

Director Social and Infrastructure Assessments
Planning and Assessment
Department of Planning, Industry and Environment
Locked Bag 5022
PARRAMATTA NSW 2124

By email: megan.fu@planning.nsw.gov.au

Attention: Megan Fu

**Re: EXHIBITION OF STATE SIGNIFICANT DEVELOPMENT
APPLICATION SSD-10389**

PROPOSAL:	LIVERPOOL HOSPITAL REDEVELOPMENT
ADDRESS:	CORNER OF ELIZABETH AND GOULBURN STREETS, LIVERPOOL HOSPITAL

Thank you for the opportunity to comment on the proposed State Significant Development for the Liverpool Hospital Redevelopment at Corner of Elizabeth and Goulburn Streets, Liverpool Hospital.

Council has reviewed the documentation on the NSW Department of Planning, Industry and Environment's website with respect to this application and request that the following matters are considered in the assessment and determination of the SSD.

GENERAL MATTERS FOR CONSIDERATION

1. Description of Development

The NSW Department of Planning, Industry and Environment's website indicates that the proposed Liverpool Hospital Redevelopment comprises the construction and operation of the Integrated Services Building and Refurbishment works including a new eight storey building. This description may be inconsistent with the Environmental Impact Statement (p. 7) (Report Reference 218684) prepared by Ethos Urban Pty Ltd dated 8th May 2020 which outlines that approval is sought for the construction and operation of a new six storey Integrated Services Building. This information requires clarification.

2. Local Character

Concern is raised in relation to the compatibility of the proposed development with its context. For a new development to be visually compatible with its context, it should contain, or at least respond to, the essential elements that make up the character of the surrounding urban environment. The most important contributor to urban character is the relationship of built form to surrounding space, a relationship that is created by building height, setbacks and landscaping.

The surrounding urban environment is considered to be Elizabeth Street from College Street up to the intersection with Bigge Street, Goulburn Street between the intersection with Elizabeth Street up to the intersection with Lachlan Street and Campbell Street from its intersection with Bigge Street up to the intersection with Forbes Street. It is noted that the existing character is chiefly dominated by walk-up apartments ranging from three to four storeys in height, typically setback 4-8 metres with vegetation in the front setback or some form of tree canopy along the frontage.

Given that current development standards allow for higher order development, it is understood that existing residential developments are likely to make way for new forms of mixed use/residential development. Notwithstanding this, it is anticipated that new forms of development would still be designed in such a way that is consistent with the desired character of the locality as espoused by the development planning controls. In this regard, reference is to be made to Part 4 of the Liverpool Development Control Plan (LDCP) 2008.

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.

3. Bicycle Parking

The EIS has noted that bicycle parking would be provided at a bicycle parking rate of five per cent of staff for both staff and visitor provision, due to the hospital's location and limited surrounding cycling infrastructure. Council is working to improve cycling infrastructure in the area, evidenced through the Liverpool Bike Plan 2019-2023 and the Public Domain Masterplan. The Liverpool Collaboration Area Place Strategy and Liverpool Innovation Precinct also indicate the importance of improving cycling infrastructure and rates of cycling in the area.



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Noting this, the hospital's role in promoting healthy built environments and in order to assist in enacting the Green Travel Plan (Appendix E), a bicycle parking rate of 10 per cent of staff for both staff and visitor provision is considered more appropriate to meet strategic goals. This would equate to:

- 42 bicycle spaces for staff in the basement of the CP1 car park
- 42 spaces for visitors in the public domain

DEVELOPMENT ENGINEERING CONSIDERATION

4. Appendix A provides conditions of consent relating to development engineering so as to be imposed on any consent granted for the redevelopment of Liverpool Hospital.

TRAFFIC PLANNING CONSIDERATION

5. Concern is raised in relation to the proposed 10km/h shared zone along Campbell Street between Goulburn Street and Forbes Street.

Campbell Street is currently carrying approximately 700 and 450 vehicles in the AM and PM peak hours respectively. To meet TfNSW 10km/h shared zone criteria, traffic flow along Campbell Street will be required to reduce to less than 100 vehicles per hour and less than 1,000 vehicles per day.

Based on traffic volumes at Campbell Street and Forbes Street intersection, 93% of traffic is from Goulburn Street South and Campbell Street East. The proposed directional signage plan on the north to the development site might not be effective to reduce traffic from Campbell Street to less than 100 vehicles per hour.

The section of Campbell Street to be changed is currently a bus route and section of bus routes 851, 853, 854 and 857, and a school bus route for the adjoining high schools.

The proposed one-lane two-way slow point within the shared zone will have a significant impact on the bus operation and traffic movement. Consultation is required with TfNSW, bus operators, the schools and the endorsement of the Liverpool Pedestrian Active Transport and Traffic Committee.

As such, the proposed 10km/h shared zone along Campbell Street between Goulburn Street and Forbes Street is to be deferred as part of this development, for the applicant to carry out the above consultation and referral to the Liverpool Pedestrian, Active Transport and Traffic Committee.

Should the applicant wish to pursue the shared zone and associated improvement works, a separate application is to be lodged with Council's Traffic and Transport Section and TfNSW.



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Notwithstanding this, conditions of consent relating to traffic and parking as per Appendix B should be imposed on any consent granted for the redevelopment of Liverpool Hospital.

It should be noted that, to minimise traffic impact of the hospital redevelopment, conditions are recommended for the following improvement works to be carried out:

- i. Installation of a roundabout at Forbes Street and Lachlan Street intersection; and
- ii. Minor signal improvement at Elizabeth Street/Bigge Street intersection.

Forbes Street/Lachlan Street intersection is an existing four-way intersection with priority sign control. The expected increase in traffic movements would require traffic movements through the intersection to be regulated, with a roundabout.

The Elizabeth Street/Bigge Street intersection is an existing four-way signalised intersection with basic two-phase signal operation and does not have right turn arrows. The expected increase in traffic movements would require right turn movement to be have dedicated right turn arrow phase.

ENVIRONMENTAL HEALTH CONSIDERATION

The following matters are to be addressed so as to ensure the proposed development complies with the requirements of relevant environmental planning instruments and policies.

6. Remediation Action Plan

JK Environments Pty Ltd was engaged to undertake a Stage 1 and Preliminary Stage 2 Environmental Site Assessment for the proposed development site. It is unclear whether a preliminary Stage 2 Environmental Site Assessment is the correct title for this report given that it does not fulfil the requirements of a detailed site investigation. Instead, the report is likely to be a preliminary site investigation comprising a preliminary sampling and analysis program. Regardless, the consultant confirmed that the site was contaminated and could be made suitable for the proposed use subject to remediation, validation and the preparation of a Long-Term Environmental Management Plan if a capping and containment approach to site remediation was adopted (Option 4 of the RAP).

In this case, it appears that the preferred remediation option for site remediation is excavation and off-site disposal of contaminated material. Regardless, it is important to emphasise that Council's Environmental Health Section generally discourages the on-site containment and encapsulation of



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contamination. In addition to the Long-Term Environmental Management Plan, this approach would result in a notation on the planning certificate for the property. Council's Environmental Health Section would also request for the Application to be supported by a Section B1 and B2 Site Audit Statement prepared by a NSW EPA Accredited Site Auditor to determine the nature and extent of contamination and the appropriateness of the management plan.

If a Long-term Environmental Management Plan is required, Council's Environmental Health Section would also request the Department to impose a requirement for the preparation of a Section A2 Site Audit Statement by a NSW EPA Accredited Site Auditor to determine land use suitability subject to compliance with either an active or passive environmental management plan.

In accordance with requirements imposed by the NSW EPA and Council, it is strongly recommended that the Department requires contaminated site reports to be prepared or reviewed and certified by a suitably qualified environmental consultant who is certified under either the Environment Institute of Australia and New Zealand's Certified Environmental Practitioner (Site Contamination) scheme (CEnvP(SC)) or the Soil Science Australia Certified Professional Soil Scientist Contaminated Site Assessment and Management (CPSS CSAM) scheme.

Please note that it is the responsibility of the consent authority (i.e. Department of Planning and Environment) to consider the requirements of Clause 7 of SEPP 55 prior to granting consent to any development on the land.

7. Underground Petroleum Storage Systems (UPSS)

JK Environments Pty Ltd indicated that the hospital contains underground petroleum storage systems. On 1st September 2019, the Protection of the Environment Operations (Underground Petroleum Storage Systems) Regulation 2019 was implemented to minimise risk to human health and the environment by requiring best practice design, installation, maintenance, and monitoring of UPSS in New South Wales.

A significant change resulting from the Protection of the Environment Operations (Underground Petroleum Storage Systems) Regulation 2019 included the transfer of regulatory responsibility for the majority of UPSS in NSW to Local Government. It is requested that the Applicant confirms whether Liverpool Hospital contains UPSS requiring regulation under the Protection of the Environment Operations (Underground Petroleum Storage Systems) Regulation 2019.



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8. Acoustic Assessment

The proposed development would be located within close proximity to existing residential premises and may be a source of offensive noise and potentially impact upon human health and amenity. A quantitative assessment is required of all noise and vibration generating activities associated with the proposed development.

The proposed development is an intensification of the site's use and is expected to generate additional traffic on local roads which may affect existing residential or other noise-sensitive land uses. In particular, the proposed hospital is likely to be a traffic generating development as outlined in Clause 104 and Schedule 3 of State Environmental Planning Policy (Infrastructure) 2007. In this regard, it is believed that the acoustic report shall take into consideration all applicable guidelines including the NSW Road Noise Policy (RNP) (EPA, 2011).

Acoustic Logic Consultancy suggested that mechanical plant would be selected at the detailed design stage of the project. It is believed that mechanical plant shall be selected in consultation with a suitably qualified acoustic consultant to ensure compliance with the assessment criteria. In addition, a Construction Environmental Management Plan comprising a Noise and Vibration Management Plan (NMP) is required for the proposed development.

In accordance with Council's requirements, it is strongly recommended that the Department requires acoustic reports to be prepared or reviewed and certified by a suitably qualified acoustic consultant who is a member of the Australian Acoustical Society or employed by an Association of Australasian Acoustical Consultants (AAAC) member firm. The report's cover or title page must confirm the consultant's membership with the Australian Acoustical Society or employment by an Association of Australasian Acoustical Consultants (AAAC) member firm.

9. Regulated Premises

The Applicant shall confirm whether the retail component of the proposed hospital would comprise regulated premises including but not limited to food premises, hairdressing or beauty salons. Furthermore, it is requested that the Applicant confirms whether the proposed hospital would contain a 'public swimming pool or spa pool' within the meaning of the Public Health Act 2010.

Note: Under the Public Health Act 2010, a 'skin penetration procedure' does not include any procedure carried out by a registered health practitioner, or by a person acting under the direction or supervision of a registered health practitioner, in the course of providing a health service.



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10. Regulated Systems

The Applicant is requested to confirm whether regulated systems such as warm-water and/or cooling water systems would be installed at the premises in accordance with the Public Health Act 2010, Public Health Regulation 2012 and AS 3666. If so, these systems must be notified to Council and will require regulation under the abovementioned legislation.

11. Construction Environmental Management Plan

A detailed Construction Environmental Management Plan (CEMP) must be prepared for the proposed development. The CEMP must address all environmental aspects of the development's construction phases, and include, where relevant, but not be limited to, the following:

1. Asbestos Management Plan;
2. Project Contact Information;
3. Site Security Details;
4. Timing and Sequencing Information;
5. Site Soil and Water Management Plan;
6. Noise and Vibration Control Plan;
7. Dust Control Plan;
8. Health and Safety Plan;
9. Waste Management Plan;
10. Incident Management Contingency; and
11. Unexpected Finds Protocol.

12. Sewage Management

It is unclear whether a sewer rising main would be required for the proposal. Section 68 of the Local Government Act 1993 indicates that approval is required to install, construct or alter a waste treatment device and operate a system of sewage management at the premises.

"Operate a system of sewage management" means hold or process, or re-use or discharge, sewage or by-products of sewage (whether or not the sewage is generated on the premises on which the system of sewage management is operated). Therefore, separate approval may be required under Section 68 of the Local Government Act 1993 if the proposal includes infrastructure to hold or process, or re-use or discharge, sewage or by-products of sewage. In these circumstances, the Applicant is required to demonstrate that the system's design and capacity are adequate for its intended purpose taking into consideration maximum load requirements, unforeseen incidents and shutdown contingencies.



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13. Referral to NSW Health and the NSW EPA

NSW Health (Public Health Unit) should be encouraged to provide comments in relation to the proposed development to ensure that it addresses all associated human health and environmental risks.

14. Preliminary Hazard Analysis

The application was supported by a report titled 'Report to Health Infrastructure on Preliminary Hazard Analysis for Proposed New Integrated Services Building at Liverpool Hospital, Main Campus, Elizabeth Street, Liverpool, NSW (Ref: E32837BDrpt PHA) prepared by JK Environments dated 25th February 2020. In accordance with the Secretary's Environmental Assessment Requirements (SEARs) issued 27th November 2019, the Environmental Impact Statement was required to include a preliminary screening in accordance with *State Environmental Planning Policy No. 33- Hazardous and Offensive Development*.

If the preliminary screening indicated that the development was 'potentially hazardous', a Preliminary Hazard Analysis (PHA) was required to be prepared in accordance with the Hazardous Industry Planning Advisory Paper No. 6- Guidelines for Hazard Analysis (DoP, 2011) and Multi-Level Risk Assessment (DoP, 2011). According to JK Environments, their Preliminary Hazard Analysis was prepared with consideration for the: Hazardous and Offensive Developments Applications Guidelines; Applying SEPP 33 guidelines (DoP, 2011) and the Hazardous Industry Planning Advisory Paper No. 6- Hazard Analysis (DoP, 2011). JK Environments did not confirm whether the Multi-Level Risk Assessment (DoP, 2011) guideline was considered during the preparation of their report as required by the SEARs.

The consultant indicated that the primary aim of the PHA was to determine if the proposed Integrated Services Building was classed as a 'potentially hazardous industry' and/or 'potentially offensive industry'. It should be noted that this is not the objective of a PHA. Instead, the risk screening method set out in the Applying SEPP 33 guideline (DoP, 2011) provides the first step in determining whether the proposed development is potentially hazardous. Clause 12 of *State Environmental Planning Policy No. 33- Hazardous and Offensive Development* requires a PHA to be prepared and submitted with any Development Application for a potentially hazardous industry.

Appendix 5 of the Applying SEPP 33 Guidelines stipulates that the purpose of a PHA is to:

- Identify all potential hazards associated with a proposal;
- Analyse all hazards in terms of their consequences to people and the biophysical environment and their likelihood of occurrence;



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- Quantify the analysis and estimate the resultant risks to surrounding land uses and the environment; and
- Assess the risks in terms of the location, land use planning implications and existing criteria and ensure that the proposed safeguards are adequate and thus demonstrate that the operation will not impose an unacceptable level of risk.

The Department of Planning confirms that the PHA is an in-depth risk investigation which is preliminary only in the sense that it is based on the preliminary information available at the time that the analysis is undertaken. Therefore, sufficient information must be available to determine the risk to people, property and the environment at the proposed development site and in the presence of controls.

As part of their assessment, JK Environments did not appear to follow the risk screening procedure contained within the Applying SEPP 33 guidelines (DoP) as risks were not assessed with consideration for: dangerous goods classifications; quantity of dangerous goods held on-site; mode of storage; distance of stored material from the site boundary; and average number of annual and weekly road movements of hazardous materials to and from the facility. Furthermore, a comparative assessment was not completed against the screening thresholds presented as tables and graphs in Appendix 4 of the Applying SEPP 33 guidelines (DoP, 2011). It should be noted that radioactive substances are excluded from the risk screening procedure as they are covered by national regulations and guidelines.

As screening thresholds were not considered, the consultant was unable to confirm whether the proposed development would be potentially hazardous. More specifically, Section 7 of the report is vague and states that 'the PHA indicates that the proposed ISB development could be considered a potentially hazardous industry'. This finding does not provide the consent authority with sufficient information to determine the level of risk posed by the proposal and its acceptability. Due to the discrepancies outlined above, it is believed that the submitted report does not address the SEARs issued 27th November 2019 which requires the EIS to include a preliminary screening in accordance with *State Environmental Planning Policy No. 33-Hazardous and Offensive Development* and Applying SEPP 33 guideline (DoP, 2011).

In determining whether a development is potentially hazardous or potentially offensive, consideration must be given to current circulars or guidelines published by the Department of Planning relating to hazardous or offensive development. Despite this requirement, it appears that JK Environments neglected to consider all requirements of the Applying SEPP 33 guidelines (DoP, 2011) and Multi-Level Risk Assessment (DoP, 2011). The abovementioned concerns are brought to the attention of the Department of Planning, Industry and Environment for their consideration when assessing adherence to the SEARs issued 27th November 2019 and *State*



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BUILDING CONSIDERATION

The following matters are to be addressed so as to ensure that the proposed development is aligned with the provisions of the BCA and Australian Standards.

15. Building Code of Australia

- It is considered that the proposed development can readily achieve compliance with the relevant provisions of the BCA.

It is noted at this stage, development of this nature can be readily addressed at S6.28 Crown Certificate stage.

Therefore, any amendments required to the design documentation in order to comply with the BCA can be addressed in the preparation and assessment of the detailed documentation for S6.28 Crown Certificate without giving rise to significant changes to the proposal as submitted for SSDA.

Detailed assessment of the S6.28 Crown Certificate architectural plans should be undertaken by the Nominated Accredited Certifier prior to issue of the S6.28 Crown Certificate.

16. Disabled Access

- Access must be provided to the building for people with a disability in accordance with the relevant requirements of the Building Code of Australia, Disability (Access to Premises – Buildings) Standard 2010 and Australian Standard – AS1428.1 (2009), Design for Access and Mobility – General requirements for new building work, to the satisfaction of the Certifying Authority.

URBAN DESIGN CONSIDERATION

The following matters are to be addressed so as to ensure the proposed development achieves design excellence in accordance with the objectives of LLEP Clause 7.5 and commensurate with the significance of the project within the Liverpool LGA.

17. Context

- The site boundary for the proposed development should include Goulburn Street (i.e. between Campbell Street and Elizabeth Street) as part of the redevelopment site to create a more inviting, pedestrian



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friendly and safe environment for the users of the Liverpool hospital precinct. Refer to the Draft Liverpool City Centre Public Domain Master Plan (LCC PDMP) to identify the required streetscape upgrades along Goulburn Street including kerb blisters with street trees and integrated parking, pavement upgrades, street lighting, seating and landscaping. Draft LCC PDMP is available at <https://listens.liverpool.nsw.gov.au/liverpool-city-centre-public-domain-master-plan>).

- The proximity to, and health benefits associated with Bigge Park, can be further enhanced by strengthening the connection between the hospital site and Bigge Park. As part of the redevelopment for the hospital precinct, a section of Elizabeth Street (i.e. between Goulburn Street and College Street) should be converted into a pedestrian priority shared zone that will allow for a safer pedestrian environment and open the forecourt of Liverpool hospital towards Bigge Park.

18. Sustainability

- Incorporate sustainability measures including photovoltaic technology for lighting and incorporate the use of sustainable materials within the selected materials palette.
- Incorporate passive irrigation for tree planting within the streetscape and general planting. Refer to WSUD tree pit detail as per Draft LCC PDMP (see Chapter 6.8 – WSUD Tree Pit Detail).

19. Landscape

- The landscape design should include public domain works along Goulburn Street (i.e. between Campbell Street and Elizabeth Street) to create a more vibrant, safer and well-designed environment for the hospital precinct (See 1.1 above).
- The pavement design for any public domain works need to be in accordance with the paving strategy outlined in the draft LCC PDMP. See Chapter 6.13 'Paving' for core street paving typology (i.e. for treatments along Goulburn Street and Elizabeth Street). Paving treatments need to extend from the kerb to the building line on the ground floor, to create a seamless public/private domain (i.e. also consistent with Council's DCP). If any other paving design (e.g. feature paving) is being proposed within the lot boundary, the proposed paving within the private domain needs to integrate with the paving design in the public domain, as per the draft LCC PDMP.
- The landscape design should include additional seating along the hospital forecourt (i.e. near the bus stop at the corner of Elizabeth Street and Goulburn Street) and at the entry court (i.e. off Goulburn Street) and



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include additional streetscape furniture in accordance with the furniture palette shown in the Draft LCC PDMP (See Chapter 6.14 'Furniture, Fixtures & Fittings' for further details).

- As part of the upgrades recommended (i.e. in 1.1 above), the development proposal should include an upgrade to the street lighting system for the frontage of the proposed development along Goulburn Street (i.e. between Elizabeth Street and Campbell Street). All streetlight poles shall be multifunction poles including all necessary accessories, in accordance with Council specification for Goulburn Street (colour to be black), also refer to the Draft LCC PDMP for further details.
- The proposed planting palette should include sensory plant species that significantly assist in improving the mental and physical wellbeing of the users and would help create a healthier environment around the hospital precinct. A suggested list of sensory plant species has been outlined in the Draft LCC PDMP (see Chapter 6.12 'Trees & Vegetation' for further details and references).
- Water elements integrated within the landscape create a sense of calm and tranquillity within the environment. The design should incorporate water features that create a peaceful and tranquil environment (i.e. both visual and audible).
- Passive irrigation of all landscape areas must be designed into the public domain.
- All podium landscapes must have irrigation supplied from a non-potable water source.
- All podium landscapes must have 1000mm of soil plus drainage for trees, 600mm of soil plus drainage for shrubs and 300mm of soil for turf.
- All trees on podium must be provided with minimum 15m³ of soil volume per tree.
- All new tree planting must be installed as minimum 100L potted stock.
- Council requests the retention of the *Corymbia citriodora*, Lemon Scented Gums on Campbell Street. These are significant trees with large canopies and must be retained.
- There are tree removals proposed across the site, which will reduce the urban tree canopy in Liverpool. The project must provide a positive contribution to the urban tree canopy in Liverpool. Council requests the m2 of tree canopy removed for construction in each stage of work be returned via advanced tree planting from project completion for each stage of work.



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20. Safety

- The design needs to ensure that people feel safe around the hospital precinct especially at night. Include Crime Prevention Through Environmental Design (CPTED) principles in the design and detailing of public domain works.
- Lighting plays an important role in creating a safe and legible environment at night. Ensure adequate lighting is achieved around the hospital precinct including in the public domain on Goulburn Street, Forbes Street and Elizabeth Street. Consider appropriate building lighting to highlight the hospital precinct and achieve legibility at night.

21. Amenity

- The proposal should explore the opportunity to integrate public art within the built environment and the surrounding public domain, to enhance the overall character within the hospital environment. A public art consultant should be engaged to prepare a public art strategy for the site, which includes consideration to various forms of art, availability of local artists and key locations where public art may be appropriate for the site. The strategy should ensure that public art is bespoke (i.e. not off-the-shelf) and relevant to the site and its context. Approval is to be sought by Council's Public Arts Officer or their direct supervisor/manager for all public artwork on site.

22. 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.
- 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.



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COMMUNITY PLANNING CONSIDERATION

The following matters are to be addressed so as to ensure the proposed development results in appropriate social impacts in the locality.

23. Health Service Data Analysis

A research on Liverpool Population & Social Infrastructure Study outlines that, there are currently seven dedicated community health centres across the LGA located in Hoxton Park, Liverpool, Moorebank and Miller and the opportunity exists to run outreaches using existing and proposed community facilities depending on need. In addition, there are two regional services located in Liverpool City Centre, including Liverpool (Public) Hospital. The provision of other services such as general practitioner and dental services, is through the market. Population projections indicate that the population of the SWSLHD will increase from 966,450 people in 2016 to 1.285 million people in 2031. This is an increase of 33% over the fifteen years. The Liverpool LGA population will grow by 41% by 2031, with an additional 86,950 people, a growth rate twice that expected for the rest of NSW. Liverpool Hospital also plays a role as a tertiary referral hospital for all of SWSLHD. It is assumed that the extended services and facilities will intensify the existing capacity of the hospital to reach and support a wider community need. However, presentation of further demand data could be added with the application to realize the potential market scenario and community benefits.

24. Social Impact Assessment (SIA)

Liverpool Development Control Plan 2008 Part 1 Section 27 mentions the requirement of a comprehensive social impact assessment for applications for development of, or major changes to: - Drug rehabilitation services – including methadone clinics and safe injecting rooms - Hospitals, medical centres and community health service facilities - Freight transport facilities - Major public transport facilities. The DCP also indicates that any social impact assessment shall be prepared in accordance with Council's Social Impact Assessment Policy. Liverpool Council's Social Impact Assessment Policy provides detail guidelines for considering potential social impacts, parameters for assessing these and preparing management plan.

The proposed development has conducted community and stakeholder consultation sessions and included some potential social impacts. However, a comprehensive social impact analysis is missing here which would cover broader aspect of demographic and socioeconomic analysis making this highly significant SSD more community integrated and informed decision based.



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25. Connectivity & Pedestrian Access

Council recommends considering parking rates and effective plan of management considering broader groups of the community, particularly the people in need. The concern of paid parking has been raised also during the community consultation sessions arranged by the department and concession mechanism has been mentioned as a mitigation measure (pg 51, SSD).

26. Recreation & Open Space

- Overshadowing of the built form on Bigge Park to be avoided. Rather, promote more access to Bigge Park.
- Promote more pedestrian circulation within the building elements and improve accessibility and connectivity to the surrounding street network.
- Partnership with Allied Health Services, Universities and funding of agencies like Live Life Get Active and Walking groups to promote health programs and educate the public about likely opportunities in the Health and Innovation Precinct of Liverpool Collaboration Area.
- Alignment with Liverpool Collaboration Area Place Strategy: Specific Actions and Implementation Plan identified for the Health, Research and Innovation Precinct.
- Access to open spaces like terrace courtyards, rooftop gardens/recreation space within the built form to reduce dependence on adjacent parks and open space. This is to allow access to open space within a short walking distance without exiting the building.

CITY ECONOMY CONSIDERATION

The following matters are to be addressed so as to ensure the proposed development results in appropriate economic impacts in the locality.

27. Local Jobs

Liverpool contains a culturally, economically diverse and relatively young population base. The area has experienced significant growth in recent years and can expect this continued strong growth into the future. Our labour force consequently will also grow considerably.

Recently Council partnered with the Moorebank Intermodal Company to establish a Local Jobs for Local People Project, to further underpin creation of, and support for, more training and employment pathways for local people. A draft Local Employment Strategy, in this context, is currently in development and highlights the opportunities to partner with major project proponents to establish and deliver local employment outcomes.



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Liverpool Council is also a part of the Western Sydney City Deal group of Councils, which also sets local (meaning Western Sydney based employees) employment and training objectives and targets.

Council is therefore seeking an undertaking from construction companies involved in major projects like the Liverpool Hospital expansion, to adopt a socially responsible policy to local job creation. A “*Local Jobs for Local People*” job creation policy which would support, enhance and harness the skills and potential of the Liverpool workforce and allied workforce agencies in Western Sydney is suggested. Such a policy should reference already established regional initiatives including: [Skillsroad](#), [SW Connect](#), [Busy at Work](#), and [Productivity Bootcamp](#).

Local procurement and jobs targets should be encapsulated in this Policy.

The Western Sydney Airport for example has adopted clear local content requirements within its Procurement Guidelines: <https://westernsydney.com.au/index.php/about/governance>.

Following extract is from these Guidelines:

WSA is committed to ensuring that WSA generates appropriate economic and social benefits for the greater Western Sydney region. WSA has formally committed to the following workforce targets:

- *Local employment: during the construction phase, 30 per cent of workers being residents of Western Sydney (including the Western Sydney City Deal local government authorities, and Parramatta, Auburn, Bankstown, Blacktown, Holroyd and the Hills District). This commitment will increase to 50 per cent during the operations phase.*
- *Learning Workers: by 2025, 20 per cent of the workforce being made up of learning workers, including apprentices and trainees (1 in 10 in trades positions) and works training to upgrade their qualifications and skills.*
- *Diversity: by 2025, 10 per cent of the total workforce being made up of women in non-traditional roles, women in leadership positions, economically and socially disadvantaged groups, and people with a disability (with this requirement covering 2.4% of the total workforce being indigenous workers).*
- *Indigenous firms: during the construction phase, 3 per cent of all contracts being with indigenous firms.*



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- *Given the scale of the WSA project, WSA is also seeking innovative approaches to maximising economic and social benefits within the greater Western Sydney region and involving the local industry in all aspects of WSA development.*

It also commits to certain local procurement targets and indigenous business content targets.

The benefits of implementing a “*Local Jobs for Local People*” policy has significant benefits for local residents and employers alike, such as:

- increase in punctuality due to reduced travel time, distance and congestion
- improved family health outcomes
- better work/life balance
- increased community pride
- reduced local unemployment
- greater staff retention
- increase local economic growth
- increased diversity workforce
- increased workforce collegiality/bonds

There are various means by which Council can assist the proponent and developer of the Liverpool Hospital site to achieve the above targets and therefore the proponent is encouraged to contact Council to explore this matter further.

28. 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 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.

Liverpool City Council has also developed a draft Public Domain Master Plan for the Liverpool city centre.



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This is a 10-year plan that will guide the development of public space in the city centre, such as council-owned streets, laneways, entries to the city, car parks, parks and reserves, areas around rivers and creeks, and heritage items. It also includes proposals for the new infrastructure within public spaces such as trees, vegetation, paving, signage, public art and furniture.

The hospital development should be sympathetic to this plan and consider the effects on the Public Domain during and after construction.

29. Hoarding Standards

Liverpool City Council adopted an updated Hoarding Standard in December 2020. The hoarding standard encourages provisions of public art, graphics and images on hoarding. Good imagery is an opportunity for the proponent to show how their development is contributing to the vibrancy and growth of the city. Good graphics and/ or artworks beautify a site and minimise the likelihood of graffiti or vandalism. The proponent is encouraged to work with Council to ensure that the hoardings feature high quality imagery and artwork.

30. Smoking

Council conducted community surveys in 2018 and 2019 in regard to smoking. The surveys were conducted at multiple non-smoking locations across the city centre such as bus stops. Of those surveyed, 63% support the city centre becoming non-smoking. Those surveyed suggested that designated smoking locations need to become more apparent and distanced from other people. Council recommends that Liverpool Hospital explore opportunities to provide for designated smoking areas (that are appropriately enforced), such as well-ventilated smoking rooms, to reduce the number of patients and visitors smoking in the no smoking area. This can be further supported by regulation and clearer wayfinding signage to smoking areas.

31. Medical Tourism

Liverpool Hospital and the visitors it attracts to the CBD provides unique opportunities to leverage the Liverpool visitor economy. Visitors can be defined as international visitors, overnight visitors spending at least one night at least 40 kilometres away from home or day visitors who travel a round trip of at least 50km away from home and are away from home for at least four hours.

Day tripper visits to Liverpool for medical reasons are 5% of total visitors compared to 2% for Western Sydney and 4% for Sydney. Three percent of all overnight visitors in Liverpool are due to medical reasons compared to 2% for Western Sydney and 3% for Sydney. The average length of stay for medical reasons is 4 days which is greater than business visitors equalling to approximately 40,000 total visitor nights and 15,000 total visitors in



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2018. Visitors to Liverpool due to medical reasons has grown over the last three years.

We believe there are opportunities for Liverpool Hospital to support the development of the visitor economy through activations and being an important anchor in the CBD and Liverpool Innovation Precinct.

32. Wayfinding

There are numerous examples of wayfinding technology available that would enhance this development and provide the community and visitors with an interactive tool that connects the hospital precinct, transport and the wider CBD. As this precinct develops more and more people will be attending the site and be interfacing with the CBD. Wayfinding technology may also include digital options such as app developments.

This could also be an opportunity to ensure the safety of patients, staff, students and visitors by implementing a CCTV network with an open data source to allow it to interact with Council's CCTV network.

Also, there may be an opportunity to monitor and report on public health outcomes as a result of this development. e.g. air quality sensors and facilitation of active transport solutions for staff, patients and visitors.

FLOODING AND CATCHMENT

33. The proposed development shall comply with the following requirements:

- i. The finished floor levels and crest level of ramp to the basement for the proposed redevelopment of Integrated Service Building shall be in accordance with Flooding and Stormwater SSDA Report, LHAP-CI-TTW-RPT-MW-009008 C for Liverpool Hospital Redevelopment, dated March 2020 prepared by Taylor Thompson Whitting.
- ii. The PMF flood protection work shall be in accordance with Flooding and Stormwater SSDA Report, LHAP-CI-TTW-RPT-MW-009008 C for Liverpool Hospital Redevelopment, dated March 2020 prepared by Taylor Thompson Whitting and shall include all details of flood protection work including Operations & Maintenance manual of flood barriers and flood gates.
- iii. Water quality treatment trains shall be incorporated in the stormwater management plan. The water quality treatment system shall be in accordance with Flooding and Stormwater SSDA Report, LHAP-CI-TTW-RPT-MW-009008 C for Liverpool Hospital Redevelopment, dated March 2020 prepared by Taylor Thompson Whitting.



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- iv. A flood evacuation plan prepared by appropriately qualified professional shall be maintained for the site. The flood evacuation plan shall include suitable warning systems, signage and exits to ensure the safe evacuation of people during floods up to and including the Probable Maximum Flood.

WASTE MANAGEMENT CONSIDERATION

34. The proposed development shall comply with the following requirements:

- i. The Application shall specify how refuse and waste will be managed during demolition, construction and operation. Suitable waste storage facilities are to be provided as part of the proposal. The garbage/waste storage areas shall be clearly identified on the site plans and be located within the proposed building. The designated garbage/waste storage areas shall comply with the following requirements:
 - a) The rooms shall be fully enclosed and provided with a concrete floor, and with concrete or cement rendered walls coved to the floor;
 - b) Provided with a hose cock for hosing the garbage bin bay and a sewerage drainage point in or adjacent to the bin storage area. The drainage point should have a fine grade drain cover sufficient to prevent coarse pollutants from entering the sewer. If the hose cock is located inside the bin storage bay, it is not to protrude into the space indicated for the placement of bins;
 - c) The room shall have a floor waste which is to consist of a removable basket within a fixed basket arrestor and is to comply with Sydney Water requirements; and
 - d) The room must include a tight-fitting, self-closing door and mechanical ventilation.
- ii. All waste collections for the new building and refurbished facilities must take place within the private property of Liverpool Hospital, no waste collections are to take place on a public road or kerbside. All drainage points within the waste bin storage area and within 15 metres of the point(s) where the bins will be collected should be fitted with fine grade drain covers, to prevent the entry of gross pollutants into the drainage system. It is recommended that the features provided in the bin storage areas should, as a minimum, align with section 25, 'Waste Disposal and Re-use Facilities', of the Liverpool DCP 2008. Bin area signage should be provided, which reflects the acceptable practices and materials for waste disposal and recycling under the relevant private waste agreements.
- iii. All recyclable materials should be kept separate from general waste, from the point of disposal to the point of tipping into the recycling truck. Recycling bins provided within the new facilities should be clearly identified and accompanied by signage in graphic form that details what



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materials are considered recyclable. The operational management plan of the building should detail that recyclables must be kept separate, loose and unbagged throughout the waste aggregation and collection process.

- iv. Liverpool Hospital must ensure that the building is serviced with the necessary waste services, including clinical/sharps wastes if such are being produced, at all times while the facilities are occupied, with licensed private waste contractors engaged to remove and legally dispose of all wastes. The waste arrangements must ensure that all waste is collected and tipped at facilities licensed to take that waste and to ensure that waste/litter does not make its way into the environment, waterways, or onto neighbouring properties or public land.
- v. The demolition contractor must engage a consultant to conduct a Hazardous Materials Register for demolition purposes prior demolition works.
- vi. Ozone Depleting Substances should also be included in the Hazardous Materials Register. This is to cover the areas not initially identified with the existent Hazardous Materials Register present in the SSD.

HERITAGE CONSIDERATION

35. The proposed development shall comply with the following requirements:

A Heritage Interpretation Plan (HIP) is to be prepared for the site. The interpretation plan should include, but not be limited to:

- *Evidence of the archaeological history of the site;*
- *Previous buildings on the site; and*
- *The history of the hospital.*

Evidence shall be submitted to the PCA that the HIP has been reviewed and endorsed by DPIE.

CONCLUDING REMARKS

Overall, Council supports the proposed redevelopment of Liverpool hospital as it is considered to align with Council's future vision for the health precinct for which the site is situated. However, it is requested that the advice provided above be taken into consideration in the assessment of the proposed development.

If you have any questions please contact Boris Santana, Principal Planner on 8711 7683.



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Yours sincerely,



George Nehme
Coordinator
Development Assessment



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APPENDIX A – DEVELOPMENT ENGINEERING CONDITIONS FOR SSD-10389

General

1. All roadworks, drainage works and dedications, required to effect the consented development shall be undertaken at no cost to Liverpool City Council.

Prior to the issue of a Construction Certificate

2. Prior to the issue of a Construction Certificate a S138 Roads Act application/s, including payment of fees shall be lodged with Liverpool City Council, as the Roads Authority for any works required in a public road. These works may include but are not limited to the following:
 - a) Vehicular crossings (including kerb reinstatement of redundant vehicular crossings)
 - b) Road opening for utilities and stormwater (including stormwater connection to Council infrastructure)
 - c) Road occupancy or road closures

All works shall be carried out in accordance with the Roads Act approval, the development consent including the stamped approved plans, and Liverpool City Council's specifications.

Note: Approvals may also be required from the Roads and Maritime Service (RMS) for classified roads.

3. A stormwater drainage system shall be provided generally in accordance with the concept plan/s lodged for development approval, prepared by Taylor Thompson Whitting (TTW), reference number 181052, Issue A, dated 20.02.2020.

The proposed development and stormwater drainage system shall be designed to ensure that stormwater runoff from upstream properties is conveyed through the site without adverse impact on the development or adjoining properties.

Engineering plans and supporting calculations for the stormwater drainage system are to be prepared by a suitably qualified engineer and shall accompany the application for a Construction Certificate. The plan shall indicate the method of disposal of all stormwater and must include rainwater tanks, existing ground levels, finish surface levels and sizes of all pipes.

Prior to the issue of a Construction Certificate the Certifying Authority shall ensure that the stormwater drainage system has been designed in



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accordance with Liverpool City Council's Design Guidelines and Construction Specification for Civil Works.

4. On-Site Detention shall be provided generally in accordance with the concept plan/s lodged for development approval, prepared by Taylor Thompson Whitting (TTW), reference number 181052, Issue A, dated 20.02.2020.

The proposed development and stormwater drainage system shall be designed to ensure that stormwater runoff from upstream properties is conveyed through the site without adverse impact on the development or adjoining properties.

Engineering plans and supporting calculations for the on-site detention system are to be prepared by a suitably qualified person and shall accompany the application for a Construction Certificate.

Prior to the issue of a Construction Certificate the Certifying Authority shall ensure that the on-site detention system has been designed in accordance with Liverpool City Council's Design Guidelines and Liverpool City Council's On-Site Stormwater Detention policy and Technical Specification.

5. Prior to the issue of a Construction Certificate the Certifying Authority shall ensure that details of a stormwater pre-treatment system have been provided on the stormwater plans and that the design meets pollutant retention criteria in accordance Council's Development Control Plan.

The Construction Certificate must be supported by:

- Specification & installation details of the stormwater pre-treatment system
 - The approval of an operation and maintenance manual/ schedule for the stormwater pre-treatment system
6. A copy of the approved operation and maintenance manual/ schedule shall be submitted to Liverpool City Council with notification of the Construction Certificate issue.
 7. Prior to the Commencement of Works a dilapidation report of all infrastructure fronting the development in Elizabeth, Goulburn and Campbell Streets is to be submitted to Liverpool City Council. The report is to include, but not limited to, the road pavement, kerb and gutter, footpath, services and street trees and is to extend 50m either side of the development.

Prior to Commencement of Works

8. Prior to commencement of works sediment and erosion control measures shall be installed in accordance with the approved Construction Certificate



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and to ensure compliance with the Protection of the Environment Operations Act 1997 and Landcom's publication "Managing Urban Stormwater – Soils and Construction (2004)" – also known as "The Blue Book".

The erosion and sediment control measures shall remain in place and be maintained until all disturbed areas have been rehabilitated and stabilised.

Prior to the issue of an Occupation Certificate

9. Prior to the issue of an Occupation Certificate, the Principal Certifying Authority shall ensure that all works associated with a S138 Roads Act approval or S68 Local Government Act approval have been inspected and signed off by Liverpool City Council.
10. Prior to the issue of an Occupation Certificate the Principal Certifying Authority shall ensure that the:
 - a) On-site detention system/s
 - b) Stormwater pre-treatment system/s
 - c) Basement Carpark pump-out system
 - Have been satisfactorily completed in accordance with the approved Construction Certificate and the requirements of this consent.
 - Have met the design intent with regard to any construction variations to the approved design.
 - Any remedial works required to be undertaken have been satisfactorily completed.

Details of the approved and constructed system/s shall be provided as part of the Works-As-Executed drawings.

11. Prior to the issue of an Occupation Certificate a restriction as to user and positive covenant relating to the:
 - a) On-site detention system/s
 - b) Stormwater pre-treatment system/s
 - c) Basement carpark pump-out system

Shall be registered on the title of the property. The restriction as to user and positive covenant shall be in Liverpool City Council's standard wording as detailed in Liverpool City Council's Design and Construction Guidelines and Construction Specification for Civil Works.

12. Prior to the issue of an Occupation Certificate, any damage to Council infrastructure not identified in the dilapidation report, as a result of the development shall be rectified at no cost to Liverpool City Council.



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Any rectification works within Elizabeth, Goulburn and Campbell Streets will require a Roads Act application. The application is to be submitted and approved by Liverpool City Council prior to such works commencing.

13. Any rectification works required by Council regarding the condition of Council infrastructure shall be undertaken, at full cost to the developer.

Advisory

14. Before any excavation work starts, contractors and others should phone “Dial Before You Dig” service to access plans/information for underground pipes and cables. www.1100.com.au



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APPENDIX B – TRAFFIC PLANNING CONDITIONS FOR SSD-10389

Prior to Issue of Construction Certificate

1. Detailed design drawings of the layout, and design of all on-site car parking and drop-off and pick-up spaces, swept path of the longest vehicle entering and exiting the car parking areas, demonstrating compliance with latest versions of AS2890.1 and AS 2890.6 (for disabled parking spaces); and Council's DCP, are to be submitted to the Traffic and Transport Section for review.
2. The construction certificate plans for the relevant construction stage must demonstrate compliance with the following requirements and be submitted to the satisfaction of Council and the Certifier:
 - a) All vehicles are able to enter and leave the site in a forward direction;
 - b) The layout, design and security of bicycle facilities must comply with the minimum requirements of *AS 2890.3:2015 Parking facilities - Bicycle parking*, and be located in easy to access, well-lit areas that incorporate passive surveillance;
 - c) End-of-trip facilities for staff are provided within the Site; and
 - d) Appropriate pedestrian and cyclist advisory signs.
3. Prior to the issue of the construction certificate for the roadworks, the Applicant must submit the following design plans to the satisfaction of Council and provide a copy of the approved documents to the Certifier for information:
 - a) The proposed pedestrian bridge over Campbell Street;
 - b) Installation of a roundabout at Forbes Street and Lachlan Street intersection;
 - c) A minimum of 3 m wide two-way cycle path; and
 - d) Minor signal improvements at Elizabeth Street/Bigge Street intersection.

The applicant shall submit a Section 138 Roads Act application to Council for any road work in, on or over a public road including the payment of application and inspection fees, to Council's Land Development and Traffic & Transport Sections for approval.

The application is to be accompanied by detailed design plans and report, including swept path analysis, signs and linemarking scheme prepared in accordance with Austroads Road Design Guide.

The engineering plans are to be prepared in accordance with Liverpool City Council's Design Guidelines and Construction Specification for Civil Works, Austroads Guidelines and best engineering practice.



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The developer should prepare a revised TCS plan for the proposed modification to Elizabeth Drive/Bigge Street intersection and send the revised plan to TfNSW for approval.

4. The applicant shall submit line marking and sign posting plans for the proposed road work to Council Pedestrian, Active Transport and Traffic Committee meeting for approval.
5. A Construction Traffic Management Plan detailing construction vehicle routes, number of trucks, hours of operation, access arrangements and traffic control should be submitted to Council for endorsement.
6. The applicant is to provide underground cabling and LED street lighting on multi-function posts along the development site frontages, to Council's specifications. Public lighting design brief in accordance with Council's and Endeavour Energy specifications for all new public street lightings should be submitted to Council Traffic and Transport Section for review.
7. The applicant is to prepare a Green Travel Plan (GTP), to the satisfaction of the Planning Secretary to promote the use of active and sustainable transport modes. The plan must:
 - a) be prepared by a suitably qualified traffic consultant in consultation with Transport for NSW (TfNSW) and Council;
 - b) include objectives and modes share targets (i.e. Site and land use specific, measurable and achievable and timeframes for implementation) to define the direction and purpose of the GTP;
 - c) include specific tools and actions to help achieve the objectives and mode share targets;
 - d) include measures to promote and support the implementation of the plan, including financial and human resource requirements, roles and responsibilities for relevant employees involved in the implementation of the GTP; and
 - e) include details regarding the methodology and monitoring / review program to measure the effectiveness of the objectives and mode share targets of the GTP, including the frequency of monitoring and the requirement for travel surveys to identify travel behaviours of users of the development.
8. Engage an ASP to prepared design for provision and upgrade of the street lighting with underground cabling and LED street lighting on multi-function posts along the development site frontages, to Council's specifications.

Public lighting design brief in accordance with Council's and Endeavour Energy specifications for all new public street lightings should be submitted

During Construction

9. The applicant shall seek road occupancy, road opening permits, and works zone approval from Council if required prior to undertaking any works within public road reserve. The application forms are available on Council's website or can be requested from the Council's Customer Services.
10. Prior to commencement of any works, an endorsed CTMP with a Traffic Control Plan including details for pedestrian and cyclist access management shall be prepared in accordance with AS1742.3 "Traffic Control Devices for Works on Roads" and the Roads and Maritime Services publication "Traffic Control at Worksites" and certified by an appropriately accredited Roads and Maritime Services Traffic Controller, and submitted to Council and the PCA for approval.
11. Traffic control measures shall be implemented during the construction phase of the development in accordance with the certified plan. A copy of the plan shall be available on-site at all times.

Note: A copy of the Traffic Control Plan shall accompany the Notice of Commencement to Liverpool City Council.

All construction vehicles (including site personnel vehicles) are to be contained wholly within the site, except if located in an approved on-street work zone, and vehicles must enter the site before stopping. The endorsed CTMP is to be implemented during the construction.

All works within the road reserve are to be at the applicant's cost and all signage is to be in accordance with the RMS Traffic Control at Worksites Manual and the RMS Delineation Guideline.

Prior to Issue of the Occupation Certificate

12. All the required roadworks and signposting is to be completed to Liverpool Council requirements, at no expense to Liverpool Council or Transport for NSW.
13. OC shall not be issued prior to Council receiving a compliance certificate from Endeavour Energy stating that the applicant has made the necessary arrangements with Endeavour Energy for the provision of the approved public lighting works.
14. Endorse Green Travel Plan to be implemented.