

**PLANNING REPORT – DA 7/13  
LOCKHART SHIRE COUNCIL**

**LOCKHART DISTRICT  
HOSPITAL - REDEVELOPMENT**

**AUGUST 2012**



**Building and Environmental Services Today  
26 Goulburn Street  
JUNEE NSW 2663**

**Ph: (02) 6924 3986  
ABN 11 489 259 978**

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## REPORT ISSUE AUTHORISATION

Project: Planning Report – Lockhart District Hospital, Redevelopment

Client: Lockhart Shire Council

- Project No: BSL - 006 – 12/13

Version	Date	Status	Prepared	Authorised
Issue A	6 August 2012	Issue to client	BSL	BSL

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This report has been prepared on behalf of the Lockhart Shire Council to provide an assessment of development application DA 7/13, lodged by Murrumbidgee Local Health District for the redevelopment of the Lockhart District Hospital..

Written by: 

Brent Livermore  
Consultant Planner

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## DEVELOPMENT APPLICATION DA 7/13

APPLICANT: Murrumbidgee Local Health District

ADDRESS: Locked Bag 10, Wagga Wagga, NSW 2650

LAND TO BE DEVELOPED: Lots 1&2 DP319733, Lot 10, Section 9, DP758621  
49-55 Hebden Street, Lockhart.

DESCRIPTION OF PROPOSAL: Redevelopment of the Lockhart District Hospital.

### **PLANNING REPORT**

The proposed development is Crown Development with a project capital investment value of \$6.3 Million and therefore in accordance with Schedule 4A to the Environmental Planning and Assessment Act 1979 (the Act), the application will be determined by the Southern Joint Regional Planning Panel (JRPP).

The planning assessment of the development proposal is conducted in accordance with Section 79C of the Act.

### **79C Evaluation**

#### **(1) Matters for consideration—general**

In determining a development application, a consent authority is to take into consideration such of the following matters as are of relevance to the development the subject of the development application:

(a) the provisions of:

- (i) any environmental planning instrument, and
- (ii) any proposed instrument that is or has been the subject of public consultation under this Act and that has been notified to the consent authority (unless the Director-General has notified the consent authority that the making of the proposed instrument has been deferred indefinitely or has not been approved), and
- (iii) any development control plan, and
- (iiia) any planning agreement that has been entered into under section 93F, or any draft planning agreement that a developer has offered to enter into under section 93F, and
- (iv) the regulations (to the extent that they prescribe matters for the purposes of this paragraph), and
- (v) any coastal zone management plan (within the meaning of the [Coastal Protection Act 1979](#)), that apply to the land to which the development application relates,

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

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

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

(e) the public interest.



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**(a) (i)** The Lockhart Local Environmental Plan 2004 (LEP) applies to the land and in accordance with Clause 11 of the LEP the subject land is located within Zone No. 2(t) (Township Zone) and the zone objectives as detailed in Clause 12 of the LEP are:

## **Zone No 2 (t) (Township Zone)**

### **1 Objectives of zone**

The objectives of the Township zone are as follows:

- (a) to promote development in existing towns and villages in a manner which is compatible with their urban function,
- (b) to enable a range of housing forms and complementary and business uses taking into account the distinct character of each urban area.

### **2 Without development consent**

Exempt development.

### **3 Only with development consent**

Any development not included in Item 2 or 4.

### **4 Prohibited**

Development for the purpose of:

extractive industries; hazardous industries; intensive livestock keeping; mines; offensive industries.

Comment:

The proposed development is permissible with consent and is consistent with the zone objectives as it will be compatible with the urban function and be complimentary to the existing character of the urban area.

**(a)(ii)** The Draft Lockhart Local Environmental Plan 2012 (Draft LEP) has been placed on public exhibition and therefore the provisions of the Draft LEP are considered as part of the assessment of the proposed development. The subject land will be located within the RU5 Village Zone.

## **Zone RU5 Village**

### **1 Objectives of zone**

- To provide for a range of land uses, services and facilities that are associated with a rural village.
- To promote development in existing towns and villages in a manner that is compatible with their urban function
- To enable a range of housing forms and complementary business uses taking into account the distinct character of each urban area

### **2 Permitted without consent**

Environmental protection works; Home occupations

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### 3 Permitted with consent

Child care centres; Community facilities; Dwelling houses; Neighbourhood shops; Places of public worship; Recreation areas; Recreation facilities (indoor); Recreation facilities (outdoor); Respite day care centres; Roads; Schools; Any development not specified in item 2 or 4

### 4 Prohibited

Agriculture; Air transport facilities; Airstrips; Animal boarding or training establishments; Biosolids treatment facilities; Cellar door premises; Electricity generating works; Extractive industries; Farm buildings; Farm stay

Comment:

The proposed development is permissible with consent and is consistent with the objectives of the RU5 Village Zone.

**(a)(iii)** There are no Development Control Plans that are relevant to the proposed development.

**(a)(iiia)** There are no Planning Agreements or Draft Planning Agreements relating to the proposed development.

**(a)(iv)** The Environmental Planning and Assessment Regulation 2000 prescribes certain matters do be considered for the proposed development being Crown development in excess of \$5M. In accordance with the Regulations the proposal will be determined by the appropriate Joint Regional Planning Panel and the determination will not be subject to conditions of consent without prior agreement from the applicant.

For the purpose of this requirement the applicant has been provided with a copy of proposed conditions of consent, to which they have given their approval for the conditions to be included in the consent.

**(a)(v)** There are no coastal zone management plans applying to the land

**(b)** The likely impacts of the development are summarised as follows:

#### **Environmental impacts:**

The likely impacts of the development on the natural and built environments are considered to be relatively minor and will mostly be associated with the construction activities. The Statement of Environmental Effects (SEE) that accompanies the application has addressed soil and water management, hazardous materials and general waste management.

Noise issues will be controlled by generally accepted Workcover standards and local council requirements. Given the purpose of the facility and the staged nature of the work, contractors will need to plan noisy and other disruptive activities in conjunction with hospital management.

The work does not significantly increase the bulk and scale of the existing facility. There will be minor changes to the elevations of the building, in particular the southern or Hebden



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Street elevation, which will include less glazing and new fibre cement sheet clad gable sections incorporating new patient facilities.

There will be some minor changes to the main roof profile with the deletion of existing dutch gable end and a slightly raised ridge line of approximately 400 mm above the community health / day care area at the western end of the facility.

The plans for the development include a landscape plan and it is considered that the proposed development when completed in accordance with plans will provide a more aesthetically pleasing site than the existing.

Impacts on traffic in the vicinity of the hospital are considered to be minimal. While the plans allow for a reconfigured drive and additional drop off point at the Hebden Street frontage the proposed activities at the facility are not likely to increase traffic volumes over those at the existing facility.

### **Social and Economic impacts in the Locality:**

Social and economic impacts of the proposal on the locality are considered to be beneficial. The development is a refurbishment of an existing health facility and the rationale behind the proposal is to configure the facility to provide a more relevant service to the local community, with particular emphasis on delivery of aged care.

The upgrade of the hospital will ensure that the Lockhart locality is provided with an appropriate facility to cater for the needs of the local community, which minimises the need for residents to have to travel away to receive these services. It will also ensure that ongoing employment for health care workers can continue as well enhancing Lockhart as a place to live.

**(c)** The site is considered to be suitable for the development as it is an existing site that has contained the Lockhart District Hospital and other aged and ancillary health care services over a long period of time.

**(d)** The proposed development is not advertised development and as such no submissions have been received.

**(e)** It is considered that the public interest will be served in a beneficial manner by the proposed development as it will facilitate the ongoing provision of relevant and up to date health and aged care facilities to the community of Lockhart and district. The presence of such a facility will be an enhancement for the provision of other benefits to the community such as the retention of doctors and allied health professional staff.

### **Recommendation**

It is recommended that the Southern Joint Regional Planning Panel grant consent to the application from the Murrumbidgee Local Health District for the redevelopment of the Lockhart District Hospital as detailed in the application documentation as provided in Schedule 1 to the planning report, and subject to the conditions of consent as agreed to by the applicant and detailed in schedule 2 to the planning report.

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## **SCHEDULE 1**

### **APPLICATION DOCUMENTATION**

- (i) Statement of Environmental Effects prepared by Woodhead dated 6 July 2012
- (ii) Limited Destructive Hazardous Materials Survey Report  
Prepared by Noel Arnold & Associates dated June 2012
- (iii) Plan drawings prepared by Woodhead
  - DA 000 Issue. A
  - DA 001 Issue. A
  - DA 002 Issue. A
  - DA 003 Issue. A
  - DA 004 Issue. A
  - DA 005 Issue. A
  - DA 006 Issue. A
  - DA 007 Issue. A
  - DA 008 Issue. A
  - DA 009 Issue. A
  - DA 010 Issue. A
- (iv) Hydraulic Services Plan prepared by NSW Public Works  
Sheet No. HO2
- (v) Detail and Contour Plan prepared by NSW Public Works  
Sheet No. O1
- (vi) Landscape Plan prepared by Somewhere Landscape Architects  
Plan No. LO1 Rev. A



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## **SCHEDULE 2**

### **CONDITIONS OF CONSENT**

1) **INSPECTION OF WORKS**

The following inspections are required and 48 hours notice is to be given to the Principal Certifying Authority in the case of building inspections and Council in the case of plumbing and drainage inspections to enable an inspection to be conducted:

- a) before any concrete footings, piers, or reinforced concrete slabs are poured
- b) prior to the covering of the frame to floor, wall or roof;
- c) prior to the covering hot/cold water plumbing (pipe-work to be under pressure at least equal to mains pressure);
- d) prior to covering sewer drainage (pipe-work to be bedded on sand and under static water test);
- e) at the completion of the wet-seal to wet areas and prior to tiling;
- f) prior to covering any stormwater drainage,
- g) on completion of the building and prior to any use or occupation

2) **DEVELOPMENT TO COMPLY WITH ACT AND BCA**

That the development when completed complies in all respects with the Environmental Planning and Assessment Act 1979, the Building Code of Australia and the conditions attached to the consent to erect, alter or renovate such building. This provision applies irrespective of any details contained in or omitted from the plans and specifications.

3) **STRUCTURAL DETAILS:**

Prior to the commencement of construction, submit to the Principal Certifying Authority for approval details from a practicing structural engineer of all structural components of the proposed works.

4) **HOURS OF WORK:**

Building work involving the use of electric or pneumatic tools or other noisy operations shall be carried out only between 7.00 am and 6.00 pm on weekdays and 8.00 am and 6.00 pm on weekends and public holidays.

5) **CONSTRUCTION CERTIFICATE:**

Prior to commencement of construction works on site the applicant shall obtain a Construction Certificate from a certifier accredited by the New South Wales Building Professionals Board.

6) **PROTECTION TO COUNCILS ASSET:**

The applicant shall ensure that suitable protection is given to the Council's assets, including paving, to ensure no damage is incurred during activities on the site. The applicant shall be responsible for any re-instatement costs incurred. A condition assessment of Council assets adjacent to the site should be undertaken prior to the commencement of works.



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- 7) **BUILDING DEBRIS:**  
All building debris and rubbish shall be removed to an approved waste disposal facility.
  - 8) **VEHICULAR CROSSING:**  
A vehicular crossing being required to enable satisfactory access shall be constructed at full expense of the applicant and to Council's specifications.
  - 9) **WORKCOVER AUTHORITY:**  
The work described must take place in accordance with the requirements of the WorkCover Authority of NSW.
  - 10) **PROMINENT SIGN:**  
A sign must be erected in a prominent position on the work site on which work involved in the erection or demolition of a building is being carried out:
    - a) showing the name, address and telephone number of the principal certifying authority for the development;
    - b) showing the name for the principal contractor for any building work and a telephone number on which that person may be contacted outside working hours; and
    - c) stating that unauthorised entry to the worksite is prohibited.
  - 11) **CONDITIONS OF OCCUPANCY:**  
The building must not be used or occupied prior to:
    - (a) successful final inspection; and
    - (b) the issue of an Occupation Certificate by the Principal Certifying Authority.
  - 12) **INSPECTION OF SEWER DRAINAGE:**  
At the time of internal/external sewer drainage inspections, pipe-work is to be bedded on sand, uncovered and under static water test.
  - 13) **ROUGH IN:**  
At the time of any frame inspection, hot and cold water rough-in pipework, must be interconnected and under at least mains pressure (this inspection may be conducted separately from the frame inspection).
  - 14) **FIRE SAFETY MEASURES:**  
The development shall include all essential fire safety measures that are detailed on the Fire Safety Schedule that accompanies the Construction Certificate. On the completion of the installation, a Final Fire Safety Certificate must be prepared with respect to each essential fire safety measure. Fire safety certificates and statements must be prepared in accordance with Part 9 of the Environmental Planning and Assessment Regulation, 2000.

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The reason for the imposition of conditions is to ensure that the works are carried out in accordance with the plans and specifications as approved by the JRPP and that the development meets all requirements of the Environmental Planning and Assessment Act 1979 and the Environmental Planning and Assessment Regulation 2000.