



NSW GOVERNMENT  
**Department of Planning**



***MAJOR PROJECT ASSESSMENT:  
Liverpool Hospital Redevelopment  
Major Project No. 06\_0116***

Director-General's  
Environmental Assessment (EA) Report  
Section 75I of the *Environmental Planning and  
Assessment Act 1979*

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# 1 EXECUTIVE SUMMARY

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- 1.1 NSW Health intends to redevelop and expand Liverpool Hospital into South-Western Sydney's major health facility, consistent with the State Infrastructure Strategy. The Hospital will meet the demand generated by the rapidly expanding regional metropolitan area including residents in the Sydney South West Growth Centre and population growth forecast under the Government's Metropolitan Strategy. The Concept Plan was lodged under Part 3A of the Environmental Planning and Assessment Act 1979 and has a capital investment value of **\$390 million**.
- 1.2 The proposal is one of the Government's key priorities, having been identified in the **State Infrastructure Strategy** to cater for growing population, and provide greater flexibility and capacity in the State's health system to respond to changing.
- 1.3 Liverpool Local Environmental Plan 1997 (Liverpool LEP) predominantly zones the site 5(a) Special Uses however portions of the site are also zoned part 2(c) Residential – Flat Buildings, part 5(b) Special Uses – Railways, part 5(c) Special Uses – Arterial Road, and part 6(a) Recreation – Public. The **proposal is permissible** with development consent.
- 1.4 The Concept Plan seeks approval for:
- a) **Land use distribution** addressing hospital expansion, consolidation, and rationalisation; **new hospital building footprints and heights**; **expanded research and educational facilities**; provision of **accommodation for students and nursing and medical staff**; and **accommodation for patient's relatives**;
  - b) **Vehicular access and car parking arrangements** with links to all hospital facilities; grade separated pedestrian access across north-south railway to the eastern campus; new car parking facilities and new hierarchy and layout of internal and external access roads and bridges; and **new and enhanced hospital entry points**;
  - c) **Landscaping** including new pedestrian links and the introduction of a major east-west pedestrian mall;
  - d) **Early works** to facilitate construction of a new eight storey core hospital development, associated site infrastructure and the east campus car park;
  - e) **Early site preparatory works** including utility services divisions, demolition, in-ground engineering services, bulk excavation and temporary accommodations for the construction period; and
  - f) **Detailed excavation works and structural works** up to ground level for the new eight storey core hospital building.
- 1.5 The proposed expansion essentially entails new hospital buildings to the east towards the railway line and on the East Campus, heights generally matching the existing East Campus buildings, a central pedestrian "plaza" for circulation and access, and improved linkages to and around the site that will also provide safer access across the rail line.
- 1.6 The hospital will increase in activity by **over 50% by 2016**. On completion of the Liverpool Hospital Redevelopment this hospital will provide **over 940 beds (> 330 additional beds, or 64% increase), and 61% increase in jobs**, making the Campus the largest health facility in NSW commensurate with the most populous Area Health Service in NSW.
- 1.7 The redevelopment of the **15ha** hospital is also **expected to generate up to 1000 construction jobs, up to 1900 operational jobs post completion**; as well as multiplier effects associated with attracting and supporting complimentary services and facilities within the Liverpool Town Centre.

- 1.8 On 6 April 2006, the Minister formed the opinion that the project is a development to which Part 3A applies. The project was placed on formal exhibition from 6 September 2006 until 6 October 2006. The Department received **seven public authority submissions** (RailCorp, Transport Infrastructure Development Corporation, NSW Heritage Office, Liverpool City Council, Sydney Buses, Ministry of Transport, and Department of Education and Training) and **three adjoining landowners / community submissions**.
- 1.9 On 29 September 2006, the Minister declared the Liverpool Hospital redevelopment a **critical infrastructure project** pursuant to Section 75C of the Environmental Planning and Assessment Act, 1979 having satisfied himself that **the project is of economic, social and environmental significance for the State**.
- 1.10 The proponent lodged a response to issues, and a revised statement of commitments on **21 December 2006**. This was used as an opportunity to address issues raised during the exhibition period.
- 1.11 Issues include impacts of the recently approved Southern Sydney Freight Line, heritage, land acquisition, vehicular and pedestrian accessibility, and car parking provision. The most significant of those was the **vehicular and pedestrian access across the rail corridor and projects within the rail corridor including the Southern Sydney Freight Line**. Following the exhibition period the proponent met with representatives from RailCorp, Transport Infrastructure Development Corporation and the Australian Rail Track Corporation to resolve outstanding issues. **Consensus has been reached between the parties and negotiations continue to address detailed design matters**.
- 1.12 Approval for a **maximum of 2400 car parking spaces** has been sought, which the Department is satisfied with in principle. This is an **increase of 890 spaces (equating 59%)** from existing car parking provisions. Future project applications will need to demonstrate the quantum, location and justification for proposed car parking.
- 1.13 The proposal is consistent with the recently exhibited draft package comprising the **Liverpool Vision Statements, LEP, DCP and Civic Improvement Program** prepared by the Department's Living Centre's Team. The proposed heights and FSR are less than the maximums in the draft statutory documents.
- 1.14 The Department is of the view that the combination of statements of commitment made by the proponent together with supplementary modifications of approval that are recommended be imposed by the Minister, will effectively mitigate and manage all issues within acceptable environmental limits.
- 1.15 The Department has also formed the view that the proposed **early works can proceed without further assessment** and therefore **recommends concurrent project approval** subject to the conditions in Appendix A.
- 1.16 Redevelopment of the Liverpool Hospital will secure **significant social investment** benefiting the greater metropolitan region and the State. The strategic need for the proposal is readily justified through the **creation of up to 1000 construction jobs and up to 1900 operational jobs**; provision of 355+ additional beds improving the growing community's access to high level health and hospital services; **continuation of strong community and cultural associations with the hospital site**; a **highly accessible health care facility**; provision of jobs in a locality with higher than average unemployment rates; and strengthening of primary health and continuing health care in the community.
- 1.17 The Department **recommends that the Concept Plan application be approved** subject to the imposition of conditions set out in Appendix A.