

DEPARTMENT OF PLANNING & INFRASTRUCTURE

Development Assessment and Systems Performance

**SUBJECT: LIVERPOOL HOSPITAL REDEVELOPMENT, MODIFICATION TO
INFRASTRUCTURE AND ANCILARY WORKS PROJECT APPROVAL, REVISED
DESIGN OF CHILD CARE CENTRE (MP08_0062 MOD 2)**

1. PURPOSE

To determine a request to modify the Infrastructure and Ancillary Works Project Approval (MP08_0062) to allow for the revised design of a child care centre at Liverpool Hospital, Liverpool.

2. BACKGROUND

2.1. The Site

The site is located in the Liverpool Local Government Area (LGA) within the Liverpool Hospital Campus and is legally described as Lot 5 in DP 1133264. The Liverpool Hospital Campus comprises a single allotment which is divided by the railway line corridor between Liverpool Train Station and Warwick Farm Train Station. The subject site is located on the eastern side of the railway line along Elizabeth Street. The modification location is shown below in Figure 1 and a photo of the existing Child Care Centre is shown below in Figure 2.

Figure 1: Modification Location



Figure 2: Looking towards the east of the existing Child Care Centre.



2.2. Liverpool Hospital Redevelopment Approval History

2.2.1. Critical Infrastructure and Transitional Provisions

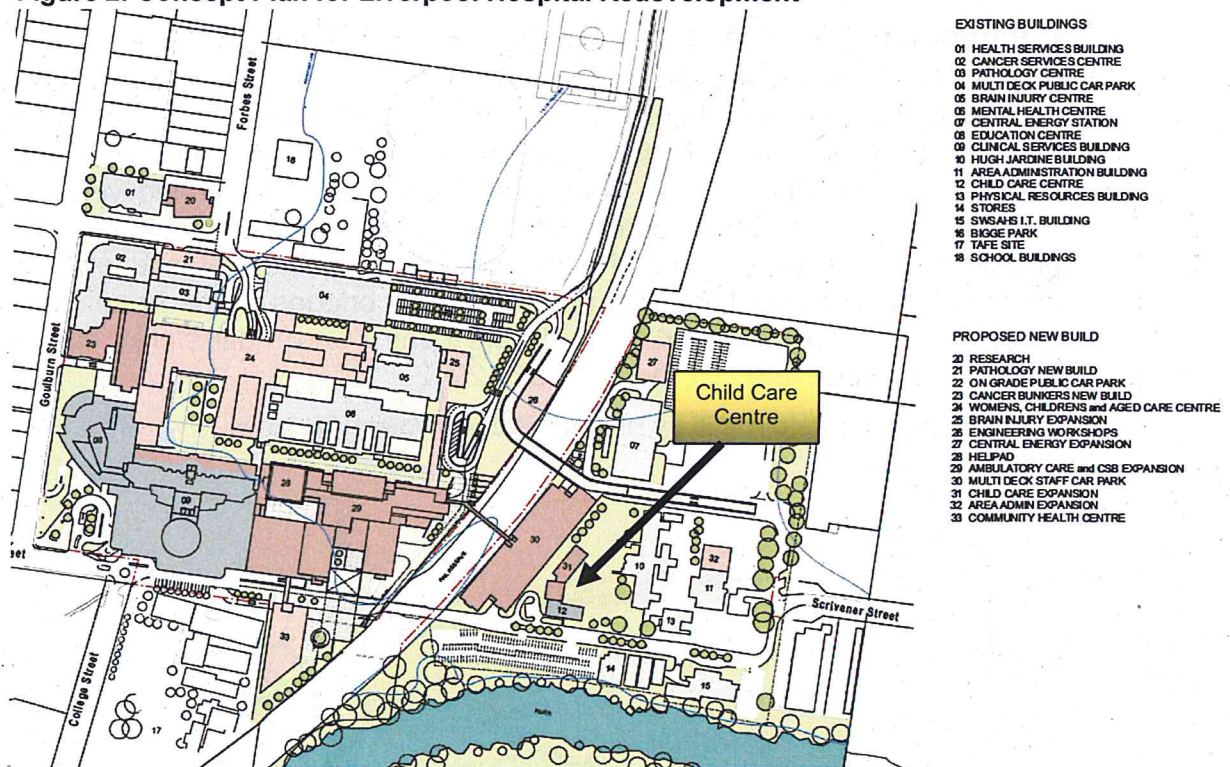
On 6 April 2006, pursuant to Clause 6 of State Environmental Planning Policy (Major Development) 2005 (MD SEPP), the then Minister for Planning formed the opinion that the proposed Concept Plan and concurrent Stage 1 Project Application for the Redevelopment of Liverpool Hospital constituted a Major Project, and authorised the submission of a Concept Plan. Subsequently, on 29 September 2006, the then Minister for Planning declared the redevelopment of Liverpool Hospital to be a critical infrastructure project pursuant to Section 75C of the *Environmental Planning and Assessment Act 1979* (EP&A Act) having satisfied himself that the project is considered to be essential for the State for social reasons. "Liverpool Hospital Redevelopment Site" was listed in Clause 3 of Schedule 5 (now repealed) of the State Environmental Planning Policy (Major Development) 2005.

Although the relevant sections of the MD SEPP and Part 3A have been repealed, the development is a transitional project under the Savings and Transitional provisions of the E&A Act. In accordance with clause 3 of Schedule 6A of the EP&A Act, section 75W of the Act as in force immediately before its repeal on 1 October 2011 and as modified by Schedule 6A, continues to apply to transitional Part 3A projects. The ability to modify transitional Part 3A projects under s75W therefore remains in force.

2.2.2. Concept Plan (MP06_0166)

On 2 February 2007, the (then) Minister for Planning approved the Concept Plan (MP06_0166) for the redevelopment and expansion of the Liverpool Hospital (see Figure 2).

Figure 2: Concept Plan for Liverpool Hospital Redevelopment



The Concept Plan incorporates the following elements:

- Land use distribution across the site;
- New hospital building footprints and heights between 4 to 8 storeys across the site;
- Expanded research and educational facilities;
- Provision of accommodation for students, nursing and medical staff, and patient relatives;
- Child care centre expansion;
- Vehicular and pedestrian access and car parking;
- Landscaping; and
- Early site preparation works.

The Concept Plan included provision for an additional 330 beds across the hospital campus to a total of 940 beds. Additionally, the Concept Plan included provision of an additional 894 car parking spaces across the hospital campus to a total of 2400.

2.2.3. Stage 1 Project Application (MP06_0166)

In addition to the Concept Plan, a concurrent Stage 1 Project Application was approved on 2 February 2007 for demolition, remediation works, service diversions, archaeological assessment, excavation and structural works.

2.2.4. Stage 2 Project Application – Clinical Services Complex (MP08_0036)

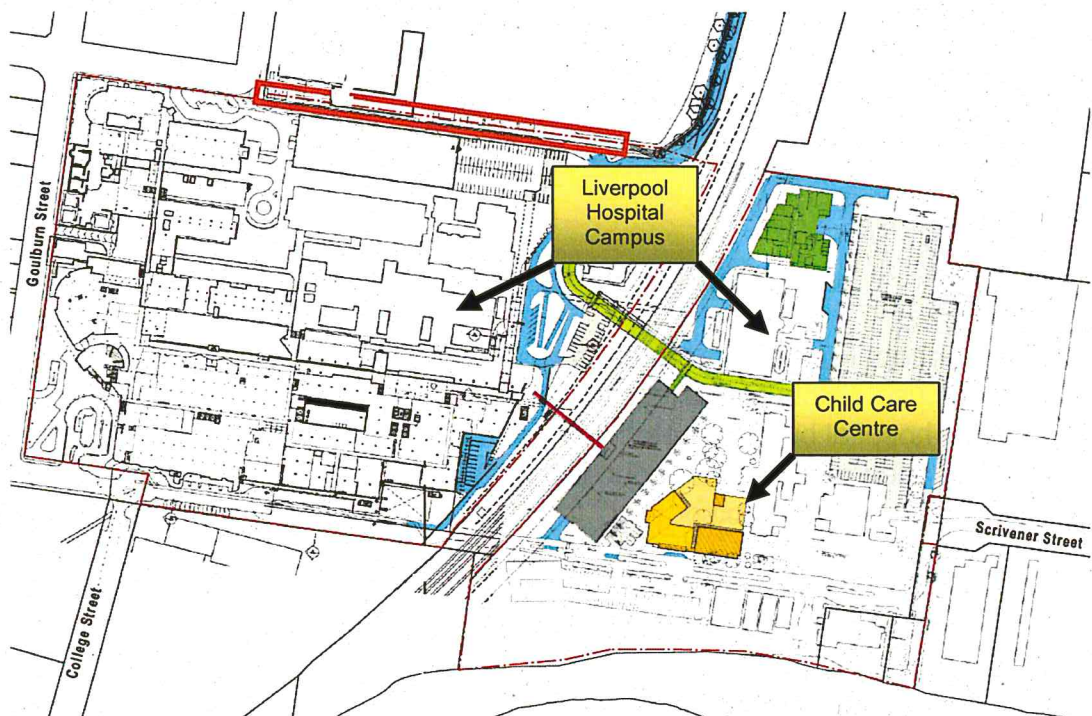
On 18 December 2008, the (then) Minister for Planning approved the Project Application for Stage 2 Building Works for a new Clinical Services Complex (MP08_0036).

The Project Approval included expanding and refurbishing the existing Clinical Services Building, construction of a new Clinical Services Building, and ancillary stormwater and landscaping works. The construction of the New Clinical Services Building has been completed, and the expanding and refurbishing of the existing Clinical Services Building is anticipated to be completed by early to middle of 2012.

2.2.5. Infrastructure and Ancillary Hospital Works (MP08_0062)

On 15 April 2009, the (then) Minister for Planning approved the Project Application for Infrastructure and Ancillary Hospital Works (MP08_0062). The application included construction of a multi storey car park on the eastern campus, at grade car park on the western and eastern campuses, pedestrian bridge and vehicle bridge over the rail corridor, child care centre expansion on the eastern campus, engineering services building on the eastern campus, internal and external road works, and landscaping. The internal roads and bridges have been completed, however, the external road works, child care centre and multi storey car park are anticipated to be completed by the middle of 2012.

Figure 3: Infrastructure and Ancillary Hospital Works Project Approval



2.2.6. Ingham Health Research Institute (MP10_0055)

On 11 November 2010, the former Minister for Planning approved the Project Application for the Ingham Health Research Institute (MP10_0055). The application included the construction of a 5 Storey medical research building. The building works are anticipated to be completed by early to middle of 2012.

2.2.7. Infrastructure and Ancillary Hospital Works Modification 1 (MP08_0062 MOD 1)

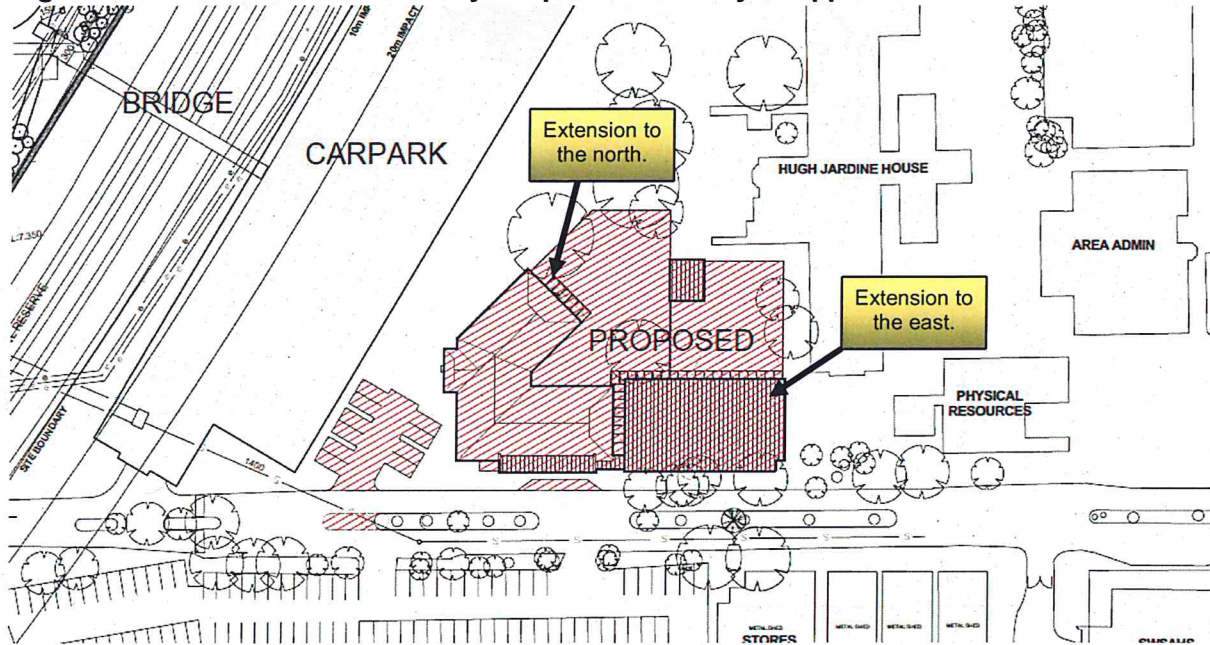
On 24 December 2010, under delegated authority, the Director of the former Government Lands and Social Projects Branch of the former Department of Planning approved a request to modify the Infrastructure and Ancillary Hospital Works Project Application (MP08_0062 MOD 1). The modification comprised a

change in the location of intersection works which connect the hospital campus to the Hume Hwy.

3. PROPOSED MODIFICATION

The Infrastructure and Ancillary Works Project Approval (MP08_0062) provided for the construction of building extensions to the east and north of the existing child care centre on the eastern hospital campus. The approval provided for an increase in GFA from 573m² to 1097m², an increase in the capacity of the child care centre from 52 to 88 children, and an increase in pick-up and drop-off car parking spaces from 4 spaces to 10 spaces on the western side of the child care centre. The approved works to the child care centre are illustrated below in Figure 4.

Figure 4: Infrastructure and Ancillary Hospital Works Project Approval

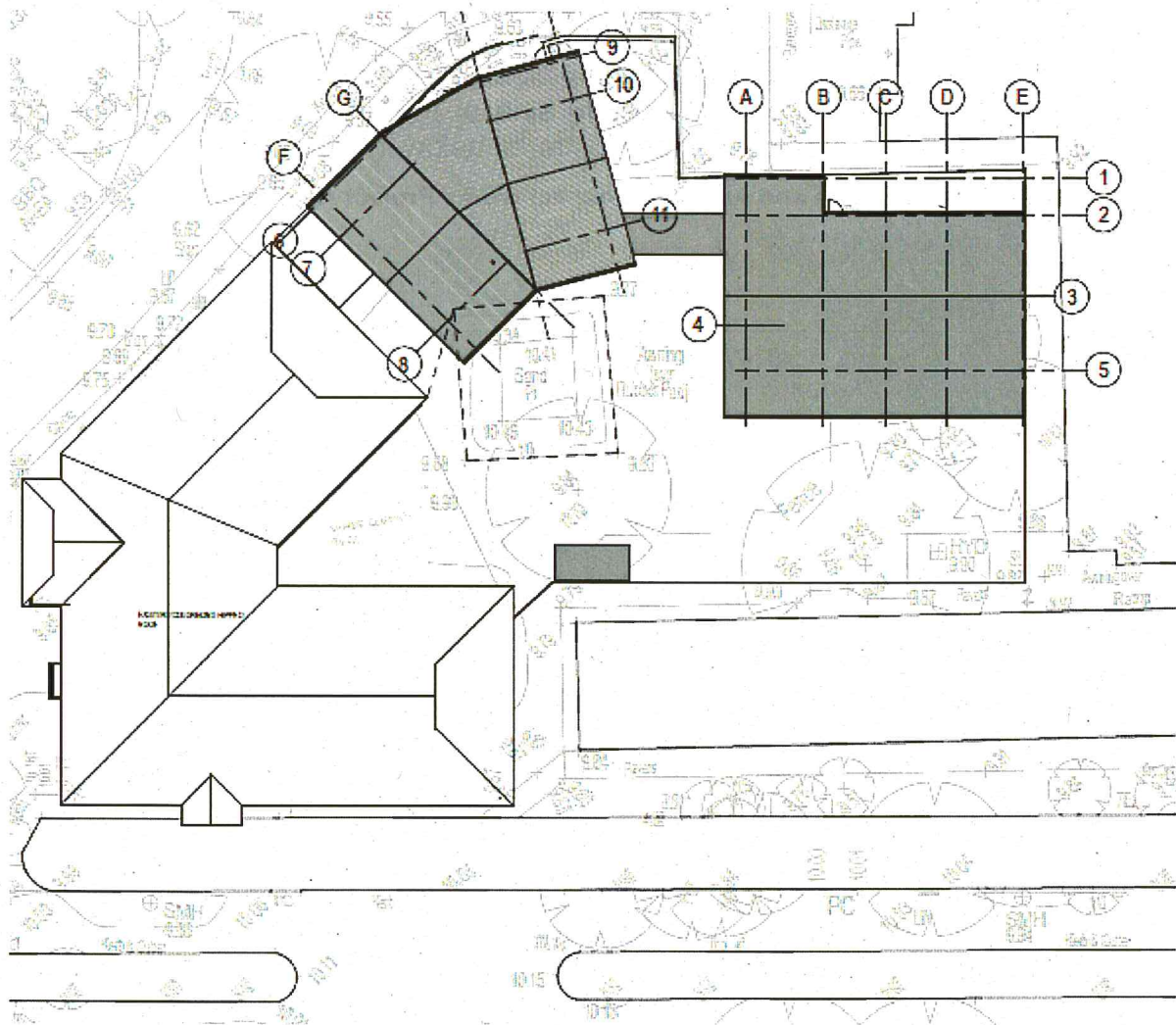


The proposed modification comprises amendments to the design of the child care centre in the Infrastructure and Ancillary Works Project Approval (MP08_0062 MOD 2). The proposed modifications include:

- Construction of two additional separate child care centre buildings to the north and north east of the existing child care centre;
- Deletion of the approved extension of the child care centre over the site of the existing human resource building;
- Retention of the existing human resource building to the east of the child care centre.
- Construction of a masonry wall along the north eastern boundary of the child care centre to form an acoustic and visual barrier between the child care centre and a future multistorey car park which was approved under the Infrastructure and Ancillary Works Project Approval (MP08_0062);
- Reconfiguration of the approved 10 pick-up / drop-off car spaces;
- Minor increase in the site coverage of the child care centre from 1,965 m² to 2,020 m², with a decrease in the total built area from 980 m² to 958 m²; and
- Increase in the total outdoor area of the child care centre from 830 m² to 1062 m².

The proposed design amendments have resulted from a need to separate age groups within the child care centre and to respond to the potential noise and visual impacts from the nearby multi-storey car park. The proposed modification is generally consistent with the Concept Plan for Liverpool Hospital (MP06_0166). The proposed modified child care centre layout is illustrated in Figure 5, over.

Figure 5: Proposed modified child care centre layout.



4. CONSULTATION

In accordance with clause 8G of the EP&A Regulation, the modification request was made available on the Department's website for 14 days. Due to the minor nature of the proposed modification, the modification request was not exhibited by any other means. No public submissions were received on the modification request.

The modification was also referred to Liverpool City Council for comment, however council did not provide a submission.

5. MODIFICATION OF THE MINISTERS APPROVAL

Section 75W(2) of the Act provides that a proponent may request the Minister to modify the Minister's approval of a project. The Minister's approval of a modification is not required if the approval of the project as modified would be consistent with the original approval. As the proposed modification seeks to amend conditions and is

not consistent with the approved project, the modification will require the Minister's (or his delegate's) approval.

7. DELEGATED AUTHORITY

On 1 October 2011, the Minister delegated his powers and functions under Section 75W of the EP&A Act to Directors in the Major Projects Assessment Division in cases where:

- (a) the relevant local council has not made an objection, and
- (b) a political disclosure statement has not been made, and
- (c) there are less than 10 public submissions in the nature of objections.

Liverpool City Council has not objected to the proposed modification, a political disclosure statement has not been made in relation to the proposed modification application and no public submissions have been received. The Director, Metropolitan and Regional Projects North can therefore determine the modification under delegated authority.

8. ASSESSMENT

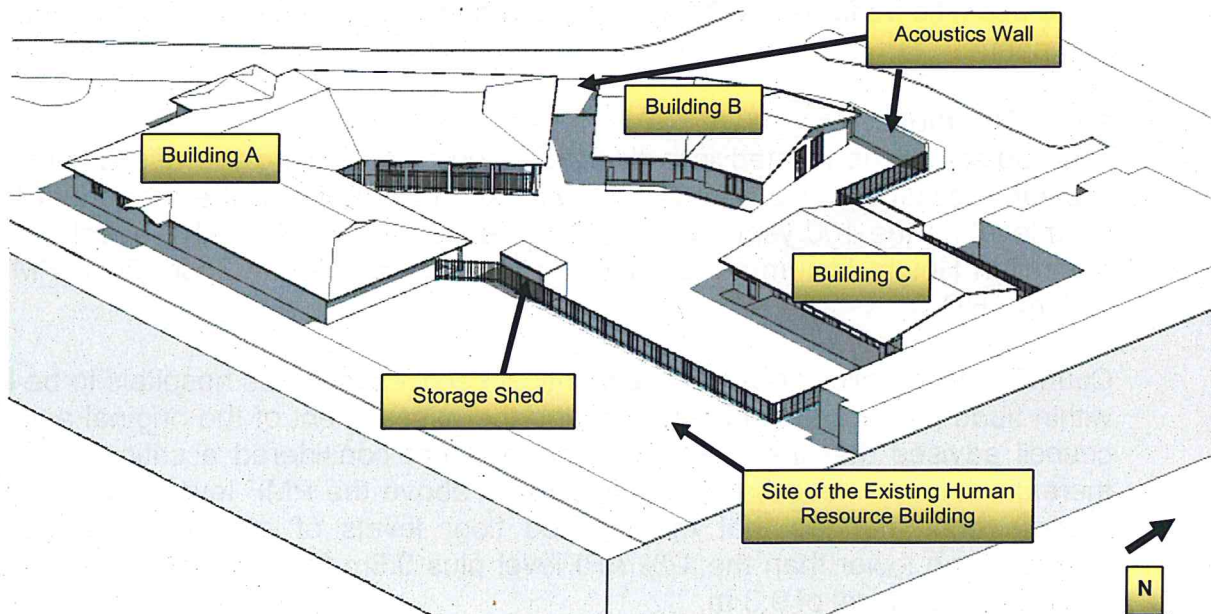
The Department considers the key issues for the proposed modification to be:

- built form
- flooding
- car parking
- proximity of the child care centre to sewerage treatment plant
- tree removal

8.1. Built Form

The modification application proposes construction of two separate single storey child care centre buildings to the north (Building B) and north east (Building C) of the existing child care centre (Building A), and construction of a storage shed to the north-east of Building A. Additionally, the proposed modification includes refurbishment works to Building A. The proposed modified layout of the child care centre is illustrated below in Figure 6.

Figure 6: Proposed modified child care centre.



The proposed modification will result in a total built area for the child care centre of 958 m², which represents a reduction of 22 m² from that which was originally approved.

The additional buildings B and C proposed in the modification are generally consistent in building height with Building A, which is 4.8m. Building B has a height of 4.5 m and building C has a height of 5 m.

In addition to the proposed changes to the layout and building area, the modification seeks to exclude the area of the existing human resource building and to extend the northern and north-eastern boundaries of the child care centre. The proposed boundary changes result in an increase in site coverage from 1965 m² to 2020 m².

The modification also comprises refurbishment works to Building A, including rendering of the existing external brick walls, and changes to the internal building layout. The materials and finishes proposed for Buildings B and C are similar to that of the original approved building extensions, and comprise a mix of timber and weather board panelling with colour bond roofing. The modification also includes the demolition of the existing boundary fence and shade structures in the child care centre and construction of a new boundary fence.

The proponent has identified that the changes proposed to the layout of the child care centre are required as a consequence of the multi-storey hospital car park to be constructed immediately to the west of the child care centre, which was also approved as part of the Infrastructure and Ancillary Works project approval (MP08_0062). The modified layout has located Building B along the north-western child care centre boundary, and an acoustic wall is proposed to be constructed between Building A and Building B and to the north-east of building B. The proposed layout changes and acoustic walls are intended to create an acoustic and visual buffer between the open play areas of the child care centre and the multi-storey car park.

The department considers that the additional single storey buildings proposed in the modification are consistent in form and scale with the existing child care centre, and will not be visually obtrusive when viewed from the street. Additionally, the department considers that the proposed changes in the layout of the child care centre and addition of the acoustic buffer wall will improve the amenity of the open play areas of the child care centre.

8.2. Flooding

The subject site is located in a flood affected area. During the assessment of the original application, Liverpool City Council (council) advised the proponent that the flood level for the 100 year Average Recurrence Interval (1 % ARI) event was 8.8 m Australian Height Datum (AHD) and the probable maximum flood level (PMF) was 10.9 m AHD.

Council's flood policy does not allow critical services, such as hospitals to be located within flood prone areas, however during the assessment of the original application, council advised that the child care centre is not considered a critical service and therefore it is not necessarily required to be above the PMF level. Notwithstanding, council recommended that the finished floor levels of the childcare extensions should be no lower than the 1 % ARI level plus 0.5m freeboard which resulted in a minimum AHD level of 9.3 m.

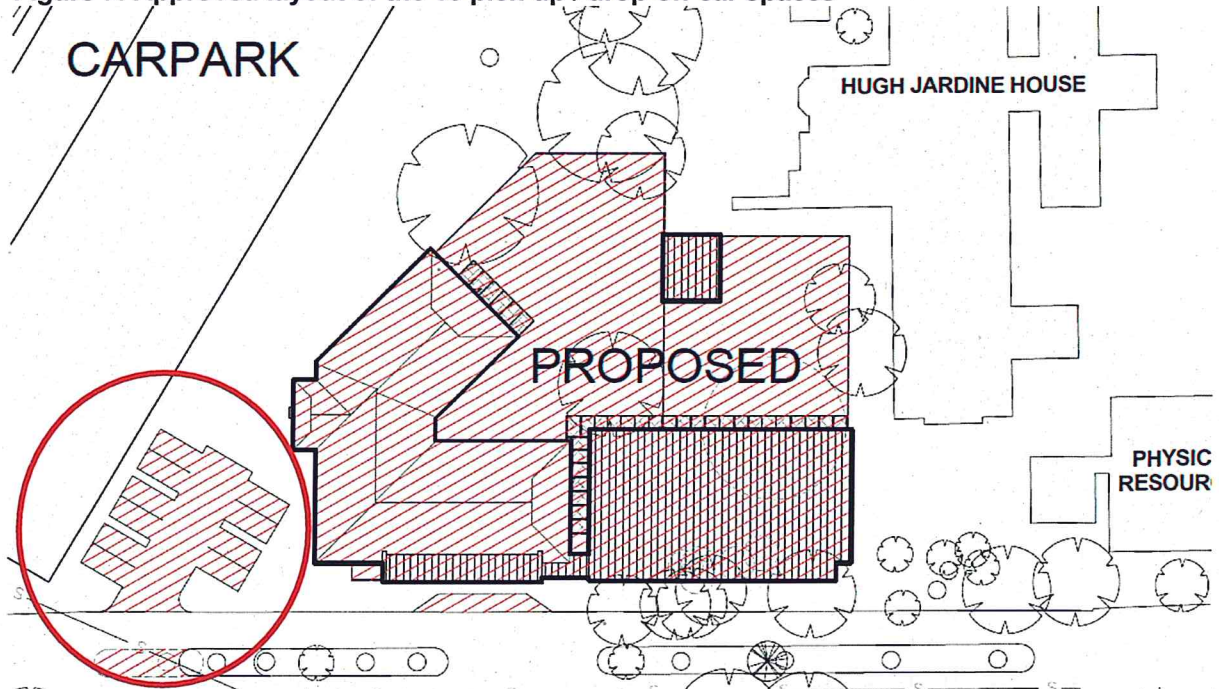
The existing floor level of Building A is RL 10.14 which is above the 1% ARI + 0.5m freeboard, but below the PMF level. The approved extensions to the child care centre comprised a continuation of the existing floor level of building A. Accordingly, the approved development had a finished floor level above council's requirement.

The finished floor levels of the additional buildings proposed in the modification are RL 10.00 for Building B, and RL 9.75 for Building C. Accordingly, the existing child care centre building, and proposed additional child care centre buildings B and C are all above council's minimum AHD level. The department is satisfied that the floor levels of the proposed additional buildings will be above the flood level requirement established by council.

8.3. Car Parking

As part of the original approval, 10 pick-up / drop-off car spaces were to be provided on the western side of the child care centre to replace the existing 4 pick-up / drop-off car spaces. The approved car parking layout is illustrated below in Figure 7.

Figure 7: Approved layout of the 10 pick-up / drop-off car spaces



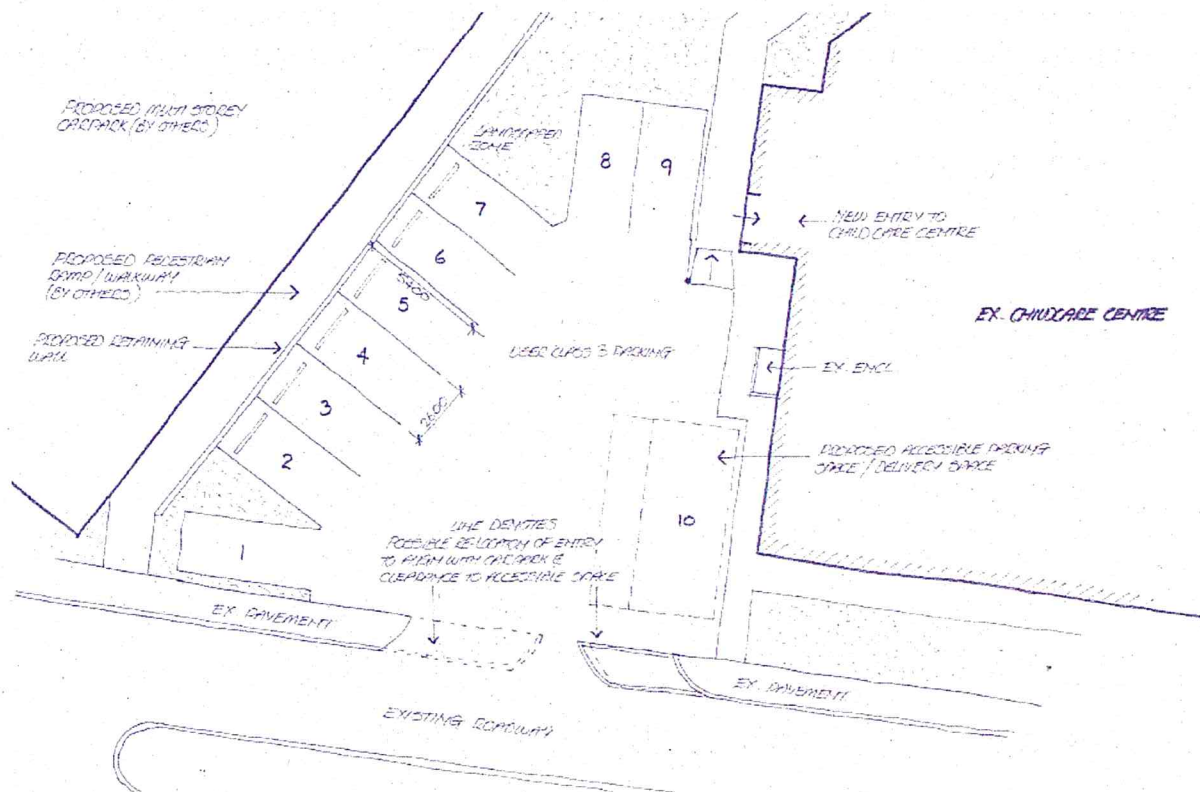
The proposed modification sought to delete the approved 10 pick-up / drop-off car spaces, and retain the existing 4 pick-up / drop-off car spaces. The proponent identified that the demand for pick-up and drop-off facilities at the child care centre is not expected to increase as a result of the increase in capacity of the child care centre given the availability of car parking provided in proximity to the child care centre. The proponent identified that the approved multi-storey car park, and other increases in at grade car parking across the Liverpool Hospital Campus would encourage the practice of staff finding a park and then walking children to the child care centre, as opposed to using the pick-up / drop-off facilities and then finding a car park.

The department considers that the 10 pick-up / drop-off car spaces which formed part of the original project approval were included to facilitate the increased demand generated by the increased capacity of the child care centre (52 - 88 children). The

department considers that the provision of the approved 10 pick-up / drop-off car spaces were required irrespective of other increases in car parking provisions in the hospital campus, such as the multi-storey car park and other at grade improvements. Accordingly, as the increase in capacity of the child care centre under the modification application remains the same as the original approval, the department does not consider that the demand for pick-up / drop-off car spaces has decreased.

In response to the departments concerns, the proponent has provided a revised car parking plan illustrating the provision of 10 pick-up / drop-off car spaces which is illustrated below in Figure 8.

Figure 8: revised car parking plan.



The department considers that the demand for pick-up and drop-off facilities at the that child care centre will not decrease as a result of the modification, and accordingly, the department has recommended a condition for the proponent to provide 10 pick-up and drop-off car parking spaces at the child care centre in accordance with the revised car parking plan.

8.4. Proximity of the child care centre to the sewerage treatment plant

The Liverpool Sewerage Treatment Plant (STP) is located on Scrivener Street to the east of the existing child care centre site. During the assessment of the original application, Sydney Water objected to the expansion of the child care centre on the basis that it is within the 400 m buffer zone of the STP. In the department's assessment of the original application, it was established that the site of the child care centre is approximately 350 m west of the STP property boundary, however, it was also identified that all buildings and STP facilities, other than a small part of an enclosed building on the north-western portion of the STP site, are located more than 400m from the proposed expanded child care centre.

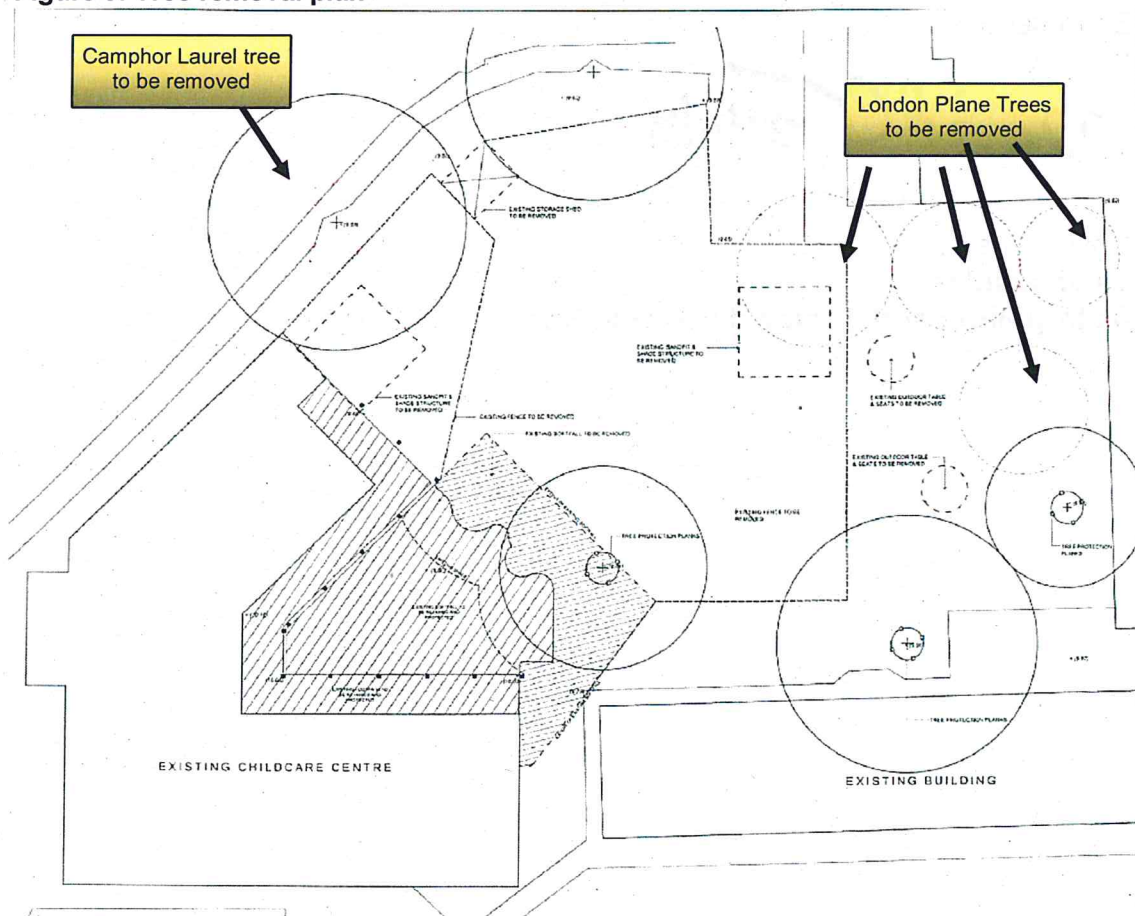
The department concluded that the child care centre would provide an important service for the hospital and given that the expansion of the child care centre would be generally more than 400m from the STP facilities, it was not considered necessary to relocate the centre elsewhere.

The proposed modification includes an extension to the north and north-east of the existing child care centre building. As such, the distance between the child care centre buildings and the western STP property boundary has reduced. However, the distance between the child care centre buildings and the facilities on the STP property remain over 400m, with the exception of a small part of an enclosed building on the north-western portion of the STP site, which is consistent with the intent of the original approval

8.5. Tree removal

As part of the original approval, one tree was to be removed which was located within the footprint of the extension to the east of the existing child care centre building. The proposed modification includes the retention of that tree, however, to facilitate Building B, one Camphor Laurel tree (*Cinnamomum camphora*) is to be removed. The proponent has identified that whilst this tree is in good condition, it is considered a weed species and is an exempt tree under Liverpool Council's Tree Management Policy and does not require approval to be removed. Additionally, to facilitate Building C, four London Plane Trees (*Platanus acerifolia*) are to be removed. The proponent has identified that the four London Plane Trees are approximately less than 10 years old and are not considered significant. Figure 9 below identifies the location and species of trees to be removed.

Figure 9: Tree removal plan



The department notes that the proposed trees are required to be removed as they are located within the proposed building footprints of Buildings B & C. The department considers that the removal of the trees is acceptable given that the trees are not considered significant, and the benefits that the expanded child care centre will have in servicing the needs of the hospital.

9. RECOMMENDATION

It is recommended that the Director, Metropolitan and Regional Projects North as delegate for the Minister for Planning and Infrastructure:

- note the information provided in this briefing;
- approve the modification request, subject to conditions; and
- sign the attached modifying instrument (**Tag A**).

Prepared by:



21/11/11

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