

Enclosure

DEVELOPMENT APPLICATION NO: 2012STH004 (174/1112/DA)

LOCATION 130 Goldsmith Street, Goulburn

ZONING SP 2 Infrastructure (Hospital)

PROPOSAL 20 bed sub-acute rehabilitation unit at Goulburn Base Hospital

BCA CLASSIFICATION Class 9a & 5

JRPP MEETING 2 March 2012

ATTACHMENTS

-
- Locality Plan
- Submissions
- Draft Conditions
- Schedule 1



From: Louise Raymond [mailto:raym1lou@police.nsw.gov.au]

Sent: Tuesday, 13 December 2011 5:10 PM

To: Dianne James

Subject: Re: Council referral to NSW Police Service for CPTED advice 130 Goldsmith Street GOULBURN (BASE HOSPITAL) [Scanned] [Spam score:11%]

Dear Dianne,

Regarding your below email & as per phone conversation we just had re the development application for Goulburn hospital. I have perused the D.A and I am satisfied the application has addressed & utilised CPTED principals within the design.

The application appears to be very thorough & comprehensive in addressing CPTED.

D.a No:0174/1112

Sorry for the rushed response but as explained I am simply out of time with the current workload a little too hectic.

Should you have any further questions etc I am not back here until just after mid January.

Regards

Lou Raymond

Crime Prevention Officer

Goulburn Crime Management Unit

PH:48240780



PO Box 323 Penrith NSW 2751
Level 4, 2-6 Station Street
Penrith NSW 2750
Tel 1300 722 468 Fax 02 4725 2599
Email info@sca.nsw.gov.au
Website www.sca.nsw.gov.au

Ref: 11314
Your Ref: DA/0174/1112

The General Manager
Goulburn Mulwaree Council
Locked Bag 22
GOULBURN 2580

Attention: Dianne James

Dear Sir/Madam

Subject: Sydney Drinking Water Catchment SEPP
DA No DA/0174/1112; Lots 1, 2, 3, 4, 5, 6, 7, 8 & 9 Section 46 DP 758468 & Lot 1 DP
133606; Goulburn Base Hospital, 130 Goldsmith Street, Goulburn

I refer to your letter received 29 November 2011 requesting the concurrence of the Chief Executive under Clause 11 of the *State Environmental Planning Policy (Sydney Drinking Water Catchment) 2011* (the SEPP) with a proposal for a proposed Sub-Acute Rehabilitation Unit at Goulburn Base Hospital.

The subject property, which has been inspected by the Sydney Catchment Authority (SCA), is located within the Warragamba catchment which forms part of Sydney's water supply.

The SCA has considered a stormwater quality report and associated MUSIC model for the development prepared by AECOM Australia Pty Ltd (dated 17 January 2012).

Based on the SCA's site inspection and the information provided, the proposed development has been assessed by the SCA as being able to achieve a neutral or beneficial effect on water quality provided appropriate conditions are included in any development consent and are subsequently implemented.

The Chief Executive would therefore concur with Council granting consent to the application subject to the following conditions being imposed:

1. The development shall be as indicated on site plans by Woods Bagot Project 2-20-2163; Dwgs. 1000 & 1001; dated 7/11/11). Any change to the external layout or footprint of the development shall be agreed to by the Sydney Catchment Authority.

Reason for Condition 1 - The Sydney Catchment Authority has based its assessment under the State Environmental Planning Policy (Sydney Drinking Water Catchment) 2011 on this version of the subdivision.

2. The new rehabilitation building shall have:
 - a rainwater tank(s) with a minimum total capacity of 20,000 litres
 - roofs and gutters be designed so that all rainwater is captured in the rainwater tanks
 - the rainwater tanks plumbed for landscape irrigation, and
 - rainwater tank overflow shall be directed to the site stormwater system.
3. The irrigation area for rainwater reuse shall be an area of at least 1500 square metres located in a cleared area in the southwest corner of the site around the helipad.
4. The rainwater irrigation system shall be automatic and shall be by subsurface means.

5. A Gross Pollutant Trap (Humegard HG14A or SCA approved equivalent) shall be installed at the existing drainage pit located at the south-east corner of the site to capture and treat stormwater runoff from the southern part of the site.
6. An Operational Environmental Management Plan (OEMP) detailing the responsibilities for the inspection, monitoring and maintenance of the stormwater management structures associated with this development, including gutters, rainwater tanks, pits pipes, and gross pollutant trap, and any other stormwater structures and drainage shall be developed prior to occupation of the building.
7. Any variation to stormwater management measures shall be agreed to by the Sydney Catchment Authority.

Reason for Conditions 2 to 7 - To ensure stormwater runoff from the development is appropriately designed, maintained and managed to ensure an overall and sustainable neutral or beneficial impact on water quality over the longer term.

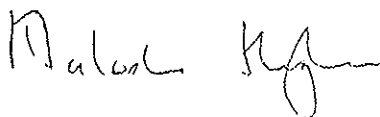
8. An Erosion & Sediment Control Plan shall be prepared for all works required as part of the development by a person with knowledge and experience in the preparation of such plans. The Plan shall meet the requirements outlined in Chapter 2 of NSW Landcom's *Soils and Construction: Managing Urban Stormwater* (2004) manual - the "Blue Book" and shall be to the satisfaction of Council.
9. Effective erosion and sediment controls shall be installed prior to any construction or demolition activity, and shall prevent sediment or polluted water leaving the site or entering any stormwater drains. The controls shall be regularly maintained and retained until works have been completed and groundcover established or the ground surface stabilised.

Reason for Conditions 8 & 9 – To manage adverse environmental and water quality impacts during the construction phase of the development so as to minimise the risk of erosion, sedimentation and pollution within or from the site during this phase.

Under Clause 11 of the SEPP, Council must provide the SCA with a copy of its determination of the application within 10 days after the determination is made.

If you wish to discuss this matter further please contact Dr Bob Banens on 4724 2458.

Yours sincerely



MALCOLM HUGHES
Manager Planning and Assessments

2/2/12

SCHEDULE OF DRAFT CONDITIONS

Refer to following pages

CONTACT: DEVELOPMENT CONTROL

<> March 2012

Aurora Projects
Attn: B Geddes
Level 6 50 Berry Street
NORTH SYDNEY NSW 2060

NOTICE OF DETERMINATION OF A DEVELOPMENT APPLICATION

Issued under Section 81(1)(a) of the *Environmental Planning and Assessment Act 1979*.

Development Application Number	DA/0174/1112 & 2012STH004
Land to be Developed	Lot 1 Sec 46 DP 758468, Lot 2 Sec 46 DP 758468 Lot 3 Sec 46 DP 758468, Lot 4 Sec 46 DP 758468 Lot 5 Sec 46 DP 758468, Lot 6 Sec 46 DP 758468 Lot 7 Sec 46 DP 758468, Lot 8 Sec 46 DP 758468 Lot 9 Sec 46 DP 758468, Lot 10 Sec 46 DP 758468 Lot 1 DP 133606 130 Goldsmith Street GOULBURN
Proposed Development	CONSTRUCTION OF A NEW SUB-ACUTE REHABILITATION UNIT
Determination	<INSERT JRPP DETERMINATION DATE>
Consent granted subject to conditions in the attached schedule	
Consent to operate from	<INSERT JRPP DETERMINATION DATE>.
Consent to lapse on	Click here and type LAPSE DATE (5 YEARS FROM DET)
Other Approvals	
Approvals granted under Section 78A(5)	Not Applicable to this DA
Approvals granted under Section 138 of the Roads Act 1993	Not Applicable to this DA
Integrated Development	N/A

NOTE: PRIOR TO THE COMMENCEMENT OF ANY WORK A CONSTRUCTION CERTIFICATE IS TO BE ISSUED BY COUNCIL OR AN ACCREDITED CERTIFIER.

Yours faithfully

CHRIS STEWART
DIRECTOR PLANNING & COMMUNITY SERVICES

SCHEDULE OF CONDITIONS

PART 1. GENERAL CONDITIONS/DESIGN

1. The development is to be carried out generally in accordance with the plans and details submitted with the application except where varied by the following conditions of consent. The development consent incorporates the plans and documents stamped and detailed below:
 - Statement of Environmental Effects prepared by City Plan Services, dated November 2011;
 - Document titled "Sub-acute Rehabilitation Unit Program – Goulburn Base Hospital Effect on water quality" prepared by AECOM; Ref 60164756; dated 17/1/2012
 - Site Plan prepared by Woods Bagot, Project 2-20-2163; Dwgs. 1000 & 1001; dated 7/11/11.
 - Interior & Exterior Finishes Board, prepared by Woods Bagot Project 2-20-2163; Dwgs. A9000; Rev A, dated 7/11/11.
 - Email from Theresa Ling concerning hydraulic services and pre-treatment devices dated 3/2/2012 and attached plans:
 - a. Hydraulic Services Ground Floor Sewer and Stormwater Layout Plan prepared by Woods Bagot Project 2-20-2163; Dwgs. 60164756-GB-HY101; Rev 2 dated 25/1/12.
 - b. Hydraulic Services Undercroft Sewer and Stormwater Layout prepared by Woods Bagot Project 2-20-2163; Dwgs. 60164756-GB-HY100; Rev 2, dated 25/1/12.
 - c. Stainless Steel Plaster Trap Specifications.

In the event of any inconsistency between the plans and documentation referred to above, the more recent plans and details of this approval prevail. However, conditions of this approval prevail to the extent of any inconsistency.

ADVISING

The application includes a Clause 4.6 Variation to the 8m building height limit.

This approval does not negate the need to obtain any other approvals, permits or consents required under any act or legislation.

2. The development shall be as indicated on site plans by Woods Bagot Project 2-20-2163; Dwgs. 1000 & 1001; dated 7/11/11). Any change to the external layout or footprint of the development shall be agreed to by the Sydney Catchment Authority. (SCA Schedule 1)

Reason for Condition 2 - The Sydney Catchment Authority has based its assessment under the State Environmental Planning Policy (Sydney Drinking Water Catchment) 2011 on this version of the subdivision/development.
3. The new rehabilitation building shall have:
 - a rainwater tank(s) with a minimum total capacity of 20,000 litres
 - roofs and gutters be designed so that all rainwater is captured in the rainwater tanks
 - the rainwater tanks plumbed for landscape irrigation, and
 - rainwater tank overflow shall be directed to the site stormwater system. (SCA Schedule 1)
4. The irrigation area for rainwater reuse shall be an area of at least 1500 square metres located in a cleared area in the southwest corner of the site around the helipad. (SCA Schedule 1)
5. The rainwater irrigation system shall be automatic and shall be by subsurface means. (SCA Schedule 1)
6. A Gross Pollutant Trap (Humegard HG14A or SCA approved equivalent) shall be installed at the existing drainage pit located at the south-east corner of the site to capture and treat stormwater runoff from the southern part of the site. (SCA Schedule 1)
7. Any variation to stormwater management measures shall be agreed to by the Sydney Catchment Authority. (SCA Schedule 1)

DEVELOPMENT APPLICATION DETERMINATION NOTICE

Reason for Conditions 3 to 7 - To ensure stormwater runoff from the development is appropriately designed, maintained and managed to ensure an overall and sustainable neutral or beneficial impact on water quality over the longer term.

8. In accordance with Section 5.2 "Construction Works" of the Statement of Environmental Effects submitted with the application, a Construction Management Plan shall be prepared by a suitably qualified person. The Plan shall include, but not be limited to the following matters:
 - An overall construction management framework
 - Construction traffic management
 - Construction zones
 - Pedestrian management
 - Hoardings
 - Dust management
 - Hours of work
 - Materials handling
 - Waste management and recycling
 - Construction program
9. Two of the tree species specified i.e. *Tristanopsis laurina* and *Melaleuca leucadendra* are likely to be damaged by the level of frost experienced in Goulburn. The suitability is to be confirmed with a local nursery and where required suitable alternatives provided on an amended Construction Landscaping Plan.
10. All planting is to take place in suitably prepared plant beds. Preparation is to include weed removal and cultivation of the soil.
11. All plant beds are to be mulched with organic or gravel mulch to a minimum depth of 75mm.
12. An edge is to be provided between garden areas and grassed areas to facilitate maintenance and plant establishment. Suitable materials include timber, concrete, brick, PVC.
13. The parking area is to be line marked and suitably signposted. The parking spaces and aisle widths are to be in accordance with AS2890.1.
14. Prior to the commencement of work the applicant shall contact the relevant utility and service providers to ensure there are no services within the proposed works site and avoid damage to any existing services. Any costs in relocation, adjustment or support of services are to be the responsibility of the applicant.

PART 2. PRIOR TO CERTIFICATION OF CROWN BUILDING WORKS (OR WHERE NO CERTIFICATION IS REQUIRED PRIOR TO COMMENCEMENT OF WORK)

15. Plans and specifications shall comply with the technical provisions of the State's building laws.
16. Section 94 Development Contributions

In accordance with the provision of s80A(1) and s94 of the *Environmental Planning and Assessment Act 1979* contributions are required toward the provision of community facilities and infrastructure in accordance with the *Section 94A Levy Development Contributions Plan 2009*. The contributions are to be paid prior to the commencement of any development, or as agreed otherwise by Council.

ADVISING

The current contributions (2011/2012) under the *Section 94A Levy Development Contributions Plan 2009* are based on the cost of construction of the development as follows:

Cost of construction	Rate of levy
\$0 - \$100,000	0%
\$100,001 - \$200,000	0.5%
In excess of \$200,000	1%

Details of the cost of the construction of the development shall be submitted with the application for a Construction Certificate. Where the value of the work is greater than \$200,000 the cost shall be certified by a Quantity Surveyor or an equivalent or acceptable alternative agreed to by Council. Refer to

DEVELOPMENT APPLICATION DETERMINATION NOTICE

Appendix A of the *Goulburn Mulwaree Section 94A Levy Development Contributions Plan 2009* for further details.

Based on the information provided with the Development Application a contribution of approximately \$71,200 is required.

17. Amplification Charges

In accordance with the provisions of s64 *Local Government Act 1993* and s306 *Water Management Act 2000* for Water and Sewerage, contributions are required toward the provision of infrastructure in accordance with the City-Wide Infrastructure Contributions Plan. The contributions are to be paid prior to the commencement of any development, or as agreed otherwise by Council.

ADVISING

The current contributions under the City-Wide Infrastructure Policy for the 2011/2012 financial year are as follows:

Water Supply: Additional 18 ET @ \$3,578	\$64,404
Sewerage: Additional 28 ET @ \$3,776	\$105,728
Stormwater: No additional impervious area	\$NIL
TOTAL	\$170,132

These contributions are reviewed annually and the contribution rates are to be confirmed prior to payment.

Hospital beds are assessed as having a demand on water supply and load on sewer system of 0.9ET and 1.4ET per bed respectively. For the additional 20 beds this equates to an additional 18ET for water supply and 28ET for sewer.

18. An Erosion & Sediment Control Plan shall be prepared for all works required as part of the development by a person with knowledge and experience in the preparation of such plans. The Plan shall meet the requirements outlined in Chapter 2 of *NSW Landcom's Soils and Construction: Managing Urban Stormwater* (2004) manual - the "Blue Book" and shall be to the satisfaction of Council. (SCA Schedule 1)
19. Effective erosion and sediment controls shall be installed prior to any construction or demolition activity, and shall prevent sediment or polluted water leaving the site or entering any stormwater drains. The controls shall be regularly maintained and retained until works have been completed and groundcover established or the ground surface stabilised. (SCA Schedule 1)

Reason for Conditions 18 & 19 – To manage adverse environmental and water quality impacts during the construction phase of the development so as to minimise the risk of erosion, sedimentation and pollution within or from the site during this phase.

PART 3. PRIOR TO COMMENCEMENT OF WORK

20. Applications under Section 68 of the *Local Government Act* are required to be submitted to and approved by Council for the following works prior to commencing these parts of the work.
- Water Service, Fire Service, Backflow Prevention and Plumbing Works;
 - Sewer/sanitary drainage and Trade Waste Facility;
 - Stormwater and surface water drainage works.
- Hydraulic Engineers details of the above works are to be submitted with the Section 68 Application. An application under Section 68 of the *Local Government Act* is to be submitted to and approved by Council prior to certification of the Crown building works. The application for trade waste is to include manufacturers plans and details of the facility and drainage plans.
21. In accordance with the administrative provisions of the *NSW Plumbing Code of Practice*, a plumbing and drainage permit must be completed and returned to Council for its records. The permit identifies what plumbing and drainage work is carried out by a particular plumber/drainier.
22. Soil testing shall be undertaken upon the commencement of excavation works where there is the potential for contamination as a result of previous uses in accordance with *Managing Land Contamination Planning Guidelines SEPP 55 – Remediation of Land*.

DEVELOPMENT APPLICATION DETERMINATION NOTICE

23. Toilet facilities are to be provided at or in the vicinity of the work site on which work involved in the erection or demolition of a building is being carried out.
24. A sign is to be erected on the development site, which shows the Builder's name and contact details.
25. Run-off and erosion controls must be implemented in accordance with the approved plans to prevent soil erosion, water pollution or the discharge of loose sediment on surrounding land

PART 4. DURING CONSTRUCTION

26. All building work must be carried out in accordance with the provisions of the technical provisions of the State's building laws.
27. To protect the safety of work personnel and the public, the work shall be adequately secured to prevent access by unauthorised personnel, and work shall be conducted at all times in accordance with the relevant Work Cover requirements.
28. If any unidentified historical archaeological remains or deposits are exposed during the works, excavation is to cease immediately in the affected areas and the archaeologist is to undertake an evaluation of the potential extent and significance of such relics. The Heritage Council is to be notified in accordance with Section 146 of the *NSW Heritage Act 1977*.
29. Should any Aboriginal relics or artefacts be discovered during the course of any works on-site, then work is to cease immediately. Work may only be resumed following written consent being obtained from the Office of Environment and Heritage.
30. Activities occurring at the site must be carried out in a manner that will minimise emissions of dust from the premises.
31. Pursuant to Clause 94 of the *Environmental Planning and Assessment Regulation 2000*, it will be necessary to fire upgrade/protect the existing buildings in accordance with Appendix G (Statement of Environmental Effects) as described as Preliminary BCA Assessment Report prepared by Blackett Maguire + Goldsmith dated 12 October 2011. Any variation to this report will require the written approval of Council.
32. Outdoor Lighting is required to provide security to the facility. For the purpose of amenity all external lighting shall be designed to comply with, where relevant, *AS/NZ1158.3:1999 Pedestrian Area (Category (P) Lighting* and *AS4282:1997 Control of the Obtrusive Effects of Outdoor Lighting*.
33. Stormwater
Stormwater works shall be in accordance with AECOM's drawing Civil Services Drainage Plan, No. 60164756-GB-RH-CI1300 and SCA conditions. (Schedule 1)
34. Access
The driveway and car park must be constructed in accordance with Council document "Standards for Carparks and Driveways, 2008".

ADVISING

All work on/within the footway requires Council approval under Section 138 of the *Roads Act 1993*. An application must be submitted to and approved by Council before any work is commenced. The appropriate form is available from Customer Service.

35. The following stages of construction are to be inspected by Council as the Water and Sewer Authority.
Forty-eight (48) hours notice is required prior to these inspections.

- Plumbing and Drainage before backfilling
- Pressure testing of waterpipes within the building prior to fixing of linings
- Final inspection of water plumbing and sewer drainage; and
- Final inspection of Trade Waste Facility.

ADVISING

Inspections fees must be paid prior to commencing any plumbing and drainage work. Water and sewer inspections (where Council is not the PCA estimated at \$1,040 (1112 financial year rate).

DEVELOPMENT APPLICATION DETERMINATION NOTICE

36. All new hot water installations shall deliver hot water at the outlet of all sanitary fixtures used primarily for personal hygiene purposes at a temperature not exceeding 43.5 degrees Celsius in accordance with AS 3500 and controlled by a thermostatic mixing valve.

37. The top level of the sewerage service yard gully shall be located a minimum of 150mm below the lowest fixture level and a minimum of 75mm above ground level.

Where it is not practicable to locate the top of the yard gully 150mm below the lowest fixture level or 75mm above the surrounding ground level then a reflux valve shall be fitted to the sewer drainage system so as to prevent the backflow from the sewer entering the building.

38. That all construction and demolition work shall be carried out only between the hours of 7.00am and 6.00pm Mondays to Fridays inclusive and on Saturdays between 7.00am and 1.00pm if inaudible on residential premises, otherwise 8.00am to 1.00pm.

No construction or demolition work shall take place on Sundays or Public Holidays.

Works may be undertaken outside these hours where:

- The delivery of materials is required outside these hours by Police or other authorities
- It is required in an emergency to avoid the loss of life, damage to property and/or to prevent environmental harm
- The work is approved separately by Council.

ADVISING

A written application shall be made to the Council if a variation of these hours is required. The application shall indicate the reasons for the variation. The Council shall, if it so desires, grant any variation in writing.

39. Any demolition work is to be carried out in accordance with *AS2601 The Demolition of Structures*, or its latest version.
40. Activities occurring at the site must be carried out in a manner that will minimise emissions of dust from the premises. Trucks entering and leaving the premises that are carrying excavated dusty materials, including clays, sands and soils, must be covered at all times, except during loading and unloading.
41. To preserve and enhance the natural environment, all soil erosion and sediment control measures must be inspected following each storm event and any necessary maintenance work shall be undertaken to ensure their continued proper operation. Sediment shall be removed from soil erosion and sediment control measures when no more than forty percent (40%) capacity has been reached and appropriately disposed of. These measures shall continue in proper operation until all development activities have been completed and the site is fully stabilised.
42. Topsoil shall be stripped from areas to be developed and stockpiled within the site. Stock-piled topsoil on the site and be protected from run-on water by suitably positioned diversion banks. Where the period of storage will exceed 14 days stockpiles are to be sprayed with an appropriate emulsion solution or seeded to minimise particle movement.
43. Building materials must NOT be placed or stored on the Council road or footpath.
44. All excavations associated with the erection or demolition of a building must be properly guarded and protected to prevent them being dangerous to life or property in accordance with WorkCover requirements. It will necessary to ensure that the excavation is not within the zone of influence on the footings of buildings on the adjoining properties.
45. In the erection or demolition of a building, if the soil conditions require it, retaining walls or other approved methods of preventing movement of the soil must be provided and adequate provision for drainage must be made. Approval is required for any retaining walls over 600mm in height.
46. The applicant or developer will be required to pay the full cost of restoration to the kerb and gutter, concrete footpath and/or street trees, should any damage occur during construction.

PART 5. PRIOR TO OCCUPATION AND PRIOR TO COMMENCEMENT OF USE

47. The applicant shall provide proof of registration with the Lands Title Office of a plan of consolidation of Lot 1-10 Sec 46 DP 758468 & Lot 1 DP 133606 to ensure the buildings are not located over property boundaries.

DEVELOPMENT APPLICATION DETERMINATION NOTICE

48. A Subdivision Certificate must be applied for and released prior to the registration of the Plan of Subdivision with the Land and Property Information New South Wales.

The payment of the Subdivision Certificate application fee is required.

The Subdivision Certificate application must be accompanied by the Final Plan of Consolidation, three paper copies, and an electronic copy on disc or submitted via email. If required, a Section 88B and Section 88E Instrument must also be lodged prior to the issue of the Subdivision Certificate in accordance with this Consent.

49. Site access (including pedestrian and vehicular access) shall be completed to and within the site prior to occupation of the building.
50. An Operational Environmental Management Plan (OEMP) detailing the responsibilities for the inspection, monitoring and maintenance of the stormwater management structures associated with this development, including gutters, rainwater tanks, pits pipes, and gross pollutant trap, and any other stormwater structures and drainage shall be developed prior to occupation of the building. (SCA Schedule 1)

Reason for Conditions 50 - To ensure stormwater runoff from the development is appropriately designed, maintained and managed to ensure an overall and sustainable neutral or beneficial impact on water quality over the longer term.

51. A works as executed drawing of all sewer plumbing, sewer drainage and stormwater drainage work shall be submitted to the Council at final inspection stage.
52. Prior to Occupation it will be necessary to obtain a Fire Safety Certificate in respect of the fire safety measures installed within the building.

A Fire Safety Certificate is to state, in relation to each essential fire or other safety measure implemented in the building or on the land on which the building is situated:

- That the measure has been assessed by a person (chosen by the owner of the building) who is properly qualified to do so, and
- That, as at the date of the assessment, the measure was found to be capable of performing to a standard not less than that required by the schedule to the relevant approval.

PART 6. POST OCCUPATION AND ONGOING OPERATION

53. The owner of the building shall ensure that the building is maintained in a clean and tidy manner at all times.
54. The landscaped area shall be maintained in accordance with this approval and the certified f Crown Building Works Landscape Plan.
55. All vehicles entering and exiting the property should do so in a forward direction.
- 56.
57. The owner of the building shall:

- Furnish to the Council an Annual Fire Safety Statement in respect to each essential service installed in the building;
- Ensure that essential services installed within the building are performing to a standard no less than to which the measure was originally designed;
- Ensure the safety of fire exits;
- Ensure doorways and paths of travel are not obstructed;
- Ensure that offences relating to fire exits do not occur within the building.

The owner of the building shall:

- Cause a copy of the certificate to be furnished to the relevant authority and the NSW Fire Brigade; and
- Cause a further copy of the certificate to be kept at the building.

PART 7. AGENCY CONDITIONS

Sydney Catchment Authority

58. The applicant shall comply with all requirements of the Sydney Catchment Authority as detailed in the Authority's letter dated 2 February 2012 (Schedule 1) and incorporated into this consent.

PART 8. ADVISORY NOTES

59. It is noted that the site contains Local Heritage Item 181 "Central Building and former Pavillions" (listed in Schedule 5 under *Goulburn Mulwaree Local Environmental Plan 2009*). The statement of significance states "Of local and historical significance as a major institutional work of the local architect EC Manfred. A large Federation period hospital with major streetscape impact on Goldsmith Street in Goulburn.
60. Prior to certification of any Crown building works, payment of the long service levy under Section 34 of the building and Construction Industry Long Service Payment Act 1986 must be paid (or, where such a levy is payable by instalments, the first instalment of the levy).
61. The owner of the building shall ensure the development complies with the Liquid Trade Waste Approval LTW/010/0809 as amended <JRPP determination date> (Schedule 2 to Consent). All existing trade waste approval conditions are to be complied with and must remain unchanged (unless revised by Council). The variation consists of the addition of the following heading and conditions 50 to 51 which are specific to the sub-acute Rehabilitation Unit

Conditions 50 to 51 are specific to the Sub-Acute Rehabilitation Unit

50. The liquid trade waste produced during the application of and or removal of plaster casts shall pass through a plaster arrestor before being discharged into the sewerage system.
(Reason: NOW and Council requirement to prevent solids build-up and blockages in the sewerage system)
51. The discharge of solid waste and waste from devices that macerate or pulverise solid waste to the sewer is prohibited.
(Reason: NOW and Council requirement to prevent solids build-up and blockages in the sewerage system)

DEVELOPMENT APPLICATION DETERMINATION NOTICE

REASONS FOR CONDITIONS

Conditions have been imposed in accordance with the requirements of section 80A of the *Environmental Planning and Assessment Act, 1979*, in particular having regard to the relevant provisions of Section 79C.

- To comply with the provisions of relevant Environmental Planning Instruments (including drafts) regulations and development control plans. (S79C(1)(a)(i)-(iii)).
- To ensure that there is no adverse effect caused by the development. (S79C(1)(b)).
- To ensure that the site is suitable for the development. (S78C(1)(c)).
- To protect the public interest. (S79C(1)(e)).

Regulation 2000 Clause 101 requirements for Section 94 condition/s:

The following Contribution Plans are application to this Consent –

Contribution Plan	
<i>Goulburn City Wide Infrastructure Contribution Plan Reformatted 2009 & Section 94A Levy Development Contributions Plan 2009</i>	<ul style="list-style-type: none">• Sewerage and Water• Community Facilities

All Contributions Plans are available for inspection free of charge at the Goulburn Mulwaree Council, Civic Centre, Bourke Street Goulburn during usual office hours.

NOTES:

Construction Certificate

Where construction work is proposed development consent is the first step. **Before construction commences, a Construction Certificate must be obtained** from Council or an accredited certifier except where satisfied below..

It is Council's understanding that as Crown, this development does not require a Construction Certificate where the proposed work is certified, in accordance with Section 109R of the *Environmental Planning and Assessment Act 1979*, to comply with the technical provisions of the State's building laws.

Inspections and permission to occupy for development on behalf of the Crown are also described under the *Environmental Planning and Assessment Act 1979*.

Lapsing of Development Consent

Development consent does not lapse if the approved use has actually commenced or the proposed work is physically commenced before the consent lapse date, except where a condition specifies a limit to the duration of the consent.

Right of Appeal

If you are the applicant:

You can appeal against this decision in the Land and Environment Court within six (6) months of the date of this notice (section 97 of the *Environmental Planning and Assessment Act, 1979*). You cannot appeal, however, if a Commission of Inquiry was held and the development is designated development or state significant development.

Review

An applicant may request the Council to review this determination within one (1) year after the date the applicant received this notice. The prescribed fee must be paid with the request for a review. Once the review is completed the Council may confirm or change the determination.

If there is an appeal, the period of time within which Council may undertake a review is extended up to the time the Court hands down its decision.

Notes:

A Review cannot be requested for:

- a determination to issue or refuse to issue a complying development certificate, or

DEVELOPMENT APPLICATION DETERMINATION NOTICE

- *a determination in respect of designated development, or*
- *a determination in respect of integrated development, or*
- *a determination in respect of integrated development, or a determination made by Council under Section 116E in respect of an application by the Crown.*

Charges

Charges are reviewed each financial year. Any charges payable for this consent should be confirmed prior to payment. A copy of Council's fees and charges is available free of charge at the Council offices.

THIS FORM MUST BE PRESENTED WITH PAYMENT OF CHARGES

SUMMARY OF CHARGES

DA Number: 174/1112/DA
Applicant: Brain Geddes Aurora Projects on behalf of and agent to Health Infrastructure
Owner: Southern NSW Local Health Network
Subject Land: 130 Goldsmith Street, Goulburn
No. Of Lots: 20 bed sub-acute rehabilitation unit

Description	Mnemonic	Rate	Amount	Comments
Goulburn Mulwaree Council Section 94A Levy Development Contributions Plan 2009				
Section 94A Levy	Gs94	1% of the cost of construction		Subject to detailed costing Based on the information provided with the DA a contribution of approximately \$71,200 is required
Goulburn Mulwaree Council City-wide Infrastructure Contributions Plan Reformatted 2009				
Sewer – Balance	Gs64CW - Sewer	\$3,776	\$105,728	
Water – Balance	Gs64CW - Water	\$3,578	64,404	
Stormwater	Gs94CW - S/W	NA		
Non Plan Payments				
Subdivision Certificate/Plan of consolidation	Application Wizard	\$320	\$320	
Water Connections / Extensions	GW/Connection	No fixed cost – to be calculated		
Water Meters / Boxes	GW/Connection	No fixed cost – to be calculated		
Sewer Connections / Extensions	GSew/Connect	No fixed cost – to be calculated		
Landscape Bond	GLandscaping/Bond	No fixed cost – to be calculated		
Engineering Maintenance Bond	GMaintenance/Bond			
Water and Sewer Inspection Fee		\$1,040	\$1,040	

ADVISING

These contributions are reviewed annually (effectively 1 July each year) and the contribution rates are to be confirmed prior to payment.

OFFICE USE ONLY

Receipt No.
 Date
 Original E&P Dept

Copies to Goulburn Water Services Manager
 Finance Manager

DEVELOPMENT APPLICATION DETERMINATION NOTICE

NOTICE OF DETERMINATION OF A SECTION 68 APPROVAL

Under the Local Government Act 1993, Section 68
Part C, Item 4 - Dispose of Waste into a Sewer of Council

Applicant:	Brian Fleming 130 Goldsmith Street Goulburn NSW 2580
Approval N°:	LTW/010/0809
Premises:	Lot 1, 2, 3, 4, 5, 6, 7, 8, 9 & 10 SEC 46 of DP 758468 & Lot 1 DP 133606 in the Parish of Goulburn 130 Goldsmith Street, Goulburn
Type of Approval:	Dispose of Waste into a Sewer of Council
Date of Issue:	2 July 2009 (amended <insert JRPP Determination Date>)

PURSUANT TO SECTION 99 OF THE LOCAL GOVERNMENT ACT 1993, NOTICE IS HEREBY GIVEN OF DETERMINATION OF THE ABOVE APPLICATION THAT HAS BEEN APPROVED SUBJECT TO CONDITIONS CONTAINED IN THE ATTACHED SCHEDULE. THIS APPROVAL OPERATES FROM THE DATE OF DETERMINATION AND RELATES TO AN APPROVED DISPOSAL AT THE FOLLOWING PREMISES:

CHRIS STEWART
DIRECTOR PLANNING & COMMUNITY SERVICES

Reason for Conditions of Approval

The Council has approved the application, subject to the conditions in the attached Schedule to ensure that the activity would be in accordance with the provisions of the Local Government Act 1993 and the Regulations made thereunder.

Review of Determination

Pursuant to Section 100 of the Local Government Act 1993, there is provision for you to request a review of the determination of your application if you are not satisfied with the determination.

A request for review must be made within twenty-eight [28] days after the date of the determination. The method the review will take is set out in the Section.

Appeal by an Applicant Concerning An Approval

Pursuant to Section 176 of the Local Government Act 1993, an applicant who is dissatisfied with the determination of a Council with respect to the applicants application for an approval may appeal to the Land and Environment Court within twelve [12] months of the date of the determination as endorsed on the notice.

DEVELOPMENT APPLICATION DETERMINATION NOTICE

SCHEDULE TO DETERMINATION NOTICE NO. LTW/010/0809

CONDITIONS

There are no objections to the discharge of Liquid Trade Waste to the sewer from this business subject to the following conditions:

Conditions 1 to 19 relate to all areas of discharge.

1. This approval is applicable only to the waste streams listed herein. Council's approval shall be obtained prior to the connection of any new waste streams from existing or new sections of the hospital.
(Reason: DWE and Council requirement to ensure pre-treatment facilities are not overloaded and that the liquid trade waste remains within acceptable limits of quality and quantity)
 2. (a) The Applicant must comply with all applicable Acts, regulations, by laws, proclamations and orders and with any lawful direction or orders given by or for the Council or any other competent authority.
(Reason: Requirement to comply with all applicable government legislation)

(b) The work that will be carried out under the General Conditions of Approval shall be implemented and operated in compliance with the NSW OH&S Act 2000 and OH&S Regulation 2001 and the NSW Code of Practice (Plumbing and Drainage), Australian Standards National Plumbing and Drainage Code AS3500, Part 2, Sanitary Plumbing and Sanitary Drainage and Council requirements.
(Reason: Government requirement for compliance with applicable standards and legislation)

(c) If a liquid trade waste agreement is applicable to this approval then this approval will commence from the date a liquid trade waste agreement is signed.
(Reason: Requirement for legal considerations)

(d) Term of the Approval
Commencement date..... Date of determination
Duration..... 5 Years

This approval has a duration period as specified above except where the approval is terminated by the Council or the applicant. Conditions may however be varied during this period.
(Reason: Pursuant to section 103 of the Local Government Act)

(e) Hours during which discharge is permitted:
Monday to Sunday 24 hours a day.

(Reason: DWE and Council requirement to ensure acceptance capacity of the sewerage system and for auditing purposes)
 3. The maximum daily discharge shall not exceed 15 kL/d
The expected average daily discharge 10 kL/d
The maximum instantaneous discharge rate shall not exceed 1.4 L/s.
(Reason: Requirement pursuant to Clause 32 of the Local Government (General) Regulation 2005)
 4. The pH of the liquid trade waste shall be maintained within the range of 7.0 to 9.0 at all times.
(Reason: Extremes of pH can adversely affect biological treatment processes and may cause the release of toxic gases in sewer. Low pH causes corrosion of sewer structures)
 5. The temperature of the liquid trade waste shall not exceed 38°C at any time.
(Reason: DWE and Council requirement for protection of the sewerage system and safety of workers)
 6. Detergent, if used, shall be biodegradable
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DEVELOPMENT APPLICATION DETERMINATION NOTICE

(Reason: Protection of the environment and to ensure treatability of the waste)

7. The composition of the liquid trade waste shall comply with that approved. A new application shall be made if the quantity and/or quality of the liquid trade waste are to be varied.
(Reason: Requirement pursuant to Clause 32 of the Local Government (General) Regulation 2005)
8. The equipment for the treatment of the liquid trade waste is to be kept clean and maintained in an efficient condition to the satisfaction of the Council and must not be modified without the approval in writing of the Council.
(Reason: DWE and Council requirement to ensure compliance with the conditions of approval)
9. An inspection point suitable for taking representative samples shall be provided immediately prior to the point where the liquid trade waste enters the sewerage system and/or mixes with domestic sewage from the premises.
(Reason: DWE and Council requirement to permit sampling and compliance auditing of liquid trade waste)
10. If, in the opinion of the Council, the liquid trade waste being discharged does not comply with the conditions contained herewith or is adversely affecting the performance of the sewage treatment plant, the sewerage system, or the ecological system in the waters, land or area receiving sewage treatment works effluent, the company shall forthwith, on receipt of notice in writing from Council to this effect, take remedial action by modifying the characteristics of the liquid trade waste, reducing the amount of the liquid trade waste or ceasing to discharge the liquid trade waste as directed by notice from Council.
(Reason: DWE and Council requirement for compliance with the conditions of approval, protection of the sewerage system and the environment)
11. Except as already provided for by the rest of the conditions contained in this letter, the following substances shall not be included in the liquid trade waste:
 - (a) organochlorine weedicides, fungicides, pesticides, herbicides and substances of a similar nature and/or wastes arising from the preparation of these substances
 - (b) organophosphorus pesticides and/or waste arising from the preparation of these substances
 - (c) any substances liable to produce noxious or poisonous vapours in the sewerage system
 - (d) organic solvents and mineral oil
 - (e) any flammable or explosive substances
 - (f) discharges from 'Bulk Fuel Depots'
 - (g) chromate from cooling towers
 - (h) natural or synthetic resins, plastic monomers, synthetic adhesives, rubber and plastic emulsions
 - (i) rain, surface, seepage or subsoil water, unless specifically permitted
 - (j) solid matter
 - (k) any substance assessed as not suitable to be discharged to the sewerage system
 - (l) waste liquids that contain pollutants at concentrations which inhibit the sewage treatment process – refer *National Wastewater Source Management Guideline, July 2008*, WSAA
 - (m) any other substances listed in a relevant regulation.

(Reason: Statutory provision in Local Government Act Section 638 and DWE and Council requirement for protection of the sewerage system, safety of workers and the environment)

12. All liquid trade waste pre-treatment systems and any substance which could adversely affect the sewerage system, the environment or safety of people must be contained in bunded areas so that any leaks, spillages, and/or overflows cannot drain by gravity to the sewerage and/or stormwater systems. Wastewater collected within the bunded area shall not be directly discharged into the
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DEVELOPMENT APPLICATION DETERMINATION NOTICE

sewerage and/or stormwater systems. Wastewater, leaks and spillages from a bunded pre-treatment equipment area shall be pumped back to the head of the pre-treatment system.
(Reason: DWE and Council requirement for protection of the sewerage system and safety of workers and pursuant to Section 89 (3a) of the Local Government Act 1993 for protection of the environment)

13. Spills and leaks should be cleaned up using dry cleaning methods.
(Reason: DWE and Council requirement for protection and prevention of overloading of the sewerage system, safety of workers and pursuant to Section 89 (3a) of the Local Government Act 1993 for protection of the environment)
14. Measures shall be taken to prevent the contamination and ingress of stormwater into the sewerage system. Areas where stormwater may become contaminated should be bunded and roofed over.
(Reason: DWE and Council requirement to prevent overflows and overloading of the sewerage system)
15. Solid wastes such as, but not limited to, hypodermic needles, syringes, instruments, utensils, swabs, dressings, bandages, or any paper and plastic items of a disposable nature, or any human tissues is prohibited from discharge to the sewerage system. *(Reason: DWE and Council requirement to prevent sewer blockages and protect worker health and safety)*
16. Wastewater of clean-up and washing floors in clinical areas shall be disposed of according to NSW Health Waste Management Guidelines for Health Care Facilities (August 1998).
(Reason: DWE and Council requirement to protect the sewerage system & worker health and safety)
17. If Formaldehyde, Glutaraldehyde or OPA are used they must be neutralised with Sodium Bisulphite before being discharged to sewer.
(Reason: DWE and Council requirement to protect the sewerage system & worker health and safety)
18. All clinical and cytotoxic waste must be disposed of according to NSW Health Waste Management Guidelines for Health Care Facilities (August 1998).
(Reason: DWE and Council requirement to protect the sewerage system & worker health and safety)
19. Biohazardous waste shall be disposed in accordance with NSW Health Department regulations.
(Reason: DWE and Council requirement to comply with applicable government legislation)

Conditions 20 to 28 are specifically for the Main Kitchen, the Kiosk and the Chisholm Ross Kitchen.

20. Floors are to be dry swept prior to washing or hosing.
(Reason: DWE and Council requirement to limit pollutant loading on the sewerage system)
 21. Utensils, plates, bowls, etc. are to be scraped into a waste bin and dry wiped with paper towel prior to washing to minimise the amount of waste discharged to the sewerage system.
(Reason: DWE and Council requirement to limit pollutant loading on the sewerage system)
 22. All liquid trade waste from the Main Kitchen shall pass through a grease arrestor with a minimum capacity of 1000 L or equivalent.
(Reason: DWE and Council requirement to install pre-treatment system of sufficient capacity for the reduction of oil and grease levels in liquid trade waste)
 23. All liquid trade waste from the Kiosk shall pass through a grease arrestor with a minimum capacity of 1000 L or equivalent.
(Reason: DWE and Council requirement to install pre-treatment system of sufficient capacity for the reduction of oil and grease levels in liquid trade waste)
 24. All liquid trade waste from the Chisholm Ross Kitchen shall pass through a grease arrestor with a minimum capacity of 1000 L or equivalent.
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DEVELOPMENT APPLICATION DETERMINATION NOTICE

(Reason: DWE and Council requirement to install pre-treatment system of sufficient capacity for the reduction of oil and grease levels in liquid trade waste)

25. All liquid trade waste shall pass through screens or a basket waste arrestor before being discharged to the sewerage system.
(Reason: DWE and Council requirement to limit loading on the sewerage system and pre-treatment system, if installed)
26. Food waste disposal units are not allowed to be installed.
(Reason: DWE and Council requirement to limit loading on the sewerage system)
27. The grease arrestor shall be maintained regularly. Initial pump-out frequency to be set at every thirteen (13) weeks and may be reviewed, at anytime by the Council due to operational considerations.
(Reason: DWE and Council requirement to ensure maximum effectiveness of the pre-treatment system)
28. Discrete oil is not permitted to be discharged into the grease arrestor.
(Reason: DWE and Council requirement to limit pollutant loading on the sewerage system)

Condition 29 is specifically for the Garbage Bin Cleaning area.

29. All liquid trade waste shall pass through screens or a basket waste arrestor before being discharged to the sewerage system.
(Reason: DWE and Council requirement to limit loading on the sewerage system and pre-treatment system, if installed)

Conditions 30 to 38 are specifically for the Pathology area.

30. All liquid trade waste shall pass through a neutralising pit before being discharged into the sewerage system.
(Reason: DWE and Council requirement to neutralise liquid waste and/or lower pollutant concentrations by mixing before discharge to the sewerage system)
 31. Concentrated solutions shall not be discharged to the sewerage system. Only rinse water used for washing up equipment is permitted for discharge.
(Reason: DWE and Council requirement to protect the sewerage system and worker health and safety)
 32. Concentrated acids, caustic and other corrosive chemicals shall not be discharged to the sewerage system.
(Reason: DWE and Council requirement to protect the sewerage system and worker health and safety)
 33. Chemical solutions containing small quantities of concentrated acids, caustic or corrosive chemicals shall be neutralised before discharge to the sewerage system.
(Reason: DWE and Council requirement to protect the sewerage system and worker health and safety)
 34. The pH of the liquid trade waste shall be checked and corrected, if necessary, before discharge to the sewerage system. The pH shall be recorded and records shall be kept.
(Reason: DWE and Council requirement to protect the sewerage system and worker health and safety)
 35. The discharge of liquid trade waste from the laboratory sinks (or washing areas) shall be followed by flushing with liberal quantities of water.
(Reason: DWE and Council requirement to protect the sewerage system)
 36. Solvents shall be collected and removed by a contractor, and not be disposed of into the sewerage system.
(Reason: DWE and Council requirement to protect the sewerage system and worker health and safety)
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DEVELOPMENT APPLICATION DETERMINATION NOTICE

37. Chemical and oil storage containers shall be contained in a roofed and bunded area with either the bund having the capacity to retain 110% of the largest container or other acceptable means of containment that prevents flow to the sewerage system/environment in case of accident, leakage or spills.

(Reason: DWE and Council requirement to protect the sewerage system and worker health and safety)

38. Infectious wastes shall be sterilised by autoclaving before being discharged into the sewerage system.

(Reason: DWE and Council requirement to protect worker health and safety)

Conditions 39 to 41 are specifically for the Radiology area.

39. The silver bearing waste shall be treated in a silver recovery unit.

(Reason: DWE and Council requirement to limit metal discharges to the sewerage system and to protect aquatic environment)

40. All liquid waste shall pass through a dilution pit prior to discharging it to the sewerage system.

(Reason: DWE and Council requirement for protection of the sewerage system and safety of workers)

41. The concentration of silver in the dilution pit shall not exceed 2 mg/L.

(Reason: DWE and Council requirement for protection of sewage treatment processes and the receiving aquatic environment)

Conditions 42 to 43 are specifically for the Mortuary area.

42. All liquid trade waste shall pass through screens or a basket waste arrestor (where appropriate) before being discharged to the sewerage system.

(Reason: DWE and Council requirement to limit loading on the sewerage system and pre-treatment system, if installed)

43. Autopsy tables shall be drained through a flushing floor waste gully provided with an air break in the water supply. The gully shall be fitted with a removable stainless steel strainer installed at the drainage outlet to collect hair and solids.

(Reason: Pursuant to Section 124 of Local Government Act 1993, Part 4, Schedule 2 of the Local Government (General) Regulation 2005 and compliance with Plumbing and Drainage Code AS 3500 Section 11.6)

Condition 44 is specifically for the Physiotherapy area.

44. The liquid trade waste produced during the application of and or removal of plaster casts shall pass through a plaster arrestor before being discharged into the sewerage system.

(Reason: DWE and Council requirement to prevent solids build-up and blockages in the sewerage system)

Condition 45 is specifically for the Dental area.

45. The amalgam bearing waste shall be collected and removed from the premises by an approved DECC contractor and not discharged to the sewerage system.

(Reason: DWE and Council requirement to limit metal discharges to the sewerage system and to protect aquatic environment)

Conditions 46 to 48 are specifically for discharge from Boilers.

46. The wastewater shall pass through a cooling pit before being discharged into the sewerage system. The pit shall be sized to cool down the wastewater to 38°C or less. *(Reason: DWE and Council requirement for protection of the sewerage system and safety of workers)*

47. The use of products containing chromate is not permitted.

(Reason: DWE and Council requirement to protect the sewerage system and the environment)

DEVELOPMENT APPLICATION DETERMINATION NOTICE

48. The pH of the liquid trade waste shall be checked and corrected, if necessary, before discharge to the sewerage system. The pH shall be recorded and records shall be kept.
(Reason: DWE and Council requirement to protect the sewerage system and worker health and safety)

Condition 49 is specifically for discharge from the Renal unit.

49. The wastewater shall pass through a cooling pit before being discharged into the sewerage system. The pit shall be sized to cool down the wastewater to 38°C or less. *(Reason: DWE and Council requirement for protection of the sewerage system and safety of workers)*

Conditions 50 to 51 are specific to the Sub-Acute Rehabilitation Unit

50. The liquid trade waste produced during the application of and or removal of plaster casts shall pass through a plaster arrestor before being discharged into the sewerage system.
(Reason: NOW and Council requirement to prevent solids build-up and blockages in the sewerage system)
51. The discharge of solid waste and waste from devices that macerate or pulverise solid waste to the sewer is prohibited.
(Reason: NOW and Council requirement to prevent solids build-up and blockages in the sewerage system)
-

REASON FOR CONDITIONS OF APPROVAL

The Council has approved the application, subject to the conditions in the attached Schedule to ensure that the activity would be in accordance with the provisions of the Local Government Act 1993 and the Regulations made thereunder.

Review Of Determination

Pursuant to Section 100 of the Local Government Act 1993, there is provision for you to request a review of the determination of your application if you are not satisfied with the determination.

A request for review must be made within twenty eight (28) days after the date of the determination.

The method the review will take is set out in the Section.

Appeal By An Applicant Concerning An Approval

Pursuant to Section 176 of the Local Government Act 1993, an applicant who is dissatisfied with the determination of a Council with respect to the applicant's application for an approval may appeal to the Land and Environment Court within twelve (12) months of the date of the determination as endorsed on the notice.



PO Box 323 Penrith NSW 2751
Level 4, 2-6 Station Street
Penrith NSW 2750
Tel 1300 722 468 Fax 02 4725 2599
Email info@sca.nsw.gov.au
Website www.sca.nsw.gov.au

Ref: 11314
Your Ref: DA/0174/1112

The General Manager
Goulburn Mulwaree Council
Locked Bag 22
GOULBURN 2580

Attention: Dianne James

Dear Sir/Madam

Subject: Sydney Drinking Water Catchment SEPP
DA No DA/0174/1112; Lots 1, 2, 3, 4, 5, 6, 7, 8 & 9 Section 46 DP 758468 & Lot 1 DP 133606; Goulburn Base Hospital, 130 Goldsmith Street, Goulburn

I refer to your letter received 29 November 2011 requesting the concurrence of the Chief Executive under Clause 11 of the *State Environmental Planning Policy (Sydney Drinking Water Catchment) 2011* (the SEPP) with a proposal for a proposed Sub-Acute Rehabilitation Unit at Goulburn Base Hospital.

The subject property, which has been inspected by the Sydney Catchment Authority (SCA), is located within the Warragamba catchment which forms part of Sydney's water supply.

The SCA has considered a stormwater quality report and associated MUSIC model for the development prepared by AECOM Australia Pty Ltd (dated 17 January 2012).

Based on the SCA's site inspection and the information provided, the proposed development has been assessed by the SCA as being able to achieve a neutral or beneficial effect on water quality provided appropriate conditions are included in any development consent and are subsequently implemented.

The Chief Executive would therefore concur with Council granting consent to the application subject to the following conditions being imposed:

1. The development shall be as indicated on site plans by Woods Bagot Project 2-20-2163; Dwgs. 1000 & 1001; dated 7/11/11). Any change to the external layout or footprint of the development shall be agreed to by the Sydney Catchment Authority.

Reason for Condition 1 - The Sydney Catchment Authority has based its assessment under the State Environmental Planning Policy (Sydney Drinking Water Catchment) 2011 on this version of the subdivision.

2. The new rehabilitation building shall have:
 - a rainwater tank(s) with a minimum total capacity of 20,000 litres
 - roofs and gutters be designed so that all rainwater is captured in the rainwater tanks
 - the rainwater tanks plumbed for landscape irrigation, and
 - rainwater tank overflow shall be directed to the site stormwater system.
3. The irrigation area for rainwater reuse shall be an area of at least 1500 square metres located in a cleared area in the southwest corner of the site around the helipad.
4. The rainwater irrigation system shall be automatic and shall be by subsurface means.

5. A Gross Pollutant Trap (Humegard HG14A or SCA approved equivalent) shall be installed at the existing drainage pit located at the south-east corner of the site to capture and treat stormwater runoff from the southern part of the site.
6. An Operational Environmental Management Plan (OEMP) detailing the responsibilities for the inspection, monitoring and maintenance of the stormwater management structures associated with this development, including gutters, rainwater tanks, pits pipes, and gross pollutant trap, and any other stormwater structures and drainage shall be developed prior to occupation of the building.
7. Any variation to stormwater management measures shall be agreed to by the Sydney Catchment Authority.

Reason for Conditions 2 to 7 - To ensure stormwater runoff from the development is appropriately designed, maintained and managed to ensure an overall and sustainable neutral or beneficial impact on water quality over the longer term.

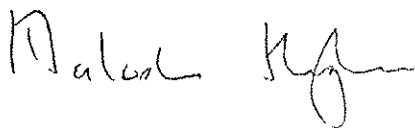
8. An Erosion & Sediment Control Plan shall be prepared for all works required as part of the development by a person with knowledge and experience in the preparation of such plans. The Plan shall meet the requirements outlined in Chapter 2 of NSW Landcom's *Soils and Construction: Managing Urban Stormwater* (2004) manual - the "Blue Book" and shall be to the satisfaction of Council.
9. Effective erosion and sediment controls shall be installed prior to any construction or demolition activity, and shall prevent sediment or polluted water leaving the site or entering any stormwater drains. The controls shall be regularly maintained and retained until works have been completed and groundcover established or the ground surface stabilised.

Reason for Conditions 8 & 9 – To manage adverse environmental and water quality impacts during the construction phase of the development so as to minimise the risk of erosion, sedimentation and pollution within or from the site during this phase.

Under Clause 11 of the SEPP, Council must provide the SCA with a copy of its determination of the application within 10 days after the determination is made.

If you wish to discuss this matter further please contact Dr Bob Banens on 4724 2458.

Yours sincerely



MALCOLM HUGHES
Manager Planning and Assessments

2/2/12

Cc. Brian Geddes (bgeddes@auroraprojects.com.au)