

LIVERPOOL HEALTH AND ACADEMIC PRECINCT – MULTI-STOREY CARPARK

Statement of Heritage Impact

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Liverpool Health and
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REPORT

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Prepared by:

RPS

Luke Gliganic
Heritage Consultant

Level 13, 255 Pitt Street
Sydney NSW 2000

T +61 2 8099 3200

E luke.gliganic@rpsgroup.com.au

Prepared for:

Health Infrastructure NSW

c/- Johnstaff

Level 5, 9 Castlereagh Street
Sydney NSW 2000

T +61 2 8265 0500

E shamma.hasan@johnstaff.com.au

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EXECUTIVE SUMMARY

Johnstaff on behalf of NSW Health Infrastructure (the Proponent) commissioned RPS Australia East Pty Ltd (RPS) to provide a Statement of Heritage Impact (SOHI) as part of a State Significance Development (SSD) for the Liverpool Health and Academic Precinct (LHAP) Civil Infrastructure Works. The purpose of the report is to assess the potential for the proposal to affect built heritage or archaeological resources within the Project Area in accordance with *The Burra Charter: the Australia ICOMOS Charter for Places of Cultural Significance 2013* (the Burra Charter) and the NSW Heritage Manual *Assessing heritage significance* and *Statements of Heritage Impact*.

This SSD relates to the construction and operation of a new multi-storey car park within the north eastern portion of the Liverpool Health and Academic Precinct (the Proposal). The car park design accommodates approximately 1097 car spaces over six levels and is proposed to deal with the future demand from the hospital expansion.

The Project Area does not form part of a listed heritage item, nor is it listed individually. However, the Project Area is in proximity to the following State Heritage Register (SHR), Department of Health Section 170 Heritage and Conservation Register (Section 170), Liverpool Local Environmental Plan (LEP) 2008 and Register of the National Estate items or areas of State or local significance:

- 1827 Plan of the Town of Liverpool is located 25 metres west of the Project Area (Liverpool LEP 2008 Item 89).
- Former Liverpool Hospital (Liverpool TAFE) is located 180 metres south of the Project Area (SHR ID 01809, Liverpool LEP 2008 ID 80, Register of the National Estate ID 3294).
- Section 170 Heritage and Conservation Register Avenue Planting on Elizabeth Street is located 200 metres south west of the Project Area.
- Cast iron mailbox is located 280 metres south west of the Project Area (Liverpool LEP 2008 Item 79).
- Bigge Park is located 300 metres south west of the Project Area (Liverpool LEP 2008 Item 82).
- Liverpool LEP 2008 Bigge Park Conservation Area is located 380 metres south west of the Project Area.

No works are proposed within heritage listed items or areas of listed heritage significance. The 1827 Plan of the Town of Liverpool is the nearest listed item, at 25 metres south west of the Project Area. Liverpool town centre is one of a small number of townships in the Sydney region initially planned and developed in the Macquarie period, it is considered likely that archaeological evidence may survive below ground on sites within the historic town boundaries. The potential for archaeological material within the listed area would not be impacted by the Proposal. Due to the location of the Proposal in the north eastern portion of the Hospital, the Proposal is visually buffered by the general hospital infrastructure and does not have a line of sight to the other nearby heritage listed items. It has been determined that the Proposal would not affect the significance of the surrounding heritage listed items.

The Project Area is located across land historically belonging to James Meehan, as part of land granted to John Lucas and Solomon Levey, as well as an area reserved by the Department of Lands for an 'Asylum Garden' in 1862. A drain has been identified as being located within the current Project Area on an 1890 town map of Liverpool. The land was dedicated for use as Liverpool District Hospital in the 1950s, which was opened in 1958.

In 2009, as part of the redevelopment of the Liverpool District Hospital, AHMS directed an archaeological testing program to the south of the Project Area. The archaeological testing exposed a series of post holes with crushed sandstone packing, wooden posts, ash deposits, evidence for a ditch and an approximate eight-centimetre-thick loamy deposit containing post-1865 artefacts. They also recorded portions of a pre -1850 box drain that traversed the Hospital, from Goulburn Street to the rail corridor.

Given the relatively undeveloped nature of the Project Area situated on the edge of the 1827 Liverpool town plan and ongoing development during the late twentieth and early twenty-first century as part of the Liverpool

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District Hospital expansion, it is thought unlikely that archaeological resources associated with the early development of the town precinct will be disturbed during construction within the Project Area.

Based on the conclusions of this SOHI, it is recommended:

Recommendation 1

The proposal would not affect an item or area of local or State significance. It is also within an area with low potential for archaeological relics as defined under the *Heritage Act 1977*. The proposal should proceed with caution.

Recommendation 2

If a stone, capped, brick or other drain is encountered all work should cease in the affected area and be cordoned off. An archaeologist should then be contacted to record (photographic and scale drawn record) the drain and potentially associated historic items.

Recommendation 3

In the event that unexpected archaeological resources are identified in the course of the proposal, all work in the affected area should cease, the area cordoned off, and Heritage NSW notified, in accordance with Section 146 of the *Heritage Act 1977*.

Recommendation 4

If changes are made to the Proposal, including the nature and location of the work activities, further archaeological assessment may be required prior to works being undertaken.

1 INTRODUCTION

Johnstaff on behalf of NSW Health Infrastructure commissioned RPS Australia East Pty Ltd (RPS) to provide a Statement of Heritage Impact (SOHI) as part of a State Significant Development (SSD) for the Liverpool Health and Academic Precinct (LHAP) redevelopment. The purpose of the report is to assess the potential for the proposal to affect built heritage or archaeological resources within the Project Area in accordance with *The Burra Charter: the Australia ICOMOS Charter for Places of Cultural Significance* 2013 (the Burra Charter) and the NSW Heritage Manual *Assessing heritage significance and Statements of Heritage Impact*.

1.1 Liverpool Health and Academic Precinct

Liverpool Health is the district hospital for local catchment areas of Liverpool and Fairfield and is a tertiary referral hospital for all South Western Sydney Local Health District (SWSLHD). In June 2018, the NSW Government announced \$740 million of funding for the development of a health, research and academic precinct in Liverpool. The redevelopment would increase the inpatient numbers, in addition to expanding tertiary and quaternary services.

1.1.1 Multi-storey car park

Part of the endorsed redevelopment of Liverpool Hospital consists of the construction of a new multi-storey car park to the eastern sector of the campus. The following project description has been reproduced from the *MSCP Schematic Design Report* (Fitzpatrick + Partners 2019).

Located along the perimeter of the hospital campus amongst a mix of low-scale and large scale institutional buildings, the multi-storey car park has been designed to visually minimise the overall mass by expressing various elements as distinct, sensitively scaled elements, whilst also sitting compatibly with the larger scale context of the hospital.

The car park design accommodates approximately 1097 car spaces over six levels and is proposed to deal with the future demand from the hospital expansion, the proposed health and education - related administration buildings as well as existing demand for convenient, safe and secure parking for hospital staff and visitors.

The linear car park is situated along the New Hospital Road wrapping around to Burnside Drive adjacent to the railway line creating a new gateway to Liverpool Hospital Campus.

The location will encourage the immediate traffic from Liverpool City Centre and traffic departing the Hume Highway, reducing non-emergency and non-clinical traffic from the hospital main entry and emergency department entry.

The linear curvature of the elevational treatment is articulated in horizontal metal façade panels with varying setbacks, façade detailing and materiality to reduce the overall scale and bulk of the car park.

The scale and massing of the multi-storey car park is an appropriate response to both the existing surrounding context and the future anticipation growth of the precinct.

The split in levels allows the first level – B of the multi-storey car park to cantilever over the New Hospital Road along the northern boundary with a clearance of 4.5m, thus allowing vehicles to continue through and around the Hospital campus. This will also allow access to loading and waste facilities in the hospital loading docks, as well as site-wide access for critical emergency service vehicles.

The existing drop-off zone to Entry J - Clinical Services Building, Main entry/exit to the multi-storey car park and access to existing Car Park 4 on the eastern side of campus across the railway line are via Burnside Drive consolidating vehicle movements in and around the one location.

1.1.2 Strategic need for the Project

Liverpool Hospital accommodates 713 inpatients and provides a range of tertiary and quaternary services. The Liverpool Hospital Clinical Services Plan 2031 (CSP) predicts substantial growth in services demand to 2025-26 as a result of population increase, major infrastructure in South Western Sydney and the poor health status of people within the local government area and surrounding areas. This would result in demand beyond the Hospital's existing infrastructure capacities. Population projections indicate that the population of SWSLHD will increase from 966,450 people in 2016 to 1.285 million people in 2031. This is an increase of 33% over the 15 years. The Liverpool local government area population will grow by 41 per cent by 2031, with an additional 86,950 people, a growth rate twice that expected for the rest of NSW.

The Hospital also plays a role as a tertiary referral hospital for all of SWSLHD. It provides critical care for rural retrieval catchments and regional catchment for quaternary services. Therefore, there is an urgent need to upgrade and expand the existing service offering of Liverpool Hospital to better meet the needs of the South Western District and to address future demand for services from a growing and ageing population.

The CSP identifies models of care to best meet the increasing and dynamic health care needs of the community. These new models of care would be provided via integrated services that allow staff efficiencies and optimal patient flows. The redevelopment of the Hospital to deliver an integrated services facility along with an expansion of facilities will ensure the Hospital can increase the inpatient bed numbers, as well as expanding tertiary and quaternary services.

1.2 The Project Area

Liverpool Hospital is located in Liverpool on the corner of Elizabeth Street and Goulburn Street within the Liverpool local government area. The Hospital comprises about 14.5 hectares, including land east and west of the Main Southern line. It is in a cluster of health and education uses within the north-east of Liverpool and includes buildings associated with the Hospital situated around an internal road network.

The Project Area is located within the western portion of the Hospital campus and includes portions of Lot 501 in Deposited Plan (DP) 1165217 and Lot 1 in DP 596770 (Figure 1.1).

1.3 Limitations

This SOHI is limited to an assessment of non-Aboriginal heritage.

1.4 Authorship

RPS Heritage Consultant Veronica Norman prepared the report with input from RPS Heritage Consultant Luke Gliganic. RPS Heritage Manager (Newcastle) Minouschka Lush reviewed the report.



Figure 1.1: Project Area

LOCATION: LIVERPOOL, NSW PURPOSE: HERITAGE Technician: Luke.Gliganic Date: 3/12/2019	Path: N:\Projects\Conics_Sydney\PR 143932 - Liverpool Hospital\GISMXD\SSD\Figure_SSD_template.mxd	DATUM: GDA94 PROJECTION: MGA Zone 56
	VERSION (PLAN BY):	Data Sources: RPS Land and Property 2015

2 STATUTORY CONTEXT

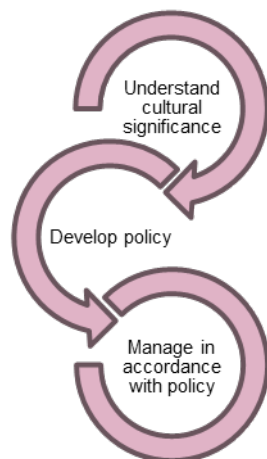
In NSW, environmental heritage is protected and managed under the *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act), the *NSW Heritage Act 1977* and the *Environmental Planning and Assessment Act 1979* (EP&A Act).

2.1 The Burra Charter

The Australia ICOMOS *Charter for Places of Cultural Significance*, The Burra Charter, 2013 (Burra Charter) provides a best practice standard for managing cultural heritage places in Australia. In December 2004, the NSW Heritage Council recognised and endorsed the Burra Charter as a document that underpins the policies for the conservation of environmental heritage in NSW.

The Burra Charter defines the principles for the conservation of places of cultural significance. The conservation principles contained in the Burra Charter include the conservation and management of places of cultural significance, including the retention of an appropriate setting and related places and related objects which contribute to the cultural significance of places.

The Burra Charter Process is a sequence of assessments, decisions and actions, related to the management of places of cultural significance. The Burra Charter Process is illustrated in Graph 2.1.



Graph 2.1 The Burra Charter Process (Australia ICOMOS Burra Charter)

2.2 World Heritage Convention

The General Conference of UNESCO adopted the Convention Concerning the Protection of World Cultural and National Heritage (World Heritage Convention) on 16 November 1972, and it came into force on 17 December 1975. The World Heritage Convention aims to promote international cooperation to protect places of outstanding cultural significance.

2.2.1 World Heritage List

There are **no places** on the World Heritage List within or near the Project Area.

2.3 Environment Protection and Biodiversity Conservation Act 1999

The *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act) is the principal environmental Act at a Commonwealth level. It provides for the protection and management of matters of national environmental significance as defined in the Act. Matters of national environmental significance include but are not limited to flora, fauna, ecological communities and heritage places of national and international importance.

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In addition, the EPBC Act applies to actions with a significant impact on the environment where the actions affect, or are taken on, Commonwealth land, or are carried out by a Commonwealth agency (even if that significant impact is not on one of the nine matters of 'national environmental significance').

The EPBC Act requires approval from the Minister for actions with a significant impact on places included on the World Heritage List or Commonwealth Heritage List.

2.3.1 National Heritage List

The National Heritage List was established under the EPBC Act to protect places of outstanding significance to Australia.

There are **no places** on the National Heritage List within or near the Project Area.

2.3.2 Commonwealth Heritage List

The Commonwealth Heritage List was established under the EPBC Act to protect places owned and managed by Commonwealth agencies.

There are **no places** on the Commonwealth Heritage List within or near the Project Area.

2.4 Heritage Act 1977

The NSW *Heritage Act 1977* (the Act) is the principal Act for the management of NSW's environmental heritage. It establishes the State Heritage Register (SHR) and includes provisions for Interim Heritage Orders, Orders to Stop Work and archaeological relics (both on land and underwater within the limits of the State). It also requires government agencies to maintain a Heritage and Conservation Register.

To assist management of the State's environmental heritage, the Act distinguishes between assets of State and local significance:

- State significance refers to significance to the State in relation to the historical, archaeological, architectural, cultural, social, natural or aesthetic value of an item
- local significance refers to significance to an area in relation to the historical, archaeological, architectural, cultural, social, natural or aesthetic value of an item.

Items of local significance may or may not be of significance to the State.

2.4.1 State Heritage Register

The SHR identifies places and objects of importance to the whole of NSW.

There are **no places** on the SHR within the Project Area. The former Liverpool Hospital (Liverpool TAFE) is included on the SHR (ID 01809). It is located 180 metres south of the Project Area.

2.4.2 Section 170 Heritage and Conservation Register

Section 170 of the *Heritage Act 1977* requires government agencies to establish a Heritage and Conservation Register that identifies all assets of environmental heritage that it owns or occupies. Government agencies are required to provide the NSW Heritage Council notice of any intention to remove an asset from a Section 170 Heritage and Conservation Register, transfer ownership of an asset included on a Section 170 Heritage and Conservation Register, cease to occupy an asset on a Section 170 Heritage and Conservation Register or demolish an item included on a Section 170 Heritage and Conservation Register and assets must be maintained with due diligence in accordance with the *State-Owned Heritage Management Principles* and NSW Heritage Council asset management document. Proposals to alter or demolish assets of State significance must be referred to the NSW Heritage Council through the Heritage Division.

An avenue planting on Elizabeth Street is included on the Department of Health Section 170 Heritage and Conservation Register as an item of local significance. The avenue plantings consist of old Livistona Palms

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along driveways around the rectangular courtyard and Liquid Amber trees along the medium strip of the entrance driveway. The planting is understood to be located on the corner of Elizabeth and Goulburn Street, approximately 200 metres south west of the Project Area.

2.4.3 Relics provision

The NSW *Heritage Act 1977* includes provisions for archaeological relics. Section 4(1) of the Act (as amended 2009) defines a relic as:

...any deposit, artefact, object or material evidence that

(a) related to the settlement of the area that comprises New South Wales, not being Aboriginal settlement, and

(b) is of State or local significance.

Section 139 of the Act prevents the excavation or disturbance of land known or with the potential to contain archaeological relics, except in accordance with a permit issued by the NSW Heritage Council (or in accordance with an Exception to Section 139 of the Act). The relics provision applies to all archaeological relics not included on the SHR or subject to an Interim Heritage Order.

2.5 Environmental Planning and Assessment Act 1979

The *Environmental Planning and Assessment Act 1979* (EP&A Act) regulates land-use planning and assessment for NSW. The Project is declared SSD and is therefore subject to assessment and approval by the Minister for Planning under Part 5, Division 5.2 of the NSW EP&A Act.

2.5.1 Liverpool Local Environmental Plan 2008

The Liverpool LEP 2008 identifies items important to the Liverpool local government area. The items or areas included within or near the Project Area are identified in Table 2.1 and Figure 2.1.

Table 2.1 Items or areas included on the Liverpool LEP 2008 near the Project Area

Item	ID	Significance	Distance from Project Area
Plan of the Town of Liverpool 1827	89	Local	25 metres south west
Former Liverpool Hospital 'Liverpool TAFE including Blocks A-G'	80	State	180 metres south
Cast iron mailbox	79	Local	280 metres south west
Bigge Park	82	Local	300 metres south west
Bigge Park Conservation Area	NA	Local	380 metres south west

2.6 Summary

The Project Area does not form part of a listed heritage item, nor is it listed individually as a heritage item. The below Table 2.2 summarises the heritage listings of relevance to the Project Area.

Table 2.2 Heritage listings near the Project Area

Item	Listing	ID	Significance	Distance from Project Area
Plan of the Town of Liverpool 1827	Liverpool LEP	89	Local	25 metres south west
Liverpool TAFE College (former Liverpool Hospital)	SHR RNE	01809 3294	State	180 metres south

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Former Liverpool Hospital 'Liverpool TAFE including Blocks A-G'	Liverpool LEP	80	State	180 metres south
Avenue Planting	Department of Health s170 register	NA	Local	200 metres south west
Bigge Park	Liverpool LEP	82	Local	300 metres south west
Bigge Park Conservation Area	Liverpool LEP	NA	Local	380 metres south west
Cast iron mailbox	Liverpool LEP	79	Local	280 metres south west

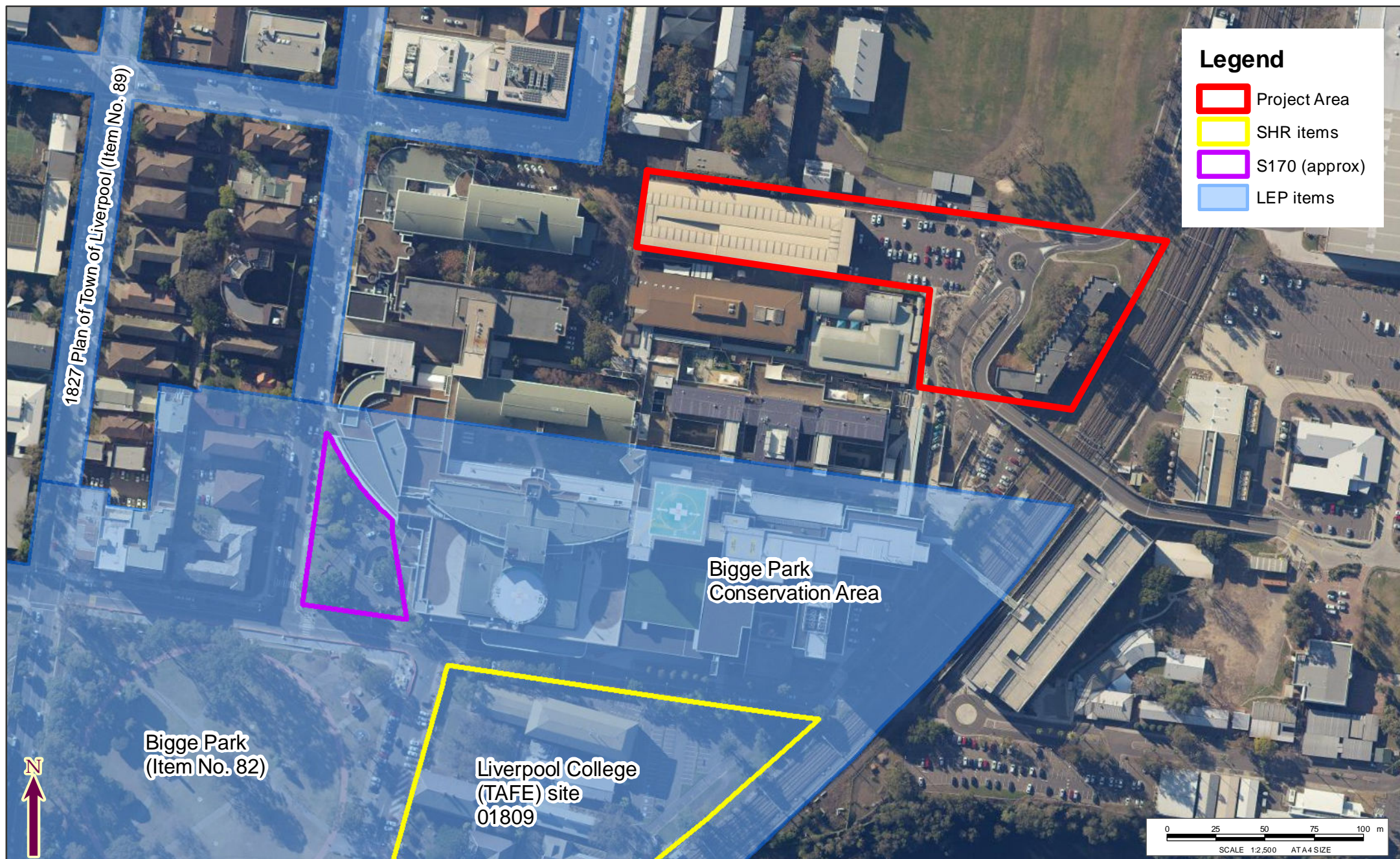


Figure 2.1: Heritage items

LOCATION: LIVERPOOL, NSW PURPOSE: HERITAGE Technician: Luke.Gliganic Date: 3/12/2019	Path: N:\Projects\Conics_Sydney\PR 143932 - Liverpool Hospital\GIS\MXD\SSD\Figure_SSD_template.mxd	DATUM: GDA94 PROJECTION: MGA Zone 56
	VERSION (PLAN BY):	Data Sources: RPS Land and Property 2015

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RPS AUSTRALIA EAST PTY LTD (ABN 44 140 292 762)
Level 13, 255 Pitt Street Sydney, 2001
T: 02 8270 8300 www.rpsgroup.com.au

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3 HISTORICAL CONTEXT

3.1 The Town of Liverpool

In November 1810 Governor Lachlan Macquarie, Captain Henry Antill, James Meehan and local estate owner and magistrate of the Georges River district Thomas Moore set out from Sydney to explore the area south of Parramatta. On 7 November 1810, Macquarie noted:

...accompanied by Capt. Antill and Mr Meehan, (later joined by Dr Redfern and Mr Moore), set out in a boat to view and survey the ground intended for a new township. Having surveyed the ground, I determined to erect a township on it and named it Liverpool in honour of the Earl of that title, now the Secretary of State for the Colonies (Macquarie cited in MUSEcape 2014:18)

Macquarie declared the town of Liverpool, which he named after the Earl of Liverpool, then Secretary of State for the Colonies. In correspondence between Lord Liverpool and Macquarie, Liverpool noted the suitability of the place for a town:

His Excellency having extended his Views also to the situation of the Settlers on George's River, has deemed it expedient to mark out the situation for a Township on the west side (or left bank) of that River, in the District of Minto, to which he has given the Name of Liverpool.

The Situation of this Town is admirably calculated for Trade and Navigation, being immediately on the Bank of the River where the Depth of Water is sufficient to float Vessels of very considerable burthen. At this Town it is intended very soon to erect a Church, a School-House, a Gaol, a Guard-House, &c. Leases of Commodious and adequate Allotments- for Houses and Gardens will be given to suit free Mechanics and Tradesmen as may feel disposed to form a permanent Residence there, on their giving regular and due security for their building comfortable and substantial Houses, conformably to a Plan that will be shewn them on application to Thomas Moore, Esq're, the Chief Magistrate in that District.

Good Tradesmen and Mechanics settling at Liverpool will have the liberty of a large and contiguous Common for grazing Cattle, which is assigned for the Benefit of the Township, and those Persons who have not Milk Cows will be supplied with one Cow to each such person from the Government Herds for payment on advantageous conditions (Macquarie cited in MUSEcape 2014:18).

Moore was appointed magistrate of the Georges River district and reappointed each year between 1810 and 1821. The town was formed to act as a major node for the convict-based economy and developed due to a vigorous public work programme, aided by the influence of Moore.

Moore moved from Moorebank to a house built in the town in c1820. The earliest reference to his occupancy describes him, in 1821, as "a new resident in town" (Thorpe 1993:9). Moorebank was let at the end of 1820. Moore occupied the house at Liverpool until his death in 1840. The house was located on Elizabeth Street, close to the intersection with Goulburn Street.

When Macquarie listed his public works in July 1822, for Liverpool, he noted that he had caused to be built a brick church, a burial ground, brick hospital, a weatherboard provision store and granary, weatherboard military barrack with extensive garden, weatherboard school house with accommodation for the school-master, brick parsonage, brick gaol, weatherboard house to accommodate the goal gang, brick stable and coach-house for the use of the Governor and his staff, a wharf which could cater for vessels of 50 tons, and an area enclosed with a strong fence for use as a market (Neustein & Associates 1992: 3.15).

Liverpool is shown in Joseph Lycett's 1824 *Liverpool* (Plate 3.1). The well set out grid is also shown on the 1827 *Map of the Town of Liverpool*, with development east of St Luke's (Figure 3.1).

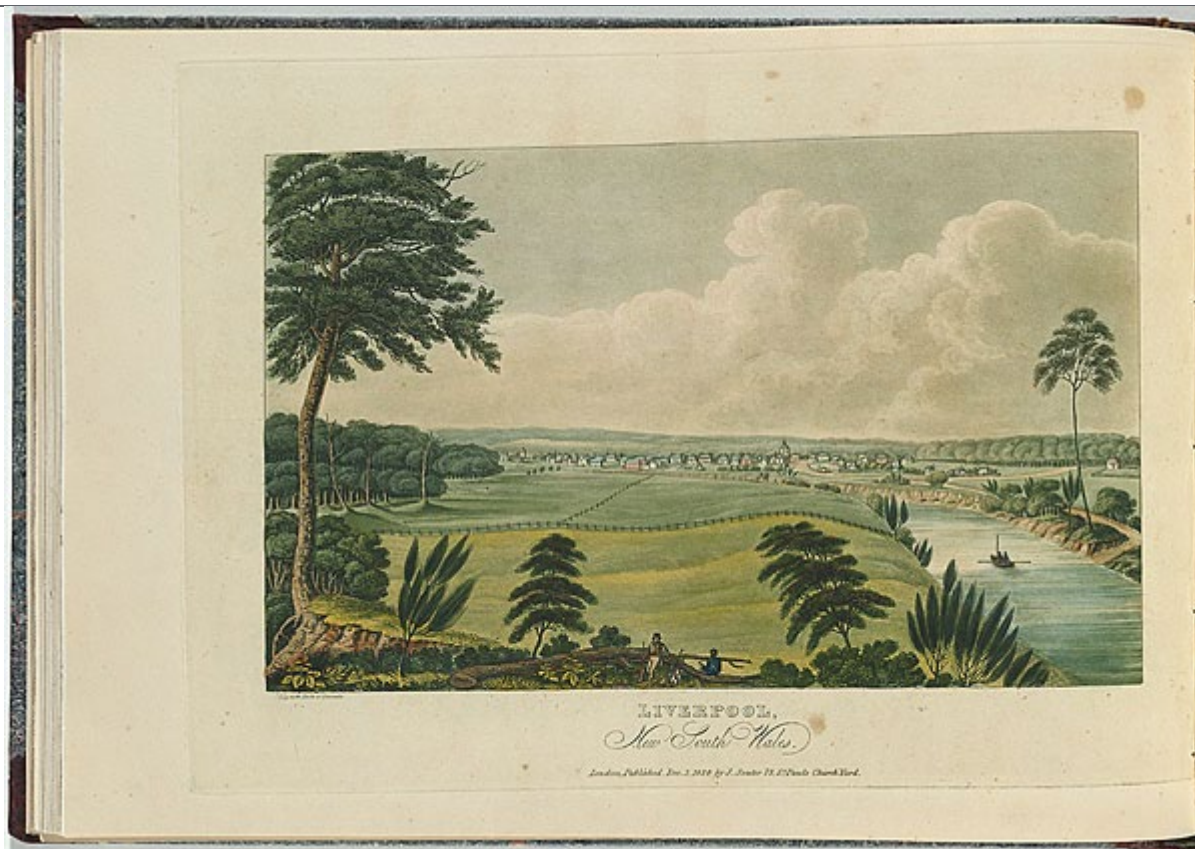


Plate 3.1 Joseph Lycett, Liverpool, New South Wales, 1824 (National Gallery of Australia)

With the return of Governor Macquarie to England, Governor Brisbane enacted the recommendations of the Bigge Report, one of which was a deep emphasis on investment in public work, with convict labour shifted from the public work programme to a focus on agriculture. Yet, due to its pivotal role, Liverpool remained as a central place for the provision of convict services.

The end of transportation in the 1840s and the winding down of the convict system led to the decline of the town of Liverpool, as it had lost the functions related to convict accommodation for which it was formed (Neustein & Associates 1992: 3.15, 3.24).

3.2 Liverpool Hospital

Liverpool Hospital was first established in 1813 on the Georges River. It was constructed of brick, with three rooms and accommodating up to 12 patients, who each received rations of one pound of meat and one pound of wheat or flour a day (Kass 2004).

The hospital was later described as “crowded in the most improper manner” (AHMS 2007:16) and Commissioner Bigge agreed to the construction of a new hospital in 1822. The construction of the hospital commenced in 1822 and led to an influx of convict labour. It was completed in 1830.

From 1830, the hospital provided free care for assigned convicts or convicts on government labour. The hospital also treated settlers for a cost of between 1 and 3 shillings. However, by 1848 the population of Liverpool had decreased enough that the hospital was closed.

Three years later, in 1851, it was reopened by the NSW Benevolent Society as The Liverpool Benevolent Asylum to provide shelter to aged, infirm, and destitute men. A diverse range of people passed through the Asylum including ex-soldiers, seamen, miners, entrepreneurs, and professional men. Inmates included men of prominence, including the son of the Archduke of Vienna, an unnamed son of a Royal Duke, the Australian writer James Tucker, author of *Ralph Rashleigh*, the eccentric 'Flying Pieman', William Francis King, well known for his marathon walking feats throughout the colony, James Dooley, Premier of NSW in 1921/22, and William Hare, the Edinburgh murderer and body snatcher. The Medical Superintendent of the Liverpool Asylum between 1886 and 1916, Dr Joseph Beattie, estimated that more than 10,000 men had died at the Asylum.

In 1862, the NSW government took over management of the Asylum and appointed Thomas Burnside as the first Superintendent of the Liverpool Asylum. He was the superintendent from 1862-1869, during which time he watched over 403 inmates. Burnside's wife, Mary, was a Matron of Asylum from 1862 until her retirement in 1896.

The Asylum was managed by experienced medical professionals from 1871, and was therefore assigned more complex cases, such as dementia, cancer, cardiac disease, and chronic ulcers. Due to the increased numbers of consumptive and cancer patients, the residents of Liverpool town became less tolerant of the presence of the Asylum. This culminated in 1896 with the Mayor and Alderman of Liverpool Municipality making unsuccessful submissions to the government urging the removal of the Asylum.

Due to an increasing state population, the hospital could not keep up with demand. This mounting pressure was felt across the state, which culminated in 1913 with the amalgamation of all health-related services under a single administration: The Department of Health. This included government-supported State Hospitals and Asylums.

Liverpool was called upon to provide more facilities, for sufferers of inoperable cancer and venereal diseases; however, the outbreak of war in 1914 placed increased pressure on the hospital and overcrowding became problematic. Over the next half decade, a series of upgrades enhanced the evolution of the Liverpool Asylum to a District General Hospital. In 1916 the District Ward, containing 30 beds, and an outpatient department were established and in 1919 an operating theatre was built.

In 1917, the State Government resumed land on the opposite side of Elizabeth Street including Section 43 and Lot 2 of Section 44 for the purpose of expanding the Liverpool State Hospital. In 1924, the State Government resumed all of Section 42 for the purpose of further hospital expansion.

3.3 The development of the Project Area

Prior to the Liverpool State Hospital, the Project Area formed part of the Town of Liverpool and included Sections 43, 44 and 45 as shown on the 1890 *Map of the Town of Liverpool* (Figure 3.3).

3.3.1 Section 43

The 1827 *Plan of the Town of Liverpool* establishes that James Meehan was granted the northern 60 per cent of Section 43 (Figure 3.1). The land was later subdivided.

REPORT

In 1841, 'Watson', a blacksmith who resided in Liverpool, claimed ownership of the northern lot. The claim stated that "*This allotment, it would appear, was located to Watson on the authority of Mr. Moore. The present map [1827 Plan of the Town of Liverpool] shows it as Meehan's; if so, it is the property of Daniel Cooper, he having purchased all Meehan's land in this town.*" (NSW Government Gazette, January 1841 (No.4): 67). On the 1890 Map of the Town of Liverpool (Figure 3.3), the lot is shown as belonging to George Waltham.

In 1841, a claim by Daniel Cooper for the southern lot described it as having been charted to Collins and Walton, though the 1827 *Plan of the Town of Liverpool* (Figure 3.1) indicates that it belonged to James Meehan, who later sold the property to Daniel Cooper.

The ownership of the southern 40 per cent is also unclear. In 1834 a claim for the western lot by W.H. Moore describes the lot as having been granted to Moran in 1812 by Governor Macquarie. The 1827 *Plan of the Town of Liverpool* (Figure 3.1) shows the lot belonging to Allan, and the 1890 *Map of the Town of Liverpool* (Figure 3.3) shows the lot belonging to W.H. Moore. For the eastern lot, an 1841 claim by Levey describes the lot as having been granted by Governor Macquarie to Collins, while the 1827 *Plan of the Town of Liverpool* (Figure 3.1) shows the lot belonging to S. Levey. By 1890, the lot is listed as belonging to Sir D Cooper.

The 1827 *Plan of the Town of Liverpool* (Figure 3.1) shows a building on Solomon Levey's lot fronting Elizabeth Street (south of the Project Area) and a small building in the northwest of James Meehan's lot fronting Campbell Street, to the west of the Project Area.

In 1902 Drummond Street between Campbell and Elizabeth Streets was closed and in 1926, Forbes Street between Campbell and Elizabeth Streets was closed, combining Sections 42, 43, and 44. In 1917, the entirety of Section 43 was resumed by the NSW State Government for the purpose of extending Liverpool State Hospital (Figure 3.5, Figure 3.6). Between 1930 and 1943 an additional building was constructed in Section 43 as shown in Figure 3.7.

3.3.2 Section 44

The 1827 *Map of the Town of Liverpool* establishes that the Section 44 was granted to John Lucas and Solomon Levey, two early entrepreneurs of NSW. Lucas built and operated three mills, one of which, Brisbane Mill, was constructed on Harris Creek (later Williams Creek) at Holsworthy, five kilometres southeast from Liverpool, in 1822. This mill was financed by Solomon Levey, a successful entrepreneur in the early colony. Levey, who was transported to NSW in 1815 and pardoned in 1819, placed an advertisement in the *Sydney Gazette and New South Wales Advertiser* on 1 April 1824 advertising the mill and its associated good emporium:

BRISBANE WATER MILL,- The first Grant of His Excellency the present Governor of One Hundred and Fifty Acres of Land, for the Purpose of erecting a Water Mill, at Liverpool, has been completed by Mr, John Lucas, a native of the Colony. This Mechanic has finished the machinery, with the greatest accuracy; and now the Dam is completed, the Public are assured that Flour will be Sold as at low Prices as in Sydney; and I can confidently say, this Mill will not stand still for want of Water, when once the Dam is full. As hitherto the Mill was worked undershot, this waste, added to the uncommon drought, has caused the Mill to stand still. In the meantime Mr. Lucas will receive good Wheat free from smut at the Liverpool Warehouse, and pay for the same as fair as the Settler can sell in Sydney. The following Goods he offers for Sale :- Hyson and Hyson skin teas, sugar, soap, calico, prints, checks, cloth and handkerchiefs, of colours; crockery ware of sorts; hand, pit and cross-cut saws; files and nails, of sizes; rum, gin, wine and porter, in quantities not less than five gallons; with every other Sort of Good that is for Sale in Sydney. Orders punctually attended to; and as cheap supplied at my shop.

No. 72 George-street, Sydney. S. Levey.

N.B. - Good Bread for Sale, at the Brisbane Warehouse (Sydney Gazette and New South Wales Advertiser 1 April 1824)

In addition to funding the Brisbane Water Mill with Lucas, Levey collaborated with Daniel Cooper, a former convict and successful entrepreneur of the early colony, to take over Hutchinson, Terry and Co. (also Waterloo Co.). Levey and Cooper formed Cooper and Levey Co., which operated across the colonies and England.

REPORT

Due to the bankruptcy of Lucas in 1828, the Brisbane Water Mill, a second mill, and the associated land was transferred to Levey following a court decision announced in the Sydney Morning Herald on 5 November 1832. After Levey's death in 1833, the mills passed on to Daniel Cooper, who kept them functioning through at least 1839. Following the settling of affairs in 1843 between Levey's son, John Levey-Roberts and Daniel Cooper, it seems that Daniel Cooper retained the land in Liverpool town, which he passed on to his nephew Sir Daniel Cooper upon his death in 1853, who also owned land on Section 43 in the 1890 Map of the Town of Liverpool (Figure 3.3).

Referring to Section 44, by 1827, a substantial structure was built in the southwest corner of the lot on the corner of Elizabeth Street and the now-closed section of Drummond Street. This building is annotated on a later version of the 1827 Map of the Town of Liverpool (Figure 3.1) as "Cooper's", which refers to Levey's business partner Cooper. While the building's function is unknown, the size of the building and the mercantile specialisation of the firm Cooper & Levey Co. implies an industrial function. The building is still identified in the 1850 plan of Liverpool (Figure 3.2) but had been demolished by the turn of the century.

In 1862, a government decision to take control of asylums led to reduced funding and an ingrained concept that such institutions should become self-sufficient. Consequently, the Government Asylums Board established gardens and pig farming, utilising refuse from the institution (Raszewski 1993:18).

In April 1890, the Department of Lands reserved for sale land within the Project Area for the Asylum Garden (Figure 3.3):

Reserve from sale for Asylum Garden

His Excellency the Governor, with the advice of the Executive Council, directs it to be notified that, in pursuance of the provisions of the 101st section of the Crown Lands Act of 1884, the land specified in the Schedule appended hereto shall be reserved from sale for asylum garden, and is hereby reserved accordingly.

Eastern Division

Land District of Liverpool

No 11,269. County of Cumberland, parish of St Luke, town of Liverpool, containing an area of 3 acres 2 roods 5 perches. The Crown Lands within the boundaries of allotment 1 of section 44, - as measured and shown on plan catalogued L.33-895. [Ms. 90-4,758].

In July 1868 the *Empire* described the Asylum Garden as providing an abundance of vegetables all year round:

On the north side of the grounds connected with the asylum is a garden, which is cultivated by the poor old fellows who have here sought their last home on earth. From this garden abundance of vegetables are obtained all year round (Empire 25 July 1868:5).

The 1890 Map of the Town of Liverpool also shows a drain running approximately east – west to the south of Campbell Street through Section 44 and 45 (Figure 3.3).

Infrastructure for the gardens and piggery can be seen in the 1900 Liverpool Sheet Number 3 and a photograph from 1911 (Figure 3.4 and Plate 3.2). It included structures such as a galvanised iron shed and concrete pens, as well as infrastructure to manage waste and stormwater.

In May 1917, the NSW State Government further resumed Lot 2 of Section 44 for the purpose of extending Liverpool State Hospital and Asylum. Despite reservations of the residents of Liverpool about the piggery, the pigs flourished and a new piggery was established one-kilometre northwest of the Project Area on a 120-acre farm near Horseshoe Pond. Within the Project Area however, the piggery remained in use until at least 1951 (Figure 3.8), and was supplemented by produce from the Asylum's dairy, vegetable garden and orchard (NSW State Archives and Records 10/50590).



Plate 3.2 Piggery at the Liverpool Asylum, 1911 (State Library of NSW)

In 1855, the south eastern portion of Section 44 was also acquired for the extension of the railway to Liverpool:

Now, in pursuance of the said Acts, the Commissioners for Railways hereby give notice, that they intend, after the expiration of forty days from the publication of this notice, to commence the formation of and to make and construct a Railway from the Town of Parramatta to the Town of Liverpool... (NSW Government Gazette 15 August 1855).

The railway opened on 26 September 1856.

3.3.3 Section 45

The 1827 Plan of the Town of Liverpool (Figure 3.1) does not list an owner of the northern allotment of Section 45, located to the east of now closed Drummond Street. By 1827 the town plan had been constructed and a 'J. Horsley' owned the southern allotment. By 1890 (Figure 3.3), the allotment has been reserved for public recreation, excluding the railway which had been constructed by this stage. The railway isolated the north western portion of the lot, encompassing the eastern most section of the Project Area.

By 1943 (Figure 3.7) this portion of the lot appears to have been used for agricultural purposes, with no structures evident.

3.3.4 Liverpool State Hospital

The acquisition of the Project Area in 1917 enabled the expansion of the hospital. The designation of all state Asylums to State Hospitals and Homes in 1927 made clear the distinction between hospitals and mental institutions. The period of improvement and expansion continued in the late 1920s to 1935, during which time an operating theatre, new outpatient department, women's ward, medical superintendent's residence, and a morgue were constructed, providing the facilities for a range of operations to be performed at the hospital.

In 1924 the *Cumberland Argus and Fruitgrowers Advocate* reported:

REPORT

A very important accession to the Liverpool State Hospital, in the shape of extensions, totalling a cost of £18,000, is practically secured. The extension will provide suitable nurses quarters, to cost £8,000; and £10,000 to be spend in additional dormitories. To make these extensions, it will be necessary to resume the whole of the college, formerly a training school for Church of England theological students, and endowed for that purpose by the late Thomas Moore. An officer of the Department and the Government Architect inspected the site of the proposed additions, and operations will be commenced in the near future... Liverpool Hospital will serve the needs of a population of 25,000, and with the addition of a women's ward and nurses quarters will make It equal to any demands that may be put on it (Cumberland Argus and Fruitgrowers Advocate 9 February 1924:7).

In October 1825, the Minister for Health and Local Government opened two new dormitories at the Liverpool State Hospital, each fitted for the accommodation of 50 men. The dormitories were built at a cost of £8,200 (*The Sydney Morning Herald* 31 October 1825:16).

In 1930, the Government Architect's Office prepared for a new recreation hall for the hospital, which was situated to the east of the former Moore Hall close to the former Forbes Street, which was closed as part of the hospital's reorganisation. Within the allotment on the corner of Campbell Street and Elizabeth Street, the hall, a manager's residence and gardens were built, with minor alterations and additions in the 1930s and 1940s including a second outbuilding being added to the manager's residence and a small building to the north of the hall (*The Sydney Morning Herald* 9 June 1931:4; Thorpe 1993:15).

In 1932, in addition to the recreation hall, the Minister for Health also opened a new nurse's quarters, which cost £11,000.00 accommodating 27 nurses (*The Sydney Morning Herald* 30 May 1932:6).

3.3.5 Liverpool District Hospital

By 1955, the facilities of the Liverpool State Hospital had become inadequate and increasingly difficult to refit for medical practices. On 12 August 1955, the State Government gazetted the consolidation of the land to the north of the State Hospital for dedication of the new Liverpool District Hospital. Consequently, in 1957, after the construction of the main hospital building, the Liverpool State Hospital closed.

In 1951, *The Biz* reported:

Liverpool District Hospital Board made an inspection of Liverpool State Hospital and proposed district hospital site on Saturday last as the commencement of construction is now drawing near.

Mr. N. J. Mannix, M.L.A., informed the Board that, as the new hospital involved firstly the demolition of certain existing buildings, and secondly the erection of prefabricated wards, offices, staff quarters, etc., tenders were being called on December 4 for the erection of nurses' quarters and a new morgue, so that this work could be carried out prior to the existing morgue, which is in use at the home being demolished...

Mr. Mannix indicated further that work would be carried out on the renovations of the two existing wards on the district hospital site which accommodated yardmen, and alterations would also be made to the existing nurses' quarters (The Biz 1 December 1951:7).

The new hospital opened in 1958 and encompassed the Project Area. It included three prefabricated wings, an operating theatre, services wing and Hugh Jardine House, with the capacity for 214 patients (Figure 3.9) (Walker 1993:39).

In 1964, after a series of fires destroyed many of the early buildings, a brick-built children's ward and maternity block was constructed. Further fires and significant increases in patient intake during the mid-1960s hatched plans for a new multi-storey hospital with 600 beds approved. In the subsequent decades the hospital added further facilities, including the Don Everett medical wing (1975), Rob Dunbier House (1979), Alex Grimson surgical wing (1983), the Thomas and Rachel Moore Education Centre (1996) and Clinical Building (1997). The hospital became the second largest hospital in NSW and is one of the leading trauma centres in Australia. It is the principal teaching hospital for the University of NSW and the University of Western Sydney (AHIMS 2007:18-19).



Figure 3.1: 1827 Plan of the Town of Liverpool, R Hoddle (State Library of NSW)

LOCATION: LIVERPOOL, NSW PURPOSE: HERITAGE Technician: Luke.Gliganic	Path: N:\Projects\Conics_Sydney\PR 143932 - Liverpool Hospital\GISMXD\SSD\Figure_SSD_template.mxd	DATUM: GDA94 PROJECTION: MGA Zone 56
	Date: 3/12/2019	VERSION (PLAN BY): Data Sources: RPS Land and Property 2015

Legend


 Project Area



Figure 3.2: 1850 Plan of Liverpool (SR Map 5316 modified from AHMS, 2007)

LOCATION: LIVERPOOL,
NSW

PURPOSE: HERITAGE
Technician: Luke.Gliganic

Date: 3/12/2019

Path: N:\Projects\Conics_Sydney\PR 143932 - Liverpool
Hospital\GIS\MXD\SSD\Figure_SSD_template.mxd

VERSION (PLAN BY):

DATUM: GDA94
PROJECTION: MGA Zone 56

Data Sources:
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Figure 3.3: 1890 Map of the Town of Liverpool
(State Library of NSW)

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PURPOSE: HERITAGE Technician: Luke Gliganic Date: 3/12/2019	VERSION (PLAN BY):	Data Sources: RPS Land and Property 2015

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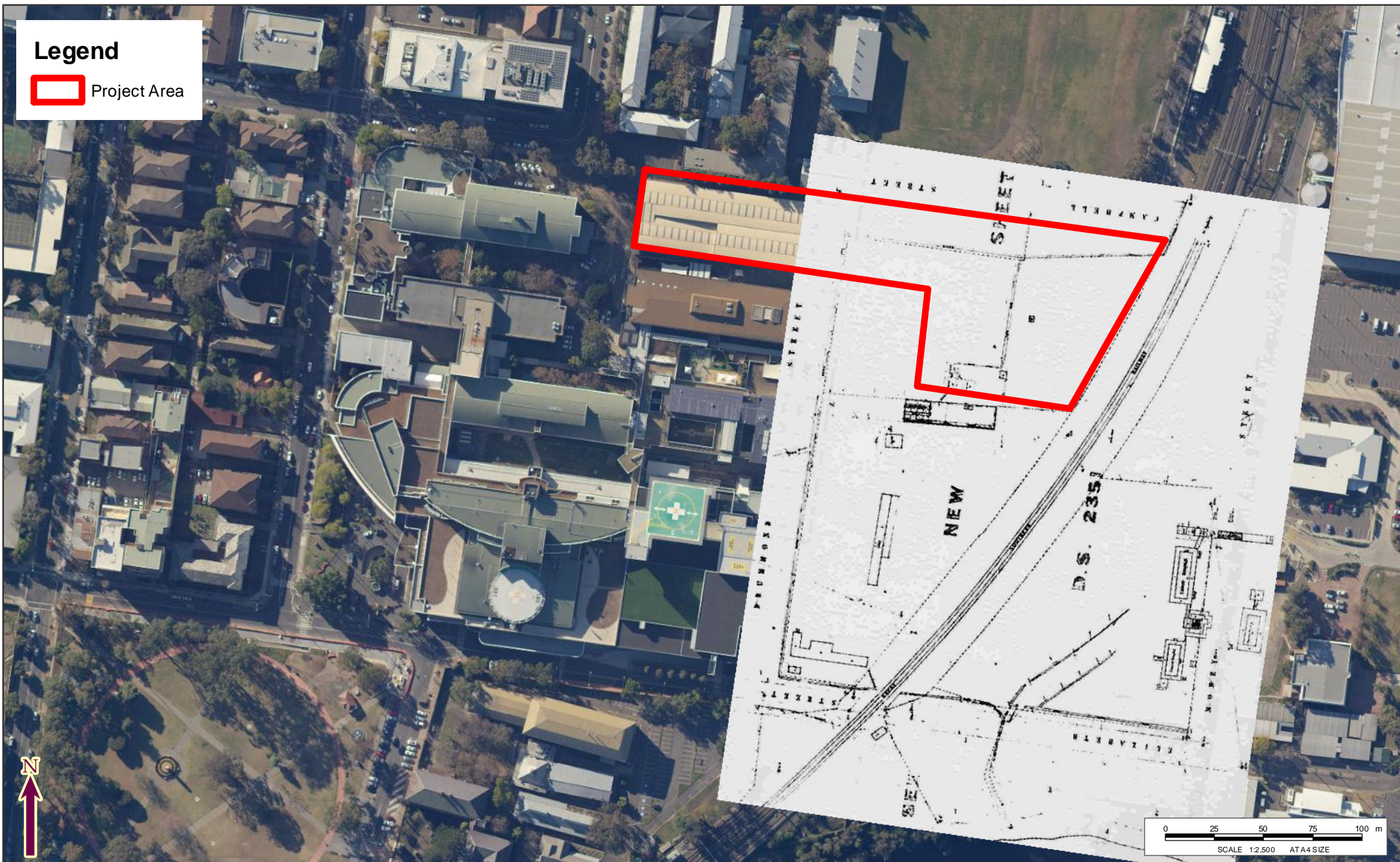


Figure 3.4: 1900 Liverpool Sheet Number 3 revised 1939
(Sydney Water Archives DS2129)

LOCATION: LIVERPOOL, NSW	Path: N:\Projects\Conics_Sydney\PR 143932 - Liverpool Hospital\GISMXD\SSD\Figure_SSD_template.mxd	DATUM: GDA94 PROJECTION: MGA Zone 56
PURPOSE: HERITAGE Technician: Luke.Gliganic Date: 3/12/2019	VERSION (PLAN BY):	Data Sources: RPS Land and Property 2015

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Figure 3.5: 1915 Liverpool Benevolent Asylum Site Plan
(State Archives and Records)

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PURPOSE: HERITAGE Technician: Luke Gliganic Date: 3/12/2019	VERSION (PLAN BY):	Data Sources: RPS Land and Property 2015


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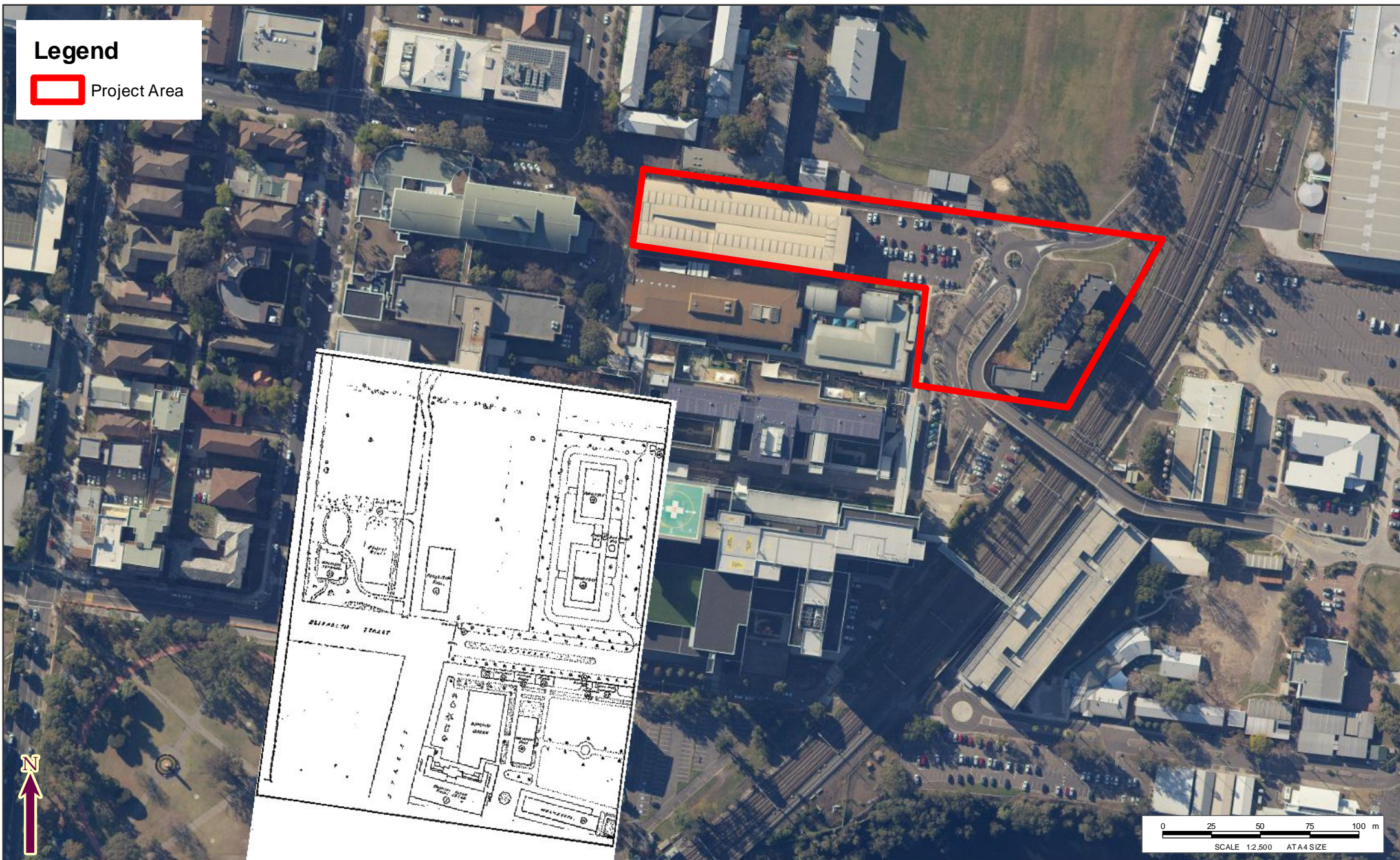


Figure 3.6: 1932 Part Plan of Liverpool Hospital
(PWD Plan SH2/151, modified from Thorp, 1993)

LOCATION: LIVERPOOL,
NSW

PURPOSE: HERITAGE
Technician: Luke Gliganic

Date: 3/12/2019

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Hospital\GIS\MXD\SSD\Figure_SSD_template.mxd

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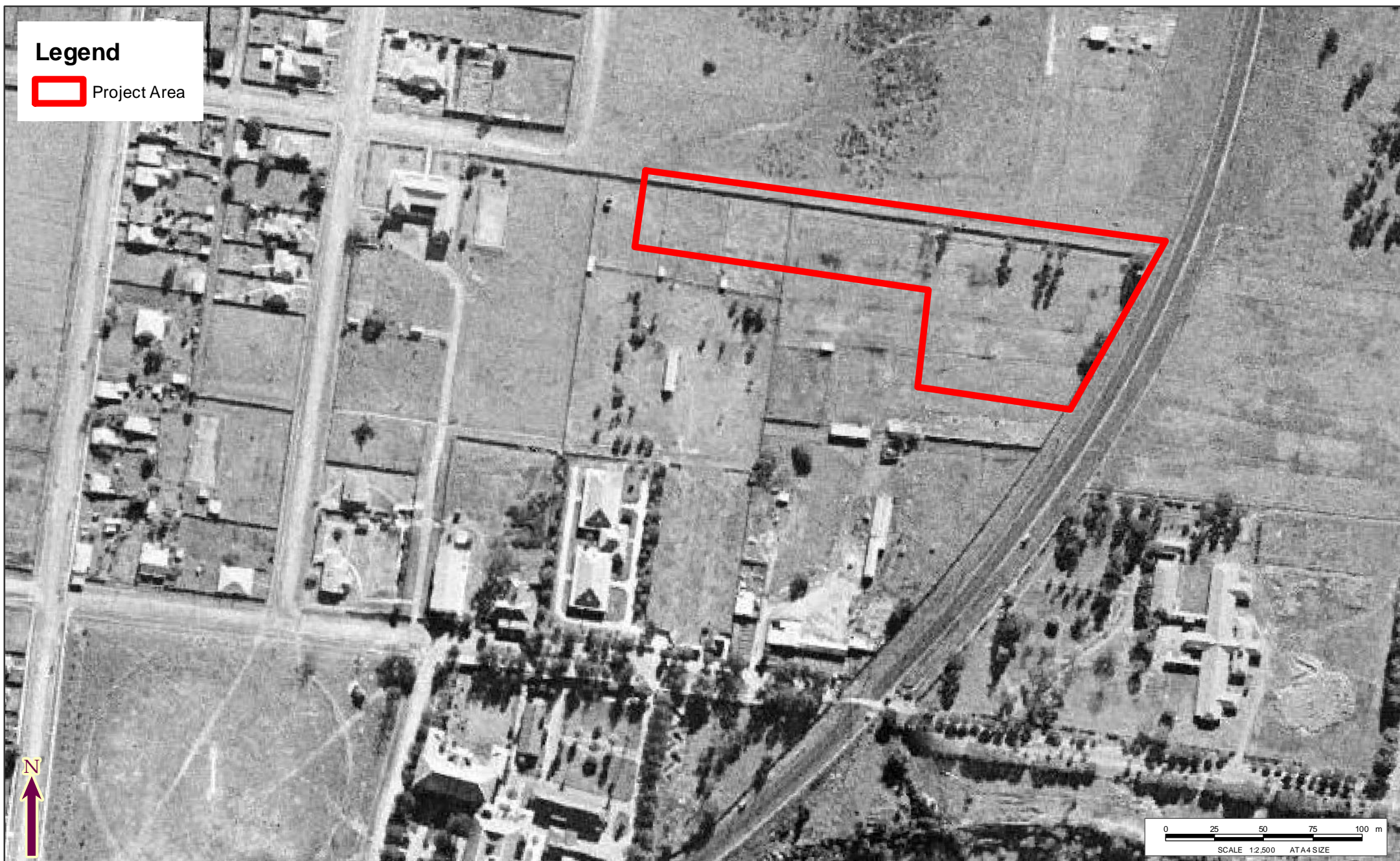


Figure 3.7: 1943 aerial photograph
(Sixmaps)

LOCATION: LIVERPOOL, NSW	Path: N:\Projects\Conics_Sydney\PR 143932 - Liverpool Hospital\GIS\MXD\SSD\Figure_SSD_template.mxd	DATUM: GDA94 PROJECTION: MGA Zone 56
PURPOSE: HERITAGE Technician: Luke.Gliganic Date: 3/12/2019	VERSION (PLAN BY):	Data Sources: RPS Land and Property 2015

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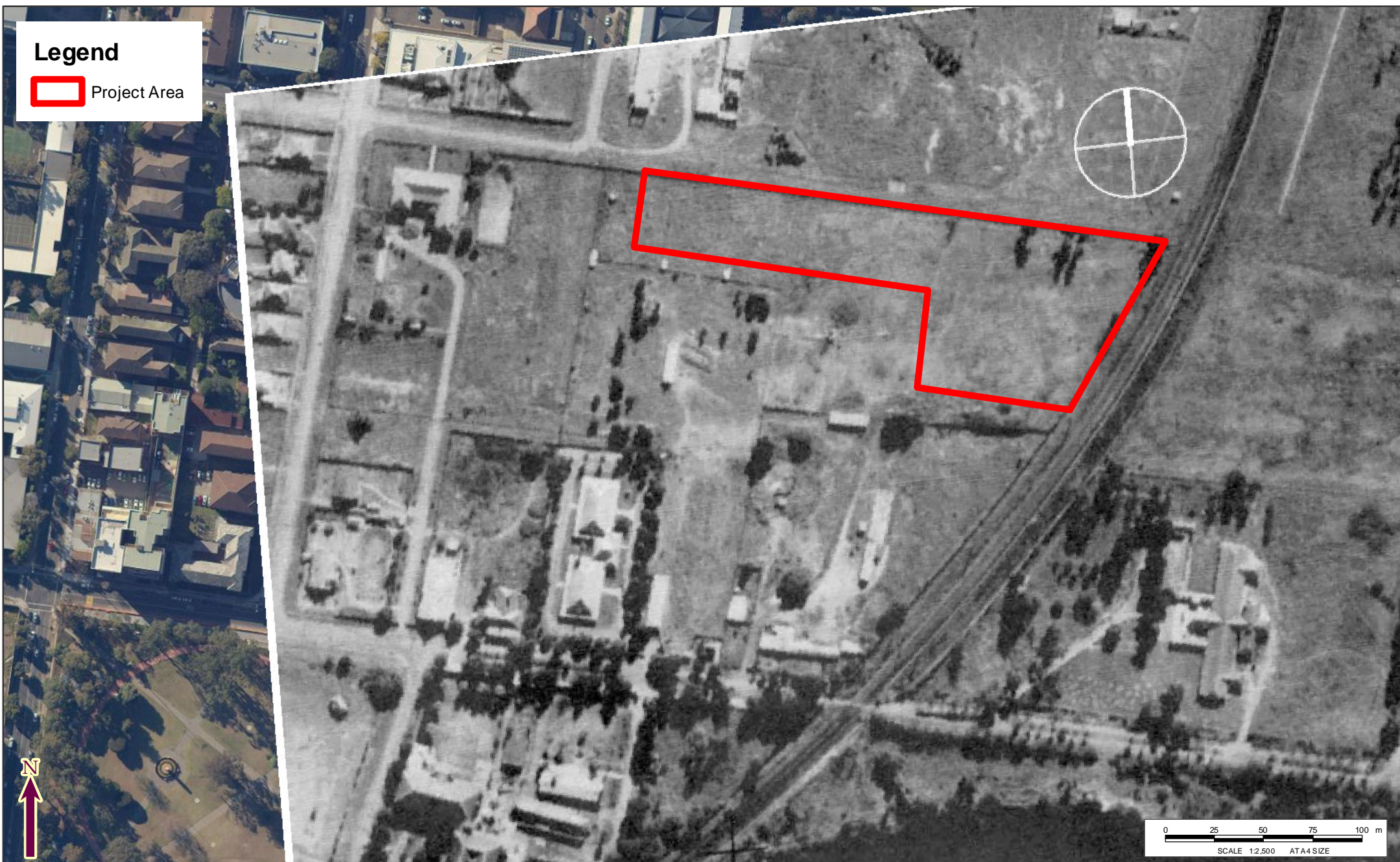


Figure 3.8: 1951 Aerial photograph
(NSW Lands Department, modified from AHMS, 2007)

LOCATION: LIVERPOOL, NSW	Path: N:\Projects\Conics_Sydney\PR 143932 - Liverpool Hospital\GISMXD\SSD\Figure_SSD_template.mxd	DATUM: GDA94 PROJECTION: MGA Zone 56
PURPOSE: HERITAGE Technician: Luke.Gliganic Date: 3/12/2019	VERSION (PLAN BY):	Data Sources: RPS Land and Property 2015

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Figure 3.9: 1961 Aerial photograph
(NSW Lands Department, modified from AHMS, 2007)

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	PURPOSE: HERITAGE Technician: Luke.Gliganic Date: 3/12/2019	VERSION (PLAN BY): Data Sources: RPS Land and Property 2015

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- ▬ Project Area
- ▬ AHMS 2009
- ▬ AHMS 2007
- ▬ St Luke Parish Map 1890

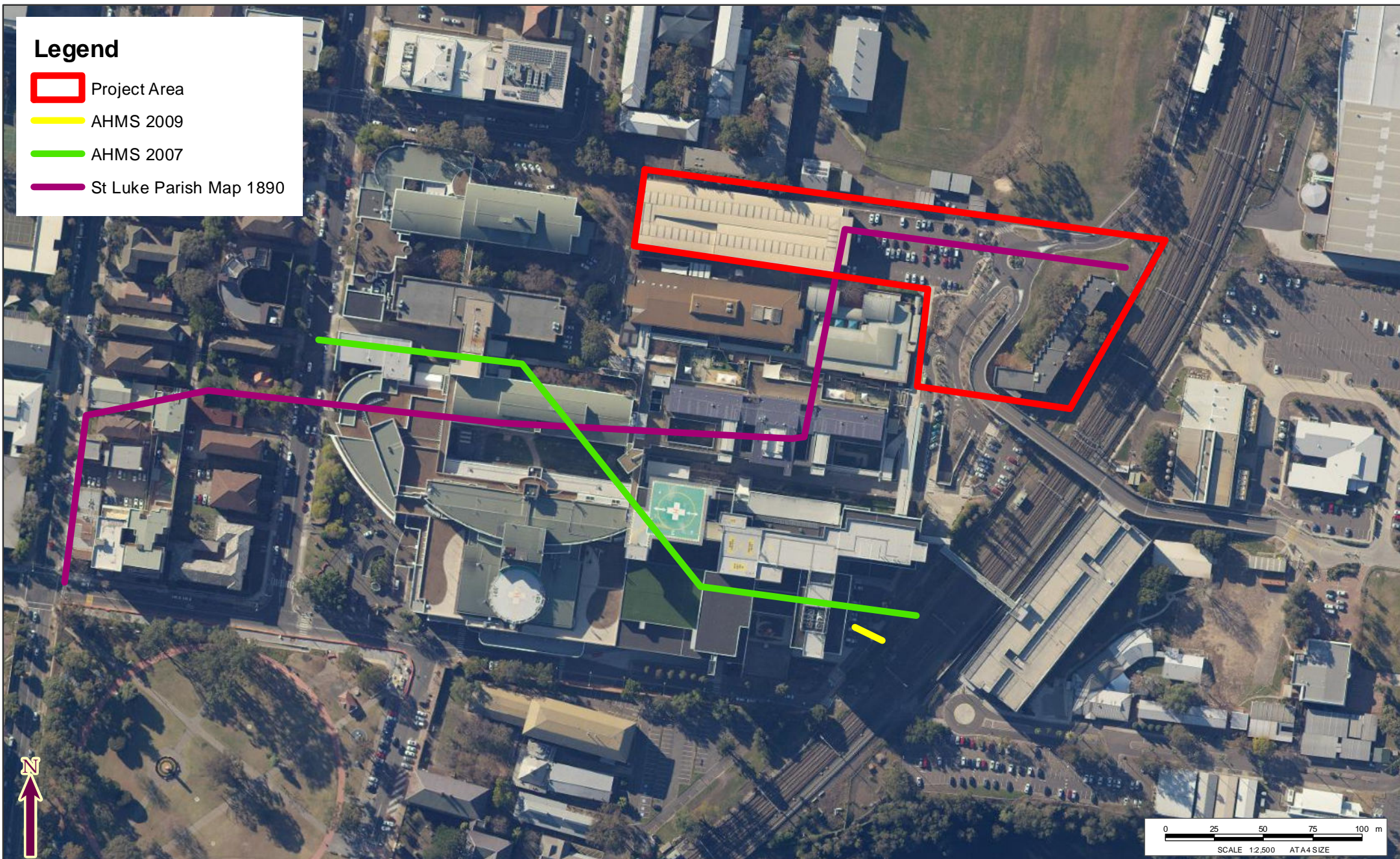


Figure 3.10: Historical drains identified in the Liverpool Hospital area

LOCATION: LIVERPOOL,
NSW

PURPOSE: HERITAGE
Technician: Luke Gliganic

Date: 3/12/2019

Path: N:\Projects\Conics_Sydney\PR 143932 - Liverpool
Hospital\GISMXD\SSD\Figure_SSD_template.mxd

VERSION (PLAN BY):

DATUM: GDA94
PROJECTION: MGA Zone 56

Data Sources:
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4 PHYSICAL ANALYSIS

RPS Heritage Consultant Luke Gliganic and RPS Heritage Consultant Veronica Norman inspected the Project Area on 12 June 2019 with representatives of Liverpool Hospital. The purpose of the inspection was to understand the fabric and setting of the LHAP and the potential for the proposal to affect the former Liverpool Hospital (Liverpool TAFE), the Plan of the Town of Liverpool 1827, Avenue Plantings, Bigge Park and the Bigge Park Conservation Area as well as the cast iron mailbox. It also included an assessment of the nature and level of ground disturbance to inform an assessment of archaeological potential.

4.1 The Project Area

The Project Area is located in the City of Liverpool Local Government Area. It is limited to the north eastern portion of the hospital, adjacent the railway line and includes two extant hospital buildings (Multi-storey car park and Ron Dunbier building).

The Ron Dunbier building is located within the eastern portion of the Project Area. The building is three storeys in height and was constructed in 1979 (Plate 4.1). Grassed areas and vegetation surround the building. The building is currently unused and is in a derelict condition with windows boarded up. The building is constructed of brick and concrete and has a brutalist quality. The Ron Dunbier building is directly adjacent to the rail corridor, and a drainage ditch was noted in the area (Plate 4.2).

A portion of Burnside Drive is located to the west of the Ron Dunbier, landscaping and the construction of a stormwater outlet has occurred within this mid section of the Project Area (Plate 4.3, Plate 4.4).

The open car park and extant multi storey car park are located within the western portion of the Project Area. The open air car park has had relevant car park infrastructure constructed, including book gates and lights (Plate 4.5). The extant multi-storey car park was constructed in 1984 and is four storeys in height. The building is in poor condition (Plate 4.6).

Underground utilities including gas were evident throughout the Project Area. With the exception of the carpark adjacent to the multi-storey carpark, this portion of the Project Area was redeveloped in 2009. Before 2009, the Ron Dunbier building extended further to the west, indicating a high level of subsurface disturbance within the surrounding area associated with the construction and demolition of that part of the building.

Plate 4.1: Ron Dunbier building (RPS 2019)



Plate 4.2: Ron Dunbier building, drainage ditch (RPS 2019)



REPORT

Plate 4.3: Burnside Drive (RPS 2019)



Plate 4.4: Stormwater outlet adjacent Burnside Drive (RPS 2019)



Plate 4.5: Open air car park (RPS 2019)



Plate 4.6: Extant multi-storey car park at rear (RPS 2019)



5 ASSESSMENT OF ARCHAEOLOGICAL POTENTIAL

The assessment of archaeological potential assesses the potential for the LHAP to contain archaeological resources associated with an earlier phase of occupation, activity, or development. It is based on an analysis of available documentary resources and an analysis of the area that would be affected by the proposal, including an understanding of ground disturbance.

Archaeological potential is assessed according to the following criteria:

- **High:** The history indicates that archaeological resources are likely to be identified. Ground disturbance is limited, and archaeological resources are likely to be intact.
- **Moderate:** The history or the level of ground disturbance indicates that archaeological resources may be identified. If identified, archaeological resources may be affected or truncated due to ground disturbance.
- **Low:** The history or the level of ground disturbance indicates that it is unlikely that archaeological resources would be identified. If identified, any archaeological resources are unlikely to be intact.
- **Identified archaeological resource:** Identified and recorded as part of another archaeological programme.

5.1 The archaeological potential of the Project Area

The Project Area formed part of Section 43, 44 and 45 in the Town of Liverpool established in 1810. Prior to the extension of the Liverpool State Hospital, the Project Area was located across land belonging to James Meehan, part of land granted to John Lucas and Solomon Levey, as well as an area reserved by the Department of Lands for an 'Asylum Garden'. A drain has been identified as being located within the current Project Area on an 1890 town map of Liverpool. The land was dedicated for use as Liverpool District Hospital in the 1950s, which was opened in 1958.

The extension of the Liverpool State Hospital included the addition of dormitories within the eastern part of the hospital in 1925 and the addition of a hall, manager's residence and garden within Section 42 in 1930, with minor additions including the addition of a second outbuilding to the manager's residence and a small building to the north of the hall in the 1930s and 1940s. In 1932 a nurse's quarters was also added.

To date, archaeological work within the Hospital has shown opposing results. In the western portion, on land granted to Thomas Moore, Higginbottom (1994) exposed archaeological resources associated with the 1820s Moore Hall and associated outbuildings.

On the eastern portion of the Hospital, on land granted to Lucas and Levey, an archaeological assessment by AHMS (2007) identified the potential for archaeological resources associated with (i) the Cooper building – an 1820s building that had stood on the Lucas and Levey lot within Section 44, (ii) a building on the Levey lot within Section 43 as indicated on the 1827 plan (Figure 3.1), and (iii) the Asylum Garden in Section 44, which included a piggery and associated infrastructure, constructed at the end of the nineteenth century. Contributing to their assessment of high archaeological potential was the fact that, at the time of the redevelopment of the Hospital in 2009, the area comprised an open space with an administration building and several demountable structures, associated with a lower level of local ground disturbance.

Subsequent archaeological testing and monitoring in 2009 identified two post holes at the southern end of a test area in Section 44, packed with sandstock brick dating to the mid-nineteenth century, which AHMS concluded may relate to the demolition of the Cooper building. The archaeological testing also identified an ~8-centimetre-thick loam deposit containing post-1865 artefacts, which AHMS concluded is consistent with waste disposal from the Hospital's boilers and other refuse dating to post-1865 and archaeological resources associated with drainage and evidence of possible agricultural land use, including a ditch and sandstone capped box drain dating to pre -1850 (Plate 5.1, Plate 5.2). The box drain traversed the Hospital campus, from Goulburn Street to the rail corridor.

REPORT

However, AHMS found no substantial or intact archaeological resources associated with the Cooper's building or the building identified on the 1827 plan within the Lucas and Levey or Levey lot, nor an additional structure shown on the 1900 Sydney Water plan. The results of the 2009 archaeological testing and monitoring indicate that the demolition of the Cooper building in the mid- to late-1800s removed all archaeological resources associated with the building. Further, subsequent ground disturbance associated with the development of the Hospital appears to have removed all evidence of the structure indicated in the 1900 Sydney Water plan.

Based on the outcomes of the 1997 and 2009 archaeological programmes, the analysis of documentary resources related to the development of the Project Area including the 1827 Plan of the Town of Liverpool (Figure 3.1), 1850 plan (Figure 3.2), and 1915 Liverpool Benevolent Asylum (Figure 3.5) and the level of ground disturbance associated with the development of the Hospital, it is unlikely that any archaeological resources would be identified within the Project Area, with the exception of archaeological resources associated with drainage.

Based on an analysis of the 1890 plan (Figure 3.3) and 1900 plan (Figure 3.4) and results of the 2009 archaeological testing and monitoring programme (AHMS 2009), several drains extended through the Project Area (Figure 3.10). The 2009 archaeological testing and monitoring program exposed an additional sandstone capped box drain, not shown on plans of the town of Liverpool. Given the archaeological testing and monitoring of the redevelopment of the Hospital in 2009 exposed a sandstone capped box drain, it is possible that further evidence of the network of drains that extended through the Hospital would be identified within the Project Area.

There are several additional structures indicated on the 1900 Sydney Water plan within the Project Area. Based on the date of the plan, it is assumed that these are associated with the use of the land as an Asylum garden and piggery, but there is no concrete documentary evidence detailing their function. Due to the lack of evidence identified during 2009 archaeological testing and monitoring program and the observation that the structure was located directly north from the entrance to the basement of an existing building (Figure 5.1), it is unlikely that any archaeological resources associated with this structure would remain in this disturbed area. Further evidence associated with the use of the Project Area as an Asylum garden or piggery is unlikely to be identified following the redevelopment of the Hospital in 2009.

In sum, given the results of the archaeological testing and monitoring associated with the 2009 redevelopment of the Hospital and the documented development of the Project Area, including the high level of ground disturbance associated with the development of the Hospital, the archaeological potential of the Project Area is low to moderate, with localised potential for evidence of a network of drains that extended across the Hospital and within the Project Area.

REPORT

Plate 5.1 Cleared eastern section of drain identified during 2009 archaeological monitoring programme (AHMS 2009:22)



Plate 5.2 View through drain to east (AHMS 2009:26)



Legend

 Project Area

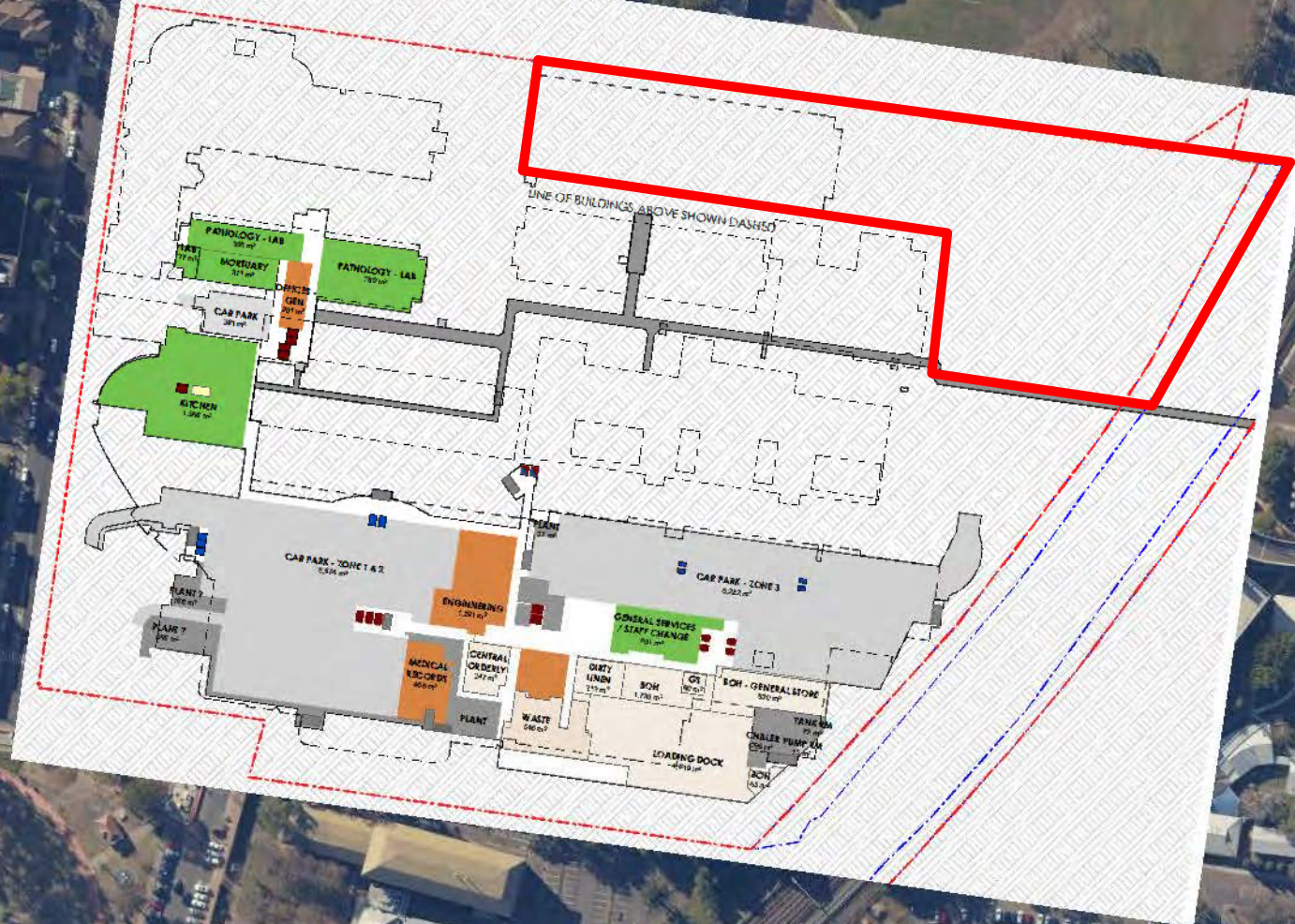


Figure 5.1: Basements of Liverpool Hospital (2018)

LOCATION: LIVERPOOL, NSW

PURPOSE: HERITAGE
Technician: Luke Gliganic

Date: 3/12/2019

Path: N:\Projects\Conics_Sydney\PR 143932 - Liverpool Hospital\GISMXD\SSD\Figure_SSD_template.mxd

VERSION (PLAN BY):

DATUM: GDA94
PROJECTION: MGA Zone 56

Data Sources:
RPS
Land and Property 2015

CLIENT: JOHNSTAFF
JOB REF: PR 143932

RPS AUSTRALIA EAST PTY LTD (ABN 44 140 292 762)
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T: 02 8270 8300 www.rpsgroup.com.au

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6 SIGNIFICANCE ASSESSMENT

In NSW, significance is assessed against the NSW Heritage Council criteria for assessing cultural and/or natural significance:

- Criterion (a): An item is important in the course, or pattern, of NSW's cultural or natural history (of the cultural or natural history of the local area)
- Criterion (b): An item has strong or special association with the life or work of a person, or group of persons, of importance in NSW's cultural or natural history (or the cultural or natural history of the local area)
- Criterion (c): An item is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in NSW (or the local area)
- Criterion (d): An item has strong or special association with a community or cultural group in NSW (or the local area) for social, cultural or spiritual reasons
- Criterion (e): An item has potential to yield information that will contribute to an understanding of NSW's cultural or natural history (or the cultural or natural history of the local area)
- Criterion (f): An item possesses uncommon, rare or endangered aspects of NSW's cultural or natural history (or the cultural or natural history of the local area)
- Criterion (g): An item is important in demonstrating the principal characteristics of a class of NSW's cultural or natural places or cultural or natural environments (or a class of the local area's cultural or natural places or cultural or natural environments).

The Project Area is located in proximity to the Plan of the Town of Liverpool and the Bigge Park Conservation Area, as defined in the Liverpool LEP 2008. It is also in proximity to the former Liverpool Hospital (Liverpool TAFE), which is included on the SHR and RNE, and Bigge Park and Bigge Park Conservation Area and a cast iron mailbox which are included on the Liverpool LEP 2008. The established significance of the Bigge Park Conservation Area, the Plan of the Town of Liverpool, the former Liverpool Hospital (Liverpool TAFE), Bigge Park and the Section 170 Heritage and Conservation Register Avenue Planting is summarised in this section.

This section also establishes a predictive level of significance for potential archaeological resources, as the potential significance would direct the management of resources. Predictive levels of significance are based on the assessment of archaeological potential. It is expected that the significance of potential archaeological resources would be re-assessed if archaeological resources are identified within the Project Area.

6.1 Plan of the Town of Liverpool 1827

The Plan of the Town of Liverpool 1827 is included on the Liverpool LEP 2008 as an item of local significance. The assessed significance of the item Plan of the Town of Liverpool 1827 is:

Liverpool town centre is one of a small number of townships in the Sydney Region initially planned and developed in the Macquarie period. It is likely that a considerable quantity of archaeological evidence may survive below ground on sites within the historic town boundaries. Further archaeological, architectural and documentary research would contribute substantially to knowledge and understanding of the town's establishment, functions, development and living conditions. The township has significant archaeological potential to reveal information about life in the Colonial period and the occupation of Liverpool in particular.

6.2 Bigge Park Conservation Area

Bigge Park Conservation Area is listed on the Liverpool LEP 2008 as an item of local significance. The assessed significance of the Liverpool LEP 2008 item is:

Bigge Park Conservation Area, as part of the original early nineteenth century plan for the Town of Liverpool, demonstrates the history of early urban planning and land use in the Colony. Remaining features are representative of Governor Macquarie's early urban plans in the Colony. As part of the original survey of Liverpool it demonstrates the history of the early settlement of the city and is a physical link to the character of the early township. It indicates a level of technical achievement in its original design by key Colonial figures Governor Macquarie and Surveyor Meehan. It is a rare intact example of a modern urban centre that retains features of the original early 19th century town plan. The CA is aesthetically pleasing within the modern city centre. There is the potential to gain more information on the group from further architectural, archaeological and documentary research.

6.3 Former Liverpool Hospital (Liverpool TAFE)

The former Liverpool Hospital is included on the SHR. The assessed significance of the item is:

Liverpool College (TAFE)... including Blocks A–G, chimney, fences, gatehouses and archaeological features (formerly Liverpool Hospital and Benevolent Asylum).

Liverpool former hospital demonstrates the history of a medical facility and official health care policy from the earliest origins of the Colony to the 1960s. The complex also demonstrates the history of further educational policy from the 1960s to the present times. The complex consists of an array of Colonial buildings of high architectural quality that indicate a level of technical achievement in their design and construction. Its original design is associated with Colonial Architect Frances Greenway. It is now a landmark, historic site that occupies a considerable length of a streetscape in the heart of Liverpool. The complex is rare in Liverpool, the State and country. There is the potential to gain more information on the complex from further architectural, archaeological and documentary research.

6.4 Bigge Park

Bigge Park is an item of local significance and is included on the Liverpool LEP. It is bounded by Bigge Street, Moore Street, Elizabeth Street, and College Street.

The assessed significance of the Liverpool LEP 2008 item is:

Bigge Park, as part of the original early 19th century commons for the Town of Liverpool, demonstrates the history of early urban planning and land use in the Colony. The establishment of a Town Common is particularly representative of Governor Macquarie's early urban plans in the Colony. As part of the original survey of Liverpool it demonstrates the history of the early settlement of the city and is a physical link to the character of the early township, enhanced by its location near a number of other historic sites in the city centre. It indicates a level of technical achievement in its original design by key Colonial figures Governor Macquarie and Surveyor Meehan. The park is now a public, open, green space with attractive tree planting located in close proximity to a number of historic sites, it is aesthetically pleasing within the modern city centre. Its continuity of use as a green open space is rare within Liverpool. There is the potential to gain more information on the group from further architectural, archaeological and documentary research.

6.5 Cast-iron letterbox

The cast-iron letterbox is an item of local significance and is included on the Liverpool LEP. It is located on the corner of College and Elizabeth Streets.

The assessed significance of the Liverpool LEP 2008 item is:

The Cast Iron Letter Box demonstrates the history of the postal service in the Liverpool area. It now forms part of an historic streetscape and is aesthetically pleasing. The letter box is representative of a once common feature of local postal services, that is now rare in Liverpool and the wider Sydney area. There is the potential to gain more information on the item from further architectural, archaeological and documentary research.

6.6 Avenue planting

The avenue planting is an item of local significance and is included on the Department of Health Section 170 Heritage and Conservation Register. The planting is located on Elizabeth Street

The assessed significance of the item is:

The avenue plantings survive as probable contemporary landscape elements which enhance the setting of the hospital site.

6.7 Assessment of the significance of potential archaeological resources within the Project Area

6.7.1 Drains

The assessment of archaeological potential identified that the Project Area includes a network of nineteenth century drains which are shown to have extended across the Hospital. While part of the network is likely to have been impacted by late twentieth and early twenty first century redevelopment of the Hospital, sections of pre-1850 and late nineteenth century drains are likely to be identified in the Project Area. The predictive level of significance is assessed for archaeological resources associated with nineteenth century drainage in Table 6.1.

Table 6.1: Assessment of the significance of potential drains within the Project Area

Criterion	Level of significance	Discussion
(a)	Potential archaeological remains associated with a pre-1890 drain would be of local historical significance.	A drainage system is visible on the 1890 and 1915 maps of Liverpool. Likewise, archaeological investigations associated with the 2009 redevelopment of Liverpool Hospital recorded a section of pre-1850 box drain that was recorded in the Project Area and likely extends across the hospital precinct. The nineteenth century drains demonstrate early attempts by colonists to create an urban environment from scratch including stormwater management as part of the development of the town.
(b)	Potential archaeological remains associated with a pre-1890 drain would be of local associative significance.	The pre-1850 box drain was likely constructed by convict labour. The box drain demonstrates an association with early colonial convict history.
(c)	Potential archaeological remains associated with a pre-1890 drain would not meet the criteria for local aesthetic significance.	It is unlikely that the archaeological resources associated with the drainage network would be of aesthetic significance. The remains of the pre-1850 box drain reported by AHMS (2009) was technically similar to box drains observed in Parramatta.
(d)	Potential archaeological remains associated with a pre-1890 drain would not meet the criteria for local social significance.	The drainage network has no association with an extant community or cultural group in NSW.
(e)	Potential archaeological remains associated with a pre-1890 drain would not meet the criteria for local research potential.	While the nineteenth century drainage system may still be intact, much of it has largely been impacted by previous Hospital developments. Likewise, other well-preserved sections of box drain have been recorded across Sydney. The drainage network in the Project Area, thus, has low archaeological research potential.
(f)	Potential archaeological remains associated with a pre-1890 drain would not meet the criteria for local rarity significance.	The pre-1850 box drain is not a unique, isolated find. There are similar examples in Parramatta and throughout Sydney.
(g)	Potential archaeological remains associated with a pre-1890 drain would	The drainage network does not demonstrate the principal characteristics of a class of cultural or natural places or environments.

not meet the criteria for local representativeness.

6.7.1.1 Statement of significance

Intact remains of the nineteenth century drain network including a pre-1850 box drain should they be uncovered would be significant at the local level due to their connection with the early town of Liverpool.

6.7.2 Asylum garden and piggery

The assessment of archaeological potential identified that the Project Area was once the Liverpool Asylum garden and piggery, which was officially gazetted for the Hospital in 1890. While there is likely no archaeological remains from the garden, maps and images from between 1900 and 1951 show several structures associated with the piggery. However, no remains of these structures were found during archaeological work associated with the 2009 redevelopment of the Hospital. The potential for archaeological resources is low. The predictive level of significance is assessed for archaeological resources associated with the Asylum garden and piggery in the table below.

Criterion	Level of significance	Discussion
(a)	Potential archaeological remains associated with the asylum garden and piggery would be of local historical significance.	An 1862 Government decision to take charge of asylums led to a reduction of funds and an ingrained concept that such institutions should become self-sufficient. Consequently, the Government Asylums Board established gardens and pig farming at institutions across the State. In 1890 land within the Project Area was reserved from sale for use as an Asylum Garden, with the land immediately to the south used as a piggery.
(b)	Potential archaeological remains associated with the asylum garden and piggery would be of local associative significance.	The Asylum garden and piggery were important parts of the Liverpool Benevolent Asylum, providing work and a source of food for the patients. The Asylum garden and piggery demonstrate a strong association with the Liverpool Benevolent Asylum.
(c)	Potential archaeological remains associated with the asylum garden and piggery would not meet the criteria for local aesthetic significance.	It is unlikely that archaeological resources associated with the Asylum garden or piggery would be of aesthetic significance.
(d)	Potential archaeological remains associated with the asylum garden and piggery would not meet the criteria for local social significance.	It is unlikely that archaeological resources associated with the Asylum garden or piggery would demonstrate a strong association with a specific community or cultural group.
(e)	Potential archaeological remains associated with the asylum garden and piggery would not meet the criteria for local research potential.	Given the results of the archaeological testing and monitoring associated with the 2009 redevelopment of the Hospital, the lack of substantial development associated with the Asylum garden and piggery and the late twentieth early twenty first century development of the Project Area, the potential for archaeological resources associated with the Asylum garden and piggery is low. It is unlikely that archaeological resources associated with the Asylum garden or piggery would be of archaeological research potential.
(f)	Potential archaeological remains associated with the asylum garden and piggery would not meet the criteria for local rarity significance.	If identified, archaeological resources associated with the Asylum garden or piggery are unlikely to be considered rare.
(g)	Potential archaeological remains associated with the asylum garden and piggery would not meet the criteria for local representativeness.	If identified, archaeological resources associated with the Asylum garden or piggery may be representative of the development of such infrastructure at institutions across NSW from 1862.

6.7.2.1 Statement of significance

If intact remains of the Asylum garden and piggery were located, they would be significant at the local level for their association with the historic Liverpool Asylum and Hospital. However, the potential for finding archaeological resources associated with the Liverpool Asylum and garden is assessed as low due to the unlikelihood of intact remains existing. This is based on the lack of historical development associated with the Asylum garden, the results of the archaeological testing and monitoring in the footprint of the piggery associated with the 2009 redevelopment of the Hospital that did not reveal any evidence for the piggery structures, and the late twentieth early twenty first century development, which has impacted much of the area on which the piggery stood.

7 IMPACT ASSESSMENT

7.1 The Proposal

Part of the endorsed redevelopment of Liverpool Hospital consists of the construction of a new multi-storey car park to the eastern sector of the campus. The following project description has been reproduced from the *MSCP Schematic Design Report* (Fitzpatrick + Partners 2019).

- car park to accommodate approximately 1097 car spaces over six levels
- designed to visually minimise overall mass through scaling of elements
- linear car park is situated along New Hospital Road
- car park location diverts away from main entry and emergency department entry

The following buildings will be demolished for the construction of the new multi-storey car park:

- Multi-storey car park
 - Age: 36 years (constructed 1984)
 - Height: four storeys
 - Use: car parking
 - Condition: poor
 - Other: Does not meet current standards for car parking or accessibility
- Ron Dunbier building:
 - Age: 39 years (constructed 1979)
 - Height: three storeys
 - Use: currently unused
 - Condition: Derelict

Works will also include:

- Existing on grade parking to be demolished
- Existing footpath and associated landscape to be demolished

Concept architectural plans are included as Appendix A.

7.2 Impact assessment

The Project Area does not form part of a listed heritage item, nor is it listed individually as a heritage item. The Project Area is located in proximity to the following State Heritage Register (SHR), Section 170 Heritage and Conservation Register and Liverpool Local Environmental Plan (LEP) 2008 items or areas of State or local significance:

- 1827 Plan of the Town of Liverpool is located 25 metres west of the Project Area (Liverpool LEP 2008 Item 89).

REPORT

- Former Liverpool Hospital (Liverpool TAFE) is located 180 metres south of the Project Area (SHR ID 01809, Liverpool LEP 2008 ID 80, Register of the National Estate ID 3294).
- Section 170 Heritage and Conservation Register Avenue Planting on Elizabeth Street is located 200 metres south west of the Project Area.
- Cast iron mailbox is located 280 metres south west of the Project Area (Liverpool LEP 2008 Item 79).
- Bigge Park is located 300 metres south west of the Project Area (Liverpool LEP 2008 Item 82).
- Liverpool LEP 2008 Bigge Park Conservation Area is located 380 metres south west of the Project Area.

No works are proposed inside heritage listed item boundaries or their curtilages. As such the proposal does not affect the significance of the surrounding heritage listed items. There is no negative contribution to visual amenity as multiple buildings within the hospital precinct are three storeys or over. Consequently, there is no line of site between the Project Area and the surrounding heritage items.

The proposed development does not appear to affect negatively the heritage characteristics identified in the statement of significance for the Plan of the Town of Liverpool as it relates to archaeological potential and therefore cannot denigrate visual amenity of the item. Furthermore, it is thought the potential for a nineteenth century drain to be present and at risk of disturbance from the proposal is low.

8 CONCLUSIONS AND RECOMMENDATIONS

8.1 Conclusions

The Project Area does not form part of a listed heritage item, nor is it listed individually. However, the Project Area is in proximity to various items of NSW State or local significance:

- 1827 Plan of the Town of Liverpool is located 25 metres west of the Project Area (Liverpool LEP 2008 Item 89).
- Former Liverpool Hospital (Liverpool TAFE) is located 180 metres south of the Project Area (SHR ID 01809, Liverpool LEP 2008 ID 80, Register of the National Estate ID 3294).
- Section 170 Heritage and Conservation Register Avenue Planting on Elizabeth Street is located 200 metres south west of the Project Area.
- Cast iron mailbox is located 280 metres south west of the Project Area (Liverpool LEP 2008 Item 79).
- Bigge Park is located 300 metres south west of the Project Area (Liverpool LEP 2008 Item 82).
- Liverpool LEP 2008 Bigge Park Conservation Area is located 380 metres south west of the Project Area.

No works are proposed within heritage listed items or areas of listed heritage significance. The 1827 Plan of the Town of Liverpool is the nearest listed item, at 25 metres south west of the Project Area. Liverpool town centre is one of a small number of townships in the Sydney region initially planned and developed in the Macquarie period, it is considered likely that archaeological evidence may survive below ground on sites within the historic town boundaries. The potential for archaeological material within the listed area would not be impacted by the Proposal. Due to the location of the Proposal in the north eastern portion of the Hospital, the Proposal is visually buffered by the general hospital infrastructure and does not have a line of sight to the other nearby heritage listed items. It has been determined that the Proposal would not affect the significance of the surrounding heritage listed items.

Given the relatively undeveloped nature of the Project Area situated on the edge of the 1827 Liverpool town plan and ongoing development during the late twentieth and early twenty-first century as part of the Liverpool District Hospital expansion, it is thought unlikely that archaeological resources associated with the early development of the town precinct would be disturbed during construction within the Project Area.

8.2 Recommendations

Based on the conclusions of this report, it is recommended:

Recommendation 1

The proposal would not affect an item or area of local or State significance. It is also within an area with low potential for archaeological relics as defined under the *Heritage Act 1977*. The proposal should proceed with caution.

Recommendation 2

If a stone, capped, brick or other drain is encountered all work should cease in the affected area and be cordoned off. An archaeologist should then be contacted to record (photographic and scale drawn record) the drain and potentially associated historic items.

Recommendation 3

In the event that unexpected archaeological resources are identified in the course of the proposal, all work in the affected area should cease, the area cordoned off, and Heritage NSW notified, in accordance with Section 146 of the *Heritage Act 1977*.

Recommendation 4

If changes are made to the Proposal, including the nature and location of the work activities, further archaeological assessment may be required prior to works being undertaken.

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Appendix A

Concept architectural plans

28 October 2019

Mr Jim Betts
Secretary
Department of Planning and Environment
320 Pitt Street
Sydney NSW 2001

Dear Mr Betts

**RE: LIVERPOOL HOSPITAL - MULTISTOREY CAR PARK
REQUEST FOR SECRETARY'S ENVIRONMENTAL ASSESSMENT REQUIREMENTS**

This request is made on behalf of Health Infrastructure NSW (HI) as the proponent for the proposed construction and operation of a multi-storey car park (MSCP) at Liverpool Hospital. As the proposal is for the purposes of a Health Services Facility that has a capital investment value in excess of \$30 million, in accordance with Schedule 1 of *State Environmental Planning Policy (State and Regional Development) 2011* it is State Significant Development for the purposes of the *Environmental Planning and Assessment Act 1979* (EP&A Act).

The purpose of this letter is to request Secretary's Environmental Assessment Requirements (SEARs) in accordance with section 5.15 of the EP&A Act for the preparation of an Environmental Impact Statement (EIS) for the proposed development. To support this request, outlined below is an overview of the proposed development, the statutory context, and the key likely environmental and planning issues associated with the proposal.

Concept Architectural Plans have been prepared by Fitzpatrick and Partners and are included at **Attachment A**.

1.0 Background

Liverpool Hospital is the district hospital for the local catchments of Liverpool and Fairfield and is a tertiary referral hospital for all of South Western Sydney Local Health District (SWSLHD). Within NSW, Liverpool Hospital has the highest number of emergency department presentations, is one of seven major trauma units in NSW for adults and one of three adult Brain Injury Rehabilitation Units in Sydney. It has tertiary affiliations with the University of NSW, University of Wollongong and Western Sydney University, and also provides practical education programs for medical practitioners, nurses and other health professionals.

In June 2018, the NSW Government announced \$740 million of funding for the development of a world class health, research and academic precinct in Liverpool. The redevelopment will increase the inpatient bed numbers, as well as expanding tertiary and quaternary services.

The proposed MSCP will service the current and future parking demands for the whole Liverpool Hospital campus.

1.1 Hospital Infrastructure Works

A range of infrastructure improvement works are occurring across the broader Hospital campus under separate applications via Part 5 of the EP&A Act and as Complying Development under *State Environmental Planning Policy (Infrastructure) 2007* (ISEPP). The infrastructure improvement works are required to ensure the ongoing operation of the Hospital and are separate to the subject SSD works, including:

- Demolition of buildings;
- Installation and augmentation of services;
- Alterations and additions to health service facilities;
- Tree removal;
- Realignment of internal roads;
- Relocation of short stay car parking; and
- Landscaping.

2.0 Site Description

2.1 Locational Context

Liverpool Hospital is located within the Liverpool Central Business District (CBD), on the corner of Elizabeth Street and Goulburn Street, Liverpool, within the Liverpool LGA. The Hospital site is approximately 27km south-west of the Sydney CBD and has an area of approximately 14.5ha, including land east and west of the Main Southern Railway, which forms the eastern and western campus.

Liverpool Hospital is within proximity of transport services and key road links including Liverpool Train Station approximately 700m to the south, the Hume Highway to the north and the M5 South Western Motorway to the south. It is located opposite Bigge Park, which is a large public park and is adjacent to Liverpool TAFE.

The Hospital's locational context is shown at **Figure 1** and the existing Hospital campus is shown at **Figure 2**.

The Hospital is located in a cluster of health and education uses within the north-east of the Liverpool CBD. It comprises a number of buildings associated with the Hospital campus situated around an internal road network. The Hospital has a maximum capacity of 855 beds, 23 operating rooms, 60 critical care beds and provides a range of state-wide services in areas such as critical care and trauma, neonatal intensive care and brain injury rehabilitation.

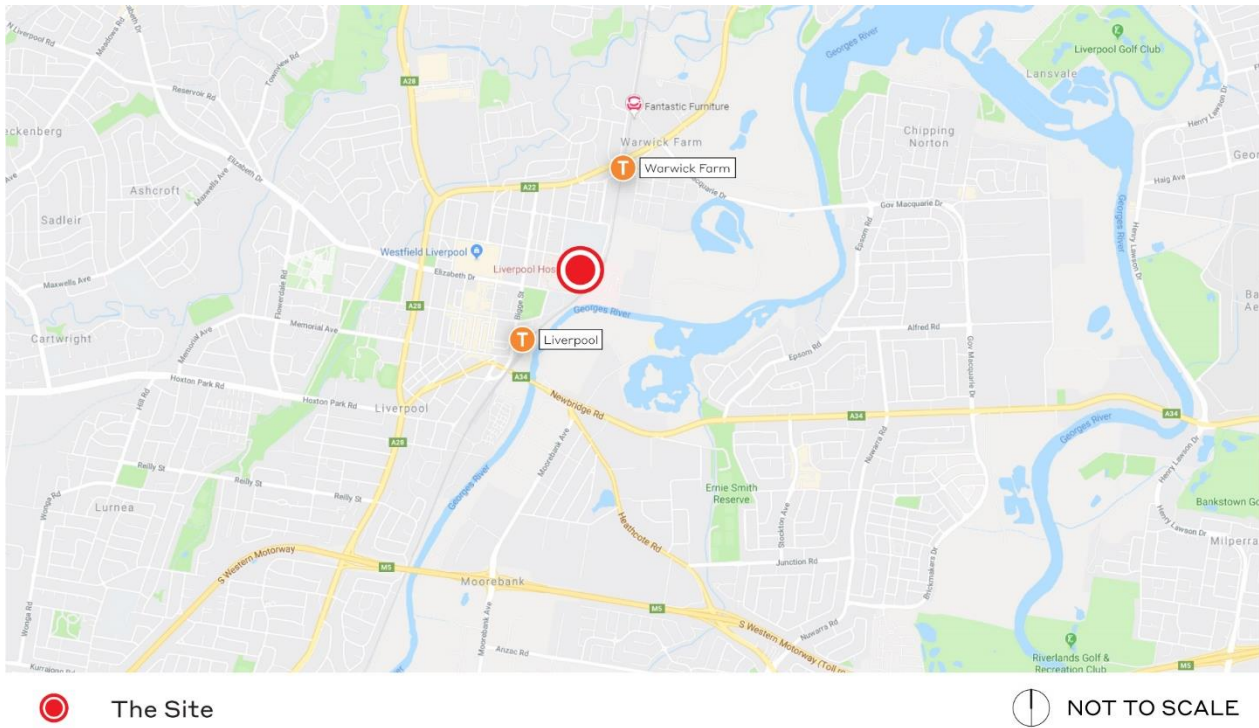


Figure 1 Locational Context
Source: Google maps / Ethos Urban



Figure 2 Hospital campus aerial
Source: Nearmap / Ethos Urban

2.2 Site Description

The new MSCP is located in the northern portion of the western campus which is currently occupied by an existing 4 storey car park and at-grade parking.

Other structures and vegetation are to be removed as part of broader infrastructure improvement works occurring under separate authorisations via Part 5 of the EP&A Act (see **Section 1.1**).

The site is legally described as Lot 501 in DP1165217. The land is owned by NSW Health Administration Corporation.

3.0 Description of the proposed development

The SSD will seek consent for:

- Demolition and site preparation works;
- Construction of a 6-storey car park including:
 - 1097 car parking spaces;
 - 42 motorcycle parking spaces;
 - Management office; and
 - Accessible restroom.
- Connections to the existing road network;
- Wayfinding and signage; and
- Associated landscaping.

Fitzpatrick and Partners have prepared Concept Architectural Plans included at **Attachment A**. The site location and Ground Level plan is shown at **Figure 3** and **Figure 4** and 3D massing of the proposed development is shown at **Figure 5**.

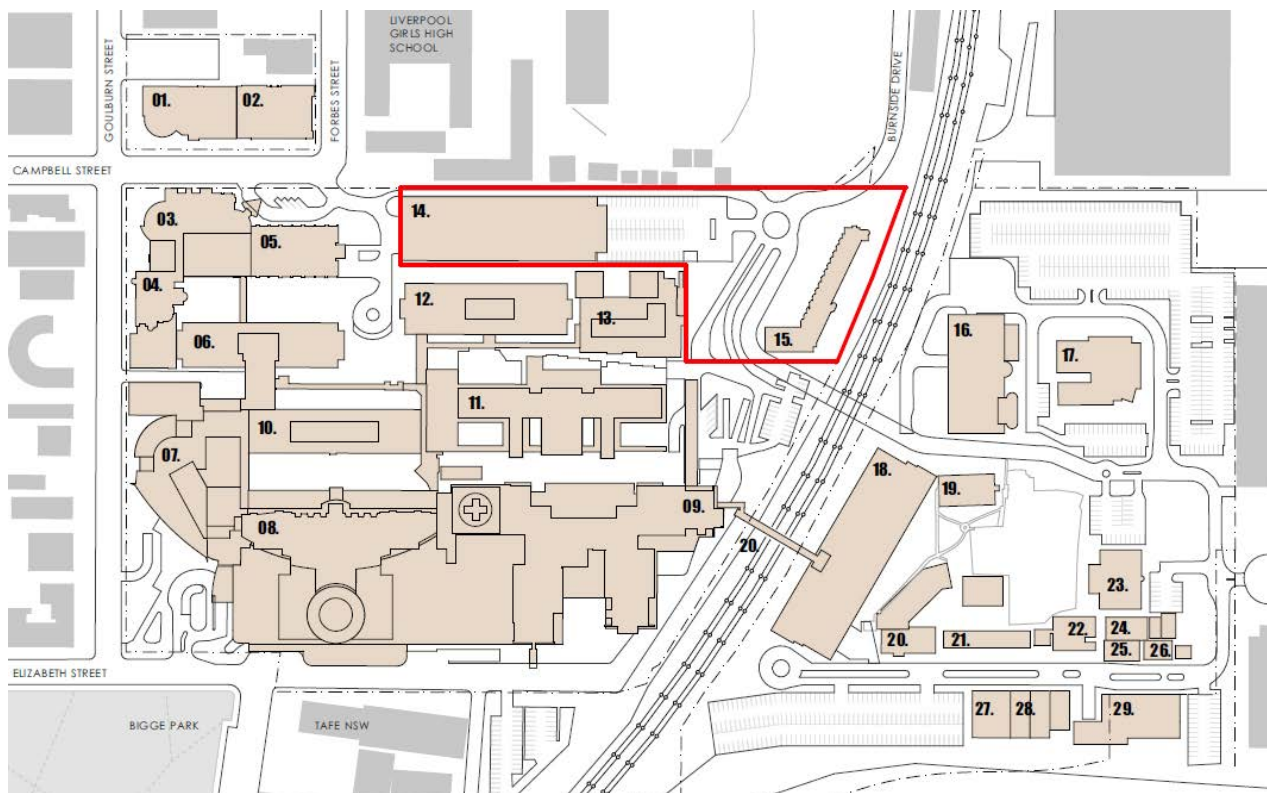


Figure 3 Site location outlined red
Source: Fitzpatrick and Partners

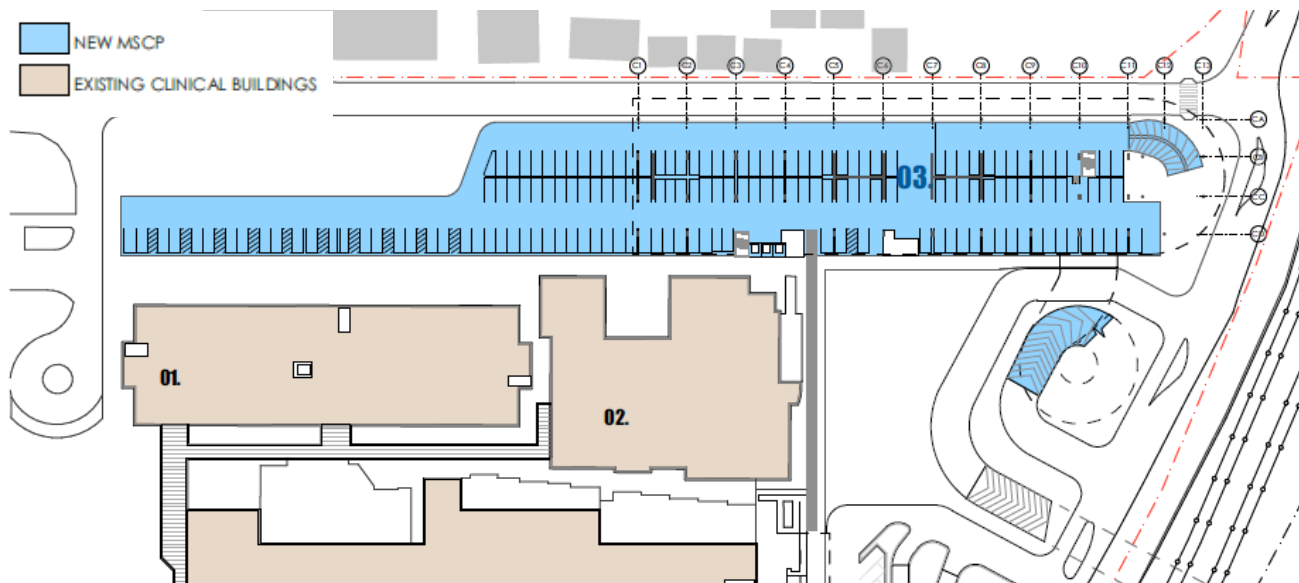


Figure 4 Ground level plan
Source: Fitzpatrick and Partners

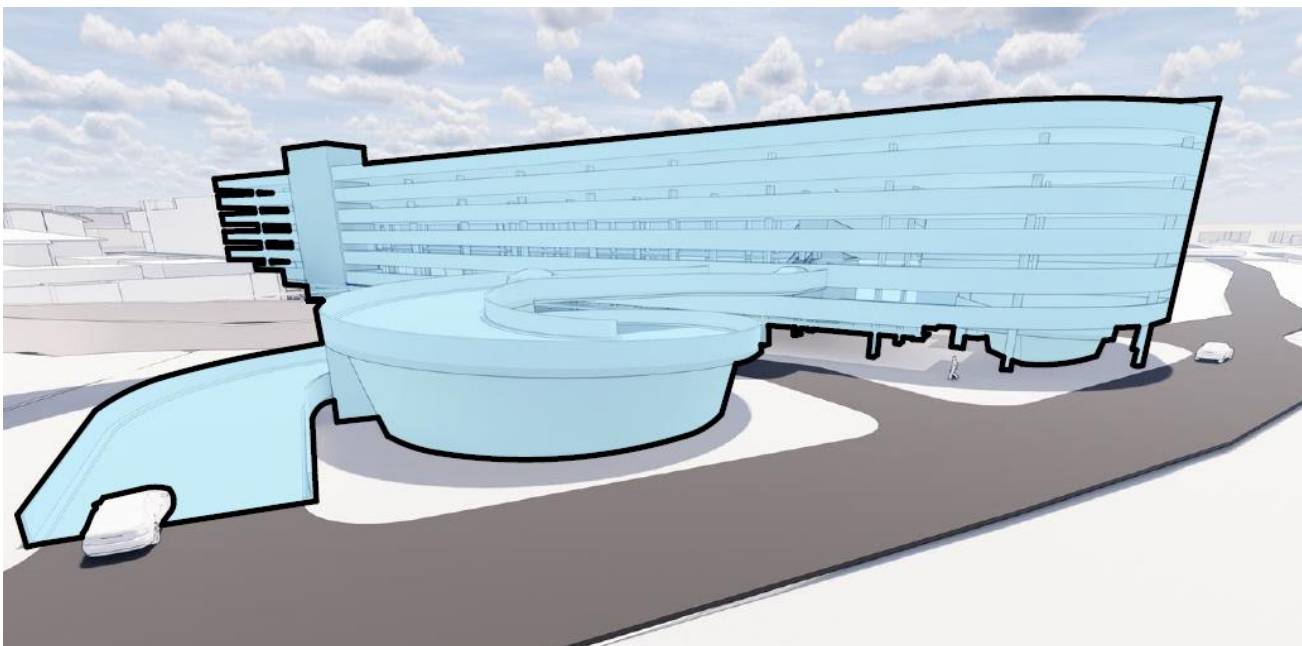


Figure 5 3D massing of proposed development - viewed from Burnside Drive
Source: Fitzpatrick and Partners

3.1 Project Value and Job Creation

The estimated projected value is \$50 million.

The project will result in the following job creation:

- 100 construction jobs; and
- Nil full time equivalent roles.

4.0 Strategic Need for the Project

4.1 Need for the Proposal

The Liverpool Hospital Clinical Services Plan 2031 (CSP) predicts substantial growth in services demand to 2025/26 as a result of population increase, major infrastructure in South Western Sydney and the poor health status of people within the LGA and surrounding areas. These increases result in demand well beyond the Hospital's present infrastructure capacities.

Population projections indicate that the population of 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.

As a consequence of the projected growth data, the Hospital is set to expand services in accordance with the NSW Government's health, research and academic precinct. A preliminary analysis of the existing demand and future car parking supply on the site has been undertaken. The analysis found that the existing campus supply of car parking spaces is inadequate to cater for the increase in staff, patients and visitors to Liverpool Hospital.

While the Liverpool Hospital is located in close proximity to a number of public transport options, the 24 hour operation of the Hospital, the need for shift work and the growing population means that it is required to ensure that adequate and affordable onsite car parking is available to staff, patients and visitors.

5.0 Planning Context

5.1 Strategic Planning Framework

This section provides a summary of the key strategic plans as they apply to Liverpool Hospital. The proposed MSCP is consistent with the outcomes of key relevant strategic plans at **Table 1**.

Table 1 Consistency with strategic plans

Strategic Plan	Comment
Greater Sydney Regional Plan	<p>The Greater Sydney Regional Plan (the Regional Plan) is the overarching strategic plan that seeks to shape future development for the Sydney metropolitan area over the next 40 years. Under the Regional Plan, Sydney will be made of three cities, with Liverpool forming part of the Western Parkland City along with Greater Penrith and Campbelltown-Macarthur. Liverpool is designated as part of the 'Metropolitan' cluster (centre) of the Western City in the centres hierarchy.</p> <p>The centre of Liverpool is to be the foundation for growing a health and education precinct that will support the growing Western City over the next 20 years. The Plan seeks to anchor university presence in Liverpool around the Government's investment in hospitals to facilitate the emergence of a health and education precinct. Liverpool is to be better connected to the rail network to help drive the education and commercial strengths of the CBD. This is further supported by Objective 24 where the NSW Government will decentralise more than 3,000 public sector jobs to Western Sydney, including targeting Liverpool.</p>
Western City District Plan	<p>The Western City District Plan sets out the planning priorities and actions to manage growth and change in the Western City District. It is a guide for implementing the Region Plan, at a district level, and is a bridge between regional and local planning. The District Plan informs local strategic planning statements, preparation of Local Environmental Plans and assessment of Planning Proposals, community strategic plans and policies.</p> <p>Planning Priority W9 specifically refers to the growth and strengthening of the Liverpool 'Metropolitan Cluster'. Liverpool is identified as a 'Collaboration Area' where the key aims include developing smart jobs around the health and education precinct.</p>

Strategic Plan	Comment
Growing Liverpool 2023	Growing Liverpool 2023 is Liverpool's 10-year community strategic plan. It is based on a set of principles that guide delivery of the vision for Liverpool and aligns with the Government's strategic policy directions. The strategic plan is somewhat out of date and responds to the strategic plans that have been superseded by the Regional and District Plans. It is expected that the Growing Liverpool 2023 will be updated in the coming years to align with the actions and priorities in the Regional and District Plan.
Georges River Precinct Plan	The Plan aims to extend the Liverpool City Centre to create better connections to and through the river and aims to make Liverpool into a 'true river city'. The Plan outlines a high-level vision for the potential regeneration of the Moorebank Precinct, opposite the Liverpool CBD. The Plan does not introduce any planning controls and rather provides a framework for future planning guidance.

5.2 Environmental Planning and Assessment Act 1979

The EP&A Act establishes the assessment framework for SSD. Under Section 4.38 of the Act the Minister for Planning and Public Spaces and is the consent authority for SSD. Section 4.12(8) requires that a development application for SSD is to be accompanied by an Environmental Impact Statement (EIS) in the form prescribed by the Regulations.

5.3 State Environmental Planning Policy (State and Regional Development) 2011

The *State Environmental Planning Policy (State and Regional Development) 2011* (SEPP SRD) identifies development which is declared to be State Significant. Clause 14 of Schedule 1 of the Policy provides that State Significant Development includes:

Development that has a capital investment value of more than \$30 million for any of the following purposes:

- (a) hospitals,*
- (b) medical centres,*
- (c) health, medical or related research facilities (which may also be associated with the facilities or research activities of a NSW local health district board, a University or an independent medical research institute).*

The proposal has a CIV in excess of \$30 million and is defined as part of a hospital, it is therefore considered to be an SSD Application.

5.4 Other State planning policies

In addition to the above, the following policies apply to the site and will need to be considered as part of the SSD application:

- *State Environmental Planning Policy No. 55 – Remediation of Land* (SEPP 55); and
- *State Environmental Planning Policy (Infrastructure) 2007.*

5.5 Liverpool Local Environmental Plan 2008

The site is zoned SP2 Infrastructure – Health Services Facility and Educational Establishment in the *Liverpool Local Environmental Plan 2008* (LLEP 2008).

A Health Services Facility is defined as:

Health Services Facility means a building or place used to provide medical or other services relating to the maintenance or improvement of the health, or the restoration to health, of persons or the prevention of disease in or treatment of injury to persons, and includes any of the following:

- (a) a medical centre,*
- (b) community health service facilities,*
- (c) health consulting rooms,*
- (d) patient transport facilities, including helipads and ambulance facilities,*
- (e) hospital.*

Hospitals are defined as:

Hospital means a building or place used for the purpose of providing professional **health care services** (such as preventative or convalescent care, diagnosis, medical or surgical treatment, psychiatric care or care for people with disabilities, or counselling services provided by health care professionals) to people admitted as in-patients (whether or not out-patients are also cared for or treated there), and includes ancillary facilities for (or that consist of) any of the following:

- (a) day surgery, day procedures or health consulting rooms,
- (b) accommodation for nurses or other health care workers,
- (c) accommodation for persons receiving health care or for their visitors,
- (d) shops, kiosks, restaurants or cafes or take away food and drink premises,
- (e) patient transport facilities, including helipads, ambulance facilities and **car parking**,
- (f) educational purposes or any other health-related use,
- (g) research purposes (whether or not carried out by hospital staff or health care workers or for commercial purposes),
- (h) chapels,
- (i) hospices,
- (j) mortuaries.

(emphasis added).

Under the LEP, development for the purposes shown on the Land Zoning Map (Health Services Facilities) and any development that is ordinarily incidental or ancillary to that purpose, is permissible with consent. Accordingly, the proposed development is permissible.

Table 2 below provides a summary of the key relevant provisions in the LLEP 2008 that apply to the site. These matters will be addressed further as part of the EIS.

Table 2 Liverpool Local Environmental Plan 2008

Item	Control
Height of Buildings	35m
Floor Space Ratio	2.5:1
Infrastructure development and use of existing buildings of the Crown	<p><i>This Plan does not restrict or prohibit, or enable the restriction or prohibition of, the carrying out of any development, by or on behalf of a public authority, that is permitted to be carried out with or without development consent, or that is exempt development, under State Environmental Planning Policy (Infrastructure) 2007.</i></p> <p>Development standards that apply to the site under LLEP 2008 cannot serve to restrict the proposed development which is permitted under the ISEPP. Notwithstanding, there will be a merit-based consideration of the proposed building in the EIS.</p>
Heritage	The subject MSCP works are not located within an area identified as a heritage item or within a heritage conservation area.
Land Reservation	The site is not identified by the land reservation acquisition map.
Flood planning	The western campus is identified as being Flood Prone however it is not identified as being within a flood planning area.
Acid Sulfate Soils	The site is identified as being located on land with Class 5 Acid Sulfate Soil.
Key sites	The site is identified by the Key Sites map which seeks to protect the Hospital helicopter airspace by restricting development that intrudes into the Hospital OIS contour - 42.71.
Design excellence in Liverpool City Centre	Development involving the construction of a new building or external alterations to an existing building in the Liverpool City Centre is to exhibit design excellence.

6.0 Environmental and Planning Issues

Based on our preliminary environmental assessment, the following are the key environmental assessment issues that will need to be considered as part of the EIS.

Traffic and Parking

Traffic and parking analysis will be undertaken to determine the current daily and peak hour vehicle, public transport, pedestrian and bicycle movements. This will include an analysis of the provision of staff and visitor car parking on the site and assess the existing and future transport needs associated with the Hospital.

The assessment will also consider access arrangements and measures to mitigate any associated traffic impacts. A Green Travel Plan will also be included to address ways in which sustainable and active transport modes can be encouraged and used by visitors and staff.

Noise and Vibration

A Noise and Vibration Assessment will be undertaken to assess the main noise and vibration generating sources during construction and operation and outline measures to minimise and mitigate the potential noise impacts on surrounding sensitive receivers.

Biodiversity

The *Biodiversity Conservation Act 2016* (BC Act) identifies threatened species, populations and ecological communities in NSW and provides mechanisms for their conservation and recovery.

Section 7.9 of the *Biodiversity Conservation Act 2016* requires that an EIS submitted with an SSD application be accompanied by a *biodiversity development assessment report* unless the *Planning Agency Head and the Environment Agency Head determine that the proposed development is not likely to have any significant impact on biodiversity values*.

There are several obligations placed on HI in relation to the Proposal. HI must consider threatened species, populations, ecological communities, habitat, key threatening processes, offsets and recovery plans in fulfilling its statutory responsibilities.

Civil Infrastructure

The works are located adjacent to the Sydney trains rail corridor. The preparation of technical documentation will be undertaken in consultation with Sydney Trains to ensure the design meets relevant requirements.

Built form and Urban Design

The proposed scheme will be subject to an assessment with regard to the siting, height and massing of the development in the context of the surrounding landscape. Consultation will be undertaken with the NSW Government Architect in accordance with the State Design Review panel process.

Environmental Amenity

The EIS will assess any amenity impacts on adjoining properties including acoustic impacts, visual privacy and overshadowing and how the proposal intends to mitigate impacts where they occur.

7.0 Consultation

In preparing the EIS, it is expected that the proponent will undertake consultation with the following stakeholders:

- Liverpool City Council;
- NSW Government Architect (as part of the State Design Review Panel);
- Transport for NSW;
- Sydney Trains; and
- Surrounding landowners and the community.

Consultation with the Government Architect has begun with the project team meeting on 4 September 2019 to discuss the project.

8.0 Conclusion

The purpose of this letter is to request the SEARs for the preparation of an EIS for a new MSCP at Liverpool Hospital. The proposed development will improve the existing car parking facilities within the Hospital campus and ensure that future car parking demand is met. The development will support the upgrades to Liverpool Hospital, and will further support and strengthen Liverpool's prominence as the district Hospital in South Western Sydney.

We trust that the information detailed in this letter is sufficient to enable the Secretary to issue the SEARs for the preparation of the EIS. Should you have any queries about this matter, please do not hesitate to contact Rachel Mitchell on 0438 220 252.

Yours sincerely



Bruno Zinghini
Executive Director, Western

Attachment A – Concept Architectural Plans