



Planning &
Infrastructure

**MAJOR PROJECT ASSESSMENT:
Liverpool Hospital Redevelopment –
Stage 2.1 – Milestone 3/4
Liverpool Hospital
(MP10_0056)**



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

May 2011

ABBREVIATIONS

CIV	Capital Investment Value
Department	Department of Planning and Infrastructure
DGRs	Director-General's Requirements
Director-General	Director-General of the Department of Planning and Infrastructure
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 and Infrastructure
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	NSW Health Infrastructure
RtS	Response to Submissions

Cover Photograph: Main Liverpool Hospital Entrance

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NSW Government

Department of Planning and Infrastructure

EXECUTIVE SUMMARY

This report is an assessment of an application by NSW Health Infrastructure (the Proponent), seeking project approval for the refurbishment and expansion of an existing building, and construction of a new building within Liverpool Hospital, Liverpool, pursuant to Part 3A of the *Environmental Planning and Assessment Act 1979* (EP&A Act).

The site is located within the Liverpool Hospital Campus and has frontages to both Goulburn Street and Campbell Street in Liverpool. The site is located within the Liverpool Local Government Area, and is owned by NSW Health Infrastructure.

The site currently contains the existing Cancer Therapy Centre as well as some scattered trees proximate to the corner of Goulburn Street and Campbell Street.

The project application seeks approval for the redevelopment of the Cancer Therapy Centre including refurbishment of 2563m² of floor space and construction of 3 new radiation bunkers. Additionally, the project application seeks approval for the construction of a new Clinical Skills Training Centre comprising a total of 1465m² of floor space.

The Capital Investment Value (CIV) is **\$27,673,390** and the proposal will create approximately 100 full time equivalent construction jobs, and approximately 50 full time equivalent operational jobs.

The site is zoned SP2 (Health Service Facility and Educational Establishment) under the *Liverpool Local Environmental Plan 2008*, and the proposal is permissible in the zone.

A Concept Plan (MP06_0166) for the redevelopment and expansion of Liverpool Hospital was approved on 2 February 2007. The proposal is generally consistent with the approved Concept Plan.

The EA was exhibited from 1 December 2010 until 4 January 2011. The Department received three (3) submissions from Public Authorities which included the Roads and Traffic Authority, Sydney Water and Department of Environment Climate Change and Water, and no submissions from the general public. Issues raised in submissions related to the extension of water utility services, traffic impacts and car parking arrangements.

On 27 January 2011, the Proponent submitted a preferred project report (PPR) which detailed minor changes to elevation drawings. An addendum to the PPR was submitted on 3 March 2011 which provided a final Statement of Commitments and further information regarding the provision of car parking for the development. The Department has assessed the merits of the project and considers that the key issues associated with the proposal relate to: consistency with the approved Concept Plan; built form; noise and vibration; traffic and transport; environmentally sustainable development; and 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 Metropolitan Plan for Sydney 2036 and the South West Subregion Draft Subregional Strategy as it would:

- Improved survival rates and quality of life for people with potentially fatal or chronic illness through improvements in health care;
- Improve and maintain access to quality healthcare in the face of increasing demand;
- Ensure appropriate social infrastructure and services are located near transport, jobs and housing;
- Strengthen clusters of activities in specialised centres;
- Increased business investment;
- Provide fair access to jobs; and
- Contribute towards meeting the employment capacity target of 98,000 new jobs within the South West Subregion by 2031.

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

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1. BACKGROUND

1.1. The Site

The site is located in the Liverpool Local Government Area (LGA) within the Liverpool Hospital Campus. The site is located on the corner of Goulburn Street and Campbell Street, and is legally described as Lot 5 in DP 1133264. The project location is shown in Figure 1 below.

Figure 1: Project Location



The locality is serviced by commuter rail and bus services. The subject site is approximately 1km north of Liverpool Train Station and associated bus interchange. Additionally, the subject site is located approximately 1km south west of the Warwick Farm Train Station.

1.2. Existing Site Features

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 western side of the railway line corridor and comprises an abridged portion of the north west corner of the Liverpool Hospital Campus. The subject site currently contains the 2 storey Cancer Therapy Centre. The site is relatively flat with a slight fall to the north east of approximately 1 in 200.

Figure 2: Looking north east from Goulburn Street towards subject site

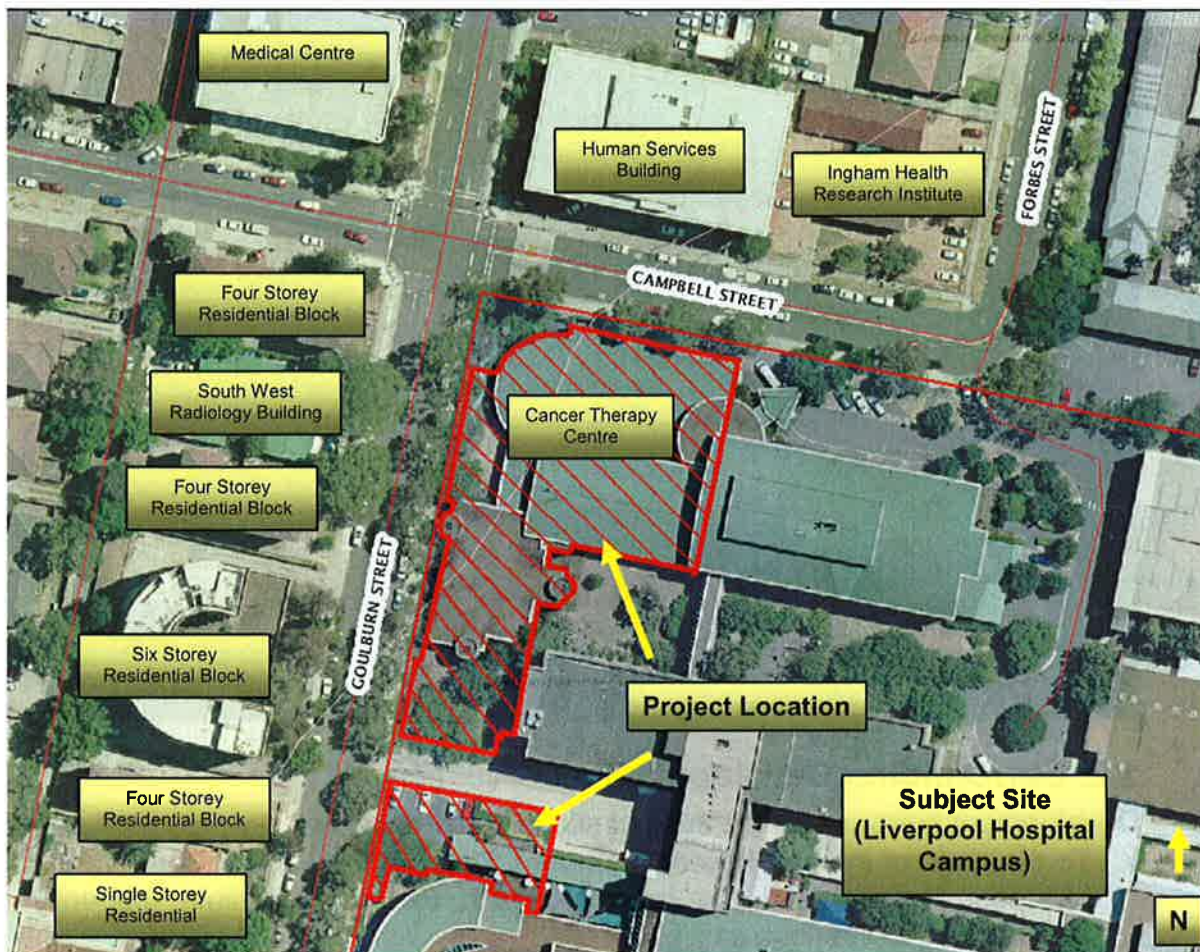
1.3. Surrounding Development

Development surrounding the subject site is detailed below:

- To the north of the site, beyond Campbell Street, is the Human Services Building of Liverpool Hospital and the Ingham Health Research Institute (currently under construction) to the north east of the site.
- To the east of the site, beyond the railway line corridor and eastern hospital campus, is a mix of industrial land uses.
- To the south of the site, beyond Elizabeth Street, is Bigge Park.
- To the west of the site, beyond Goulburn Street, is a mix of single, four and six storey residential developments and the South West Radiology building.

The existing site layout and surrounding development is shown in Figure 3.

Figure 3: Existing Site Layout and Surrounding Development



1.4. Approval History

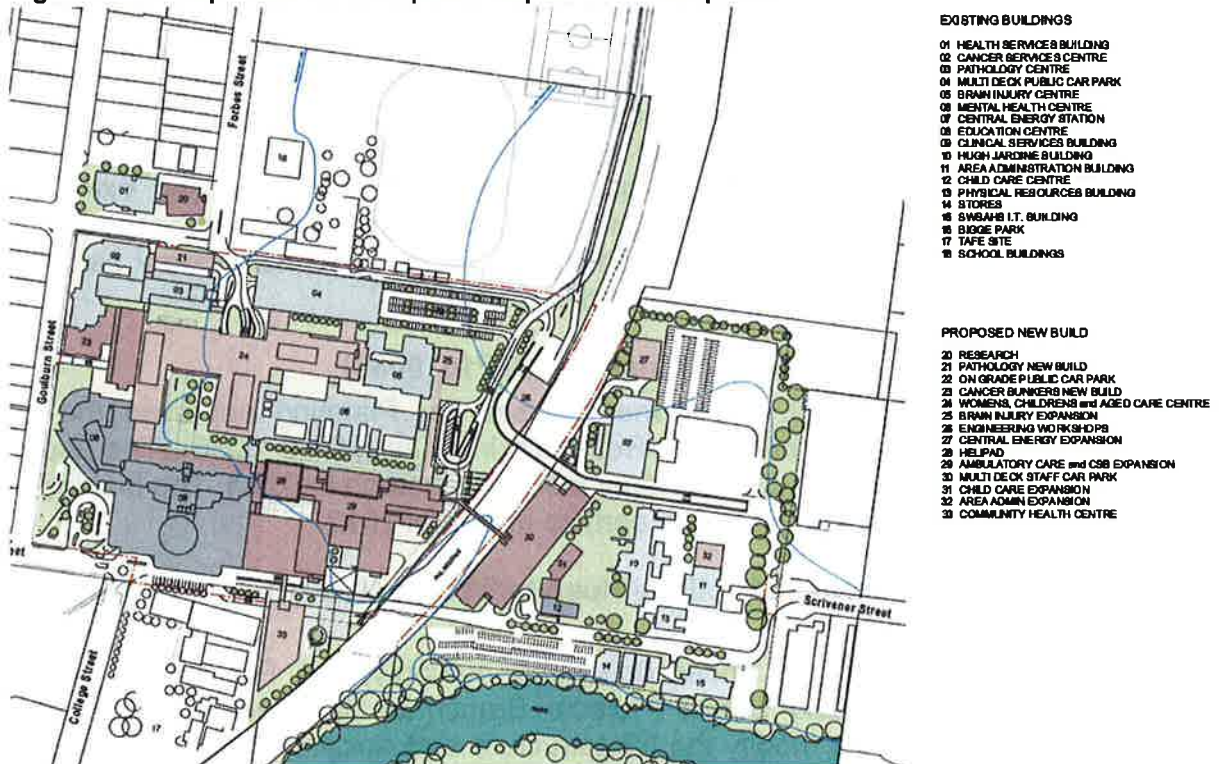
1.4.1. Critical Infrastructure

On 6 April 2006, pursuant to Clause 6 of the 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 constitutes 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" is listed in Clause 3 of Schedule 5 of the State Environmental Planning Policy (Major Development) 2005.

1.4.2. 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 4).

Figure 4: 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;
- 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.

1.4.3. 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.

1.4.4. 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.

1.4.5. 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, extension to the child care centre 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.

1.4.6. 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.

1.4.7. 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 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. The external road works are anticipated to be completed by the middle of 2012.

1.5. Strategic Context

1.5.1. 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 expanding medical facilities within an established medical precinct.

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;
- Improve and maintain access to quality healthcare in the face of increasing demand; and
- Increased business investment.

1.5.2. Metropolitan Plan for Sydney 2036

The Metropolitan Plan for Sydney 2036, which builds on the previous *Metropolitan Strategy: A City of Cities* and integrates with the *Metropolitan Transport Plan*, supports positioning Sydney as a globally competitive city.

The proposed development will satisfy the Metropolitan Plan objectives to:

- Ensure appropriate social infrastructure and services are located near transport, jobs and housing;
- Strengthen clusters of activities in specialised centres; and
- Provide fair access to jobs.

1.5.3. South West Subregion Draft Subregional Strategy

Liverpool Hospital is identified within the Draft South-West Subregional Strategy as the principal referral hospital for the Sydney South-West Area Health Service and a major teaching and research hospital for the University of NSW. The proposal 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 100 construction jobs and 50 full time operational jobs.

2. PROPOSED PROJECT

2.1. Project Description

The proposal as described in the Environmental Assessment sought approval for:

- Refurbishment and expansion of the existing Cancer Therapy Centre including:
 - Refurbishment of 2563m² of GFA of the existing Cancer Therapy Centre to provide a full spectrum of cancer treatment and support to inpatient and outpatients;
 - Construction of new radiation treatment and research bunkers including:
 - 1 x new research bunker with a GFA of 261m²; and
 - 2 x new radiation treatment bunkers with a combined GFA of 498m².
- Construction of a new two storey 1,283m² Clinical Skills Training Centre, comprising:
 - Laboratories;
 - Seminar rooms;
 - Consulting rooms;
 - Offices;
 - Operating theatres;
 - Tutorial rooms; and
 - A 182m² shell on the western side of Level 1 for future expansion. The fit out of the expansion shell does not form part of this application and will be the subject of a future application.

The proposal also involves the demolition of walls, retaining walls, awnings, boundary fence, and removal of 11 existing trees.

The combined total GFA of the proposal, including all refurbishment and new building works is 4,605m². The project layout and elevation is shown in Figures 5, 6 and 7 below.

Figure 5: Ground Floor Project Layout

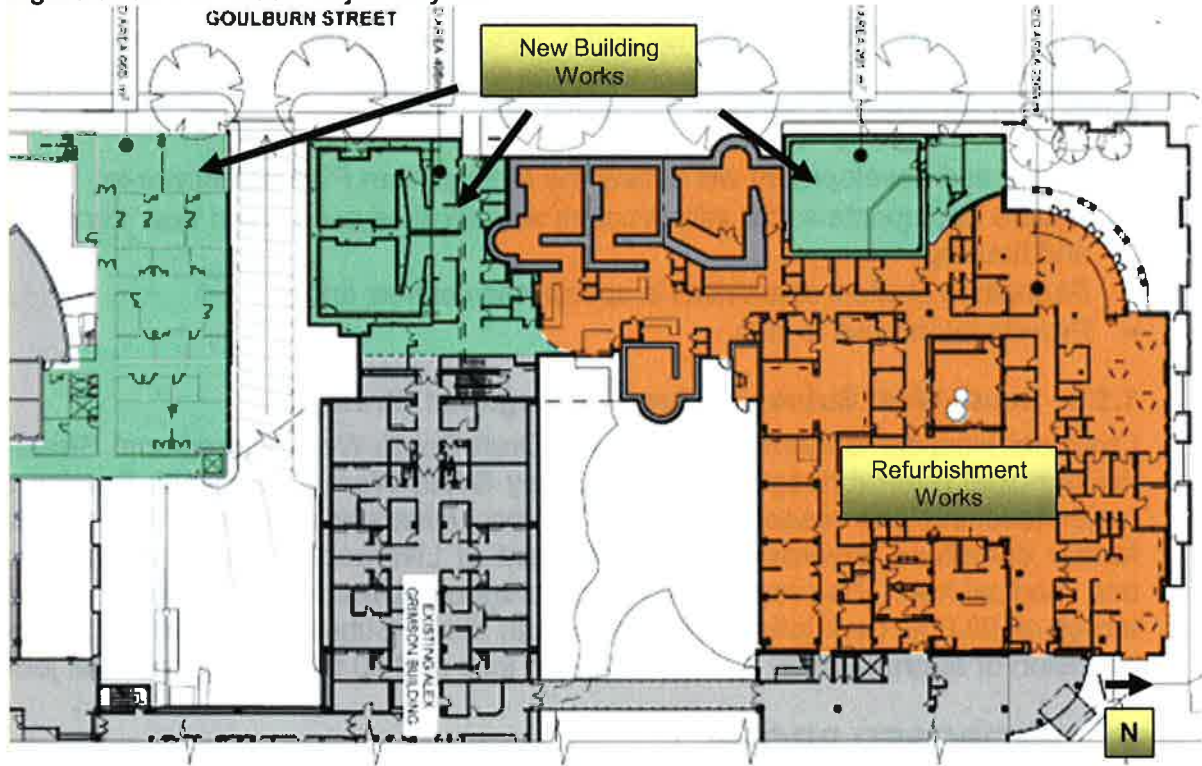


Figure 6: Level 1 Project Layout

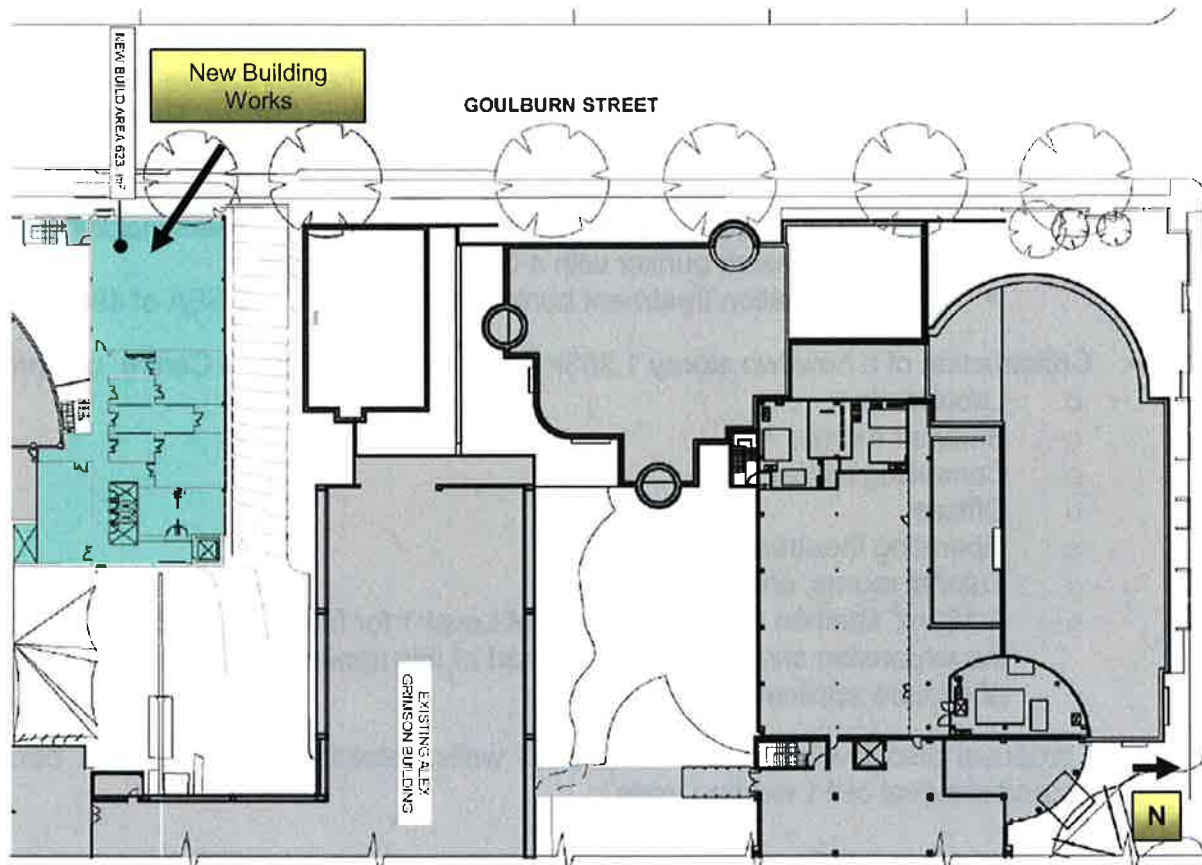
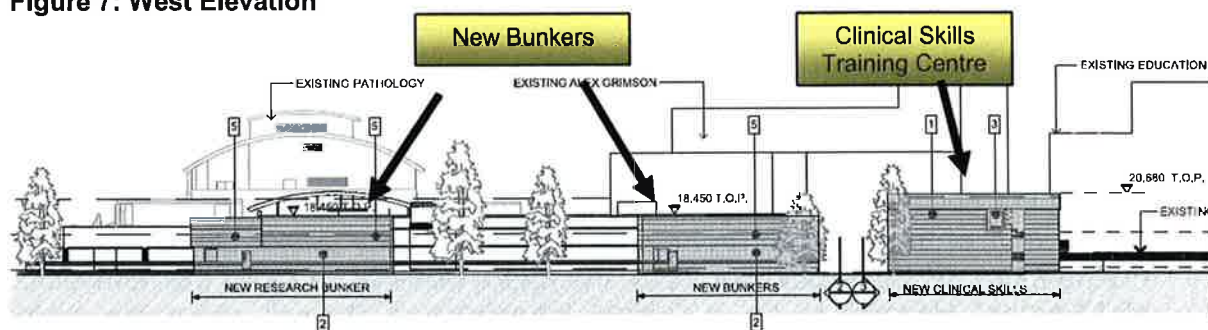


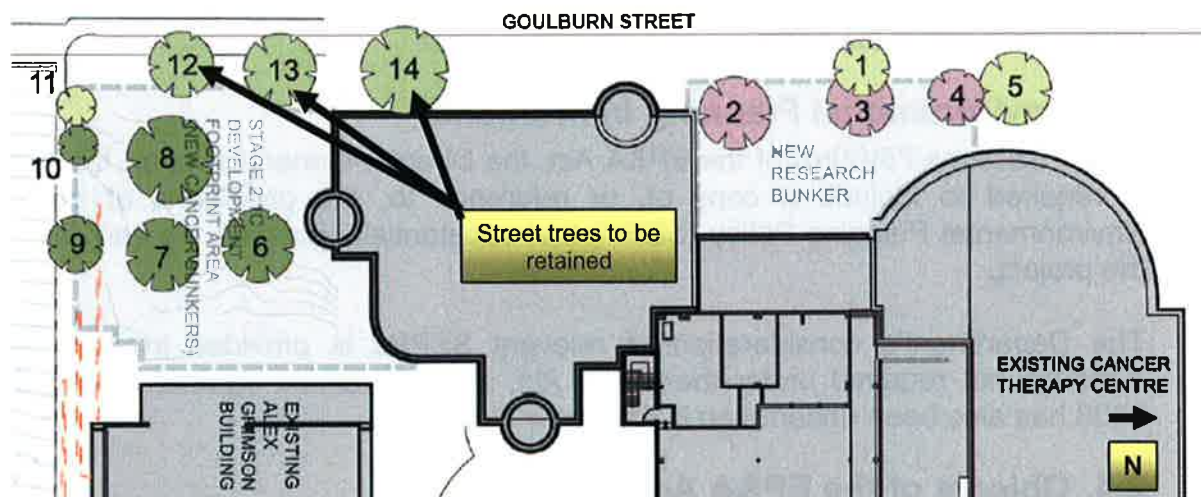
Figure 7: West Elevation



2.2. Landscaping

The proposed development includes the removal of 11 trees (see Figure 8). Trees 1 and 5 are located outside the building footprint of the new Research Bunker, however, the EA has recommended removal due to their poor condition through decay and their proximity to existing walls. Trees 2 to 4 and 6 to 11 are also recommended for removal due to their location within the building footprints of the new Research Bunker and Cancer Treatment Bunkers. Trees 12, 13 and 14 are subject to tree preservation controls within the Liverpool DCP 2008 and are to be retained.

Figure 8: Tree removal and retention



2.3. Project Need and Justification

The proposed development will result in significant social and health benefits to the broader community through improvements in health care facilities. The proposed development will contribute towards meeting the employment capacity target for the south west subregion through the provision of approximately 100 construction jobs and 50 full time operational jobs.

3. STATUTORY CONTEXT

3.1. Major Project

On 28 April 2006, the (then) Minister for Planning formed the opinion that the proposed 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*. Furthermore, on 29 September 2006, the (then) Minister declared the redevelopment of Liverpool Hospital to be a Critical Infrastructure Project, given the project is essential for the State for economic, environmental and social reasons.

On 28 February 2008, the Director-General, as delegate for the (then) Minister for 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.

3.2. Permissibility

The site is zoned SP2 Infrastructure – Health Service Facilities and Educational Establishment under *Liverpool Local Environmental Plan 2008* and the project is permissible within the zone.

3.3. Environmental Planning Instruments

Under Sections 75(2)(d) 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.

The Department's consideration of relevant SEPPs is provided in Appendix D. Although not required under the EP&A Act, an assessment against Liverpool LEP 2008 has also been undertaken 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 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 of this report. 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.

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 Wednesday 1 December 2010 until Tuesday 4 January 2011 (35 days) on the Department's website, and at the Department of Planning and Infrastructure Information Centre and Liverpool City Council. The Department also advertised the public exhibition in the Sydney Morning Herald, The Daily Telegraph and The Liverpool Leader on Wednesday 1 December 2010 and notified adjoining landholders and relevant State and local government authorities in writing.

The Department received 3 submissions from public authorities during the exhibition of the EA and no submissions from the general public or special interest groups. Although consulted, Liverpool Council did not make a submission.

A summary of the issues raised in submissions is below.

4.2. Public Authority Submissions

Three (3) submissions were received from public authorities. None of the submissions objected to the proposal, providing instead general comments as summarised below. The Department's consideration of key issues raised in submissions is contained in Section 5 of this report. Appropriate conditions of approval have been recommended, where requested by agencies.

Office of the Environment and Heritage (OEH), formerly, Department of Environment Climate Change and Water (DECCW)

OEH raised no objection to the proposal.

Roads and Traffic Authority (RTA)

The RTA raised no objection to the proposal, however, provided some general comments as summarised below:

- The submitted traffic report dated August 2006 is out of date and does not assess the traffic impact from the proposed development;
- The RTA request a revised traffic report be submitted which provides details on:
 - Cumulative traffic impact of the proposed development;
 - Revised vehicle access without the proposed new access road to Hume Highway;
 - The latest layout of the Intersection of Hume Highway/Mannix Parade/Remembrance Avenue;
 - Traffic survey counts for intersections analysed in the SIDRA model;
 - The latest car parking demand and supply survey on the site and within the surrounding area; and
 - A package of improvements to achieve a mode shift to public transport.
- The RTA is to review and approve the revised SIDRA model for the following intersections:
 - Hume Highway/Mannix Parade/Remembrance Avenue;
 - Hume Highway/Bigge Street; and
 - Remembrance Avenue/Hart Street.

Sydney Water

Sydney Water raised no objection to the proposal, however, provided some general comments as summarised below:

- Sydney Water noted that the existing water system has capacity to service the proposed development. The Proponent will need to design and construct an extension to the water main in accordance with the Water Supply Code Australia;
- Sydney Water noted that the existing wastewater system has capacity to service the proposed development. The Proponent will have to design and construct an extension to the wastewater main in accordance with the Sewerage Code of Australia;
- A stormwater main traverses the Liverpool Hospital Precinct along the southern boundary. A 1m offset is required between any new structure and Sydney Water's assets;

- Sydney Water request the Proponent apply for a trade waste permit prior to any discharge in the sewer system; and
- Sydney Water will further consider the impact of the development when the Proponent applies for a Section 73 Certificate.

The Department has considered the issues raised in submissions in its assessment of the project.

4.3. Proponent's Preferred Project Report

The Proponent provided a Preferred Project Report (PPR), and addendum in response to the issues raised in submissions (see Appendix C). The PPR and addendum included minor revisions to the elevation drawings and photomontages, a revised Final Statement of Commitments and a letter in response to the traffic issues raised in submissions.

The Department is satisfied the Proponents revised PPR addresses the issues raised in submissions.

5. ASSESSMENT

The Department considers the key environmental issues for the project to be:

- Consistency with approved Concept Plan;
- Built Form;
- Noise and Vibration;
- Traffic and Transport;
- Environmentally Sustainable Development; and
- Public Interest.

5.1. Consistency with approved Concept Plan

The Concept Plan for the redevelopment of Liverpool Hospital was approved by the (then) Minister of Planning on 2 February 2007. The Concept Plan established building footprints and height limits for new building works across the site, however, it did not establish controls for Gross Floor Area over the campus. The Department has identified a number of minor variations in the proposed project application with the approved Concept Plan for Liverpool Hospital (MP 06_0166).

The terms of approval of the Concept Plan and concurrent Stage 1 Project Application required that the Proponent provide a Staging Program prior to the submission of any subsequent project or development application. The Staging Program was submitted to the Department on the 18 February 2007 (see Figure 9) as part of the Stage 2 Clinical Services Complex Project Application (MP08_0036). The proposed works were originally to be staged as follows:

- Stage 2.1
 - Milestone 1 Zone 2.1.A New Clinical Services Block
 - Milestone 2 Zone 2.1.B Extend, refurbish existing CSB
 - Milestone 3 Zone 2.1.C Cancer and part Pathology – new build
 - Milestone 4 Zone 2.1.D Cancer – refurbishment
 - Milestone 5 Zone 2.1.E Roads and Engineering Services new build
 - Milestone 6 Zone 2.1.F & G External works, landscaping, roads & Bridges
- Stage 2.2
 - Milestone 1 Zone 2.2.A Women's Health
 - Milestone 2 Zone 2.2.B Pathology
 - Milestone 3 Zone 2.2.C Roads
 - Milestone 4 Zone 2.2.D Aged Care and Mental Health
 - Milestone 5 Zone 2.2.E BIU extension

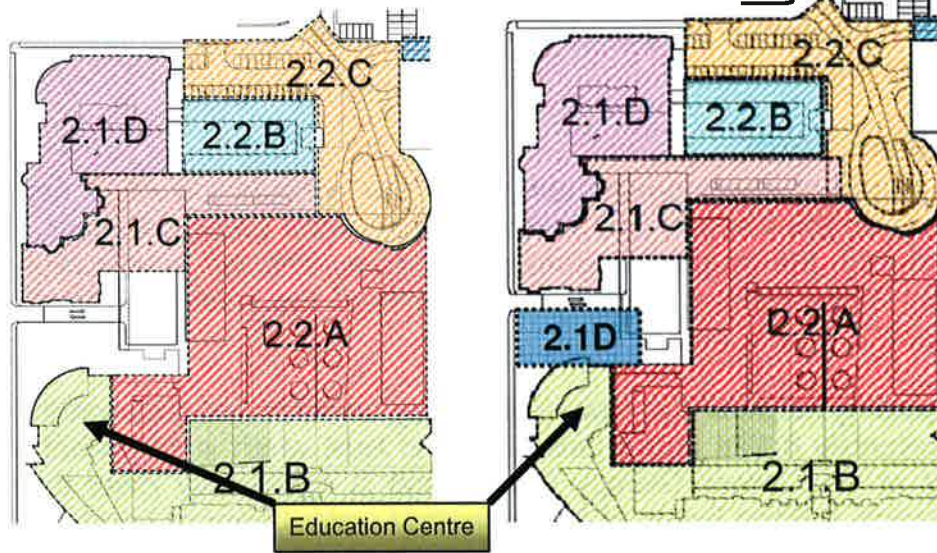
As part of the current application, the EA includes a revised Staging Plan (see Figure 10) to illustrate minor changes in scope and location of Stage 2.1 D. The works proposed in the current application comprise a combination of elements from Stage 2.1 C and 2.1 D of the revised Staging Program (see Figure 10).

Evident in the revised staging diagram, Stage 2.1.D incorporates additional building works, namely, the new Clinical Skills Training Centre. The Clinical Skills Training Centre was originally intended to be to be constructed as part of Stage 2.1.B under the approved Concept Plan Staging Plan.

The construction of a new Clinical Skills Training Centre adjacent to the existing Education Centre also represents a relocation of facilities which were originally intended to be added above the Education Centre as part of Stage 2.1B.

Figure 9: Concept Plan Staging Plan

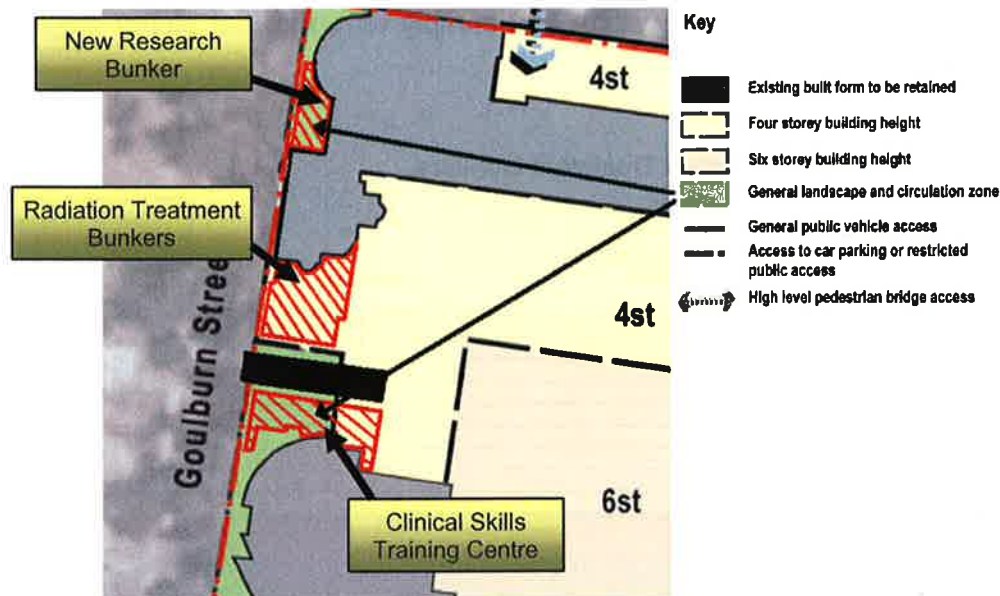
Figure 10: Revised Staging Plan



Additionally, whilst not evident in the revised Staging Diagram, the extent of works proposed in the application has been downsized from the extent of works approved under the Concept Plan for Stage 2.1 C of the Staging Program. The partial redevelopment/refurbishment of the Alex Grimson Building was originally intended as part of Stage 2.1 C of the Staging Program, however, these works do not form part of this project application.

The building footprints of the new research bunker and part of the new Clinical Skills Training Centre are also located within part of the “general landscape and circulation zone” of the Concept Plan (see Figure 11).

Figure 11: Concept Plan Building Heights.



No building works were proposed within the “general landscape and circulation zone” under the Concept Plan, and consequently no building heights were established for

these areas. The Radiation Treatment Bunkers are located within the 'four (4) storey height limit zone'.

Notwithstanding the minor deviation of the Project Application from the Concept Plan Staging Program, scope of works and location of works, the Department is satisfied that the application is generally consistent with the parameters of the approved Concept Plan.

5.2. Built Form

The proposed development comprises the construction of 3 new single storey bunkers on the western and southern edge of the existing Cancer Therapy Centre. Additionally, the proposed development comprises the construction of a 2 storey Clinical Skills Training Centre to the north of the existing Education Centre (see Figures 12, 13 and 14).

The building height of the new single storey research and radiation therapy bunkers is approximately 6.32m above natural ground level which is consistent with the existing height of the Cancer Therapy Centre, and is significantly lower than the maximum permissible building height of 35m permitted under Liverpool Local Environmental Plan 2008 (Liverpool LEP).

The building height of the new two (2) storey Clinical Skills Training Centre is approximately 8.5m above natural ground level, which is consistent with the north western edge of the Education Centre, and is significantly lower than the maximum permissible building height of 35m permitted under Liverpool LEP.

As discussed in Section 5.1 of this report, the proposed new building works are located within both the "general landscape and circulation zone" and 'Four Storey Height Limit Zone' of the Concept Plan. Consequently, building works located within the "general landscape and circulation zone" including the single storey research bunker and part of the two storey Clinical Skills Training Centre are not subject to height limits. The remaining portion of the two storey Clinical Skills Training Centre and the single storey Radiation Treatment Bunkers fall within, and comply with, the four storey height limit of the Concept Plan.

Figure 12: West Elevation, Radiation Treatment Bunkers.

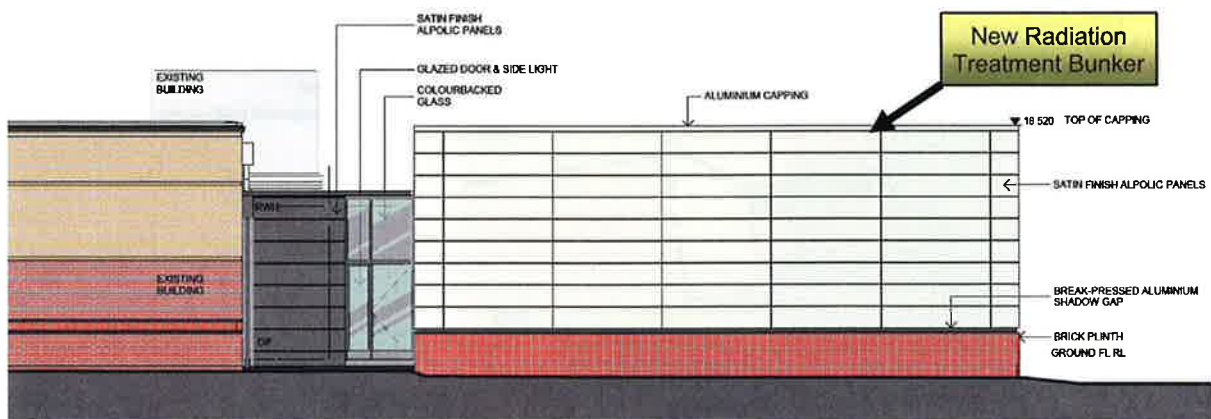


Figure 13: West Elevation, Research Bunker.

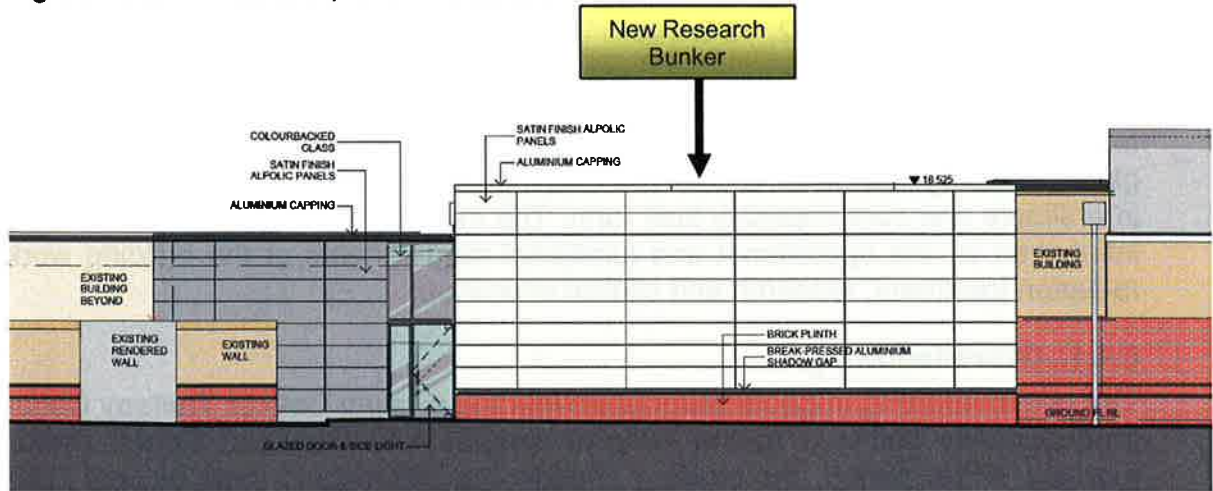
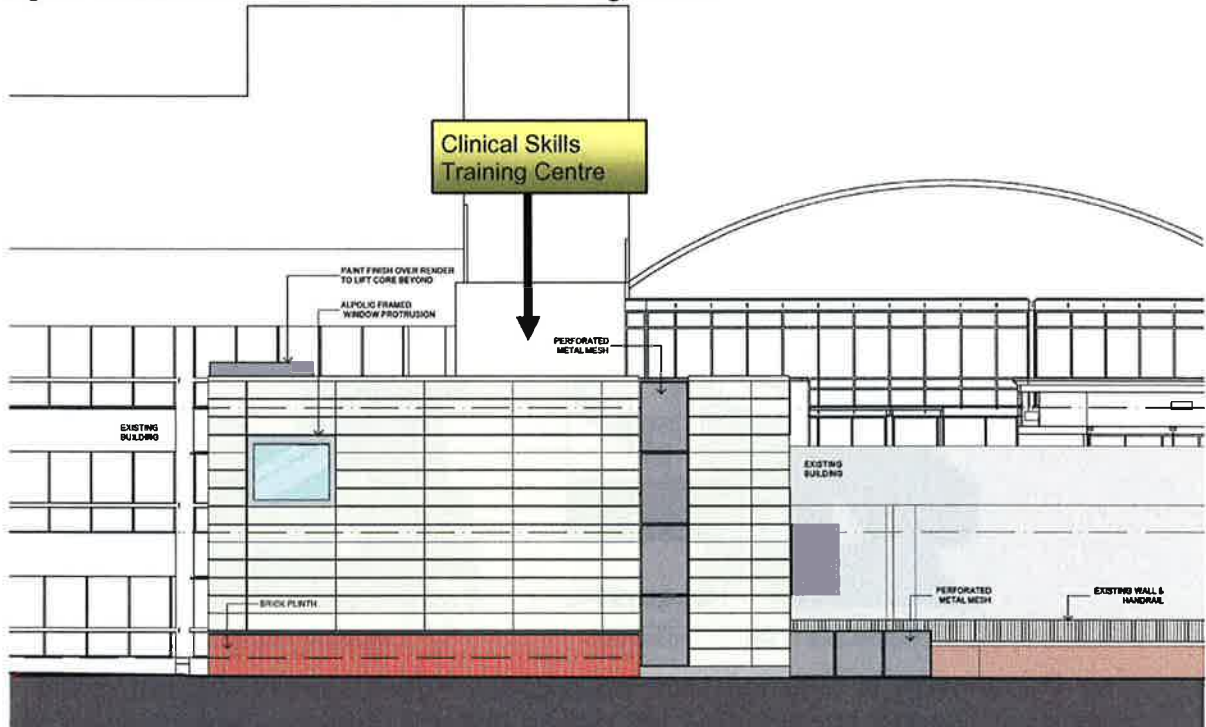


Figure 14: West Elevation, Clinical Skills Training Centre



Additionally, the proposed new building works are significantly lower in scale than the existing surrounding built form including the 3 storey Pathology Building, 4 storey Alex Grimson Building, 3 storey Educational Centre, and the 7 storey Clinical Services Building.

The building footprints of the new bunkers and Clinical Skills Training Centre extend to the western boundary of the site and will form a continuation of the existing Cancer Therapy Centre and 2.5m high brick fence which define the street edge along Goulburn Street.

The Proponent had originally proposed a façade predominantly covered in uniform panelling with minimal variation in colour and material. A revised façade was provided during the assessment of the proposal and includes improvements in the use of colours and materials, improvements in articulation through recessed doorway

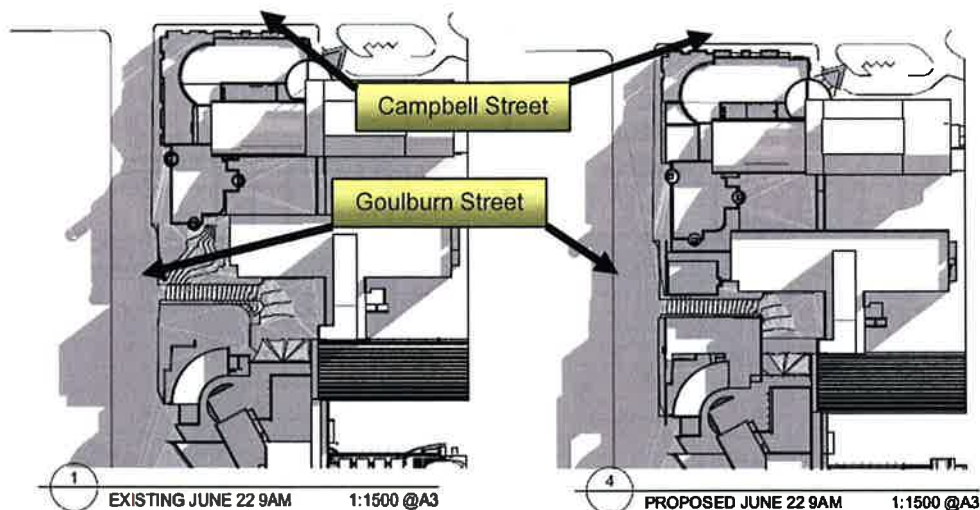
and window elements, and continuation of the brick plinth theme of the surrounding built form (see Figures 12, 13 & 14).

The revised façade of the bunkers and Clinical Skills Training Centre incorporate a mixture of contemporary finishes including satin finish alpolc panels, colourbacked glass, masonry brickwork, aluminium capping and preformatted metal mesh resulting in a simple and contemporary built form. The minimal addition of design elements is influenced by the operational and functional requirements of the building works for radiation treatment, research and clinical education.

5.2.1. Overshadowing

The overshadowing impacts associated with the existing Cancer Therapy Centre are predominantly confined to the hospital campus and Goulburn Street. During the morning winter period, the existing shadow impacts extend west beyond Goulburn Street in to the front of residential allotments (see Figure 14). The addition of the new Bunkers and Clinical Skills Training Centre will result in a negligible increase to the existing shadow impacts to the residential development to the west of the site.

Figure 14: Existing and Proposed Shadow Impacts - Morning Winter Period.



The Department is satisfied that the proposed development will not result in any significant shadow impacts and will not be visually obtrusive when viewed from the street. The Department also considers the proposal appropriate and comparable to the surrounding built form of the hospital.

5.3. Noise and Vibration

Noise will be generated during the refurbishment, new construction works and operation of the development. Under the provisions of the approved Concept Plan for Liverpool Hospital, Noise and Vibration Impact Statement(s) (NVIS) are to be prepared for construction stages, major construction activity and construction compound and submitted with the application for assessment. A Noise Assessment and Noise and Vibration Management Plan were submitted as part of the Environmental Assessment.

5.3.1 Refurbishment and Construction Works

Noise associated with the refurbishment and construction works of the development will result from plant equipment operation, truck movements and the operation of tools and hand held machinery. The Noise and Vibration Management Plan in the EA provided a summary of the procedures for noise monitoring, complaint recording and corrective action.

To ensure that noise amenity for surrounding development is protected throughout the refurbishment and construction works, The Department has recommended a condition that the Proponent prepare a Construction Management Plan, which will detail noise and vibration management. This will need to address all requirements contained within the Office of the Environment and Heritage, formerly, Department of Environment Climate Change and Water, Interim Construction Noise Guideline, including:

- Identification of specific activities that will be carried out and associated noise sources;
- Identification of all potentially affected sensitive receivers;
- Noise and vibration monitoring reporting and response procedures; and
- Description of specific mitigation treatments, procedures and management measures.

Additionally, the hours of construction work will be restricted to the hours of 8am – 1pm on Saturdays to minimise weekend noise impacts from truck movements in the surrounding streets.

Further, in accordance with the Statement of Commitments, the Proponent has committed to complying with Australian Standard AS 2436: 1981 Guide to Noise Control on Construction, Maintenance and Demolition Sites.

The Department is satisfied that the noise amenity of the surrounding development will be protected throughout the refurbishment and construction works through the recommended conditions of approval and the Statement of Commitments.

5.3.2 Operational Noise

While operation of the facility during the day is not expected to substantially increase noise levels in the hospital precinct, mechanical plant has the potential to increase night time noise levels and cause sleep disturbance to nearby residential development. The Noise Assessment Report included as part of the EA established operational noise emission criteria based on the existing background noise levels and the Office of the Environment and Heritage, formerly, Department of the Environment Climate Change and Water, Industrial Noise Policy Guideline (see Table 1).

Table 1: Noise emission criteria

Time of Day	Residential Noise Emission Objective dB(A) L_{eq}	Commercial Noise Emission Objective dB(A) L_{eq}
Day	54	65
Evening	45	65
Night	40	65

To ensure that the Noise Objective Criteria is met at all sensitive receivers, the Department has recommended as a condition for the Proponent to demonstrate that appropriate mitigation measures are provided to ensure that noise emission from operational plant equipment will meet the Noise Objective Criteria for the nearest sensitive receivers.

The Department is satisfied that the amenity of the surrounding development would be protected during the operation of the project through satisfying the Noise Objective Criteria as required by the recommended conditions of approval.

5.4. Traffic and Transport

Under the provisions of the approved Liverpool Hospital Concept Plan, car parking assessment(s) are to be prepared for each Project Application or Development Application, excluding the construction compound, and submitted with the application for assessment.

A copy of the Concept Plan Traffic Report from Transport and Traffic Planning Associates (TTPA) dated 2006 was included as part of the EA for the current application. The RTA raised concern during the exhibition that the cumulative traffic impacts and car parking demand for the proposal had not been adequately assessed, and requested that further information be provided.

The Preferred Project Report (PPR) detailed that the Concept Plan Traffic Report provides an assessment of the cumulative traffic impacts and car parking demand of all project applications under the Concept Plan, including the current Project Application, and therefore, no further traffic assessment is required.

Subsequent to lodgement of the PPR, the Department requested that the Proponent provide further information to address the RTA's comments. Accordingly, the Proponent provided a breakdown of car parking across the hospital campus, and a letter from TTPA which detailed car parking demand associated with the current Project Application. The letter from TTPA identified that the Concept Plan Traffic Report encompasses the proposed works of the current Project Application and that the information and findings from the report are still applicable.

The Concept Plan approved the provision of an additional 894 car parking spaces across the hospital campus. The increase of 894 car parking spaces as recommended in the Concept Plan Traffic Report, and approved in the Concept Plan was calculated on a pro-rata basis against projected increases in staffing, patients and visitors across the Hospital Campus. The letter from TTPA identifies that the car parking demand generated specifically from the current Project is estimated at 18 car parking spaces, including 9 staff and 9 public car parking spaces. Consequently, the resultant traffic impact on the road network will be minor, and will account for minimal car movements in the peak period.

The EA also identifies that the Clinical Skills Training Centre will be constructed on the site of an existing car park and will result in a loss of 6 car parking spaces across the Hospital Campus. The minor loss of car parking under the Project is significantly outweighed by the increase of 894 car parking spaces across the hospital campus under the approved Concept Plan. The increase of 894 car parking spaces across the hospital campus is primarily provided by a multi-deck car park (currently under

construction) on the east hospital campus approved under the Infrastructure and Ancillary Hospital Works Project Application (MP08_0062). The letter from TTPA identifies that the parking requirements for Stage 2.1C and 2.1D have been captured within the increase of 894 car parking spaces approved under the Concept Plan.

The Department is satisfied that the proposal will result in minimal impact to the local road network and that adequate car parking has been provided for within the approved under the Concept Plan.

5.5. Environmentally Sustainable Development

The Proponent has indicated that the proposed development of radiation bunkers, refurbishment works and the Clinical Skills Training Centre do not meet the criteria for eligibility for green star assessment and certification. The Bunkers do not meet any specific eligibility criteria under the Green Star Rating, and the refurbishment works to the Cancer Therapy Centre do not satisfy the eligibility criteria for Spatial Differentiation. Additionally, as the Clinical Skills Training Centre does not function for accommodating or treating patients, it does not satisfy the eligibility criteria for health care buildings. Further, whilst the Clinical Skills Training Centre functions as an educational building, only primary and secondary schools are eligible under the education criteria for Green Star Rating.

Notwithstanding the above, the proposal has incorporated a number of environmentally sustainable measures in the design and functionality of the building including:

- Double glazing;
- Air conditioning system which enables low occupancy areas to be shut down;
- Economy cycle air conditioning system;
- Energy efficient light fittings with electronic ballast;
- Selection of materials to maximise the use of recycled and recyclable materials; and
- AAA rated taps and fittings.

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

5.6. Public Interest

The redevelopment of Liverpool Hospital will assist in meeting the current and future health services demand for the growing population in the south west region, as well as the wider community. The proposal will result in a significant improvement in radiation treatment services and research as well as improvements in cancer therapy and clinical skills education for the hospital staff. The project will also attract around \$27,673,390 worth of capital investment. Given that any residual impacts associated with the development can be mitigated, the Department therefore considers the proposal in the public interest.

6. CONCLUSION

The Department has reviewed the environmental assessment and duly considered advice from public authorities as well as issues raised in public submissions in accordance with Section 75(2) of the EP&A Act. All relevant environmental issues associated with the proposal have been extensively assessed.

The development is consistent with the strategic objectives for the area, being consistent with the Metropolitan Plan for Sydney 2036, the draft South West Subregion Draft Subregional Strategy and the Major Development SEPP.

The proposal is generally consistent with the requirements of the relevant planning instruments, policies and objectives. The Department has given consideration to the relevant State Environmental Planning Policies and the context of the locality. Whilst the application presents minor adjustments to the works approved under the Concept Plan, detailed justification for these departures has been documented and accepted by the Department.

The Department is of the view that the recommended conditions and implementation of the measures detailed in the Proponent's EA and appendices, PPR and appendices and Statement of Commitments will adequately mitigate the environmental impacts of the proposal.

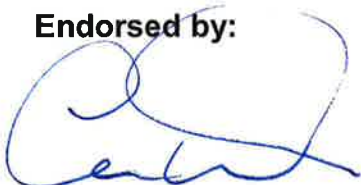
On balance, the Department considers the site to be suitable for the proposed development and that the Project Application is in the public interest. Accordingly, the Department recommends that the project be approved, subject to conditions.

7. RECOMMENDATION

It is recommended that the Minister for Planning and Infrastructure:

- 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 B**)

Endorsed by:



22.5.11

Chris Wilson
Executive Director
Major Project Assessment



30/5/11

Richard Pearson
Deputy Director General
Development Assessment & Systems Performance



Sam Haddad
Director General

14/6/2011

APPENDIX A ENVIRONMENTAL ASSESSMENT

See disk attached and the Department's website at:

http://majorprojects.planning.nsw.gov.au/index.pl?action=view_job&job_id=3892

APPENDIX B SUBMISSIONS

See disk attached and the Department's website at:

http://majorprojects.planning.nsw.gov.au/index.pl?action=view_job&job_id=3892

APPENDIX C PROPONENT'S RESPONSE TO SUBMISSIONS

See disk attached and the Department's website at:

http://majorprojects.planning.nsw.gov.au/index.pl?action=view_job&job_id=3892

APPENDIX D CONSIDERATION OF ENVIRONMENTAL PLANNING INSTRUMENTS

The State Environmental Planning policies 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; and
- State Environmental Planning Policy No.55 Remediation of Land.

Liverpool Local Environmental Plan 2008 and Liverpool Development Control Plan 2008 have also been addressed.

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 (MD SEPP) applies to the project as it specifies that development for the purpose of a Hospital with a capital investment value of more than \$15 million is a Part 3A project. The project has an estimated capital investment value of \$27,673,390, and is therefore a project to which Part 3A applies.

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.

Additionally, under Schedule 3 of the Infrastructure SEPP, hospital developments with 200 or more beds, or hospital developments with 100 or more beds that are within 90m of a classified road, are to be referred to the RTA for comment. Whilst the proposal does not meet the criteria under Schedule 3 of the Infrastructure SEPP, the Department has referred the proposal to the RTA for comment during the Exhibition. Details of the RTA's submission are provided in Section 4.2 of this report.

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. The proposed development does not fall within the definition of a "potentially hazardous industry" or "potentially offensive industry" as described in the Department of Planning's document "Applying SEPP 33". Accordingly, 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.

The Proponent has identified within the EA that a Stage 1 Site Investigation was carried out as part of the approved Concept Plan which did not detect any elevated levels of contaminants or evidence of any significant quantities of contaminated soils. Further, the EA identified that the Stage 1 Site Investigation concluded that the site does not contain any significant contamination constraints that would preclude the proposed development from proceeding.

The Department considers that the proposed uses are suitable for the site given that they comprise a continuation and expansion of the existing hospital uses already on the site. Further, the Department considers that no further site investigation is warranted.

5 Liverpool Local Environmental Plan 2008 and Liverpool Development Control Plan 2008.

Under the provisions of Section 75I(2)(e) of the *Environmental Planning and Assessment Act 1979*, Critical Infrastructure Projects are not required to make reference to the provisions of any environmental planning instrument that would (but for this Part) substantially govern the carrying out of the project.

Notwithstanding the above, the relevant provision of Liverpool Local Environmental Plan 2008 and Liverpool Development Control Plan have been considered below.

5.1 Liverpool Local Environmental Plan 2008

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. The proposed development includes refurbishment works to the existing Cancer Therapy Centre, construction of a new research bunker, construction of two new radiation treatment bunkers, and construction of a new Clinical Skills Training Centre. All elements of the development are associated with the operation of the Hospital, therefore, the proposal is permissible within the zone with consent.

The relevant development standards of the Liverpool LEP are detailed below.

Height:

Liverpool LEP provides for a maximum building height of 35m across the Liverpool Hospital site. The proposed development will have a maximum building height of approximately 8.5m, and therefore complies with the development standard.

Floor Space Ratio (FSR):

Liverpool LEP provides for a maximum FSR of 2.5 across the entire Liverpool Hospital site. The total FSR across the site is 1.04, which includes all works proposed

under Milestone 3/4, as well as all other applications that have been approved to date. The development therefore complies with the development standard.

Flood Prone Areas:

Liverpool LEP identifies certain areas of the Liverpool Hospital site as subject to the 1 in 100 year flood level and the Probable Maximum Flood level (PMF). The proposed works are not located within the 1 in 100 year level or PMF. Specifically, the finished floor level for the development will be 12.13 AHD, which is above the 1 in 100 year level of 8.8 AHD, and above the PMF level of 10.9 AHD. The proposal is therefore not subject to the flooding provisions of Liverpool LEP.

Acid Sulphate Soils:

Liverpool LEP identifies the Liverpool Hospital site as Class 5 Land in the Acid Sulphate Soils Map. The requirement for an acid sulfate soils management plan under the Liverpool LEP applies to works within 500 metres of adjacent Class 1, 2, 3 or 4 land that is below 5 metres Australian Height Datum by which the watertable is likely to be lowered below 1 metre Australian Height Datum on adjacent Class 1, 2, 3 or 4 land. As the proposed development does not involve works below 5 metres AHD, the development is not subject to the Acid Sulphate Soils provisions of Liverpool LEP.

5.2 Liverpool Development Control Plan 2008.

The relevant sections of Liverpool Development Control Plan 2008 (DCP) which relates to development include Part 1.1 General Controls for all development, Part 1.2 Controls for all development except dwelling houses on land greater than 400 sqm, on hatchet shaped block and dual occupancies, and Part 4 Development in Liverpool City Centre. Whilst the DCP does not provide specific controls for Hospital Development, the proposal is considered generally consistent with the relevant key objectives/controls of the Liverpool DCP, with the following exceptions.

Tree Preservation and Landscaping and Incorporation of Existing Trees:

The proposed development involves the removal of 11 trees which are located within or near new building footprints. Six (6) of the trees to be removed were foreshadowed in the Concept Plan approval (MP06_0166), and the remaining 5 trees are recommended for removal due their location within the building footprint of the additional research bunker attached to the Cancer Therapy Centre. The Department considers that the tree removal is justified to accommodate the new building works.

Setbacks:

The DCP requires a setback of 4 – 4.5 meters from Goulburn Street for the Liverpool Hospital site. The proposal does not satisfy the setback control as the new bunkers and Clinical Skills Training Centre will be set back approximately 2.5m from the property boundary. Notwithstanding the departure from the DCP's setback control, the Department considers that the building works are consistent with the DCP objectives for setbacks, including:

- To align external facades of buildings with the streets that they front; and
- To provide front setbacks appropriate to building function and character.

Car parking:

Whilst no car parking is proposed as part of Milestone 3/4, the Concept Plan and subsequent Infrastructure and Ancillary Works Project Application have addressed car parking provisions for the entire Liverpool Hospital redevelopment inclusive of the Milestone 3/4. Accordingly, the proposed development is not required to have regard to the car parking provision of the DCP.

APPENDIX E RECOMMENDED CONDITIONS OF APPROVAL
