

JRPP NO:	2010SYW056
DA NO:	DA 279/2011/JP
PROPOSED DEVELOPMENT:	CONVERSION OF LEVEL 2 MEDICAL SUITES TO ADDITIONAL HOSPITAL BEDS AND LEVEL 1 STORAGE AREA TO OPERATING THEATRE (NORWEST PRIVATE HOSPITAL)
SUBJECT SITE:	LOTS 35 AND 37 SP 82294 AND LOT 100 DP 1139109, NOS. 9-11 NORBRIK DRIVE, BELLA VISTA
APPLICANT:	HEALTH PROJECTS INTERNATIONAL
REPORT BY:	KRISTINE MCKENZIE PRINCIPAL EXECUTIVE PLANNER
RECOMMENDATION:	APPROVAL

Assessment Report and Recommendation

BACKGROUND

MANDATORY REQUIREMENTS

Owner:	Caversham Property Pty Ltd and Healthscope Ltd	1.	<u>LEP 2005</u> – Permissible with consent.
Zoning:	Employment Area 10(a) (Business Park)	2.	<u>DCP Part D Section 1 - Parking</u> – Satisfactory.
		3.	<u>DCP Part E Section 14 – Norwest</u> – Satisfactory.
Area:	45,213m ² (Lots 35, 37 and 100)	4.	<u>Section 79C (EP&A Act)</u> – Satisfactory.
Existing Development:	Norwest Private Hospital and Medical Suites		
Capital Investment Value:	\$9 million		

SUBMISSIONS

REASON FOR REFERRAL TO JRPP

1. Exhibition:	Not required	1.	Capital Investment Value in excess of \$5 Million pursuant to SEPP (Major Development) 2005
2. Notice Adj Owners:	Yes, fourteen (14) days		
3. Number Advised:	Fifteen (15)		
4. Submissions Received:	Nil		

HISTORY

25/10/2007	Development Consent granted by Council for a private hospital and medical suites (30/2008/HA).
26/02/2008	Refusal issued for a modification application to Development Consent 30/2008/HA/A. The modification application sought to amend Condition 5 which related to pay parking.
18/07/2008	Section 96 Modification approved under Delegated Authority for internal and external modification to the internal layout and external appearance of the building, changes to drainage and retaining walls and request to construct the hospital in one stage rather than the previously approved two stages (Modification Application 30/2008/HA/B).
25/04/2008	Class 1 Appeal lodged with the Land and Environment Court regarding Council's refusal of Modification Application 30/2008/HA/A (Appeal No. 10402 of 2008).
28/08/2008	Court Orders issued by the Land and Environment Court which resulted in a modification to Condition 5 in respect to pay parking.
23/08/2010	Subject Development Application lodged.
02/09/2010	Email sent to applicant seeking confirmation that there is no increase in floor area, clarification of height and further details of medical suite layouts.
03/09/2010	Information received from the applicant confirming there is no increase in floor area and confirming height and medical suite layout.
07/09/2010	Site inspection carried out with applicant.
08/09/2010	Further plans submitted by the applicant confirming the height of the plant. Email sent to applicant seeking additional information regarding carparking calculations.
14/09/2010	Email received from applicant advising that they agree with the proposed carparking calculations.
24/09/2010	Email sent to the applicant regarding the recommended conditions of consent.
28/09/2010	Advice received from applicant that they raise no objections to the recommended conditions of consent.

PROPOSAL

The proposal is for internal works to the existing hospital to create additional hospital beds, operating theatre and associated works and amenities including a new skylight. Specifically the works involve:

- (i) The conversion of approximately 548m² of floor area on Level 1 to an operating theatre. The rooms to be converted generally encompass an existing patient holding bay, recovery area, suite, doctor and staff lounge, store room, meeting room and endoscope cleaning room. The proposed layout will incorporate pre-operating bays, waiting areas, interviews rooms, store, biomedical workshop, steriliser room and operating theatre.
- (ii) The conversion of approximately 1807m² of floor area on Level 2 to forty-three (43) additional hospital beds. The rooms to be converted generally encompass an education room, staff room, lounge area, store, offices, reporting station, special care nursery and consulting suites. The proposed layout will incorporate an assessment and waiting area, patient amenities, relocated education room, lounge, internal alterations to various areas and an additional 43 hospital beds.
- (iii) Installation of a skylight within the roof over the proposed patient lounge area on Level 2.

There is no increase in floor area of the hospital. With the exception of the skylight, there are no external works proposed to the hospital and no changes to the existing carparking and access arrangements.

ISSUES FOR CONSIDERATION

1. Compliance with SEPP (Major Development) 2005

Clause 13(1) of SEPP (Major Development) 2005 provides the following referral requirements to a Joint Regional Planning Panel:-

"(1) This Part applies to the following development:

- (a) development that has a capital investment value of more than \$10 million,*
- (b) development for any of the following purposes if it has a capital investment value of more than \$5 million:*
 - (i) affordable housing, air transport facilities, child care centres, community facilities, correctional centres, educational establishments, electricity generating works, electricity transmission or distribution networks, emergency services facilities, health services facilities, group homes, places of public worship, port facilities, public administration buildings, public ferry wharves, rail infrastructure facilities, research stations, road infrastructure facilities, roads, sewerage systems, telecommunications facilities, waste or resource management facilities, water supply systems, wharf or boating facilities,*
- (c) Crown development that has a capital investment value of more than \$5 million,*
- (d) Development for the purposes of eco-tourism facilities that has a capital investment value of more than \$5 million,*
- (e) Designated development,*
- (f) Subdivision of land into more than 250 lots."*

The proposed development is defined as a 'health service facility' under the above definition and provides a capital investment value of \$9,000,000.00 thereby requiring referral to, and determination by, a Joint Regional Planning Panel. In accordance with this requirement the application was referred to, and listed with, the JRPP for determination.

2. Baulkham Hills Local Environmental Plan (BHLEP) 2005

The site is zoned Employment Area 10(a)(Business Park) under Baulkham Hills Local Environment Plan 2005. The proposed use is defined as a "hospital" which is:

"hospital means building or place used for the purpose of providing professional health services (including preventative care, diagnosis, medical or surgical treatment and counselling) to people admitted as inpatients of the building or place, whether or not outpatients are also cared for or treated there".

The proposed works are considered satisfactory in respect to the above definition.

The objectives of the Employment Area 10(a)(Business Park) zone relevant to the proposal aim to: -

- "(a) to provide for new industrial, business and office development that will contribute to the economic and social growth of the local government area, and*
- (c) to encourage the development of a new industrial business and office employment area in a location highly accessible to employees, and*
- (e) to provide facilities for business and light industry by allowing development of a range of ancillary commercial, recreational and community facilities and other development activities serving the needs of the business park workforce,"*

The proposed use is a permissible development within the Employment 10(a) zone and is consistent with the objectives of the zone. As such the proposal is considered satisfactory with respect to BHLEP 2005.

3. DCP Part E Section 14 - Norwest

The proposal has been assessed having regard to the provisions of Part E Section 14 – Norwest and is considered satisfactory. The proposed works are predominantly internal works, with the exception of the skylight and additional plant, and as such there is no change proposed to floor space ratio, floor area, setbacks, existing carparking numbers or access arrangements.

The proposed works include the installation of a new skylight over the Level 2 patient waiting area and new plant to service the additional hospital area. The applicant has confirmed that the proposed works remain under the height limit required within the precinct.

Accordingly the proposed development is satisfactory in regard to the provisions of Part E Section 14 – Norwest.

4. DCP Part D Section 1 - Parking

DCP Part D Section 1 - Parking requires the provision of parking for a private hospital and a medical practitioners surgery as follows:-

Hospital

1 space per 2 beds for visitors plus
 1 space per 1.5 employees plus
 1 space per 2.5 visiting medical officers

Medical Practitioners Surgery

3 spaces per consulting room plus
 1 space per support employee

There are currently 690 car spaces on site in accordance with the original Development Application. This requirement was based on the above DCP requirements and was based on both the hospital suite and medical practitioner surgery components. At the time of the assessment and approval of the original Development Application the layout plans of the medical consulting rooms indicated suites which varied in size from 105-218m². The applicant advised at that time that the proposed layout was indicative only. Given the uncertainty with respect to the layout the carparking calculations were based on a consulting room size of 50m² and 60m² respectively in order to provide a range of scenarios and to ensure that adequate parking was provided on site.

The proposed carparking requirements for the internal alteration and additions for the new hospital beds and operating theatre are as follows:

	RATE	PROPOSED	SPACES REQUIRED
HOSPITAL	1 space per 2 beds for visitors plus	43 beds	21.5
	1 space per 1.5 employees plus	19 employees	12.6
	1 space per 2.5 visiting medical officers	No additional visiting medical officers	---
TOTAL SPACES REQUIRED			35 SPACES

In regard to the existing approved medical practitioners surgery component, the applicant has advised that on Levels 1 and 2 only six (6) suites are occupied out of 26 suites on these levels.

The rate for a medical consulting room under the DCP requirements is:

3 spaces per consulting room; and

1 space per support employee

The existing medical suite area to be converted has been assessed based on three (3) carparking rates and utilising the converted floor area of 1756m². The rates include the original assessment rates of 50m² and 60m² per medical suite and one (1) employee per suite and also on the average suite size identified within the 'Traffic and Parking Impact Assessment' which identifies an average medical suit size of 110m² and 1.7 employees. Based on these rates the following applies:

	RATE	NO. OF SUITES AND EMPLOYEES	CAR SPACES REQUIRED
MEDICAL PRACTITIONERS SURGERY BASED ON 50M² AREA AND ONE (1) EMPLOYEE PER SUITE	3 spaces per consulting room 1 space per support employee	35 suites 35 employees	140 spaces
MEDICAL PRACTITIONERS SURGERY BASED	3 spaces per consulting room	30 suites	120 spaces

ON 60M² AREA AND ONE (1) EMPLOYEE PER SUITE	1 space per support employee	30 employees	
MEDICAL PRACTITIONERS SURGERY BASED ON 110M² AREA AND 1.7 EMPLOYEES PER SUITE	3 spaces per consulting room 1 space per support employee	16 suites 28 employees	76 spaces

As can be seen above the additional hospital beds and operating theatre generate the need for 35 spaces, however the same area previously required a range of spaces between 76-140 spaces for medical practitioners surgeries. This results in a surplus of spaces based on the DCP rate of between 41-64 spaces.

Further, the Development Application was supported by a 'Traffic and Parking Impact Assessment' which indicated that there were surplus spaces available on site. In this respect a survey was carried out on Wednesday 4 August 2010. Of the 690 spaces available, the peak usage was around 300 spaces. The peak use times occurred at 11am and 2pm. The report concludes that the proposed works will result in a requirement for less carparking spaces on site, that the proposed works will generate less traffic than the approved layout and that a minor improvement in function of the road network will result.

The Traffic and Parking Impact Assessment' has also been reviewed by Council's Principal Traffic and Transport Co-ordinator who has advised that as the net result of the proposed changes there is a general reduction in overall traffic generation and parking demand compared to the previous approved use as medical suites and there is no objection raised to the proposal.

Accordingly the proposal is considered satisfactory in respect to parking.

5. Compliance with Section 79C of the Environmental Planning and Assessment Act, 1979

The proposal has been assessed against Section 79C of the Environmental Planning and Assessment Act, 1979 as follows:-

(a) (i) Any environmental planning instrument

Satisfactory as detailed within Sections 1 and 2 of this report.

(ii) any draft environmental planning instrument that is or has been placed on public exhibition and details of which have been notified to the consent authority, and

Not Applicable – there is no draft planning instrument applicable to the proposed development.

(iii) any development control plan, and

Satisfactory as detailed within Section 3 and 4 of this report.

(iiia) any planning agreement that has been entered into under section 93F, or any draft planning agreement that a developer has offered to enter into under section 93F, and

Not Applicable – there is no planning agreement applicable to the proposed development.

(iv) any matters prescribed by the regulations,

Not relevant.

(b) the likely impacts of that development, including environmental impacts on both the natural and built environments, and social and economic impacts in the locality,

Satisfactory – the proposed works are not considered to provide an adverse impact on the natural and built environment. In this respect all works, with the exception of a proposed skylight and plant, are internal to the existing building.

(c) the suitability of the site for the development,

Satisfactory – the site currently contains the existing Norwest Private Hospital.

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

Satisfactory - the proposal was notified for a period of fourteen (14) days in accordance with Council's DCP requirements and no submissions were received.

(e) the public interest.

Satisfactory – the proposed development is considered satisfactory in regard to social and environmental impacts and will provide a benefit to residents both within and outside of the Shire through the provision of additional capacity for health services.

ENVIRONMENTAL HEALTH AND PROTECTION COMMENTS

No objection to the proposal subject to the imposition of relevant conditions.

WASTE MANAGEMENT COMMENTS

No objection to the proposal subject to the imposition of relevant conditions.

SUBDIVISION COMMENTS

A proposed strata subdivision application 218/2011/ZC has been lodged with Council to consolidate Lots 36 - 47 into proposed Lot 51 and amend Lots 2 and 3 in Strata Plan SP 82294. This means that the carparking spaces currently allocated to the medical suites will be incorporated into the hospital parking spaces and be available for hospital patients at all times. In addition, the medical suites will be incorporated into the main hospital floor area.

No objection to the proposal subject to the imposition of relevant conditions.

TRAFFIC COMMENTS

The traffic consultants report in support of the above application for the conversion of 10 of the existing approved medical suites to a 43 bed inpatient unit and conversion of 1 medical suite on Level 1 to a day surgery waiting area and operating theatre has been reviewed. Based on a review of the report the net result of these changes is a general reduction in overall traffic generation and parking demand compared to the previous approved use as medical suites.

In this regard there is no objection to the proposal in terms of traffic impact and no conditions to impose.

RTA COMMENTS

The Development Application was referred to the RTA on 24 August 2010. The proposed development is not effected by the provisions of SEPP Infrastructure 2007 given the minor increase in beds, however given that the RTA had previously provided comments to the original Development Application for the hospital it was considered that that they may have an interest in this proposal.

As such the RTA were requested to provide any comments prior to 7 September 2010 and it was stated that should no comment be received Council will assume that the RTA have no concerns with the proposal. There has been no comments received from the RTA regarding the proposal.

CONCLUSION

The application has been assessed having regard to the provisions of Section 79C of the Environmental Planning and Assessment Act, 1979 and Development Control Plan Part E Section 14 - Norwest and Part D Section 1 - Parking and is considered satisfactory.

The proposed works are satisfactory in relation to the DCP requirements and comply with the applicable standards. The proposed works are internal, with the exception of a skylight, and will not impact upon external design, carparking, setbacks, floor space ratio or vehicle access. Consideration has also been given to the proposed number of carparking spaces provided for the development and it has been concluded that the spaces provided will adequately cater for the staff, patients and visitors of the hospital and medical consulting rooms.

The provision of an improved internal layout, additional hospital beds and an operating theatre will provide a valuable resource for residents both within the Shire and outside of the Shire and will provide additional health care benefits. The application was notified for a period of fourteen (14) days however no objections were received.

Accordingly approval of the application subject to conditions is now recommended.

IMPACTS: Financial

This matter has no direct financial impact upon Council's adopted budget or forward estimates.

Hills 2026

The proposed works to provide additional capacity and services within the Norwest Private Hospital will provide an additional service for residents of the area from both within and outside the Shire. The additional services will assist in improving health care services and is a benefit to the community.

RECOMMENDATION

Approval of the Development Application subject to conditions.

GENERAL MATTERS

1. Development in Accordance with Submitted Plans

The development being carried out in accordance with the following approved plans and details, stamped and returned with this consent except where amended by other conditions of consent.

REFERENCED PLANS AND DOCUMENTS

DRAWING NO.	DESCRIPTION	DATE
NWP7-DA1	Level 1 DA Floor Plan – Overall	04.08.10 Issue 2
NWP7-DA1a	Level 1 DA Floor Plan – Area A	04.08.10 Issue 1
NWP7-DA1b	Level 1 DA Floor Plan – Area B	04.08.10 Issue 1
NWP7-DA2	Level 2 DA Floor Plan – Overall	04.08.10 Issue 2
NWP7-DA2a	Level 2 DA Floor Plan – Area A	04.08.10 Issue 1
NWP7-DA2c	Level 2 DA Floor Plan – Area C	04.08.10 Issue 2
NWP7-DA3	Level 3 DA Floor Plan – Overall	04.08.10 Issue 2
NWP7-DA3c	Level 3 DA Floor Plan – Area C	04.08.10 Issue 2
NWP7-DA-S2	DA Skylight/Lounge Plans and Section	04.08.10 Issue 2
NWP7-DA-S1	DA Sections	04.08.10 Issue 2

No work (including excavation, land fill or earth reshaping) shall be undertaken prior to the issue of the Construction Certificate, where a Construction Certificate is required.

2. Compliance with Original Hospital Consent

The proposed additional hospital occupation and fit-out works are required to comply with all relevant conditions of consent imposed upon Development Consent 30/2008/HA (as amended) for the original hospital development, specifically in regard to the provision of parking spaces, pay parking and hours of operation of the loading dock.

3. Construction Certificate

Prior to construction of the approved development, it is necessary to obtain a Construction Certificate. A Construction Certificate may be issued by Council or an Accredited Certifier. Plans submitted with the Construction Certificate are to be amended to incorporate the conditions of the Development Consent.

4. Building Work to be in Accordance with BCA

All building work must be carried out in accordance with the provisions of the Building Code of Australia.

5. Adherence to Waste Management Operational Plan and Ongoing Management Plan

The Waste Management Operational Plan and Ongoing Management Plan submitted to Council must be adhered to in respect of management and disposal of general, contaminated, cytotoxic, cardboard/paper, secure paper and plastic waste generated from the site.

6. Compliance with Norwest Requirements

Compliance with the requirements of Norwest Association as follows:

- (a) Hours of operation are Monday to Sunday 24 hours per day.
- (b) A total of 690 car parking spaces to be provided for the development.
- (c) Any additional signage is to be subject to an application to Norwest Association Limited.

- (d) The installation of roof top plant and equipment is not to be visible from public places, is to be suitably screened and not to intrude into the height plane affecting the site.
- (e) All waste to be removed in accordance with the details as set out in the Statement of Environmental Effects and to the requirements of Council.
- (f) All fitout works to be undertaken as specified and without impacting upon hospital operations and activities, particularly by way of dust, noise and waste removal.

7. Protection of Public Infrastructure

Council must be notified of any damage to the public infrastructure such as road pavement, kerb and gutter, concrete footpaths, drainage structures, utilities and landscaping fronting the development.

Adequate protection must be provided for public infrastructure prior to work commencing and during building operations.

Any damage to public infrastructure caused during construction shall be made good prior to the issue of an occupation or subdivision certificate.

8. Separate Development Application for Subdivision

A separate development application must be submitted to Council for any amendment to the strata title of the approved development.

PRIOR TO THE ISSUE OF CONSTRUCTION CERTIFICATE

9. Submit Waste Management Plan

Prior to the issue of the Construction Certificate a Waste Management Plan in relation to the construction and demolition stages of the development must be submitted to and approved by Council. The Plan shall address the following;

The type of waste materials;

The estimated volume (m3) or area (m2) of waste materials;

The proposed reuse or recycling methods;

Waste contractor information;

Address of recycling outlet(s) and/or landfill site(s).

The Western Sydney Recycling Directory is available to assist the applicant in selecting appropriate contractors and facilities. The Directory may be obtained from Council's website www.thehills.nsw.gov.au or by contacting Council's Waste Management Project Officer on 9762 1112.

10. Construction Management Plan

A construction management plan shall be submitted to Council for endorsement which shall detail how occupied areas of the hospital will be protected from contamination by dust and air pollution by expanding on the following measures previously mentioned:

- Mechanically isolating construction areas from occupied areas;
- Undertaking work during agreed hours of low occupancy;
- Physically sealing construction areas off from occupied areas;
- The use of wet saws when cutting through the concrete roof slab;

Additionally, the construction management plan shall identify measures to minimise the impact from trade services movements on hospital patients, staff and visitors through the hospital during the demolition and construction phases.

11. Disposal of Waste Concrete

Details shall be provided on the method of waste disposal of the waste concrete cut out from the roof during construction, so as to avoid causing excessive noise to hospital patients, staff and visitors.

12. Security Bond – Pavement and Public Asset Protection

In accordance with Section 80A(6)(a) of the Environmental Planning and Assessment Act 1979, a security bond to the value of \$ 45,000.00 is required to be submitted to Council to guarantee the protection of the adjacent road pavement and public assets during construction works.

The bond shall be lodged with Council prior to the issue of a Construction Certificate.

NOTE: The value of this bond shall be confirmed with Council prior to submission and may be in the form of cash or an unconditional bank guarantee. The bond is refundable upon written application to Council along with payment of the applicable bond release fee, and is subject to all work being restored to Council's satisfaction. Should the cost of restoring any damage exceed the value of the bond, Council will undertake the works and issue an invoice for the recovery of these remaining costs.

13. Bank Guarantee(s)

Should a bank guarantee be the proposed method of submitting a security bond the guarantee is to:

- a) Have no expiry date;
- b) Be forwarded direct from the issuing bank with a suitable cover letter that refers to Development Consent No. 279/2011/JP
- c) Specifically reference the item(s) and amounts being guaranteed. If a single bank guarantee is submitted for multiple items it must be itemised.

Should it become necessary for Council to uplift the bank guarantee, notice in writing will be forwarded to the applicant fourteen (14) days prior to such action being taken.

NOTE: No bank guarantee will be accepted that has been issued directly by the applicant.

PRIOR TO WORK COMMENCING ON THE SITE

14. Principal Certifying Authority

A sign is to be erected in accordance with Clause 98 A (2) of the Environmental Planning and Assessment Regulations 2000.

15. Pre-Construction Public Infrastructure Dilapidation Report

Prior to work commencing you are required to submit to Council a public infrastructure inventory report recording the condition of all public assets in the direct vicinity of the development site. The report shall include:

Designated construction access and delivery routes; and

Photographic evidence of the condition of all public assets. The report shall clearly identify the date of recording.

DURING CONSTRUCTION

16. Compliance with Critical Stage Inspections and Other Inspections Nominated by the Principal Certifying Authority

Section 109E(d) of the Act requires certain specific inspections (prescribed by Clause 162A of the Regulations) and known as "Critical Stage Inspections" to be carried out for building work. Prior to permitting commencement of the work, your Principal Certifying Authority is required to give notice of these inspections pursuant to Clause 103A of the Regulations.

N.B. An Occupation Certificate cannot be issued and the building may not be able to be used or occupied where any mandatory critical stage inspections or other inspections required by the Principal Certifying Authority are not carried out.

Where Council is nominated as Principal Certifying Authority, notification of all inspections required is provided with the Construction Certificate approval.

NOTE: You are advised that inspections may only be carried out by the PCA unless by prior agreement of the PCA and subject to that person being an accredited certifier.

PRIOR TO ISSUE OF A OCCUPATION CERTIFICATE

17. Post-Construction Public Infrastructure Dilapidation Report

Prior to the issue of an Occupation and/ or Subdivision Certificate you are required to submit to Council an updated public infrastructure inventory report identifying any damage to such and means of rectification for the approval of Council.

18. Compliance with Requirements of Development Consent

Compliance with all conditions of approval of the Development Consent on the subject property.

THE USE OF THE SITE

19. Compliance with Legislation

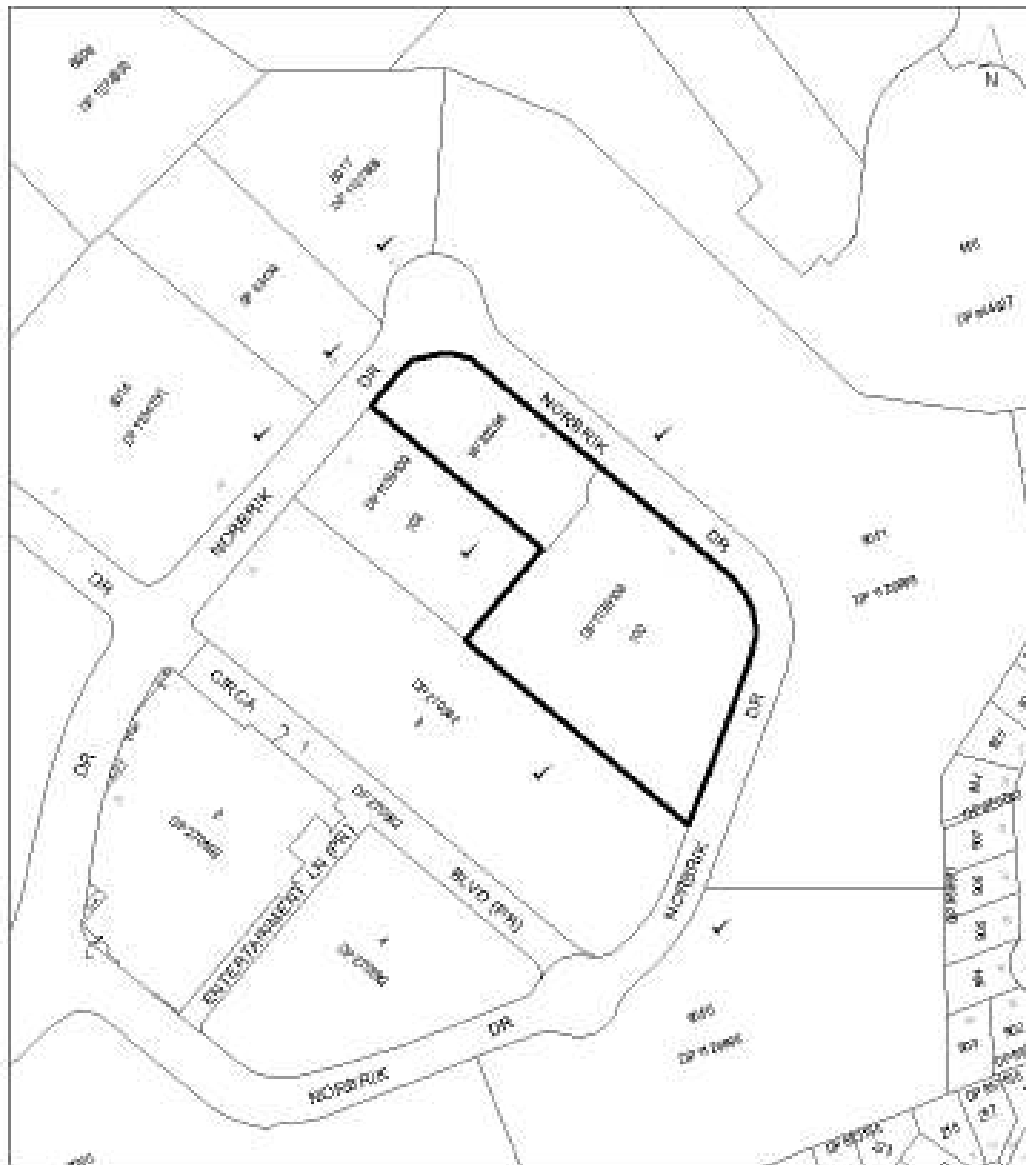
The proprietor is to ensure that operation of the hospital complies with the following documents:

- a) Medical Practice Act 1992.
- b) Medical Practice Regulation 1998
- c) Dentists Act 1989
- d) Dentists (General) Regulation 1996
- e) Physiotherapists Amendment (Infection Control) Regulation 2004

ATTACHMENTS

- 1. Locality Plan
- 2. Site Plan
- 3. Zoning Plan
- 4. Approved Level 1 Plan
- 5. Approved Level 2 Plan
- 6. Proposed Level 1 Plan
- 7. Proposed Part Level 1 Plan
- 8. Proposed Part Level 2 Plan
- 9. Proposed Level 2 Plan
- 10. Proposed Part Level 2 Plan
- 11. Proposed Part Level 2 Plan
- 12. Proposed Roof Plan

ATTACHMENT 1 – LOCALITY PLAN



- ☐ SUBJECT SITE
- ✓ PROPERTIES NOTIFIED

THE HILLS
Sydney's Garden Shire

THE HILLS SHIRE COUNCIL

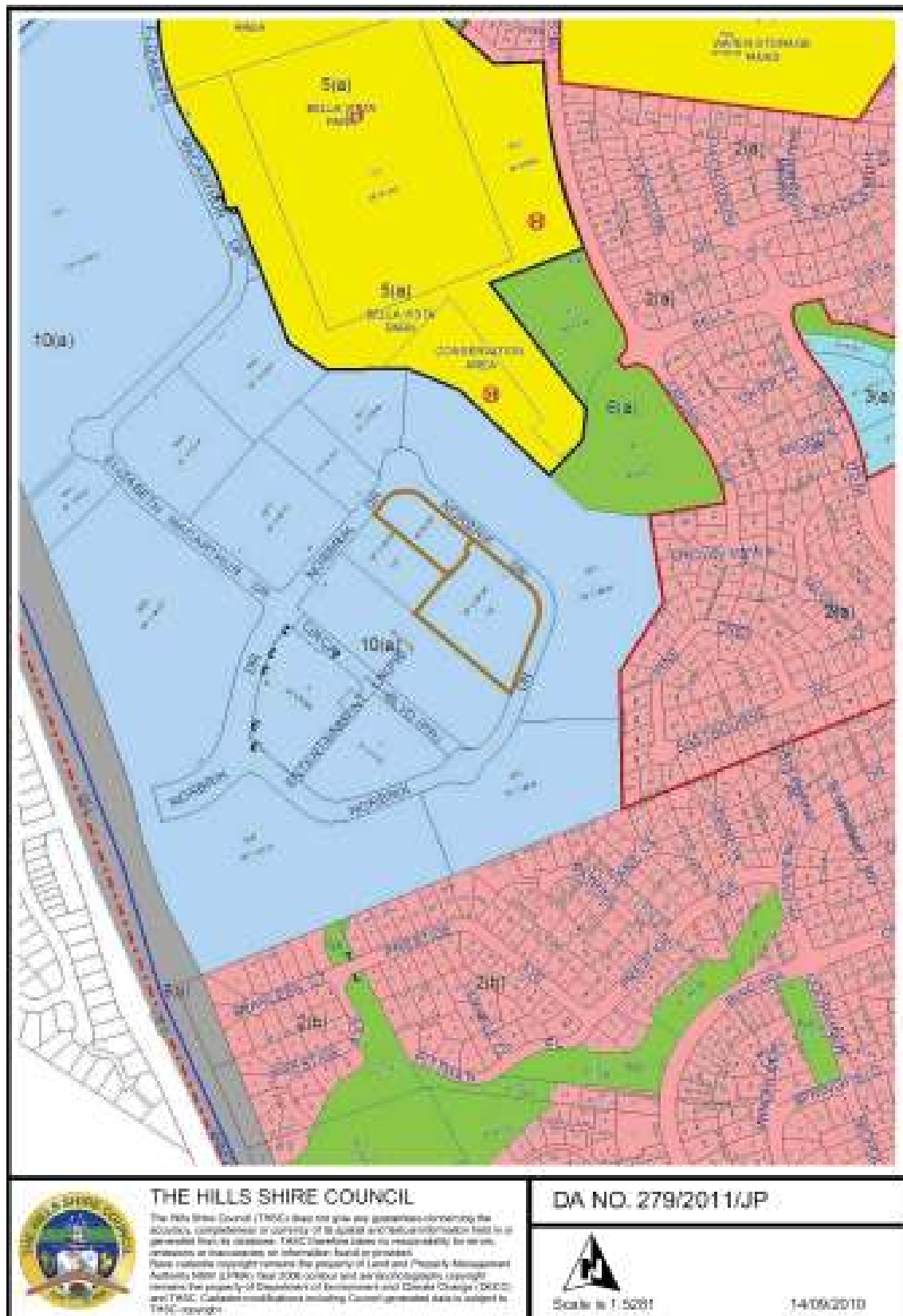
THE HILLS SHIRE COUNCIL, BY DEPUTY GENERAL MANAGER, CONFIRMS THE ACCURACY, COMPLETENESS AND RELIABILITY OF THE
TOTAL INFORMATION HILLS INFORMATION SYSTEMS DATABASE

THIS CONFIRMATION OF ACCURACY, COMPLETENESS AND RELIABILITY OF THE TOTAL INFORMATION HILLS INFORMATION SYSTEMS DATABASE IS SUBJECT TO THE FOLLOWING:

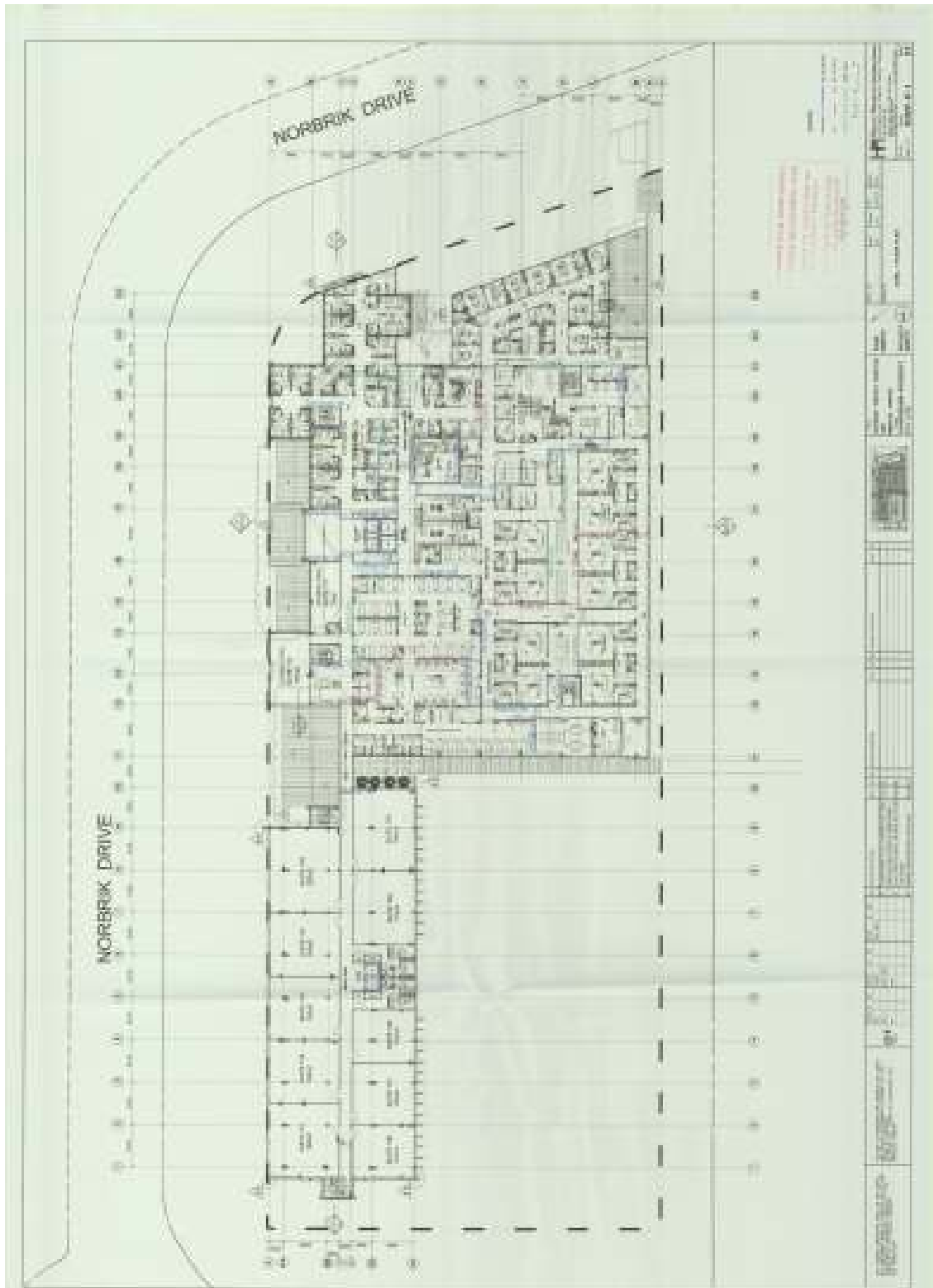
ATTACHMENT 2 – SITE PLAN



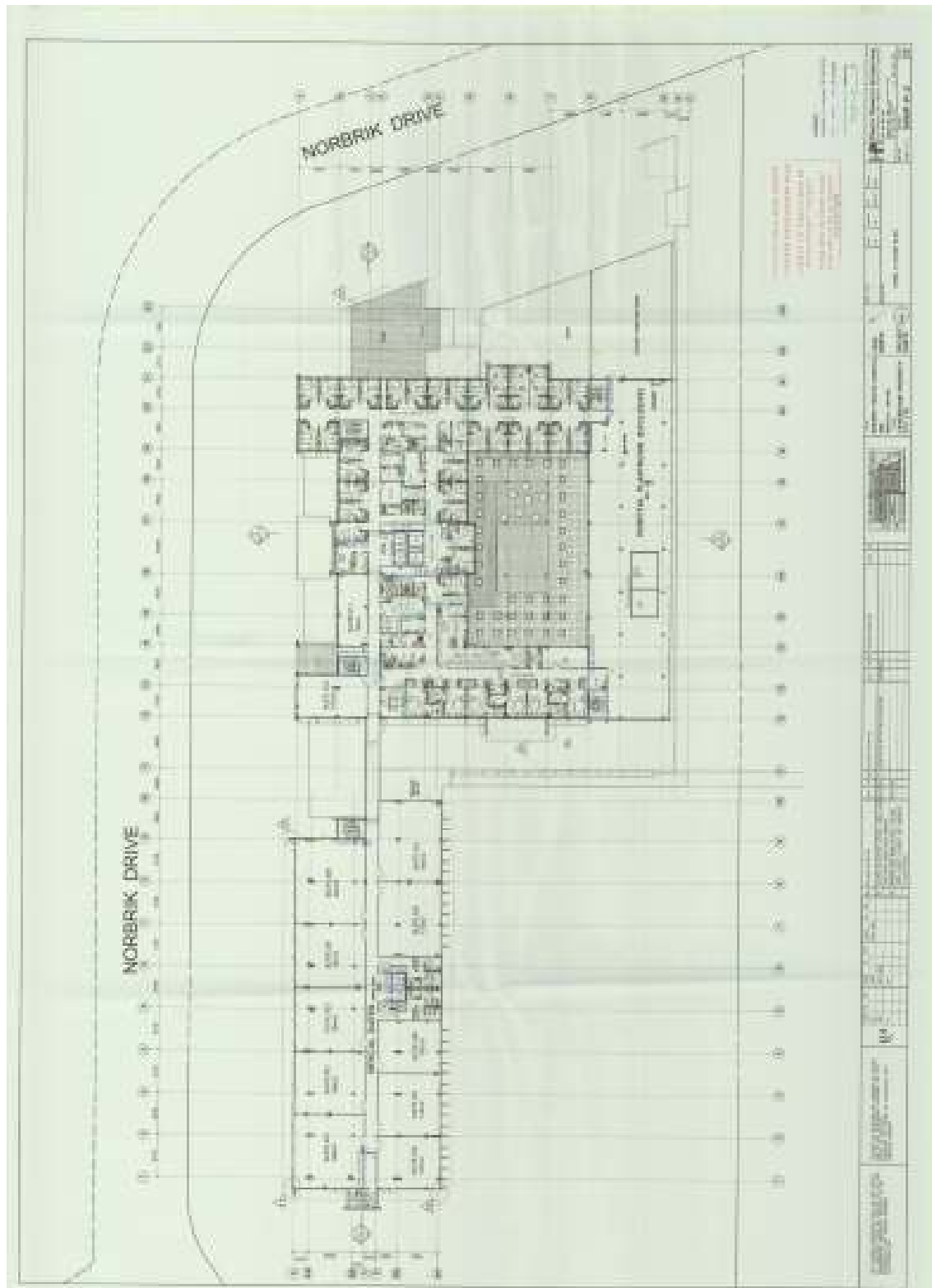
ATTACHMENT 3 – ZONING PLAN



ATTACHMENT 4 – APPROVED LEVEL 1 PLAN



ATTACHMENT 5 – APPROVED LEVEL 2 PLAN



ATTACHMENT 6 – PROPOSED LEVEL 1 PLAN



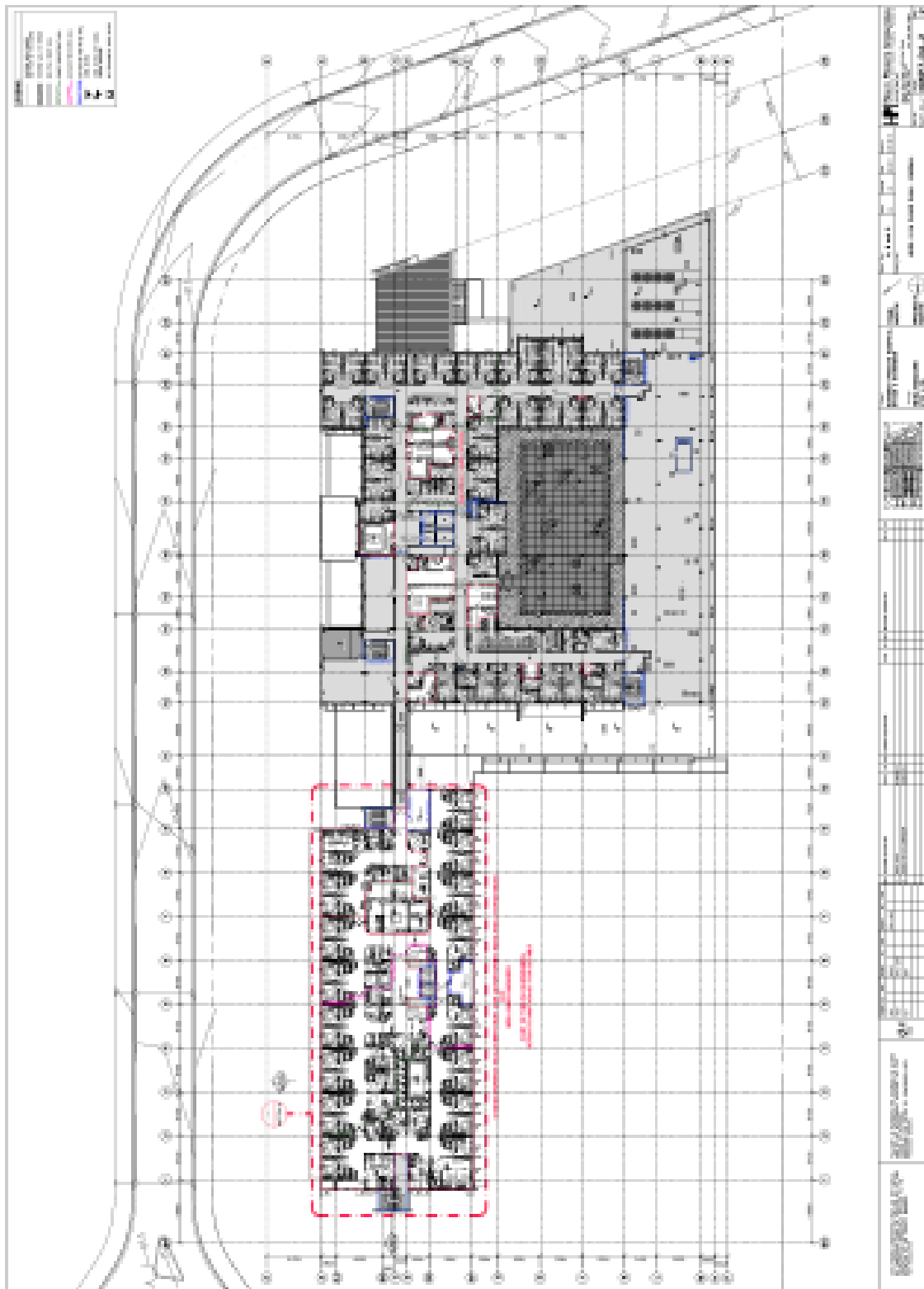
ATTACHMENT 7 – PROPOSED PART LEVEL 1 PLAN



ATTACHMENT 8 – PROPOSED PART LEVEL 1 PLAN



ATTACHMENT 9 – PROPOSED LEVEL 2 PLAN



ATTACHMENT 10 – PROPOSED PART LEVEL 2 PLAN



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ATTACHMENT 12 – PROPOSED ROOF PLAN

