

REPORT TO HUNTER & CENTRAL COAST JOINT REGIONAL PLANNING PANEL

TITLE **DEVELOPMENT APPLICATION NO. 41496/2011 PART 1**
APPLICANT: B GEDDES
PROPOSED: SUB-ACUTE REHABILITATION UNIT WITH ASSOCIATED CAR
PARKING AND LANDSCAPING AT WOY WOY PUBLIC HOSPITAL (JRPP)
ON LOT: 101 DP: 747829, 7-8 KATHLEEN STREET WOY WOY
Directorate: Environment and Planning
Business Unit: Development

The following item is defined as a planning matter pursuant to the Local Government Act, 1993 & Environmental Planning & Assessment Act, 1979.

EXECUTIVE SUMMARY

Reason for Referral to Joint Regional Planning Panel (JRPP)

Crown Application
Infrastructure over \$5 million (\$9.13 million) – Public Hospital

Assessing Officer

R A Eyre

Reviewing By

Independent Development & Environment Panel (IDEP)
Director Environment and Planning
General Manager

Date Application Received

18/11/2011

Proposal

Sub-Acute Rehabilitation Unit with Associated Car Parking and Landscaping at Woy Woy Public Hospital (JRPP)

Zone

5(a) Special Use Hospital - GPSO

Area

45540m²

Permissible Development

Development permissible on the land zoned 5(a) Special Use Hospital

Section 94 Contributions

The land zoned 5(a) Special Use – GPSO. No Section 94 Contributions applies.

Gosford 2025 – Community Strategic Plan

Although not a statutory Plan, the proposal is consistent with the City Vision.

Public Submissions

Proposed exhibition between 30 November 2011 and 14 December 2011
No submissions received.

Pre-DA Meeting

A Pre-DA Meeting was held 20 October 2011.

Political Donations

None declared.

Relevant Statutory Provisions

- 1 Environmental Planning & Assessment Act, 1979 – Section 79C
- 2 Local Government Act 1993 – Section 89
- 3 Gosford Planning Scheme Ordinance
- 4 Draft Gosford LEP 2009
- 5 DCP 159 - Character
- 6 DCP 128 - Public Notification of Development Applications
- 7 DCP 165 - Water Cycle Management
- 8 DCP 111 - Car Parking
- 9 DCP 106 - Controls for Site Waste Management
- 10 DCP 163 - Geotechnical Requirements
- 11 CP31 - Peninsula
- 12 SEPP 71 Coastal Protection
- 13 SEPP Infrastructure

Key Issues

- 1 Gosford Planning Scheme Ordinance
- 2 SEPP 71 – Coastal Protection
- 3 Section 94 Contribution
- 4 Draft Gosford LEP 2009
- 5 Sea Level Rise/Climate Change
- 6 Engineering Assessment
- 7 Environmental Assessment
- 8 Tree Assessment
- 9 Architectural Assessment

Recommendation

Approval

REPORT

The Site and Locality

The proposal is located within Woy Woy Hospital site.

Woy Woy Hospital is bounded by Ocean Beach Road to the west, Brisbane Waters Private Hospital to the north, Edward Street to the east, and Kathleen Street to the south.

The Woy Woy Community Care Centre adjoins the south-eastern corner of the site.

The site is relatively level at about RL5m AHD.

A number of scattered trees exist throughout the site as well as a tennis court. The existing hospital buildings are mainly located on the southern side of the site.

The site has a frontage to a number of roads, these being Ocean Beach Road, Kathleen Street, Vidler Avenue and Edward Street.

In Ocean Beach Road there is existing kerb and gutter and concrete footpath across the full frontage of the site. There is also a bus stop and a vehicular entry to the hospital that provides access to two car parking areas and a servicing area.

In Kathleen Street there are two existing vehicular access points that provide access to a number of different car parking areas. Within this frontage there is only a small portion of kerb and gutter located on the eastern side of the western access point. There is concrete footpath across the full frontage of the site. The development proposes to utilise the existing eastern vehicular access crossing for the proposed development.

There are no vehicular accesses servicing the hospital site from Vidler Avenue or Edward Street.

No external road works are required for this development.

Background

Development Consent 29399/2005 granted consent on 24 April 2006 for an Aged Care Facility as an addition to the existing Hospital generally on the western side of the site. This development has been completed.

The Proposal

The applicant advises the proposed works involve:-

- Demolish the old boiler house and maintenance building;
- Reconfiguration of the south-eastern corner of the existing Medical Ward building to facilitate a new "infrastructure" building. This building will accommodate store rooms, a waste storage room, a staff room with lockers, communications hub room, ancillary store rooms, a morgue and outdoor service yard;
- Construction of a new single storey 30-bed (20 room) sub-acute geriatric rehabilitation unit in the northern part of the site that will consist of three (3) separate built form elements, connected via a series of pedestrian and service linkages;
- Resurface the existing car park located to the south of the development site and provide 44 car spaces; and

- Construct a new car parking area for 24 cars in the north-eastern part of the site and in the location of the existing sports court;
- Remove 30 trees from the site; and
- Landscaping works.

The proposal will employ 10 registered staff, 4 of who will be transferred from the existing Hospital departments on the site.

The proposed footprint of the rehabilitation unit will cover 2,100m² which is about 4.6% of the total Woy Woy Hospital site area.

Assessment

This application has been assessed using the heads of consideration specified under Section 79C of the Environmental Planning & Assessment Act 1979, Council policies and adopted Management Plans. The assessment supports approval of the application and has identified the following key issues which are elaborated upon for Council's information.

Gosford Planning Scheme Ordinance

a Objectives Of Zone

Clause 10(3) of the Gosford Planning Scheme Ordinance stipulates that consent must not be granted for development of land within the prescribed zone, unless the objectives of the zone have been taken into consideration in conjunction with the objectives of the Local Government Act 1993, pertaining to Ecologically Sustainable Development.

In this instance, it is considered that the proposal is consistent with the stated objectives of the 5(a) Special Use Hospital - GPSO Zone as well as being consistent with the principles of Ecologically Sustainable Development, as specified within the Local Government Act 1993.

b Character

Clause 10(4) of the Gosford Planning Scheme Ordinance stipulates that the Council must not grant consent for development unless it has taken into consideration the character of the development site and the surrounding area, where, for the purpose of this provision, character means the qualities that distinguish each area and the individual properties located within that area.

The site is located within Area No 14 – community Centres and Schools in the Woy Woy Character Statement. The desired character for this area is provided below:-

"These properties should continue to provide community, educational and recreation services according to the needs of their surrounding residential population. The scenic and civic qualities of prominent vegetated backdrops to Gosford City's waterfronts, major roads and residential areas should be protected as well as enhanced by future development, infrastructure or landscape improvements, and by open space management.

Protect the habitat and scenic values of remnant bushland, wetland or salt marsh by retaining natural slopes and by avoiding further fragmentation of the tree canopy, particularly mature bushland remnants along any ridge, slope, waterway or road frontage that provide scenically-prominent backdrops.

Enhance the recreation and scenic potentials of playing fields by masterplanned improvements that satisfy a wide range of recreation needs, including clustered shelter plantings around

existing ovals and pitches, walking trails and seating, and amenities buildings. Around carparks and along street frontages in general, protect the safety of children by footpaths that are flanked by landscaped barriers to channel pedestrian traffic towards defined road crossings.

Ensure that new developments (including alterations to existing buildings and infrastructure works) do not dominate their natural or landscaped settings, or their predominantly low-rise residential surroundings. Surround buildings with landscaped settings that maintain the scenic quality of prominent bushland backdrops or existing corridors of planted trees. Ensure that the height and siting of new structures also preserve levels of privacy, sunlight and visual amenity that are enjoyed by neighbouring dwellings and their private open spaces. Complement the bushland canopy by planting all setbacks, courtyards and parking areas with shrubs and trees that are predominantly indigenous. Along front boundaries, provide for surveillance and safety by planting hedges or using fences that are low or see-through.

Promote high levels of visible activity around buildings by adopting elements of traditional "mainstreet" shopping villages, including extensive windows and building entrances that are located to reveal indoor activity. Incorporate footpaths, verandahs or colonnades to concentrate pedestrian access between clearly-identified building entrances and surrounding streets or carparks.

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Promote high levels of visible activity around buildings by adopting elements of traditional "mainstreet" shopping villages, including extensive windows and building entrances that are located to reveal indoor activity. Incorporate footpaths, verandahs or colonnades to concentrate pedestrian access between clearly-identified building entrances and surrounding streets or carparks.

Minimise the scale and bulk of new buildings and avoid the appearance of uniform building heights along any street by well-articulated forms. Divide floorspace into separate pavilion structures that are surrounded by landscaped courtyards, and vary the shape and height of facades, particularly to identify major entrances. For visually-prominent facades, incorporate extensive windows that are shaded by framed verandahs or exterior sunscreens, and display some variety of materials or finishes rather than expanses of plain masonry or metal cladding. Roofs should be gently-pitched to minimise the height of ridges, and flanked by wide eaves or verandahs that disguise the scale of exterior walls."

With regard to the desired character, the applicant advises:-

- *"The proposed development will not change the use of the Woy Woy Base Hospital site, but will rather, introduce a new public health service facility that will be available to the community. The use of the site and relationship with adjoining land uses, which are predominantly residential, will remain unchanged.*
- *The proposed development will result in a facility that will offer a geriatric rehabilitation services not currently offered on the site.*

- *The ecological integrity of the site will not be compromised. The tree removal proposed has been assessed as being acceptable, within the context of the landscaping scheme proposed for the site which will offset the tree removal.*
- *The proposed rehabilitation unit has been designed to promote a high level of "visible activity" on the site by providing pedestrian linkages to the south and north of the proposed rehabilitation unit. In addition, the green open space "garden" area to the rear of the proposed rehabilitation unit will seek to encourage activity within this beautifully landscaped area.*
- *The bulk and scale of the proposed redevelopment of this primarily vacant part of the site is consistent with the bulk and scale of existing hospital buildings on the site. The building is adequately setback from Ocean Beach Road so as to prevent any visual dominance on the streetscape and the single storey massing is also considered to be appropriate within the context of the residential development within the locality."*

In this instance, the proposal does not detract from the character of the immediate locality.

Draft Gosford Local Environmental Plan 2009

The application has been assessed under the provisions of Draft Gosford Local Environmental Plan 2009 in respect to zoning, development standards and special provisions. The assessment concluded the proposal is consistent with the Draft Plan.

Climate change and sea level rise

Climate change and sea level rise have been considered in the assessment of this application.

Climate change and sea level rise will be felt through:

- increases in intensity and frequency of storms, storm surges and coastal flooding;
- increased salinity of rivers, bays and coastal aquifers resulting from saline intrusion;
- increased coastal erosion;
- inundation of low-lying coastal communities and critical infrastructure;
- loss of important mangroves and other wetlands (the exact response will depend on the balance between sedimentation and sea level change); and
- impacts on marine ecosystems.

Internationally there is a lack of knowledge on the specifics of climate change and the likely impact it will have on the subject development. Government action may mitigate the impact of climate change and the question of sea-level rise may be able to be addressed through the construction of containment works or through Council's policies that may be developed over time.

In the absence of any detailed information at the present however, refusal of this application is not warranted.

SEPP 71

The provisions of State Environmental Planning Policy (SEPP) No 71- Coastal Protection requires Council consider the Aims and Objectives of the SEPP together with the matters for consideration listed in Clause 8 of the SEPP when determining an application within the Coastal Zone. The Coastal Zone is an area defined on maps issued by the Department of Planning NSW. The subject property falls within the Coastal Zone.

The Aims and Objectives and the matters listed under Clause 8 have been considered and the application complies with the provisions of the SEPP.

Section 94 Contributions

The land is subject to contribution plan CP 31 Peninsula. No Section 94 Contribution applies to hospital development.

Engineering Assessment

Council's Engineer advises:

"Internal Works

The hospital site has a number of internal vehicular accesses and car parking areas. The application indicates the proposed development will gain access off the eastern vehicular access point in Kathleen Street. It is proposed to reconstruct the surface of the existing tennis court to provide additional car parking, provide new/alterd back of house servicing areas, and permanently close off (by blocking off with part of the proposed buildings) an internal road that links the proposed car park works to the access point from Ocean View Road. It is noted that this internal link was gated off at the time of a site inspection.

It is recommended that the proposed internal access and car parking arrangements comply with AS2890, in particular AS2890.1:2004, AS2890.2:2002, and AS2890.6:2009.

Traffic

A traffic report prepared by AECOM dated 4 November 2011 was submitted with the application. This report indicates that the increase in traffic on the existing movements and traffic network in Ocean Beach Road will be negligible. The Statement of Environmental Effects indicates that the application does not fall within a size that would require referral to the RTA under SEPP infrastructure.

Flooding

Council's records do not indicate the site is affected by flooding. The Woy Woy Flood Study does not indicate the proposed development is in an area that is affected by ponding in a 1%AEP storm event.

Drainage

The development has the potential to increase stormwater runoff from the site into the receiving stormwater systems. Therefore onsite detention will be required to limit post development flows back to predevelopment flows for all storms up to and including the 1%AEP storm event. A runoff routing method would be required in relation to the design and analysis of the system.

The development has the potential to generate additional nutrients and pollutants. Therefore nutrient / pollution control measures will be required in accordance with Council's DCP 165 – Water Cycle Management and the associated DCP165 guidelines.

The development would be required to provide retention for reuse within the development in accordance with Council's DCP 165 – Water Cycle Management and the associated DCP165 guidelines.

There is a Council easement to drain water and associated pipeline located within the northern boundary of the site. The stormwater management plan submitted with the application indicates it is proposed to connect stormwater from the proposal to this system. An approval under section 68 of the Local Government Act 1993 will be required to formalise this stormwater connection.

Water & Sewer

The development will require a section 307 certificate under the Water Management Act 2000.

There is a Council sewer main and associated manholes located within the site. With due reference to Council's records, the proposed sub-acute geriatric rehabilitation facility would be located within the zone of influence of the sewer mains. The proposal will therefore need to comply with Council's guide to "Building Over or Near Council Sewer and Water Mains".

Environmental Assessment

Council's Environmental Officer advises:

"This land has been identified as being affected by the Acid Sulfate Soils Map and the matters contained in clause 7.9 of Draft Gosford Environmental Plan 2009 have been considered. ASS risk mapping has identified the site as Class 3 Acid Sulfate Soils (ASS) for works beyond 1 metre of the natural ground surface. The proposed development will not result in foundation or excavation works below 1 metre and will generally be restricted to minor excavation for strip footings. Given this no objection is raised in respect to ASS and no specific condition is deemed warranted.

A portion of the land parcel has been identified on the Natural Resource Sensitivity Biodiversity Maps and as such this assessment has considered matters contained in clause 7.10.3 and 7.10.4 of Draft Gosford Local Environmental Plan 2009.

The area of proposed works is covered by a range of native and planted ornamental trees of a relatively mature age class. Council's Tree Assessment Officer has determined that the proposed works will result in the removal of 33 trees and a tree replacement condition was provided to offset this loss. Given this, the proposal is considered to be consistent with the Draft LEP.

The trees identified for removal did not exhibit any visible hollows that would provide habitat for any listed threatened fauna species. Further, the trees do not collectively form part of any known endangered ecological community. Given this, the proposed development is not considered to have a significant impact on threatened species, populations, ecological communities or their habitats."

Tree Assessment

Council's Tree Assessment Officer advises:

"The subject application has been considered and noted that the Arboricultural Assessment & Tree Protection plan has nominated removal of thirty (30) existing trees consisting of a collection of natives and planted ornamentals.

The report has provided detail on exactly what trees are within or too close to the proposed building and has attempted to retain as many trees as possible. However it is considered that proposed retention of three (3) trees (23, 24, 25) would be difficult to achieve and is not essential.

The result is that thirty three (33) trees are to be removed as listed within 6.2 of the recommendations of the Arboricultural Assessment & Tree Protection Plan, and is to include trees 23, 24 & 25.

Tree removal, protection and replacement conditions have been linked to the Arboricultural Assessment & Tree Protection Plan."

(Refer Conditions 2.8, 2.9, 3.5 and 4.5)

Architectural Assessment

Council's Architect advises:

"The application proposes the construction of a geriatric rehabilitation unit containing residential rooms, lounge, gymnasium and associated office and service areas.

The master planning of the entire site is commended, particularly the removal existing access conflicts between service vehicles and pedestrians.

The use of pavilions separated by landscaped courtyards creates a residential scale, breaks up the bulk of the development and provides a pleasant outlook from all rooms.

The use of north facing clerestory lighting to the public spaces within the buildings improves solar access, adds visual interest and reduces the institutional appearance.

Covered outdoor decks and landscaping between and around the buildings provides suitable areas for outdoor activity.

The following recommendations are made:

- 1 Consider distinctly different entries to each room. This reduces the institutional appearance of typical hospital wards and it has been noted that it can particularly assist elderly patients in identifying their rooms*
- 2 Painted paving, though preferable to plain asphalt is not an adequate substitute for trees in the carpark. If necessary to achieve the required parking numbers, fewer but larger trees are more effective in providing shade and softening the space than a larger area of low shrubs."*

(Refer Conditions 1.3 and 6.6)

Conclusion

The proposal is permissible with consent under the current and proposed zoning of the land.

There are no significant environmental impacts of the proposal and the proposal provides social, health and economic benefits for the area by the provision and extension of Woy Woy Hospital for sub-acute rehabilitation purposes.

No public submissions or objections were received to the proposal.

The application has been lodged as a Crown Application and conditions of consent cannot be imposed without the agreement of the applicant/Department of Health or the Minister for Planning and Infrastructure. The draft conditions attached have been referred to and agreed to by the applicant.

As the application is a Crown or State application, the conditions of consent have also deleted reference to Construction and Occupation Certificates. Any conditions normally required to be complied with prior to issue of a Construction Certificate will be required to be complied with prior to commencement of work.

Attachments: Locality/Zoning Plan
Architectural Plans
Draft Conditions

Tabled Items: Nil

RECOMMENDATION

- A The Joint Regional Planning Panel as consent authority consider Development Application No 41496/2011 for the proposed Sub-Acute Rehabilitation Unit with Associated Car Parking and Landscaping at Woy Woy Public Hospital (JRPP) on LOT: 101 DP: 747829, 7-8 Kathleen Street WOY WOY.
- B The External Authorities be notified of the Joint Regional Planning Panel decision.

DRAFT CONDITIONS

1. PARAMETERS OF THIS CONSENT

1.1 Approved Plans and Supporting Documents

The development shall be implemented substantially in accordance with the plans and supporting documents listed below as submitted by the applicant and to which is affixed a Council stamp "*Development Consent*" unless modified by any following condition.

Architectural Plans by Woods Bagot

Drawing	Description	Sheets	Issue	Date
A1000	Existing Site Plan	1	B	4/11/2011
A1001	Site Plan	1	E	4/11/2011
A1002	Set-out Plan – Level 00	1	G	4/11/2011
A1003	Roof Floor Plan	1	B	4/11/2011
A2201	Floor Plan Level 00	1	G	4/11/2011
A2202	Floor Plan Level 00	1	G	4/11/2011
A3001	Elevations 01	1	B	4/11/2011
A3002	Elevations 02	1	B	4/11/2011
A3003	Elevations 03	1	B	4/11/2011
A3004	Elevations 04	1	B	4/11/2011
A3100	Sections 01	1	C	4/11/2011
A9000	Material Board	1	A	26/9/2011
A9002	Renders Park View	1	B	4/11/2011
A9003	Renders Forecourt View	1	B	4/11/2011
unnumbered	Landscape Cover Sheet	1	-	15/11/2011
LAN-DA-00	Key Plan	1	01	Undated
LAN-DA-01	Landscape Plan	1	01	Undated
LAN-DA-02	Landscape Plan	1	01	Undated
60164756-WW-RH-C11300	Drainage Plan	1	01	4/11/2011
60164756-WW-RH-C11101	Sediment and Erosion Control Plan	1	01	4/11/2011

Supporting Documentation

Document	Title	Date
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	Statement of Environmental Effects	November 2011
	Geotechnical Report	November 2011

1.2 Building Code of Australia

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

- 1.3 The Landscape Plan being amended to provide large trees in lieu of low shrubs throughout the car parking area.

2. PRIOR TO COMMENCEMENT OF ANY WORKS

- 2.1 A copy of the stamped approved plans must be kept on site for the duration of site works and be made available upon request to an officer of the Council.
- 2.2 Site works are not to commence until the sediment control measures have been installed in accordance with the approved plans.
- 2.3 A sign is required to be erected in a prominent position on any work site on which building or demolition work is being carried out. The sign shall indicate:
- The name, address and telephone number of the principal certifying authority for the work; and
 - The name of the principal contractor and a telephone number at which that person may be contacted outside of working hours; and
 - That unauthorised entry to the work site is prohibited.

The sign is to be removed when the work has been completed.

- 2.4 All public stormwater work to be carried out must be approved by Council under Section 68 of the Local Government Act.

Engineering plans for the work must be prepared and designed by a suitably qualified professional in accordance with Council's 'Civil Construction Specifications', 'GCC Design Specification for Survey, Road and Drainage Works' and Policy 'D6.46 Erosion Sedimentation Control'.

The required works to be designed are as follows:

- Connection of all stormwater from impervious areas within the site via an on-site stormwater detention structure to Council's drainage system located in the drainage easement.

The engineering plans must be approved by Council prior to the commencement of works required under this consent.

- 2.5 Satisfactory arrangements must be made for the provision of water and sewer services to the land. A copy of the Certificate of Compliance under Section 307 of the Water Management Act 2000, must be obtained from the Water Authority (Council) prior to the commencement of works. Contributions may be applicable to the Section 307 Certificate.
- 2.6 Development constructed near or over the Council sewer main must comply with Council's guidelines for "Building Over or Near Council Sewer and Water Mains". Details prepared by a practising structural engineer must be submitted to and approved by the

Water Authority (Council) in accordance with the Water Management Act 2000 prior to the commencement of works.

- 2.7 Design of the following engineering works within private property:
- a. Driveways/ramps and car parking areas must be designed according to the requirements of the current Australian Standard AS2890 for the geometric designs, and industry Standards for pavement designs.
 - b. A stormwater detention system must be designed in accordance with Council's DCP165 - Water Cycle Management and Council's 'GCC Design Specification for Survey, Road and Drainage Works'. The stormwater detention system shall limit post development flows from the proposed development to less than or equal to predevelopment flows for all storms up to and including the 1%AEP storm event. A runoff routing method is to be used. An on-site stormwater detention report including an operation and maintenance plan shall accompany the design. On-site stormwater detention is not permitted within private courtyards, drainage easements, and/or secondary flowpaths.
 - c. Nutrient/pollution control measures must be designed in accordance with Council's DCP165 - Water Cycle Management. A nutrient/pollution control report including an operation and maintenance plan shall accompany the design.
 - d. Piping of all stormwater from impervious areas within the site via an on-site stormwater detention structure to Council's drainage system located in the drainage easement located within the northern boundary of the site.

The design of these details and any associated reports shall be included in the approval of any construction details prior to the commencement of these works.

- 2.8 The Principal Certifying Authority/Contractor must ensure that all parties/trades working on the site are fully aware of their responsibilities with respect to tree protection conditions.
- 2.9 Tree Protection is to be as per the recommendation of the Arboricultural Assessment & Tree Protection Plan by Arborview September 2011, except for retention of trees 23, 24 & 25.
- 2.10 Liquid Trade Waste Application to be submitted to and appropriate fee to be paid to Council.
- 2.11 All Plumbing Work to be inspected by Council's Plumbing Inspector only as no Private Certification is allowed in the Gosford City Area. The respective application fee to be paid to Council before any plumbing work can commence.

3. DURING WORKS

- 3.1 Clearing of land, excavation, and/or earthworks, building works, and the delivery of building materials shall be carried out between the following hours:

Mondays to Fridays - 7:00am to 6:00pm

Saturdays - 8:00am to 4:00pm except as noted in Clause 'b'

a No work is permitted on Sundays and Public Holidays

b No work is permitted on:

- Saturdays when a public holiday is adjacent to that weekend.
- Construction industry shutdown long weekends.

Clause b does not apply to works of a domestic residential nature as below:

- i Minor renovation or refurbishments to single dwelling construction.

- ii Owner occupied renovations or refurbishments to single dwelling construction.
 - iii Owner builder construction of single dwelling construction; and/or
 - iv Any cottage constructions, single dwellings or housing estates consisting of predominantly unoccupied single dwellings.
- 3.2 Erosion and Siltation control measures must be undertaken and maintained in respect to any part of the land where the natural surface is disturbed or earthworks are carried out. The controls shall comply with Council's Code of Practice of Erosion and Sedimentation Control.
- 3.3 The stormwater works that required approval under the Local Government Act shall be constructed in accordance with Council's 'Civil Construction Specifications', 'GCC Design Specification for Survey, Road and Drainage Works' and Policy 'D6.46 Erosion Sedimentation Control'.
- 3.4 The Engineering works within private property that formed part of the approved construction plans shall be constructed in accordance with those approved details.
- 3.5 Trees to be removed are to be those numbered within 6.2 of the recommendations of the Arboricultural Assessment & Tree Protection Plan by Arborview September 2011, and is to include trees 23, 24 & 25.
- 3.6 If plaster work i.e. plaster casts is to be carried out then a Plaster Arrestor is required to be installed.
- 3.7 Backflow prevention devices are to be installed as per AS3500 National Plumbing Code of Australia.

4. PRIOR TO OCCUPATION AND USE OF THE FACILITY

- 4.1 The driveway, vehicle manoeuvring area and car parking spaces as shown on the approved plan must be properly constructed, graded, drained, sealed and line marked including directional arrows with impervious paving material, in accordance with Australian Standard 2890.1-2004 Off Street Parking.
- 4.2 Stormwater works that required approval under the Local Government Act 1993 are to be completed in accordance with Council's 'Civil Construction Specification', 'GCC Design Specification for Survey, Road and Drainage Works' and Policy 'D6.46 Erosion Sedimentation Control', and documentary evidence for the acceptance of such works obtained from the Council prior to the occupation of the development.
- 4.3 Prior to the occupation of the development, the internal engineering works within private property that formed part of the approved construction plans shall be completed in accordance with those approved details.
- 4.4 The on-site stormwater detention system and/or nutrient pollution control system provided for the development, shall:
- (i) remain in place and fully, operational, and
 - (ii) be maintained in accordance with the operational and maintenance plan so that it operates in a safe and efficient manner,

for the life of the development.

- 4.5 A minimum of thirty three (33) replacement trees are to be planted prior to occupation. Replacement plantings are to be native tree species that are capable of achieving a minimum height of 10m.

New trees are not to be located within 3m of an approved structure and should be planted in the areas as described within 5.6 *Compensatory planting*, of the Arboricultural Assessment & Tree Protection Plan by Arborview September 2011.

5. ONGOING OPERATION

- 5.1 No materials, waste matter or products shall be stored outside the building or the approved waste storage area, at any time.
- 5.2 All external lights shall be operated and maintained in accordance with the Australian Standard AS4282 - Control of the Obtrusive Effects of Outdoor Lighting so as not to cause a nuisance or adverse impact on the amenity of residents of the surrounding area or to motorists on nearby roads.
- 5.3 All loading and unloading of goods are to be conducted wholly within the site. Loading facilities, internal docks or goods handling areas are to be maintained free of obstruction for the sole use of delivery vehicles.

Visitor car parking spaces are to be physically identified on site, and maintained free of obstruction. Under no circumstances are these spaces to be used for the storage of goods or waste products.

- 5.4 Maintenance of the on-site stormwater detention facility in accordance with the operation & maintenance plan.
- 5.5 Maintenance of the nutrient/pollution control facilities in accordance with the operation & maintenance plan.
- 5.6 To ensure the survival and establishment of the replacement trees, the new trees are to be maintained for a period of 12 months from the date of occupation of the facility.
- 5.7 At the completion of the replacement tree maintenance period any plantings that are in a state of decline, damage or missing are to be replaced or restored to a healthy and vigorous condition.

6. ADVICE

- 6.1 The public authorities may have separate requirements and should be consulted in the following aspects:
- a *Australia Post* for the positioning and dimensions of mail boxes in new commercial and residential developments;
 - b *Jemena Asset Management* for any change or alteration to the gas line infrastructure;
 - c *Energy Australia* for any change or alteration to electricity infrastructure or encroachment within transmission line easements;
 - d *Telstra, Optus* or other telecommunication carriers for access to their telecommunications infrastructure.
 - e *Gosford City Council* in respect to the location of water, sewerage and drainage services.

- 6.2 All work carried out under this Consent should be done in accordance with WorkCover requirements including the Occupational Health and Safety Act 2000 No 40 and subordinate regulations, codes of practice and guidelines that control and regulate the development industry.
- 6.3 A fee for the approval of engineering plans under the Local Government Act applies. The amount of this fee can be obtained by contacting Council's Customer Services on (02) 4325 8222.
- 6.4 The inspection fee for works associated with approvals under the Local Government Act is calculated in accordance with Council's current fees and charges policy.
- 6.5 Developers should make early application for a Section 307 Certificate under the Water Management Act 2000 from the Water Authority (Council). For a copy of the application form 'Application for Certificate under Section 305' contact Customer Service on (02) 4325 8200 or visit Council's web site www.gosford.nsw.gov.au to download a form from the Water & Sewerage forms index.
- 6.6 Different colours/materials should be provided for each room to assist patients in identifying their room.

<<Insert Attachment Link/s Here >>