



Planning

***MAJOR PROJECT ASSESSMENT:
Ingham Health Research Institute
Liverpool Local Government Area
(MP10_0055)***



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

October 2010

ABBREVIATIONS

CIV	Capital Investment Value
Department	Department of Planning
DGRs	Director-General's Requirements
Director-General	Director-General of the Department of Planning
EA	Environmental Assessment
EP&A Act	<i>Environmental Planning and Assessment Act 1979</i>
EP&A Regulation	Environmental Planning and Assessment Regulation 2000
EPI	Environmental Planning Instrument
MD SEPP	State Environmental Planning Policy (Major Development) 2005
Minister	Minister for Planning
PAC	Planning Assessment Commission
Part 3A	Part 3A of the <i>Environmental Planning and Assessment Act 1979</i>
PEA	Preliminary Environmental Assessment
PFM	Planning Focus Meeting
PPR	Preferred Project Report
Proponent	Ingham Health Research Institute
RtS	Response to Submissions

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EXECUTIVE SUMMARY

This report is an assessment of a application by Ingham Health Research Institute (the Proponent), seeking approval for the development of the Ingham Health Research Institute (IHRI) within the Liverpool Hospital Campus, pursuant to Part 3A of the *Environmental Planning and Assessment Act 1979* (EP&A Act).

The site has an area of 4760m² and is located on the corner of Campbell Street and Forbes Street, to the north of the main Liverpool Hospital Complex. The site is owned by Sydney South West Area Health Service and is within Liverpool City Council Local Government Area.

The site currently contains the Health Services Building with associated car park, the Drug and Alcohol Services Building and a childcare centre called Rainbow Cottage. The Drug and Alcohol Service Building and Rainbow Cottage are to be demolished to make way for the IHRI, with demolition to be undertaken via *State Environmental Planning Policy (Infrastructure) 2007*.

The Project application seeks approval for the construction of a new 5 storey purpose built research facility containing 5250m² of Gross Floor Area (GFA) in total. The building will comprise a Biological Research Unit and storage areas within the basement of the building. Level 1 of the building will include Reception, Administration and Clinical Trials areas, and Level 2 and 3 will comprise Dry Research Space. Level 4 will comprise Wet Research Space and will have a direct link with a wet research area currently being completed at Level 4 of the adjoining Human Services Building.

The Capital Investment Value (CIV) is **\$39,158,000**, and the proposal will create approximately 250 full time equivalent construction jobs and 152 full time equivalent operational jobs.

The site is zoned SP2 Infrastructure – Health Services Facilities and Education Establishment under *Liverpool Local Environmental Plan 2008*. The proposal is permissible in the zone.

On 2 February 2007, the (then) Minister for Planning approved a Concept Plan MP06_0166 for the redevelopment of Liverpool Hospital which incorporated 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. The site is also the subject of a Critical Infrastructure Declaration made by the (then) Minister on 29 September 2006 and is listed under Clause 3, Schedule 5 of the *State Environmental Planning Policy (Major Development) 2005* (MD SEPP).

The EA was exhibited from 14 July 2010 until 13 August 2010. The Department received two (2) submissions from Public Authorities, which included Transport NSW and Liverpool City Council, and zero (0) submissions from the general public. Issues raised in the submissions include floor space ratio calculations, recommendations of specialist reports, provision of additional safer-by-design measures, and pedestrian and bicycle arrangements.

On 13 September 2010, the proponent submitted a response to submissions and revised Statement of Commitments (SoC). No changes were made to the proposal.

The Department has assessed the merits of the project, and consider that the key issues associated with the project relate to built form, noise and vibration, waste, traffic and transport, environmentally sustainable development, and the public interest. These issues have been assessed in detail and the Department is satisfied that they can be adequately mitigated and managed to ensure a satisfactory level of environmental performance, pursuant to section 75J of the EP&A Act.

The Department is satisfied the site is suitable for the proposed use and that the project will provide significant social and economic benefits for the region, and is consistent with the strategic planning objectives of the NSW State Plan, the Sydney Metropolitan Strategy “City of Cities” and the draft South West Subregional Strategy, as it would:

- Improve survival rates and quality of life for people with potentially fatal or chronic illness through improvements in health care;
- Increase people participating in education and training throughout their life;
- Increase business investment;

- Support emerging clusters of high value health and education activities;
- Build Sydney's knowledge infrastructure;
- Further contribute towards the establishment of Liverpool Hospital as an education and medical hub; and
- Contribute towards the employment capacity target of 98,000 new jobs within the South West Subregion by 2031 through the provision of approximately 150 full time operational jobs.

The Department therefore considers the project in the public interest and the Project Application should be approved, subject to conditions.

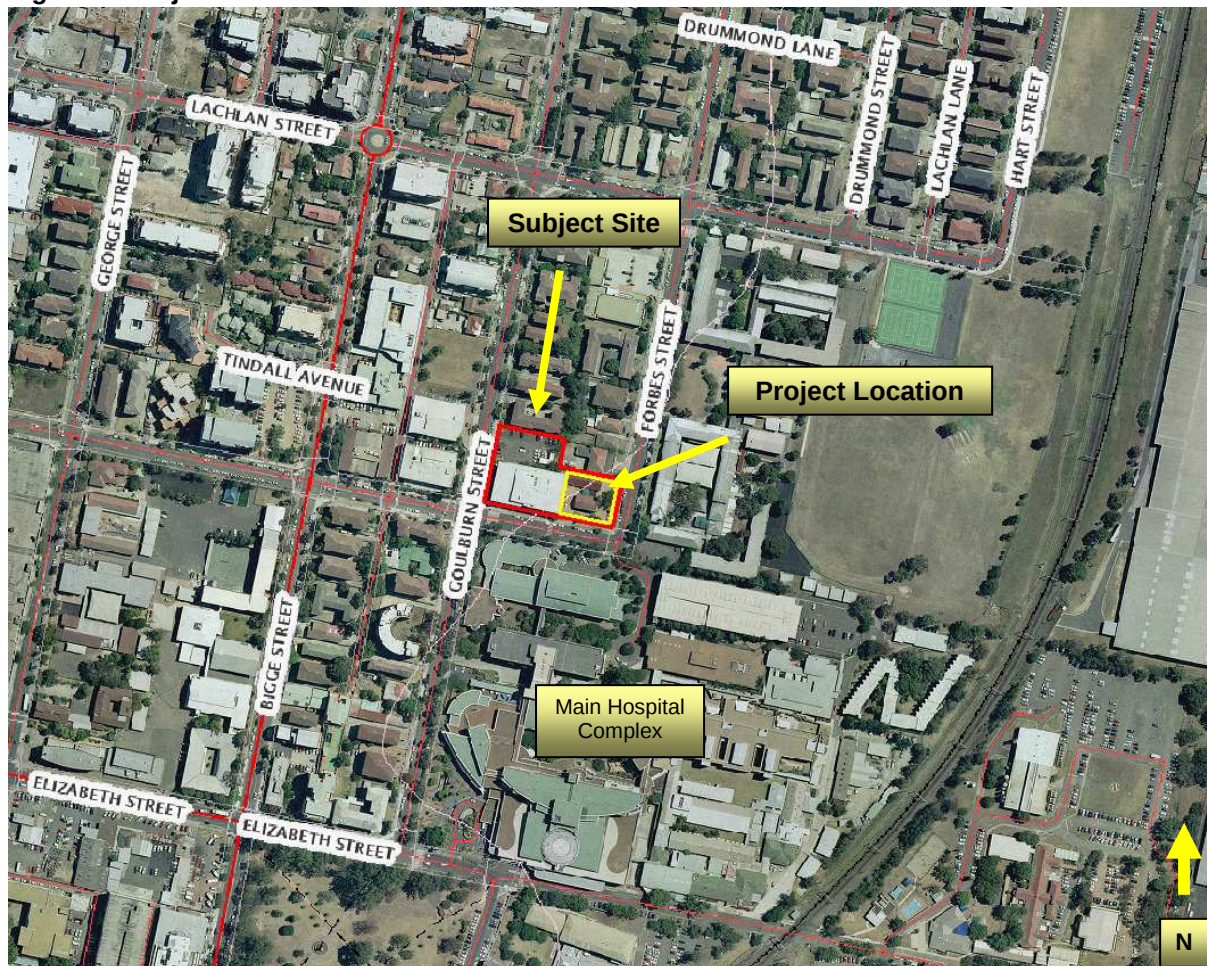
1. BACKGROUND

1.1 The Site

1.1.1 Site Context and Location

The site is located within the Liverpool Health Campus and is legally described as Lot 3 of DP 596770. The site is located to the north of the main hospital complex on the corner of Campbell Street and Forbes Street, and is within the Liverpool Local Government Area (LGA). The project location is shown in Figure 1 below.

Figure 1: Project Location



The locality is serviced by commuter rail and bus services. The site is located between Warwick Farm and Liverpool train stations with approximately a 15 and 20 minute walk to each of the train stations respectively.

1.1.2 Existing Site Features

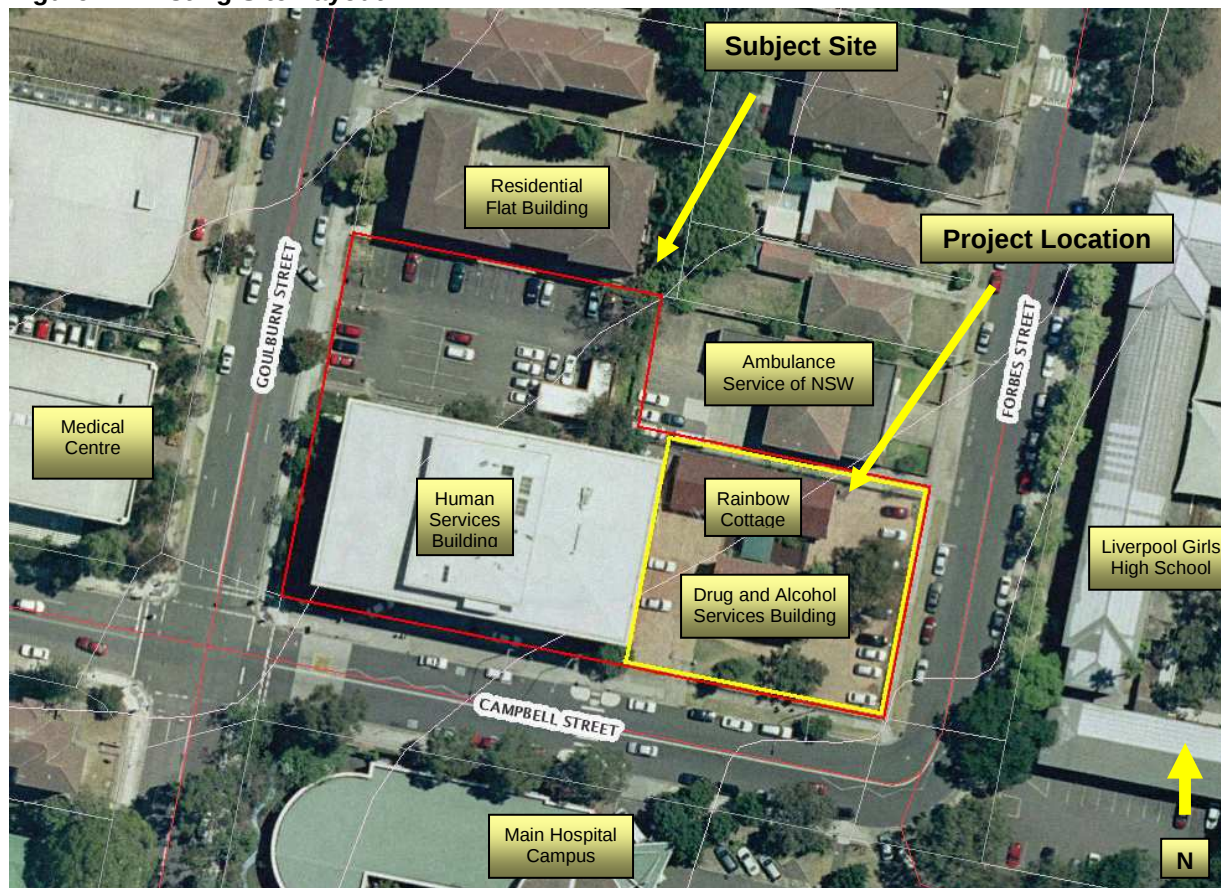
The site comprises a single allotment with an area of approximately 4760m². The site is regular in shape and is relatively flat with a slope of less than 2 degrees towards the south east. The existing buildings contained within the site include the Human Services Building with adjoining car park, Drug and Alcohol Services Building and a childcare centre called Rainbow Cottage. The Health Services Building was constructed in 1992 and is a 4 storey brick building. The Drug and Alcohol Services Building was constructed around 1985 and is a two storey brick structure. The Rainbow Cottage was also constructed around 1985 and is a single storey brick building and is currently in use as a childcare centre.

The proposed project is sited on the eastern side of the allotment where the Drug and Alcohol Services Building and Rainbow Cottage are currently located. The demolition of the Drug and Alcohol Services Building and Rainbow Cottage to allow for the development of the Ingham Health Research

Institute (IHRI) is not part of this project application. The demolition will be undertaken under State Environmental Planning Policy (Infrastructure) 2007.

Additionally, approval is being sought through Liverpool City Council for the removal of six mature trees located within the site. Vehicular access to the site is currently obtained via a driveway off Campbell Street.

Figure 2: Existing Site Layout



1.2 Surrounding Development

The subject site sits within the Liverpool Health Campus and the surrounding development consists of:

- The Main Liverpool Hospital Complex which is located immediately to the south of the subject site beyond Campbell Street;
- A Medical Centre is located to the west of the subject site beyond Goulburn Street;
- The Ambulance Service of NSW is located immediately adjacent to the north;
- To the east beyond Forbes Street is Liverpool Girls High School and the hospital multistorey car park; and
- Other development within the locality comprises a mixture of low and high rise residential including a residential flat development to the north-west, adjacent to the car park.

1.3 Strategic Context

1.3.1 NSW State Plan

The NSW State Plan seeks to achieve improved urban environments and deliver attractive and sustainable development through reductions in greenhouse gas emissions and development in close proximity to existing centres, services and transport. The State Plan aims to improve the design of cities, centres and suburbs and the proposal will achieve this through forming part of the ongoing Liverpool Hospital redevelopment. The proposal would consolidate health, medical and research facilities in a cluster around the existing Liverpool Hospital.

The proposal would contribute to a number of the plan's important priorities and targets, including the following:

- Improved survival rates and quality of life for people with potentially fatal or chronic illness through improvements in health care;
- More people participating in education and training throughout their life; and
- Increased business investment.

1.3.2 Sydney Metropolitan Strategy “City of Cities”

The Sydney Metropolitan strategy, developed to support the continued economic growth of Sydney and enhance its standing as a global city, identifies Liverpool as a regional city. The proposed development of the IHRI will satisfy the Metropolitan Strategy objectives to:

- Support emerging clusters of high value health and education activities;
- Build Sydney knowledge infrastructure; and
- Provide fair access to jobs, services and educational activities.

1.3.3 Draft South West Subregional Strategy

Liverpool Hospital is identified within the Draft South-West Subregional Strategy as the principal referral hospital for Sydney South-West Area Health Service and a major teaching and research hospital for the University of NSW. The proposed IHRI project will further contribute towards the establishment of Liverpool Hospital as an education and medical hub. The proposal will also contribute towards the employment capacity target of 98,000 new jobs within the South West Subregion by 2031 through the provision of approximately 150 full time operational jobs.

2. PROPOSED PROJECT

2.1 Project Description

2.1.1 Building Description

The proposal as described in the Environmental Assessment sought approval for the construction of a new 5 storey purpose built research facility containing 5250m² of Gross Floor Area (GFA) distributed as follows:

Basement Level:

- 760m² of GFA containing:
 - o Biological Research Unit
 - o Storage

Level 1:

- 920m² of GFA containing:
 - o Main entry
 - o “Interaction” space
 - o Seminar rooms
 - o Interview areas
 - o Administration areas
 - o Clinical trial space
 - o Sanitary areas

Level 2:

- 1015m² of GFA containing:
 - o Administration areas
 - o Sanitary facilities
 - o Possible air link over Campbell Street to Clinical Pathology Building and the main Liverpool Hospital Complex (not part of project application scope).

Level 3:

- 1020m² of GFA containing:
 - o Medical Physics area
 - o “Hot Desks”
 - o Work stations
 - o Meeting room
 - o Sanitary facilities

Level 4:

- 970m² of GFA containing:
 - o Laboratories and cool room storage
 - o Administration areas
 - o Link with wet laboratory space within the adjacent Health Services Building

Level 5:

- 565m² of GFA containing:
 - o Wet and Dry Laboratories
 - o Mechanical and hydraulic plant equipment

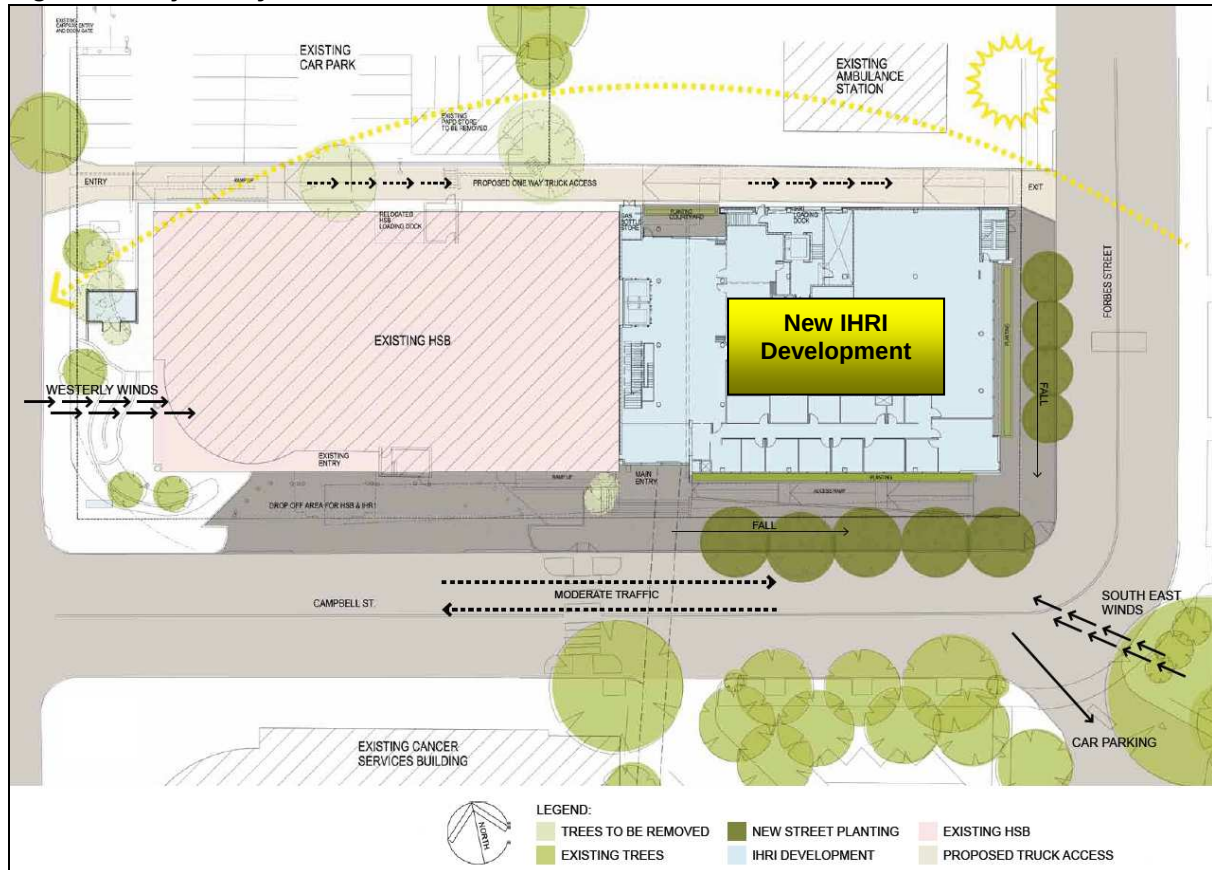
Level 6 (roof):

- Waterproof trafficable membrane
- Solar panelling

The proposal also includes a vehicular access to the site which will be a one-way access off Goulburn and Forbes Street. The access is along the northern boundary of the existing HSB and the proposed IHRI site and will be used for truck access for loading and unloading at the back of the development.

The project layout is shown in Figure 3.

Figure 3: Project Layout



2.1.2 Car Parking

No new parking is proposed as part of the proposal for the IHRI. As part of the approval for the Concept Plan MP06_0116 for the redevelopment of Liverpool Hospital, a large multi-deck car park is being constructed on the eastern side of the hospital campus. The new multi deck car park was approved under the concept plan to service the need of all future expansions of the hospital, inclusive of the IHRI, and will be operational prior to the completion of the IHRI. As a consequence, no new car parking was proposed as part of the project.

2.1.3 Landscaping

Vegetation planting along the southern and eastern street facades is proposed as part of this Project Application.

2.2 Project Need and Justification

The proposed development will result in significant social and health benefits to the broader community through advancements in health care practices, medicines and technologies. The proposed development will contribute towards meeting the employment capacity targets for the south west subregion through the provision of approximately 150 additional full time operational jobs, as well as providing a significant contribution towards the advancement of health research.

2.3 Concept Plan

On 2 February 2007, the (then) Minister for Planning approved a Concept Plan MP06_0166 for the redevelopment of Liverpool Hospital. 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 residential population in the Sydney South West Growth Centre, and population growth forecast under the Government's Metropolitan Strategy.

2.4 Critical Infrastructure

On 29 September 2006, the (then) Minister for Planning declared the proposal for the redevelopment and expansion of the 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 is listed in Clause 3 of Schedule 5 of the State Environmental Planning Policy (Major Development) 2005.

3. STATUTORY CONTEXT

3.1. Major Project

On 28 April 2006, the Minister formed the opinion that the proposed Concept Plan for the redevelopment of Liverpool Hospital was subject to Part 3A of the EP&A Act, as the development was a health project as identified in Clause 18, Group 7 of Schedule 1 of the *State Environmental Planning Policy (Major Development) 2005*. This original declaration of the Concept Plan for the redevelopment of Liverpool Hospital unintentionally omitted further development on the site. As a result, a new declaration was prepared for all works approved under the Concept Plan, subject to meeting the definition of Clause 3, Schedule 5 of the *State Environmental Planning Policy (Major Development) 2005*.

Accordingly, on 28 February 2008, the Director-General, as delegate for the Minister of Planning, formed the opinion that the redevelopment of Liverpool Hospital was development of a kind that is described in Schedule 5 of the *State Environmental Planning Policy (Major Projects) 2005* – namely Clause 3 “Liverpool Hospital redevelopment site” – and is thus declared to be a project to which part 3A of the *Environmental Planning and Assessment Act 1979* applies for the purpose of 75B of that Act. The Minister is the approval body for the project

3.2. Permissibility

The site is zoned SP2 Infrastructure – Health Services Facilities and Education Establishment under *Liverpool Local Environmental Plan (LEP) 2008* is permissible within the zone.

3.3. Environmental Planning Instruments

Under Sections 75I(2)(d) and 75I(2)(e) of the EP&A Act, the Director-General's report for a project is required to include a copy of, or reference to, the provisions of any State Environmental Planning Policy (SEPP) that substantially governs the carrying out of the project, and the provisions of any environmental planning instruments (EPI) that would (except for the application of Part 3A) substantially govern the carrying out of the project and that have been taken into consideration in the assessment of the project.

The Department's consideration of relevant SEPPs and EPIs is provided in Appendix D.

3.4. Objects of the EP&A Act

Decisions made under the EP&A Act must have regard to the objects of the Act, as set out in Section 5 of the Act. The relevant objects are:

- (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.*

The Department has considered the objects of the EP&A Act, and determined that the application is consistent with the relevant objects. The assessment of the application in relation to these relevant objects is provided below and in Section 5.

3.5. Ecologically Sustainable Development

The EP&A Act adopts the definition of Ecologically Sustainable Development (ESD) found in the *Protection of the Environment Administration Act 1991*. Section 6(2) of that Act states that ESD requires the effective integration of economic and environmental considerations in decision-making processes and that ESD can be achieved through the implementation of:

- (a) *the precautionary principle,*
- (b) *inter-generational equity,*
- (c) *conservation of biological diversity and ecological integrity,*
- (d) *improved valuation, pricing and incentive mechanisms.*

Detailed assessment of the economic and environmental issues associated with the project is provided in Section 5. On the basis of this assessment, the Department is satisfied that the proposal encourages ESD, in accordance with the objects of the EP&A Act.

3.6. Statement of Compliance

In accordance with Section 75I of the EP&A Act, the Department is satisfied that the Director-General's environmental assessment requirements have been complied with.

3.7. Consistency with Concept Plan (MP 06_0166)

On 2 February 2007, the (then) Minister for Planning approved the concept plan for the redevelopment of Liverpool Hospital which incorporated:

- 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; and
- Early site preparation works

Concurrently, a project application was also approved for:

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

Detailed assessment of the project is provided in Section 5. On the basis of this assessment, the Department is satisfied that the proposal is consistent with the conditions of the approved Concept Plan.

4. CONSULTATION AND SUBMISSIONS

4.1 Exhibition

Under Section 75H(3) of the EP&A Act, the Director-General is required to make the environmental assessment (EA) of an application publicly available for at least 30 days.

After accepting the EA, the Department:

- publicly exhibited it from 14 July 2010 until 13 August 2010 (30 days):
 - o on the Department's website
 - o at the Department of Planning Information Centre, and
 - o Liverpool City Council.
- notified landowners in the vicinity of the site about the exhibition;
- notified relevant State government authorities and Liverpool City Council; and
- advertised the public exhibition in the Sydney Morning Herald, the Daily Telegraph and Liverpool Leader on 14 July 2010.

The Department received two (2) submissions from public authorities and zero (0) submissions from the general public and special interest groups during the exhibition of the EA.

A summary of the issues raised in submissions is provided below.

4.2 Public Authority Submissions

Neither of the two (2) submissions received from public authorities objected to the proposal, however both provided recommendations.

Transport NSW

Transport NSW (TNSW) has raised no objections to the proposal, however provided some general comments as summarised below:

- TNSW recommends the applicant identify the quantum and location of the bicycle parking facilities and amenities; and
- TNSW request the proponent address pedestrian and bicycle access issues during construction.

Liverpool City Council

Liverpool City Council has raised no objections to the proposal, however provided some general comments as summarised below:

- Council have calculated the floor space ratio of the proposed development at approximately 4:1 which significantly exceeds the maximum permissible floor space ration of 2.5:1 within the *Liverpool Local Environmental Plan 2008*.
- Council has noted that a portion of the subject site is located within Class 5 Acid Sulphate Soils and has recommended that the development be carried out in accordance with the recommendations of the Phase 1 and Phase 2 Environmental Site Assessment Report.
- Council have no objection in regards to contamination subject to the development being carried out accordance with the recommendations of the Phase 1 and Phase 2 Environmental Site Assessment Report.
- Council raises no objection with regards to the potential salinity given that the development is carried out in accordance with the recommendations of the Geotechnical report.
- Council raises no objection in regards to the transmission of sounds and vibrations during construction provided the recommendations of the Noise and Vibration report are complied with.
- Council raises no objection to the proposal in regards to the developments classification as a "Potentially Hazardous Industry" subject to the use of the development being carried out in accordance with the recommendations of the SEPP 33 assessment prepared by Safety Engineering and Technical Services Pty Ltd.
- Council have proposed additional safer-by-design measures including:
 - o 'Way finding' signage to be utilised in areas such as lifts and stair wells;
 - o Security Lighting to be installed in and around the building which is vandal resistant
 - o Lighting should meet current Australian Standards
 - o A lighting maintenance policy should be established
 - o Glazed tiling, patterned, porous and non solid surfaces reduce the reward for graffiti offenders
 - o Access to the building shall be controlled via a security device.

4.3 Public Submissions

No submissions were received from the public.

4.3 Proponent's Response to Submissions

The proponent's response to submissions outlines that the bicycle parking area is able to accommodate up to 20 bicycles which is consistent with TNSW's requirement on the matter. The proponent addressed pedestrian and cycle access during construction through addressing this issue in their revised Statement of Commitments.

The response to submissions clarified the issue of Floor Space Ratio stating that council's calculations had not considered the total site area. Upon consideration of the total site area, the resulting FSR which includes the Human Services Building, was calculated to be 2.1:1 which is within the maximum permissible floor space ratio outlined within the *Liverpool Local Environmental Plan 2008*. The recommendations of the Phase 1 and Phase 2 Environmental Site Assessment Report, the Archival Recording, the Geotechnical Report, the Noise and Vibration Report and Safer-by-Design Council comments have all been included in the Statement of Commitments.

The Department is satisfied that the Proponent's Response to Submissions and Revised Statement of Commitments adequately addresses the comments made during submissions.

5. ASSESSMENT

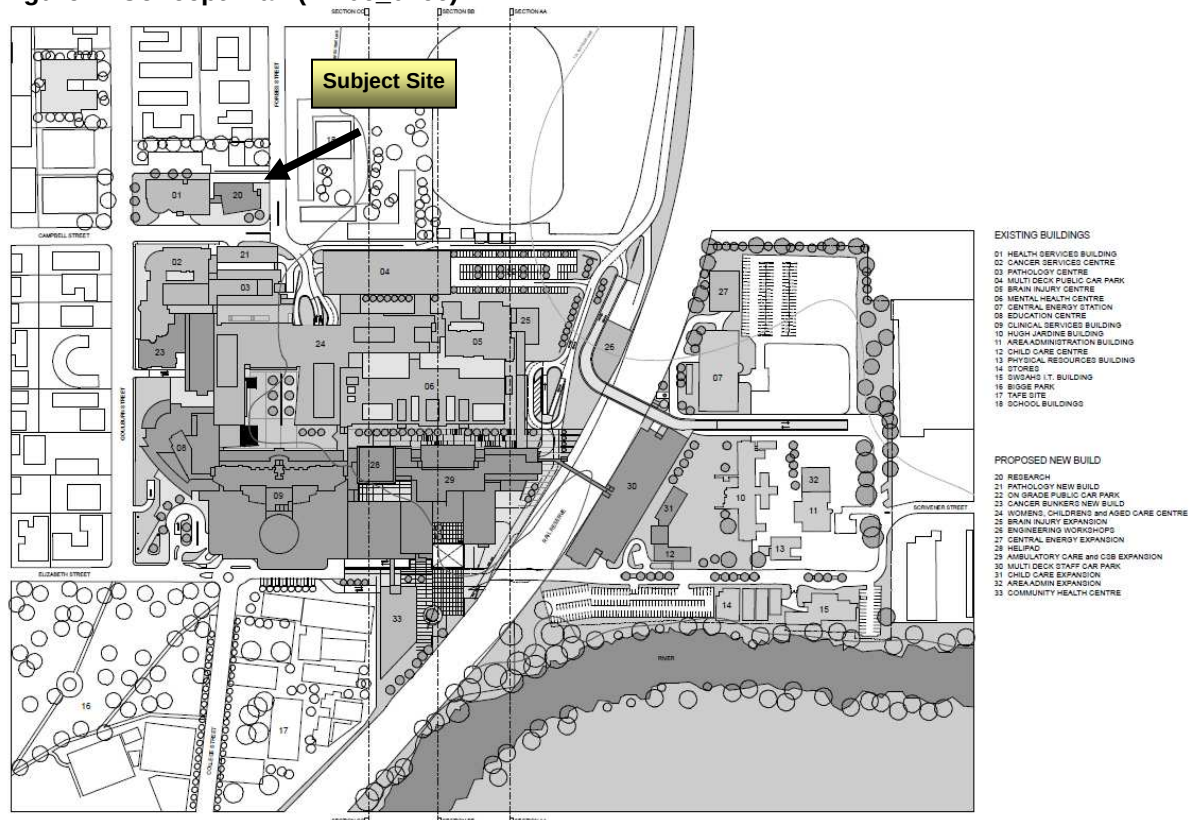
Key issues considered in the Department's assessment of the Environmental Assessment include:

- Built Form
- Noise and Vibration
- Waste
- Traffic and Transport
- ESD; and
- Public Interest

5.1 Built Form

The proposal comprises a new five (5) storey building over a basement containing 5250m² of GFA, with a length of approximately 38m and a width of approximately 27m (see Figure 5, 6 and 7). The new building will be linked with the adjoining Health Services Building at Level 4. The proposal is consistent with the building location indicated in the Concept Plan and is also within the approved eight storey height limit (see Figure 4). There are no Gross Floor Area controls under the Concept Plan.

Figure 4: Concept Plan (MP06_0166)



The proposal is comparable in height and scale with the adjoining Health Services Building as well as a four storey residential flat building located to the north west of the site. Additionally, the proposal is similar in scale to a number of existing buildings contained within the Liverpool Hospital which range from three to seven storeys in height. The scale of the proposal ensures an appropriate built form transition between the new and existing buildings.

The requirement for research space and the consequential building envelope has resulted in the building encroaching on the 4 to 4.5 meter landscape setback requirements of the *Liverpool Development Control Plan 2008*. The Department has considered the issue on merit and consider that the addition of planter boxes and street trees along Forbes Street will assist in reducing potential interface issues with the surrounding street area. Additionally, part of Level 4 of the building has been recessed within the building façade along Forbes Street which assists in reducing the impacts on the streetscape. The Department is satisfied that the proposal will not be visually obtrusive when viewed from the street or surrounding areas.

The architectural merit of the proposal and use of materials and colours breaks up the built form when viewed from the street. The combination of these elements has resulted in a pleasing contemporary built form which in part makes up for the lack of landscaping incorporated within the proposal. A variety of complementary finishes have been incorporated in the design inclusive of aluminium composite panels and compressed fibre cement. The proposal will not detract visually from the nearby buildings and is considered appropriate and comparable to the surrounding built form of the hospital.

Figure 5: South-West Elevation



Figure 6: West Elevation

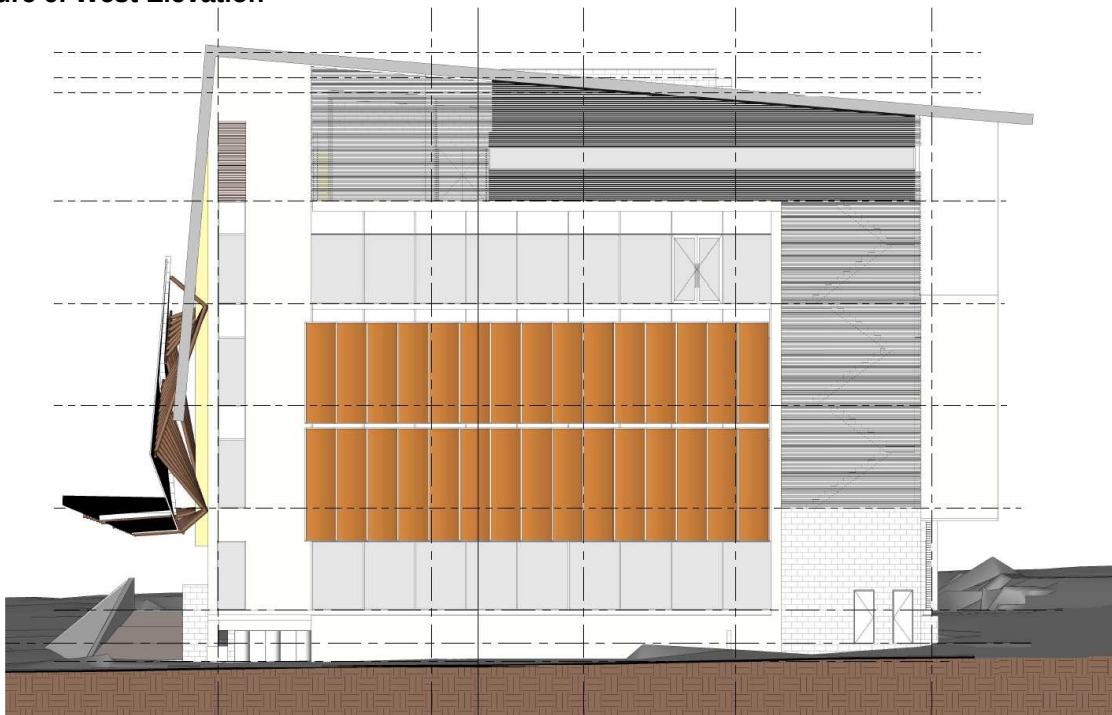
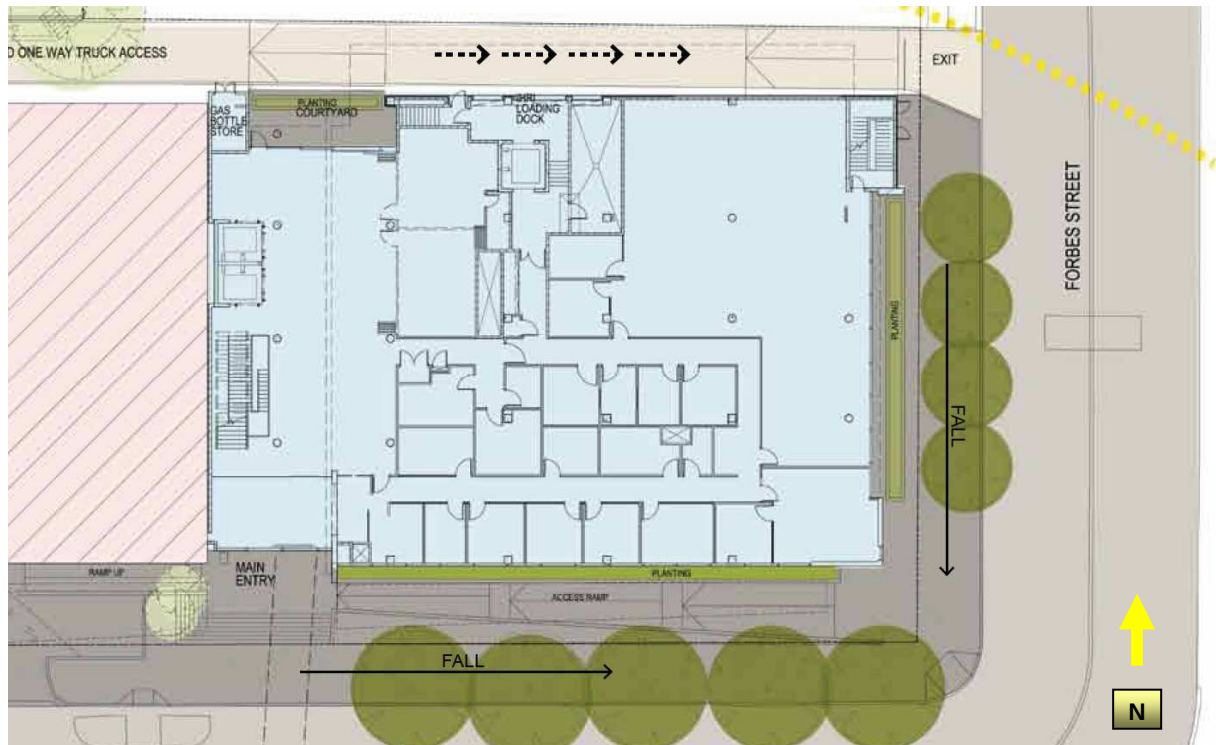


Figure 7: Development Site and Features



The Department is satisfied that the proposed development is of a suitable and appropriate built form to its surroundings.

5.2 Noise and Vibration

The preparation of a Noise and Vibration Impact Statement is an element of the Concept Plan Approval to ensure there are no significant impacts on adjacent land uses, and no adverse impacts within the hospital from external sources.

The project would generate noise during construction and operation, and the nearest sensitive receivers include the residential flat building to the north west of the site, and the Liverpool Girls High School, as illustrated in Figure 8 below.

Figure 8: Project Location & Noise Receivers



Construction:

The Department has recommended a condition to prepare a Construction Environmental Management Plan, which will detail noise and vibration management. The section on noise and vibration management will address all requirements contained within the Department of Environment Climate Change and Water Interim Construction Noise Guideline. Additionally, the hours of work will be restricted to the hours of 8am – 1pm on Saturdays to minimise weekend noise impacts from truck movements in the surrounding streets.

Operation:

While operation of the facility during the day is not expected to substantially increase noise levels in the hospital precinct, mechanical plant and equipment has the potential to increase night time noise levels and cause sleep disturbance to the nearby residential development. In order to ensure noise levels are managed, the Department has included operational noise controls in the recommended conditions.

The Department is satisfied that noise amenity of the surrounding development would be protected throughout construction and operation of the development.

5.3 Waste

The Ingham Health Research Institute is the first research centre of its kind in the south west of Sydney. The project will link clinical health services and universities to clinical practice under one research facility. The wet laboratory areas of the building will be utilised for undertaking both basic and translational biomedical research with a particular focus on cancer, inflammation, and pancreatic disease. The operation of the IHRI facility will require the storage, handling and use of dangerous goods and hazardous substances whilst conducting various clinical and biological research functions. The operational waste streams of the development identified within the EA include:

- o general waste;
- o confidential waste;
- o contaminated waste;
- o biological waste;
- o cytotoxic waste;
- o chemical waste; and
- o recyclable waste.

The Dangerous Goods and Hazardous Substance Report detailed how each of the waste streams are to be segregated and managed to address issues of cross contamination and the inadvertent creation of unnecessary quantities of higher hazard wastes. The Department has recommended a condition to provide a detailed Operational Waste Management Plan.

The proposal would also generate waste during the construction of the facility and, therefore, the Department has recommended a condition to include a Construction Management Plan which will detail construction waste management.

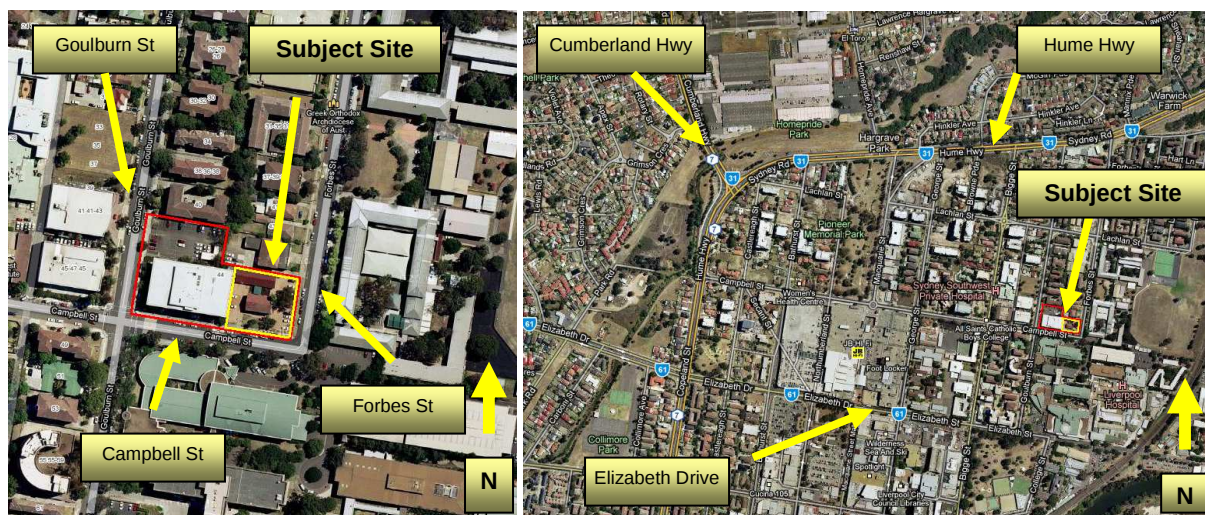
The Department is satisfied that the proposed development will adequately manage waste throughout the construction and operational phases of the development.

5.4 Traffic and Transport

The site is accessed via Campbell Street and Forbes Street with vehicular access to the site via Campbell Street. The main approach routes to the site include the Hume Highway, Cumberland Highway and Elizabeth Drive (Figure 9).

It has been estimated that an additional 45 vehicles during peak hour could be generated by the proposed development. Peak hour traffic volumes along Campbell Street were recorded at some 400 vehicles per hour (vph), while Forbes Street, to the north of Campbell Street, experienced some 260 vph during afternoon peak hour. The Traffic and Parking Report identified that all access routes to the site and its associated intersections are operating at a good level of service with minimal vehicular delays. Additionally, the Traffic and Parking Report concluded that the level of additional vehicles would be low and the road network will continue to have good operational characteristics.

Figure 9: Site Access



No car parking has been proposed under the current project application. The Traffic and Parking Report identified that the proposal would generate a car parking demand of 95 spaces, and that provision of car parking generated from this proposal have been provided through the expansion of car parking provided under the Concept Plan.

Under the Concept Plan, car parking demand had been assessed for the entire Liverpool hospital redevelopment. The Concept Plan made provision for an additional 886 car parking spaces in the Hospital Campus primarily through the development of a multi-deck car park on the east of the hospital campus. The Concept Plan did not provide an allocation of those spaces to any particular project under the Concept Plan.

The Proponent has advised that the multi-deck car park approved under the Concept Plan and the subsequent Infrastructure & Ancillary Hospital Works Project Approval (MP08_0062) is to be constructed during 2011. Subsequent to the completion of the multi-deck car park, parking arrangements are to be re-allocated to the various uses and projects approved across Liverpool Hospital.

The Department has recommend a condition that the Proponent provide an updated Traffic and Parking Report which will detail the allocation of 95 spaces for the IHRI within the Liverpool Hospital Campus. The Department has recommended the revised Traffic and Parking Report be submitted prior to the issue of an Occupation Certificate. This will allow the completion of the multi-deck car park and subsequent re-allocation of car parking across the Liverpool Hospital Campus to take place while the IRHI progresses.

In addition to car parking matters, the submission received from NSW Transport during exhibition recommended the applicant identify the quantum and location of the bicycle parking facilities and amenities, and address pedestrian and bicycle access issues during construction. The proposal will accommodate up to 20 bicycles and will be located on the south east corner of the development on the corner of Campbell and Forbes Street. In accordance with the revised Statement of Commitments, a Traffic and Pedestrian Management Plan would also be prepared to address pedestrian and bicycle access issues during construction.

The Department is satisfied that the proposal would result in minimal impact to the surrounding road network and that car parking provisions, pedestrian and bicycle access will be adequately addressed through the Statement of Commitments and recommended conditions.

5.5 Ecologically Sustainable Development (ESD)

ESD principles have been covered previously in Section 3.5 of this report. Whilst there is no specific green star rating tool to evaluate research facilities, the proposal has incorporated a number of environmentally sustainable measures in the design and functionality of the building including:

- Installation of photovoltaic cells;
- Recycling water storage on each level of building;

- The building is designed to utilise natural light and views with the aim of achieving usable daylight to at least 30% of the indoor spaces;
- Double Glazing on windows; and
- Energy efficient utilities and services.

The Department is satisfied that the proposed development adequately incorporates the principles of ESD.

5.6 Public Interest

The Ingham Health Research Institute forms part of the ongoing redevelopment and expansion of the Liverpool Hospital. The proposal is the first research centre of its kind within south west Sydney and will contribute towards improvement of health services for the growing population in that region, as well as the wider community.

The proposal will have significant public benefits inclusive of:

- Research and development in the areas of health service delivery, population health, clinical research and biomedical research which will produce long term benefits to the wider community;
- Improved survival rates and quality of life for people with potentially fatal or chronic illness through improvements in health care; and
- More people participating in education and training within the medical profession.

7. RECOMMENDATION

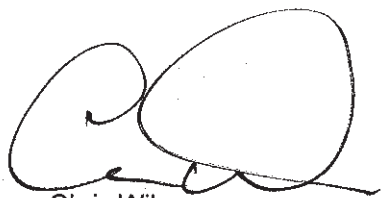
It is recommended that the Minister for Planning:

- a) **Consider** the findings and recommendations of this report;
- b) **Approve** the project application, subject to conditions, under section 75J(1) of the EP&A Act, having considered all relevant matters in accordance with (a) above; and
- c) **Sign** the attached Instrument of Approval (TAG A).

Endorsed by:


Daniel Cavallo 29/10/10
A/Director
Government Land and Social Projects


Michael Woodland 29/10/2010
A/Executive Director
Major Projects Assessment


Chris Wilson 30.10.10
A/Deputy Director General
Development Assessment & Systems Performance

APPENDIX A ENVIRONMENTAL ASSESSMENT

See the Department's website at:

http://majorprojects.planning.nsw.gov.au/index.pl?action=view_job&job_id=3792

APPENDIX B SUBMISSIONS

See the Department's website at:

http://majorprojects.planning.nsw.gov.au/index.pl?action=view_job&job_id=3792

APPENDIX C PROPONENT'S RESPONSE TO SUBMISSIONS

See the Department's website at:

http://majorprojects.planning.nsw.gov.au/index.pl?action=view_job&job_id=3792

APPENDIX D CONSIDERATION OF ENVIRONMENTAL PLANNING INSTRUMENTS

Environmental Planning Instruments (EPIs)

The primary controls guiding the assessment of the proposal are:

- State Environmental Planning Policy (Major Development) 2005;
- State Environmental Planning Policy (Infrastructure) 2007;
- State Environmental Planning Policy No.33 Hazardous and Offensive Development;
- State Environmental Planning Policy No.55 Remediation of Land; and
- Liverpool Local Environmental Plan 2008.

Other planning controls to be considered in the assessment of this proposal are:

- Liverpool Development Control Plan 2008.

The provisions of development standards in local environmental plans and development control plans are not required to be strictly applied in the assessment and determination of the major projects under section 75(3) Part 3A of the EP&A Act. Notwithstanding, these standards and provisions are relevant considerations for this application as the DGRs and section 75(2) (e) of the EP&A Act require the proponent to address such standards and provisions and the Department to duly consider them.

The Department has considered the proposed project application against the objectives and aims of these instruments, and is satisfied that the proposed project is consistent with the provisions of all of these instruments. Assessment of each of these is considered as follows.

1 State Environmental Planning Policy (Major Development) 2005

The Major Development SEPP applies to the project as it specifies that development for the purpose of a Medical Research and Development Facility with a capital investment value of more than \$15 million (and more than 100 employees) is a Part 3A project. The project has an estimated Capital Investment Value of \$39,158,000, and will provide approximately 150 additional full time operational jobs.

2 State Environmental Planning Policy (Infrastructure) 2007

The Infrastructure SEPP aims to facilitate the effective delivery of public infrastructure across the State. Under Clause 8 of the Infrastructure SEPP, the provisions of the MD SEPP prevail to the extent of any inconsistency with the Infrastructure SEPP. As the proposal is being assessed under Part 3A, the exempt development provisions under the Infrastructure SEPP are not applicable.

3 State Environmental Planning Policy No.33 - Hazardous and Offensive Development

The object of SEPP 33 is to provide a state wide planning approach to hazardous and offensive development. Safety Engineering & Technical Services Pty Ltd has undertaken a Dangerous Goods and Hazardous Substances Report which has considered the Departments "Applying SEPP 33" Guideline, and the respective screening method for potentially hazardous development. Upon consideration of the outcomes of the report, the provisions of SEPP 33 do not apply to the proposed development.

4 State Environmental Planning Policy No.55 – Remediation of Land

The object of SEPP 55 is to provide for a state-wide planning approach to the remediation of contaminated land. SEPP 55 requires a consent authority to consider whether the land is contaminated, and if so, whether the land will be remediated before the land is used for the intended purpose.

Environmental Investigation Services has undertaken a contamination assessment, and conclude that the site can be made suitable for the proposed development, provided that during excavation works, the site is inspected by experienced environmental personnel to assess any unexpected conditions or subsurface facilities that may be discovered between investigation locations (particularly beneath the buildings).

Upon consideration of the outcomes and recommendations of the report, the land is suitable for the project.

5 Liverpool Local Environmental Plan 1998

Liverpool Local Environmental Plan 1998 (Liverpool LEP) is the principal statutory planning instrument applying to the site. Under the Liverpool LEP, the site is zoned SP2 Infrastructure – Health Facilities and Education Establishments. Research Facilities are not defined under the Liverpool LEP; however, the Ingham Health Research Institute is considered ancillary to the hospital, and is therefore permissible within the zone with consent.

6 Liverpool Development Control Plan 2008

The site falls within Part 4 of the Liverpool Development Control Plan 2008 (Liverpool DCP) which relates to development within Liverpool City Centre. The proposal is considered generally consistent with the relevant key objectives/controls of the Liverpool DCP, with the following exceptions.

- Building Form objectives/controls:
The proposal does not satisfy the required landscaped setback of 4 – 4.5 meters from either Forbes Street or Campbell Street. The stair case at the main entrance to the building on Campbell Street extends to the boundary of the subject site. Additionally, the building line along Forbes Street encroaches the setback requirement by approximately 2.5 meters. The requirement for research space and the consequential building envelope has resulted in insufficient space to satisfy the relevant DCP control.
 - Tree Preservation:
The proposal requires the removal of existing trees which are located within the building envelope and therefore does not satisfy the DCP control.
 - Landscaping and Existing Trees:
The requirement for research space and the consequential building envelope requires the removal of existing trees on site and has resulted in insufficient landscaping to satisfy the relevant DCP control.
 - Site Cover and Deep Soil Zones:
The requirement for research space and the consequential building envelope has resulted in insufficient site cover and deep soil zones to satisfy the DCP control.
 - Landscape Design:
The requirement for research space and the consequential building envelope has resulted in insufficient landscaping space to satisfy the DCP requirement.
 - On Site Car parking:
No car parking is proposed as part of the proposed development as the Concept Plan has addressed car parking provision for the entire Liverpool Hospital redevelopment inclusive of the Ingham Health Research Institute.
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APPENDIX E POLITICAL DONATION DISCLOSURES

See the Department's website at:

http://majorprojects.planning.nsw.gov.au/index.pl?action=view_job&job_id=3792

APPENDIX F RECOMMENDED CONDITIONS OF APPROVAL
