

Notice of decision

Section 2.22 and clause 20 of Schedule 1 of the *Environmental Planning and Assessment Act 1979*

Application type	State significant development
Application number and project name	SSD-10388 Liverpool Hospital Multi-storey Carpark
Applicant	Health Administration Corporation
Consent Authority	Minister for Planning and Public Spaces

Decision

The Acting Executive Director under delegation from the Minister for Planning and Public Spaces has, under section 4.38 of the *Environmental Planning and Assessment Act 1979* (**the Act**) granted consent to the development application subject to the recommended conditions.

A copy of the development consent and conditions is available [here](#).

A copy of the Department of Planning and Environment's Assessment Report is available [here](#).

Date of decision

30 November 2020

Reasons for decision

The following matters were taken into consideration in making this decision:

- the relevant matters listed in section 4.15 of the Act and the additional matters listed in the statutory context section of the Department's Assessment Report.
- the prescribed matters under the Environmental Planning and Assessment Regulation 2000.
- the objects of the Act.
- the considerations under s 7.14(2) and 7.16(3) of the *Biodiversity Conservation Act 2016*.
- all information submitted to the Department during the assessment of the development application.
- the findings and recommendations in the Department's Assessment Report.
- the views of the community about the project (see **Attachment 1**).

The findings and recommendations set out in the Department's Assessment Report were accepted and adopted as the reasons for making this decision.

The key reasons for granting consent to the development application are as follows:

- the project would provide a range of benefits for the region and the State as a whole, including capital investment in ancillary public health infrastructure, creation of 360 construction jobs and two new operational jobs, providing facilities to support the expansion of health facilities and supporting the expansion of Liverpool Hospital in line with the vision for the precinct.
- the project is permissible with development consent, and is consistent with NSW Government policies, including Greater Sydney Commission's Greater Sydney Regional Plan 'A Metropolis of Three Cities', Transport for NSW's Future Transport Strategy 2056, Greater Sydney Commission's Western City District Plan, NSW's State Infrastructure Strategy 2018 – 2038 Building the Momentum and Greater Sydney Commission's Liverpool Area Place Strategy.
- the impacts on the community and the environment can be appropriately minimised, managed or offset to an acceptable level, in accordance with applicable NSW Government policies and standards in the Department's Assessment Report. The consent authority has included conditions to ensure: landscaping works, including canopy recovery are provided; noise mitigation is developed through design development to ensure noise targets are complied with; a historical archaeological program is prepared and implemented to manage the potential for resources on the site; and construction impacts are appropriately managed.
- the issues raised by the community during consultation and in submissions have been considered and adequately addressed through changes to the project and the recommended conditions of consent.
- weighing all relevant considerations, the project is in the public interest.

Attachment 1 – Consideration of Community Views

The Department exhibited the Environmental Impact Statement for the project from 28 May 2020 until 24 June 2020 (28 days) and received eight submissions, including one in support of the project.

The key issues raised by the community (including in submissions) and considered in the Department's Assessment Report and by the decision maker include bicycle parking, landscaping, construction impacts, car parking costs, local jobs and wayfinding. Other issues are addressed in detail in the Department's Assessment Report.

<i>Issue</i>	<i>Consideration</i>
<p><i>Bicycle parking</i></p> <ul style="list-style-type: none"> should be provided at the higher end of the range instead of at the low end identified in the relevant guidelines (10 per cent of staff/beds instead of 5 per cent). 	<p><i>Assessment</i></p> <ul style="list-style-type: none"> The Applicant originally did not provide any bicycle parking, but this was increased to 25 spaces. In conjunction with the 75 spaces provided in the ancillary multi-storey carpark, a total of 100 spaces will be provided, which exceeds the recommended 10 per cent of staff/beds for staff and visitors. The Department concludes sufficient bicycle parking has been provided.
<p><i>Landscaping and open space</i></p> <ul style="list-style-type: none"> additional mature trees should be incorporated into the design to provide shade and mitigate the impacts of urban heat. open space on roof top should be provided. 	<p><i>Assessment</i></p> <ul style="list-style-type: none"> The proposal originally included planting of 25 trees, which has been increased to 81 in the amended proposal and subsequent additional information. The Department is satisfied that the revised number of trees offsets the trees removed under a separate approval for early road works and would ensure sufficient shading within the at-grade carpark. The Department does not consider that open space should be provided on the roof top in lieu of car parking spaces. Furthermore, the associated application for the Liverpool Hospital Redevelopment (SSD-10389) provides sufficient additional open space areas in accessible and suitable locations.
<p><i>Amenity</i></p> <ul style="list-style-type: none"> public art should be provided, particularly on the northern façade which faces the schools. light spill impacts. 	<p><i>Assessment</i></p> <ul style="list-style-type: none"> The Applicant has advised that a public arts package would be provided for hospital development and is being prepared with relevant stakeholders, including Council. This includes consideration of public art on the northern façade. The Department is satisfied that public art would be incorporated into the final design. Amenity impacts from light spill would be addressed in the detailed design of lighting. The Department considers that lighting design in accordance with relevant standards would mitigate the impacts. <p><i>Conditions</i></p> <p>Conditions include:</p> <ul style="list-style-type: none"> a requirement to consult with Council's Public Arts Officer and delivery of the public arts package before commencement of operations. a requirement to demonstrate that installed lighting associated with the development achieves Australian Standards and the objective of minimising light spillage to any adjoining or adjacent sensitive receivers.
<p><i>Construction impacts</i></p> <ul style="list-style-type: none"> management plans should be prepared to manage the construction impacts. 	<p><i>Assessment</i></p> <ul style="list-style-type: none"> The Department considers that the construction impacts can be managed subject to mitigation measures. <p><i>Conditions</i></p> <p>Conditions include:</p> <ul style="list-style-type: none"> construction management plan, including sub-plans to address noise, traffic and waste. construction worker parking strategy. evacuation strategy for potential flooding impacts.
<p><i>Car parking costs</i></p> <ul style="list-style-type: none"> Parking rates impact on broader groups of the community, particularly the people in need. 	<p><i>Assessment</i></p> <ul style="list-style-type: none"> Paid parking at hospitals forms part of NSW government policy and concessions have been incorporated as part of the policy. The Department is satisfied that the paid parking proposed aligns with government policy and is one of the measures to promote sustainable travel.
<p><i>Local jobs</i></p> <ul style="list-style-type: none"> major projects should support the creation of local jobs. 	<p><i>Assessment</i></p> <ul style="list-style-type: none"> The Applicant has advised that the construction contract would include measures to address local employment. The Department is satisfied that this matter has been considered by the Applicant.

<i>Issue</i>	<i>Consideration</i>
<p><i>Wayfinding</i></p> <ul style="list-style-type: none"> • additional wayfinding should be provided within the CBD. 	<p><i>Assessment</i></p> <ul style="list-style-type: none"> • Council has requested that additional wayfinding signage be provided within the CBD. • Whilst the Applicant contends that wayfinding signage would be provided on the campus, the Department considers that given the redistribution of traffic and pedestrians to new access points and vision for greater connectivity between the CBD and the hospital, additional wayfinding would be appropriate. <p><i>Conditions</i></p> <p>Conditions include the requirement to provide additional signage within the CBD prior to commencement of operations.</p>