

Liverpool Hospital Redevelopment - Stage 2

Infrastructure and Ancillary Hospital Works



Project Application and Environmental Assessment

Prepared By LFA (Pacific) Pty Ltd
and
Capital Insight Pty Ltd
For Department of Planning
On behalf of NSW Health

October 2008

CAPITAL INSIGHT



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Stage 2 Infrastructure and Ancillary Hospital Works
(MP08_0062)
Project Application and Environmental Assessment
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Prepared for
Department of Planning
on behalf of



Prepared by



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Capital Insight Pty Ltd	Project Director - Procurement Staging
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LFA (Pacific) Pty Ltd	Child Care Facility Landscaping
Rice Daubney	Multi storey car park Engineering Services Building Pedestrian Bridge
Acoustic Logic Consultancy	Acoustics and Vibration
Archaeological & Heritage Management Solutions Pty Ltd	Draft Historical Archaeological Assessment, Research Design and Excavation Methodology
C & M Consulting Engineers	Civil Engineering Brief - Engineering Services Building
Connell Wagner Pty Ltd	Vehicular and Pedestrian Bridges
EIS (a division of Jeffery & Katauskas Pty Ltd)	Environmental Services
EMS Solutions Pty Ltd	Hazardous Materials Report
Jeffery & Katauskas Pty Ltd	Geotechnical Engineering
Leighton Irwin Pty Ltd	Multi Storey Car Park - Technical Specification
Otto Cserhalmi & Partners Pty Ltd Architects	Heritage
Parking Consultants International	Car Park Survey
Sinclair Knight Merz Pty Ltd	Services/ESD
Taylor Thomson Whitting (NSW) Pty Ltd	Road Works
Transport and Traffic Planning Associates	Traffic

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Statement of Validity

Submission of Project Application and Environmental Assessment

Prepared under Part 3A of the Environmental Planning and Assessment Act 1979

Environmental Assessment prepared by

Name : Alf Lester

Qualifications : Bachelor of Architecture (Hons), University of NSW, 1964
Dip. Civic Design (Distinction), Edinburgh University, 1967
Fellow of the Australian Institute of Architects
Member of Planning Institute of Australia

Address : LFA (Pacific) Pty Ltd
4/2 New McLean Street
Edgecliff NSW 2027

In respect of : Liverpool Hospital Redevelopment Project

Applicant & Land Details

Applicant Name : NSW Health Infrastructure

Applicant Address : Capital Insight
C/- Sydney South West Area Health Service
Level 7
2-4 Speed Street
LIVERPOOL 2170

Land to be developed : Goulburn Street
Liverpool

Lot & DP : Lots 1,2,3 DP827031, Part 2 DP596770, Lot 1 + Part 2 DP596770, Lot 1
DP581947, Part A DP432628, Part A and B DP404723, Lot 1 DP724028, Lots
2-13 DP758620, Lot 1 DP596700

Environmental Assessment

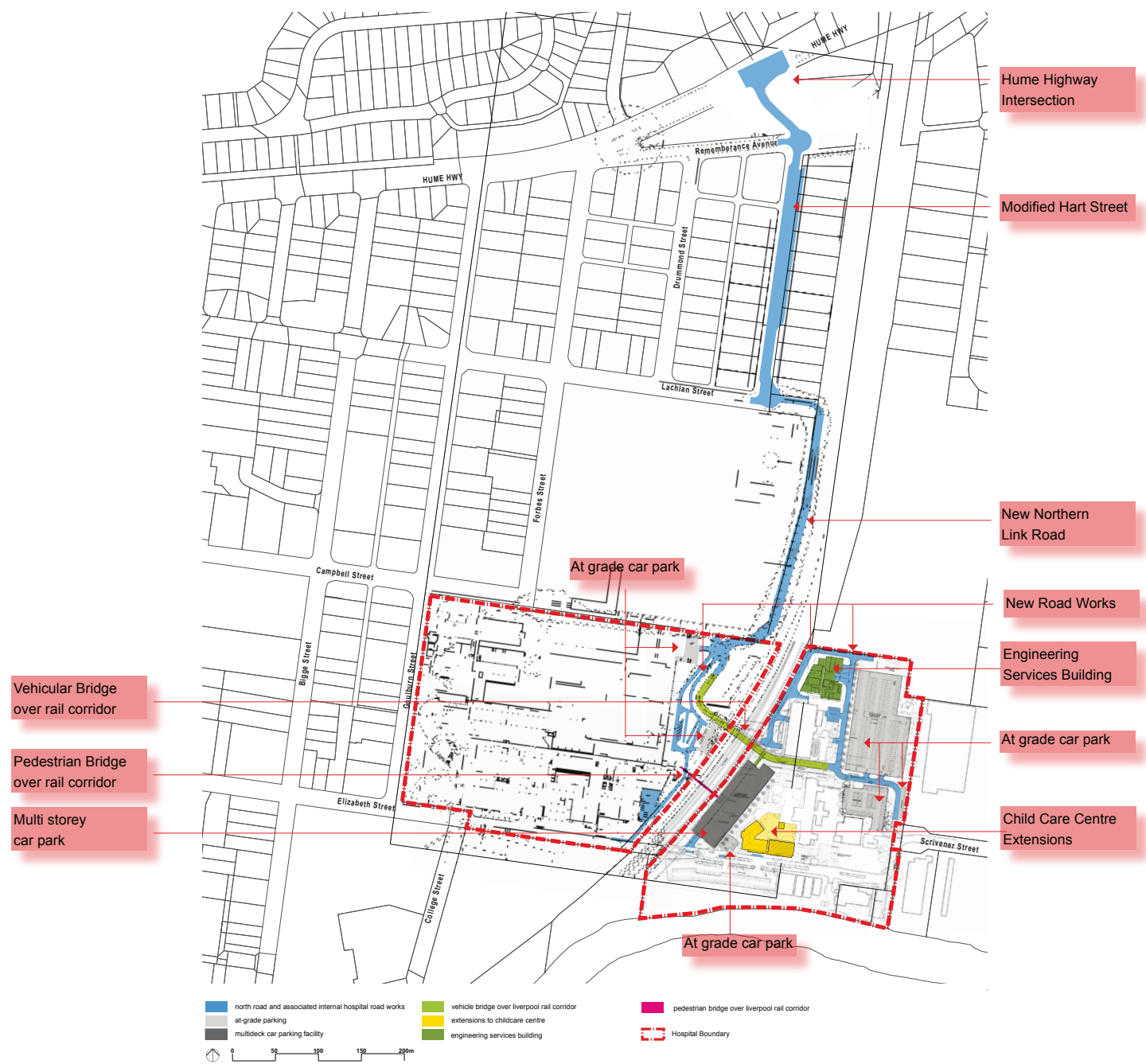
Statement of Validity : I certify that I have prepared the contents of the environmental assessment
in accordance with the Director General's requirements dated 28 March,
2008 and that to the best of my knowledge, the information contained in the
environmental assessment is neither false nor misleading.

Signature



Date

31 October 2008



Executive Summary

The Liverpool Hospital site is located in the eastern sector of the Liverpool central business district, in close proximity to Bigge Park, Liverpool TAFE and the Georges River.

The Hospital precinct is separated into an East and West Campus by the Great Southern railway line. The existing Hospital is a critical part of the Sydney South West Area Health Services (SSWAHS) network and provides an important range of services to the regional population that is projected to reach 1.25 million by 2031. The need for a significant redevelopment of the Liverpool Hospital to meet the needs of the regional population was recognised by the SSWAHS and masterplanning work on the Hospital precinct commenced. In April 2006 the Minister determined that the Liverpool Hospital redevelopment was a project to which Part 3A of the Environmental and Planning Assessment Act (1979) applied. In September 2006 the Minister declared the proposal to be a Critical Infrastructure Project. In February 2007 the Concept Plan and Preferred Project Report were approved by the Minister. The Concept Plan approval also provided for an Early Works Program including excavation and construction to ground level of works in the vicinity of the proposed new Clinical Services Building.

This Project Application relates to the second stage of development of the approved Concept Plan and is consistent with the staging program submitted as part of the Stage 2.1 Project Application for the Clinical Services Building complex. This Application deals with Infrastructure and Ancillary Works which include:

- Road works
 - Road works within the campus and external to the campus linking the Hospital to the Hume Highway.
- Car parking
 - Construction of a multi storey car park on the East Campus as well as the formalisation of surface car parking on both the East and West Campuses.

- Rail corridor crossings
 - Construction of a vehicular bridge across the rail reserve linking East and West Campus.
 - Construction of a pedestrian bridge across the rail corridor linking the multi storey car park to the Clinical Services Building complex.
- Landscape
 - The provision of landscaping to both East and West Campuses associated with the above roadworks and car parking areas as well as landscaping associated with the new road link to the north providing access from and to the Hume Highway.
- Childcare Centre
 - Provision of expanded child care facilities on the East Campus to match the needs generated by the increase in hospital staff.
- Engineering Services Building
 - The construction a new Engineering Services Building located on the East Campus.

The potential impacts of these development proposals have been assessed in accordance with the Director General's Requirements. The key conclusions of the Environmental Assessment is that this Project Application is consistent with the Concept Plan approval and that there are no significant residual impacts.

The provision of a comprehensive health care complex serving the Sydney South West region is vital to community well being. The proposals contained in this Project Application are consistent with that objective, are in the public interest, will result in a substantial contribution to the social, economic and environmental framework in Liverpool and are consistent with the approved Concept Plan. Accordingly the Minister's favourable consideration of this Project Application is sought and it is recommended that the proposals be approved in their entirety.

Schedule of Director General’s Requirements

Set out below is a schedule of the Director General’s Requirements as well as the relevant sections of this Project Application where the requirement is addressed.

	Section
General Requirements	
The Environmental Assessment must include:	
• an executive summary;	Exec. Sum
• a description of the proposal comprising:	
- description of the site including cadastre and title details	2
- design, construction, operation, maintenance, rehabilitation and staging as applicable;	1
- project objectives and need;	1
• an assessment of the environmental impacts of the project, with particular focus on the key assessment requirements specified below; and	5
• a statement on the validity of the Environmental Assessment, the qualifications of person(s) preparing the assessment and that the information contained in the Environmental Assessment is neither false nor misleading.	Validity Statement

Key Assessment Requirements	
Relevant EPIs, Guidelines and other requirements to be addressed	
• Provide an assessment against the Concept Plan and justification for any departures or non-compliances;	5.2
• DCP 30 – Liverpool City Centre urban design guidelines.	5.2
Transport, Traffic & Access	
• Land acquisition arrangements and design details for roads and bridges;	5.3
• Internal road design, access points, traffic management and hierarchy;	5.3
• Car parking management across the site;	5.3
• Pedestrian and bicycle paths and linkages;	5.3
• Compliance with Council standards for external roads.	5.3
Urban Form and Design	
• Urban design, height, bulk and scale of all buildings;	5.3
• At-grade car park design;	5.3
• Site analysis and architectural plans;	5.3
• External materials and finishes, including a sample board;	5.3
• Photomontages and view analysis;	5.3
• Details of proposed landscaping.	5.3

Key Assessment Requirements	Section
Multi-Storey Car Park	
<ul style="list-style-type: none">Demonstrate the multi storey car park is of minimal visual impact, maintains amenity of adjoining uses, provides a safe and secure environment and considers the wider heritage impacts on the area;	5.3
Child Care Centre	
<ul style="list-style-type: none">Child care centre design to meet relevant legislative requirements including the Children's Services Regulations 2004;	5.3
Amenity Impacts on Neighbouring Properties	
<ul style="list-style-type: none">Address the visual impact, privacy and overshadowing of the development on adjoining properties.	5.3
Construction and Operational Impacts	
Key matters to be addressed include:	
<ul style="list-style-type: none">Any likely geotechnical impacts;	5.3
<ul style="list-style-type: none">Air pollution, soil and erosion and waste material; noise and vibration;	5.3
<ul style="list-style-type: none">Details of any cut and fill and whether any fill is proposed to be imported or exported to/from the site.	5.3
<ul style="list-style-type: none">Construction management plan addressing erosion and sediment control, site fencing, traffic management, car parking arrangements for construction workers.	5.3
Stormwater drainage and flooding	
<ul style="list-style-type: none">Key matters to be addressed include flooding, drainage and stormwater management issues, including on-site detention of stormwater, Water Sensitive Urban Design, and drainage infrastructure;	5.3
Services	
<ul style="list-style-type: none">Key matters to be addressed include the capacity of utilities including water, sewer, stormwater, gas, power and telecommunications infrastructure which will serve the project.	5.3

Key Assessment Requirements	Section
Draft Statement of Commitments	
<ul style="list-style-type: none">Proposed mitigation and management of residual impacts; andA Statement of Commitments detailing measures for environmental management and mitigation measures and monitoring for the project.	6 6
If the Director-General considers that the Environmental Assessment does not adequately address the Environmental Assessment Requirements, the Director-General may require the proponent to submit a revised Environmental Assessment to address the matters notified to the proponent. The Director-General may modify these requirements by further notice to the proponent.	
During the preparation of the Environmental Assessment, you should undertake an appropriate level of consultation with the relevant Local or State government authorities, service providers, community groups and other stakeholders. In particular, you should consult with: <ul style="list-style-type: none">Agencies, other authorities and groups:<ul style="list-style-type: none">Liverpool Council;NSW Heritage Office;Department of Community Services;NSW Roads and Traffic Authority;RailCorp; andall utility providers.	1.6 and Appendix Q
The application fee is based on Capital Investment Value of the project as defined in the Major Projects SEPP and as set out in Clause 8H of the Environmental Planning and Assessment Regulation 2000. To verify the cost of works for this project you are requested to submit a Quantity Surveyor's report for the project.	See Note 1
Landowner's consent is to be provided for all land affected by the proposal in accordance with the Environmental Planning and Assessment Regulation 2000.	See Note 2

Note 1	Cost of works (\$48,181,718) based on the following:		
	New Multi Deck Car Park	\$	17,860,559
	East Campus On Grade Car Parking	\$	2,209,884
	West Campus Milestone 6	\$	1,932,000
	Road and Pedestrian Bridge	\$	10,980,000
	Child Care Centre	\$	2,685,301
	Northern Road - Hospital to Lachlan Street	\$	1,568,387
	Northern Road - Lachlan Street to Hume Highway	\$	3,932,994
	Engineering Building	\$	7,012,593
	Total	\$	48,181,718
Note 2	Refer to Major Application Form		