

# Goulburn Mulwaree Council

## Development Application Assessment Report

### For Southern Region Joint Planning Panel

Assessing Officer – Dianne James (Senior Town Planner)

<b>DA No:</b>	2012STH004 (174/1112/DA)
<b>Location:</b>	Lots 1-10 Sec 46 DP 758468 & Lot 1 DP133606 (No. 130) Goldsmith St, Goulburn
<b>Proposal:</b>	Construction of a new sub-acute rehabilitation unit at Goulburn Base Hospital
<b>Zoning:</b>	SP 2 Infrastructure (Hospital)
<b>BCA Class:</b>	Class 9a & 5
<b>Reason for JRPP Determination</b>	Crown Development >\$5 Million

#### **Site Description**

The development is proposed on Lot 1 DP 133606 which is part of a larger collection of land that forms the site of the Goulburn Base Hospital. The land is owned by Southern NSW Local Health Network. The site is located within the Goulburn Heritage Conservation Area and is listed as Local Heritage Item 181. A copy of the Locality Plan is attached as with the Enclosure.

The total site has an area of 3.9ha and is currently a 110 bed Base Hospital (Source Appendix D Transport Statement). The locality is characterised generally by a mix of residential, health and childcare/educational services.

There is no change proposed to existing site access points.

The land is surrounded to the north and east generally by residential development, to the south by Victoria Park and to the west by Goulburn High School (also a Local Heritage Item). There is no remnant vegetation on site and the site has had minor buildings demolished under *SEPP (Infrastructure) 2007*.

#### **Proposal**

A Development Application has been lodged for the construction of a new 20 bed sub-acute rehabilitation unit at Goulburn Base Hospital at No. 130 Goldsmith Street, Goulburn. The site is zoned "SP 2 Infrastructure (Hospital)" and the proposal as an addition to the hospital is permissible within the zone and consistent with the current use.

The Application proposes the construction of a 20 bed sub-acute rehabilitation unit consisting of:

- An undercroft/basement level for store and plant room;
- At the ground floor level 20 sub-acute rehabilitation beds (with a mix of single and shared rooms);
- Construction of a new link to the existing ground floor hospital building;
- 13 new/relocated on-site parking spaces;
- Construction of access to the existing helipad;
- Landscaping;
- Rainwater tank and irrigation area;

Plans of the proposal and the Statement of Environmental Effects have been provided separately.

**Permissibility**

LEP	<input checked="" type="checkbox"/>
SEPP	<input checked="" type="checkbox"/>
Existing use rights	<input type="checkbox"/>
Ancillary development	<input checked="" type="checkbox"/>

**Type of Development**

Local	<input type="checkbox"/>
Designated	<input type="checkbox"/>
Major infrastructure	<input type="checkbox"/>
JRPP	<input checked="" type="checkbox"/>

Reason:

*Environmental Planning and Assessment Act 1979* Schedule 4A requires the proposal to be determined by the Southern Region Joint Planning Panel (SRJPP) and not Council, as the capital investment value is greater than \$5M and the development is for the Crown.

**Other approvals included**

Integrated	<input type="checkbox"/>	Reason: Not Applicable
Concurrence	<input checked="" type="checkbox"/>	Reason: Chief Executive of SCA under <i>Drinking Water Catchments Regional Environmental Plan No 1</i>
S68 Local Gov't. Act 1993	<input type="checkbox"/>	Reason: Not Applicable to Crown Development under this DA. Advice provided. Separate approvals required. Draft Trade Waste s68 approval conditions follow draft conditions of consent.
S78A (5) EP&A Act, 1979	<input type="checkbox"/>	Reason: Not Applicable to Crown Development under this DA. Separate approvals required.
S138 Roads Act	<input type="checkbox"/>	Reason: Not Applicable
Site compatibility certificate	<input type="checkbox"/>	Reason: Not required

**Neighbour Notification/Advertised Development**

The proposal was notified to 22 neighbouring properties. The development was also advertised on Council's page in the local newspaper. No neighbour/community interest submissions have been received.

The application was also referred to the Sydney Catchment Authority (SCA) for the Concurrence of the Chief Executive of SCA. Concurrence has been received. Refer to Submissions received and copy attached as Schedule 1 of Draft Conditions of Consent. All SCA conditions have been incorporated into the Conditions of Consent.

A referral was made to the Local NSW Police and an email response raising no concerns was received. Refer to submissions received and provided separately.

SITE HISTORY AND INSPECTION			
Matters for consideration	Yes	No	Comments
Site inspected	x		Site inspection conducted.
GIS checked	x		
Any unusual features		x	Noted existing helipad.
Flood prone land		x	Not located within the Flood Planning Level.
Bush fire prone land		x	
Steep land (>18°)		x	
Within 40m of watercourse		x	
Water bores		x	No known water bores on site or in the locality.
Overland flow path		x	Not identified as an overland flow path.
Any native vegetation / threatened species		x	The site has been heavily disturbed by previous hospital uses and demolition works. No native vegetation or threatened species known or expected to be present.
Adjoining National / State Park		x	
Salinity issues		x	No known salinity issues.
Water / sewer mains		x	Sewer main runs east west generally south of the existing building and north of the helipad area. Precautionary condition to check location of utilities required prior to commencement.
Easements		x	No building over easements proposed.
Type / condition of road access			
– Lane (Public)	x		Internal access includes public access for parking.
– Lane (Private)		x	
– Local	x		Albert Street is a Local Street.
– Regional	x		Goldsmith Street is a Classified Road.
– Arterial / Main		x	
– Crown		x	Received advice from Department of Primary Industries Catchments and Lands "No affected crown roads or land in the proposed development. The subject lots are held under Freehold Title.
Any history of traffic accidents		x	
Potential Contamination		x	No known contamination identified from applicants investigations. Precautionary condition placed on draft consent.
Other	Land slopes to the east.		
Site characteristics	The site contains an established Hospital.		
Locality characteristics	The site is surrounded by a mix of uses including Educational Establishment (Goulburn High School), residential development, small businesses including physio, childcare centre and window dressing manufacture and sale.		

STATE PLANNING CONTROLS				
Compliance achieved?				
Matters for consideration	N/A	Yes	No	Comments
SEPP No. 6 - Number of Storeys in a Building	x			
SEPP No. 15 - Rural Land Sharing Communities	x			
SEPP No. 21 - Caravan Parks	x			
SEPP No. 22 - Shops and Commercial Premises	x			
SEPP No. 30 - Intensive Agriculture	x			
SEPP No. 32 - Urban Consolidation (Redevelopment of Urban Land)	x			
SEPP No. 33 - Hazardous and Offensive Development	x			
SEPP No. 36 - Manufactured Home Estates	x			
SEPP 44 – Koala Habitat Protection	x			
SEPP No. 50 - Canal Estate Development	x			
SEPP No. 55 - Remediation of Land		x		The site is considered suitable in its current form for the proposed development. A desk top assessment has not identified the need for a preliminary site investigation. Precautionary condition applied to Draft Conditions of Consent.
SEPP No. 64 - Advertising and Signage	x			
SEPP No. 65 - Design Quality of Residential Flat Development	x			
SEPP (Housing for Seniors or People with a Disability) 2004	x			
SEPP (Building Sustainability Index: BASIX) 2004		x		Section J assessment included with the application.
SEPP (Major Projects) 2005	x			
SEPP (Temporary Structure and Places of Public Entertainment) 2007	x			
SEPP (Mining, Petroleum Production and Extractive Industries) 2007	x			
SEPP (Infrastructure) 2007 Refer to cl 101 & 102 for development on classified roads	x			No changes to access from the Classified Road.
SEPP (Repeal of Concurrence and Referral Provisions) 2008	x			
SEPP (Exempt and Complying Development Codes) 2008	x			Note other site development includes exempt development
SEPP (Sydney Drinking Water Catchment) 2011		x		Refer to SCA concurrence

REGIONAL PLANNING CONTROLS				
Compliance achieved?				
Matters for consideration	N/A	Yes	No	Comments
Drinking Water Catchments REP No.1		x		SCA Concurrence received. Refer to Schedule 1 of draft conditions. Conditions also incorporated into consent.
Native Vegetation Act	x			
LOCAL PLANNING CONTROLS				
Goulburn Mulwaree LEP 2009				
Matters for consideration	N/A	Yes	No	Comments
<b>Part 1 Preliminary</b>				
General Aims / Objectives		x		<p>The particular aims of this Plan are as follows:</p> <p>(a) to promote and co-ordinate the orderly and economic use and development of land in the area,</p> <p>(b) to provide a framework for the Council to carry out its responsibility for environmental planning provisions and facilitate the achievement of the objectives of this Plan,</p> <p>(c) to encourage the sustainable management, development and conservation of natural resources,</p> <p>(d) to promote the use of rural resources for agriculture and primary production and related processing service and value adding industries,</p> <p>(e) to protect and conserve the environmental and cultural heritage of Goulburn Mulwaree,</p> <p>(f) to enhance and provide a range of housing opportunities in, and the residential and service functions of, the main towns and villages in Goulburn Mulwaree,</p> <p>(g) to establish a framework for the timing and staging of development on certain land in Goulburn and Marulan,</p> <p>(h) to provide a range of housing opportunities, including large lot residential development in the vicinity of the villages,</p> <p>(i) to allow development only if it occurs in a manner that minimises risks due to environmental hazards, and minimises risks to important elements of the physical environment, including water quality,</p> <p>(j) to provide direction and guidance as to the manner in which growth and change are to be managed in Goulburn Mulwaree,</p> <p>(k) to protect and enhance watercourses, riparian habitats, wetlands and water quality within the Goulburn Mulwaree and Sydney drinking water catchments so as to enable the achievement of the water quality objectives.</p> <p>Satisfies (a), (e) (i) &amp; (k) above</p>
Relevant Maps				
<b>Part 2 Permitted or Prohibited Development</b>				
Zone		x		SP 2 Infrastructure (Hospital)

Matters for consideration	N/A	Yes	No	Comments
Definition		x		<p>Defined as:</p> <p><b>hospital</b> which falls under <b>health services facility</b> and means a building or place 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 any of the following:</p> <p>(a)a medical centre,  (b)community health service facilities,  (c)health consulting rooms,  (d)patient transport facilities, including helipads and ambulance facilities,  (e)hospital.</p> <p>Ancillary development included in the definitions for a <b>car park &amp; earthworks</b>.</p> <p>Applicant requests exception to 8m building height. <b>Building height</b> (or <b>height of building</b>) means the vertical distance between ground level (existing) and the highest point of the building, including plant and lift overruns, but excluding communication devices, antennae, satellite dishes, masts, flagpoles, chimneys, flues and the like.</p>
<b>Landuse Table</b>				
Objectives		x		The development will 'provide for infrastructure and related uses and is designed and conditioned so as to prevent development that is not compatible with or that may detract from the provision of infrastructure.'
Permitted without Consent	x			
Permitted with Consent		x		The proposal is ordinarily incidental or ancillary to development for hospital purposes.
Prohibited	x			
<b>Part 3 Exempt &amp; Complying Development</b>				
Exempt Development	x			
Environmentally Sensitive Lands	x			
<b>Part 4 Principal Development Standards</b>				
Cl 4.1 - Minimum Lot Size	x			
Cl 4.2 - Rural Subdivision	x			
Cl 4.2A - Rural Dwelling Permissibility	x			
Cl 4.2B - Strata & Community Title Subdivision in Rural Zones	x			

Matters for consideration	N/A	Yes	No	Comments
<p>CI 4.3 - Height of Buildings</p> <p>(1) The objectives of this clause are as follows</p> <p>(a) to ensure the height of buildings complements the streetscape or the rural character of the area in which the buildings are located,</p> <p>(b) to protect the heritage character and significance of buildings and avoid an adverse effect on the integrity of heritage items,</p> <p>(c) to ensure the height of buildings protects the amenity of neighbouring properties in terms of visual bulk, access to sunlight, privacy and views.</p> <p>(2) The height of a building on any land is not to exceed the maximum height shown for the land on the <u>Height of Buildings Map</u>.</p>			x	<p>The applicant prepared a Variation Report prepared by City Plan Strategy and Development (Appendix I to the Statement of Environmental Effects).</p> <p>The proposed non-compliance to the 8 metre height limit varies, to a maximum non-compliance of 1.75m in height.</p> <p>Agreed that the non-compliance is minor in nature given the context of the site i.e. an existing building has 5 storeys and is non-compliant.</p> <p>The variation allows a more efficient use of the site i.e. undercroft for storage and the development is also restricted to ground level for disabled access. Landscape screening is proposed to north, south and west elevations and the development will not be visible from Goldsmith Street as it will be screened by existing buildings. The new building will only partially be visible from Albert and Clifford Streets. It will have little effect on views from heritage items in the vicinity.</p> <p>It is therefore contended that:</p> <ul style="list-style-type: none"> <li>- The variation is consistent with the purpose of the standard and the broader planning objectives for the locality and is deemed unreasonable or unnecessary in this instance.</li> <li>- The development has been designed, landscaped and positioned so as to not dominate the skyline or streetscape and therefore sufficient environmental planning grounds to contravene the 8m development standard are proposed.</li> </ul>
CI 4.4 - Floor Space Ratio	x			
<p>CI 4.6 - Exceptions to Development Standards</p> <p>(1) The objectives of this clause are as follows:</p> <p>(a) to provide an appropriate degree of flexibility in applying certain development standards to particular development,</p> <p>(b) to achieve better outcomes for and from development by allowing flexibility in particular circumstances.</p> <p>(2) Development consent may, subject to this clause, be granted for development even though the development would contravene a development standard</p>	x			<p>Refer to response under CI 4.3 above.</p> <p>D-G assumed concurrence to be used which provide for Council/JRPP to grant exceptions to development standards.</p> <p>Deemed unnecessary in the circumstances of the case and that the development will not be visible from Goldsmith Street. Appendix I adequately addresses the required matters in subclause (3) and the development is in the public interest allowing a more efficient use of the hospital land and staff time. The proposal avoids the need for staff to travel off-site to the existing Bourke Street facility (formerly known as St John of God Hospital).</p>

<p>imposed by this or any other environmental planning instrument. However, this clause does not apply to a development standard that is expressly excluded from the operation of this clause.</p> <p>(3) Development consent must not be granted for development that contravenes a development standard unless the consent authority has considered a written request from the applicant that seeks to justify the contravention of the development standard by demonstrating:</p> <p>(a) that compliance with the development standard is unreasonable or unnecessary in the circumstances of the case, and</p> <p>(b) that there are sufficient environmental planning grounds to justify contravening the development standard.</p> <p>(4) Development consent must not be granted for development that contravenes a development standard unless:</p> <p>i) the consent authority is satisfied that the applicant's written request has adequately addressed the matters required to be demonstrated by subclause (3), and</p> <p>ii) the proposed development will be in the public interest because it is consistent with the objectives of the particular standard and the objectives for development within the zone in which the development is proposed to be carried out, and</p> <p>(b) the concurrence of the Director-General has been obtained.</p> <p>5) In deciding whether to grant concurrence, the Director-General must consider:</p> <p>(a) whether contravention of the development standard raises any matter of significance for State or regional environmental planning, and</p> <p>(b) the public benefit of maintaining the development standard, and</p> <p>(c) any other matters required to be taken into consideration by the Director-General before granting concurrence.</p> <p>(6) NA to this DA</p> <p>(7) After determining a development application made pursuant to this clause, the consent authority must keep a record of its assessment of the factors required to be addressed in the applicant's written request referred to in subclause (3).</p> <p>(8) This clause does not allow development consent to be granted for development that would contravene any of the following:</p> <p>(a) a development standard for complying development,</p> <p>(b) a development standard that arises, under the regulations under the Act, in connection with a commitment set out in a BASIX certificate for a building to which <u>State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004</u> applies or for the land on which such a building is situated,</p> <p>(c) clause 5.4.</p>				
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Matters for consideration	N/A	Yes	No	Comments
<b>Part 5 Miscellaneous Provisions</b>				
CI 5.1 - Land Acquisition	x			
CI 5.2 - Classification & Reclassification of public land	x			
CI 5.3 - Development near zone boundaries	x			
CI 5.4 - Controls relating to permissible uses	x			
CI 5.6 - Architectural roof features (1) The objectives of this clause are as follows: (a) to provide flexibility in the application of standards for height limitations to allow architectural roof features to exceed the standard in certain circumstances. (2) Development that includes an architectural roof feature that exceeds, or causes a building to exceed, the height limits set by clause 4.3 may be carried out, but only with development consent. (3) Development consent must not be granted to any such development unless the consent authority is satisfied that: (a) the architectural roof feature: (i) comprises a decorative element on the uppermost portion of a building, and (ii) is not an advertising structure, and (iii) does not include floor space area and is not reasonably capable of modification to include floor space area, and (iv) will cause minimal overshadowing, and (b) any building identification signage or equipment for servicing the building (such as plant, lift motor rooms, fire stairs and the like) contained in or supported by the roof feature is fully integrated into the design of the roof feature.				No architectural roof features identified.
CI 5.8 - Conversion of fire alarms	x			
CI 5.9 - Preservation of trees or vegetation	x			Located within a Heritage Conservation Area and listed as a site containing Local Heritage Item 181 (Goulburn Base Hospital includes central building and former pavilions). Only landscaped trees/shrubs exist on the site no remnant vegetation is evident on site. Enhanced planting proposed as a result of the development.
CI 5.10 - Heritage conservation		x		Report received by Council's Heritage Advisors. Precautionary condition applied during construction for archaeological items identified during excavation works. Advisor state "The proposal is for a contemporary style building of a high design standard. It will be clearly visually delineated from both the heritage buildings and the 1960's-1980s buildings. This will be beneficial to the presentation of the site, as most of the 1960s-1980s buildings detract from the heritage values of the site. I consider that the proposal will have neutral heritage impact on the Goulburn Heritage Conservation Area and is acceptable from a heritage perspective."
CI 5.11 - Bushfire hazard reduction	x			

CI 5.12 - Infrastructure & use of existing buildings of the crown	x			Note SEPP (Infrastructure) 2007 to prevail.
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Matters for consideration	N/A	Yes	No	Comments
<b>Part 6 Urban Release Areas</b>	x			
<b>Part 7 Additional Local Provisions</b>				
CI 7.1 - Flood Planning Land	x			Not located within the flood planning level.
CI 7.2 - Environmentally Sensitive Land	x			
CI 7.3 - Subdivision for Residential Purposes in RU5 & R5	x			
CI 7.4 - Restrictions on development adjoining mines & extractive resource sites	x			
<b>Schedule 1</b>				
Additional Permitted Uses	x			
<b>Schedule 2</b>				
Exempt Development	x			
<b>Schedule 3</b>				
Complying Development	x			
<b>Schedule 4</b>				
Classification & Reclassification of public land	x			
<b>Schedule 5</b>				
Environmental Heritage		x		Listed as Local Heritage Item 181. Refer to comments under CI. 5.10 above.

#### Draft Goulburn Mulwaree Rural Lands Planning Proposals

Matters for consideration	N/A	Yes	No	Comments
Land Zoning	x			Does not affect SP zones
Lot Size	x			
Rural Lot Averaging	x			
Draft Rural Lot Size Development Area	x			

#### Goulburn Mulwaree DCP 2009

Matters for consideration	N/A	Yes	No	Comments
Definitions		x		Complies with Hospital definition and current uses.
<b>Part 2 - Plan Objectives</b>				
General		x		The development satisfies the provision of not impacting on the amenity of the areas surrounding sensitive uses i.e. schools, childcare centres, open space and recreational areas. Co-siting related uses assist to minimise additional trips and parking facilities. SCA requirements concerning stormwater treatment will provide safeguards to the water quality and integrity of the local water ways.
<b>Locality – Goulburn</b>				
- Topography				Development respects the topography of the area and the public road vistas.
- Views				Development respects the views. Refer to CI 5.10 of LEP for Heritage Advisors comments.
- Urban Structure				The proposal is for a contemporary style building of a high design standard. It will be clearly visually delineated from both the heritage buildings and the 1960's-1980s buildings. This will be beneficial to the presentation of the site, as most of the 1960s-1980s buildings detract from the heritage values of the site.

Matters for consideration	N/A	Yes	No	Comments
- Urban Form				Streetscape rhythms, heights and views from public places considered suitable. Landscaping will help integrate the different building sizes, shapes and form.
- Streetscape				Refer above Cl. 5.10
<b>Locality – Marulan</b>	x			
- Topography	x			
- Views	x			
- Urban Structure	x			
- Urban Form	x			
- Streetscape	x			
<b>Rural Development</b>	x			
- Agriculture & Primary Production	x			
- Rural Landscape	x			
<b>Bungonia Objectives</b>	x			
<b>Lake Bathurst Objectives</b>	x			
<b>Tallong Objectives</b>	x			
<b>Tarago Objectives</b>	x			
<b>Part 3 - General Development Controls</b>				
European Heritage Conservation		x		Precautionary condition applied in case European Heritage & Archaeology disturbed during construction.
Indigenous Heritage & Archaeology	x			Precautionary condition applied in case Indigenous Heritage & Archaeology disturbed. Not identified as place of Aboriginal significance.
Landscaping		x		Designed and conditioned to promote good landscape design and consistent with future desired character of the area.
Vehicular Access & Parking		x		13 new/relocated spaces as a result of this development. DCP requires a parking study.. Refer to Appendix D of SEE Transport Statement for justification. Comparisons of parking requirements elsewhere and on-site. Proposed 13 spaces considered satisfactory. Total of 113 spaces will be available for the whole Base Hospital site.
Disability Standards for Access		x		
Crime Prevention		x		Response received by Local Police Service satisfied with the requirements and principles of CPTED.
Flood Affected Lands	x			
Tree & Vegetation Preservation	x			
Dryland Salinity	x			
Waterbody & Wetland Protection	x			
Groundwater	x			
Riparian Rights for Subdivision	x			
Biodiversity Management	x			
Stormwater Pollution		x		Refer to SCA conditions
Impacts on Drinking Water Catchments		x		Refer to SCA conditions
Bushfire Risk Management	x			
Heavy Vehicle Generating Development	x			
Change of use involving 'existing use' provisions	x			

Matters for consideration	N/A	Yes	No	Comments
<b>Part 4 – Principal Development Controls - Urban</b>				This section of the DCP applies to residential development and development in residential zones.
<u>Residential Development</u>	x			
Site Facilities	x			
Site planning, bulk & scale	x			
No. of storeys	x			
Solar access	x			
Privacy	x			
Private Open Space	x			
Setbacks	x			
Views	x			
Traffic safety and management	x			
Energy efficient siting and layout	x			
External window shading and internal and external lighting	x			
Insulation	x			
Space heating and cooling	x			
Water Pollution	x			
Working hours	x			
Subdivision	x			
<u>Non-residential Development</u>	x			
Site layout and building design	x			
Elevation and materials	x			
Shopfronts	x			
Site facilities	x			
Protective structures in the public domain	x			
Design Principles – Industrial	x			
Visual quality - Industrial	x			
Building Setbacks – Industrial	x			
Height – Industrial	x			
External materials and finishes – Industrial	x			
Noise and vibration generation	x			
Air Pollution	x			
Water pollution	x			
Mixed Use Development – Industrial & Residential	x			
<b>Part 5 - Principal Development Controls – Rural</b>				
Intensive Agriculture	x			
Subdivision	x			
Rural Dwellings	x			
Rural Sheds	x			
Rural Industries	x			
Boarding &/or breeding kennels	x			
Hazardous chemicals	x			
Rural land use conflict	x			
Public Entertainment in Rural Zones	x			
Rural Worker's Dwellings in RU1	x			

Matters for consideration	N/A	Yes	No	Comments
<b>Part 6 - Special Development Types</b>				
Poultry farms	x			
Service centres	x			
Wind farms	x			
Advertising and signage	x			
Brothels	x			
Outdoor dining	x			
Telecommunications	x			
Large lot residential – Zone R5	x			
Relocatable homes	x			
Development in the Enterprise Corridor – Zone B6	x			
Extractive Industries	x			
Dual Occupancy	x			
Stables in Residential & Recreation Zones	x			
Manfred Park Block	x			
<b>Part 7 – Engineering Requirements</b>				
Utility Services		x		Conditioned to comply
Roads		x		Conditioned to comply
Drainage & Soil & Water Management		x		Conditioned to comply
Site Specific Provisions	x			
Easements	x			
Staging of development in Urban release areas	x			
<b>Part 8 - Site Specific Provisions</b>				
Marys Mount	x			
Common Street	x			
Clyde Street	x			
Marulan	x			
Long Street “Charles Valley”	x			
<b>Part 9 – Contributions</b>		x		Conditions sought in accordance with CPs. Draft Conditions incorporated into consent.

## STATE ENVIRONMENTAL PLANNING POLICY (INFRASTRUCTURE) 2007

The following table provides an assessment of the project against the relevant provisions of *SEPP (Infrastructure) 2007*

Clause	Title	Council's Response
CI 2	<p>The aim of this Policy is to facilitate the effective delivery of infrastructure across the State by:</p> <ul style="list-style-type: none"> <li>(a) improving regulatory certainty and efficiency through a consistent planning regime for infrastructure and the provision of services, and</li> <li>(b) providing greater flexibility in the location of infrastructure and service facilities, and</li> <li>(c) allowing for the efficient development, redevelopment or disposal of surplus government owned land, and</li> <li>(d) identifying the environmental assessment category into which different types of infrastructure and services development fall (including identifying certain development of minimal environmental impact as exempt development), and</li> <li>(e) identifying matters to be considered in the assessment of development adjacent to particular types of infrastructure development, and</li> <li>(f) providing for consultation with relevant public authorities about certain development during the assessment process or prior to development commencing.</li> </ul>	Satisfied.
CI 8	<p><b>Relationship to other EPI's</b></p> <p>1) Except as provided by subclause (2), if there is an inconsistency between this Policy and any other environmental planning instrument, whether made before or after the commencement of this Policy, this Policy prevails to the extent of the inconsistency.</p>	Noted SEPP overrides <i>Goulburn Mulwaree LEP 2009</i> and <i>Goulburn Mulwaree DCP 2009</i>
Part 3 Division 10 CI 56	<p><b>Health Service Facilities</b></p> <p><b>health services facility</b> 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:</p> <ul style="list-style-type: none"> <li>(a) day surgeries and medical centres,</li> <li>(b) community health service facilities,</li> <li>(c) health consulting rooms,</li> <li>(d) facilities for the transport of patients, including helipads and ambulance facilities,</li> <li>(e) hospitals.</li> </ul> <p><b>prescribed zone</b> means any of the following land use zones or a land use zone that is equivalent to any of those zones</p> <ul style="list-style-type: none"> <li>(o) SP2 Infrastructure.</li> </ul>	The land is zoned SP 2 Infrastructure (Hospital) and development for the purpose of new expansion to hospital is permitted with consent
CI 57	<p><b>Development permitted with consent</b></p> <ul style="list-style-type: none"> <li>(1) Development for the purpose of health services facilities may be carried out by any person with consent on land in a prescribed zone.</li> <li>(2) Development for any of the following purposes may be carried out by or on behalf of a public authority with consent on State land that is in a land use zone identified by another environmental planning instrument as a "special use" zone for a health services facility: <ul style="list-style-type: none"> <li>(a) biotechnology research or development industries,</li> <li>(b) business premises or retail facilities to cater for patients, staff or visitors,</li> <li>(c) multi dwelling housing.</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>(a) no development proposed for biotechnology research or development industries,</li> <li>(b) business premises or retail facilities to cater for patients, staff or visitors,</li> <li>(c) multi dwelling housing.</li> </ul>

Clause	Title	Council's Response
CI 58	<p><b>Development permitted without consent</b></p> <p>(1) Development for any of the following purposes may be carried out by or on behalf of a public authority without consent on land in a prescribed zone:</p> <ul style="list-style-type: none"> <li>(a) minor alterations of, or additions to an existing hospital, including internal fitouts or provision of access for persons with a disability,</li> <li>(b) restoration or replacement of accommodation, administration or other facilities within an existing hospital,</li> <li>(c) demolition of buildings if the development is in connection with a health services facility.</li> </ul> <p>(2) Development of a kind referred to in subclause (1) may only be carried out without consent under that subclause if the development will not allow for an increase in:</p> <ul style="list-style-type: none"> <li>(a) the number of patients accommodated at the facility, or</li> <li>(b) the number of staff employed at the facility, that is greater than 10 per cent (compared with the average of each of those numbers for the 12 month period immediately prior to the commencement of the development).</li> </ul>	<p>Note prior demolition work determined by applicant to comply with this clause.</p>
Division 17 CI101	<p><b>Development with frontage to classified road</b></p> <p>1) The objectives of this clause are:</p> <ul style="list-style-type: none"> <li>(a) to ensure that new development does not compromise the effective and ongoing operation and function of classified roads, and</li> <li>(b) to prevent or reduce the potential impact of traffic noise and vehicle emission on development adjacent to classified roads.</li> </ul> <p>(2) The consent authority must not grant consent to development on land that has a frontage to a classified road unless it is satisfied that:</p> <ul style="list-style-type: none"> <li>(a) where practicable, vehicular access to the land is provided by a road other than the classified road, and</li> <li>(b) the safety, efficiency and ongoing operation of the classified road will not be adversely affected by the development as a result of: <ul style="list-style-type: none"> <li>(i) the design of the vehicular access to the land, or</li> <li>(ii) the emission of smoke or dust from the development, or</li> <li>(iii) the nature, volume or frequency of vehicles using the classified road to gain access to the land, and</li> </ul> </li> <li>(c) the development is of a type that is not sensitive to traffic noise or vehicle emissions, or is appropriately located and designed, or includes measures, to ameliorate potential traffic noise or vehicle emissions within the site of the development arising from the adjacent classified road.</li> </ul>	<p>The Transport Assessment Report confirms that the proposed development will not result in any adverse traffic or parking impact. Accordingly, the proposed development is not considered to contravene any of the provisions of Clause 101(2) of the SEPP</p>

Matters for consideration	N/A	Yes	No	Comments
<b>Appendix A -</b> Significance of Aboriginal Sites	x			No known sites – precautionary condition applied.
<b>Appendix B –</b> Preferred Planting Species				Plantings generally considered satisfactory. Advice in Draft Consent to check frost tolerance of 2 species with local plant nurseries.
<b>Appendix C –</b> Notification Procedures		x		No public submissions received. Issues raised from SCA incorporated into consent.
<b>Appendix D –</b> DA Checklist		x		Separate s68 approvals required and can not be incorporated into consent for Crown.
<b>Appendix E –</b> Rainwater Tank Policy		x		Conditioned to require rainwater tanks.
<b>Appendix F –</b> Telecommunications Policy	x			Not Applicable.
<b>Appendix G –</b> Landscaping Policy		x		Landscaping conditioned.
<b>Appendix H –</b> HIS Requirements	x			Satisfied.
<b>Appendix I –</b> Good Design Statement	x			Not Applicable.

Other controls / approvals				
Compliance achieved?				
Matters for consideration	N/A	Yes	No	Comments
Local Approvals Policy	x			
Integrated approvals	x			
– DECC (NPWS)				
– DECC (EPA)				
– RTA				
– RFS				
– DPI				
– DWE				
– Heritage Branch				
Concurrence provided				
– SCA		x		Refer to Draft Conditions of Consent.
– DECC (NPWS)	x			
– DoP	x			D_G concurrence assumed.
BCA check		x		As Conditioned.
Ecological Sustainable Development		x		
Rainwater Tank Policy		x		
Department of Planning – Development Assessment Guidelines		x		
Sydney-Canberra Corridor Strategy		x		Continues Goulburn's regional service centre for the central part of the corridor.
Goulburn-Mulwaree Demographic Profile		x		Provides improved services.



Matters for consideration	N/A	Yes	No	Comments
Mulwaree Settlement Strategy	x			
CBD Master Plan	x			
Marulan Structure Plan	x			

Environmental impacts				
Acceptable impact and/or suitable control measures?			Comments	
<b>Context and Setting</b> Landscape, streetscape & land use. Impact on adjacent properties	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A			Considered satisfactory.
<b>Access, Transport &amp; Traffic</b> Traffic consideration, public transport & parking arrangements	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A			Suitable arrangements proposed.
<b>Public Domain</b> Impact on the amount, opportunity and use of public space & pedestrian links	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A			Considered satisfactory.
<b>Utilities</b> Water, sewer, electricity and gas - availability, capacity & effect on environment	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A			Refer to Draft Conditions of Consent.
<b>Heritage</b> Local / state listed items, Aboriginal significant area	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A			Precautionary condition included should any archaeological artefacts be identified/disturbed during construction. Advisory condition Local Heritage Item 181.
<b>Other Land Resources</b>	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A			
<b>Water</b> Requirements and use of water saving devices. Flooding & drainage. Quality, pollution, treatment and reuse	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A			Refer to SCA Draft Conditions of Consent.
<b>Soils</b> Quality, erodability, contamination etc Instability and sedimentation	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A			Refer to Draft Conditions of Consent.
<b>Air and Microclimate</b> Any pollutants / dust emissions, odours etc	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A			Refer to Draft Conditions of Consent.
<b>Flora and Fauna</b> Critical habitat, threatened species/population/communities, wildlife corridors, remnant vegetation. Distance and clearance of native vegetation & fauna	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A			No significant flora or fauna known to exist on site.
<b>Waste</b> Types generated - solid, liquid, gas, litter, recycling, disposal and storage	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A			Requirement for a Waste Management Plan incorporated into Draft Conditions of Consent.

<b>Acceptable impact and/or suitable control measures?</b>		<b>Comments</b>
<b>Energy</b> Passive solar design, BASIX, Part J of BCA	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	Refer to Draft Conditions of Consent.
<b>Noise and Vibration</b>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	Refer to Draft Conditions of Consent.
<b>Natural Hazards</b> Site instability, flooding & bushfire	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	
<b>Technological Hazards</b> Hazardous Industry, contamination etc	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	Refer to Draft Conditions of Consent.
<b>Safety, Security and Crime Prevention</b> Potential for accident, injury or criminal activity	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	Positive impacts expected.
<b>Social Impact on the Locality</b> Health & safety of the community. Community facilities	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	Positive impacts expected.
<b>Economic Impact in the Locality</b>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	Positive impacts expected.
<b>Site Design and Internal Design</b> Appearance, siting and landscaping. Access for disabled. BCA compliance	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	Considered satisfactory.
<b>Construction</b> Safety and minimisation of impacts	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	Refer to Draft Conditions of Consent.
<b>Cumulative Impacts</b> Time & space crowded effects Nibbling and synergistic effects	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	The development will have a positive impact on the built environment in the locality. Separate Traffic, Heritage and Height Assessments prepared by the applicant provide justification and all are considered satisfactory with the proposed Draft Conditions of Consent.

**Internal referrals**

Engineering requirements / conditions supplied	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Building requirements / conditions supplied	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Planning requirements / conditions supplied	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No

**Suitability of site**

Does the proposal fit within the locality?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Are the attributes of the site conducive to the proposed development?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No

**Public interest**

Does the proposal comply with planning requirements/objectives?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Any Federal, State or Local Government and/or Community interests?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No

**Consideration of submissions**

**Key issues are:** Refer to comments raised in report.

**Resolution of issues:** Refer to comments raised in report.

**Recommendation**

- Grant subject to conditions

Refer to draft conditions of consent

**Assessing Officer:** Dianne James **Date:** 15 February 2012