



## ORANGE CITY COUNCIL

Development Application No **DA 389/2010(1)**

NA11/50

Container PR22457

### NOTICE OF DETERMINATION OF A DEVELOPMENT APPLICATION

issued under the *Environmental Planning and Assessment Act 1979*  
Section 81(1)

#### Development Application

Applicant Name: Hansen Yuncken Pty Ltd  
Applicant Address: Sydney Airport Central, L6 15 Bourke Rd  
MASCOT NSW 2020  
Owner's Name: Bloomfield Hospital  
Land to Be Developed: Lot 300 DP 1115809 - 1530. Forest Road, Orange  
Proposed Development: Hospital (additions and alterations)

#### Building Code of Australia building classification:

Class 9a

#### Determination

Made On: 17 February 2011

Determination: **CONSENT GRANTED SUBJECT TO CONDITIONS DESCRIBED BELOW:**

**Consent to Operate From:** 17 February 2011

**Consent to Lapse On:** 17 February 2016

#### Terms of Approval

The reasons for the imposition of conditions are:

- (1) To ensure compliance with relevant statutory requirements.
- (2) To provide adequate public health and safety measures.
- (3) To ensure a quality urban design for the development which complements the surrounding environment.
- (4) To maintain neighbourhood amenity and character.
- (5) Because the development will require the provision of, or increase the demand for, public amenities and services.
- (6) To ensure the utility services are available to the site and adequate for the development.
- (7) To prevent the proposed development having a detrimental effect on adjoining land uses.
- (8) To minimise the impact of development on the environment.

#### Conditions

- (1) The development is to be carried out generally in accordance with:

(a) **Plan/s numbered AR.GH.SK.100.01 03; AR.GH.SK.103; AR.GH.SK.104 01**

- (b) statements of environmental effects or other similar associated documents that form part of the approval

**as amended in accordance with any conditions of this consent.**

**Conditions (cont)**

<b>PRESCRIBED CONDITIONS</b>
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- (2) All building work must be carried out in accordance with the provisions of the Building Code of Australia.
- (3) A sign is to be erected in a prominent position on any site on which building work, subdivision work or demolition work is being carried out:
  - a. showing the name, address and telephone number of the principal certifying authority for the work, and
  - b. showing the name of the principal contractor (if any) for any building work and a telephone number on which that person may be contacted outside working hours, and
  - c. stating that unauthorised entry to the site is prohibited.

Any such sign is to be maintained while the building work, subdivision work or demolition work is being carried out.

<b>PRIOR TO WORKS COMMENCING</b>
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- (4) A Certificate of Compliance, from Orange City Council in accordance with the *Water Management Act 2000*, is to be submitted to the Principal Certifying Authority prior to works commencing.

The Certificate of Compliance will be issued subject to the payment of contributions for water, sewer and drainage works - at the level of contribution applicable at that time. The contributions are based on 10 ET's for water supply headworks and 10 ET's for sewerage headworks.

- (5) Prior to works commencing, an approval under Section 68 of the Local Government Act is to be sought from Orange City Council, as the Water and Sewer Authority, for water, sewer and stormwater works. No plumbing and drainage is to commence until approval is granted.

<b>DURING CONSTRUCTION/SITEWORKS</b>
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- (6) All construction/demolition work on the site is to be carried out between the hours of 7.00 am and 6.00 pm Monday to Friday inclusive, 7.00 am to 5.00 pm Saturdays and 8.00 am to 5.00 pm on Sundays and Public Holidays. Written approval must be obtained from the General Manager of Orange City Council to vary these hours.
- (7) The following inspections will be required to be carried out by Council as the Water and Sewer Authority:
  - internal sewer
  - hot and cold water installation
  - external sewer
  - stormwater drainage
  - final on water, sewer and stormwater drainage and Council services.
- (8) All plumbing and drainage (water supply, sanitary plumbing and drainage, stormwater drainage and hot water supply) is to comply with the *Local Government (Water, Sewerage and Drainage) Regulation 1998*, the *NSW Code of Practice - Plumbing & Drainage* and Australian Standard AS3500 - National Plumbing and Drainage Code. Such work is to be installed by a licensed plumber and is to be inspected and approved by Council prior to concealment.
- (9) All materials and finishes of the proposed additions are to match, as close as possible, the materials and finishes of the existing building.

**Conditions (cont)**

<b>PRIOR TO OCCUPATION</b>
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- (10) An additional four (4) off-street car parking spaces shall be provided upon the site in accordance with the approved plans, the provisions of Development Control Plan 2004, and be constructed in accordance with the requirements of Council's Development and Subdivision Code prior to occupation.
- (11) A final inspection of Water, Sewer and Stormwater drainage shall be carried out by Orange City Council prior to the occupation of the building.
- (12) All of the foregoing conditions are to be at the full cost of the developer and to the requirements and standards of the Orange City Council Development and Subdivision Code, unless specifically stated otherwise. All work required by the foregoing conditions is to be completed prior to occupation, unless stated otherwise.

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**Other Approvals**

- (1) *Local Government Act 1993* approvals granted under section 68.  
Nil
- (2) General terms of other approvals integrated as part of this consent.  
Nil

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**Right of Appeal**

If you are dissatisfied with this decision, section 97 of *Environmental Planning and Assessment Act 1979* gives you the right to appeal to the Land and Environment Court within 12 months after the date on which you receive this notice.

*\* Section 97 of the Environmental Planning and Assessment Act 1979 does not apply to the determination of a development application for State significant development or local designated development that has been the subject of a Commission of Inquiry.*

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***Disability Discrimination Act 1992:***

This application has been assessed in accordance with the *Environmental Planning and Assessment Act 1979*. No guarantee is given that the proposal complies with the *Disability Discrimination Act 1992*.

The applicant/owner is responsible to ensure compliance with this and other anti-discrimination legislation.

The *Disability Discrimination Act* covers disabilities not catered for in the minimum standards called up in the Building Code of Australia which references AS1428.1 - "Design for Access and Mobility". AS1428 Parts 2, 3 and 4 provides the most comprehensive technical guidance under the *Disability Discrimination Act* currently available in Australia.

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**Disclaimer - S88B  
Restrictions on the Use  
of Land:**

The applicant should note that there could be covenants in favour of persons other than Council restricting what may be built or done upon the subject land. The applicant is advised to check the position before commencing any work.

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**Signed:**

On behalf of the consent authority **ORANGE CITY COUNCIL**

**Signature:**

**Name:**

ALLAN RENIKE - MANAGER DEVELOPMENT ASSESSMENTS

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**Date:**

17 February 2011