

# LIVERPOOL HEALTH AND ACADEMIC PRECINCT - INTEGRATED SERVICES BUILDING AND REFURBISHMENT OF THE CLINICAL SERVICES BUILDING

## Statement of Heritage Impact

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Liverpool Health and  
Academic Precinct  
1.1  
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## REPORT

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## EXECUTIVE SUMMARY

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 Significance Development (SSD) for the Liverpool Health and Academic Precinct (LHAP). 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 Integrated Services Building and refurbishment of the Clinical Services Building.

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 are located within or near the Project Area:

- Part of the Liverpool LEP 2008 Bigge Park Conservation Area is within the Project Area
- Part of the Liverpool LEP 2008 1827 Plan of the Town of Liverpool (Item 89) is within the Project Area
- The Section 170 Heritage and Conservation Register Avenue Planting on Elizabeth Street is within the Project Area
- The Project Area is within 50 metres of the former Liverpool Hospital (Liverpool TAFE) (SHR ID 01809, Liverpool LEP 2008 ID 80, Register of the National Estate ID 3294)
- The Project Area is within 50 metres of the Liverpool LEP 2008 Bigge Park (Item 82).

The proposal would not affect the significance of the Bigge Park Conservation Area or the 1827 Plan of the Town of Liverpool. It would not directly or adversely affect the significance of the former Liverpool Hospital (Liverpool TAFE) or Bigge Park. There is high potential for the Avenue Planting to be impacted as part of the proposed works, as the removal of trees has been listed in the proposed scope of works.

The Project Area formed part of land granted to John Lucas and Solomon Levey in the 1820s. By 1827 'Cooper's building', a large building on the corner of Drummond Street and Elizabeth Street, was constructed, with no substantial development of the remainder of the land. By 1900, Cooper's building was removed and replaced with a series of buildings associated with the Liverpool Asylum's piggery and garden. These continued to be in use until the 1950s, when the land was dedicated for use as Liverpool District Hospital, which was opened in 1958.

In 2009, as part of the redevelopment of the Liverpool District Hospital, AHMS directed an archaeological testing program within part 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 a ~8 cm thick loamy deposit containing post-1865 artefacts. They also recorded pre-1850 box drain that traversed the Hospital, from Goulburn Street to the rail corridor.

Given the relatively undeveloped nature of the Project Area as part of the town of Liverpool, the late twentieth century and early twenty-first century development of the Project Area as part of the Liverpool District Hospital, and the lack of archaeological resources identified by the archaeological testing and monitoring of part of the Project Area in 2009, it is unlikely that any archaeological resources associated with the early development of the area would be identified 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 that is statutorily protected. 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**

The proposal will impact the Section 170 Heritage and Conservation Register Avenue Planting on Elizabeth Street. The Heritage Council must be informed in writing at least 14 days before removal of the Avenue Planting. It is recommended that archival recording of the Avenue Planting be completed to mitigate the loss of this heritage asset.

### **Recommendation 3**

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

### **Recommendation 4**

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 should be cordoned off, and Heritage NSW notified, in accordance with Section 146 of the *Heritage Act 1977*.

# 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 Hospital is the district hospital for local catchment areas of Liverpool and Fairfield and is a tertiary referral hospital for all of 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 Integrated Services Building and refurbishment of the Clinical Services Building

This SSD relates to the construction and operation of a new Integrated Services Building and refurbishment of the Clinical Services Building. The proposal includes:

- Construction and operation of a new Integrated Services Building to provide:
  - Expanded Emergency department
  - New Women's and Paediatric services
  - New Cancer Treatment Centre
  - New support services including Pathology, Satellite Medical Imaging and Pharmacy
  - New education and teaching spaces
  - New basement loading facilities
- Refurbishment of existing buildings to provide:
  - Expansion and reconfiguration of the existing Emergency department
  - Reconfiguration of existing Operating Theatres and Same Day Surgery
  - Caroline Chisholm Building repurposed for office accommodation
- New Hospital entry and drop off
- Link over Campbell Street to the Ingham Institute
- Construction of new internal access roads
- Expansion of Ambulance bays on Elizabeth Street
- Creation of a shared zone on Campbell Street
- Tree removal
- Landscaping

- Utilities services and amplification work
- Civil work.

Concept architectural plans are included as Appendix A.

### 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 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 located 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 Luke Gliganic prepared the report with input from RPS Heritage Consultant Veronica Norman. RPS Senior Heritage Consultant Georgia Wright reviewed the report.



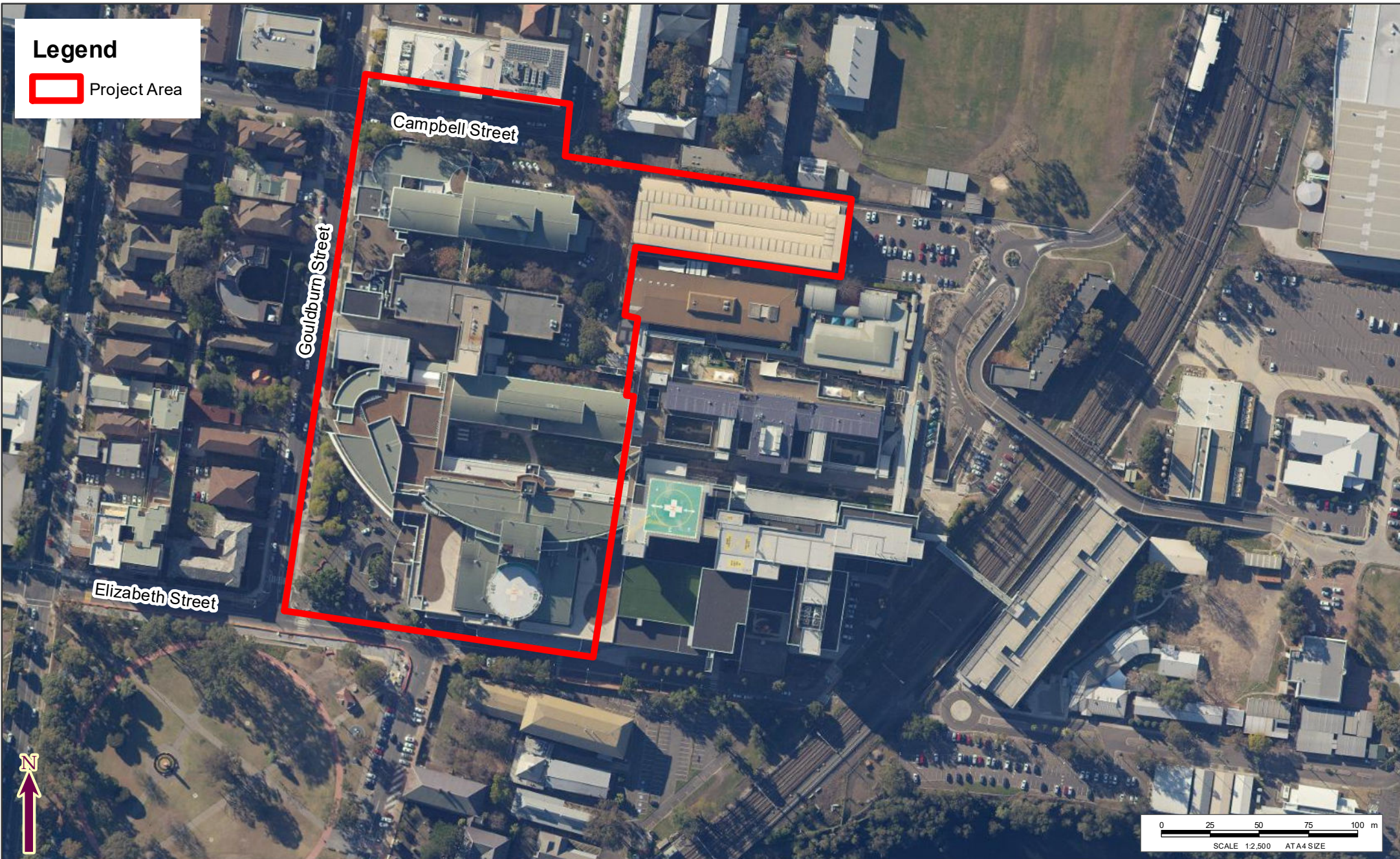


Figure 1.1: Project Area

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



## 2 STATUTORY CONTEXT

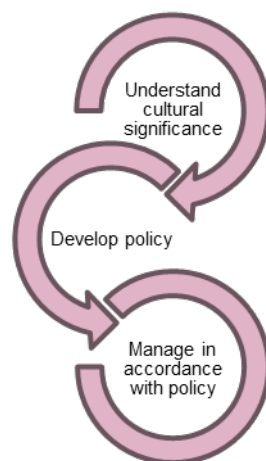
In NSW, environmental heritage is protected and managed under the *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act), the NSW *Heritage Act 1977* and the *Environmental Planning and Assessment Act 1979* (EP&A Act).

### 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.

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 may be of State and local significance. 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.

The former Liverpool Hospital (Liverpool TAFE) is included on the SHR (ID 01809). It is located immediately south of the Project Area (Figure 2.1).

### 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 planting is understood to be located within the Project Area on the corner of Elizabeth and Goulburn Street (Figure 2.1).

### 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 SSI 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 within or near the Project Area**

Item	Number	Significance	Distance to Project Area
Plan of the Town of Liverpool 1827	89	Local	Within
Former Liverpool Hospital 'Liverpool TAFE including Blocks A-G'	80	State	Immediately south as shown in Figure 2.1
Bigge Park	82	Local	Immediately south as shown in Figure 2.1
Cast iron mailbox	79	Local	Immediately south as shown in Figure 2.1



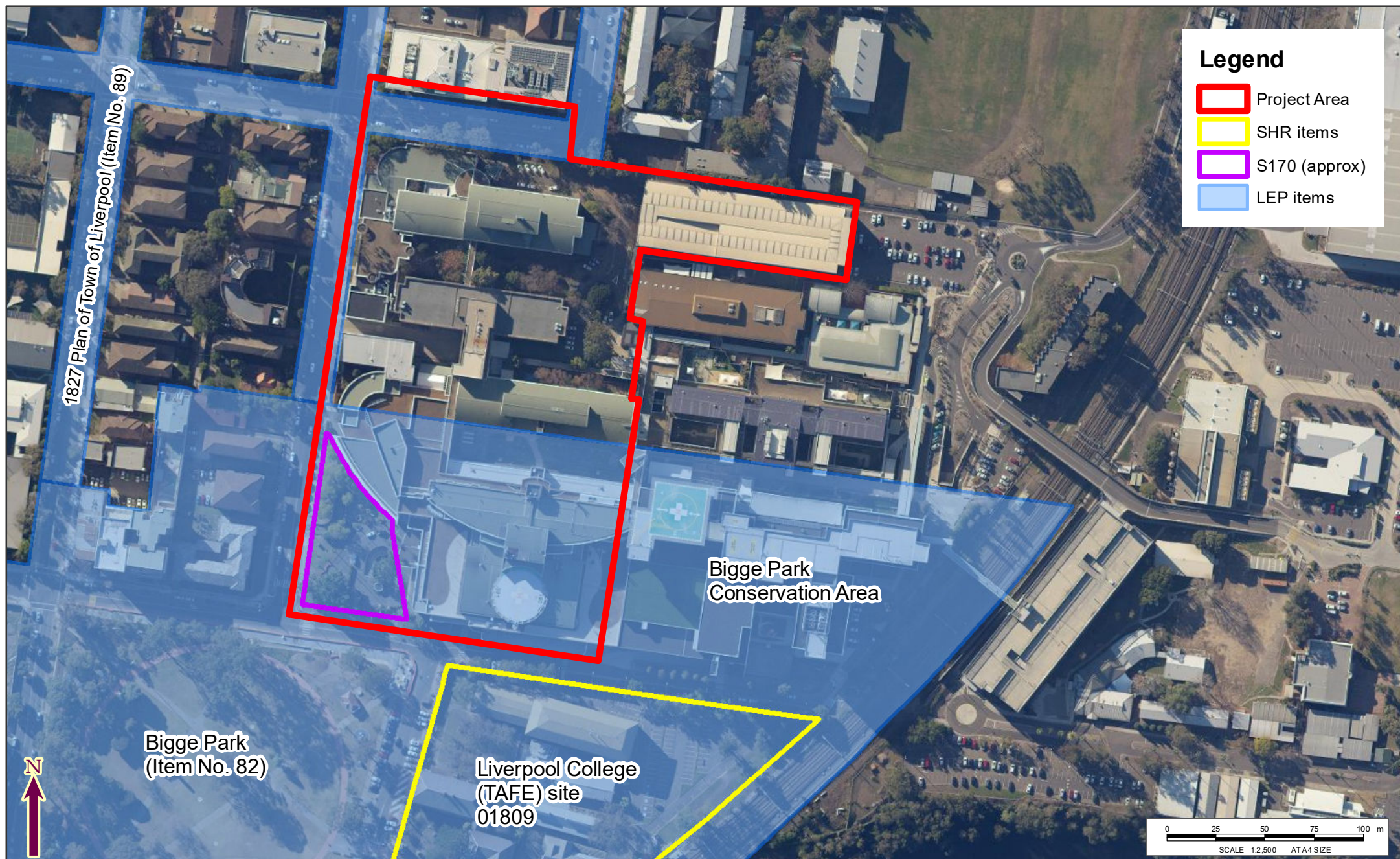


Figure 2.1: Heritage items

<b>LOCATION:</b> LIVERPOOL, NSW  <b>PURPOSE:</b> 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):	<b>DATUM:</b> GDA94 <b>PROJECTION:</b> MGA Zone 56  <b>Data Sources:</b> RPS Land and Property 2015

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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 Milch 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 as 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 gird 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 deemphasis 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 (over a one million person increase between 1900 and 1927), 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 expanding the hospital.

### 3.3 The development of the Project Area

Prior to being resumed for the purposes of the Liverpool State Hospital, the Project Area formed part of the Town of Liverpool and included Section 42 and part of Section 43 as shown on the 1890 *Map of the Town of Liverpool* (Figure 3.3).

#### 3.3.1 Section 42

Thomas Moore acquired and developed the land at the intersection of Elizabeth Street and Goulburn Street in c.1820. Thomas Moore had arrived in Australia in 1791 on *Britannia* as a ship's carpenter but did not settle in NSW until 1796 when he was appointed Master Ship Builder. In 1799 Moore received a grant of 470 acres between Petersham and the Cooks River. By 1804 he had accumulated 1,100 acres of land, which increased to 1,920 acres, by 1907. In 1809, he received a large land grant on the Georges River known as Moorebank, on which he lived during his tenure as a magistrate of the Georges River district until c.1820.

In c.1820, Moore relocated to Liverpool. More Hall is shown in an 1822 sketch (**Error! Reference source not found.**). It comprised a two-storey house with a skillion on each side and a substantial out-buildings shown behind and attached to the house, an additional separate outbuilding and fencing. The land had been cleared but several trees had been retained near the house. It is later shown on the 1827 *Plan of the Town of Liverpool* (Figure 3.1).

Upon his death in 1940, Moore left the Moore Hall estate to be used as a college. However, the Trustees of his estate, Bishop Broughton, Robert Campbell and Alexander Macleay considered that, at that time, it was not possible to establish a college due to the need for additional buildings for which there was insufficient funds at the time. Consequently, Moore Hall was leased to and occupied by the Incumbent for Liverpool to raise the necessary amount. In 1854 the Incumbent was given notice to leave Moore Hall, at which time it was noted that the house had fallen into disrepair with dilapidated fencing. During 1855 improvements to More Hall included the provision of a large underground tank to store water, the repair of fences and railings, planting of fruit trees, and the replacement of timber out-buildings at the rear of the house with stone structures (Thorp 1993:10).



Moore Theological College was opened in 1856 with three students and a principal, who shared Moore Hall as both residence and college. Shortly thereafter, plans were approved for the construction of a chapel (built 1857), dining hall, library, servants' quarters and twelve rooms for students, which were completed between 1865 and 1867. Extensive repairs were again required in the 1870s and again in the 1880s.

In the 1880s, following a decline in student numbers, Moore Theological College relocated to the University of Sydney. Between 1889 to 1893, the short-lived Moore College Grammar School leased the property from the theological college, however financial difficulties forced its closure. In 1894 Moore Hall was leased for 52 pounds per year to an unknown tenant. From 1897 to 1921, the hall was leased to Dr. J. A. Beatty.

In 1902, the Broughton Chapel was relocated to Moore College at the University of Sydney, and the remaining college buildings were abandoned. Following the death of Dr. Beatty in 1921, the property was leased to Miss Calahan until 1923, at which time the property was found to be "much out of repair".

In 1926, the State Government purchased the site for 1967 pounds and closed Forbes Street between Campbell Street and Elizabeth Street (i.e., the eastern bounds of the Moore block), combining Sections 42 and 43. Moore Hall and all other buildings were demolished.



**Plate 3.2 Edward Mason *Moore Hall in the Town of Liverpool* 5 February 1822 (State Library of NSW FL1131005)**

### 3.3.2 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.

In 1841, Watson 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 land to Daniel Cooper, a prominent merchant and investor in NSW.

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) indicates the lot belonged to Allan, and the 1890 *Map of the Town of Liverpool* (Figure 3.3) indicates the lot belonged to W.H. Moore.

For the eastern lot of Section 42 (east of the Project Area), an 1841 claim by Levey describes the lot as having been granted to Collins, while the 1827 *Plan of the Town of Liverpool* (Figure 3.1) indicates the lot belonged to Solomon Levey, emancipist and entrepreneur. By 1890, the lot is identified as belonging to Sir D. Cooper.

Cooper and Levey had formed the firm Cooper & Levey by indenture in May 1826, each of the partners bringing £30,000 into the joint-stock enterprise with interests in importing, exporting, ship building, shipping, whaling and sealing. Cooper & Levey also operated a store at Waterloo Warehouse in George Street, Sydney. In 1828 Cooper & Levey were among the colony's largest owners of stock. The partners later acquired, by grant or purchase, most of the land in Waterloo, Alexandria, Redfern, Randwick and Neutral Bay (Bergman 1964:402-422).

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

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.

### 3.3.3 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:

*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 and accommodation 27 nurses (*The Sydney Morning Herald* 30 May 1932:6).

### 3.3.4 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, Figure 3.10) (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, 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, and 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)

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

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

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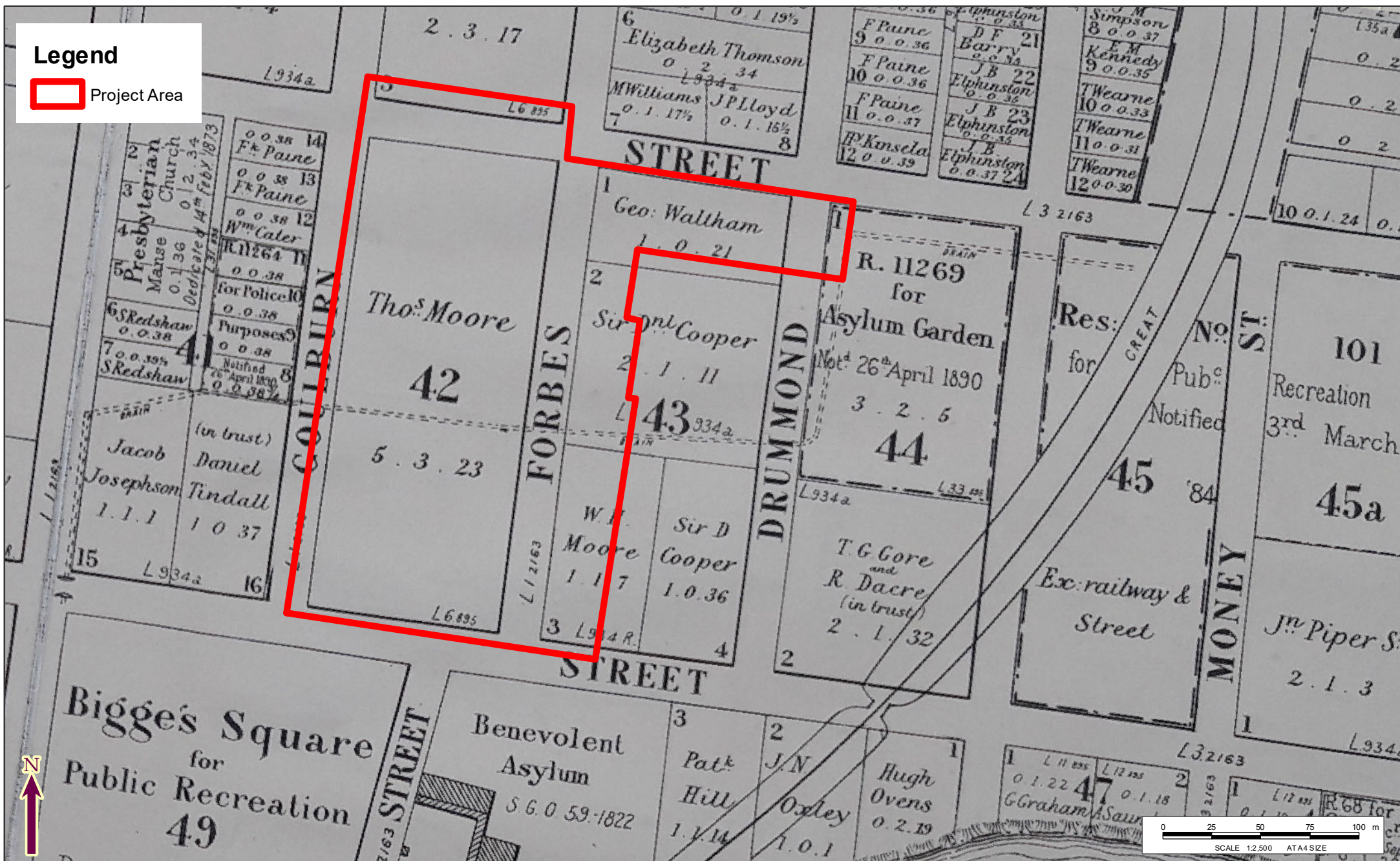


Figure 3.3: 1890 Map of the Town of Liverpool  
(State Library of NSW)

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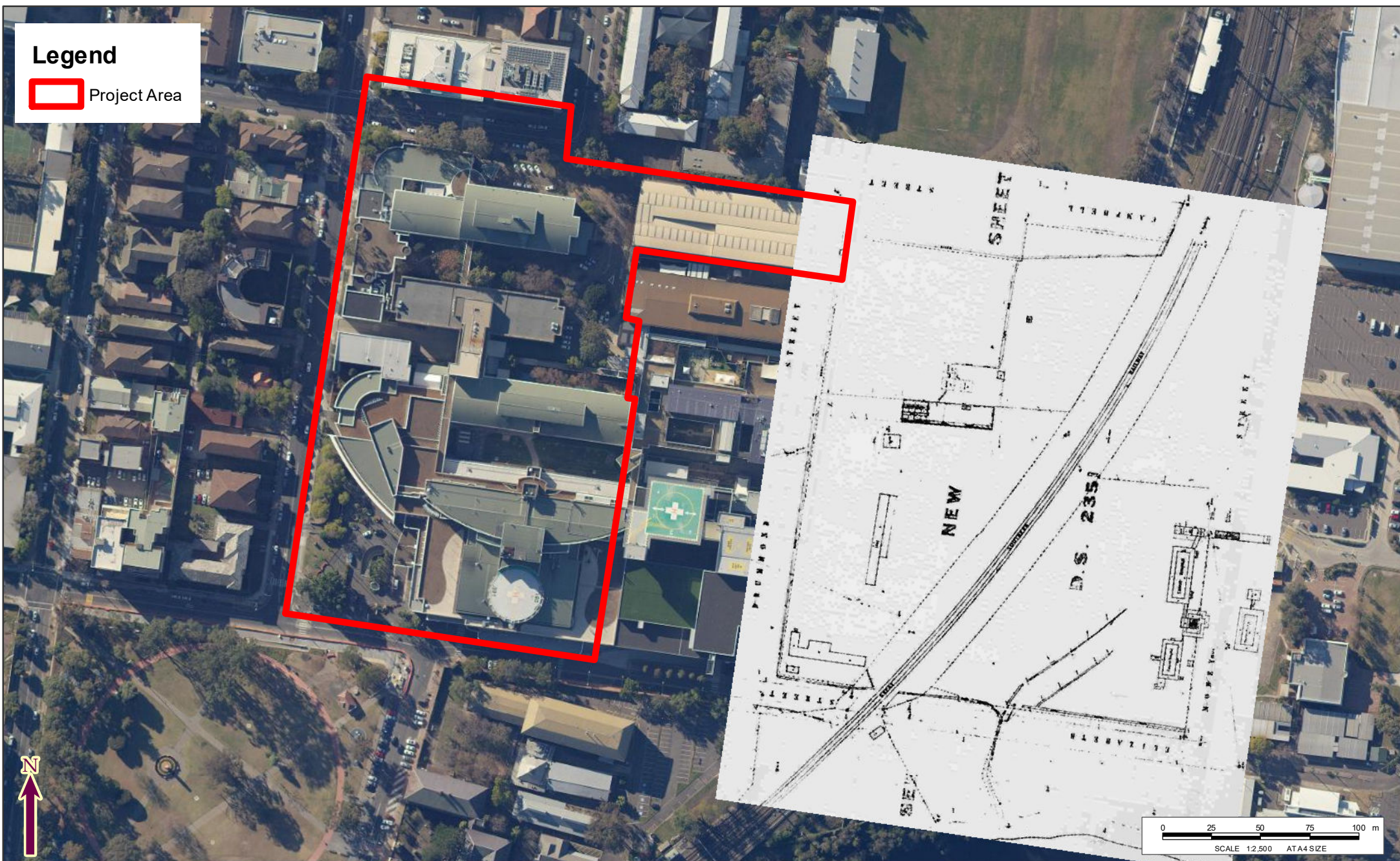
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Figure 3.4: 1900 Liverpool Sheet Number 3 revised 1939  
(Sydney Water Archives DS2129)

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

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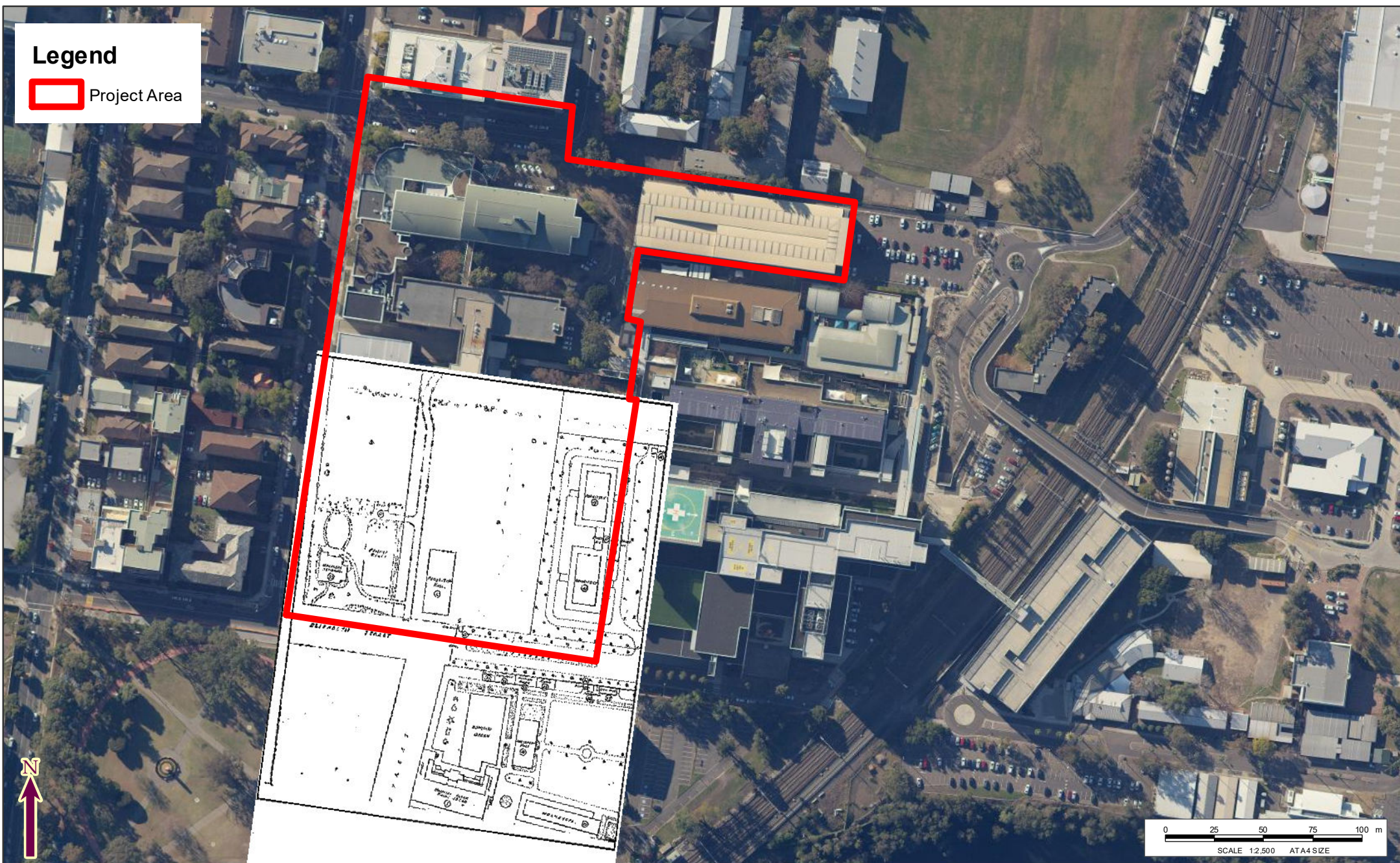


Figure 3.6: 1932 Part Plan of Liverpool Hospital  
(PWD Plan SH2/151, modified from Thorp, 1993)

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NSW

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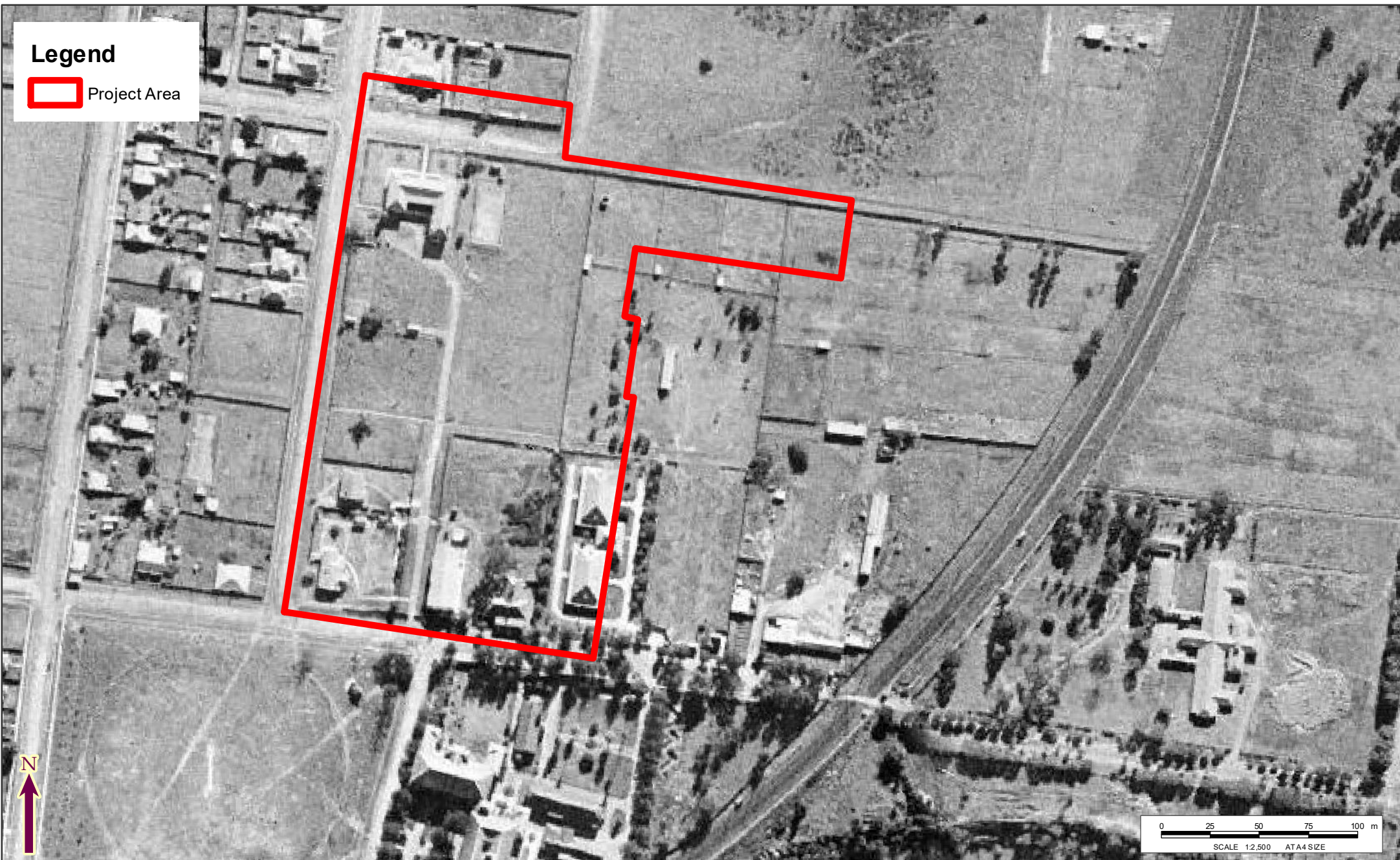


Figure 3.7: 1943 aerial photograph  
(Sixmaps)

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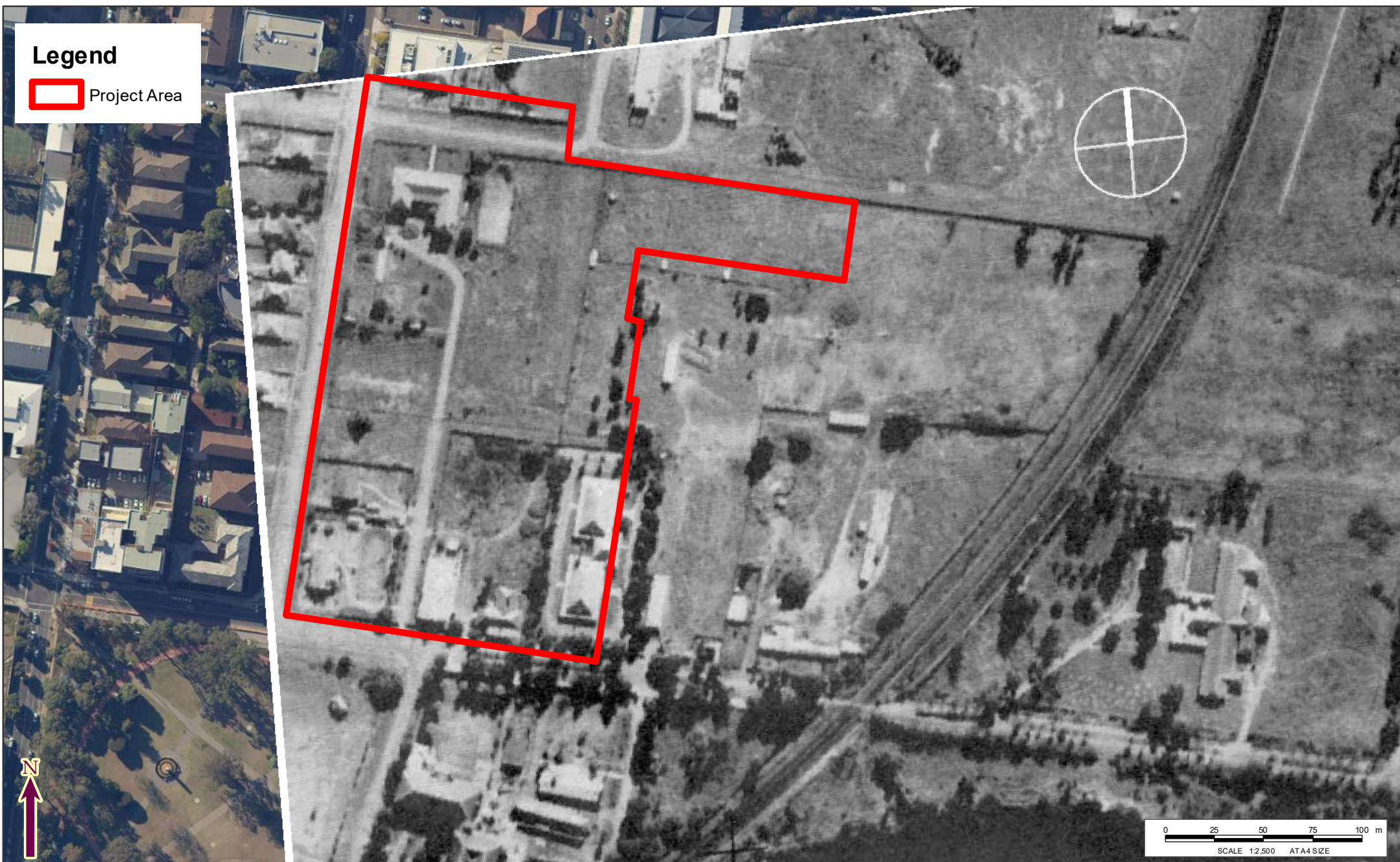


Figure 3.8: 1951 Aerial photograph  
(NSW Lands Department, modified from AHMS, 2007)

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

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			<small>Data Sources:</small> RPS Land and Property 2015







## Legend

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

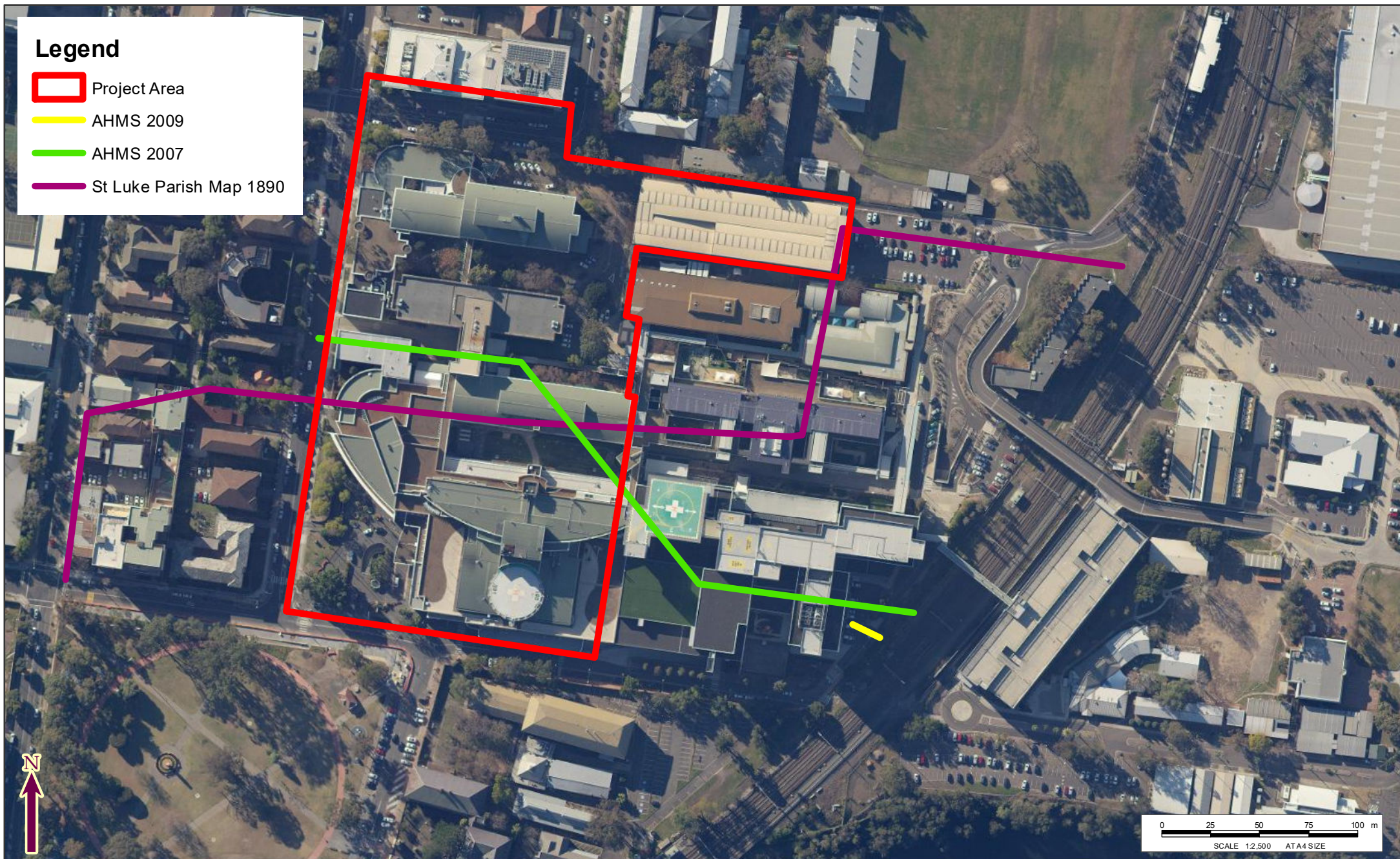


Figure 3.11: Historical drains identified in the Liverpool Hospital area

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NSW

PURPOSE: HERITAGE  
Technician: Luke Gliganic

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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, Bigge Park and the Bigge Park Conservation Area. 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 in the Liverpool local government area. It is limited to the western portion of the Hospital and includes several existing Hospital buildings (Cancer Therapy Building, Pathology, Alex Grimson, Education, Caroline Chisholm and part of the Clinical Building).

The Project Area is part of a developed setting with access and landscaping between the existing Hospital buildings. The southern 40 per cent of the Project Area, south of the Alex Grimson building, and the area below the Education building, demonstrates substantial ground disturbance associated with existing basements. Further, tunnels cross the Project Area from east to west (Figure 5.1).

The southern portion of the Project Area is within the curtilage of the Liverpool LEP 2008 Bigge Park Conservation Area. The south western portion of the Project Area also encompasses the Section 170 Heritage and Conservation Register Avenue Planing. This area comprises a parking and drop off area at the main entrance of the hospital, which is lined with plantings (Plate 4.1). In this area are the entrance and exit to the basement level parking (Plate 4.2). At the main entrance to the hospital is the Education building.

East of the Avenue Planting is the Clinical Building, which abuts Elizabeth Street north of the Liverpool TAFE. The Clinical Building is the main hospital building with an existing basement (Plate 4.4). South of the Clinical Building, the portion of Elizabeth Street that is part of the Hospital and Project Area comprises a sealed road with parking with a path between the road and Clinical Building. This area demonstrates a high degree of ground disturbance associated with subsurface utilities including electrical for street lighting (Plate 4.3).

The north western portion of the Project Area comprises the Cancer Therapy Centre, Pathology Building, and Alex Grimson building (Plate 4.5). Ground disturbance in this area is associated with an entrance to a basement parking and loading area between the Cancer Therapy Centre and Education building (Plate 4.6).

The Caroline Chisolm building occupies the central portion of the Project Area. Though it demonstrates a high degree of ground disturbance associated with the Caroline Chisolm building, there is no basement in this area.



**Plate 4.1 The south western portion of the Project Area showing the Avenue Planting and main entrance to Liverpool Hospital (RPS 2019)**



**Plate 4.2 Goulburn Street exit from the below ground parking area in the south western portion of the Project Area (RPS 2019)**



**Plate 4.3 The southern boundary of Project Area. The brick wall and building form part of the northern boundary of the former Liverpool Hospital (Liverpool TAFE) (RPS 2019)**



**Plate 4.4 Panoramic view of the south eastern portion of the Project Area with the loading area shown in the left and the railway in the right. The Cooper's building would be within the disturbed loading area (RPS 2019)**





**Plate 4.5 The north-eastern portion of Project Area from the corner of Forbes Street and Campbell Street showing the Pathology building (foreground) and Cancer Therapy Centre (background to the right of the Pathology building) (RPS 2019)**



**Plate 4.6 Entrance to the parking and loading area between the Cancer Therapy Centre and the Education building on the eastern side of the Project Area (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.

The level of archaeological potential is assessed as:

- **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 Sections 42 and 43 in the Town of Liverpool established in 1810. Prior to the extension of the Liverpool State Hospital, the eastern most part of the Project Area (Section 42) formed part of land granted to Thomas Moore and included Moore Hall, and later the Moore Theological College.

The 1827 *Plan of the Town of Liverpool* (Figure 3.1) also identifies a building in the northern west of the Project Area on land granted to James Meehan and fronting Campbell Street. It is not identified on later plans or further identified in the documentary record but is the only documented early development of that part of Section 43 within the Project Area prior to the extension of the Liverpool State Hospital in 1917.

The extension of the Liverpool State Hospital within the Project Area included the addition of dormitories within the eastern part of the Project Area 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 4.2 and Plate 5.2). The box drain traversed the Hospital campus, from Goulburn Street to the rail corridor.

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 3.11). 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.

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.

**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

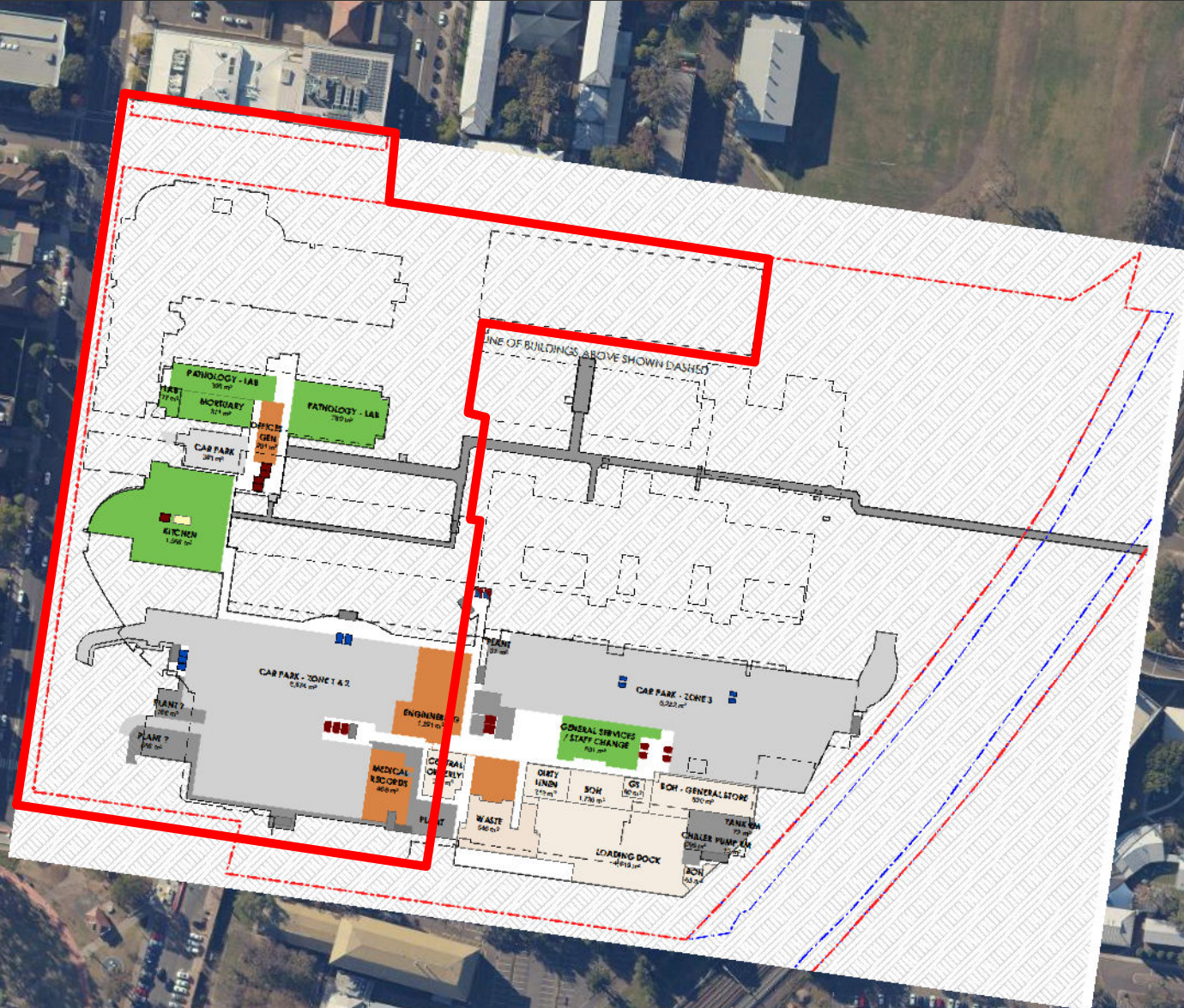


Figure 5.1: Basements of Liverpool Hospital (2018)

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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 *Heritage Act* 1977 also distinguishes between items of local and State significance:

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

The Project Area is within the boundaries of the Plan of the Town of Liverpool and the Bigge Park Conservation Area, as defined in the Liverpool LEP 2008. It is also adjacent to the former Liverpool Hospital (Liverpool TAFE), which is included on the SHR, and Bigge Park, which is 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. It is within the Project Area. 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 as a Conservation Area is listed on the Liverpool LEP 2008 as an item of local significance. It is within the Project Area. 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. It is immediately south of the Project Area. 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, and is immediately south of the Project Area.

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 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.*

## 6.6 Assessment of the significance of potential archaeological resources within the Project Area

### 6.6.1 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	Discussion
(a)	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)	The pre-1850 box drain was likely constructed by convict labour. The box drain demonstrates an association with early colonial convict history.
(c)	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)	The drainage network has no association with an extant community or cultural group in NSW.
(e)	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)	The pre-1850 box drain is not a unique, isolated find. There are similar examples in Parramatta and throughout Sydney.
(g)	The drainage network does not demonstrate the principal characteristics of a class of cultural or natural places or environments.

#### 6.6.1.1 Statement of significance

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

## 7 IMPACT ASSESSMENT

### 7.1 The proposal

#### 7.1.1 Integrated Services Building and refurbishment of the Clinical Services Building

This SSD relates to the construction and operation of a new Integrated Services Building and refurbishment of the Clinical Services Building. The proposal includes:

- Construction and operation of a new Integrated Services Building to provide:
  - Expanded Emergency department
  - New Women's and Paediatric services
  - New Cancer Treatment Centre
  - New support services including Pathology, Satellite Medical Imaging and Pharmacy
  - New education and teaching spaces
  - New basement loading facilities
- Refurbishment of existing buildings to provide:
  - Expansion and reconfiguration of the existing Emergency department
  - Reconfiguration of existing Operating Theatres and Same Day Surgery
  - Caroline Chisholm Building repurposed for office accommodation
- New Hospital entry and drop off
- Link over Campbell Street to the Ingham Institute
- Construction of new internal access roads
- Expansion of Ambulance bays on Elizabeth Street
- Creation of a shared zone on Campbell Street
- Tree removal
- Landscaping
- Utilities services and amplification work
- Civil work.

Concept architectural plans are included as Appendix A.

## **7.2 Impact assessment**

### **7.2.1 Plan of the Town of Liverpool 1827**

The proposal would not affect the significance of the 1827 Plan of the Town of Liverpool. The proposal would include work within the road but would not affect the layout of the Plan of the Town of Liverpool. In addition, the archaeological potential and archaeological research potential of the Project Area is low. The Project Area is confined to the road, set out as part of the founding of the town of the Liverpool. There is no known development, encroachments or other potential archaeological resources within the Project Area. Therefore, the potential for the proposal to affect archaeological resources of significance is low.

### **7.2.2 Bigge Park Conservation Area**

The proposal would not affect the significance of the Bigge Park Conservation Area. The proposal would not affect the layout of the 1827 Plan of the Town of Liverpool and other features that contribute to the significance of the conservation area would not be affected.

### **7.2.3 Former Liverpool Hospital (Liverpool TAFE)**

The proposal would not affect the significance or setting of the former Liverpool Hospital (Liverpool TAFE). The proposal would not extend beyond the northwest corner of the former Liverpool Hospital (Liverpool TAFE) and would not affect the ability of the former Liverpool Hospital (Liverpool TAFE) to demonstrate the history of the medical facility, the architectural distinctiveness of the complex, or archaeological potential, as no work is proposed within the SHR curtilage.

### **7.2.4 Bigge Park**

The proposal would not affect the significance of Bigge Park. The Elizabeth Street portion of the proposal would be adjacent to Bigge Park to its north but would be confined to the road. The proposal would not affect the association between Bigge Park and the character of the Town of Liverpool. The proposal would not affect the archaeological potential of Bigge Park, as no work is proposed within the curtilage of the item.

### **7.2.5 Avenue Planting**

As the removal of trees has been listed in the proposed scope of works, there is high potential for the Avenue Planting to be impacted as part of the proposed works. The plantings are considered to be of local significance. Given their listing on the Section 170 Heritage and Conservation Register, the Heritage Council must be informed at least 14 days prior to their removal.

### **7.2.6 Impact to potential archaeological resources**

Given the results of the archaeological testing and monitoring associated with the 2009 redevelopment of the Hospital, the general lack of historical development within the Project Area, and the late twentieth and early twenty first century development of the Project Area, the archaeological potential of the Project Area is assessed as low to nil. This assessment is largely based on the lack of evidence of the Cooper building found during the 2009 archaeological testing and monitoring and the lack of subsequent development within the Project Area. As a caveat, the network of drains that extended across the Hospital and within the Project Area is likely to have enclaves that are still intact. Given the lack of basements in portions the Project Area, the potential for a section of a drain to be identified is high. Depending on the age of the drain and the nature of the evidence and intactness, it may be of significance at a State or local level.



## 8 CONCLUSIONS AND RECOMMENDATIONS

### 8.1 Conclusions

The Project Area overlaps with several local heritage items, including:

- 1827 Plan of the Town of Liverpool (Liverpool LEP 2008 Item 89) overlaps with the Project Area in the north.
- Liverpool LEP 2008 Bigge Park Conservation Area overlaps with the Project Area in the south.
- Section 170 Heritage and Conservation Register Avenue Planting on Elizabeth Street is located in the southwest of the Project Area.

Additionally, the Project Area is in proximity to various items of NSW State and Local significance:

- Former Liverpool Hospital (Liverpool TAFE) is located directly south and southeast of the Project Area (SHR ID 01809, Liverpool LEP 2008 ID 80, Register of the National Estate ID 3294).
- Bigge Park is located directly south and southwest of the Project Area (Liverpool LEP 2008 Item 82).

The proposed works would not affect the significance of the 1827 Plan of the Town of Liverpool, Bigge Park Conservation Area, the former Liverpool Hospital (Liverpool TAFE), or Bigge Park. While the proposal includes work within the road reserve that overlaps with the 1827 Plan of the town of Liverpool, the works would not affect the layout of the Plan of the Town of Liverpool, nor are they likely to impact on high potential archaeological resources. The proposed works are adjacent to parts of the former Liverpool Hospital (Liverpool TAFE) and Bigge Park, but the significance of these two heritage items will be unaffected. The proposed works would not affect the ability of the former Liverpool Hospital (Liverpool TAFE) to demonstrate the history of the medical facility, the architectural distinctiveness of the complex, or archaeological potential. Likewise, the proposal would not affect the association between Bigge Park and the character of the Town of Liverpool, nor the archaeological potential of Bigge Park.

As the removal of tress has been listed in the proposed scope of works, there is high potential for the Avenue Planting to be impacted as part of the proposed works. The plantings are considered to be of local significance.

The archaeological potential of the Project Area is assessed as low to nil based on the results of prior archaeological testing and monitoring, the general lack of historical development within the Project Area, and the late twentieth and early twenty first century development of the Project Area. As a caveat, the network of drains that extended across the Hospital and within the Project Area is likely to have enclaves that are still intact. Given the lack of basements in portions of the Project Area, the potential for a section of a drain to be identified is high. Depending on the age of the drain and the nature of the evidence and intactness, it may be of significance at a State or local level.

### 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. The proposal should proceed with caution.

#### Recommendation 2

The proposal will impact the Section 170 Heritage and Conservation Register Avenue Planting on Elizabeth Street. The Heritage Council must be informed in writing at least 14 days before removal of the Avenue Planting. It is recommended that archival recording of the Avenue Planting be completed to mitigate the loss of this heritage asset.

### Recommendation 3

The proposal is within an area with the potential for archaeological resources. If a stone capped, brick or other drain is encountered, all work should cease in the affected area, the area cordoned off, and an archaeologist contacted to record (photographic and scale drawn record) the drain.

### Recommendation 4

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 should be cordoned off, and Heritage NSW notified in accordance with Section 146 of the *Heritage Act 1977*.



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unpublished draft.



## Appendix A

### Proposal plans

28 October 2019

Mr Jim Betts  
Secretary  
Department of Planning, Industry and Environment  
320 Pitt Street  
Sydney, NSW, 2000

Dear Mr Betts

**RE: LIVERPOOL HOSPITAL – INTEGRATED SERVICES BUILDING AND REFURBISHMENT WORKS 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 an Integrated Services Building and refurbishment of the existing Clinical Services Building 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.



## 1.1 Hospital Infrastructure Works

A range of infrastructure improvement works are occurring across the broader Hospital campus under a separate application 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, and include:

- 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.

## 1.2 Multi-storey Car Park

The construction and operation of a multi-storey car park is proposed at Liverpool Hospital and will be the subject of a separate SSD application. The new car park will service the current and future parking demands for Liverpool Hospital.

## 2.0 The Site

### 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.

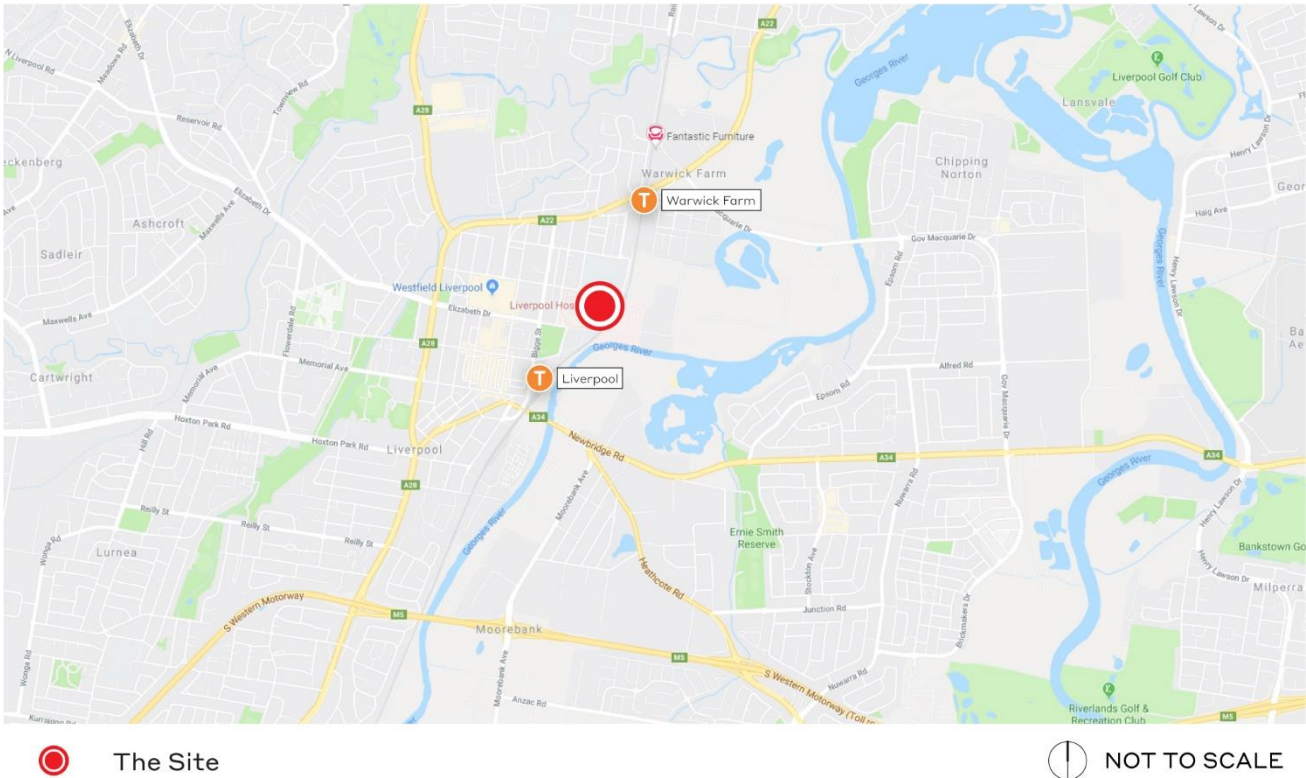
The Hospital's locational context is shown at **Figure 1** and the existing Hospital campus is shown at **Figure 2**.

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.

### 2.2 Site Description

The proposed works are located in the western portion of the Hospital campus and is currently occupied by a range of existing Hospital buildings.

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



**Figure 1** Locational Context

Source: Googlemaps / Ethos Urban



**Figure 2** Liverpool Hospital campus

Source: Nearmap / Ethos Urban

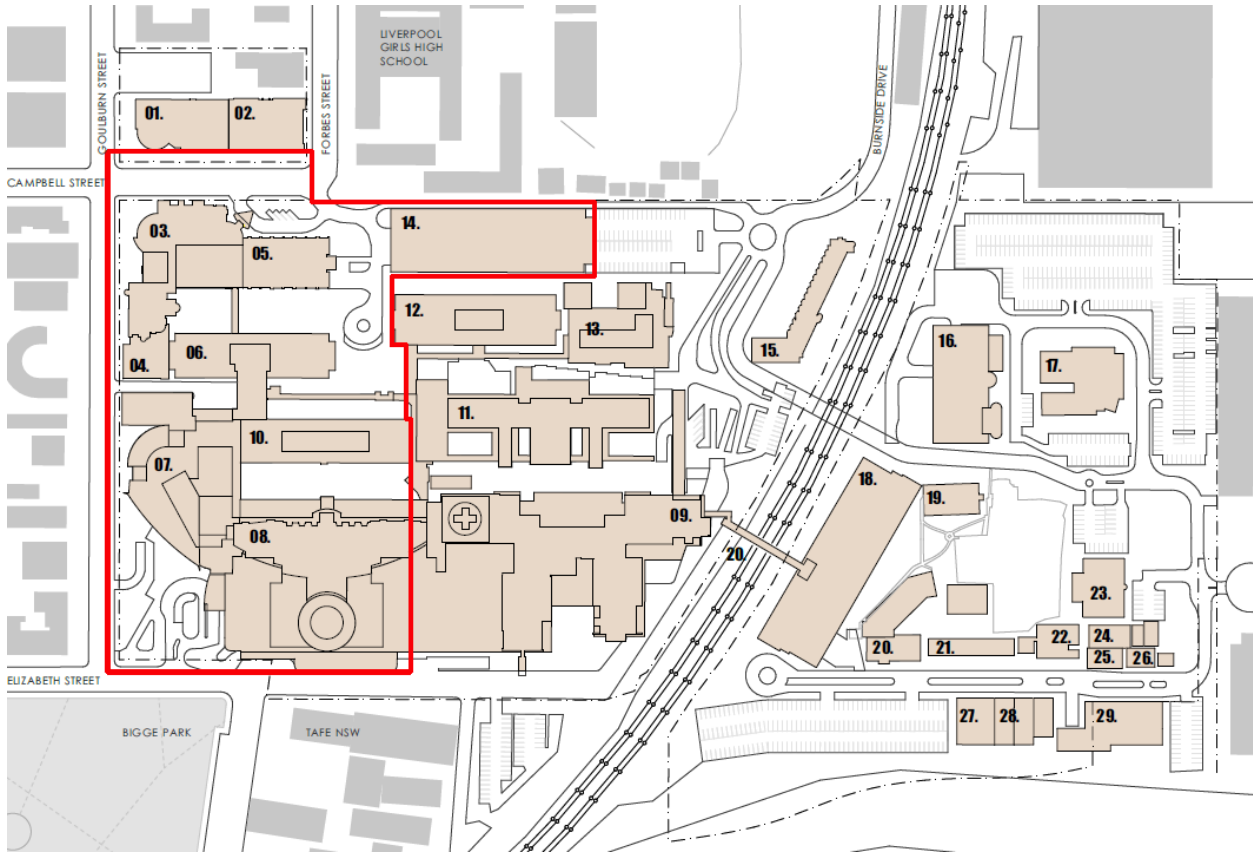


### 3.0 Description of the proposed development

The SSD will seek consent for the construction and operation of a new Integrated Services Building and refurbishment of the Clinical Services Building. Specifically, the proposal will seek approval for:

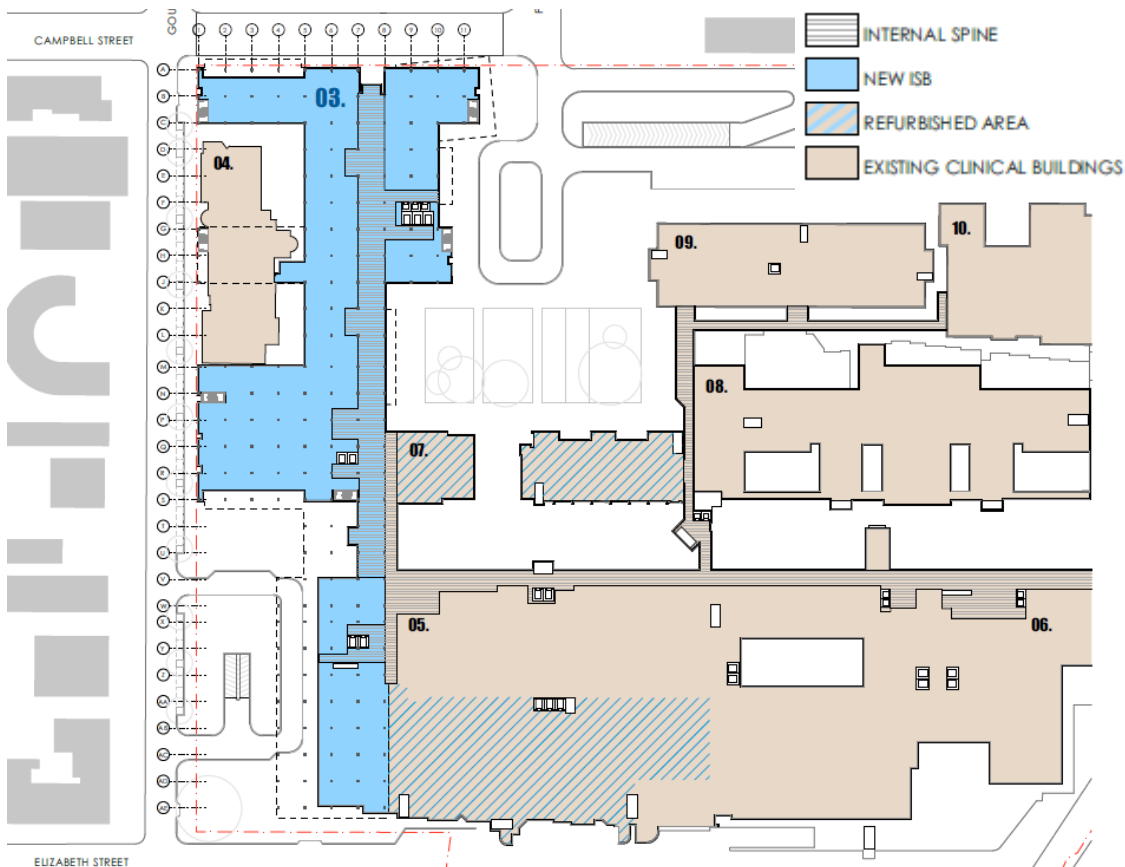
- Construction and operation of a new 8 storey Integrated Services Building to provide:
  - Expanded Emergency department;
  - New Women's and Paediatric services;
  - New Cancer Treatment Centre;
  - New support services including Pathology, Satellite Medical Imaging and Pharmacy;
  - New education and teaching spaces;
  - New retail facilities; and
  - New basement loading dock.
- Refurbishment of existing buildings to provide:
  - Expansion and reconfiguration of the existing Emergency Department;
  - Reconfiguration of existing Operating Theatres and Same Day Surgery;
  - Caroline Chisholm Building repurposed for office accommodation;
- New Hospital entry and drop off;
- Skybridge link over Campbell Street to the Ingham Institute;
- Construction of new internal access roads and links;
- Expansion of Ambulance bays on Elizabeth Street;
- Creation of a shared zone on Campbell Street;
- Campus wayfinding and signage;
- Tree removal;
- Landscaping;
- Utilities services and amplification works; and
- Site preparation civil works.

Concept Architectural Plans prepared by Fitzpatrick and Partners are provided for information 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 floor plan

Source: Fitzpatrick and Partners





**Figure 5** 3D massing of proposed development – viewed from corner of Goulburn / Campbell Streets

Source: Fitzpatrick and Partners

### 3.1 Project Value and Job Creation

The estimated projected value is \$740 million.

The project will result in the following job creation:

- 250 construction jobs; and
- approximately 500 full time equivalent.

## 4.0 Strategic Need for the Project

Liverpool Hospital currently has 713 inpatient beds 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 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.

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.

Accordingly, there is 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 future models of care to best meet the increasing and dynamic health care needs of the community. These new models of care will 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.

## 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 Hospital redevelopment 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>
Growing Liverpool 2023	<p>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.</p>
Georges River Precinct Plan	<p>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.</p>



## 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 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 Roads Act 1993

As Campbell Street is a Council owned road, a Section 138 approval will be required to implement the shared way.

## 5.4 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).*

As the proposal is for the purposes of a hospital that has an estimated Capital Investment Value in excess of \$30 million, it is SSD.

## 5.5 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. 33 – Hazardous and Offensive Development (SEPP 33);*
- *State Environmental Planning Policy No. 55 – Remediation of Land (SEPP 55); and*
- *State Environmental Planning policy (Infrastructure) 2007.*

## 5.6 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.*

On that basis the proposal 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	<p>Whilst the Hospital site itself is not identified as an item of heritage significance it is partially located within the Bigge Park Conservation Area on the Heritage map.</p> <p>The site is located close to a number of local heritage items in the area, including:</p> <ul style="list-style-type: none"> <li>• The local street network identified as 'Plan of Town of Liverpool (early town centre street layout–Hoddle 1827)';</li> <li>• Liverpool College (TAFE) site, including Blocks A–G, chimneystack, fences, gatehouses and archaeological features (formerly Liverpool Hospital and Benevolent Asylum);</li> <li>• Bigge Park; and</li> <li>• Cast-iron letterbox (close to the corner of College and Elizabeth St).</li> </ul>
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.
Sun access in Liverpool City Centre	<p>Sun access to Bigge Park is protected by the following clause:</p> <ul style="list-style-type: none"> <li>• Land within 9m of the public right of way on the northern side of Elizabeth Street, opposite Bigge Park, between Bigge Street and College Street is limited by a maximum height of 20 metres.</li> </ul>
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.



## **6.1 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.

## **6.2 Environmental Amenity**

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

## **6.3 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 at the Hospital 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.

## **6.4 Heritage**

The site is partly located in a Heritage Conservation Area and is proximate to a number of local heritage items. A Heritage Impact Statement and an Aboriginal Cultural Heritage Assessment Report (ACHAR) will be prepared to assess the impacts of the proposed development on the heritage significance.

## **6.5 Geotechnical, Contamination and Hazardous Materials**

A geotechnical investigation of the site will be undertaken where new buildings are proposed. Recommendations for the substructure of the buildings will be considered in the detailed design of the buildings and will be addressed. Any validation requirements relating to ground conditions to ensure the site is suitable for the intended use will be adopted.

Relevant investigations will be undertaken in accordance with SEPP 55 – Remediation of Land, Management Land Contamination – Planning Guidelines, and SEPP 33 – Hazardous and Offensive Development. The assessment against the SEPPs will be submitted with the SSD Application.

## **6.6 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.

## **6.7 Biodiversity**

A Biodiversity Development Assessment Report (BDAR) will be prepared to assess the vegetation and biodiversity value of the site and any impacts of the proposed development.

## **6.8 Environmentally Sustainable Development**

An assessment will be undertaken to detail how the proposed new Integrated Services Building will incorporate ESD principles in the ongoing operation phases. It will include a framework to consider and reflect national best practice in sustainable building principles.

## 6.9 Infrastructure and Servicing

Consultation will be undertaken with all relevant service providers in relation to the existing capacity and any augmentation and easement requirements for the development for the provision of utilities.

## 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.

It is noted that consultation with the Government Architect had begun with the project team meeting on 4 September 2019 to discuss the masterplan of the project, and this proposal will be presented to the State Design Review Panel (first review) scheduled for 23rd October 2019.

## 8.0 Conclusion

The purpose of this letter is to request the SEARs for the preparation of an EIS for Liverpool Hospital for the development of a new Integrated Services Building and refurbishment of the Clinical Services Building. The proposed development will enable the redevelopment of the western Hospital campus, to support and strengthen the provision of medical services and facilities in the South Western Sydney District.

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**