

Notice of decision

Section 2.22 and clause 20 of Schedule 1 of the *Environmental Planning and Assessment Act 1979*

Application type	State significant development
Application number and project name	SSD-10389 Liverpool Hospital Redevelopment
Applicant	Health Administration Corporation
Consent Authority	Minister for Planning and Public Spaces

Decision

The Acting Executive Director under delegation from the Minister for Planning and Public Spaces has, under section 4.38 of the *Environmental Planning and Assessment Act 1979 (the Act)* granted consent to the development application subject to the recommended conditions.

A copy of the development consent and conditions is available [here](#).

A copy of the Department of Planning and Environment's Assessment Report is available [here](#).

Date of decision

30 November 2020

Reasons for decision

The following matters were taken into consideration in making this decision:

- the relevant matters listed in section 4.15 of the Act and the additional matters listed in the statutory context section of the Department's Assessment Report.
- the prescribed matters under the Environmental Planning and Assessment Regulation 2000.
- the objects of the Act.
- the considerations under s 7.14(2) and 7.16(3) of the *Biodiversity Conservation Act 2016*.
- all information submitted to the Department during the assessment of the development application.
- the findings and recommendations in the Department's Assessment Report.
- the views of the community about the project (see **Attachment 1**).

The findings and recommendations set out in the Department's Assessment Report were accepted and adopted as the reasons for making this decision.

The key reasons for granting consent to the development application are as follows:

- the project would provide a range of benefits for the region and the State as a whole, including capital investment in public health infrastructure, creation of 232 construction jobs and 418 new operational jobs, providing modern facilities that meet current standards for healthcare for the State and expansion of Liverpool Hospital in line with the vision for the precinct.
- the project is permissible with development consent, and is consistent with NSW Government policies, including Greater Sydney Commission's Greater Sydney Regional Plan 'A Metropolis of Three Cities', Transport for NSW's Future Transport Strategy 2056, Greater Sydney Commission's Western City District Plan, NSW's State Infrastructure Strategy 2018 – 2038 Building the Momentum and Greater Sydney Commission's Liverpool Area Place Strategy.
- the impacts on the community and the environment can be appropriately minimised, managed or offset to an acceptable level, in accordance with applicable NSW Government policies and standards in the Department's Assessment Report. The consent authority has included conditions to ensure: that Campbell Street shared zone is not approved; landscaping works, including canopy recovery are delivered in a timely manner; the Green Travel Plan is delivered to achieve a gradual modal shift away from private vehicle travel; associated car parking is completed before the hospital expansion is operational; noise mitigation is developed through design development to ensure noise targets are complied with; a historical archaeological program is prepared and implemented to manage the potential for resources on the site; and construction impacts are appropriately managed, including an out-of-hours protocol for the works to be undertaken outside standard construction hours.
- the community views have been considered and adequately addressed through the recommended conditions of consent.
- weighing all relevant considerations, the project is in the public interest.

Attachment 1 – Consideration of Community Views

The Department exhibited the Environmental Impact Statement for the project from 28 May 2020 until 24 June 2020 (28 days) and received nine submissions providing comments on the project.

The key issues raised by the community and considered in the Department's Assessment Report and by the decision maker include public domain and landscaping works, bicycle parking, construction impacts, car parking costs, local jobs and wayfinding. Other issues are addressed in detail in the Department's Assessment Report.

<i>Issue</i>	<i>Consideration</i>
<p><i>Public domain improvements and landscaping</i></p> <ul style="list-style-type: none"> • traffic requirements of Campbell Street shared zone have not been satisfactorily resolved. • public domain works should be integrated with other public domain works around the hospital site. • improve connectivity to open space areas. • insufficient setback along Goulburn Street. • canopy cover should be restored at commencement of operations to mitigate urban heat island effects. • public art should be provided. 	<p><i>Assessment</i></p> <ul style="list-style-type: none"> • Council and Transport for NSW raised technical issues with the design of the Campbell Street shared zone and therefore the Department cannot support it. • The Department supports the public domain improvements and landscaping and concludes that it has been designed to integrate with the surroundings and provide significant benefits for the community with improved streetscapes, improved pedestrian amenity and improved access to green spaces on the campus with increased tree planting. The tree planting to loss ratio is greater than 2:1. • The Department is satisfied that the setback along Goulburn Street has been designed to align with the existing retained building and softening of the built edge has been provided with additional street planting undertaken under a separate approval. • The Department considers that restoration of the canopy cover can be improved by bringing forward part of the landscape works that is separated from the main building works. • The Applicant has advised that a public arts package would be provided for hospital development and is being prepared with relevant stakeholders, including Council. The Department is satisfied that public art would be incorporated in the overall redevelopment of the hospital. <p><i>Conditions</i></p> <p>Conditions include:</p> <ul style="list-style-type: none"> • exclusion of the proposed Campbell Street shared zone from the approval. • a requirement for the delivery of the Caroline Chisolm courtyard landscaping within 12 months of commencement of construction works. • a requirement to consult with Council's Public Arts Officer and delivery of the public arts package before commencement of operations.
<p><i>Bicycle parking</i></p> <ul style="list-style-type: none"> • should be provided at the higher end of the range instead of at the low end identified in the relevant guidelines (10 per cent of staff/beds instead of 5 per cent). 	<p><i>Assessment</i></p> <ul style="list-style-type: none"> • The Applicant originally proposed 50 bicycle parking spaces, but this was increased to 75 spaces. In conjunction with the 25 spaces provided in the ancillary multi-storey car park, a total of 100 spaces will be provided, which exceeds the recommended 10 per cent of staff/beds for staff and visitors. The Department concludes sufficient bicycle parking has been provided.
<p><i>Construction impacts</i></p> <ul style="list-style-type: none"> • management plans should be prepared to manage the construction impacts. 	<p><i>Assessment</i></p> <ul style="list-style-type: none"> • The Department considers that the construction impacts can be managed subject to mitigation measures, including an out-of-hours work protocol to manage construction works being undertaken outside standard construction hours. <p><i>Conditions</i></p> <p>Conditions include:</p> <ul style="list-style-type: none"> • construction management plan, including sub-plans to address noise, traffic and waste. • construction worker parking strategy. • out-of-hours work protocol.
<p><i>Car parking costs</i></p> <ul style="list-style-type: none"> • parking rates impact on broader groups of the community, particularly people in need. 	<p><i>Assessment</i></p> <ul style="list-style-type: none"> • Paid parking at hospitals forms part of NSW government policy and concessions have been incorporated as part of the policy. The Department is satisfied that the paid parking proposed aligns with government policy and is one of the measures to promote sustainable travel.
<p><i>Local jobs</i></p> <ul style="list-style-type: none"> • major projects should support the creation of local jobs. 	<p><i>Assessment</i></p> <ul style="list-style-type: none"> • The Applicant has advised that construction contract would include measures to address local employment. The Department is satisfied that this matter has been considered by the Applicant.

<i>Issue</i>	<i>Consideration</i>
<p><i>Wayfinding</i></p> <ul style="list-style-type: none"> • additional wayfinding should be provided within the CBD. 	<p><i>Assessment</i></p> <ul style="list-style-type: none"> • Council has requested that additional wayfinding signage be provided within the CBD. • Whilst the Applicant contends that wayfinding signage would be provided on the campus, the Department considers that given the redistribution of traffic and pedestrians to new access points and vision for greater connectivity between the CBD and the hospital, additional wayfinding would be appropriate. <p><i>Conditions</i></p> <p>Conditions include the requirement to provide additional signage within the CBD prior to commencement of operations.</p>
<p><i>Services and social impact assessment</i></p> <ul style="list-style-type: none"> • demographic and socioeconomic analysis would ensure greater community integration and delivery of services. 	<p><i>Assessment</i></p> <ul style="list-style-type: none"> • The Department is satisfied that the Applicant is best positioned to understand demand on clinical health services and is best placed to deliver facilities to address bed shortages and future demand for health facilities.