



Liverpool Hospital Multi-storey Carpark Modification 1

Façade Artwork, Solar and Design Changes
State Significant Development Modification Assessment
(SSD-10388-Mod-1)

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Cover image: *Perspective of multi-story carpark with artwork (Source: Fitzpatrick+Partners)*

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Glossary

Abbreviation	Definition
Council	Liverpool City Council
Department	Department of Planning, Industry and Environment
EIS	Environmental Impact Statement
EP&A Act	<i>Environmental Planning and Assessment Act 1979</i>
EP&A Regulation	Environmental Planning and Assessment Regulation 2000
LEP	Local Environmental Plan
Minister	Minister for Planning and Public Spaces
SEARs	Planning Secretary's Environmental Assessment Requirements
Planning Secretary	Secretary of the Department of Planning, Industry and Environment
SSD	State Significant Development

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1 Introduction

This report provides the NSW Department of Planning, Industry and Environment's (the Department's) assessment of an application to modify the State significant development (SSD) consent for the Liverpool Hospital Multi-storey Carpark (SSD-10388).

The modification application seeks approval for design changes to the Multi-storey Carpark to facilitate the installation of new façade artwork, introduction of a safety screen along the entry and exit ramp, increased rooftop safety parapet, the provision of solar panels, re-location of fire stairs and reduction of four car spaces.

The application has been lodged on 30 November 2021, by Health Infrastructure on behalf of Health Administration Corporation (the Applicant) pursuant to section 4.55(1A) of the *Environmental Planning and Assessment Act 1979 (EP&A Act)*.

1.1 Background

The Liverpool Hospital campus is located within the Liverpool City Centre, approximately 25km south-west of the Sydney CBD in the Liverpool City LGA (see **Figure 1**). The site is located approximately 500m north of Liverpool Railway Station and bus interchange, and 1km south-west of Warwick Farm Railway Station.

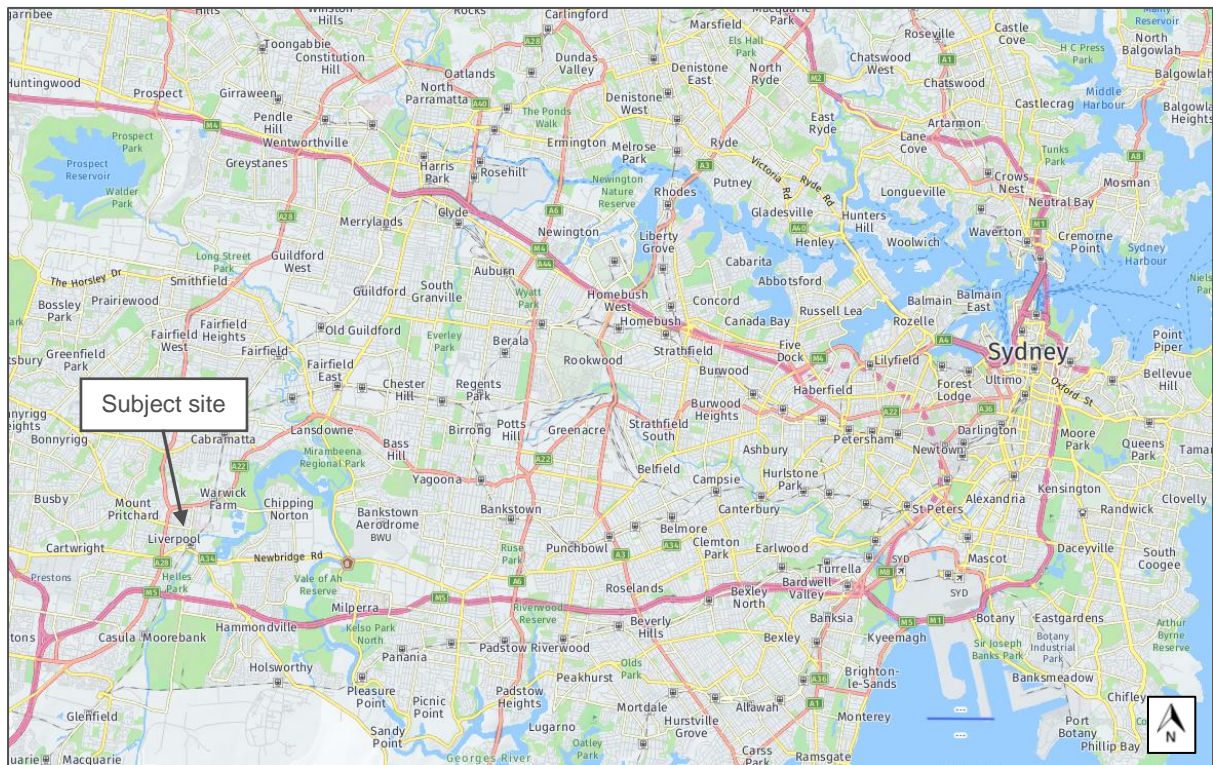


Figure 1 | Regional Context Map (Source: NearMap 2021)

The Liverpool Hospital campus is legally described as Lot 501 in DP 1165217, Lots 1 and 2 in DP 1236362 and Lot 100 in DP 1097121. The originally approved Multi-storey Carpark is entirely contained within Lot 501 in DP 1165217, which is located along the northern boundary of the western

part of the campus between Forbes Street and Burnside Drive, adjacent to a railway corridor. The approved carpark structure is currently under construction. Prior to the commencement of construction, the site contained an existing a multi-storey carpark (CP2), at-grade parking and a roundabout intersecting with Burnside Drive. The site is relatively flat with a slight fall to the north-east. The hospital campus and the Multi-storey Carpark site are shown in **Figure 2**.



Figure 2 | Local Context Map (Source: Applicant’s EIS for SSD-10388, 2020)

Vehicle access to the carpark site is via Burnside Drive and Forbes Street. Development surrounding the carpark site includes:

- to the north, beyond Campbell Street, Liverpool Girls High School and Liverpool Boys High School.
- to the east, the railway corridor and the eastern hospital campus.
- to the south, beyond Elizabeth Street, the TAFE Liverpool Campus and Bigge Park.
- to the west, beyond Goulburn Street, a mix of single, four and six storey residential developments and the South West Radiology building. Further west is Liverpool CBD and Westfield Shopping Centre.

A local heritage item, being the Plan of Town of Liverpool (early town centre street layout–Hoddle 1827), is situated around the western edges of the hospital campus, which is also partly located within the local Bigge Heritage Conservation Area (HCA) (see **Figure 3**). Also located along the southern boundary of the hospital campus is an avenue planting on Elizabeth Street of heritage significance (listed on the s170 heritage register).

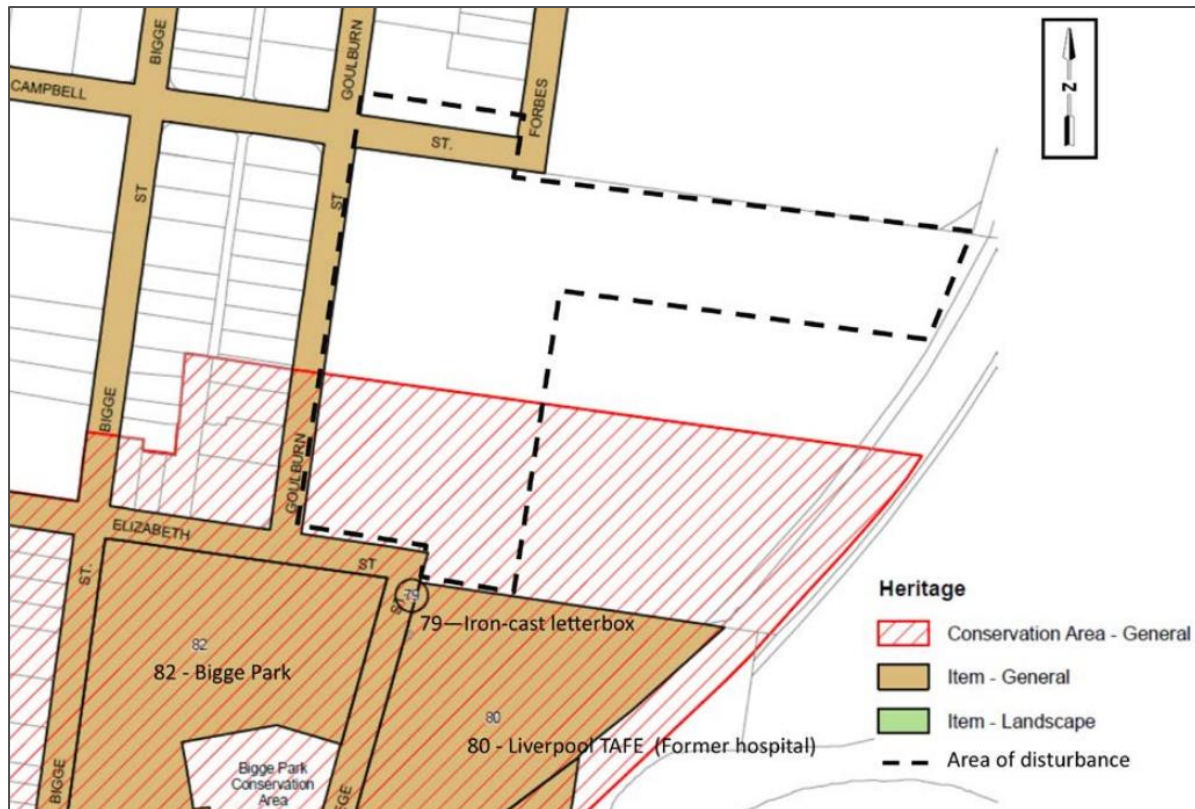


Figure 3 | Nearby heritage items (Source: Applicant’s EIS for SSD-10388, 2020)

1.2 Approval history

On 30 November 2020, development consent was granted by the Acting Executive Director, Infrastructure Assessments for the development of the Liverpool Hospital Multi-storey Carpark. The development consent permits the following works:

- construction and operation of an eight-level carpark.
- at-grade carpark.
- demolition works.
- remediation works.
- road connections.
- landscaping.

This modification application is the first modification to the development consent.

The Liverpool Hospital Multi-storey Carpark development was assessed concurrently with another SSD application for the Liverpool Hospital Redevelopment (SSD-10389), being the construction and operation of a new eight storey Integrated Services Building (ISB) and refurbishment works to existing buildings. Development consent was granted by the Acting Executive Director, Infrastructure Projects for the Liverpool Hospital Redevelopment on 30 November 2021. Whilst a separate application, the Multi-storey Carpark is intended to address the car parking requirements generated by the redevelopment of the Liverpool Hospital site.

2 Proposed modification

On 30 November 2021, the Applicant lodged a modification application to amend the approved project under section 4.55(1A) of the EP&A Act. The proposed modification seeks to incorporate alterations to the façade of the carpark, addition of solar photovoltaic panels, minor internal re-planning of fire stairs and car park layout and a reduction in the overall number of parking spaces. The amendments are discussed in the following sections and depicted in **Figures 4 to 7**.

2.1 Amendments to carpark façade

Proposed alterations to the approved façade of the Multi-storey Carpark include the:

- replacement of the approved façade with a new façade that incorporates artwork by Aboriginal artist Bibi Bara, in accordance with condition of consent D26 (public art) of SSD-10388.
- introduction of a new 2.2m safety screen along the length of the entry and exit ramp, to provide additional safety measures.
- increase in the height of the approved roof top parapet safety screen by 500mm, to provide additional safety measures.

The proposed façade amendments are shown in **Figures 4 and 5**.

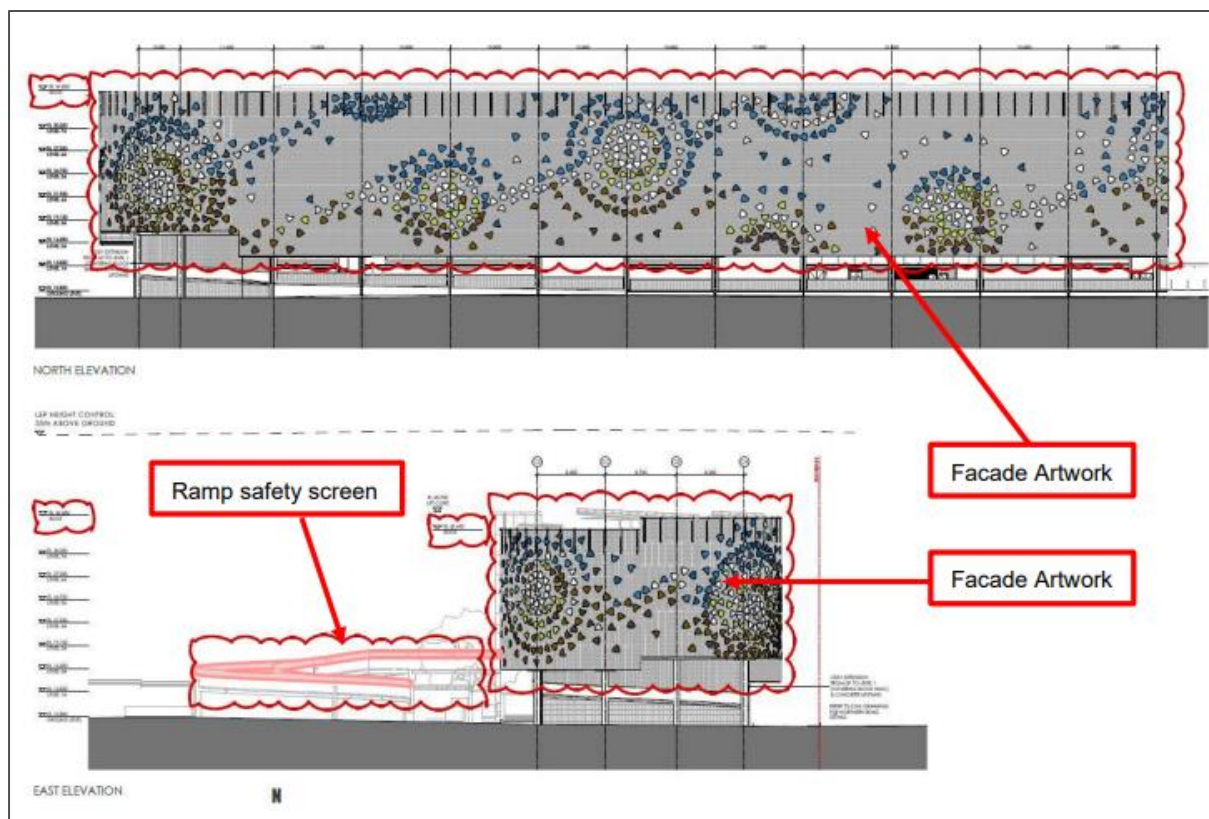


Figure 4 | Proposed façade amendments, north (top) and east (bottom) elevations (Source: Applicant's Modification Report 2021)

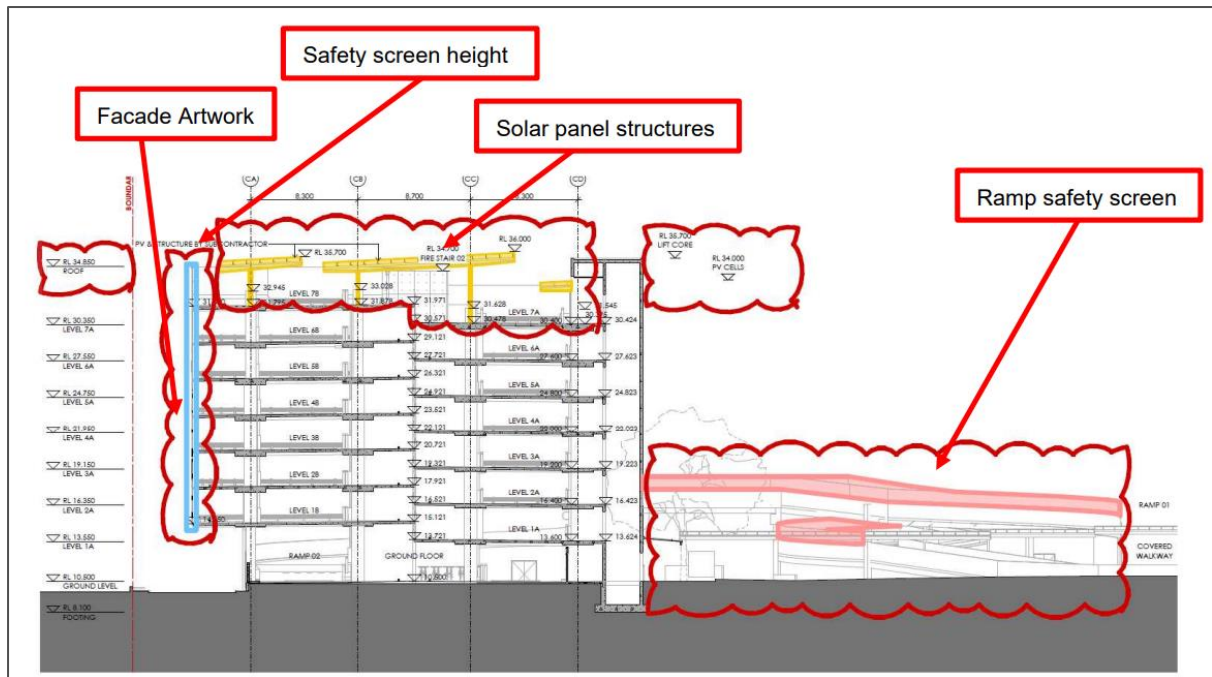


Figure 5 | Proposed north-south section (Source: Applicant's Modification Report 2021)

2.2 Other amendments

Additional amendments proposed include the:

- installation of new solar PV array and associated support structures at roof level, to provide sustainability improvements (**Figures 5** and **6**). The array would incorporate approximately 1032 solar panels, connected to an inverter station comprising four 100kW SMA Core 2 Inverters and a secondary control panel.
- provision of six additional accessible car parking spaces at roof level.
- reconfiguration of the Level 2 entry driveway to allow for two vehicle entry lanes and two vehicle exit lanes.
- reduction of four car parking spaces to accommodate the solar panels and the additional accessible car parking spaces.
- reconfiguration of the eastern stairwell at all levels (**Figure 7**).
- relocation of the:
 - western fire stair on all levels (previously adjacent to lift core).
 - ground floor level bicycle parking.
 - ground floor level main switch room adjacent to the lift core (**Figure 7**).

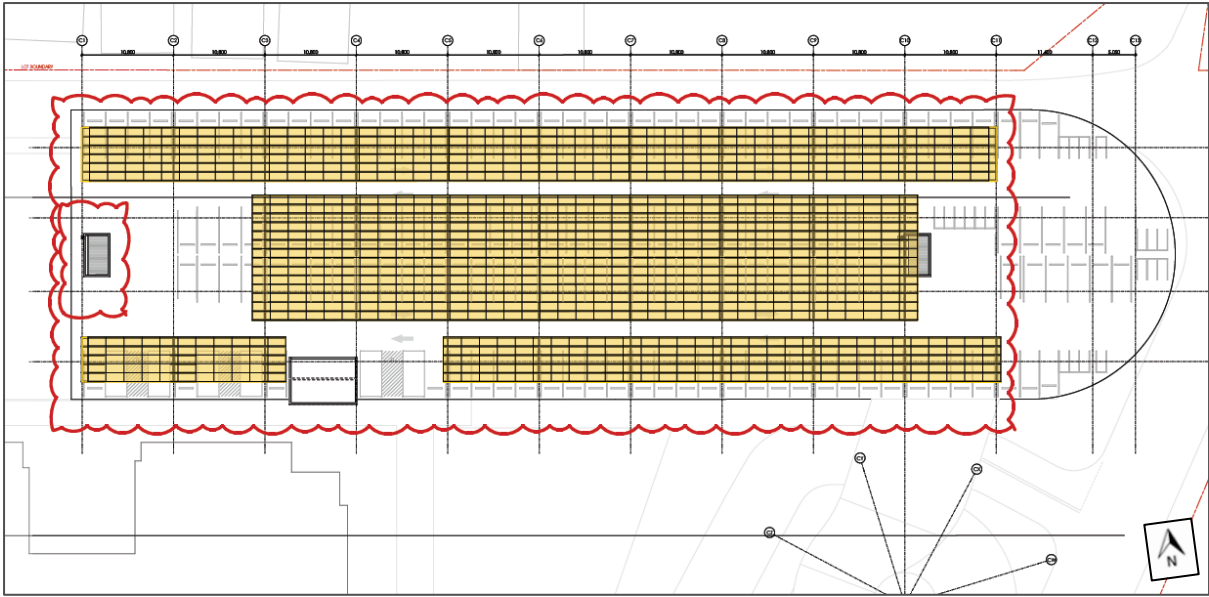


Figure 6 | Proposed roof plan, solar panels shown in yellow (Source: Applicant's Modification Report 2021)

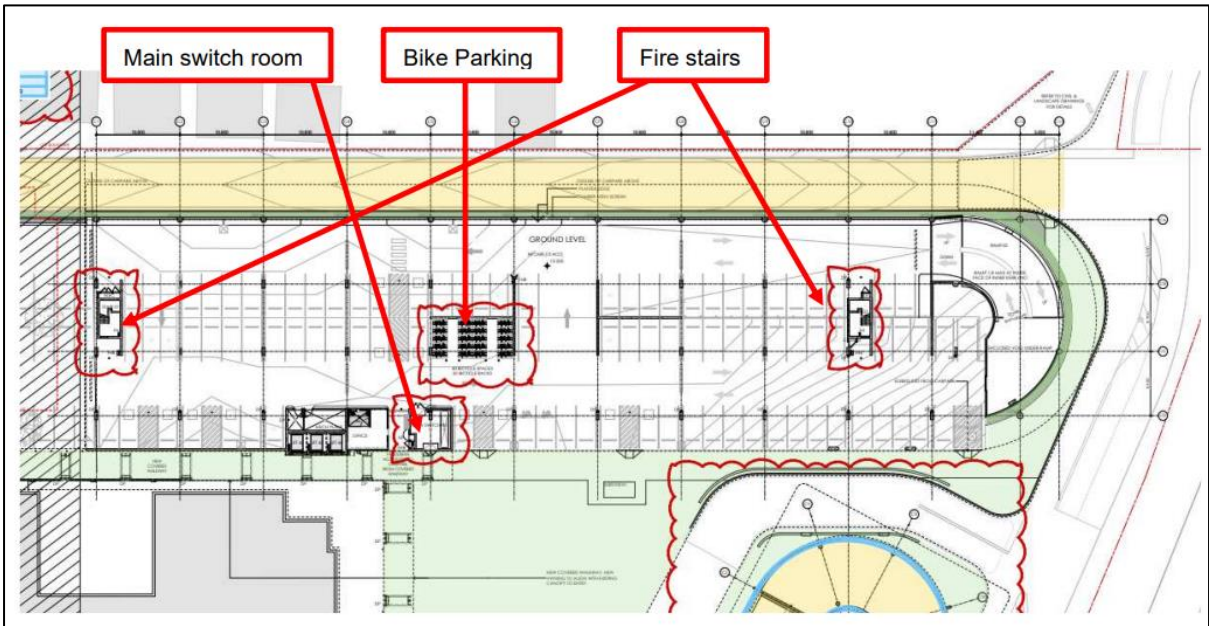


Figure 7 | Proposed internal reconfiguration, ground floor level (Source: Applicant's Modification Report 2021)

3 Statutory context

3.1 Scope of modifications

The Department has reviewed the scope of the modification application and considers that the application can be characterised as a modification involving minimal environmental impacts as the proposal:

- would not significantly increase the environmental impacts of the project as approved.
- is substantially the same development as originally approved.
- would not involve any further disturbance outside the already approved disturbance areas for the project.

Therefore, the Department is satisfied the proposed modification is within the scope of section 4.55(1A) of the EP&A Act and does not constitute a new development application. Accordingly, the Department considers that the application should be assessed and determined under section 4.55(1A) of the EP&A Act rather than requiring a new development application to be lodged.

3.2 Consent authority

The Minister for Planning and Public Spaces is the consent authority for the application under section 4.5(a) of the EP&A Act. However, under the Minister's delegation dated 26 April 2021, the Team Leader, Social Infrastructure, may determine the application as:

- Liverpool City Council (Council) has not made an objection.
- a political disclosure statement has not been made.
- public exhibition of the application was not required and therefore no public submissions objecting to the proposal were received.

3.3 Mandatory matters for consideration

The Department conducted a comprehensive assessment of the project against the mandatory matters for consideration as part of the original assessment of SSD-10388. The Department consider this modification application does not result in significant changes that would alter the mandatory matters for consideration under section 4.15 of the EP&A Act and conclusions made as part of the original assessment.

The Department has considered the findings and recommendations in the Department's Assessment Report for SSD-10388. The Department is satisfied that the key reasons for the granting of consent continue to be applicable to the development, as modified.

4 Engagement

4.1 Department's engagement

Clause 117(3B) of the Environmental Planning and Assessment Regulation 2000 (EP&A Regulation) specifies that the notification requirements of the EP&A Regulation do not apply to section 4.55(1A) modifications with minimal environmental impact. Accordingly, the application was not notified or advertised. However, it was made publicly available on the Department's website on 2 December 2021, and was referred to Council and the Government Architect NSW for comment.

4.2 Summary of submissions

The Department received a submission from Council in support of the proposed modification, however, Council noted that the artist's statement supplied refers to a previous design and should be updated. Council raised no comments or concerns regarding traffic and parking, solar access or visual impacts.

5 Assessment

5.1 Built form

Minor design amendments are proposed to the Multi-storey Carpark, including the replacement of the approved façade with a new façade that incorporates artwork, the introduction of a 2.2m safety screen along the length of the vehicle access ramp, an increase in the height of the roof top parapet by 500mm, and the installation of solar panels and associated support structures to the roof top.

Façade amendments

The proposed artwork, designed by indigenous artist Bibi Bara, represents the Flower of Gandangarra through a series of coloured aluminium panels fixed to the stainless-steel tensile mesh that encloses the carpark (**Figures 8 and 9**). The amended design would replace the entirety of the originally approved façade. The overall materiality of the carpark structure, incorporating stainless-steel metal and wire mesh and concrete, would remain unchanged.



Figure 8 | Perspective view of the carpark from the north-east (Source: Applicant’s Modification Report 2021)

The Department notes that the introduction of artwork to the façade of the carpark responds to condition D26 of the original SSD consent, which requires the Applicant to prepare a public art package for the hospital campus in consultation with Council. The Department also notes that during consultation on the original submission of SSD-10388, the NSW State Design Review Panel (SDRP) encouraged the development of an art strategy for the hospital campus to integrate with the built form, landscape scheme and to reinforce the connection to Country.

The Multi-storey Carpark is prominent in sightlines from the east and north. The Department is satisfied that the proposed façade artwork would generate visual interest and improve the overall appearance of the structure, particularly in views from the railway line and Liverpool Boys and Liverpool Girls High Schools from the north. The Department notes that the artwork was created by an indigenous artist and is designed to reinforce connection to Country. Overall, the inclusion of the

artwork is considered to address the comments made by the SDRP and would meet the requirements of condition D26.



Figure 9 | 3D carpark view from south-east, materiality (Source: Applicant's Modification Report 2021)

The modification also proposes the installation of a 2.2m tall perforated metal safety screen along the length of the carpark entry and exit ramp, and an increase in the height of the approved rooftop parapet safety screen by 500mm (**Figure 9**). The Department notes that the proposed additional and increased screening is minimal in height and would not add unacceptable bulk to the carpark structure, and that the overall height of the structure would remain largely unchanged. The Department is satisfied that these amendments would not harm the overall appearance of the development.

Council advised that it supports the modification application, however did note that the artist statement supplied is out of date and should be revised to remain relevant to the artwork as proposed. The Department notes that this should be addressed throughout the ongoing development of the public art package for the hospital campus in consultation with Council, in accordance with condition D26 of the original project consent. No additional amendments or conditions are therefore required as part of this modification application.

Solar panels

The modification application also proposes the introduction of solar panels and associated support structures to the carpark rooftop. The top of the solar panels would reach RL36, an increase beyond the previously approved maximum RL35.7. However, the overall height of the carpark (26.25m) would

continue to comply with the maximum height limit provision of 35m under the Liverpool Local Environmental Plan 2008.

The Department is satisfied that the inclusion of the proposed solar panels would not add unacceptable bulk to the Multi-storey Carpark and would therefore not harm the overall appearance of the structure.

5.2 Parking and access

The modification application would result in the loss of four car parking spaces overall, to facilitate the provision of an additional six accessible parking spaces and the installation of solar panels at roof level. The proposed reconfiguration of the Level 2 entry driveway to allow for two vehicle entry lanes and two vehicle exit lanes would not result in the loss of any additional parking spaces. The amended development would therefore provide 530 additional car parking spaces for staff and visitor use beyond the existing scenario, resulting in a total of 2,825 spaces across the hospital campus.

The proposed change in parking supply is shown in **Table 1** below (the existing approved details are shown in ~~bold strike through~~ and proposed details are shown in **bold italics**).

Table 1 | Proposed change in car parking supply

Location	Existing	Future	Change
CP1	143	94	-49 ¹
CP2	597	1,248 1,244	+651 +647
CP3	141	97	-44 ¹
CP4	780	780	0
CP5	575	575	0
Health Services Building	35	35	0
Western Campus Fleet Vehicles Carpark	24	0	-24 ¹
Total	2,295	2,829 2,825	+534 +530

¹ Car spaces being removed under separate approvals

The Department's assessment for the original project concluded that the provision of 534 additional car parking spaces would satisfactorily address parking needs, noting that the figure would exceed the demand for an additional 368 parking spaces generated by the Liverpool Hospital Redevelopment (SSD-10389). The overall increase in parking spaces approved under the original project consent exceeded future demand by 165 spaces.

Council raised no concerns regarding the proposed overall reduction in car parking spaces or the increase in vehicle entry and exit lanes at Level 2.

The proposed modification would result in the provision of 2,825 car parking spaces across the hospital campus, which would exceed future demand by 161 spaces. Overall, the Department welcomes the inclusion of additional accessible car parking spaces and vehicle entry and exit lanes,

and is satisfied that the proposed car parking provision would address the parking requirements of the hospital campus.

5.3 Other issues

Table 2 | Other issues

Issue	Findings	Recommendations
Solar Access	The proposed rooftop solar panels and increased safety parapet would result in some additional shadow impacts within the hospital campus. However, the revised shadow diagrams submitted demonstrate that the additional impacts would be minor, and would overall be largely consistent with those approved under SSD-10388.	Satisfactory – no further action or conditions required beyond original assessment.
Carpark layout re-configuration	Internal reconfiguration of the carpark, including the relocation of fire stairs and the ground floor switch room and bicycle parking, would not result in any additional accessibility impacts. The number of bicycle parking spaces would remain unchanged.	Satisfactory – no further action or conditions required beyond original assessment.

6 Evaluation

The Department has reviewed the proposed modification and assessed the merits of the modified proposal, and all environmental issues associated with the proposal have been thoroughly addressed.

The Department's assessment concludes that the proposed changes to built form are minor, are appropriate for the site and are consistent with the requirements of the SSD consent. The proposed façade artwork would generate visual interest and improve the overall appearance of the carpark structure. The development would continue to satisfactorily address the parking requirements of the hospital campus.

The Department considers that the application is consistent with the objects of the EP&A Act and continues to be consistent with the strategic directions for the State. The development as modified would be substantially the same as that originally approved and would deliver a significant public benefit through the provision of improved health care facilities.

The Department concludes the impacts of the proposed modification are minor and acceptable. Consequently, the Department considers the development is in the public interest and the modification application should be approved.

7 Recommendation

It is recommended that the Team Leader, Social Infrastructure, as delegate of the Minister for Planning and Public Spaces:

- **considers** the findings and recommendations of this report.
- **determines** that the application SSD-10388-Mod-1 falls within the scope of section 4.55(1A) of the EP&A Act.
- **forms the opinion** under section. 7.17(2)(c) of the *Biodiversity Conservation Act 2016*, that a biodiversity assessment report is not required to be submitted with the application as the modification will not increase the impact on biodiversity values of the site.
- **accepts and adopts** all of the findings and recommendations in this report as the reasons for making the decision to approve the modification.
- **modify** the consent SSD-10388.
- **signs** the attached approval of the modification (**Appendix B**).

Recommended by:



Nathan Stringer
Senior Planning Officer
Social Infrastructure

8 Determination

The recommendation is **adopted** by:



9 December 2021

David Gibson

Team Leader

Social Infrastructure

as delegate of the Minister for Planning and Public Spaces

Appendices

Appendix A – List of referenced documents

<https://www.planningportal.nsw.gov.au/major-projects/project/43436>

Appendix B – Instrument of Modification

<https://www.planningportal.nsw.gov.au/major-projects/project/43436>

Appendix C – Consolidated Consent

<https://www.planningportal.nsw.gov.au/major-projects/project/43436>