

3rd of September, 2020

LHAP MAIN WORKS (SSD 10389) - Addendum Letter

Liverpool Hospital
Elizabeth Street, Liverpool
NSW 2170
200903 SSDA MAIN WORKS Addendum (02)

Fitzpatrick+Partners are the architect for the above-mentioned project. The following responses to SSD 10389 have been received. Our response to these items is included below.

Local Character

Part 4 of LDCP provides a vision for a 4.5m landscaped setback along Goulburn Street. Having regard to the submitted concept, it is noted that the proposed development replaces low scale buildings with some landscaped setback along Goulburn Street with buildings up to and close to 35 metres in height without any form of landscaped setback. In this regard, it is considered that the proposed development does not respond to the essential elements that make up the character of its urban environment. It is requested that the scheme is revised to respond to this matter.

Fitzpatrick+Partners response:

The proposed setbacks along Goulburn street are dictated by existing buildings that contain critical health services and are to be retained. The proposed Integrated Services Building (ISB) spans over and around the retained buildings to ensure close clinical connectivity to existing health services including the cancer treatment and therapy department. The existing buildings have a predominant setback along Goulburn Street of approx 1.5m with minimal landscaping.

The form of the ISB has been expressed as a series of slender vertical towers with the infill components between, being of a materiality (brick) and height commensurate with the character of the surrounding urban environment. It is noted that Government Architect consultation throughout the design period resulted in strong support for this approach.

It is also noted that the existing character on the west side of Goulburn Street is likely to change rapidly in the next 10-20 years as the existing walk-up apartment building types reach end-of-life with a high likelihood of health-related development occurring in line with the vision of the Liverpool Innovation Precinct (LIP).

Furthermore, the design team would note that Liverpool Hospital is a Principal Group A1 tertiary referral academic and research focussed acute hospital that plays a major role as a District hospital for the local catchment of the Liverpool LGA and as a tertiary referral hospital for all of SWSLHD. It is also one of the most dense and constrained hospital campus's in the state.

Over two years of design have been invested into the project to determine the position, scale and layout of the proposed ISB to balance a multitude of planning, site and service constraints. This includes maintaining key clinical links within the hospital to existing departments such as cancer radiotherapy, emergency and operating theatres as well as allowing for the safe and efficient operation of the hospital during what will be a complex 6-year construction period.

This request can not be accommodated with out a fundamental redesign of the overall campus master plan that would likely result in undesirable planning and health-service outcomes.

Sustainability

Incorporate sustainability measures including photovoltaic technology for lighting and incorporate the use of sustainable materials within the selected materials palette.

Fitzpatrick+Partners response:

The project is committed to an Equivalent 5-Star Green Star Rating. The final ESD strategies will be determined through Design Development in conjunction with the HI ESD Evaluation Tool.

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Aesthetics

The architectural style and building façade details proposed for the western façade of the emergency department building needs to be replicated on the southern façade, to ensure consistency and legibility in the built form.

Innovative ways to blend the existing and proposed building facades along the southern side of the hospital building (i.e. facing Bigge Park) should be considered, to minimise the stark contrast and difference in quality between the existing and the proposed sections of the building.

Fitzpatrick+Partners response:

The South Podium building is composed of an interplay between two main elements; an elevated and glazed two storey box which is then 'wrapped' with a vertically expressed brick facade. The glazed box extends beyond the brick portion on the southern end to clearly articulate these two elements and 'celebrate' the end of the building. It also allows for glazing to the upper levels, maximising south-facing views to Bigge Park.

It is noted that Government Architect consultation throughout the design period resulted in strong support for this approach.

Minor amendments are proposed in line with Council's response (second item) to incorporate additional brick elements on the lower levels to provide a more sensitive response to the adjacent Clinical Services Building. Further detail of this area, including the proposed amendments are included in Appendix A of this letter.

With these minor changes we consider this to be an appropriate, legible and positive architectural outcome.

Institutional buildings play an important role in adding legibility within the built environment. Include vertical signage (i.e. similar to the signage proposed for the western frontage), on the south western façade (i.e. facing Bigge Park) to help people identify and navigate their way to the hospital.

Fitzpatrick+Partners response:

A comprehensive way-finding and signage strategy will be developed through Design Development to ensure legibility and clear way-finding for staff, visitors and patients. This will encompass pedestrian and vehicular signage on campus and within the surrounding precinct as required.

Building signage on the south-western façade will be considered as part of this wholistic strategy.

Recreation & Open Space

Promote more pedestrian circulation within the building elements and improve accessibility and connectivity to the surrounding street network.

Fitzpatrick+Partners response:

The project proposes numerous significant improvements to pedestrian circulation and connectivity to the surrounding street network. These are summarised on Page 3 – 11 'Access & Circulation' of the Architectural Design Report.

Initiatives include:

- + A major internal pedestrian 'street' created within the proposed ISB which integrates new and existing departments resulting in a clear and cohesive way finding solution
- + Simplified pedestrian flows established through the rest of the hospital campus, including a series of covered walkways
- + Multiple new entry points connecting the campus to the surrounding street network and providing permeability of the ground plane
- + Modifications to Campbell Street to establish a shared zone prioritising and promoting pedestrian connectivity to existing and potential future health-related buildings to the north
- + A new bridge link across Campbell Street providing pedestrian connectivity to the Ingham Institute building to the north
- + Visual links between major destinations where possible as well as a series of place making nodes, courtyards and identifiable landmarks to improve wayfinding and orientation

We consider this is an appropriate and significant outcome for the hospital campus and the wider precinct.

City Activation Strategy

The proponent is encouraged to make some reference to or at least consider the opportunity to activate the site and better integrate the precinct with the CBD. Council adopted its City Activation Strategy in 2018. The vision contained within this strategy is 'to foster an 18-hour walkable city with a

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lively and well-integrated mix of activities, in order to attract private investment and stimulate Liverpool's communities to make greater use of the City Centre and its attributes'.

Activation opportunities around the Hospital development include:

- + *Aged care targeted activations due to proximity to Uniting Care*
- + *Student targeted activations and engagement opportunities due to proximity to different universities, All Saints Catholic College and Liverpool Boys and Girls High School.*

Fitzpatrick+Partners response:

Consideration of the relationship of the hospital campus with the precinct and CBD has been a fundamental design principle that has shaped the proposed Liverpool Health and Academic Precinct (LHAP) master plan. The architectural Design Report included within the submission includes an outline of the key Design Principles for the precinct master plan (Page 1 – 06), many of which relate to these objectives.

This includes:

- + Beyond 2026 (outline a strategy for the long term expansion of the hospital beyond 2026)
- + An anchor for the LIP (Lay the foundation for the Liverpool Innovation Precinct to build upon)
- + Open (Dissolve the boundaries of the hospital to enable integration with precinct partners, the CBD & the community)
- + Improve Circulation and Way-finding (Reduce congestion, improve campus connectivity & wayfinding for vehicles & pedestrians)

The LHAP master plan seeks to provide an anchor for future health-related development in line with the objectives of the LIP and the Liverpool Place Strategy as well as reconnect the health campus to the CBD. Considerable investment is proposed as part of the LHAP master plan to alter the circulation throughout the campus to improve pedestrian amenity, increase and improve street activation and allow connectivity to potential future development on adjacent sites in line with the vision of the LIP.

Master plan initiatives to activate the precinct and improve connectivity include:

- + Consolidating development on the western portion of the campus to improve connectivity to Bigge Park, Elizabeth Street and the CBD
- + An enlarged entry forecourt off Goulburn Street providing new public open space and improved connectivity to Bigge Park
- + Reconfiguration of the majority of retail space throughout the hospital to activate surrounding streets and provide permeability into the hospital ground plane
- + A new major public open space in the centre of the campus accessed off Forbes Street
- + Reconfiguration of Campbell Street to a shared-way to improve connectivity to health-related sites to the north and potential future development

Further explanation of the master plan strategy for the hospital campus that specifically addresses the consideration of relationship to the precinct and CBD are included within the Architectural Design Report and include:

- + Page 1 – 04 'Liverpool Innovation Precinct' which outlines the vision for the wider precinct and the key role the hospital has as an anchor institution in realising this vision. Liverpool City Council was, and remains, a key stakeholder of the LIP
- + Page 1 – 05 'LIP Precinct Plan' which outlines the master plan vision for the LIP. This plan was developed in close collaboration with the LHAP master plan
- + Page 1 – 07 'Precinct Site Analysis – Centres of Gravity' which provides analysis of the relationship of the health precinct to the CBD. This analysis directly informed the master plan outcome

We consider the Main Works SSD submission, reviewed in conjunction with the MSCP SSD submission, contributes in a positive and significant way to Liverpool City Council's vision for an activated and integrated precinct within the CBD.

Signed



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Fitzpatrick + Partners Architects

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APPENDIX A – ARCHITECTURAL DRAWING AMMENDMENTS

A-SSDA-MW-07 BASEMENT (amended drawing)

- End of Trip location shown
- Enclosed bicycle parking location shown (50 in total)

A-SSDA-MW-08 GROUND PLAN (amended drawing)

- Visitor bicycle parking locations shown throughout the campus (50 in total)

A-SSDA-MW-28 SOUTH ELEVATION (amended drawing)

- Revised South Elevation

A-SSDA-MW-43 SOUTH PODIUM VIEWS (new drawing)

- Explanation and visual description of revisions to South Podium Building

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