

Addendum to Section 75W Modification to MP08_0062 Liverpool Hospital Childcare Centre

Introduction

A Section 75 Modification was submitted by Health Infrastructure to the Department of Planning and Infrastructure in June 2011 to allow an amended design of the Childcare Centre on the Liverpool Hospital site from that approved in April 2009. The purpose of this letter is to provide further detail on the changes proposed and an assessment of the modifications in terms of the original Director General's Requirements (DGRs) as they apply.

Description of Modification

The modification is primarily designed to improve the design of the Childcare Centre, particularly in respect to the carpark and the environment. The key changes are:

- Creates a boundary buffer at the edge adjacent to the future multistorey carpark.
- Allows for ease of expansion in the future by pushing the modified building forms to its edges, meaning the approved plan of demolition to the human resources building can still occur.
- Allows for ease of staging during construction works through physical separation of pavillions
- Provides greater sustainability through retention of a building, the use of the north eastern boundary of the proposed building as an acoustic wall and visual buffer between the centre and the carpark, reducing the need for further structures and also integrates a landscaping design that allows onsite irrigation from rainwater tanks connected to the proposed roof.
- The landscaping design reduces the amount of non-permeable surfaces to minimise stormwater run-off by introducing a combination of drought resistant planting and grassed surfaces.

The proposed scheme also has benefits for the centre . in that it allows separation of age groups with the creation of zones for 0-2s, 2-3s and 3-5s through pavillions connected by a covered awning and roof overhang.

In terms of footprint, the modification is relatively similar as shown in the table below.

	Approved Scheme	Modification Proposed
Total site area	1965sqm	2020sqm
Total built area	980sqm	958sqm
Total outdoor area	830sqm	1062sqm

The flood level set by Liverpool Council is an RL of 9.3m. The proposed modification has heights at RL 10.18, RL10.00 and RL 9.75 so is therefore well above the minimum of RL 9.3.

Assessment Requirements

A copy of the DGRs is attached to this letter and an assessment of the issues that apply is provided below:

Urban design, height, bulk and scale of all buildings;

There is no significant impact in terms of bulk and scale of the buildings and the building maintains the single storey height profile. The pavilion style of the building decreases the bulk of the centre and allows for physical separation of the age-groups as required by the *Children's Services Regulation 2004*. The

outdoor play space provided in the modified design is increased by 232sqm which will be beneficial to the children cared for in the facility.

External materials and finishes, including a sample board

The materials proposed are based on a lightweight construction and uses timber and weatherboard panelling, *colourbond custom orb* roof sheeting and rendering of existing brickwork. A masonry wall is constructed along the north eastern boundary

Child care centre design to meet relevant legislative requirements including the Children's Services Regulations 2004;

The modified design does not impact on the compliance with the requirements of the *Children's Services Regulations 2004* as noted in Appendix J of the original application.

Address the visual impact, privacy and overshadowing of the development on adjoining properties.

There are no impacts on privacy and overshadowing as a result of the modification and visual impacts are minimised by the pavilion style structure.

Flooding, drainage and stormwater management issues

The modified design does not impact on these issues and in fact introduces a more natural approach to drainage and stormwater management with rainwater tanks and increased pervious surfaces. Compliance with the flood heights identified by Council is maintained.

Conclusion

The proposed modification in design provides a more sensitive and responsive outcome than that previously approved with no detrimental impacts. On that basis, we seek approval of the following modifications to Determination 08_0062:

Modify Condition A2 to read...

Environmental Assessment Report for Liverpool Hospital Redevelopment Stage 2 Infrastructure and Ancillary Hospital Works (including Appendices A-R) prepared by LFA (Pacific) Pty Ltd and dated October 2008 except as modified by the Application for Modification prepared by Woodhead Architects and the Drawings Prepared by Woodhead Architects and all dated 26 July 2011 below:

Drawing A0001 (B)	Drawing A4000 (B)	Drawing A7200 (E)
Drawing A1001 (B)	Drawing A4002 (B)	Drawing A7201 (E)
Drawing A1003 (E)	Drawing A4100 (B)	Drawing A7202 (E)
Drawing A2001 (B)	Drawing A4101 (B)	Drawing A7300 (E)
Drawing A2003 (B)	Drawing A7001 (D)	Drawing A7301 (D)
Drawing A2001 (B)	Drawing A7002 (D)	Drawing A7302 (C)
Drawing A2004	Drawing A7003 (D)	
Drawing A2100 (B)	Drawing A7010 (D)	
Drawing A3001 (B)	Drawing A7011 (D)	

Supplementary Car parking Data Prepared by LFA (Pacific) Pty Ltd and dated December 2008 Stage 2 Infrastructure and Ancillary Hospital Works – Preferred Project Report prepared by LFA (Pacific) Pty Ltd dated February 2009 and Addendum dated March 2009 except as modified by this approval.