

JRPP No:	2010STH040
DA No:	DA-71- 2010
PROPOSED DEVELOPMENT:	New single storey multi purpose health facility Lot 2 Corner of O'Hagan Street and Tor Street Gundagai NSW 2722 consisting of Lots 1 and 2 DP785637.
APPLICANT:	Health Administration NSW
REPORT BY:	Gundagai Shire Council

Assessment Report and Recommendation

Proposed Development

The proposed multipurpose health service development consists of two single-storey linear wings orientated north south parallel to Tor Street. The two wings are connected centrally and at the northern end creating to external courtyards between the buildings. Referred to DRAWING NUMBER DA 04 DEVELOPMENT APPLICATION GROUND LEVEL PLAN.

The multipurpose service facility consists of: 18 beds a support cluster with staff overnight accommodation; acute care 12 beds with support cluster, emergency area, Community Health area and Administration area. The external ancillary development includes: a service yard, staff car parking (10 spaces) at the southern end of the building The new visitor car park (36 spaces) at the northern end of the facility accessible from Tor Street.

The gross floor area of the new development totals 2435.67 square metres.

The value of the construction: \$9,504,853 (excl. GST)

Referral to Joint Regional Planning Panel

The proposal is referred to the Southern Region Joint Regional Planning Panel for determination pursuant to clause 13C of State Environmental Planning Policy (Major Development) 2005, given it is characterised as a state the application has a CIV of over \$5m Public and Private infrastructure.

Permissibility

The site is not zoned pursuant to the Gundagai Local Environmental Plan 1997. The proposal multipurpose health service facility is characterised under the provisions of the Draft G LEP 2010 as a *Hospital* and is permissible subject to development consent.

Consultation

In accordance with Council's Notification Policy the application was notified to likely affected property owners, general public and exhibited from 21/12/2010 to 28/1/2011. Three submissions were received.

No statutory referrals and/or concurrence requirements apply.

Key Issues

The main issues raised in the submissions and through the assessment process were as follows:

- Stormwater drainage on and off the site.
- Provision of kerb and gutter in Tor Street
- Parking demand and provision for parking on the site and on the adjoining streets.
- Potential disruption to the operation of “Uralba” hostel and Gundagai hospital.

Recommendation

Grant approval to DA 71-2010, subject to conditions.

1. Background

This development application was submitted by NSW Health Administration Corporation on 16 December 2010. Public notice has been given and adjoining and adjacent property owners notified.

The planning of a multipurpose service MPS to replace the existing Gundagai hospital started in December 2005. The basic reason for the development is to replace the existing Gundagai hospital facility because of its age, poor condition and it is functionally inefficient with many major non-compliance issues. Refer to Statement of Environmental Effects (SEE 1.0 INTRODUCTION).

2. Sites and Locality Description

The development site is located on Lot 1 and 2 to DP 785637 bounded by Tor Street, O'Hagan Street and Attwood Avenue Gundagai.

The site has an area of 4 ha and currently accommodates the Gundagai hospital, ambulance station, dwelling and Uralba Hostel (seniors housing/ aged care). The attached aerial photos indicate the location of the buildings on the site of the proposed development.

The land is sloping and falls towards the southeast and southwest as can be seen on the attached drawing number DA 02 DEVELOPMENT APPLICATION SITE SURVEY.

The site is surrounded by residential development on O'Hagan Street, Tor Street and Attwood Avenue. The adjoining land to the west is vacant grassland, a few mature trees and detention basin/ dam.

The site is currently serviced by all public utilities.

Uralba Hostel

Proposed MPS Service



Ambulance Station

LOCALITY PLAN

3. Project Description

The proposed multipurpose health service (MPS) development consists of two single-storey linear wings orientated north south parallel to Tor Street. The two wings are connected centrally and at the northern end creating two external courtyards between the buildings. Referred to DRAWING NUMBER DA 04 DEVELOPMENT APPLICATION GROUND LEVEL PLAN.

The MPS consists of: 18 beds a support cluster with staff overnight accommodation; acute care 12 beds with support cluster, emergency area, Community Health area and Administration area. The external ancillary development includes: a service yard, staff car parking (10 spaces) at the southern end of the building The new visitor car park (36 spaces) at the northern end of the facility accessible from Tor Street.

The gross floor area of the new development totals 2435.67 square metres.

The value of the construction: \$9,504,853 (excl. GST)

MPS and associated works are to be constructed in accordance with the plans submitted with the development application:

GUNDAGAI MULTIPURPOSE SERVICE

Drawing number

- DA 02 - SITE SURVEY
- DA03 - SITE PLAN
- DA 04- GROUND LEVEL PLAN
- DA 05- ROOF PLAN
- DA 06- ELEVATIONS
- DA 07 - ELEVATIONS
- DA 08 - SECTIONS

Prepared by Rice Daubney dated 25/11/ 2010

HYDRAULIC SERVICES EXTERNAL WORKS SITE PLAN prepared by Acor Consultants (Nov 2010)

CIVIL DRAWINGS:

- CO1 - NOTES AND LEGEND SHEET
- CO2 - OVERALL PLAN
- CO3 - SITEWORKS PLAN
- CO4 - EROSION AND SEDIMENT CONTROL PLAN
- CO5 - DETAILS SHEET 1
- CO6 – DETAILS SHEET 2

Prepared by Taylor Thompson Whitting Consulting Engineers dated 25/11/2010

LANDSCAPE PLAN

- LANDSCAPE PLAN & LANDSCAPE DETAILS PLAN

Prepared by Site Image Landscape Architects dated 25/11/2010.

4. Consultation

In accordance with Council's Notification policy the application was notified and exhibited 21/12/2010 to 28/1/2011 and received 3 submissions.

Letters were sent to the property owners adjacent to the development site with frontage to Tor Street and O'Hagan Street as well as a public notice published in the local newspaper.

Summary of submissions:

- Two of the submissions received were from residents of Tor Street and O'Hagan Streets concerned that the increased stormwater runoff from the proposed development would further exacerbate the existing drainage problems they experience.
- Suggestion that self-contained accommodation be provided for visiting medical officers / locums as it would make attracting doctors to the MPS easier.
- Suggestion that there be adequate space set aside for VMOs, Registrars, RMOs and students for to prepare reports, medical records and other required documentation.

Response

- The Director of Engineering Services has investigated the stormwater run off issue. The investigation has shown that the concerns are justified and an alternative site drainage solution be found.
- The suggestions relating to self-contained accommodation are provided for visiting medical and additional workspace for VMOs, RMOs and students should be conveyed to the applicant for their consideration. Any amendments to the proposal resulting from the suggestions will only result in a minor alterations to the plans submitted with the DA. Minor alterations of this nature will not require the submission of an application under Section 96A of the EPA Act 1979.

5 Referrals

Response

- No statutory referrals required under relevant legislation.
- Internal referrals obtained from Council: Director of Engineering Services

6. Section 79C Considerations

(a)(i) the provisions of any environmental planning instrument

Response:

State Environmental Planning Policy (Infrastructure) 2007

Division 10 Health services facilities

56 Definitions

In this Division:

health services facility means a facility 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 the following:

- (a) day surgeries and medical centres,
- (b) community health service facilities,
- (c) health consulting rooms,
- (d) facilities for the transport of patients, including helipads and ambulance facilities,
- (e) **hospitals**.

prescribed zone means any of the following land use zones or a land use zone that is equivalent to any of those zones:

- (a) RU4 Rural Small Holdings,
- (b) RU5 Village,
- (c) RU6 Transition,
- (d) **R1 General Residential**,
- (e) R3 Medium Density Residential,
- (f) R4 High Density Residential,
- (g) R5 Large Lot Residential,
- (h) B2 Local Centre,
- (i) B3 Commercial Core,
- (j) B4 Mixed Use,
- (k) B5 Business Development,
- (l) B6 Enterprise Corridor,
- (m) B7 Business Park,
- (n) SP1 Special Activities,
- (o) SP2 Infrastructure.

Response

- The development site land is located in the prescribed zone “R1 General Residential”

57 Development permitted with consent

- (1) Development for the purpose of *health services facilities* may be carried out by any person with consent on land in a prescribed zone.

Response

- There is no zone attached to the land under the provisions of the Gundagai LEP 1997.
- The provisions of the Draft Gundagai LEP 2010 (DGLEP 2010) show the land as being zoned “R1 General Residential”.
- Full weight should be given to the provisions of the DGLEP 2010 in the determination of this development application as it is considered to be certain and imminent of coming into force in the near future.
- THE PROPOSED MPS HEALTH FACILITY IS PERMITTED WITH CONSENT.

58 Development permitted without consent

Response

- Not relevant

Gundagai Shire Local Environmental Plan 1997

Response

- The provisions of the Gundagai Shire Local Environmental Plan 1997 provisions apply to the development site.
- The proposed development of the MPS is permissible with consent of the consent authority (Southern Region Joint Regional Planning Panel)
- There are no elements of the proposed MPS that do not comply with the provisions of the Draft GLEP 1997.

(a)(ii) the provisions of any draft environmental planning instrument

Gundagai Local Environmental Plan 2010.

Part1 Preliminary

1.2 Aims of Plan [compulsory]

- (1) This Plan aims to make local environmental planning provisions for land in Gundagai Shire in accordance with the relevant standard environmental planning instrument under section 33A of the Act.
- (2) The particular aims of this Plan are as follows:
- (a) to retain the distinctive character of Gundagai town in its riparian setting;
 - (b) to protect the Shire's crop and pasture lands and vineyards from adverse environmental impacts;
 - (c) to protect environmentally sensitive land and important fauna and flora;
 - (d) to protect, conserve and enhance the Shire's rich indigenous and nonindigenous cultural heritage;
 - (e) to encourage economic growth, employment creation and business opportunities in the rural, village and urban areas of the Shire;
 - (f) to maintain Sheridan Street as Gundagai town's primary area for business, civic and cultural uses and visitor services;
 - (g) to encourage the renewal and consolidation of older residential areas close to the Gundagai town centre to provide appropriate housing that meets the needs of the community.

Response

- The proposed development is consistent with "aims": (d), (e) and (g)

1.3 Land to which Plan applies [compulsory]

This Plan applies to the land identified on the Land Application Map.

Response

- The development site land is located on LAND ZONING MAP - Sheet LZN 013 shown to be ZONED "General Residential R1"

1.4 Definitions [compulsory]

The Dictionary at the end of this Plan defines words and expressions for the purposes of this Plan.

curtilage, in relation to a heritage item or conservation area, means the area of land (including land covered by water) surrounding a heritage item, a heritage conservation area, or building, work or place within a heritage conservation area, that contributes to its heritage significance.

earthworks means excavation or filling

excavation means the removal of soil or rock, whether moved to another part of the same site or to another site, but does not include garden landscaping that does not significantly alter the shape, natural form or drainage of the land.

health services facility means a building or place used as a facility 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 the following:

- day surgeries and medical centres,
- community health service facilities,
- health consulting rooms,
- facilities for the transport of patients, including helipads and ambulance facilities,
- hospitals.

heritage item means a building, work, archaeological site, tree, place or Aboriginal object:

- shown on the Heritage Map as a heritage item, and
- the location and nature of which is described in Schedule 5, and
- specified in an inventory of heritage items that is available at the office of the Council.

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

- day surgery, day procedures or health consulting rooms,
- accommodation for nurses or other health care workers,
- accommodation for persons receiving health care or for their visitors,
- shops or refreshment rooms,
- transport of patients, including helipads, ambulance facilities and car parking,
- educational purposes or any other health-related use,
- research purposes (whether or not it is carried out by hospital staff or health care workers or for commercial purposes),
- chapels,
- hospices,
- mortuaries.

public utility infrastructure, includes infrastructure for any of the following:

- the supply of water,
- the supply of electricity,
- the disposal and management of sewage.

public utility undertaking means any of the following undertakings carried on or permitted to be carried on by or by authority of any Government Department or under the authority of or in pursuance of any Commonwealth or State Act:

- (a) railway, road transport, water transport, air transport, wharf or river undertakings,
- (b) undertakings for the supply of water, hydraulic power, electricity or gas or the provision of sewerage or drainage services, and a reference to a person carrying on a public utility undertaking includes a reference to a council, electricity supply authority, Government Department, corporation, firm or authority carrying on the undertaking.

Response

- The above definitions have been used in the interpretation of land uses and activities associated with the proposed development of the MPS Health facility in preparing this assessment report.

Part 2 Permitted or prohibited development

2.1 Land use zones

Response

Noted

2.2 Zoning of land to which Plan applies [compulsory]

Response

Noted

2.3 Zone objectives and land use table [compulsory]

Response

Noted

2.4 Unzoned land [compulsory]

Response

Noted

2.5 Additional permitted uses for particular land [compulsory]

Response

Noted not applicable to this land.

2.6 Subdivision—consent requirements [compulsory]

Response

Noted not applicable to this application.

2.6A Demolition requires consent [local]

Response

Noted not applicable to this application.

2.6B Temporary use of land [local]Response

Response

Noted not applicable to this application.

Land Use Table

relevant zone

Zone R1 General Residential

1 Objectives of zone

- To provide for the housing needs of the community.
- To provide for a variety of housing types and densities.
- To enable other land uses that provide facilities or services to meet the day to day needs of residents.

2 Permitted without consent

Home occupations;

3 Permitted with consent

Attached dwellings; Boarding houses; Business identification sign; Child care centres; Community facilities; Dwelling houses; Group homes; Home industries; Hostels; Multi dwelling housing; Neighbourhood shops; Places of public worship; Residential flat buildings; Semi-detached dwellings; Seniors housing; Sewage reticulation systems; Shop top housing; Any development not specified in item 2 or 4

4 Prohibited

Agriculture; Air transport facilities; Amusement centres; Boat repair facilities; Boat sheds; Bulky good premises; Business premises; Canal estate development; Caravan parks; Car parks; Cemetery; Charter and tourism boating facilities; Correctional centres; Crematorium; Depots; Electricity generating works; Entertainment facilities; Environmental facilities; Extractive industries; Farm buildings; Freight transport facilities; Forestry; Function centres; Highway service centres; Home occupation (sex services); Industries; Industry retail outlets; Marinas; Mining; Mooring; Mortuaries; Office premises; Passenger transport facilities; Port facilities; Recreation facilities (indoor); Recreation facilities (outdoor); Recreation facilities (major); Registered clubs; Research stations; Restricted premises; Restriction facilities; Retail premises; Rural industries; Rural supplies; Rural workers dwelling; Service stations; Sewerage systems; Sex service premises; Signage; Storage premises; Telecommunication facilities; Transport depots; Timber and building supplies; Vehicle body repair workshops; Vehicle repair stations; Vehicle sales or hire premises; Veterinary hospitals; Waste or resource management facilities; Water recreation structures; Water treatment facilities; Wholesale supplies

Response

The proposed MPS health service facility is characterised as a “hospital” which is permissible development described as “Any development not specified in item 2 or 4”.

i.e. A HOSPITAL IS PERMITTED WITH CONSENT

Part 3 Exempt and complying development

Response

Noted not applicable to this application.

Part 4 Principal development standards

Response

Noted not applicable to this application.

Part 5 Miscellaneous provisions

Response

5.1 to 5.9, 5.11 and 5.12 not applicable to this application.

5.10 Heritage conservation [compulsory]

Note. Heritage items, heritage conservation areas and archaeological sites (if any) are shown on the Heritage Map. The location and nature of any such item, area or site is also described in Schedule 5.

Response

The subject Lot 2 of the land is the site of a “heritage item”:

SCHEDULE 5		CI 5.10
Part 1 Heritage Items		
Suburb :		Gundagai
Item name:		District Hospital
Address:		O'Hagan
Property description:		Lot 2 DP785637
Significance:	Local	
Item Num.		15

(1) Objectives

The objectives of this clause are:

- (a) to conserve the environmental heritage of Gundagai Shire, and
- (b) to conserve the heritage significance of heritage items and heritage conservation areas including associated fabric, settings and views, and
- (c) to conserve archaeological sites, and
- (d) to conserve places of Aboriginal heritage significance.

Response

- The proposed development is consistent with the conservation “objectives”.

(2) Requirement for consent

Development consent is required for any of the following:

- (a) demolishing or moving a heritage item or a building, work, relic or tree within a heritage conservation area,
- (b) altering a heritage item or a building, work, relic, tree or place within a heritage conservation area, including (in the case of a building) making changes to the detail, fabric, finish or appearance of its exterior,
- (c) altering a heritage item that is a building by making structural changes to its interior,
- (d) disturbing or excavating an archaeological site while knowing, or having reasonable cause to suspect, that the disturbance or excavation

will or is likely to result in a relic being discovered, exposed, moved, damaged or destroyed,
(e) disturbing or excavating a heritage conservation area that is a place of Aboriginal heritage significance,
(f) erecting a building on land on which a heritage item is located or that is within a heritage conservation area,
(g) subdividing land on which a heritage item is located or that is within a heritage conservation area.

Response

- 2(f) applies to the development:
“erecting a building on land on which a heritage item is located or that is within a heritage conservation area.”
 - Development consent is being applied for in this DA 71 - 2010

(3) When consent not required

However, consent under this clause is not required if:

- (a) the applicant has notified the consent authority of the proposed development and the consent authority has advised the applicant in writing before any work is carried out that it is satisfied that the proposed development:
- (i) is of a minor nature, or is for the maintenance of the heritage item, archaeological site, or a building, work, relic, tree or place within a heritage conservation area, and
 - (ii) would not adversely affect the significance of the heritage item, archaeological site or heritage conservation area, or
- (b) the development is in a cemetery or burial ground and the proposed development:
- (i) is the creation of a new grave or monument, or excavation or disturbance of land for the purpose of conserving or repairing monuments or grave markers, and
 - (ii) would not cause disturbance to human remains, relics, Aboriginal objects in the form of grave goods, or to a place of Aboriginal heritage significance, or
- (c) the development is limited to the removal of a tree or other vegetation that the Council is satisfied is a risk to human life or property, or
- (d) the development is exempt development.

Response

- Consent under this clause is not required as the development would not adversely affect the significance of the heritage item 15, (5.10 (3) (a) (ii)).

(4) Effect on heritage significance

Response

- Not relevant

(5) Heritage impact assessment

Response

- Not relevant

(6) Heritage conservation management plans

Response

- Not relevant

(7) Archaeological sites

Response

Not relevant

(8) Places of Aboriginal heritage significance

Response

Not relevant

(9) Demolition of item of State significance

Response

Not relevant

(10) Conservation incentives

Response

Not relevant

5.11 Bush fire hazard reduction [compulsory]

Bush fire hazard reduction work authorised by the *Rural Fires Act 1997* may be carried out on any land without consent.

Note. The *Rural Fires Act 1997* also makes provision relating to the carrying out of development on bush fire prone land.

Response

Not relevant (urban area)

5.12 Infrastructure development and use of existing buildings of the Crown[compulsory]

Response

This clause is not applicable as a development is for a new building.

Part 6 Additional local provisions

6.1 Dwellings in Zones RU1, RU4, RU5, R1, R3 and R5 [local]

Response

Not relevant

6.2 Public utility infrastructure [local]

(1) Development consent must not be granted for development unless the Council is satisfied that any public utility infrastructure that is essential for the proposed development is available or that adequate arrangements have been made to make that infrastructure available when required.

(2) This clause does not apply to development for the purpose of providing, extending, augmenting, maintaining or repairing any public utility infrastructure.

Response

- Development site is currently serviced by all the necessary public utilities and civil infrastructure required to support the proposed development. Some modifications extensions and expansion to the existing services will be necessary and will be covered by the conditions of the consent.
- Draft electrical plans have been received from Clarence Consultants P/L who are undertaking the preparatory work necessary to provide ELECTRICAL services both underground and overhead reticulation. Preliminary plans for the works have been provided to the Director of Engineering Services for consideration and comment.

6.8 Earthworks [local]

(1) The objectives of this clause are as follows:

(a) to ensure that any earthworks will not have a detrimental impact on environmental functions and processes, neighbouring uses or heritage items and features of the surrounding land,

(b) to allow earthworks of a minor nature without separate development consent.

(2) Development consent is required for earthworks, unless:

(a) the work is exempt development under *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008*, or

(b) the consent authority is satisfied the earthworks are of a minor nature.

(3) Before granting development consent for earthworks, the consent authority must consider the following matters:

(a) the likely disruption of, or any detrimental effect on, existing drainage patterns and soil stability in the locality,

(b) the effect of the proposed development on the likely future use or redevelopment of the land,

(c) the quality of the fill or of the soil to be excavated, or both,

(d) the effect of the proposed development on the existing and likely amenity of adjoining properties,

(e) the source of any fill material or the destination of any excavated material,

(f) the likelihood of disturbing Aboriginal objects or other relics,

(g) proximity to and potential for adverse impacts on any watercourse, drinking water catchment or environmentally sensitive area.

Response

- There are a considerable amount of earthworks associated with the development because of the slope the land and the need integrate with the existing public utility infrastructure.
- It is essential to keep Uralba hostel and existing hospital facilities operating during the whole of the construction phase.
- Works during the construction phase will need to be undertaken in a fashion that safeguards the amenity of the residents on and adjacent to the development site.
- Consideration has been given to them as listed in 3 (a) to (g) many of which have been addressed in the statement of environmental effects and will be satisfactorily dealt with via the specification for the construction works and the conditions of the consent recommended by Council.

(a)(iii) any development control plans

Response

- No DCPs are applicable to the site.

(a)(iiia) any planning agreement that has been entered into or any draft planning agreement that the developer has offered to enter into

Response

- No planning agreement nor any draft planning agreement has been entered into.

(a)(iv) any matters prescribed by the regulations

Response

There are no matters prescribed by the regulations.

(b) the likely impacts of the development

(1) traffic and transport;

- (a) It is expected there will be little increase in the traffic generated by the proposed development when in operation. The existing access arrangements will remain with new access driveways from Tor Street. Referred to drawing number PA 03– DEVELOPMENT APPLICATION SITE PLAN

- (b) Provision has been made on site for public car park with 36 places with 2 spaces designated for disabled persons.
- (c) There is concern that the amount of public parking space provided may not be sufficient in the long-term and that serious consideration should be given to the creation of additional on street parking along Tor Street frontage.
- (d) Service yard has been provided at the southern end of the site with its own separate entry point from Tor Street. The service yard will provide a loading and unloading dock, garden shed, wash up area, general waste storage, drying yard and 10 parking spaces for staff.
- (e) A new ambulance drop-off zone has been created with ambulance entry from Tor Street.
- (f) The internal roadway network proposed has been carefully designed to link to the existing hostel and hospital with a pedestrian access to the Uralba hostel.
- (g) There is a strong possibility that the proposed new MPS facility will generate more traffic along Tor Street. There is concern that the pavement condition on both a streets may require reconstruction.
- (h) The *NSW RTA Guide to Traffic Generating Developments* 5.12 *Health and community services* provides no guidance in respect of public health care facilities car parking demand. There is concern that the long term parking demand created by the MPS will not be adequately met by the 46 spaces proposed. A condition is considered desirable to make additional, safe and efficient parking along Tor Street adjacent to the development to address this concern.

(2) Solar access;

- (a) The orientation of the building will optimise daylight and passive solar heating of aged care and acute care bedrooms. Shading from summer sun has been dealt with in the provision of awnings and window louvers. (SEE 13.0 ENEGRY)

(3) Views;

- (a) The design of the MPS has been conscious of the need to maintain and capitalised on the extensive views of the rural countryside available from the site.
- (b) The proposed single story MPS facility will not create any obstructions to the views of residents living in Tor Street and O'Hagan Street. In addition the internal views available from existing buildings on the site have been preserved.
- (c) The general appearance of the new building and landscaping will enhance the streetscape.
- (d) The view of residents on the east side of Tor street as well as the overall appearance of the MPS grounds would be improved with the provision of kerb and gutter along the Tor street as would clearly defining the landscape areas i.e. a border element

(4) privacy;

- (a) The proposed development does not create any privacy issues for residents either adjacent to the site nor on the site.

(5) public domain;

- (a) This considered that the public domain in Tor Street would be greatly enhanced visually with the new modern building with associated parking and landscaped areas.
- (b) It is considered that the public domain could be greatly enhanced by the provision of kerb and gutter on the western side of Tor Street linking all the

proposed access driveways. This would facilitate the definition of the parking area and landscaped footpath adjoining.

(6) Utilities;

- (i) Water: Sufficient supply and water pressure are available. Refer to SEE 10.0 reticulated supply, water efficiency, water sensitive design, roof water harvesting, water supply and fire hydrant service strategy. (P11, 12)
- (ii) Drainage: The proposed system of stormwater discharge from the site is showing on the plans (Drawing number C03– SPACE SITEWORKS PLAN is considered **unacceptable**. The submissions from residents referred to above clearly demonstrate that the existing stormwater infrastructure couldn't cope with the additional load. The existing situation has been investigated by councils Director of Engineering Services and an alternative system of discharge found. (Refer to Director of Engineering Services Appendix C comments).
- (iii) energy: (SEE 14.0 ENERGY)
 - 1. The MPS building has been oriented and designed to optimise passive solar energy.
 - 2. Attention has also been tied to installation of roof and walls, natural revelation heating and cooling lighting systems, water heating, electric power of design to meet the efficiency levels required by section J6 of the Building Code of Australia.
 - 3. Diesel fuel is to be kept on the site in a tank with in a spill container. The volume of fuel to be kept on the site is not stated in the application therefore it will be necessary to ensure that the storage arrangements satisfy WorkCover and the provisions of the *Occupational Health and Safety Regulation 2001*.

(7) Soils:

- (a) The soils investigation for the building foundations and other works will be submitted with the construction certificate documentation.
- (b) Erosion and sedimentation arising from the on site construction of the MPS has been considered and appropriate measures put in place to minimise impacts. Refer to SEE 10.0 SOIL AND WATER and Drawing number CO4 - EROSION AND SEDIMENT CONTROL PLAN

(8) heritage;

- (a) the existing Gundagai Hospital is not listed as an item of the environmental heritage under the present LEP 1997. It however listed as in item No 15 under the Draft GLEP 2010.
- (b) The proposed development will not impact on the integrity of the item nor reduce its conservation value. Refer to SEE 12.0 HERITAGE

(9) Waste:

- (a) Waste disposal will maintain the existing arrangements with Council and managed in accordance with the HNEH policy.
- (b) A condition of consent will ensure appropriate measures will operate.
- (c) Refer to SEE 14.0 WASTE

(10) flora & fauna:

- (a) The design and site layout of the MPS as we use the impact on the existing flora and fauna and requires only a small number of isolated trees to be removed.
- (b) Refer to architectural drawing DA 03and SEE2.0 SITE SUITABILITY p3

(11) noise and vibration:

- (a) Construction work is will be conditioned to operate within time limits to ensure the residential amenity of the locality is safeguarded.

- (b) Once in operation the main source of noise will emanate from mechanical plant and service vehicles. Both the plant and the service vehicles are required to meet noise levels appropriate to the area. The development provides full treatment of the various plans to reduce the noise impact.
- (c) Refer to SEE 9.0 AIR AND NOISE
- (d) It is advisable for the Developer to undertake a dilapidation survey of adjoining properties prior to construction

(12) safety and security:

- (a) The buildings and grounds are to be under electronic surveillance and natural surveillance 24 hours a day 365 days a year.
- (b) Refer to SEE 7.0 SECURITY SYSTEMS

(13) economic impact:

- (a) The proposed MPS facility will inject money into the local economy during the construction and operation phases.

(14) social impact:

- (a) Numerous social benefits will result from the new MPS: employment and better health care for the general populace of the Gundagai district, motorist using the Hume Highway and an increase in local aged care facilities.

(15) construction:

- (a) The building and site works actively will be subject to compliance to WORKCOVER requirements with the erection of fences signage and provision for traffic management both on the site and the adjacent roads.
- (b) Refer to SEE 15.0 SITE MANAGEMENT

(c) the suitability of the site for development

Response

- The proposed MPS fits the locality being in the area that has served Gundagai residents for the pasted 100 years with medical services. The addition of the ambulance station and the "Uralba" Hostel to the site more recently consolidates the site as the health / medical precinct for Gundagai.
- The site attributes are conducive to development in terms of:
 - The sufficient area available for development on the existing site (4Ha) with most of the existing buildings located in the north west corner away from Tor Street.
 - The site topography and the location of vegetation will readily accommodate the development with out disruption of the existing site activities.
 - The availability of all the necessary services.

(d) any submissions made in accordance with this Act or the Regulations

Summary of submissions:

- Two of the submissions received were from residents of Tor Street and O'Hagan Streets concerned that the increased stormwater runoff from the proposed development would further exacerbate the existing drainage problems they experience.
- Suggestion that self-contained accommodation be provided for visiting medical officers / locums as it would make attracting doctors to the MPS easier.
- Suggestion that there be adequate space set aside for VMOs, Registrars, RMOs and students for to prepare reports, medical records and other required documentation.

Response

- The Director of Engineering Services has investigated the stormwater run off issue. The investigation has shown that the concerns are justified and an alternative site drainage solution be found.
- The suggestions relating to self-contained accommodation be provided for visiting medical and additional work space for VMOs, RMOs and students should be conveyed to the applicant for their consideration. Any amendments to the proposal resulting from the suggestions will only result in a minor alteration to the plans submitted with the DA. Minor alterations of this nature will not require the submission of an application under Section 96A of the EPA Act 1979.

(e) the public interest

The new MPS health facility will replace the old and inefficient hospital. The development will provide better health care in meeting the needs of the local community. In addition the development will integrate the age care with health services. This development will provide efficiencies in the delivery of a greater range of health care and produce cost savings in its operations compared to the existing site arrangements.

7. Conclusion

Subject to addressing the issues identified in the statement of environmental affects, the matters raised by Gundagai Shire Council and those who made submissions (3) the proposal is acceptable against the relevant considerations under section 79C.

8. Recommendation

That the Joint Regional Planning Panel grant consent to DA-71- 2010subject to the conditions contained in Appendix A.

DA ASSESSMENT BY:GUNDAGAI SHIRE COUNCIL

DATE: 20TH FEBRUARY 2011

SIGNED: (GENERAL MANAGER GUNDAGAI SHIRE COUNCIL)

APPENDIX A - Conditions of Consent

A General Conditions

1. Building and developing the MPS health facility as proposed in the plans listed in Appendix B and the intentions stated in the Statement of Environmental Effects prepared by RICE DAUBNEY dated November 2010 and submitted with the development application, other than the matters relating to stormwater drainage which require a redesign.
2. All building construction and works allied to the development of the MPS facility to comply with the requirements of the Building Code of Australia and all relevant Australian Standards
3. Approvals to be obtained and submitted to Council in respect of electrical and hydraulic services from the appropriate authorities. This includes all activities under the provisions of s68 Local Government Act 1993. (e.g. water supply, sewerage, stormwater drainage)
4. The traffic management plan to be prepared and submitted for the approval of Council demonstrating how the site can be accessed during the construction of the MPS and associated works and noting the need for unimpeded access to both Uralba Hostel and the existing hospital.
5. Removal and disposal of site waste to the satisfaction of council. (This relates to construction phase and operational phase).
6. The proposed stormwater network shall be re-configured so that all stormwater flows to the proposed sediment basin at the rear of the MPR site. The capacity of the existing system in Tor Street is unable to accommodate any increase to flow.
7. The submission of a lighting plan for approval by Council demonstrating that the on-site lighting and street lighting can be provided to satisfy Australian design standards.(To ensure that the residential amenity of Tor Street residents is preserved and there is sufficient illumination for security purposes.)
8. Providing additional landscaping for the proposed public car park (36 spaces) to the satisfaction Council. (The intention is to provide additional shade from the western sun during the summer months.)
9. Provision of kerb and gutter along Tor Street to O'Hagan Street together with a footpath 2m wide along the frontage of the development. (This is to provide additional parking adjacent to the MPS and facilitate safe pedestrian access).
10. The storage of chemicals and fuel (diesel) on the site satisfying the requirements of Work Cover and the provisions of the *Occupational Health and Safety Regulation 2001*.
11. Council will require that a financial bond of \$22,500 be lodged with Council at the time of application for a Construction Certificate to ensure that any damage to Council infrastructure caused during the construction phase can be corrected prior to the issue of an Occupation Certificate. The Developer will be required to jointly inspect the site and surrounds with Councils Director of Engineering prior to and after construction to determine any damage. The final inspection will determine the refund of the bond (or part thereof).

Conditions which must be satisfied prior to the commencement of any development work

1. Obtaining approval from council for the removal and relocation of the existing weatherboard dwelling shown on drawing DA 02 - SITE SURVEY
2. Obtaining approval from the relevant public utility authority for the removal/ relocation of existing services (electricity, water, sewer, gas and drainage).

Conditions which must be satisfied during any development work

1. Hours of construction limited to 7 AM to 6 PM Monday to Friday 7 AM to 12 PM Saturday. Any variations to these limits will be subject to approval from council.
2. Noise emanating from the site during construction and operation must not interfere with the residential amenity in the area.
3. All works on the site and activities are to be undertaken in accordance with the requirements of New South Wales WORKCOVER authority.

Conditions which must be satisfied prior to any occupation or use of the building

1. The consolidation of lots 1 and 2 in DP 785637 will carry out a subdivision of the site to eliminate any new buildings or existing buildings encroaching over property boundaries.
2. Obtaining an Occupation Certificate in accordance with the requirements of the Building Code of Australia.
3. Ensuring the adequacy of water supply and water pressure for the MPS facilities operational needs and fire fighting requirements. Evidence of satisfying this condition will need to be supplied to Council by the appropriate authorised person or persons.

Conditions which must be satisfied during the ongoing use of the development

Nil

Advisory Notes

Nil

APPENDIX B –Plans

GUNDAGAI MULTIPURPOSE SERVICE

Drawing number

- DA 02 - SITE SURVEY
- DA03 - SITE PLAN
- DA 04 - GROUND LEVEL PLAN
- DA 05 - ROOF PLAN
- DA 06 - ELEVATIONS
- DA 07 - ELEVATIONS
- DA 08 - SECTIONS

Prepared by Rice Daubney dated 25/11 2010

HYDRAULIC SERVICES EXTERNAL WORKS SITE PLAN prepared by Acor Consultants
(Nov 2010)

CIVIL DRAWINGS:

- CO1 - NOTES AND LEGEND SHEET
- CO2 - OVERALL PLAN
- CO3 - SITEWORKS PLAN
- CO4 - EROSION AND SEDIMENT CONTROL PLAN
- C05 - DETAILS SHEET 1
- C06 – DETAILS SHEET 2

Prepared by Taylor Thompson Whitting Consulting Engineers dated 25.11.2010

LANDSCAPE PLAN

- LANDSCAPE PLAN & LANDSCAPE DETAILS PLAN

Prepared by Site Image Landscape Architects dated 25.11.2010.

APPENDIX C –Referral Comments

Comments from Internal Departments

Department	Comments
Council Director of Engineering Services	The proposed system of stormwater discharge from the site is showing on the plans (Drawing number C03 – SPACE SITEWORKS PLAN is considered unacceptable. The submissions from residents referred to above clearly demonstrate that the existing stormwater infrastructure couldn't cope with the additional load. The proposed stormwater network shall be re-configured so that all stormwater flows to the proposed sediment basin at the rear of the MPS site. The capacity of the existing system in Tor Street is unable to accommodate any increase in flow.