposed northern link road, internal roads and parking will be constructed. These works are proposed in project application MP 08_0062 Infrastructure and Ancillary Hospital Works currently under assessment by the Department.

The lower levels in the complex will feature high volume movements including emergency, imaging and ambulatory care. Interventional and critical care facilities are to be located on the middle levels, and inpatients facilities are to be located on the upper levels.

A pedestrian concourse will run along the ground floor of the northern side of the Clinical Services Complex, linking both buildings. Landscaping will be provided in a courtyard adjoining the pedestrian concourse, as well as an internal courtyard, and terrace level on Level 4 of the new CSB.

Other works include:

- Additional basement parking and new loading docks;
- Retail and commercial opportunities;
- Extended and refurbished Education Centre including a clinical skills training centre.

Provisions have also been made to allow for future expansion within the building footprint if and when required.

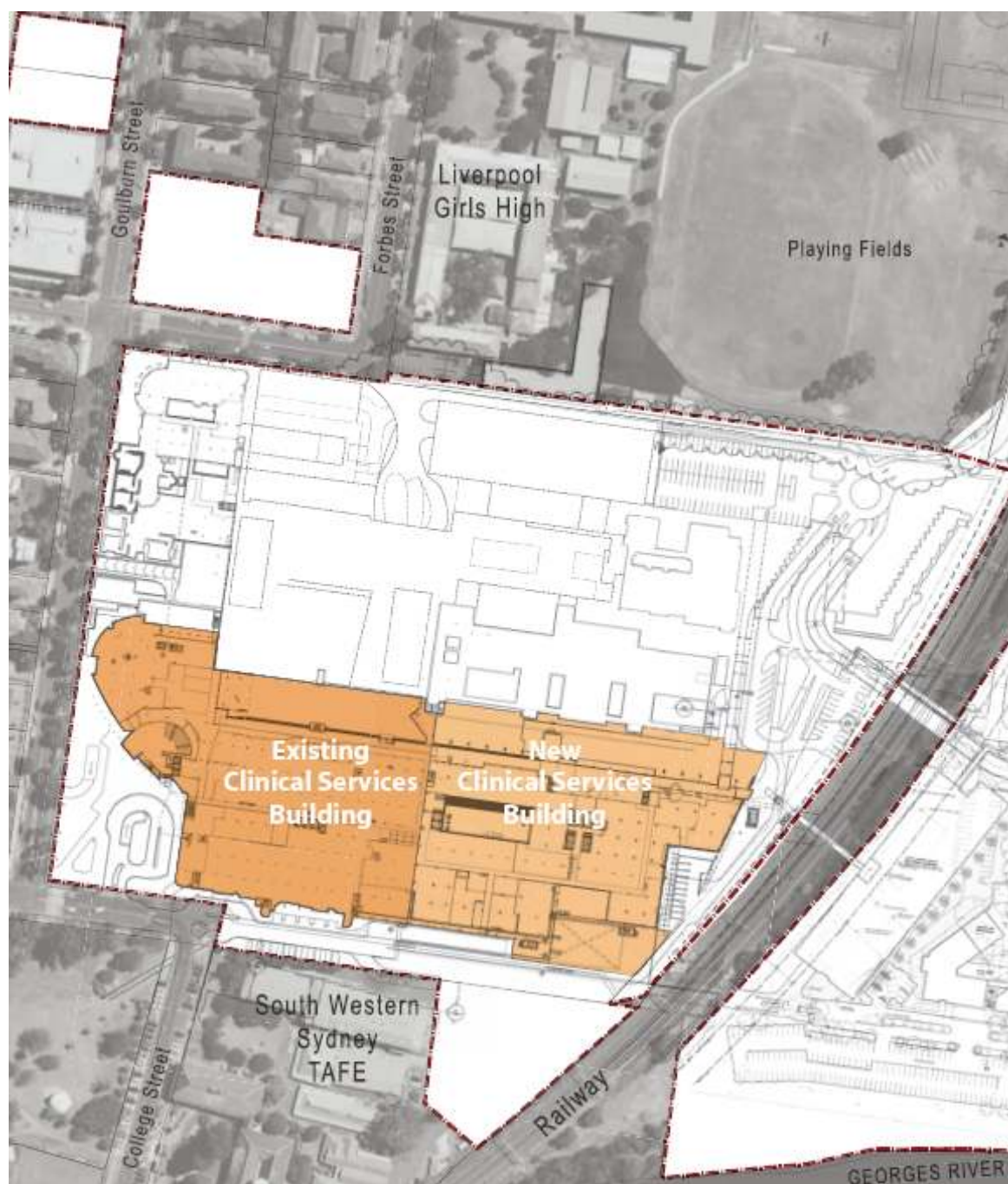


Figure 4. Proposed Clinical Services Complex, containing both the existing CSB and new the CSB.

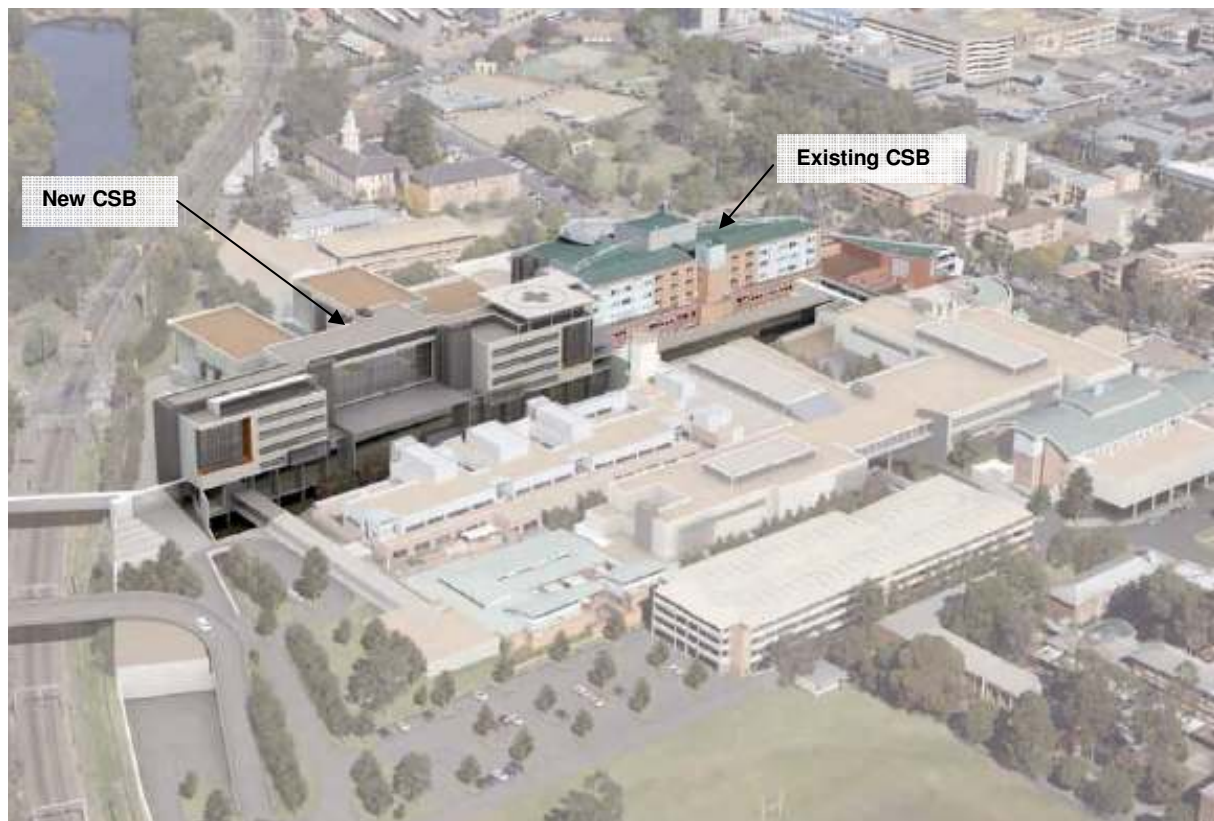


Figure 5. Photomontage of the development from the north

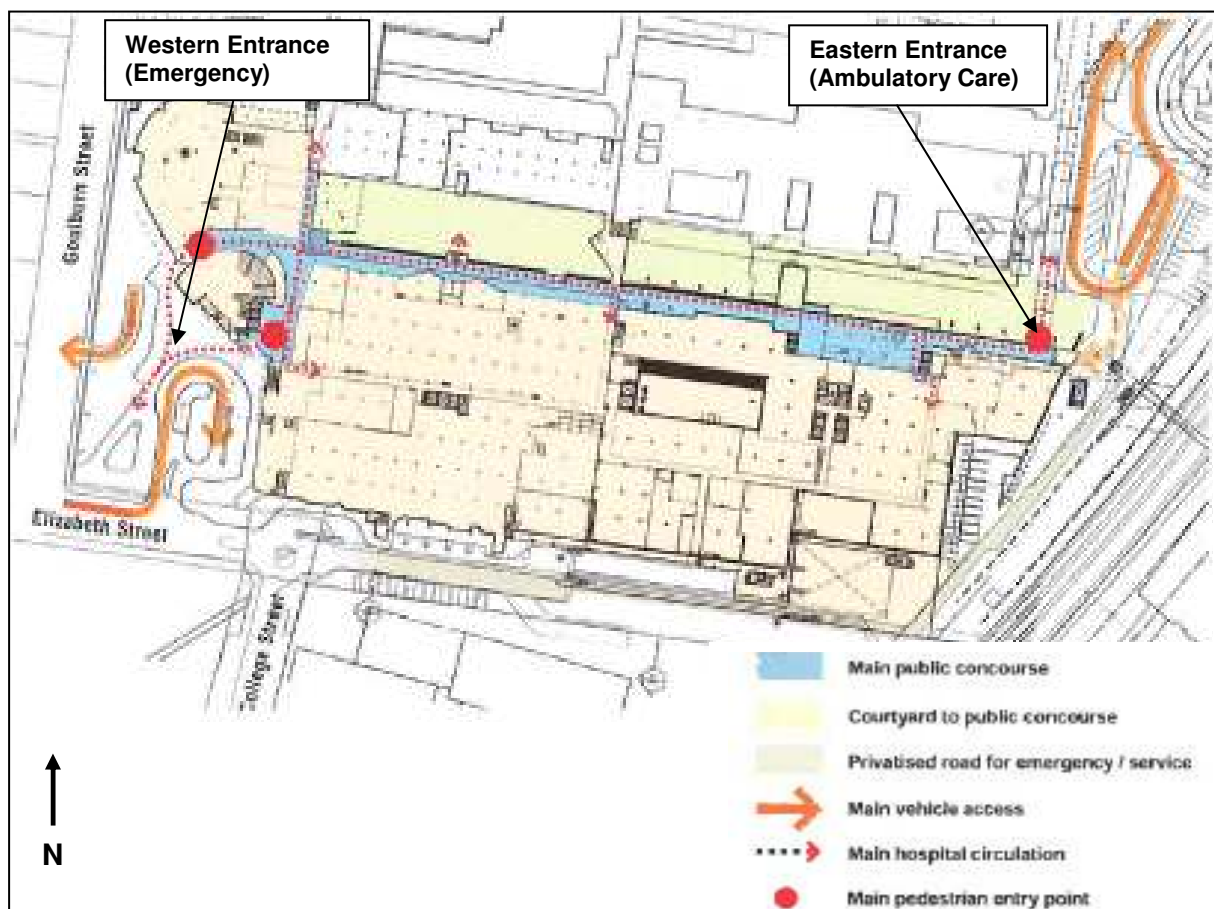


Figure 6. Access and circulation arrangements for the new complex

4 STATUTORY CONTEXT

4.1 MAJOR PROJECT DECLARATION

The proposal is a Major Project under Part 3A of the Act, and is classified as Critical Infrastructure, as the site is listed in clause 3, Schedule 5 of the Major Project SEPP Liverpool Hospital redevelopment site. On 28 February 2008, the proposal was declared a Major Project.

On 29 September 2006, the Minister formed the opinion pursuant to clause 6A of the Major Projects SEPP that the redevelopment of the Liverpool Hospital site meets the description of development in Item 3 of Schedule 5 to the Major Projects SEPP. In doing so the Minister declared the proposal to be a critical infrastructure project pursuant to Section 75C of the EP&A Act.

4.2 PERMISSIBILITY

The site is zoned SP2 Infrastructure (Health Services and Educational Establishments) pursuant to the *Liverpool Local Environmental Plan 2008*. The proposed development is permissible on the site, although the critical infrastructure declaration exempts the Minister from considering these provisions.

4.3 DIRECTOR GENERALS ENVIRONMENTAL ASSESSMENT REQUIREMENTS (DGRS)

On 28 February 2008, the Director General issued environmental assessment requirements (DGRs) pursuant to Section 75F of the EP & A Act. The key issues to be addressed in the DGRs issued related to:

- Compliance with the Concept Plan approval and Liverpool DCP 30 – Liverpool City Centre urban design guidelines
- Urban form and design
- Amenity impacts on neighbouring properties
- Transport, traffic and access
- Heritage
- Helipad
- Construction and operational impacts
- ESD measures
- Services
- Planning agreements and/or development contributions
- Draft Statement of Commitments.

These issues were adequately addressed in the proponent's Environmental Assessment and subsequent documentation to enable a thorough assessment of the proposal and identification of appropriate mitigation measures through recommended conditions of approval.

4.4 OBJECTS OF THE ENVIRONMENTAL PLANNING & ASSESSMENT ACT 1979

The objects of any statute provide an overarching framework that informs the purpose and intent of the legislation and gives guidance to its operation. The Minister's consideration and determination of a project application under Part 3A must be informed by the relevant provisions of the Act, consistent with the backdrops of the objects of the Act.

The objects of the Act in section 5 are as follows:

- (a) to encourage:
 - (i) the proper management, development and conservation of natural and artificial resources, including agricultural land, natural areas, forests, minerals, water, cities, towns and villages for the purpose of promoting the social and economic welfare of the community and a better environment,
 - (ii) the promotion and co-ordination of the orderly and economic use and development of land,
 - (iii) the protection, provision and co-ordination of communication and utility services,
 - (iv) the provision of land for public purposes,
 - (v) the provision and co-ordination of community services and facilities, and

- (vi) the protection of the environment, including the protection and conservation of native animals and plants, including threatened species, populations and ecological communities, and their habitats, and
- (vii) ecologically sustainable development, and
- (viii) the provision and maintenance of affordable housing, and
- (b) to promote the sharing of the responsibility for environmental planning between the different levels of government in the State, and
- (c) to provide increased opportunity for public involvement and participation in environmental planning and assessment.

Of particular relevance to the assessment of the subject application is consideration of the Objects under section 5(a). Relevantly, the Objects stipulated under section 5(a) (i), (ii), (iii), (iv), and (v) (vii) are significant factors in forming the determination of the application. The project does not raise significant issues with regards to (vi) and (viii).

The Department has considered the Objects of the Act, in the assessment of the Concept Plan application. The balancing of the project in relation to the Objects is provided in Section 5.

4.5 ESD PRINCIPLES

The Protection of the Environment Administration Act 1991 provides six accepted ESD principles:

- (a) decision-making processes should effectively integrate both long-term and short-term economic, environmental, social and equitable considerations (the integration principle);
- (b) if there are threats of serious or irreversible environmental damage, lack of full scientific certainty should not be used as a reason for postponing measures to prevent environmental degradation (the precautionary principle);
- (c) the principle of inter-generational equity - that the present generation should ensure that the health, diversity and productivity of the environment is maintained or enhanced for the benefit of future generations (the inter-generational principle);
- (d) the conservation of biological diversity and ecological integrity should be a fundamental consideration in decision-making (the biodiversity principle); and
- (e) improved valuation, pricing and incentive mechanisms should be promoted (the valuation principle).

The Department has considered the project application for subdivision in relation to the ESD principles and has made the following conclusions:

1. Integration Principle - The proposed development facilitates the development approved in the Concept Plan, creating improved hospital facilities and services for the south-west Sydney region. Staging of the development has been addressed through the proponent's Statement of Commitments and the recommended conditions of approval.

2. Precautionary Principle –Issues of threatened or vulnerable species, populations, communities or significant habitats were addressed at Concept Plan stage, with the site identified as having low level of environmental sensitivity. Conditions of approval are recommended to mitigate any potential significant impact on the environment arising from the development.

3. Climate Change – Part of the hospital site is subject to flooding, however the ground floor of the proposed buildings are above both the Probable Maximum Flood and 1:100 year Average Recurrence Interval Flood. Bunding has been provided to ensure openings to basement levels are above the flood levels, to protect from inundation during flood events.

4. Inter-Generational Principle –The subdivision will facilitate the Concept Plan to allow for the redevelopment of the site included upgraded hospital facilities, improved access and landscaping.

5. Biodiversity Principle – Issues of ecology and biodiversity were addressed in the approved Concept Plan, with little vegetation on the site, and therefore negligible impacts upon biological diversity or ecological integrity. Construction impacts will be managed through the recommended conditions, minimising any impacts to the Georges River.

6. Valuation Principle – The project application will facilitate improved hospital facilities in an existing urban area that is expected to experience high levels of population growth. The hospital will continue to be a large employer in the region and assist in the economic and social development of the Liverpool CBD.

The proponent is committed to ESD principles which are detailed in the Environmental Assessment, including maximising use of natural light and ventilation, use of thermal massing and thermal insulation, minimisation of water usage and waste sorting facilities.

4.6 SECTION 75I(2) OF THE ACT & CLAUSE 8B OF THE ENVIRONMENTAL PLANNING AND ASSESSMENT REGULATION 2000

Section 75I(2) of the Act provides that the Director-General's report is to address a number of requirements in the Director General Report. These matters and the Department's response are set out as follows:

Section 75I(2) criteria	Response
Copy of the proponent's environmental assessment and any preferred project report	The Proponent's EA and Preferred Project Report are located on the assessment file.
Any advice provided by public authorities on the project	Submissions provided by public authorities on the project for the Minister's consideration are discussed in Section 6 and Appendix C of this report.
Copy of any report of a panel constituted under Section 75G in respect of the project	No statutory independent hearing and assessment panel was undertaken in respect of this project.
Copy of or reference to the provisions of any State Environmental Planning Policy that substantially govern the carrying out of the project	A brief assessment of each relevant State Environmental Planning Policies that substantially governs the carrying out of the project.
Except in the case of a critical infrastructure project – a copy of or reference to the provisions of any environmental planning instrument that would (but for this Part) substantially govern the carrying out of the project and that have been taken into consideration in the environmental assessment of the project under this Division	EPIs relevant to this application are discussed in Appendix D of this report.
Any environmental assessment undertaken by the Director General or other matter the Director General considers appropriate.	The environmental assessment of the project is this report in its entirety. All environmental impacts associated with this proposal have been assessed within this report.
A statement relating to compliance with the environmental assessment requirements under this Division with respect to the project.	The EA and subsequent submissions by the proponent forms the basis for consideration of the environmental impacts associated with the development. The Department is satisfied that the project complies with the environmental assessment requirements issued on 5 March 2008.
Clause 8B criteria	Response
An assessment of the environmental impact of the project	An assessment of the environmental impact of the proposal is discussed in sections 4 and 5 of this report.
Any aspect of the public interest that the Director-General considers relevant to the project	The public interest is discussed in section 5 of this report.
The suitability of the site for the project	The site is considered suitable for the proposed development, based on the approved Concept Plan.

Copies of submissions received by the Director-General in connection with public consultation under section 75H or a summary of the issues raised in those submissions.	A summary of the issues raised in the submissions is provided in section 5 and Appendix C of this report.
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Clause 8B of the Regulation sets out the matters which the Director General must present in his report for environmental assessment and Ministerial consideration. It states that the Director General's report is to include an assessment of the environmental impact of the project, any aspect of the public interest that the Director General considers relevant to the project, the suitability of the site for the project and copies of public submissions received by the Director General. These issues are discussed in this report.

4.6 ENVIRONMENTAL PLANNING INSTRUMENTS

Appendix D sets out the relevant consideration of legislation (including other Acts) and Environmental Planning Instruments (EPIs) as required under Part 3A of the Act. The EPIs relevant to this application are:

- State Environmental Planning Policy (Infrastructure) 2007;
- State Environmental Planning Policy No. 55 (Remediation of Land) (SEPP 55).

5 ASSESSMENT OF ENVIRONMENTAL IMPACTS

Key issues considered in the Department's assessment of the Environmental Assessment include:

- Compliance with the terms of approved Concept Plan;
- Stormwater and wastewater management;
- Flooding;
- Construction traffic and hours;
- Promotion of public transport;
- Construction waste management;
- Statement of Commitments;
- Public interest.

5.1 TERMS OF THE CONCEPT PLAN

The proposed development is generally consistent with the Concept Plan approval, which is attached at **Appendix E**. The height of the roof/plant level in the proposed new CSB is 36.875 AHD, which is 20cm higher than that approved in the Concept Plan, which is considered to be a very minor increase in height and considered to be of negligible impact on the streetscape or amenity.

The Concept Plan approval included a number of requirements that were to be addressed in future application. Requirements relevant to this application are discussed below.

Planning Agreements

The Concept Plan approval required planning agreements to be prepared and executed prior to the lodgement of any subsequent project or development application (excluding the excavation works and structural works up to ground level), or as otherwise determined by the Director General.

The assessment of the Concept Plan identified 2 sets of planning agreements that will need to be prepared for future developments on the site. These relate to works over the rail line corridor, and the new northern link road. As these works are not being considered in the current application, it was not necessary for the agreements to have been prepared and executed prior to lodgement of this application, although a copy of the agreement with RailCorp was provided with the application for information due to the proximity of the works to the rail line.

Staging

The Concept Plan approval required that prior to the lodgement of any subsequent project or development application, the proponent is to develop and implement a staging program to outline implementation of the Concept Plan approval and all related project approvals.

The staging program is to 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 procedure; and
- (e) Likely timing of each of the stages.

A staging plan was submitted with the application, with a revised plan submitted with the PPR to improve clarity of the staging program. The details are considered to be satisfactory.

Future Project and Development Applications

The Concept Plan required Noise and Vibration Impact Statement(s) (NVIC) to be prepared for construction stages, major construction activity and construction compound and submitted with the application for assessment. The NVIS(s) is to be prepared by a recognised acoustic consultant and address proposed construction and operational impacts to ensure there are no significant impact on adjoining land uses and no adverse impacts within the hospital from external sources, particularly rail.

An Acoustic and Vibration Report was prepared by Acoustic Logic (Appendix D) to address this requirement. Noise and construction are also dealt with in the Health and Safety Plan prepared by Bovis Lend Lease (Appendix I). The details and recommendation in the reports are considered to be satisfactory.

5.2 STORMWATER AND WASTEWATER MANAGEMENT

Diversion

Sydney Water requested that it be included in the consultation process with the proponent and Council for the proposed diversion of existing in-ground stormwater drainage system connecting to Sydney Water's stormwater system, as it may result in substantial catchment modification and new physical connections. The proponent's PPR states that the diversion of existing services will be carried out in consultation with the relevant authorities and Council, which is considered to satisfactorily address this issue.

Developer charges

The proponent raised concerns in the PPR about developer charges levied by Sydney Water. The cost, at over \$5 million, was considered by the proponent to be onerous and as a result, the proponent has requested the Minister for Planning make a decision as to whether the charges can be reduced or waived.

Sydney Water has advised the Department that developer charges are set by the Independent Pricing and Regulatory Tribunal, with the Independent Pricing and Regulatory Tribunal Act 1992 specifying the provisions for reduced fees to be sought. The proponent should discuss the issue directly with Sydney Water.

5.3 FLOODING

Council stated in their submission that the site is affected by the Probably Maximum Flood (PMF), which is 10.9 AHD. Under Council's policy, critical services such as hospitals are not permitted in flood prone areas. However, the Council did acknowledge the existing hospital is already below the PMF event level, and made a number of recommendations to be incorporated in the design of the new development. These included habitable areas, mechanical and electrical services to be located above the PMF level, and for an evacuation plan to be prepared with a critical service area of refuge above the PMF level.

The proponent advised in the PPR that although the ground floor of the complex is above the PMF, bio-med engineering and administration functions are located in the basement levels, below the PMF level. To protect these sections from flood inundation, bunding at or above RL 10.9 has been proposed at all entrances to the basement above the flood levels. The proponent also advised that all basement structures have been designed to be flood compatible. A revised Operational Management Plan will also be provided. The potential inundation issue is considered to be satisfactorily addressed.

The Civil Engineering Design Report (Appendix F of the EA) states that the effects of the design on flooding in the catchment, including loss of flood storage and changes to flood velocities in the catchment, and subsequent measures to compensate for these impacts, will be considered. As the report does not specify when these studies will be carried out, a condition has been recommended that these investigations, and any changes to the design or additional works required to compensate for the impact, be completed prior to commencement of works.

5.4 CONSTRUCTION TRAFFIC

Concerns were raised by Council regarding traffic management during the construction phase of the development. Council requested that construction traffic should not use sections of Forbes, Campbell and Bigge Streets during school peak times of 8:30am – 9:30am and 2:30pm – 3:30pm due to potential conflicts with school and pedestrian traffic.

The proponent stated in the PPR that limiting construction traffic on roads, in particular Forbes Street, during the hours proposed by Council would constrain construction timeframes and increase the cost of the hospital development. The proponent has stated they have consulted with the schools and implemented traffic management measures as contained in the Traffic, Parking Management and Vehicle Movement Plan within Appendix I of the EA. Measures proposed include limiting the speed of construction delivery vehicles to 40km/hour on Forbes and Bigge Streets, and avoiding local roads. The Neighbourhood Participation

Management Plan also details public consultation proposed that will be undertaken to advise the local community of the construction works. A condition has been recommended to ensure the public consultation includes schools in the vicinity of the site. This issue is considered to be satisfactorily addressed.

Council also requested that a location be provided for vehicles of construction workers. The proponent states that there will be no specified area for car parking for construction workers, due to the restricted space on the site. The site is well serviced by public transport, and the proponent states in the PPR that they will be encouraging subcontractors to use public transport and/or arrange minibus transport to the site. A condition is recommended for the Traffic, Parking Management and Vehicle Movement Plan to be amended to include these details. In addition, issues relating to car parking on the site are being addressed under project application MP 08_0062 Infrastructure and Ancillary Hospital Works currently under assessment by the Department. This issue is considered to be satisfactorily addressed at this stage.

In regards to staff, patient and visitor parking, the project application only proposes parking in the basement of the Clinical Services Complex, providing a total of 297 spaces. The remainder of parking for the hospital site (approximately 2000 spaces) is being considered under project application MP 08_0062 for infrastructure and ancillary hospital works, currently under assessment by the Department.

5.5 CONSTRUCTION HOURS

Construction hours are proposed as follows:

Days	Approved (Concept Plan)	Proposed Hours	Recommended hours
Mondays to Fridays	7:00am to 6:00pm	6:00am to 6:00pm	7:00am to 7:00pm
Saturdays	8:00am to 1:00pm	6:00am to 3:00pm	8:00am to 5:00pm
Sundays and Public Holidays	No work	No work	No work

The proposed additional hours of construction each day are supported as it will ensure the project is completed earlier, however to minimise any potential amenity impacts, it is recommended that construction commence at later times each day. A condition has been recommended accordingly.

5.6 PROMOTION OF PUBLIC TRANSPORT

The Ministry of Transport raised concerns that there was an inadequate assessment of the proposal's impact of public transport in the EA, and that a workplace travel plan to promote non car travel should be prepared.

Traffic, access and public transport impacts were considered in the assessment of the Concept Plan. The proponent's commitments to improving public transport and non car travel included the upgrading of the existing pedestrian link along College and Moore Street to the public transport interchange at Liverpool Rail Station, promotion of alternative forms of transport including increased use of rail, bus, transit-way services, car pooling and cycling, and introduction of a work place travel plan (i.e. TravelSmart incentive program). A condition is recommended for the work place travel plan for the Clinical Services Complex to be prepared prior to occupation of the complex.

5.7 CONSTRUCTION WASTE MANAGEMENT

Concerns were raised by both DECC and Council regarding hazardous waste, including asbestos and lead in buildings to be demolished. DECC provided conditions dealing with asbestos, which will be included in the recommended conditions of approval. It is noted that demolition of buildings in the footprint of the new CSB was granted in the Project approval as Stage 1 works. However as there are some demolition works proposed in the current application, the condition is recommended in the approval.

5.8 STATEMENT OF COMMITMENTS

The Statement of Commitments that were submitted with the application are located at **Appendix B**. The key issues identified are:

- Construction of buildings in accordance with the Premiers memorandum No. 2003-2 High Environmental Performance for Buildings and the requirements of the Environmental Performance Guide for Buildings
- Continued liaison with the local community
- Other relevant commitments that were agreed in the Concept Plan approval including demolition, construction, traffic and access, heritage, services, acoustic and vibration, and vegetation.

The Statement of Commitments is considered to be reasonable for this application.

5.9 PUBLIC INTEREST

The public interest can be satisfied on the basis that the proposed develop will facilitate the provision of a greater range of hospital services and meet the needs of the growing population of south-western Sydney. The declaration of the project as a critical infrastructure project highlights the strategic need of the proposal to the wider community and the social and economic benefits that delivery of the project will secure.

6 CONSULTATION AND ISSUES RAISED

6.1 PUBLIC EXHIBITION DETAILS

The EA was publicly exhibited from 3 September 2008 until 3 October 2008 for a period of 31 days and was published in the Liverpool Leader and Sydney Morning Herald. Copies of the EA were made available on the Department of Planning's website, and at Liverpool City Council offices and the Department of Planning's offices in Sydney during the exhibition period.

6.2 AGENCY SUBMISSIONS

The Department received **4 submissions** from Government agencies in response to the public exhibition of the project. The following issues were raised:

Agency	Issues Raised
Liverpool City Council	<ul style="list-style-type: none"> All construction traffic should use the proposed northern access road when it is completed. Construction traffic should not use certain roads between 8:30am and 9:30am and 2:30pm and 3:30 pm on school days, due to school and pedestrian traffic. An area should be provided for car parking for construction workers. Flood management measures should be put in place for parts of the development below the PMF flood level Disposal of waste, including hazardous waste.
Sydney Water	<ul style="list-style-type: none"> Sydney Water should be involved in consultation for diversion of stormwater drainage (along with Council). Trade waste requirements to be met. New stormwater connections needed, along with developer charges. Extension of childcare centre not supported due to buffer zone of Sewerage Treatment Plant.
Ministry of Transport	<ul style="list-style-type: none"> Insufficient assessment of implications for public transport. A workplace travel plan should be prepared.
Department of Environment and Climate Change	<ul style="list-style-type: none"> Asbestos waste will be generated, and a condition recommended.

A summary of the response to these issues is located at **Appendix C**, as well as a discussion of the major issues in sections 5 and 6 of this report.

6.3 PUBLIC SUBMISSIONS

No submissions were received from public regarding the proposed development.

7 CONCLUSION

The Department has assessed the EA and considered the submissions in response to the proposal. The key issues relating to the proposed Clinical Services Complex are compliance with the terms of the Concept Plan approval, stormwater and wastewater management, flooding, traffic and waste.

The Department has considered these issues and a number of conditions are recommended to ensure the satisfactory addressing of these issues.

On these grounds, the Department considers the site to be suitable for the proposed development and that the proposal is in the public interest as the hospital development will provide greater range of hospital services and meet the needs of the growing population of south-western Sydney. Consequently, the Department recommends that proposed Stage 2 buildings works for a new Clinical Services Complex be approved, subject to conditions.

8 RECOMMENDATION

It is recommended that the Minister:

- (A) **consider** the findings and recommendations of this report; and
- (B) **approve** the proposal under section 75J(1) of the NSW *Environmental Planning and Assessment Act, 1979*, subject to conditions, and **sign** the Determination of the Major Project (**Tag A**).

Prepared by:

Endorsed by:

Michelle Cramsie
Senior Planner
Strategic Assessments

Simon Bennett
Team Leader
Strategic Assessments

Michael File
Director
Strategic Assessments

Jason Perica
Executive Director
Strategic Sites and Urban Renewal

APPENDIX A. RECOMMENDED CONDITIONS OF CONSENT

APPENDIX B. STATEMENT OF COMMITMENTS

APPENDIX C. SUMMARY OF SUBMISSIONS

APPENDIX D. ENVIRONMENTAL ASSESSMENT

APPENDIX E. CONCEPT PLAN APPROVAL
