

JRPP No.	2014HCC007
DA No.	14-582
Proposed Development	Internal Alterations, Car Park and Additions to Health Services Facility
Location	Lot 102 DP 1010923, 175 Chisholm Road Ashtonfield
Applicant	Doug Sneddon Planning Pty Ltd
Author	Maitland City Council

Assessment Report and Recommendation

Executive Summary

The site is zoned R1 General Residential pursuant to the Maitland Local Environmental Plan 2011 (MLEP 2011). The site is mapped as being bushfire prone.

The application seeks approval for the following works on the existing hospital:

- *New hospital ward (50 beds) to be constructed to the north-east of the existing hospital, adjacent to the New England Highway above the existing car park. The existing car park is to be re-configured. No loss of car parking in this area will occur.*
- *Upper level car park at rear of site incorporating an additional 28 car parking spaces. The existing ground level car park is to be re-configured which will result in the loss of three car parking spaces (net gain of 25 car parking spaces).*
- *Expansions of Day Surgery No. 5 and 6 and recovery area; and*
- *Alterations to ground floor kitchen.*

The application is defined under MLEP 2011 as a health services facility which is a permissible use in the zone. The proposal is considered to be consistent with the zone objectives. The application is Integrated Development under the Environmental Planning and Assessment Act 1979 and was referred to the Rural Fire Service as an authorisation under Section 100B of the Rural Fires Act 1997 (NSW) is required. Their General Terms of Approval have been received dated 1 May 2014.

The application is submitted to the Hunter and Central Coast Joint Planning Panel for determination because of its classification as a health services facility and the value of works being over \$5 million, therefore triggering clause 6 of Schedule 4A of the Environmental Planning and Assessment Act 1979 (NSW).

The primary potential issues as a result of the proposal relate to visual impact from the New England Highway, car parking and the impact of the upper level rear car park on the residential amenity of adjoining residential properties. These issues have been resolved satisfactorily. The proposal was advertised and notified for a period of 14 days from 10 March 2014 to 2 April 2014. As a result of this process one submission was received. The issues raised relate to the potential impact from the upper level car park on the amenity of adjoining residential properties.

The development has been assessed under Section 79C of the Environmental Planning and Assessment Act 1979 and is considered satisfactory. Accordingly, it is recommended that the application be approved subject to conditions.

OFFICER'S RECOMMENDATION

THAT DA 14-482 for alterations and additions to an Existing Health Services Facility (Maitland Private Hospital) and Car Park on Lot 102, DP 1010923, 175 Chisholm Road Ashtonfield, be approved subject to the conditions of consent set out in the attached schedule.

BACKGROUND

The proposal was lodged at Council on 10 March 2014. The proposal was lodged as Integrated Development under Section 91 of the Environmental Planning & Assessment Act 1979 (NSW) because an authorisation under Section 100B of the NSW Rural Fires Act 1997 (NSW) is required for the proposal. The cost of works is identified as \$10,780,000.

The proposal was advertised and notified for a period of 14 days from 10 March 2014 to 2 April 2014. As a result of this process one submission was received. The issues raised as a result of this process are addressed in detail below.

As a result of Council's initial assessment of the proposal the applicant was requested on 2 April 2014 to provide additional information in relation to:

- Car parking;
- Roads and access;
- Pedestrian access;
- Construction impacts;
- Cumulative impact;
- The impact from the proposed upper level car park;
- Architectural detail; and
- Fire safety.

General terms of Approval were provided by the NSW Rural Fire Service dated 1 May 2014. A meeting was held with the applicant following Council's request with additional plans and documentation submitted on 4 July 2014 and 9 July 2014.

The revised plans were sent to the NSW RFS with confirmation received on 29 August 2014 advising that the NSW RFS raise no objections to the amended proposal subject to compliance with previous terms of approval dated 1 May 2014. It is not considered that the changes to the plans were significant enough to warrant re-exhibition of the proposal.

A briefing meeting was held with the JRPP on 7 August 2014. At the briefing JRPP identified a number of matters requiring clarification including:

- The impact the proposal will have on queuing lengths accessing the site, including cumulative impacts.
- The visual impact of the proposal, specifically the bulk of the northern corner. Opportunities for landscaping should be considered.
- An ambulance bay will need to be included, including demonstrating turning circles. It is noted that this is in accordance with Council's standards.

- Substantial landscaping of the south-west boundary between the existing fence line and the proposed upper level car park will be required.

The applicant was advised of these matters, as well as some other additional matters including an outstanding traffic Assessment report, and responded in correspondence dated 26 August 2014. The amended plans and documentation are considered suitable for determination of the proposal.

SITE DESCRIPTION

The site is located on the corner of Chisholm Road and the New England Highway at Ashtonfield. The lot is an irregular shape and has an overall land area of approximately 1.5 hectares. It is currently home to the existing private hospital, along with associated carparking. The site currently contains a 110 bed private hospital. The site is mapped as bushfire prone.



Figure 1: Locality Plan of 175 Chisholm Road Ashtonfield.

Surrounding land uses include a medical centre associated with the hospital, single dwellings to the east as well as the south west, and medium density housing and motel to the west across Chisholm Road. Other land uses in the locality include a retirement village, Stockland Greenhills shopping centre and Hunter Valley Grammar School. The New England Highway runs along the property's north eastern boundary.

Vehicular access to the site is obtained off Chisholm Road, which is a collector road connecting the residential suburbs of Ashtonfield and Greenhills as well as the Greenhills shopping precinct to the New England Highway (the major arterial road for the locality) at a T-intersection controlled by traffic lights.

In terms of the background of the site and the existing development, the existing hospital and medical centre were approved as a staged development under DA 97-1529 (approved on 3 March 1998). Stage 1 for a 60 bed hospital and 20 suite medical centre was constructed under BA 98-1508, while Stage 2 for the extension of the hospital of a 40 bed ward plus an additional 8 medical consulting suites was

constructed under BA 98-2023. Given that the hospital and medical centre were originally approved on the one allotment, the buildings are adjoining, however easements for overhang were included on the deposited plan following their separation by subdivision (approved under LD 00-213).

A further 2 Development Applications were lodged in 2009 (DA09-2457) and 2011 (DA11-0028) for the construction of 25 Bed rehabilitation ward, hydrotherapy pool and associated, internal renovations, theatre suite, replacement of emergency generator and acoustic enclosure and plant rooms. These were granted consent by Council.

DA 11-3501 was lodged at Council for a Health Service Facility seeking consent for the construction of a new 25 bed medical and mental health ward, a two storey consultants suites (995m²) with internal connection to the private hospital at the northern corner adjacent to the hydrotherapy pool, Revised ground level car parking at the rear of the hospital site and minor alterations and additions. The proposal was determined by the HCCJRPP on 15 November 2013. A section 96 Modification to the proposal was determined by Council on 11 Jun 2013. In 2013 DA 13-276 was lodged for alterations to medical records, storage room and lift and additional car parking on the site. This was approved by Council on 25 June 2013. A number of DA for fit outs for the medical consulting rooms were also determined by Council in 2013.

PROPOSAL

The application seeks approval for the following works on the existing hospital:

- New hospital ward (50 beds) to be constructed to the north-east of the existing hospital, adjacent to the New England Highway above the existing car park. The existing car park is to be re-configured. No loss of car parking in this area will occur.
- Upper level car park at rear of site incorporating an additional 28 car parking spaces. The existing ground level car park is to be re-configured which will result in the loss of three car parking spaces (net gain of 25 car parking spaces).
- Expansions of Day Surgery No. 5 and 6 and recovery area; and
- Alterations to ground floor kitchen.

The existing hospital is setback between 28 to 30m from the New England Highway road reserve. It has an articulated presentation to the New England Highway. An existing car park is located between the existing hospital and New England Highway which has an approximate 5.5m setback. The new hospital ward will have a varying setback of between 3.6 and 6.5 meters. Landscaping will be planted within the front setback. The building is anchored to the ground via the use of louvre panels constructed of powder coated aluminum material and face brickwork. The overall building height will be approximately 9m above natural ground level to the underside of the eave, and 11m to the ridge of the roofline.

The rear car park is located 1m from rear boundary above the existing car park. The height above natural ground level varies from approximately 2.5m to 3.2m. The FFL of the car park is 33.2m AHD. A 1.8m high balustrade and powder coated steel screen, comprising a 1.1m high concrete upstand and 0.7m powder coated steel panel, will be provided around a portion of the perimeter of the upper level car park to provide visual and acoustic privacy to adjoining residents, and prohibit light glare into their properties.

As a result of the proposed works, the applicant has confirmed that there will be a total of 22 additional staff required over a 24 hours period as follows:

- Day shift – 12 staff;
- Evening shift – 7 staff; and
- Night shift – 3 staff.

For the purposes of this assessment, based on the above, it is taken that a maximum of 12 additional staff are required on site at any one time. This will result in a total number of staff of 214 comprising:

- Day shift – 149 staff;
- Evening shift – 50 staff; and
- Night shift – 15 staff.

The total number of beds within the hospital will increase from 110 to 160 as a result of the proposal.

The proposal is required to be determined at the Hunter Central Coast Joint Regional Planning Panel pursuant to clause 6 of Schedule 4A of the *Environmental Planning and Assessment Act 1979* (NSW) because it is a Health Services facility with a Capital Investment Value of over \$5 million.

The full development plans are provided as an attachment to this report.

PLANNING ASSESSMENT

Section 79C(1)(a)(i) provisions of any environmental planning instrument

Local Environmental Plan

The site is zoned R1 General Residential under Maitland Local Environmental Plan 2011 (MLEP). The application is defined as a 'Health Services Facility' under MLEP, which is a permissible use in the R1 General Residential zone with development consent. The application is considered to be consistent with the zone objectives, which are as follows:

Objectives of zone

- *To provide for the housing needs of the community.*
- *To provide for a variety of housing types and densities.*
- *To enable other land uses that provide facilities or services to meet the day to day needs of residents.*

The proposal will provide a non-residential use to service the day to day needs of residents. The development is considered to be compatible with the character of the area, and the bulk and scale of the development is consistent in maintaining the predominantly residential amenity of the locality. The development is also able to be serviced by existing utility infrastructure without the need for augmentation.

State Environmental Planning Policies

The following State Environmental Planning Policy (Infrastructure) 2007 (SEPP (Infrastructure) 2007) applies to the proposal. The site is located adjacent to the New England Highway, which is defined as a classified road. Clauses 101 and 102 of the SEPP are relevant and have been taken into consideration as part of the assessment.

Clause 101 of the SEPP relates to development with frontage to a classified road, which is relevant to this application as it is adjoining the New England Highway. The development has existing access off Chisholm Road and not the New England Highway, which will not change as part of the current development proposal. The proposed works will not result in a significant rise in the number of vehicles utilising the classified road, and the function of the classified road will not be adversely affected by the new works.

Works were undertaken pursuant to DA 11-3501 to upgrade the access to the site. A Traffic & Parking Assessment was prepared for the proposal by Intersect Traffic (August 2014). It is expected that the additional traffic generated by the proposal in the Am and PM peak is likely to be 56 vehicle trips per hour (vtp/h), which is less than 5% of the current peak hour traffic volumes through the major intersections in the immediate road network. It was concluded that the local and state road network has spare capacity to cater for additional traffic in the area. The Assessment concluded that the existing site access was suitable for the proposal in terms of width and sight distance. Sidra modeling of the main hospital entrance has shown that this entrance will continue to operate satisfactorily post development with good levels of service, little delay and small queue lengths that do not exceed the sheltered turn bay lengths on Chisholm Road.

On completion of the proposal, the entire site (including the existing consulting suites located on the adjoining parcel of land at 173 Chisholm Drive, Lot 101, DP1010923) will provide 194 car parking spaces. Parking layouts comply with the requirements of Australian Standard AS2890.1-2004 Parking Facilities – Off-Street Car Parking Facilities.

Clause 102 of the SEPP relates to the impact of road noise on the development. The application is defined as a hospital and is located adjacent to the New England Highway, which is a road which has in excess of 40,000 vehicles per day according to RTA data. The proposal has been assessed against the Department of Planning's 'Development near Rail Corridors and Busy Roads – Interim Guideline' policy dated December 2008, fulfilling Part 2 of the clause.

The current application proposes a new 50 bed hospital ward located towards the front of the site immediately adjacent to the New England Highway. An acoustic assessment was prepared for the proposal by SLR dated 14 January 2014. The acoustic report confirms that the proposal complies with the relevant criteria in the Department's guideline.

The report found that based on the measured $LA_{eq(15 \text{ hour})}$ noise level of 63dBA, a traffic noise reduction of 28dB is required in order to achieve the recommended internal noise goal of 35 dBA for the new hospital ward. The total noise reduction required for the intended use of this space results in a Category 3 Construction Type – Special Construction. Walls should achieve a minimum R_w 35 which can typically be achieved with the proposed wall constructed from a steel stud with lightweight cladding, consisting of the Alpollic aluminum composite panel in front of a 200mm cavity, with 75mm of fiberglass insulation within the cavity and one layer of 13mm plasterboard lining. Standard brick veneer construction is also proposed for part of the building façade which can also achieve R_w 35 comprising of 110mm brick, 90mm stud, minimum 50mm cavity between brickwork and studwork, R2 insulation and 13mm plasterboard lining. The roof should achieve a minimum R_w 39. Glazing for the hospital ward requires a minimum acoustic rating of R_w 33 which can be achieved with a 10.38mm laminated glazing system. Any consent that is granted will require compliance with the recommendations in this report.

Clause 104 of the SEPP refers to traffic generating development. The application

proposes an additional 50 beds. This does not trigger the requirements as set out in Schedule 3 of the SEPP and therefore referral to Council's Local Traffic Committee, or the RTA Regional Development Committee was not required.

SEPP 19 – Bushland in Urban Areas

The site adjoins a vegetated parcel of bushland to the north east zoned RE1 Public Recreation. The bushland comprises remnant Spotted Gums and Iron Bark with a maintained understory. Clause 9(2)(b) of SEPP 19 requires Council to consider a number of factors when considering a DA in respect of land which adjoins bushland zoned or reserved for public open space purposes. The site has been exclusively developed as a private hospital. There is no bushland on the site required to be retained. The Bushfire Assessment report prepared for the proposal confirmed that all required bushfire protection measures can be accommodated within the curtilage of the subject land and do not require any vegetation or management within the adjoining RE1 zoned land. Furthermore, given the site is downslope from the bushland, the proposal will not result in any siltation/erosion impacts within the bushland. The proposal does not raise any issues that conflict with the provisions of SEPP 19.

Section 79C(1)(a)(ii) any draft environmental planning instrument that is or has been placed on public exhibition

No draft environmental planning instruments are relevant to this application.

Section 79C(1)(a)(iii) any development control plan

The following chapters of the Maitland Citywide Development Control Plan apply to this application:

- C.11 – Vehicular Access & Carparking
- C. 1 - Accessible Living
- B. 6 - Waste Not – Site Waste Minimisation & Management
- A.4 - Advertisement/ Notification of Development Applications

C.11 Vehicular Access & Carparking

In accordance with Section C.11 of Council's Development Control Plan car parking for the proposal is to be provided at a rate of: 1 space per 10 beds (visitors) *plus* 1 space per 2 employees *plus* 1 space per ambulance. 169 car parking spaces are currently provided on site.

In terms of background, condition 9 of DA 11-3501 required the provisions of an additional 33 car parking spaces to be provided on site prior to the issue of the Occupation Certificate. DA 11-3501 resulted in the provision of 130 car parking spaces on site (inclusive of the additional 33 car parking spaces required in accordance with Condition 9). DA 13-276 required the provision of an additional 35 car parking spaces. A total **165 car parking** spaces is required to be provided on site in accordance with DA 11-3501 and 13-276. It is noted that this includes the car parking spaces adjacent to the two storey consulting suites located at 173 Chisholm Drive, Lot 101, DP1010923 which do not form part of the subject application.

Car parking is to be provided as follows:

CAR PARK	EXISTING	PROPOSED
FRONT CAR PARK	58	58
REAR CAR PARK	72	69
UPPER LEVEL	0	28
CONSULTANT SUITES*	39	39
TOTAL	169	194

** Note: Not included within this proposal, but previously counted towards TOTAL onsite car parking demand.*

The proposal seeks consent for a 50 bed ward and a maximum increase of 12 staff on site at any one time (to occur during the day shift). Accordingly, an additional 11 spaces are to be provided. As detailed in the above table, the proposal seeks to provide a net increase of 25 car parking spaces on site. This is above the requirement of Council's DCP.

Notwithstanding, significant concerns were raised by both Council and JRPP regarding the actual car parking demand on site. Accordingly, Intersect Traffic undertook a parking survey on site between Thursday 28th November 2013 and Wednesday 4th December 2013. It is noted that this included the consultant suites and associated car parking which are not subject to the proposal however, have been included in previous on site car parking assessments. This also included the 'informal' car parking area within the New England Highway road reserve which does not form part of this proposal. Peak parking on site occurs between 10am and 4pm and is in the order of 220 vehicles. Significant spare capacity in the off street parking occurs outside peak periods, and on weekends when the consultant suites are closed. Therefore, it is likely that the consulting suites are generating a significantly higher traffic volume than the hospital. The assessment concludes that the 'real' parking demand generated by the hospital (and consultant suites) on completion of the proposal would be in the order of 240 vehicles. In assessing the adequacy of this, Intersect offer the following comments:

- Car parking provision is 69 spaces in excess of the DCP requirements for the entire site (128 spaces) (notwithstanding JRPPs additional car parking requirement pursuant to DA 11-3501 which resulted in the provision of an addition 33 car parking spaces on site beyond that proposed by the applicant);
- Car parking is also in excess of current requirements if DA 11-3501 is considered the baseline parking requirements; and
- Car parking is deficient by 43 spaces if the 'real' car parking rates are used to calculate parking requirements.

The applicant has argued that the requirements to provide in excess of the DCP car parking requirements is unenforceable, they do acknowledge that as a reasonable operator of the hospital they should be seeking to accommodate as much as possible of the real car parking demand. To this end the applicant is looking to formalise the car parking within the road reserve area however, it is noted that this is independent to the current proposal and does not form part of the consent, if granted.

The existing car parking spaces within the front car park are 2.6m by 5.5m with a 6.7m aisle width which is compliant with Council's DCP requirements. It is proposed to

reduce these to 2.6m by 5.4m with a 5.8m aisle width. The existing car parking spaces within the rear car park are 2.6m by 5.4m with a 5.8m aisle width. The new upper level car parking spaces will also be 2.6m by 5.4m with a 5.8m aisle width. This has been discussed with Council's engineer, although it is below the standard in Council's DCP it is compliant with Australian Standard. Further, it is consistent with the dimensions of previously approved and constructed car parking spaces at the rear of the site.

Overall, car parking associated with this DA will be provided on site with an additional 14 spaces in excess of Council's DCP requirement. Although the proposed car parking dimensions and aisle widths do not comply with Council's DCP requirements, they meet the relevant Australian Standard and are consistent with previous approvals which have been constructed on site. Accordingly, a variation to Council's standard is considered appropriate in this instance.

C.1 - Accessible Living

This DCP chapter is designed to increase awareness and provide guidelines for access and mobility, particularly for new commercial buildings. Particular accessibility features of this development include, but are not limited to the following:

- Provision of disability spaces in both the front and rear parking areas.
- Wide corridors and doorway widths (also allowing for the manoeuvring of beds as well as wheelchairs).
- Accessible toilets, in particular one for the new pool area
- New accessible lift in lobby.
- External pedestrian footpaths complying with accessibility grades, linking parking areas with the adjoining building(s).

The nature of the proposed use requires a high level of accessibility, and as such, consent conditions have been included to ensure compliance with AS 1428.1 as well as the *Disability Discrimination Act 1992*.

B. 6 - Waste Not – Site Waste Minimisation & Management

This DCP chapter acknowledges that waste management and minimisation at both the building construction stage and for ongoing operations is a major issue for the building industry and seeks to encourage resource efficiency. It also seeks to assist in planning for sustainable waste management through this process.

The applicant has complied with the requirements of the DCP chapter by providing a Site Waste Management and Minimisation plan. This plan is not extensive as the applicant does not have a contractor in place for the works, and has indicated that a full assessment can be completed once this has been confirmed.

The applicant also provided detail on the current waste management procedures operating in the hospital. The hospital has ongoing contracts with private companies to collect the waste currently generated by the hospital which will be extended to cover the expanded operations. This includes general waste, biohazards as well as recycling.

A.4 Advertisement/ Notification of Development Applications

The proposal was advertised and notified for a period of 14 days from 10 March 2014 to 2 April 2014. As a result of this process one submission was received. The issues raised in the submission have been addressed in *Section 79C(1)(d)*.

Overall the proposal is considered to be consistent with the aims, objectives and requirements of the relevant DCP chapters.

Section 79C(1)(a)(iv) the regulations (to the extent that they prescribe matters for the purposes of this paragraph)

The application proposes minor demolition and as such, a condition of consent has been included to ensure that demolition is in compliance with the Australian Standard. Although the likelihood of asbestos is remote given the relatively young age of the building (around 18 years), provisions regarding asbestos management have been included in the consent to ensure that it is appropriately handled and disposed of if it is encountered on site.

The site is not affected by the NSW Government's Coastal Policy.

Division 5 of Part 9 of the *Environmental Planning & Assessment Regulation 2000* applies to the proposal. The proposal fulfils the fire safety and structural adequacy requirements of the regulations and is therefore considered appropriate. In accordance with the requirements of the regulation, a condition of consent is included requiring the submission of annual fire safety statement from the applicant.

Section 79C(1)(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

Access, Transport and Traffic

A total of 169 car parking spaces are currently provided on site. In accordance with previous consent requirements, a total of 165 car parking spaces are required to be provided on site. As discussed above, works were undertaken pursuant to DA 11-3501 to upgrade the access to the site. A Traffic & Parking Assessment was prepared for the proposal by Intersect Traffic (August 2014). It is expected that the additional traffic generated by the proposal in the AM and PM peak is likely to be 56 vehicle trips per hour (vtp), which is less than 5% of the current peak hour traffic volumes through the major intersections in the immediate road network. It was concluded that the local and state road network has spare capacity to cater for additional traffic in the area.

The intersection most impacted by the proposal is likely to be the New England Highway/Chisholm Road traffic signals. A traffic count was undertaken at this intersection of 26th May 2014 and Sidra modeling undertaken. The modeling results for the AM peak period for current and post development operation of the access intersection detail that the intersection is operating, and will continue to operate at level of service A for the right turn into Chisholm Road. Even with 6% background traffic growth the 95% back of queue lengths in the left turn and right turn bays on Chisholm Road are still only 0 metres and 1.9 metres in 2024 which is well within the turn bay lengths provided.

The Assessment concluded that the existing site access was suitable for the proposal in terms of width and sight distance. Sidra modeling of the main hospital entrance has shown that this entrance will continue to operate satisfactorily post development with satisfactory levels of service (LOS D), little delay and small queue lengths that do not exceed the sheltered turn bay lengths on Chisholm Road.

On completion of the proposal, the site (including the two storey consulting suites located at 173 Chisholm Drive, Lot 101, DP1010923 which do not form part of the subject application) will provide 194 car parking spaces. Parking layouts comply with the requirements of Australian Standard AS2890.1-2004 Parking Facilities – Off-Street Car Parking Facilities.

As discussed above, Intersect Traffic undertook a parking survey on site between Thursday 28th November 2013 and Wednesday 4th December 2013. Peak parking on site occurs between 10am and 4pm and is in the order of 220 vehicles. The assessment concludes that the 'real' parking demand generated by the hospital (and consultant suites) on completion of the proposal would be in the order of 240 vehicles. It is noted that the existing site provides a total of 172 car parking spaces, with additional car parking of 25 spaces provided as a result of the proposal, taking the total provision of car parking to 197 spaces on site. As discussed above, the applicant has argued that the requirements to provide in excess of the DCP car parking requirements is unenforceable, however, they do acknowledge that as a reasonable operator of the hospital they should be seeking to accommodate as much as possible of the real car parking demand. To this end the applicant is looking to formalise the car parking within the road reserve area however, this is independent to the current proposal and does not form part of the consent, if granted.

An ambulance bay is provided for patient drop off/pick up located at the front main lobby entrance reflecting current practice (See DA Drawing DA-22).

A bus stop is located adjacent to the main hospital entrance off Chisholm Road with a concrete path provided linking the site to both the New England Highway and Stockland Greenhills Shopping Centre via Molly Morgan Drive.

Servicing the site will be via small and medium rigid vehicles. An existing designated service bay and secondary service entrance is provided. This will not change as a result of the proposal.

Acoustic

The current application proposes a new 50 bed hospital ward located towards the front of the site immediately adjacent to the New England Highway. An acoustic assessment was prepared for the proposal by SLR dated 14 January 2014. The acoustic report confirms that the proposal complies with the relevant criteria in the Department's guideline.

The report found that based on the measured $LA_{eq(15 \text{ hour})}$ noise level of 63dBA, a traffic noise reduction of 28dB is required in order to achieve the recommended internal noise goal of 35 dBA for the new hospital ward. The total noise reduction required for the intended use of this space results in a Category 3 Construction Type – Special Construction. Walls should achieve a minimum R_w 35 which can typically be achieved with the proposed wall constructed from a steel stud with lightweight cladding, consisting of the Alpollic aluminum composite panel in front of a 200mm cavity, with 75mm of fiberglass insulation within the cavity and one layer of 13mm plasterboard lining. Standard brick veneer construction is also proposed for part of the building façade which can also achieve R_w 35 comprising of 110mm brick, 90mm stud, minimum 50mm cavity between brickwork and studwork, R2 insulation and 13mm plasterboard lining. The roof should achieve a minimum R_w 39. Glazing for the hospital ward requires a minimum acoustic rating of R_w 33 which can be achieved with a 10.38mm laminated glazing system. Any consent that is granted will require compliance with the recommendations in this report.

It is noted that the acoustic assessment did not specifically address the potential acoustic impact of the proposed upper level car park at the rear of the site on adjoining residential properties. It is not considered that the upper level car park will have a significant acoustic impact. A 1.8m high balustrade and powder coated steel screen will be provided (Refer to drawings DA-36 and DA 37). It is expected that the construction details and relative separation distance combine to minimise adverse

impacts on neighbouring residences, that would be no more than the acoustic impact of the existing ground level car park at this location. Further, potential acoustic impacts during evening/night shifts will be further reduced by the presence of reduced staff numbers from 149 during the day, 50 during the evening shift and 15 at night.

Design and Appearance

Both Council and the JRPP raised concerns regarding the visual impact of the proposal, especially when viewed from the New England Highway. The new ward is proposed to be constructed in front of the existing private hospital immediately adjacent to the New England Highway.

The primary potential impact in terms of design and appearance relate to the increased proximity of the new works to the New England Highway. The existing hospital is setback between 28 to 30m from the New England Highway road reserve. It has an articulated presentation to the New England Highway. An existing car park is located between the existing hospital and New England Highway which has an approximate 5.5m setback. The new hospital ward will have a varying setback of between 3.6 and 6.5 meters. Landscaping will be planted within the front setback. The building is anchored to the ground via the use of louvre panels constructed of powder coated aluminum material and face brickwork. The overall building height will be approximately 9m above natural ground level to the underside of the eave, and 11m to the ridge of the roofline.

The massing of the existing building is effectively reduced through the use of 'pull out' rendered features along the north eastern elevation facing the New England Highway. Some significant changes to the external architectural treatments of the new hospital ward have been undertaken through discussion with Council which included anchoring the building via the louvre panels and face brick work.

The proposal retains the roof ridge height of existing development on site. The application has proposed a design for the new buildings which has appropriate bulk, scale and height, particularly in considering its function and context in relation to the existing built form on the site. The proposed buildings are to employ design treatments consistent with the architectural theme of the existing buildings.

Further, the proposed new hospital ward will be screened from the New England Highway by vegetation. The proposal will soften the bulk of the building with landscaping (refer to landscape drawings by Moir Landscape Architects dated 13th January 2014). This screening softens the impacts of the structures located on the site.

The rear car park is located 1m from rear boundary above the existing car park. The height above natural ground level varies from approximately 2.5m to 3.2m. The FFL of the car park is 33.2m AHD. A 1.8m high balustrade and powder coated steel screen, comprising a 1.1m high concrete upstand and 0.7m powder coated steel panel, will be provided around a portion of the perimeter of the upper level car park to provide visual and acoustic privacy to adjoining residents, and prohibit light glare into their properties. Furthermore, a deep soil zone is provided between the proposed upper level car park at the rear of the site and existing residences. This reflects existing site conditions.

All existing and proposed buildings allow for a sufficient setback from the site boundaries in order to ensure a buffer between the neighbouring residential development and the hospital facility. The proposed design is considered suitable for the site and it is unlikely to result in any significant visual impacts.

Natural hazards

The site is mapped as being bushfire prone as it is located within the 100m bushfire buffer zone to Category 1 vegetation adjoining on the north eastern boundary, containing eucalypt remnant vegetation.

Given that the site was mapped as bushfire prone and the use is defined under the Act as 'special fire protection purpose', the application was categorised as Integrated Development pursuant to Section 91 of the Environmental Planning & Assessment Act 1979 (NSW) as an authorization under Section 100B of the NSW Rural Fires Act 1997 (NSW) was required. As such, the application was referred to the Rural Fire Service (RFS) for their General Terms of Approval. This approval was issued on 1 May 2014, with confirmation received on the 29 August 2014 that the RFS have reviewed the amended plans raised no objections subject to compliance with the previous GTAs.

The application requires compliance with Planning for Bushfire Protection 2006 as well as the construction of the new buildings in accordance with the Level 1 provisions of AS 3959-1999. The full RFS 'General Terms of Approval' has been included in the overall consent conditions.

Construction

As a result of Council's initial assessment of the proposal, concerns were raised regarding the potential for construction impacts to have an adverse impact within the locality. It is expected up to 10 construction workers will be on site at any one time during construction works. These works are likely to impact on traffic movements within the site and have the potential to restrict the availability of on-site parking in the short-term. In the event consent is granted, it is recommended that a Construction Management Plan will be required to be submitted to, and approved by Council, prior to the issue of the Construction Certificate when the building contractor is known and can better manage construction impacts.

Section 79C(1)(c) the suitability of the site for the development

It is considered that the proposed location of the new development within the site is suitable. Issues relating to car parking and access have been appropriately addressed throughout this report. The location of the hospital is relatively central to the population that it serves, noting that it is a private hospital with no emergency facilities.

Section 79C(1)(d) any submissions made in accordance with this act or the regulations

The proposal was advertised and notified for a period of 14 days from 10 March 2014 to 2 April 2014. As a result of this process one submission was received. The issues raised in the submissions are addressed as follows. It is noted that the issues relate solely to the additional car parking proposed which is perceived by the applicant to have a severe and adverse impact on the amenity of their property which adjoins the proposed car park.

ISSUE	COMMENT
The car park will overshadow my property.	Shadow diagrams have been prepared and submitted with the proposal. The shadow diagrams do not indicate that overshadowing will be a significant issue. There will be some minor impacts from overshadowing as a result of the rear car park in the morning, however, by midday the shadow will be comparable to the existing fence line. The adjoining

ISSUE	COMMENT
	residential properties will still receive a minimum of three hours solar access to their private open space and living areas. No significant impacts are expected.
The proposed car park will disturb by way of noise the residential amenity enjoyed in an established residential area	As discussed above, it is not considered that the upper level car park will have a significant acoustic impact. A 1.8m high balustrade and powder coated steel screen will be provided (Refer to drawings DA-36 and DA 37). It is expected that the construction details and relative separation distance combine to minimise adverse impacts on neighbouring residences, that would be no more than the acoustic impact of the existing ground level car park at this location. Further, potential acoustic impacts during evening/night shifts will be further reduces by the presence of reduced staff numbers from 149 during the day, 50 during the evening shift and 15 at night.
The lights from vehicles will shine into my property and people using said car park will have the ability to look into my property, taking away my privacy	As discussed above, a 1.8m high balustrade and powder coated steel screen will be provided (Refer to drawings DA-36 and DA 37) to inhibit the potential for light shine into adjacent residential properties. No significant impacts are expected.
By approving the proposed car park adjacent to my property is effectively creating what could become an 'existing use' precedent, which in the longer term could allow for a multi-storey car park on the site. This in turn would create an enormous adverse effect not only on my own property, but other surrounding properties.	The site is zoned R1 General Residential under Maitland Local Environmental Plan 2011 (MLEP). The application is defined as a 'Health Services Facility' under MLEP, which is a permissible use in the R1 General Residential zone with development consent. The proposal does not create or raise any issues in relation to 'existing use' precedents. Any future proposal to develop the site will be assessed against the relevant planning policy and legislation at the time of submission.
There is "commercial creep" taking place in what is an established residential area. This is contrary to all sound and sensible planning.	As discussed above, the site is zoned R1 General Residential under Maitland Local Environmental Plan 2011 (MLEP). The application is defined as a 'Health Services Facility' under MLEP, which is a permissible use in the R1 General Residential zone with development consent. The proposal is consistent with the objectives of the zone. It is not considered that it will have any significant impact on the adjoining residential amenity. Issues relating to design, landscape, acoustic, light glare from vehicles and overshadowing have been appropriately addressed through Council's assessment process.

Section 79C(1)(e) the public interest

The proposal is considered consistent with the public interest as it is providing additional health facilities, particularly important in a growth area such as Maitland.

The development also represents employment opportunities both during the construction phase and once completed in the health sector.

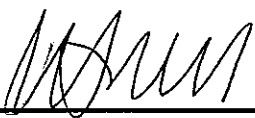
There are no Council management plans affecting this land.

The proposal is considered appropriate with regard to Environmentally Sustainable Development Principles.

CONCLUSION


An assessment of the application has been carried out under Section 79C(1) of the *Environmental Planning and Assessment Act, 1979* as amended. The proposed development is considered satisfactory in terms of the relevant matters for consideration under the Act and the development application is recommended for approval subject to conditions.

Signed (Assessing Officer)


Tegan Harris
Team Leader
Development Assessment

Date: 16.9.14

Reviewed (Supervising Officer)


Leanne Harris
Coordinator
Development
Assessment

Date: 16/9/14

Authorised for submission to JRPP

 Date: 16.9.14

Bernie Mortomore
Executive Manager
Planning Environment & Lifestyle

Schedule of Conditions DA 14-582

The following conditions are applied to:

- Confirm and clarify the terms of Council's Approval;
- Identify minor modifications and additional requirements that will result in improved compliance, development and environmental outcomes; and
- Draw to the attention of the applicant and owner their responsibility to comply with the requirements of various legislation including but not limited to the Environmental Planning and Assessment Act, 1979, Local Government Act 1993; relevant Regulations; Building Code of Australia, Australian Standards and Local Policies relating to development works, building construction and protection and enhancement of public health and the environment. Fire Safety improvements under the provisions of Clause 94 of the Environmental Planning and Assessment Regulations 2000.

APPROVED PLANS AND DOCUMENTATION

1. The development shall be carried out in accordance with the stamped approved plans and documentation as detailed in the following schedule and any amendments arising through conditions to this consent or as shown in red colour on the plans:

Plan Ref. N ^o	Sheet N ^o	Rev N ^o	Revision Date	Prepared by
Existing Site Plan & Key Plan of Proposed Works	DA-01	G	03.07.14	Health Science Planning Consultants
Proposed Lwr Ground Floor Plan Basement Store	DA-20	E	03.06.14	Health Science Planning Consultants
Proposed Ground Floor Plan OT	DA-21	E	03.06.14	Health Science Planning Consultants
Proposed Ground Flood Plan Car Park Under 50 Bed Ward Sheet 1	DA-22	G	10.9.14	Health Science Planning Consultants
Proposed Ground Flood Plan Car Park Under 50 Bed Ward Sheet 2	DA-23	F	20.06.14	Health Science Planning Consultants
Proposed Upper Deck Carpark	DA-24	F	01.07.14	Health Science Planning Consultants
Proposed Level 1 Floor Plan 50 Bed Ward Sheet 1	DA-26	F	20.06.14	Health Science Planning Consultants
Proposed Level 1 Floor Plan 50 Bed Ward Sheet 2	DA-27	F	20.06.14	Health Science Planning Consultants

Proposed Roof Plan 50 Bed Ward Sheet 1	DA-28	F	20.06.14	Health Science Planning Consultants
Proposed Roof Plan 50 Bed Ward Sheet 2	DA-29	F	20.06.14	Health Science Planning Consultants
Proposed Elevations Key	DA-30	G	10.9.14	Health Science Planning Consultants
Proposed Elevations Sheet 1	DA-31	G	10.09.14	Health Science Planning Consultants
Proposed Elevations Sheet 2	DA-32	G	10.09.14	Health Science Planning Consultants
Proposed Elevations Sheet 3	DA-33	G	10.09.14	Health Science Planning Consultants
Proposed Section	DA-35	E	03.06.14	Health Science Planning Consultants
Proposed Section Upper Deck Carpark	DA-36	G	22.06.14	Health Science Planning Consultants
Privacy Screen detail Upper Deck Carpark	DA-37	A	22.06.14	Health Science Planning Consultants
Erosion and Sediment Control Concept Plan	CDA2	A	15.01.14	Northrop
Landscape Plan	LP02	A	13.01.14	Moir Landscape Architecture
Landscape Plan	LP03	A	13.01.14	Moir Landscape Architecture
Landscape Plan – Elevations	LP04	A	13.01.14	Moir Landscape Architecture
Landscape Plan – Elevations & Details	LP05	A	13.01.14	Moir Landscape Architecture

CONTRIBUTIONS & FEES

- Pursuant to Section 80A(1) of the Environmental Planning and Assessment Act 1979, and the Maitland S94A Levy Contributions Plan 2006, a contribution of \$107,800 shall be paid to the Council.

The above amount may be adjusted at the time of the actual payment, in accordance with the provisions of the Maitland City Council S94A Levy Contributions Plan 2006.

Payment of the above amount shall apply to Development Applications as follows:

- *Building work only - prior to issue of the Construction Certificate.*
- *Subdivision and building work - prior to the issue of the Construction Certificate, or Subdivision Certificate, whichever occurs first.*
- *Where no construction certificate is required - prior to issue of an Occupation Certificate.*

The above "contribution" condition has been applied to ensure that:

- i) Where the proposed development results in an increased demand for public amenities and services, payment towards the cost of providing these facilities/services is made in accordance with Council's adopted contributions plan prepared in accordance with the provisions of section 94A of the Environmental Planning and Assessment Act, 1979.*
- ii) Council's administration expenses are met with respect to the processing of the application.*

CERTIFICATES

3. Prior to the commencement of works an application for a Construction Certificate shall be submitted to, and be approved by, the Accredited Certifier.
4. Prior to the issue of an Occupation Certificate all conditions of development consent shall be complied with.
5. Prior to occupation of the building an Occupation Certificate shall be issued by the Principal Certifying Authority.
6. Prior to issue of the Construction Certificate, a certificate of compliance under Section 50 of the *Hunter Water Act 1991* for this development, shall be submitted to the Accredited Certifier.

ACOUSTIC

7. The proposal shall comply with the recommendations contained in the Acoustic Assessment prepared by SLR dated 14 January 2014.

NSW RURAL FIRE SERVICE

8. The applicant shall comply with the General Terms of Approval under Section 100B of the *Rural Fires Act 1997*, issued by NSW Rural Fire Service, dated 1 May 2014, Ref.DA14-582, DA14031991367CR, as detailed below.

Asset Protection Zones

The intent of measures is to provide sufficient space and maintain reduced fuel loads so as to ensure radiant heat levels of buildings are below critical limits and to prevent direct flame contact with a building. To achieve this, the following conditions shall apply:

- A. At the commencement of building works and in perpetuity the entire property shall be managed as an inner protection area (IPA) as outlined within section 4.1.3 and Appendix 5 of 'Planning for Bush Fire Protection 2006' and the NSW Rural Fire Service's document 'Standards for asset protection zones'.

Water and Utilities

The intent of measures is to provide adequate services of water for the protection of buildings during and after the passage of a bush fire, and to locate gas and electricity so as not to contribute to the risk of fire to a building. To achieve this, the following conditions shall apply:

- B. Water, electricity and gas are to comply with sections 4.1.3 and 4.2.7 of 'Planning for Bush Fire Protection 2006'.

Evacuation and Emergency Management

The intent of measures is to provide suitable emergency and evacuation (and relocation) arrangements for occupants of special fire protection purpose developments. To achieve this, the following conditions shall apply:

- C. Arrangements for emergency and evacuation are to comply with section 4.2.7 of 'Planning for Bush Fire Protection 2006'.

Design and Construction

The intent of measures is that buildings are designed and constructed to withstand the potential impacts of bush fire attack. To achieve this, the following conditions shall apply:

- D. New construction shall comply with Sections 3 and 5 (BAL 12.5) Australian Standard AS3959-2009 'Construction of buildings in bush fire-prone areas' and section A3.7 Addendum Appendix 3 of 'Planning for Bush Fire Protections'.

Landscaping

- E. Landscaping to the site is to comply with the principles of Appendix 5 of 'Planning for Bush Fire Protection 2006'.

LANDSCAPING

- 9. All landscaped areas of the development shall be established maintained in accordance with the approved landscape plan. The landscaped areas shall be kept free of parked vehicles, stored goods, waste material, and the like.

CARPARKING

10. The proponent is to prepare and implement a 'construction phase parking management plan' for the approval of Council prior to the issue of a Construction Certificate, to minimise adverse impact on nearby residents and the road network.
11. Car parking for the development shall be provided in accordance with the approved plans, with a minimum allocation for the development of 11 spaces.
12. All driveways, parking areas and vehicles turning areas shall be constructed as reinforced concrete.
13. All parking bays shall be delineated with line-marking and/or signposting.

STORMWATER DRAINAGE

14. Prior to issue of the Construction Certificate for stormwater control, a drainage design providing:
 - i) Piped conveyance of stormwater runoff, and
 - ii) an emergency overland flow path for major storm events,shall be prepared for approval, by a suitably qualified person, in accordance with Council's Manual of Engineering Standards.

EROSION CONTROLS

15. The property shall be protected against soil erosion, such that sediment is not carried from the construction site by the action of stormwater, wind or "vehicle tracking".

BUILDING CONSTRUCTION

16. All building work shall be carried out in accordance with the provisions of the Building Code of Australia.
17. All excavations and backfilling shall be executed safely, in accordance with appropriate professional standards and shall be properly guarded and protected to prevent the works from being dangerous to life or property.
18. Unless otherwise approved by Council in writing, all general building work shall be carried out between the hours of:
 - a. 7.00am to 6.00pm Monday to Friday

- b. 7.00am to 5.00pm Saturday

Any work performed on Sunday's or Public Holidays that may cause offensive noise, as defined under the Protection of the Environment Operations Act, is prohibited. Minor works (such as hand sanding, painting, digging and the like) is permitted between the hours of 9.00am to 5.00pm. Power operated tools are not permitted to be used.

SERVICES & EQUIPMENT

19. Upon completion of the building BUT prior to its occupation, a Final Fire Safety Certificate with respect to each critical and essential fire safety measure installed in the building shall be submitted to Council. Such certificates shall be prepared in accordance with Division 4 of Part 9 of the Environmental Planning and Assessment Regulation, 2000.
20. A copy of the Fire Safety Schedule and Fire Safety Certificate shall be prominently displayed in the building in accordance with Division 4 of Part 9 of the Environmental Planning and Assessment Regulation 2000.
21. A Fire Safety Statement in respect of each required essential and/or critical fire safety measure installed within the building shall be submitted to Council and the NSW Fire Commissioner annually (or at a more frequent interval for supplementary statements).

Statements shall be prepared and issued in accordance with Division 5 of Part 9 of the Environmental Planning and Assessment Regulation, 2000. Note that monetary penalties may apply for failure to lodge a fire safety statement within the prescribed timeframe. Statements to the NSW Fire Commissioner are to be submitted electronically to afss@fire.nsw.gov.au.

Standard forms and further information for lodging Fire Safety Statements may be downloaded from Councils website.

22. All excavated and/or filled areas are to be retained or battered and suitably drained so as to prevent any subsidence of the area and constructed so as to deny any flow of water into or around the building or neighbouring buildings or onto neighbouring land.

Where a retaining wall is planned for this purpose and such wall requires consent (refer to State Environmental Planning Policy -Exempt and Complying Development Codes, 2008) plans and specifications of the wall shall be approved by Council and/or an accredited certifier.

Note: The submission of a separate Development Application is not required for a retaining wall associated with this approval and indicated on the approved plans.

23. If an excavation extends below the level of the base of the footings of a building/structure on an adjoining allotment of land, the person causing the excavation to be made.
- i) Must preserve and protect the building/structure from damage, and
 - ii) If necessary, must underpin and support the building/structure in an approved manner, and

- iii) Must, at least 7 days before excavating below the level of the base of the footings of a building/structure on an adjoining allotment of land, give notice of intention to do so to the owner of the adjoining allotment of land and furnish particulars of the excavation to the owner of the building/structure being erected or demolished.

The owner of the adjoining allotment of land is not liable for any part of the cost of work carried out for the purposes of this condition, whether carried out on the allotment of land being excavated or on the adjoining allotment of land. (Includes a public road and any other public place).

24. Rubbish generated from the development is to be suitably contained on site at all times. No rubbish shall be stockpiled in a manner which facilitates the rubbish to be blown off site.

25. If the work:

- i) is likely to cause pedestrian or vehicular traffic in a public place to be obstructed or rendered inconvenient, or
- ii) involves the enclosure of a public place

a hoarding or fence must be erected between the work site and the public place.

If necessary, an awning is to be erected, sufficient to prevent any substance from, or in connection with, the work falling into the public place.

The work site must be kept lit between sunset and sunrise if it is likely to be hazardous to persons in the public place. Any such hoarding, fence or awning is to be removed when the work has been completed.

26. A sign must be erected in a prominent position on the work:

- i) stating that unauthorised entry to work site is prohibited, and
- ii) showing the name of the person in charge of the work site and a telephone number at which that person may be contacted during work hours.

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

Note: This condition does not apply to:

- i) *building work carried out inside an existing building, or*
- ii) *building work carried out on premises that are to be occupied continuously (both during and outside working hours) while the work is being carried out.*

27. Approved toilet facilities are to be provided, at or in the vicinity of the work site at the rate of one toilet for every 20 persons or part of 20 persons employed at the site. The provision of toilet facilities in accordance with this Clause must be completed before any other work is commenced.

28. The site is to be cleared of all building refuse and spoil immediately after completion of the building/structure.

29. No building materials, refuse or spoil is to be deposited on or be allowed to remain on Council's footpath.

30. Suitable and adequate measures are to be applied to restrict public access to the site and building works, materials and equipment.

FIRE SAFETY

31. For the purposes of clause 94 of the *Environmental Planning and Assessment Regulation 2000*, prior to issue of an Occupation Certificate, the existing building shall be brought into compliance with the following Parts of the Building Code of Australia 2013:

- Part D1 Provision for Escape
- Part D2 Construction of Exits
- Part E1 Fire Fighting Equipment
- Part E2 Smoke Hazard Management
- Part E4 Emergency Lighting, Exit Signs and Warning Systems

FOOD PREMISES

32. The premises, including the construction and installation of all equipment, fixtures and fittings must comply with the requirements of The Food Act 2003, Food Regulation 2004, Food Standards Code and Australian Standard 4674 for the Design, Construction and Fit-out of Food Premises.

If Council is nominated as the Principal Certifying Authority, details of compliance are to be included in the plans and specifications for the Construction Certificate. Council's Environmental Health Officer is to be given 48 hours-notice to inspect the premises prior to the commencement of the business.

Prior to commencement of trade the business is to be registered with Council.

DEMOLITION

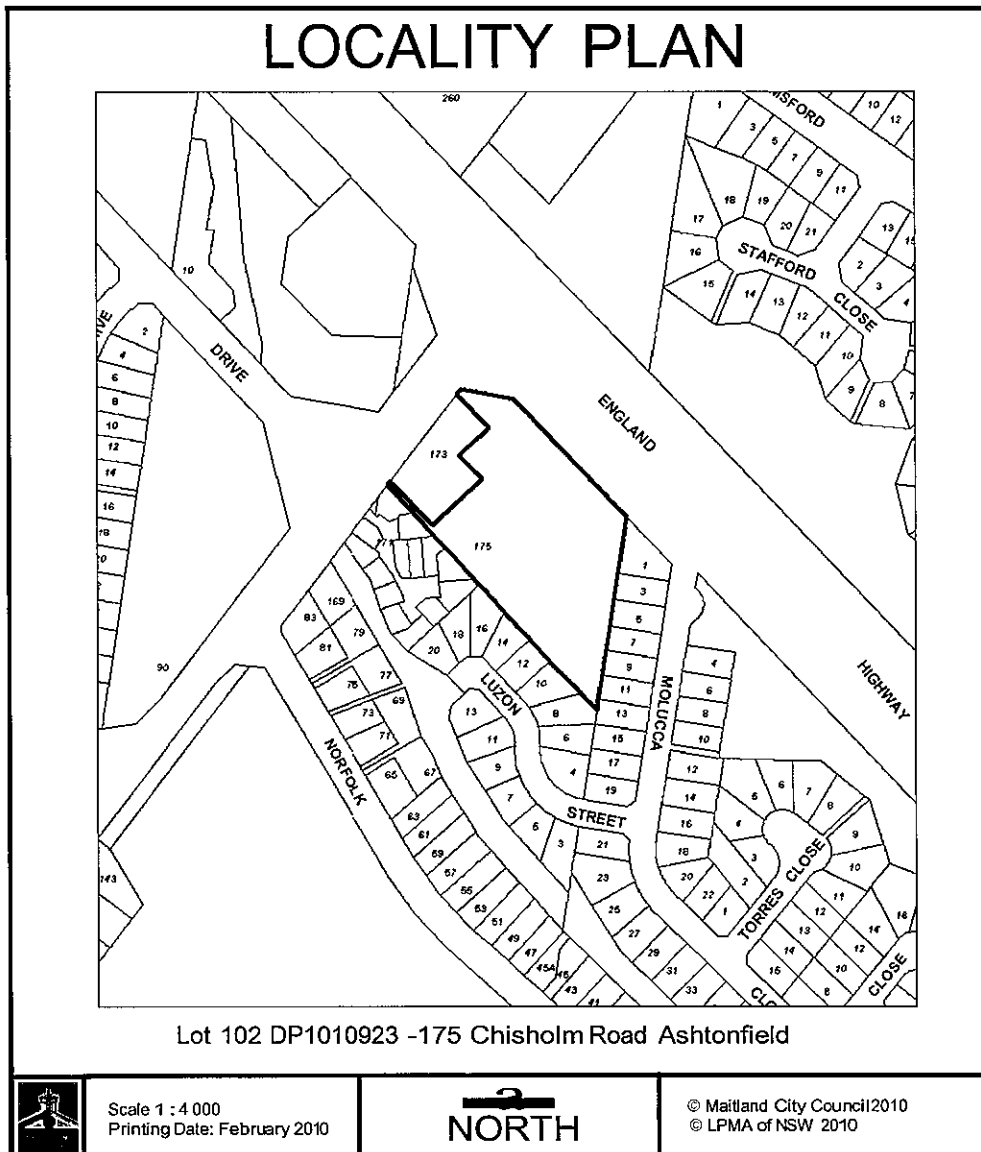
33. All demolition works are to be carried out in accordance with Australian Standard AS 2601 2001.

SCHEDULE OF ADVICE

- A You are advised that in regard to potential soil erosion from the construction site, such pollution of the environment is an offence under the Protection of the Environment & Operations (POEO) Act and may incur infringement fines.

- B You (or the owner) are advised to notify Council in writing, of any existing damage to the street infrastructure (including landscaping) along the frontage of the property, prior to commencement of construction. The absence of such notification signifies that no damage exists. Where necessary repairs are carried out by Council, the owner of the property shall be held liable for the cost of those repairs.
- C You are advised that the issue of this development consent does not amount to a release, variation or modification by Council of any covenant or easement applicable to this property and that Council will not be held responsible when action on this consent results in any loss or damage by way of breach of matters relating to title of the property.
- D You are advised that compliance with the requirements of the Disability Discrimination Act, (DDA) applies to works on this site. It should be noted that compliance with the Building Code of Australia does not necessarily meet the requirements of the DDA.
- E You are advised that, prior to submitting an application for an Occupation Certificate the applicant should ensure that all relevant conditions of development consent have been complied with.

ATTACHMENT A: LOCALITY PLAN



ATTACHMENT B: DEVELOPMENT PLANS

MAITLAND PRIVATE HOSPITAL STAGE 6

DA-00	COVER SHEET / LOCATION PLAN	
D09052-2(1)	FEATURE SURVEY SHEET 1	1:250
D09052-2(2)	FEATURE SURVEY SHEET 2	1:250
D09052-2(3)	FEATURE SURVEY SHEET 3	1:250
DA-01	EXISTING SITE PLAN	1:250
DA-05	EXISTING CONDITIONS LWR GROUND FLOOR PLAN	1:100
DA-06	EXISTING CONDITIONS GROUND FLOOR PLAN - OT	1:100
DA-07	EXISTING CONDITIONS GROUND FLOOR PLAN - ADMIN / CARPARK	1:100
DA-08	EXISTING CONDITIONS GROUND FLOOR PLAN - 25 BED WARD	1:100
DA-09	EXISTING CONDITIONS LEVEL 1 FLOOR PLAN - ADMIN / CARPARK	1:100
DA-10	EXISTING CONDITIONS LEVEL 1 FLOOR PLAN - 25 BED WARD	1:100
DA-11	EXISTING CONDITIONS ROOF PLAN - SHEET 1	1:100
DA-12	EXISTING CONDITIONS ROOF PLAN - SHEET 2	1:100
DA-13	EXISTING CONDITIONS CARPARK	1:100
DA-15	EXISTING ELEVATIONS - SHEET 1	1:100
DA-16	EXISTING ELEVATIONS - SHEET 2	1:100
DA-20	PROPOSED LWR GROUND FLOOR PLAN - BASEMENT STORE	1:100
DA-21	PROPOSED GROUND FLOOR PLAN - OT	1:100
DA-22	PROPOSED GROUND FLOOR PLAN - CARPARK UNDER 50 BED WARD - SHEET 1	1:100
DA-23	PROPOSED GROUND FLOOR PLAN - CARPARK UNDER 50 BED WARD - SHEET 2	1:100
DA-24	PROPOSED UPPER DECK CARPARK	1:100
DA-26	PROPOSED LEVEL 1 FLOOR PLAN - 50 BED WARD - SHEET 1	1:100
DA-27	PROPOSED LEVEL 1 FLOOR PLAN - 50 BED WARD - SHEET 2	1:100
DA-28	PROPOSED ROOF PLAN - 50 BED WARD - SHEET 1	1:100
DA-29	PROPOSED ROOF PLAN - 50 BED WARD - SHEET 2	1:100
DA-30	PROPOSED ELEVATION	1:200
DA-31	PROPOSED ELEVATIONS - SHEET 1	1:100
DA-32	PROPOSED ELEVATIONS - SHEET 2	1:100
DA-33	PROPOSED ELEVATIONS - SHEET 3	1:100
DA-35	PROPOSED SECTIONS - SHEET 1	1:100
DA-36	PROPOSED SECTION - UPPER DECK CARPARK	1:100
DA-50	SHADOW DIAGRAMS	1:500



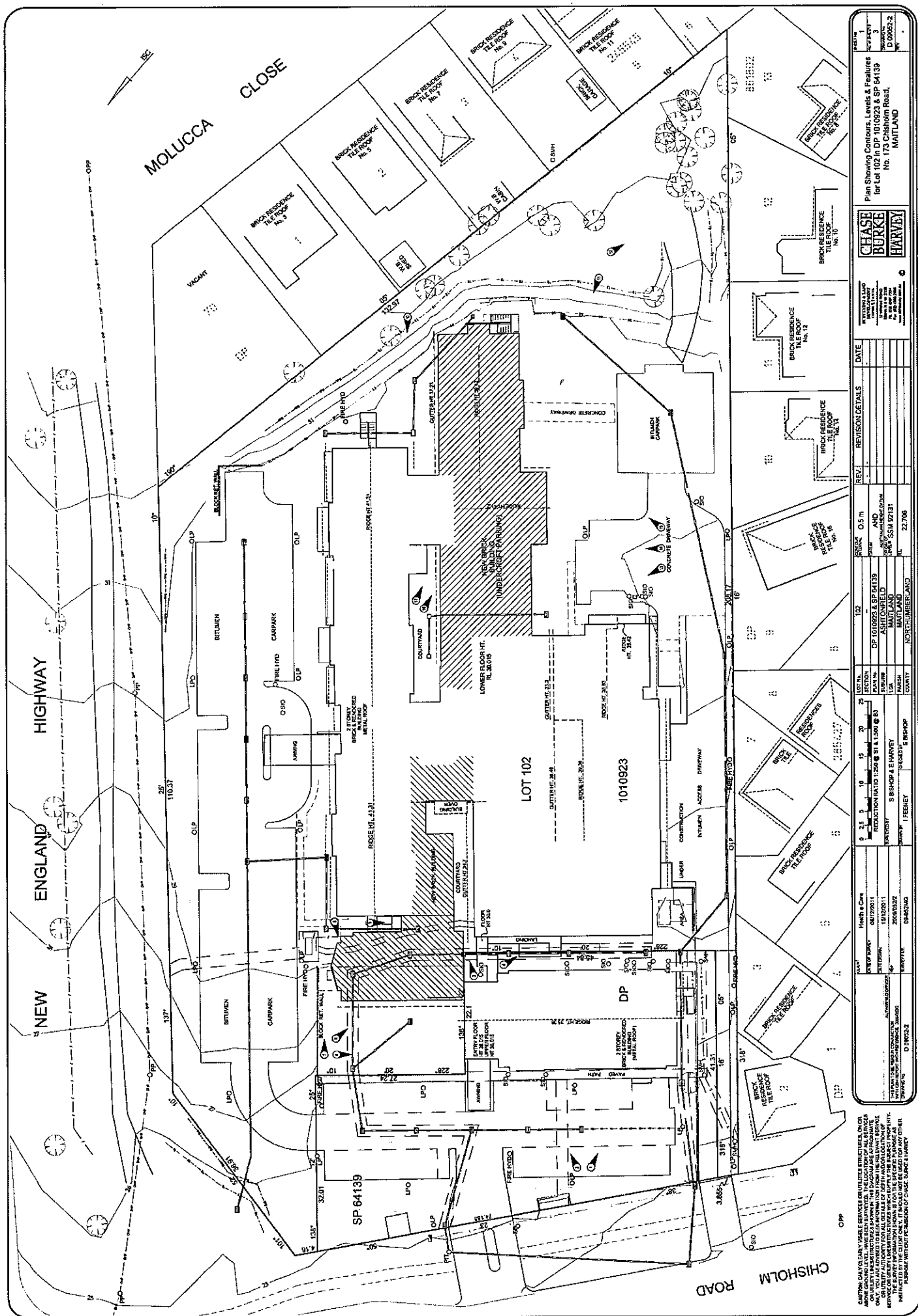
SYDNEY	MELBOURNE
Head Office Level 4, 450 George Street Sydney NSW 2000 Tel: (02) 9250 1000 Fax: (02) 9250 1001 Email: info@hcsa.com.au	Head Office Level 4, 450 George Street Melbourne VIC 3000 Tel: (03) 9250 1000 Fax: (03) 9250 1001 Email: info@hcsa.com.au

health science
PLANNING CONSULTANTS

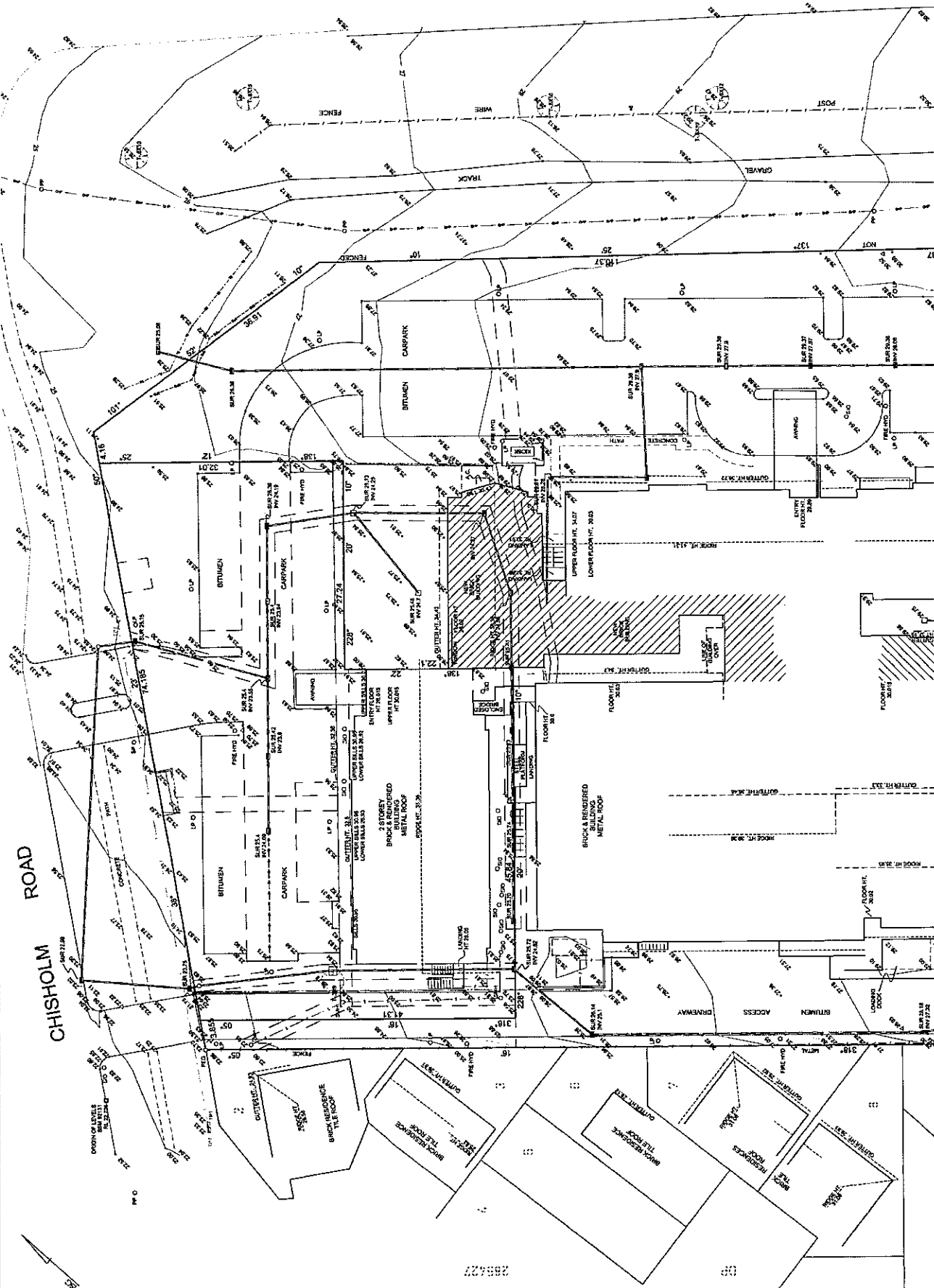
STONEY
Level 4, 450 George Street
Sydney NSW 2000
Tel: (02) 9250 1000
Fax: (02) 9250 1001
Email: info@hcsa.com.au

REASON FOR ISSUE:
DEVELOPMENT APPLICATION
PROJECT:
MAITLAND PRIVATE HOSPITAL
REDEVELOPMENT - STAGE 6
TITLE:
COVER SHEET

DRAWING NO:
DA-00
SCALE:
NTS
PROJECT NO:
40-1087
REV:
F



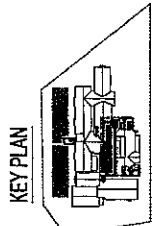
NEW ENGLAND HIGHWAY



CHASE BURKE HARVEY		Plan Showing Contours, Levels & Features for Lot 102 in DP 1010923 & SP 64139 No. 173 Chisholm Road, MATLAND	
DATE	22/06/2011	REVISION	0.5 m
REV	1	DATE	22/06/2011
REV	2	DATE	22/06/2011
REV	3	DATE	22/06/2011
REV	4	DATE	22/06/2011
REV	5	DATE	22/06/2011
REV	6	DATE	22/06/2011
REV	7	DATE	22/06/2011
REV	8	DATE	22/06/2011
REV	9	DATE	22/06/2011
REV	10	DATE	22/06/2011
REV	11	DATE	22/06/2011
REV	12	DATE	22/06/2011
REV	13	DATE	22/06/2011
REV	14	DATE	22/06/2011
REV	15	DATE	22/06/2011
REV	16	DATE	22/06/2011
REV	17	DATE	22/06/2011
REV	18	DATE	22/06/2011
REV	19	DATE	22/06/2011
REV	20	DATE	22/06/2011
REV	21	DATE	22/06/2011
REV	22	DATE	22/06/2011
REV	23	DATE	22/06/2011
REV	24	DATE	22/06/2011
REV	25	DATE	22/06/2011
REV	26	DATE	22/06/2011
REV	27	DATE	22/06/2011
REV	28	DATE	22/06/2011
REV	29	DATE	22/06/2011
REV	30	DATE	22/06/2011
REV	31	DATE	22/06/2011
REV	32	DATE	22/06/2011
REV	33	DATE	22/06/2011
REV	34	DATE	22/06/2011
REV	35	DATE	22/06/2011
REV	36	DATE	22/06/2011
REV	37	DATE	22/06/2011
REV	38	DATE	22/06/2011
REV	39	DATE	22/06/2011
REV	40	DATE	22/06/2011
REV	41	DATE	22/06/2011
REV	42	DATE	22/06/2011
REV	43	DATE	22/06/2011
REV	44	DATE	22/06/2011
REV	45	DATE	22/06/2011
REV	46	DATE	22/06/2011
REV	47	DATE	22/06/2011
REV	48	DATE	22/06/2011
REV	49	DATE	22/06/2011
REV	50	DATE	22/06/2011
REV	51	DATE	22/06/2011
REV	52	DATE	22/06/2011
REV	53	DATE	22/06/2011
REV	54	DATE	22/06/2011
REV	55	DATE	22/06/2011
REV	56	DATE	22/06/2011
REV	57	DATE	22/06/2011
REV	58	DATE	22/06/2011
REV	59	DATE	22/06/2011
REV	60	DATE	22/06/2011
REV	61	DATE	22/06/2011
REV	62	DATE	22/06/2011
REV	63	DATE	22/06/2011
REV	64	DATE	22/06/2011
REV	65	DATE	22/06/2011
REV	66	DATE	22/06/2011
REV	67	DATE	22/06/2011
REV	68	DATE	22/06/2011
REV	69	DATE	22/06/2011
REV	70	DATE	22/06/2011
REV	71	DATE	22/06/2011
REV	72	DATE	22/06/2011
REV	73	DATE	22/06/2011
REV	74	DATE	22/06/2011
REV	75	DATE	22/06/2011
REV	76	DATE	22/06/2011
REV	77	DATE	22/06/2011
REV	78	DATE	22/06/2011
REV	79	DATE	22/06/2011
REV	80	DATE	22/06/2011
REV	81	DATE	22/06/2011
REV	82	DATE	22/06/2011
REV	83	DATE	22/06/2011
REV	84	DATE	22/06/2011
REV	85	DATE	22/06/2011
REV	86	DATE	22/06/2011
REV	87	DATE	22/06/2011
REV	88	DATE	22/06/2011
REV	89	DATE	22/06/2011
REV	90	DATE	22/06/2011
REV	91	DATE	22/06/2011
REV	92	DATE	22/06/2011
REV	93	DATE	22/06/2011
REV	94	DATE	22/06/2011
REV	95	DATE	22/06/2011
REV	96	DATE	22/06/2011
REV	97	DATE	22/06/2011
REV	98	DATE	22/06/2011
REV	99	DATE	22/06/2011
REV	100	DATE	22/06/2011

LEGEND

PROPOSED WORKS		PROPOSED TOTAL AREA	EXISTING TOTAL AREA	EXISTING TOTAL AREA
20566F	PROPOSED AREA	172	172	172
21066F	EXISTING AREA	33	33	33
21066F	EXISTING AREA	28	28	28
21066F	EXISTING AREA	67	67	67
21066F	EXISTING AREA	157	157	157
21066F	EXISTING AREA	50	50	50
21066F	EXISTING AREA	158	158	158



LINE	DESCRIPTION	UNIT	CHAMP RATE	CHAMP RATE
A	1.00000000	HR	0.0175	
B	2.00000000	HR	0.0175	
C	3.00000000	HR	0.0175	
D	4.00000000	HR	0.0175	
E	5.00000000	HR	0.0175	
F	6.00000000	HR	0.0175	
G	7.00000000	HR	0.0175	
H	8.00000000	HR	0.0175	
I	9.00000000	HR	0.0175	
J	10.00000000	HR	0.0175	
K	11.00000000	HR	0.0175	
L	12.00000000	HR	0.0175	
M	13.00000000	HR	0.0175	
N	14.00000000	HR	0.0175	
O	15.00000000	HR	0.0175	
P	16.00000000	HR	0.0175	
Q	17.00000000	HR	0.0175	
R	18.00000000	HR	0.0175	
S	19.00000000	HR	0.0175	
T	20.00000000	HR	0.0175	
U	21.00000000	HR	0.0175	
V	22.00000000	HR	0.0175	
W	23.00000000	HR	0.0175	
X	24.00000000	HR	0.0175	
Y	25.00000000	HR	0.0175	
Z	26.00000000	HR	0.0175	
AA	27.00000000	HR	0.0175	
AB	28.00000000	HR	0.0175	
AC	29.00000000	HR	0.0175	
AD	30.00000000	HR	0.0175	
AE	31.00000000	HR	0.0175	
AF	32.00000000	HR	0.0175	
AG	33.00000000	HR	0.0175	
AH	34.00000000	HR	0.0175	
AI	35.00000000	HR	0.0175	
AJ	36.00000000	HR	0.0175	
AK	37.00000000	HR	0.0175	
AL	38.00000000	HR	0.0175	
AM	39.00000000	HR	0.0175	
AN	40.00000000	HR	0.0175	
AO	41.00000000	HR	0.0175	
AP	42.00000000	HR	0.0175	
AQ	43.00000000	HR	0.0175	
AR	44.00000000	HR	0.0175	
AS	45.00000000	HR	0.0175	
AT	46.00000000	HR	0.0175	
AU	47.00000000	HR	0.0175	
AV	48.00000000	HR	0.0175	
AW	49.00000000	HR	0.0175	
AX	50.00000000	HR	0.0175	
AY	51.00000000	HR	0.0175	
AZ	52.00000000	HR	0.0175	
BA	53.00000000	HR	0.0175	
BB	54.00000000	HR	0.0175	
BC	55.00000000	HR	0.0175	
BD	56.00000000	HR	0.0175	
BE	57.00000000	HR	0.0175	
BF	58.00000000	HR	0.0175	
BG	59.00000000	HR	0.0175	
BH	60.00000000	HR	0.0175	
BI	61.00000000	HR	0.0175	
BJ	62.00000000	HR	0.0175	
BK	63.00000000	HR	0.0175	
BL	64.00000000	HR	0.0175	
BM	65.00000000	HR	0.0175	
BN	66.00000000	HR	0.0175	
BO	67.00000000	HR	0.0175	
BP	68.00000000	HR	0.0175	
BQ	69.00000000	HR	0.0175	
BR	70.00000000	HR	0.0175	
BS	71.00000000	HR	0.0175	
BT	72.00000000	HR	0.0175	
BU	73.00000000	HR	0.0175	
BV	74.00000000	HR	0.0175	
BW	75.00000000	HR	0.0175	
BX	76.00000000	HR	0.0175	
BY	77.00000000	HR	0.0175	
BZ	78.00000000	HR	0.0175	
CA	79.00000000	HR	0.0175	
CB	80.00000000	HR	0.0175	
CC	81.00000000	HR	0.0175	
CD	82.00000000	HR	0.0175	
CE	83.00000000	HR	0.0175	
CF	84.00000000	HR	0.0175	
CG	85.00000000	HR	0.0175	
CH	86.00000000	HR	0.0175	
CI	87.00000000	HR	0.0175	
CJ	88.00000000	HR	0.0175	
CK	89.00000000	HR	0.0175	
CL	90.00000000	HR	0.0175	
CM	91.00000000	HR	0.0175	
CN	92.00000000	HR	0.0175	
CO	93.00000000	HR	0.0175	
CP	94.00000000	HR	0.0175	
CQ	95.00000000	HR	0.0175	
CR	96.00000000	HR	0.0175	
CS	97.00000000	HR	0.0175	
CT	98.00000000	HR	0.0175	
CU	99.00000000	HR	0.0175	
CV	100.00000000	HR	0.0175	

#health,
PLANNING CONSULTANTS SCIENCE
health^e

STONEY
 1400 S. 111 Avenue Street
 Springdale, AR 72762
 TEL: 479.408.5777
 FAX: 479.408.2545
 Web: www.stoney.com
 Email: info@stoney.com
 800.848.2828 FAX: 479.408.2545
 Email: info@stoney.com

REASON FOR ISSUE:
DEVELOPMENT APPLICATION

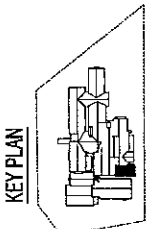
PROJECT:
MAITLAND PRIVATE HOSPITAL,
REDEVELOPMENT - STAGE 6

TITLE:
EXISTING SITE PLAN &
KEY PLAN OF PROPOSED WORKS

DRAWING NO: DA-01
SCALE: 1:250 @ B1
NORTH: 

PROJECT No:
40-1087
REV. G

FOR CONTINUATION REFER DRAWING DA-07

[illegible]

EXISTING HOSPITAL - NO WORKS
TO BE DEMOLISHED
EXISTING WALL



MELBOURNE
 Leonard MacLure Ltd
 Level 1, 142 Bridge Road
 Melbourne VIC 3000
 TEL: 03 9633 2334
 FAX: 03 9633 2338

STONEY
 Level 6, 81 Upper Street
 Level 1, 138 Adelaide Road
 TEL: 03 939 6777
 FAX: 03 939 2148
 info@stoneys.com.au
 www.stoneys.com.au

REASON FOR ISSUE:
DEVELOPMENT APPLICATION

PROJECT:
MATLAND PRIVATE HOSPITAL
REDEVELOPMENT - STAGE 6

TITLE:
EXISTING CONDITIONS
LWR GROUND FLOOR PLAN
CONSULTANTS

DA-05
SCALE: 1:100 @ 6'
NORTH: 

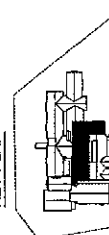
PROJECT NO: 40-1097
REV: E

FOR CONTINUATION REFER DRAWING DA-07

FOR CONTINUATION REFER DRAWING DA-05

	DATE	CHECK DATE	NO.	A.MOUNT	DONE	CHECK DATE
1 FOR LA AMPLATION	07	06	09 11 13			
2 FOR PAMALAN	08	06	09 11 13			
3 AMOUNT TUSA	09	06	21 11 13			
4 FOR PAMALAN	10	06	21 11 13			
5 AMOUNT TUSA	11	06	08 11 13			

KEY PLAN



WORKS LEGEND

- | | | |
|------------------------------|------------------|---------------|
| EXISTING HOSPITAL - NO WORKS | TO BE DEMOLISHED | EXISTING WALL |
|------------------------------|------------------|---------------|

[illegible]

REASON FOR ISSUE:


DEVELOPMENT APPLICATION

THE CONTRACTOR HAS "GIVEN UP" DURING THE 10% BEFORE
COUNCILING AND NOW IS ASKING IF ANY ALTERNATIVE POLICY
CAN BE USED TO GET HIM OUT OF THE PROJECT TO SAVE HIS FUTURE
CREDIT. HE HAS BEEN ADVISED THAT HE CAN NOT GET OUT OF THE
PROJECT AND SHOULD BE PREPARED TO COMPLY WITH THE REQUIREMENTS.

PROJECT: WAITLAND PRIVATE HOSPITAL
REDEVELOPMENT - STAGE 6

TITLE: EXISTING CONDITIONS
GROUND FLOOR PLAN

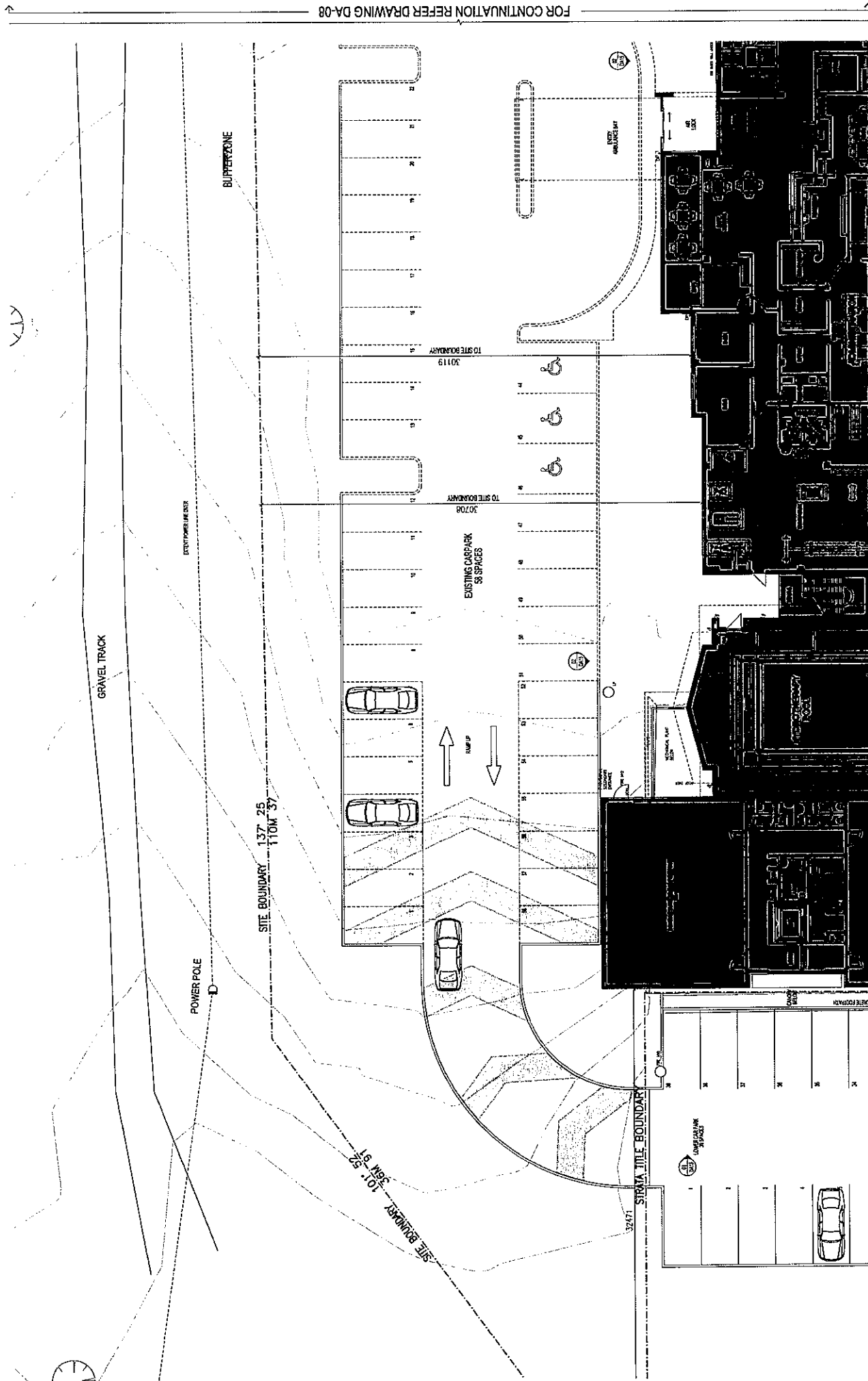
DRAWING No. **DA-06**

NORTH: 

SCALE: 1:100 @ B1

PROJECT No: 40-1067

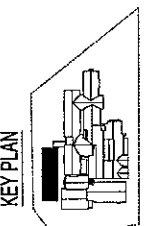
REV: E



FOR CONTINUATION REFER DRAWING DA-08

FOR CONTINUATION REFER DRAWING DA-06

DATE	REVISION	DATE	REVISION	DATE	REVISION	DATE	REVISION
10/10/10	1	10/10/10	2	10/10/10	3	10/10/10	4
10/10/10	5	10/10/10	6	10/10/10	7	10/10/10	8
10/10/10	9	10/10/10	10	10/10/10	11	10/10/10	12
10/10/10	13	10/10/10	14	10/10/10	15	10/10/10	16
10/10/10	17	10/10/10	18	10/10/10	19	10/10/10	20
10/10/10	21	10/10/10	22	10/10/10	23	10/10/10	24
10/10/10	25	10/10/10	26	10/10/10	27	10/10/10	28
10/10/10	29	10/10/10	30	10/10/10	31	10/10/10	32
10/10/10	33	10/10/10	34	10/10/10	35	10/10/10	36
10/10/10	37	10/10/10	38	10/10/10	39	10/10/10	40
10/10/10	41	10/10/10	42	10/10/10	43	10/10/10	44
10/10/10	45	10/10/10	46	10/10/10	47	10/10/10	48
10/10/10	49	10/10/10	50	10/10/10	51	10/10/10	52
10/10/10	53	10/10/10	54	10/10/10	55	10/10/10	56
10/10/10	57	10/10/10	58	10/10/10	59	10/10/10	60
10/10/10	61	10/10/10	62	10/10/10	63	10/10/10	64
10/10/10	65	10/10/10	66	10/10/10	67	10/10/10	68
10/10/10	69	10/10/10	70	10/10/10	71	10/10/10	72
10/10/10	73	10/10/10	74	10/10/10	75	10/10/10	76
10/10/10	77	10/10/10	78	10/10/10	79	10/10/10	80
10/10/10	81	10/10/10	82	10/10/10	83	10/10/10	84
10/10/10	85	10/10/10	86	10/10/10	87	10/10/10	88
10/10/10	89	10/10/10	90	10/10/10	91	10/10/10	92
10/10/10	93	10/10/10	94	10/10/10	95	10/10/10	96
10/10/10	97	10/10/10	98	10/10/10	99	10/10/10	100



WORKS LEGEND

EXISTING HOSPITAL - NO WORKS

TO BE DEMOLISHED

EXISTING WALL

healthcare

PLANNING CONSULTANTS science

healthcare

SYDNEY

Level 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100

REASON FOR ISSUE:

DEVELOPMENT APPLICATION

PROJECT:

MATLAND PRIVATE HOSPITAL REDEVELOPMENT - STAGE 8

TITLE:

EXISTING CONDITIONS GROUND FLOOR PLAN ADMIN/CARPARK

DRAWING NO:

DA-07

PROJECT NO:

40-1087

SCALE:

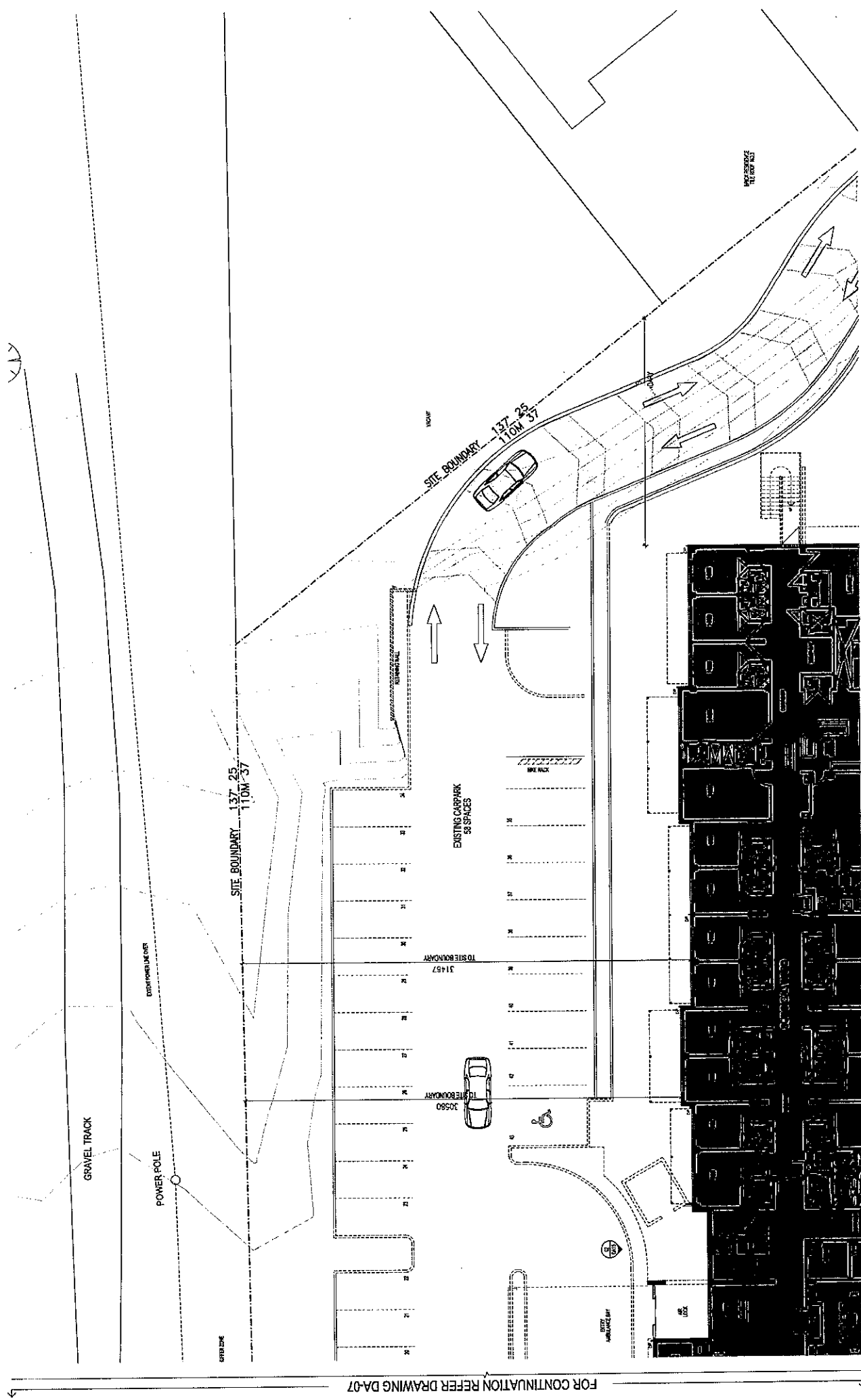
1:100 @ B1

DATE:

10/10/10

REV:

E



PROJECT: MAITLAND PRIVATE HOSPITAL REDEVELOPMENT - STAGE 6

TITLE: EXISTING CONDITIONS GROUND FLOOR PLAN 25 BED WARD

REASON FOR ISSUE: DEVELOPMENT APPLICATION

STUDY: Maitland Private Hospital Redevelopment - Stage 6

MELBOURNE: Maitland Private Hospital Redevelopment - Stage 6

DRAWING No: DA-08

PROJECT No: 40-087

SCALE: 1:100 @ B1

DATE: 11/08/11

REV: E

KEY PLAN

WORKS LEGEND

- EXISTING HOSPITAL - NO WORKS
- TO BE DEMOLISHED
- EXISTING WALL

health. #3

PLANNING CONSULTANTS Science

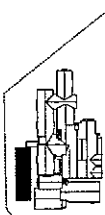
health. e

NO.	REVISION	DATE	BY	CHKD.	DATE
1	FOR DEVELOPMENT	11/08/11	11/08/11	11/08/11	11/08/11
2	FOR DEVELOPMENT	11/08/11	11/08/11	11/08/11	11/08/11
3	FOR DEVELOPMENT	11/08/11	11/08/11	11/08/11	11/08/11
4	FOR DEVELOPMENT	11/08/11	11/08/11	11/08/11	11/08/11
5	FOR DEVELOPMENT	11/08/11	11/08/11	11/08/11	11/08/11
6	FOR DEVELOPMENT	11/08/11	11/08/11	11/08/11	11/08/11
7	FOR DEVELOPMENT	11/08/11	11/08/11	11/08/11	11/08/11
8	FOR DEVELOPMENT	11/08/11	11/08/11	11/08/11	11/08/11
9	FOR DEVELOPMENT	11/08/11	11/08/11	11/08/11	11/08/11
10	FOR DEVELOPMENT	11/08/11	11/08/11	11/08/11	11/08/11



FORM NUMBER	FORM CREATION DATE	FORM REVISION	FORM REVISION DATE
1	01/01/00	001	06/01/00
2	01/01/00	001	06/01/00
3	01/01/00	001	06/01/00
4	01/01/00	001	06/01/00
5	01/01/00	001	06/01/00
6	01/01/00	001	06/01/00
7	01/01/00	001	06/01/00
8	01/01/00	001	06/01/00
9	01/01/00	001	06/01/00
10	01/01/00	001	06/01/00
11	01/01/00	001	06/01/00
12	01/01/00	001	06/01/00
13	01/01/00	001	06/01/00
14	01/01/00	001	06/01/00
15	01/01/00	001	06/01/00
16	01/01/00	001	06/01/00
17	01/01/00	001	06/01/00
18	01/01/00	001	06/01/00
19	01/01/00	001	06/01/00
20	01/01/00	001	06/01/00
21	01/01/00	001	06/01/00
22	01/01/00	001	06/01/00
23	01/01/00	001	06/01/00
24	01/01/00	001	06/01/00
25	01/01/00	001	06/01/00
26	01/01/00	001	06/01/00
27	01/01/00	001	06/01/00
28	01/01/00	001	06/01/00
29	01/01/00	001	06/01/00
30	01/01/00	001	06/01/00
31	01/01/00	001	06/01/00
32	01/01/00	001	06/01/00
33	01/01/00	001	06/01/00
34	01/01/00	001	06/01/00
35	01/01/00	001	06/01/00
36	01/01/00	001	06/01/00
37	01/01/00	001	06/01/00
38	01/01/00	001	06/01/00
39	01/01/00	001	06/01/00
40	01/01/00	001	06/01/00
41	01/01/00	001	06/01/00
42	01/01/00	001	06/01/00
43	01/01/00	001	06/01/00
44	01/01/00	001	06/01/00
45	01/01/00	001	06/01/00
46	01/01/00	001	06/01/00
47	01/01/00	001	06/01/00
48	01/01/00	001	06/01/00
49	01/01/00	001	06/01/00
50	01/01/00	001	06/01/00
51	01/01/00	001	06/01/00
52	01/01/00	001	06/01/00
53	01/01/00	001	06/01/00
54	01/01/00	001	06/01/00
55	01/01/00	001	06/01/00
56	01/01/00	001	06/01/00
57	01/01/00	001	06/01/00
58	01/01/00	001	06/01/00
59	01/01/00	001	06/01/00
60	01/01/00	001	06/01/00
61	01/01/00	001	06/01/00
62	01/01/00	001	06/01/00
63	01/01/00	001	06/01/00
64	01/01/00	001	06/01/00
65	01/01/00	001	06/01/00
66	01/01/00	001	06/01/00
67	01/01/00	001	06/01/00
68	01/01/00	001	06/01/00
69	01/01/00	001	06/01/00
70	01/01/00	001	06/01/00
71	01/01/00	001	06/01/00
72	01/01/00	001	06/01/00
73	01/01/00	001	06/01/00
74	01/01/00	001	06/01/00
75	01/01/00	001	06/01/00
76	01/01/00	001	06/01/00
77	01/01/00	001	06/01/00
78	01/01/00	001	06/01

KEY DI AN



WORKS LEGEND

- EXISTING HOSPITAL - NO WORKS
TO BE DEMOLISHED
EXISTING WALL




STONEY
Lansel, 41 Ivester Blvd
Stoney, N.Y. 12156
TEL. (518) 297-2777
FAX (518) 297-2145
E-Mail: stoney@stoney.com
Web: www.stoney.com
AIRC. (518) 297-2145
A/CN: 000 000 000

VELBOURNE
1000 Lakeside Blvd
Velbourne, N.Y. 12156
TEL. (518) 297-2777
FAX (518) 297-2145
E-Mail: velbourne@velbourne.com
Web: www.velbourne.com
AIRC. (518) 297-2145
A/CN: 000 000 000

REASON FOR ISSUE:
DEVELOPMENT APPLICATION

PROJECT: MAITLAND PRIVATE HOSPITAL
REDEVELOPMENT - STAGE 6

TITLE: EXISTING CONDITIONS
LEVEL 1 FLOOR PLAN
ADMIN/CARPARK

DRAWING No: DA-09
NORTH: 
SCALE: 1:100 @ B1
PROJECT No: 42-1087
REV: E

[illegible]

WORKS LEGEND

- EXISTING HOSPITAL - NO WORKS
TO BE DEMOLISHED
EXISTING WALL




SYDNEY
Level 11 111 Market Street
Sydney NSW Australia 2000
TEL: 615 5794 5777
FAX: 615 5890 7140
www.melbourne.com.au
Email: info@melbourne.com.au
4002 30 500 014 008
AOC: 061 061 008

REASON FOR ISSUE: DEVELOPMENT APPLICATION

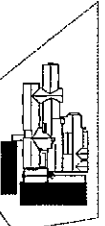
PROJECT:
MAITLAND PRIVATE HOSPITAL
REDEVELOPMENT - STAGE 6

TITLE:
EXISTING CONDITIONS
ROOF PLAN
SHEET 1

DRAWING No: **DA-11**
 NORTH: 
 SCALE: 1:100 @ B1
 PROJECT No: 40-1007
 REV: E



KEY PLAN



health.^{##}
PLANNING CONSULTANTS SCIENCE
health[®]


MELBOURNE
 Northern Plains Steel
 Unit 1, 128 Flinders Drive
 Melbourne VIC 3005
 Tel: 03 9467 2200
 Fax: 03 9467 7204
 Melbourne@nps.com.au
 0800 54 100 128 120
 03 9467 100 120

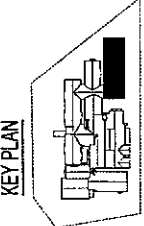
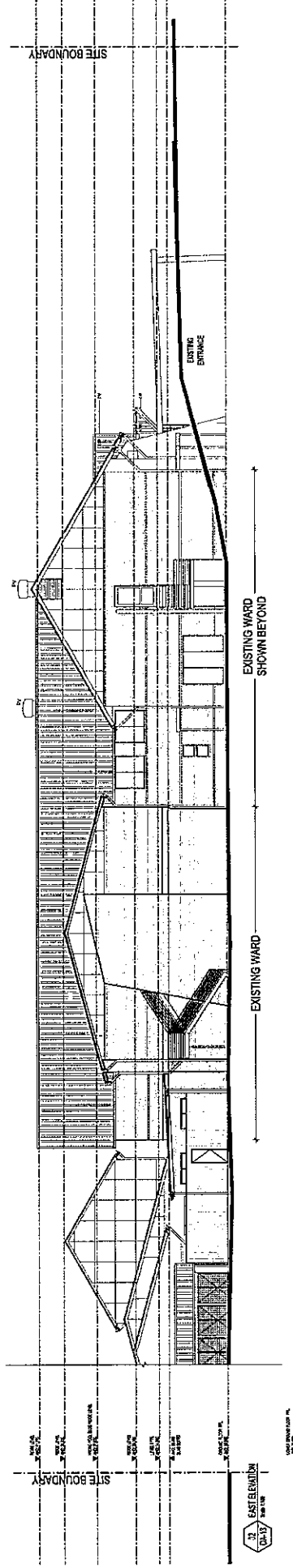
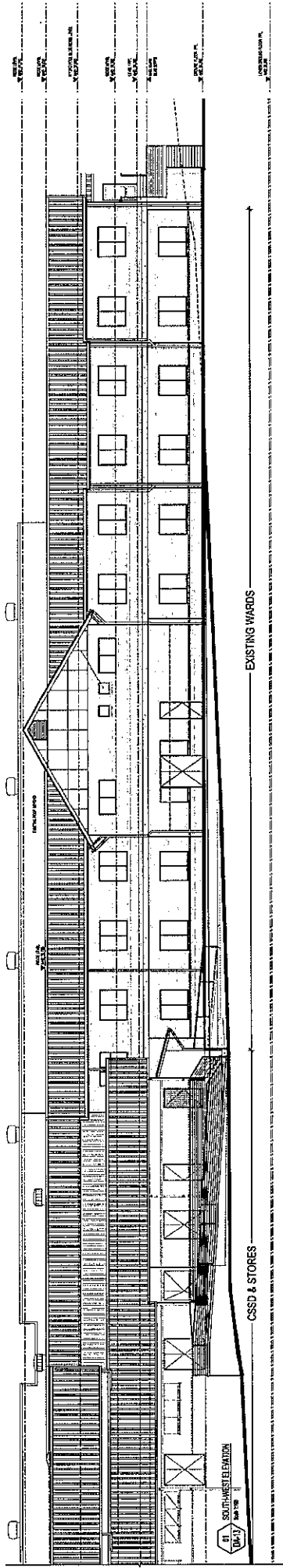
SYDNEY
 Level 8 87 Princes Street
 Sydney NSW 2010
 Tel: 02 9246 2722
 Fax: 02 9246 2246
 info@nps.com.au
 0800 54 100 128 120
 02 9246 100 120

REASON FOR ISSUE: DEVELOPMENT APPLICATION

PROJECT:
MAITLAND PRIVATE HOSPITAL
REDEVELOPMENT - STAGE 6

TITLE:
EXISTING ELEVATIONS
SHEET 1

DRAWING NO: DA-15
 NORTH: 
 SCALE: 1"=100' @ 81
 PROJECT NO: 42-1087
 REV: E



NO.	DESCRIPTION	DATE	BY	CHKD.	DATE
1	ISSUED FOR PERMIT	10/10/18	DA	DA	10/10/18
2	ISSUED FOR PERMIT	10/10/18	DA	DA	10/10/18
3	ISSUED FOR PERMIT	10/10/18	DA	DA	10/10/18
4	ISSUED FOR PERMIT	10/10/18	DA	DA	10/10/18
5	ISSUED FOR PERMIT	10/10/18	DA	DA	10/10/18
6	ISSUED FOR PERMIT	10/10/18	DA	DA	10/10/18
7	ISSUED FOR PERMIT	10/10/18	DA	DA	10/10/18
8	ISSUED FOR PERMIT	10/10/18	DA	DA	10/10/18
9	ISSUED FOR PERMIT	10/10/18	DA	DA	10/10/18
10	ISSUED FOR PERMIT	10/10/18	DA	DA	10/10/18

health. #3
PLANNING CONSULTANTS SCIENCE

health. e

REASON FOR ISSUE:
DEVELOPMENT APPLICATION

PROJECT:
MAYLAND PRIVATE HOSPITAL
REDEVELOPMENT - STAGE 6

TITLE:
EXISTING ELEVATIONS

SHEET 2

DRAWING NO:
DA-16

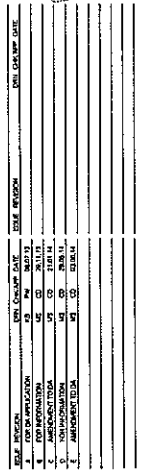
SCALE:
1:100 @ 81

PROJECT NO:
404-007

REV:
E

DESIGNER:
MAYLAND PRIVATE HOSPITAL
100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000

- FOR CONTINUATION REFER DRAWING DA-17



EXISTING HOSPITAL - NO WORKS
TO BE DEMOLISHED
EXISTING WALL




MELBOURNE
 Portland Place Unit
 Level 1, 121 Thorne Street
 South Melbourne 3206
 TEL: 959 5355
 FAX: 959 5377
 E-MAIL: info@pcc.com.au
 WWW: www.pcc.com.au

STONEY
 Level 1, 41 Mopac Street
 South Melbourne 3206
 TEL: 959 5355
 FAX: 959 5377
 E-MAIL: info@pcc.com.au
 WWW: www.pcc.com.au

DEVELOPMENT APPLICATION

**TITLE: PROPOSED
LWR GROUND FLOOR PLAN
BASEMENT STORE**

DA-20

NORTH: 

SCALE: 1:100 @ 81

PROJECT No: 40-1087

REV: E

[illegible]

DATE	TIME	DATE	TIME	DATE	TIME	DATE	TIME	DATE	TIME
1	10:00 AM	2	10:00 AM	3	10:00 AM	4	10:00 AM	5	10:00 AM
6	10:00 AM	7	10:00 AM	8	10:00 AM	9	10:00 AM	10	10:00 AM
11	10:00 AM	12	10:00 AM	13	10:00 AM	14	10:00 AM	15	10:00 AM
16	10:00 AM	17	10:00 AM	18	10:00 AM	19	10:00 AM	20	10:00 AM
21	10:00 AM	22	10:00 AM	23	10:00 AM	24	10:00 AM	25	10:00 AM
26	10:00 AM	27	10:00 AM	28	10:00 AM	29	10:00 AM	30	10:00 AM
31	10:00 AM	32	10:00 AM	33	10:00 AM	34	10:00 AM	35	10:00 AM
36	10:00 AM	37	10:00 AM	38	10:00 AM	39	10:00 AM	40	10:00 AM
41	10:00 AM	42	10:00 AM	43	10:00 AM	44	10:00 AM	45	10:00 AM
46	10:00 AM	47	10:00 AM	48	10:00 AM	49	10:00 AM	50	10:00 AM
51	10:00 AM	52	10:00 AM	53	10:00 AM	54	10:00 AM	55	10:00 AM
56	10:00 AM	57	10:00 AM	58	10:00 AM	59	10:00 AM	60	10:00 AM
61	10:00 AM	62	10:00 AM	63	10:00 AM	64	10:00 AM	65	10:00 AM
66	10:00 AM	67	10:00 AM	68	10:00 AM	69	10:00 AM	70	10:00 AM
71	10:00 AM	72	10:00 AM	73	10:00 AM	74	10:00 AM	75	10:00 AM
76	10:00 AM	77	10:00 AM	78	10:00 AM	79	10:00 AM	80	10:00 AM
81	10:00 AM	82	10:00 AM	83	10:00 AM	84	10:00 AM	85	10:00 AM
86	10:00 AM	87	10:00 AM	88	10:00 AM	89	10:00 AM	90	10:00 AM
91	10:00 AM	92	10:00 AM	93	10:00 AM	94	10:00 AM	95	10:00 AM
96	10:00 AM	97	10:00 AM	98	10:00 AM	99	10:00 AM	100	10:00 AM

EXISTING HOSPITAL - NO WORKS
TO BE DEMOLISHED
EXISTING WALL



MELBOURNE
Northland Plaza Ltd
Level 1 125 Unwin Blvd
Dorset VIC 3192
TEL: 937 323 2323
FAX: 937 967 7298
E-mail: info@northland.com.au
A300 30 000 100 170
A300 000 100 170

SYDNEY
Level 11 Market Street
Bentley NSW 1555
TEL: 973 300 2777
FAX: 973 300 2165
Help Pointe Australia Pty
Level 11 Market Street
A300 30 000 100 170
A300 000 100 170


REASON FOR ISSUE:

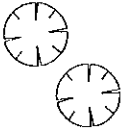
DEVELOPMENT APPLICATION

THE DEVELOPER HAS MADE ALL CORRECTIONS TO THE ABOVE PROPOSAL AND HAS REQUESTED THAT THE BOARD RECONSIDER THE APPLICATION. THE BOARD HAS REVIEWED THE APPLICATION AND HAS DETERMINED THAT THE PROPOSAL IS IN COMPLIANCE WITH THE ZONING ORDINANCE AND THE DEVELOPER HAS MET THE REQUIREMENTS OF THE ZONING ORDINANCE.

PROJECT:
MAITLAND PRIVATE HOSPITAL
REDEVELOPMENT - STAGE 6

TITLE:
PROPOSED
GROUND FLOOR PLAN
OT

DRAWING NO: DA-21
SCALE: 1:100 @ B1
NORTH: 



EXISTING PAVEMENT AREA

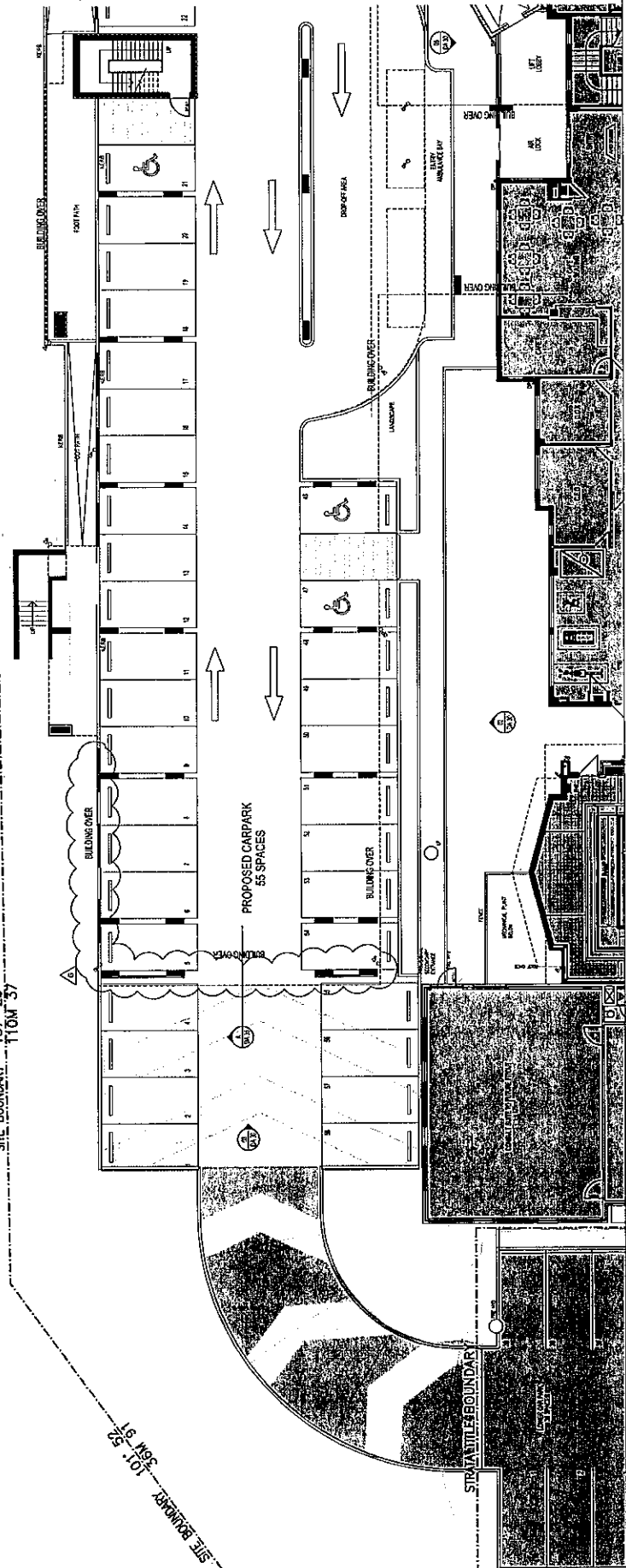
BARREL DRAIN

SITE BOUNDARY 137' 25" FROM '37

SITE BOUNDARY 101' 52" FROM '37

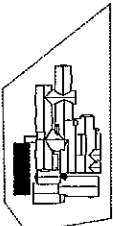
PROPOSED CARPARK 55 SPACES

STRAITHE BOUNDARY



FOR CONTINUATION REFER DRAWING DA-23

KEY PLAN



WORKS LEGEND

- EXISTING HOSPITAL - NO WORKS
- TO BE DEMOLISHED
- EXISTING WALL

health. #3
PLANNING CONSULTANTS science
healthe.

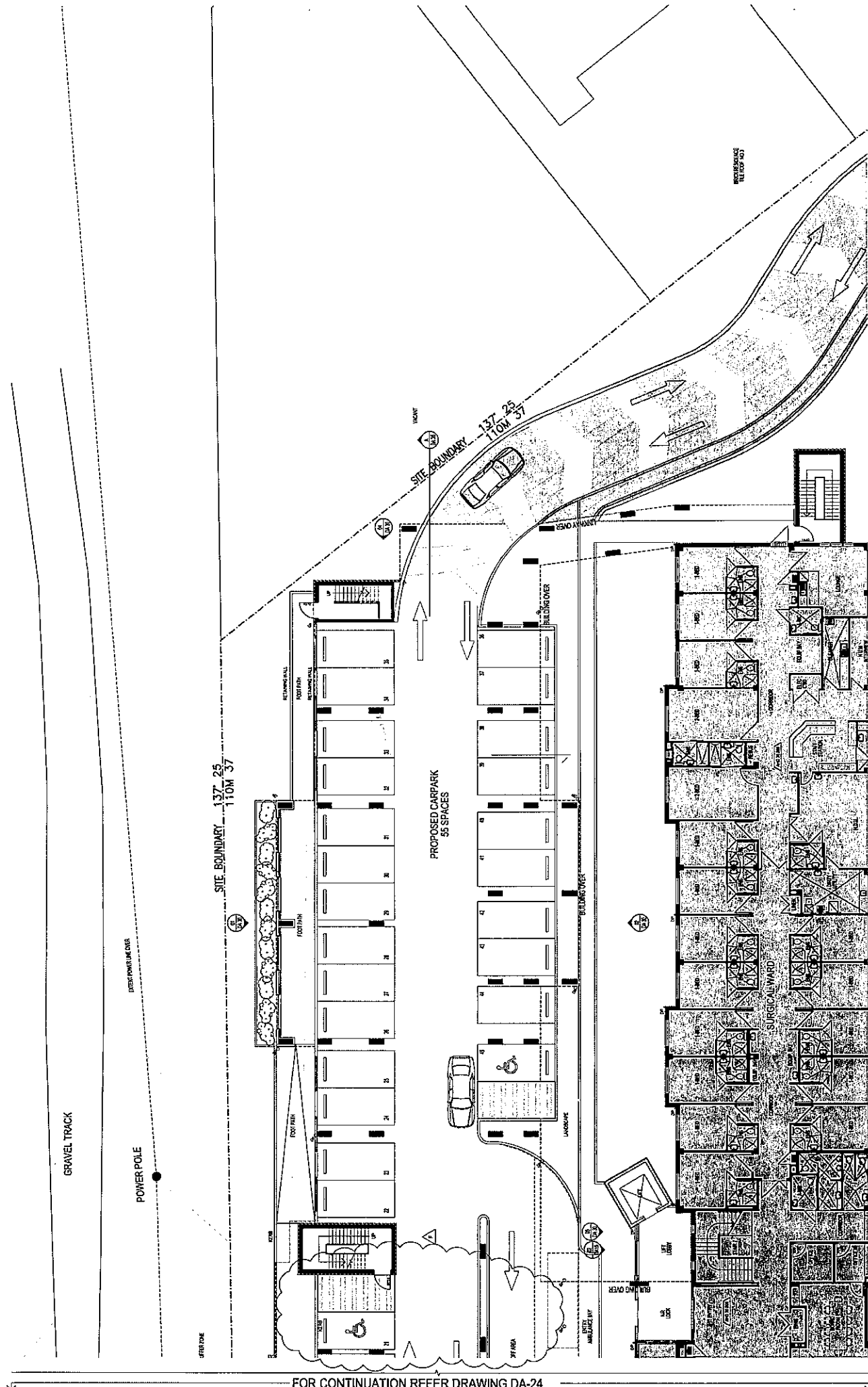
STORYLINE
Project: 137' 25" from '37
Location: 101' 52" from '37
Area: 101' 52" from '37
Date: 10/10/2018

REASON FOR ISSUE:
DEVELOPMENT APPLICATION
THE DRAWING IS A PRELIMINARY DESIGN AND IS NOT TO BE USED FOR CONSTRUCTION. IT IS THE RESPONSIBILITY OF THE CLIENT TO ENSURE THAT THE DESIGN IS SUITABLE FOR THE PURPOSES FOR WHICH IT IS INTENDED.

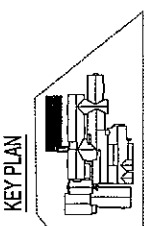
PROJECT:
MATLAND PRIVATE HOSPITAL
REDEVELOPMENT - STAGE 6
TITLE:
PROPOSED GROUND FLOOR PLAN
CARPARK UNDER 50 BED WARD
SHEET 1

DRAWING NO:
DA-22
SCALE:
1:100 @ B1
PROJECT NO:
42-1087
REV:
G

NO.	REVISION	DATE	BY	CHKD	DATE
1	FOR SUBMITTAL	05/11/18	...	...	...
2	FOR SUBMITTAL	05/11/18	...	...	...
3	FOR SUBMITTAL	05/11/18	...	...	...
4	FOR SUBMITTAL	05/11/18	...	...	...
5	FOR SUBMITTAL	05/11/18	...	...	...
6	FOR SUBMITTAL	05/11/18	...	...	...
7	FOR SUBMITTAL	05/11/18	...	...	...
8	FOR SUBMITTAL	05/11/18	...	...	...
9	FOR SUBMITTAL	05/11/18	...	...	...
10	FOR SUBMITTAL	05/11/18	...	...	...



NO.	DESCRIPTION	DATE	BY	CHKD.	DATE	BY	CHKD.
1	FOR THE APPLICATION	2018.12.12	...	...	...	...	...
2	FOR THE APPLICATION	2018.12.12	...	...	...	...	...
3	FOR THE APPLICATION	2018.12.12	...	...	...	...	...
4	FOR THE APPLICATION	2018.12.12	...	...	...	...	...
5	FOR THE APPLICATION	2018.12.12	...	...	...	...	...
6	FOR THE APPLICATION	2018.12.12	...	...	...	...	...
7	FOR THE APPLICATION	2018.12.12	...	...	...	...	...
8	FOR THE APPLICATION	2018.12.12	...	...	...	...	...
9	FOR THE APPLICATION	2018.12.12	...	...	...	...	...
10	FOR THE APPLICATION	2018.12.12	...	...	...	...	...



- WORKS LEGEND**
- EXISTING BUILDING - NO WORKS
 - TO BE DEMOLISHED
 - EXISTING WALL

health.
PLANNING CONSULTANTS

healthc.

MELBOURNE
1000 Collins Street
Melbourne VIC 3000
Tel: 03 9601 1000
Fax: 03 9601 1001
Email: info@healthc.com.au
Web: www.healthc.com.au

STUDY
1000 Collins Street
Melbourne VIC 3000
Tel: 03 9601 1000
Fax: 03 9601 1001
Email: info@healthc.com.au
Web: www.healthc.com.au

REASON FOR ISSUE
DEVELOPMENT APPLICATION

TITLE
PROPOSED GROUND FLOOR PLAN
CARPARK UNDER 50 BED WARD
SHEET 2

PROJECT
MATLAND PRIVATE HOSPITAL
REDEVELOPMENT - STAGE 6

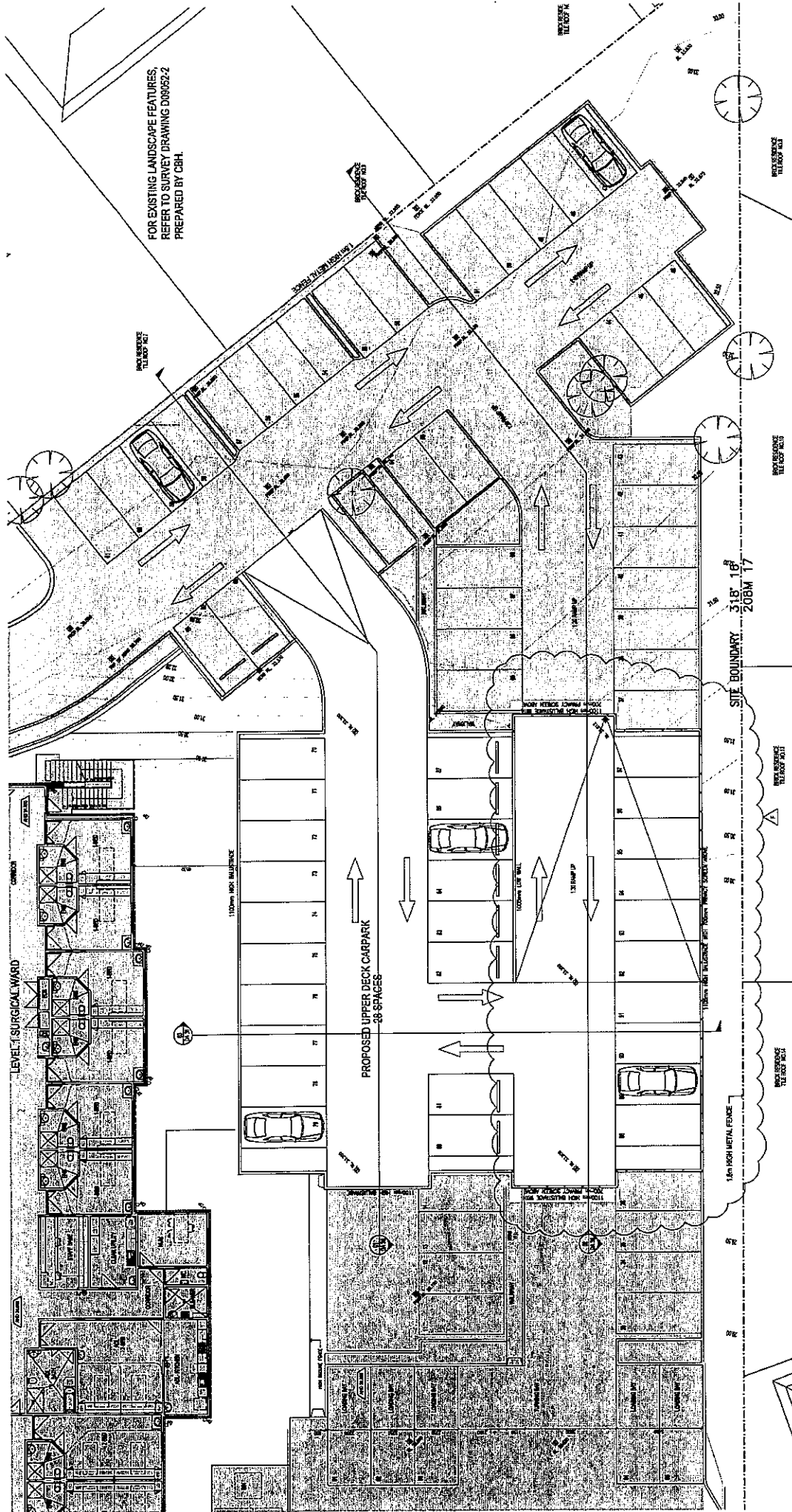
DRAWING NO.
DA-23

SCALE
1:100 (B 61)

PROJECT NO.
40-1087

REV.
REV. F

FOR CONTINUATION REFER DRAWING DA-24



DA-24

PROJECT: MATLAND PRIVATE HOSPITAL REDEVELOPMENT - STAGE 6

TITLE: PROPOSED UPPER DECK CARPARK

REASON FOR ISSUE: DEVELOPMENT APPLICATION

STONEY

MELBOURNE

health. science

health.

WORKS LEGEND

KEY PLAN

DA-24

PROJECT: MATLAND PRIVATE HOSPITAL REDEVELOPMENT - STAGE 6

TITLE: PROPOSED UPPER DECK CARPARK

REASON FOR ISSUE: DEVELOPMENT APPLICATION

STONEY

MELBOURNE

health. science

health.

WORKS LEGEND

KEY PLAN

DA-24

PROJECT: MATLAND PRIVATE HOSPITAL REDEVELOPMENT - STAGE 6

TITLE: PROPOSED UPPER DECK CARPARK

REASON FOR ISSUE: DEVELOPMENT APPLICATION

STONEY

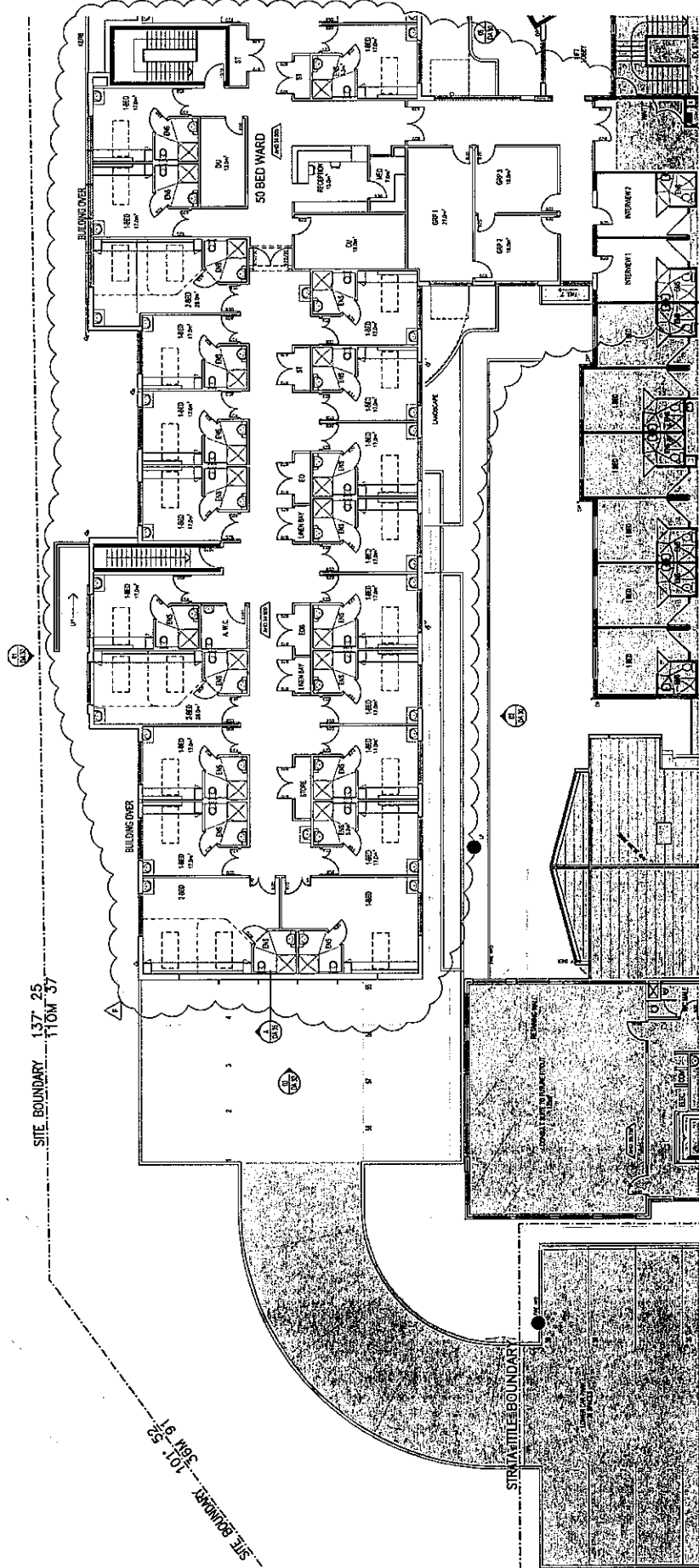
MELBOURNE

health. science

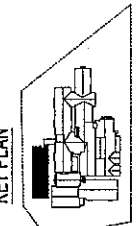
health.

WORKS LEGEND

KEY PLAN



REVISION	DATE	BY	CHKD	APP'D	DESCRIPTION
1	20.11.15	SA	CD	SA	ISSUED FOR PERMIT
2	20.11.15	SA	CD	SA	ISSUED FOR PERMIT
3	20.11.15	SA	CD	SA	ISSUED FOR PERMIT
4	20.11.15	SA	CD	SA	ISSUED FOR PERMIT
5	20.11.15	SA	CD	SA	ISSUED FOR PERMIT
6	20.11.15	SA	CD	SA	ISSUED FOR PERMIT
7	20.11.15	SA	CD	SA	ISSUED FOR PERMIT
8	20.11.15	SA	CD	SA	ISSUED FOR PERMIT
9	20.11.15	SA	CD	SA	ISSUED FOR PERMIT
10	20.11.15	SA	CD	SA	ISSUED FOR PERMIT
11	20.11.15	SA	CD	SA	ISSUED FOR PERMIT
12	20.11.15	SA	CD	SA	ISSUED FOR PERMIT
13	20.11.15	SA	CD	SA	ISSUED FOR PERMIT
14	20.11.15	SA	CD	SA	ISSUED FOR PERMIT
15	20.11.15	SA	CD	SA	ISSUED FOR PERMIT
16	20.11.15	SA	CD	SA	ISSUED FOR PERMIT
17	20.11.15	SA	CD	SA	ISSUED FOR PERMIT
18	20.11.15	SA	CD	SA	ISSUED FOR PERMIT
19	20.11.15	SA	CD	SA	ISSUED FOR PERMIT
20	20.11.15	SA	CD	SA	ISSUED FOR PERMIT
21	20.11.15	SA	CD	SA	ISSUED FOR PERMIT
22	20.11.15	SA	CD	SA	ISSUED FOR PERMIT
23	20.11.15	SA	CD	SA	ISSUED FOR PERMIT
24	20.11.15	SA	CD	SA	ISSUED FOR PERMIT
25	20.11.15	SA	CD	SA	ISSUED FOR PERMIT
26	20.11.15	SA	CD	SA	ISSUED FOR PERMIT
27	20.11.15	SA	CD	SA	ISSUED FOR PERMIT
28	20.11.15	SA	CD	SA	ISSUED FOR PERMIT
29	20.11.15	SA	CD	SA	ISSUED FOR PERMIT
30	20.11.15	SA	CD	SA	ISSUED FOR PERMIT
31	20.11.15	SA	CD	SA	ISSUED FOR PERMIT
32	20.11.15	SA	CD	SA	ISSUED FOR PERMIT
33	20.11.15	SA	CD	SA	ISSUED FOR PERMIT
34	20.11.15	SA	CD	SA	ISSUED FOR PERMIT
35	20.11.15	SA	CD	SA	ISSUED FOR PERMIT
36	20.11.15	SA	CD	SA	ISSUED FOR PERMIT
37	20.11.15	SA	CD	SA	ISSUED FOR PERMIT
38	20.11.15	SA	CD	SA	ISSUED FOR PERMIT
39	20.11.15	SA	CD	SA	ISSUED FOR PERMIT
40	20.11.15	SA	CD	SA	ISSUED FOR PERMIT
41	20.11.15	SA	CD	SA	ISSUED FOR PERMIT
42	20.11.15	SA	CD	SA	ISSUED FOR PERMIT
43	20.11.15	SA	CD	SA	ISSUED FOR PERMIT
44	20.11.15	SA	CD	SA	ISSUED FOR PERMIT
45	20.11.15	SA	CD	SA	ISSUED FOR PERMIT
46	20.11.15	SA	CD	SA	ISSUED FOR PERMIT
47	20.11.15	SA	CD	SA	ISSUED FOR PERMIT
48	20.11.15	SA	CD	SA	ISSUED FOR PERMIT
49	20.11.15	SA	CD	SA	ISSUED FOR PERMIT
50	20.11.15	SA	CD	SA	ISSUED FOR PERMIT



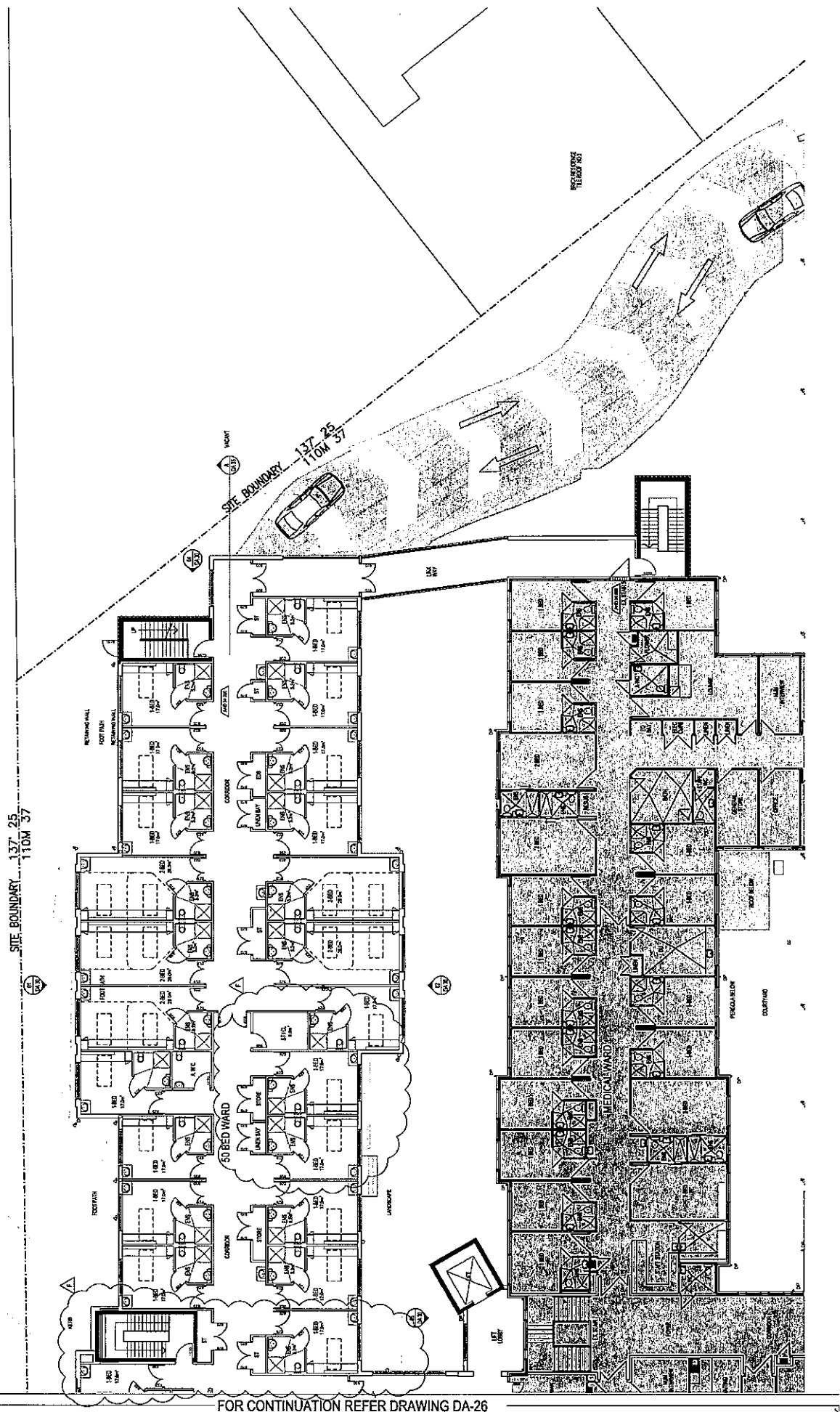
WORKS LEGEND
EXISTING HOSPITAL - NO WORKS
TO BE DEMOLISHED
EXISTING WALL

healthcare
PLANNING CONSULTANTS science
healthcare

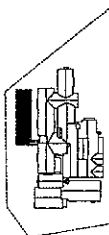
MELBOURNE
Level 1, 100 Collins Street
Melbourne VIC 3000
TEL: 03 9602 2144
FAX: 03 9602 2145
www.healthcare.com.au
A/CN 100 000 000 000

REASON FOR ISSUE
DEVELOPMENT APPLICATION
THE CONSULTANT HAS REVIEWED ALL INFORMATION PROVIDED BY THE CLIENT AND HAS CONCLUDED THAT THE PROPOSED DEVELOPMENT IS IN ACCORDANCE WITH THE REQUIREMENTS OF THE LOCAL GOVERNMENT'S DEVELOPMENT PLAN AND THE PROPOSED DEVELOPMENT IS IN ACCORDANCE WITH THE REQUIREMENTS OF THE LOCAL GOVERNMENT'S DEVELOPMENT PLAN.

DRAWING NO: DA-26
PROJECT: MATLAND PRIVATE HOSPITAL REDEVELOPMENT - STAGE 6
TITLE: PROPOSED LEVEL 1 FLOOR PLAN
SHEET 1
SCALE: 1:100 @ 91
PROJECT NO: 40-1007
REV: F

[illegible]

KEY PLAN



WORKS LEGEND

- EXISTING HOSPITAL - NO WORKS
TO BE DEMOLISHED
EXISTING WALL

health.  **PLANNING CONSULTANTS SCIENCE**

health. 


MELBOURNE
 Investment Protection
 1000-1, 250 Princes Street
 Melbourne VIC Australia 3000
 TEL: 03 526 3222 2223
 FAX: 03 526 3234
 Email: info@protection.vic.gov.au
 Web: www.protection.vic.gov.au
 1800 1 850 196 179
 1800 1 850 196 179

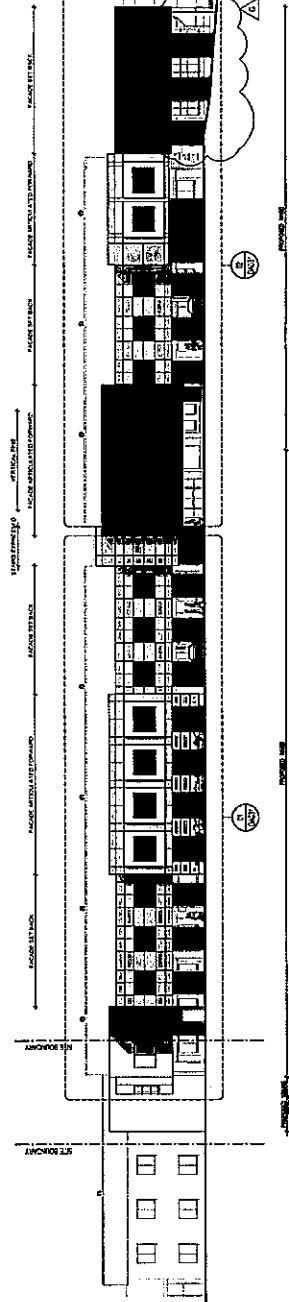
SYDNEY
 Level 8/ 81 Market Street
 Sydney NSW Australia 2000
 TEL: 02 526 3177
 FAX: 02 526 3745
 Email: info@protection.nsw.gov.au
 Web: www.protection.nsw.gov.au
 1800 1 850 196 136
 1800 1 850 196 136

REASON FOR ISSUE:
DEVELOPMENT APPLICATION

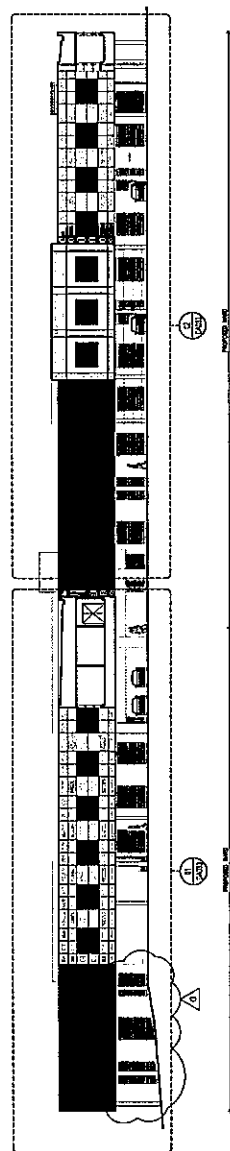
PROJECT: MAITLAND PRIVATE HOSPITAL
REDEVELOPMENT - STAGE 6

TITLE: PROPOSED LEVEL 1 FLOOR PLAN
50 BED WARD
SHEET 2

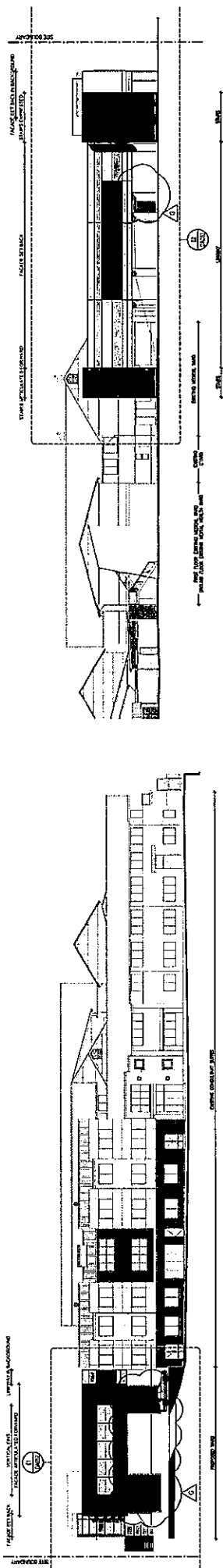
DRAWING No: DA-27
NORTH: 
SCALE: 1:100 @ B1
PROJECT No: 40-1087
REV: F



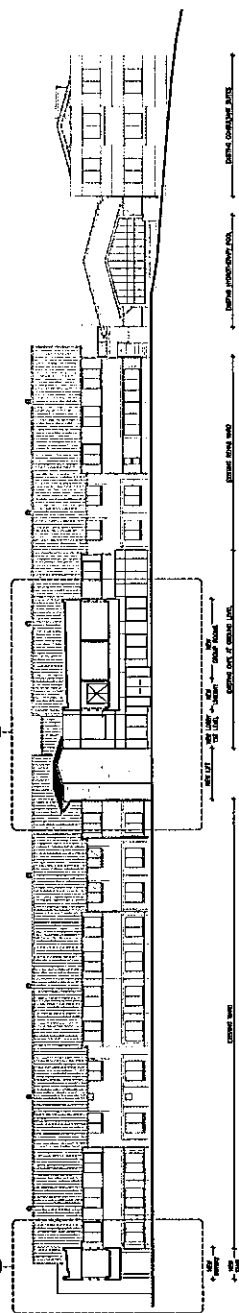
01 NORTH EAST ELEVATION
DA 22 Scale 1:20



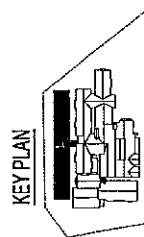
02 SOUTH WEST ELEVATION
DA 22 July 1986



03 NORTH WEST ELEVATION
Scale 1:200
DA 22



05 NORTH WEST ELEVATION
0477

[illegible]

health.##
PLANNING CONSULTANTS science
health.

MELBOURNE
 Northgate Motors Ltd
 Level 1, 520 Bourke St
 Melbourne VIC 3006
 Tel: (03) 8673 7331
 Fax: (03) 8673 2334
 Web: www.motors.com.au
 Or call 1800 666 666
 Dept of Manufacturing
 April 24 2003 10:17
 A4 M 005 106 170

SYDNEY
 Level 1, 200 West St
 Sydney NSW 2000
 Tel: (02) 6339 2775
 Fax: (02) 6339 2766
 Web: www.motors.com.au
 Dept of Manufacturing
 April 24 2003 10:18
 A4 M 005 106 182

REASON FOR ISSUE:
DEVELOPMENT APPLICATION

PROJECT: MAITLAND PRIVATE HOSPITAL
REDEVELOPMENT - STAGE 6

TITLE: PROPOSED ELEVATIONS

KEY

DRAWING No: DA-30
SCALE: 1:200 @ B1
NORTH: 

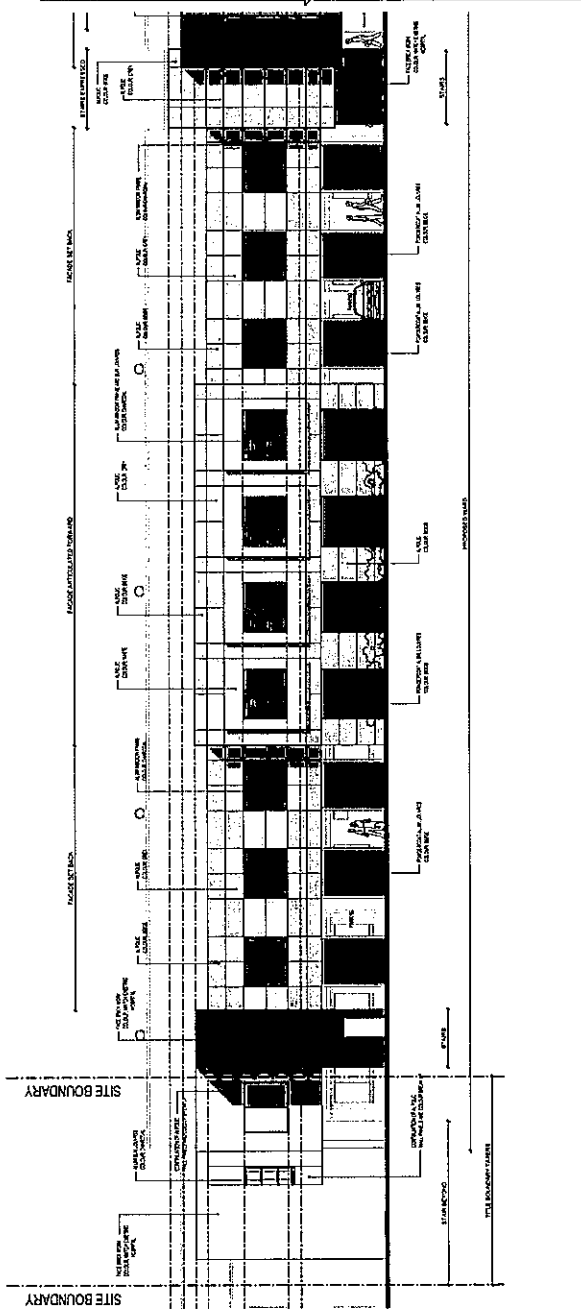
MATERIALS		LEGEND	
	IND. MED. AON		IND. MED. AON
	CLUB MED. AON		CLUB MED. AON
	APAC		APAC
	CLUB MED. AON		CLUB MED. AON
	APAC		APAC
	CLUB MED. AON		CLUB MED. AON
	APAC		APAC
	CLUB MED. AON		CLUB MED. AON
	APAC		APAC
	CLUB MED. AON		CLUB MED. AON
	APAC		APAC
	CLUB MED. AON		CLUB MED. AON

DESIGN RESPONSE

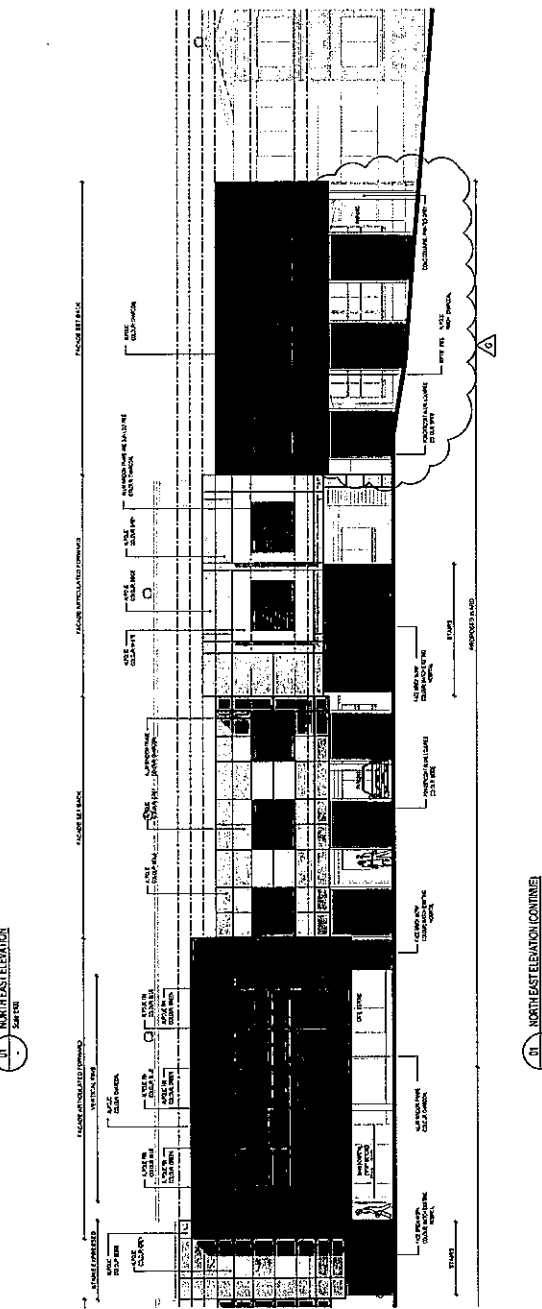
DATE	DESCRIPTION	AMOUNT	BALANCE
10/1/88	OPENING BALANCE	100.00	100.00
10/15/88	PAYROLL	50.00	50.00
10/20/88	RECEIVED	25.00	75.00
10/25/88	PAYROLL	50.00	25.00
10/30/88	RECEIVED	25.00	50.00
11/5/88	PAYROLL	50.00	0.00
11/10/88	RECEIVED	25.00	25.00
11/15/88	PAYROLL	50.00	0.00
11/20/88	RECEIVED	25.00	25.00
11/25/88	PAYROLL	50.00	0.00
11/30/88	RECEIVED	25.00	25.00
12/5/88	PAYROLL	50.00	0.00
12/10/88	RECEIVED	25.00	25.00
12/15/88	PAYROLL	50.00	0.00
12/20/88	RECEIVED	25.00	25.00
12/25/88	PAYROLL	50.00	0.00
12/30/88	RECEIVED	25.00	25.00
1/5/89	PAYROLL	50.00	0.00
1/10/89	RECEIVED	25.00	25.00
1/15/89	PAYROLL	50.00	0.00
1/20/89	RECEIVED	25.00	25.00
1/25/89	PAYROLL	50.00	0.00
1/30/89	RECEIVED	25.00	25.00
2/5/89	PAYROLL	50.00	0.00
2/10/89	RECEIVED	25.00	25.00
2/15/89	PAYROLL	50.00	0.00
2/20/89	RECEIVED	25.00	25.00
2/25/89	PAYROLL	50.00	0.00
2/28/89	RECEIVED	25.00	25.00

DESIGN RESPONSE

1. REFLECT THE HISTORIC CHARACTER OF THE SITE
2. REFLECT THE HISTORIC CHARACTER OF THE SITE
3. REFLECT THE HISTORIC CHARACTER OF THE SITE
4. REFLECT THE HISTORIC CHARACTER OF THE SITE
5. REFLECT THE HISTORIC CHARACTER OF THE SITE
6. REFLECT THE HISTORIC CHARACTER OF THE SITE
7. REFLECT THE HISTORIC CHARACTER OF THE SITE
8. REFLECT THE HISTORIC CHARACTER OF THE SITE

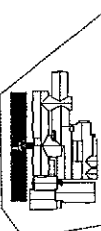


31 NORTH EAST ELEVATION (CONTINUED)



31 NORTH EAST ELEVATION (CONTINUED)

KEY PLAN



ISSUE	NO.	DATE	BY	CHKD	DATE
1. PRELIMINARY DESIGN	1	10/10/10	10/10/10	10/10/10	10/10/10
2. PRELIMINARY DESIGN	2	10/10/10	10/10/10	10/10/10	10/10/10
3. PRELIMINARY DESIGN	3	10/10/10	10/10/10	10/10/10	10/10/10
4. PRELIMINARY DESIGN	4	10/10/10	10/10/10	10/10/10	10/10/10
5. PRELIMINARY DESIGN	5	10/10/10	10/10/10	10/10/10	10/10/10
6. PRELIMINARY DESIGN	6	10/10/10	10/10/10	10/10/10	10/10/10
7. PRELIMINARY DESIGN	7	10/10/10	10/10/10	10/10/10	10/10/10
8. PRELIMINARY DESIGN	8	10/10/10	10/10/10	10/10/10	10/10/10
9. PRELIMINARY DESIGN	9	10/10/10	10/10/10	10/10/10	10/10/10
10. PRELIMINARY DESIGN	10	10/10/10	10/10/10	10/10/10	10/10/10

health. #1
PLANNING CONSULTANTS science
healthc.

REASON FOR ISSUE:
DEVELOPMENT APPLICATION

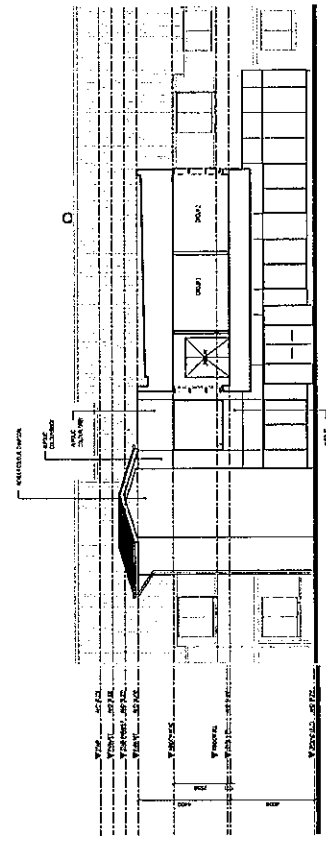
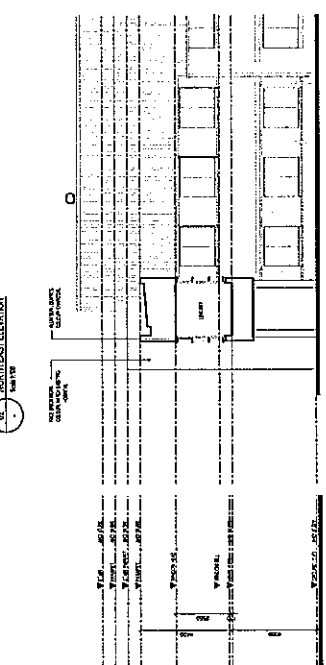
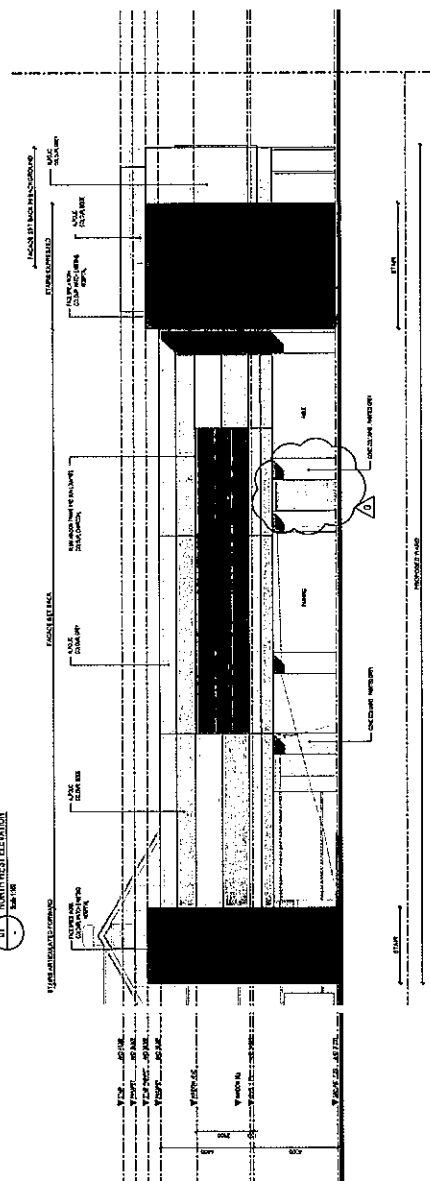
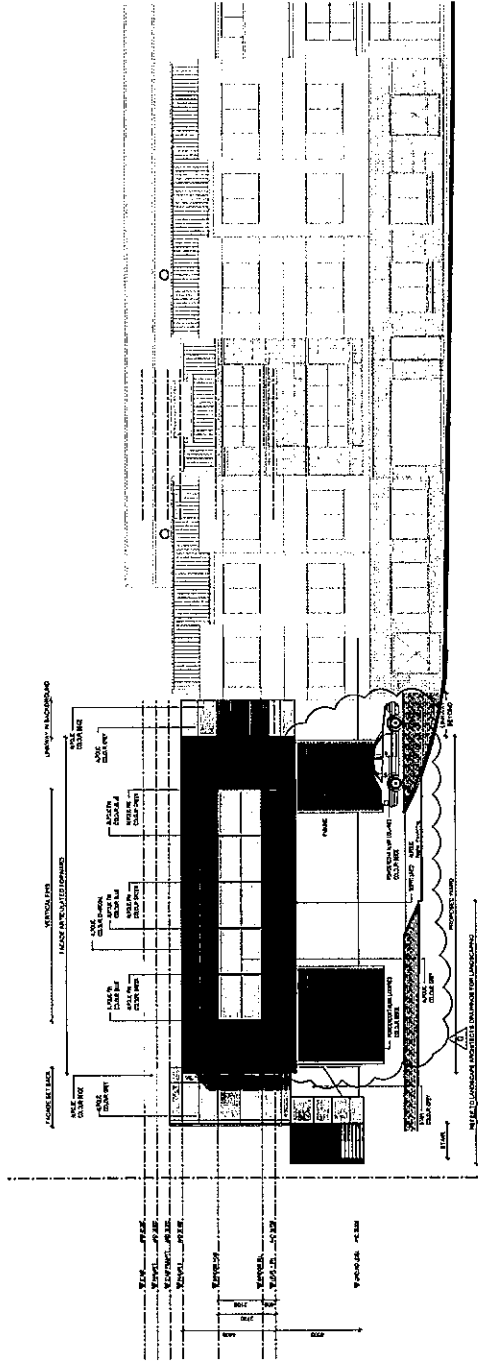
PROJECT:
MATLAND PRIVATE HOSPITAL
REDEVELOPMENT - STAGE 6
TITLE:
PROPOSED ELEVATIONS
SHEET 1

DRAWING NO:
DA-31
SCALE:
1:100 @ B1
REV: 6

PROJECT NO:
40-081
REV: 6

DESIGN RESPONSE

- DESIGN RESPONSE**
1. DESIGN RESPONSE TO THE DESIGN BRIEF
 2. DESIGN RESPONSE TO THE DESIGN BRIEF
 3. DESIGN RESPONSE TO THE DESIGN BRIEF
 4. DESIGN RESPONSE TO THE DESIGN BRIEF
 5. DESIGN RESPONSE TO THE DESIGN BRIEF
 6. DESIGN RESPONSE TO THE DESIGN BRIEF
 7. DESIGN RESPONSE TO THE DESIGN BRIEF
 8. DESIGN RESPONSE TO THE DESIGN BRIEF
 9. DESIGN RESPONSE TO THE DESIGN BRIEF
 10. DESIGN RESPONSE TO THE DESIGN BRIEF

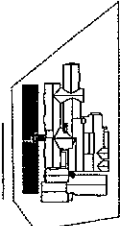


11 NORTH EAST ELEVATION
SCALE: 1:100

12 NORTH EAST ELEVATION
SCALE: 1:100

13 NORTH EAST ELEVATION
SCALE: 1:100

KEY PLAN



DATE	DESCRIPTION	CON. NUMBER	DATE	SCALE	REVISION	DATE
10/10/18	1. DESIGN RESPONSE TO THE DESIGN BRIEF	10	10/10/18	1:100		
10/10/18	2. DESIGN RESPONSE TO THE DESIGN BRIEF	11	10/10/18	1:100		
10/10/18	3. DESIGN RESPONSE TO THE DESIGN BRIEF	12	10/10/18	1:100		
10/10/18	4. DESIGN RESPONSE TO THE DESIGN BRIEF	13	10/10/18	1:100		
10/10/18	5. DESIGN RESPONSE TO THE DESIGN BRIEF	14	10/10/18	1:100		
10/10/18	6. DESIGN RESPONSE TO THE DESIGN BRIEF	15	10/10/18	1:100		
10/10/18	7. DESIGN RESPONSE TO THE DESIGN BRIEF	16	10/10/18	1:100		
10/10/18	8. DESIGN RESPONSE TO THE DESIGN BRIEF	17	10/10/18	1:100		
10/10/18	9. DESIGN RESPONSE TO THE DESIGN BRIEF	18	10/10/18	1:100		
10/10/18	10. DESIGN RESPONSE TO THE DESIGN BRIEF	19	10/10/18	1:100		

REASON FOR ISSUE:
DEVELOPMENT APPLICATION

PROJECT:
MILLAND PRIVATE HOSPITAL
REDEVELOPMENT - STAGE 6

TITLE:
PROPOSED ELEVATIONS
SHEET 2

SITE:
MILLAND PRIVATE HOSPITAL
100 MILLAND STREET
MILLAND, VIC 3013

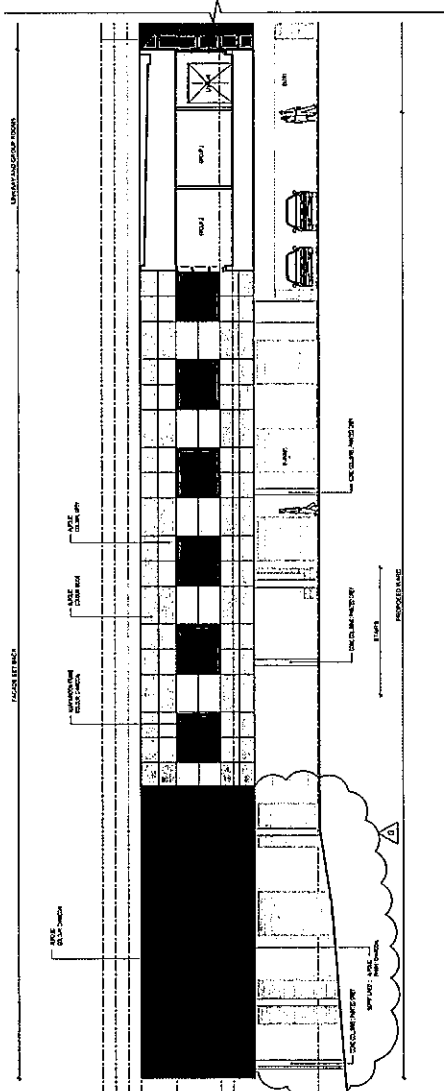
CLIENT:
MILLAND PRIVATE HOSPITAL
100 MILLAND STREET
MILLAND, VIC 3013

ARCHITECT:
DAVID J. DAVIES ARCHITECTS
100 MILLAND STREET
MILLAND, VIC 3013

health.
PLANNING CONSULTANTS science
healthc.

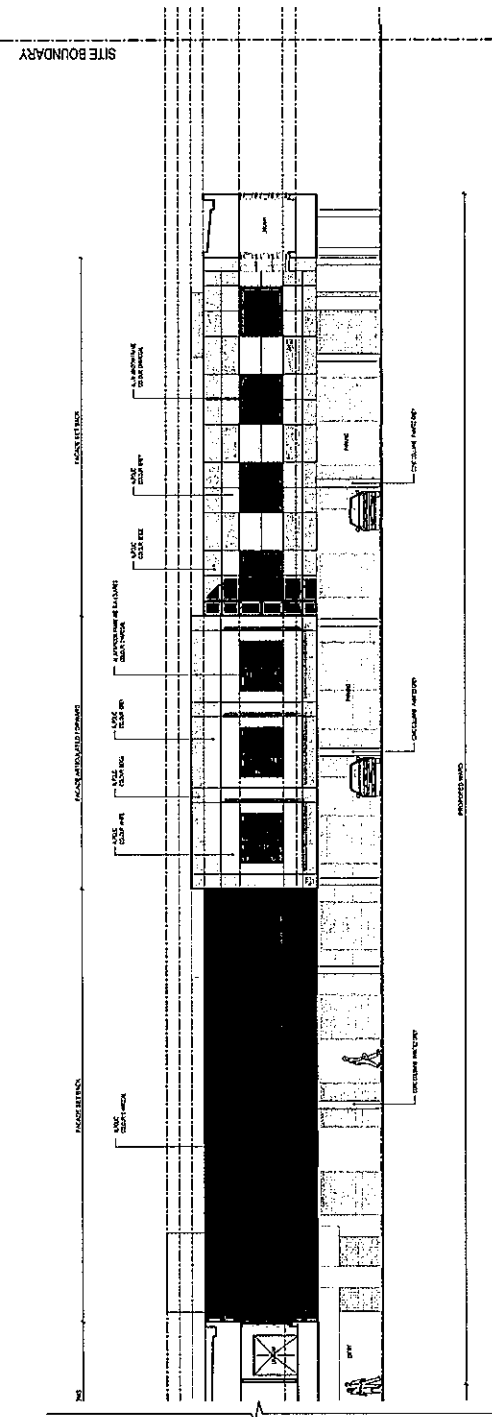
DESIGN RESPONSE

1. REFERENCE TO THE DESIGN RESPONSE IS REQUIRED IN ALL DRAWINGS.
2. THE DESIGN RESPONSE IS A RESPONSE TO THE DESIGN BRIEF.
3. THE DESIGN RESPONSE IS A RESPONSE TO THE DESIGN BRIEF.
4. THE DESIGN RESPONSE IS A RESPONSE TO THE DESIGN BRIEF.
5. THE DESIGN RESPONSE IS A RESPONSE TO THE DESIGN BRIEF.
6. THE DESIGN RESPONSE IS A RESPONSE TO THE DESIGN BRIEF.
7. THE DESIGN RESPONSE IS A RESPONSE TO THE DESIGN BRIEF.



01 NORTH EAST ELEVATION PART 1

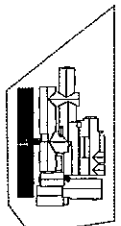
ITEM	DESCRIPTION	DATE
1	DESIGN RESPONSE	2017/01/10
2	DESIGN RESPONSE	2017/01/10
3	DESIGN RESPONSE	2017/01/10
4	DESIGN RESPONSE	2017/01/10
5	DESIGN RESPONSE	2017/01/10
6	DESIGN RESPONSE	2017/01/10
7	DESIGN RESPONSE	2017/01/10



02 NORTH EAST ELEVATION PART 2

ITEM	DESCRIPTION	DATE
1	DESIGN RESPONSE	2017/01/10
2	DESIGN RESPONSE	2017/01/10
3	DESIGN RESPONSE	2017/01/10
4	DESIGN RESPONSE	2017/01/10
5	DESIGN RESPONSE	2017/01/10
6	DESIGN RESPONSE	2017/01/10
7	DESIGN RESPONSE	2017/01/10

KEY PLAN



ITEM	DESCRIPTION	DATE
1	DESIGN RESPONSE	2017/01/10
2	DESIGN RESPONSE	2017/01/10
3	DESIGN RESPONSE	2017/01/10
4	DESIGN RESPONSE	2017/01/10
5	DESIGN RESPONSE	2017/01/10
6	DESIGN RESPONSE	2017/01/10
7	DESIGN RESPONSE	2017/01/10

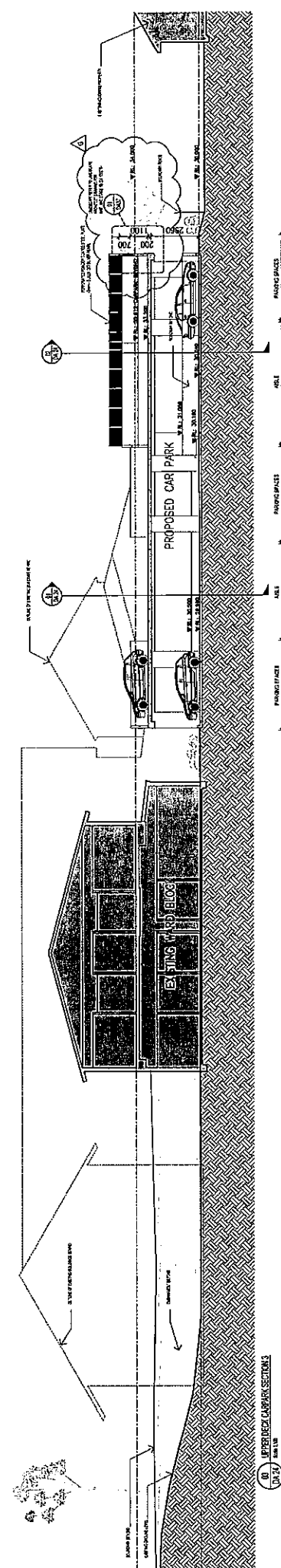
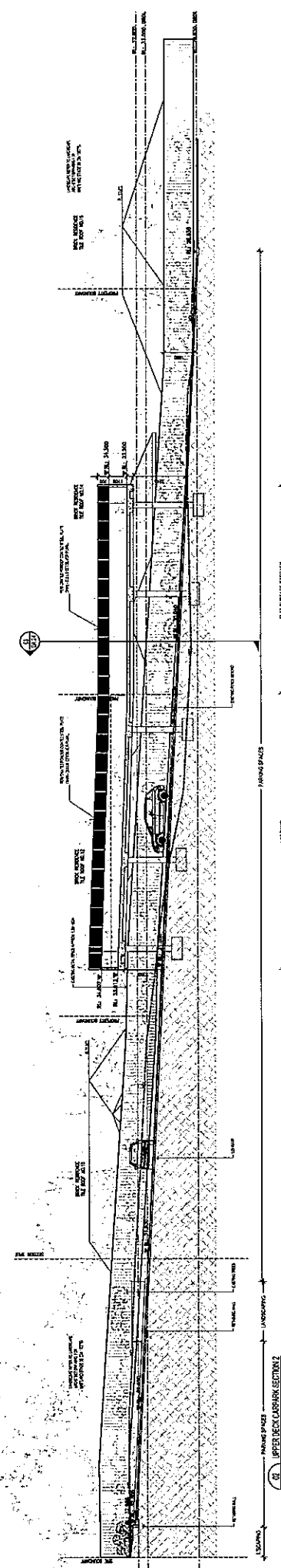
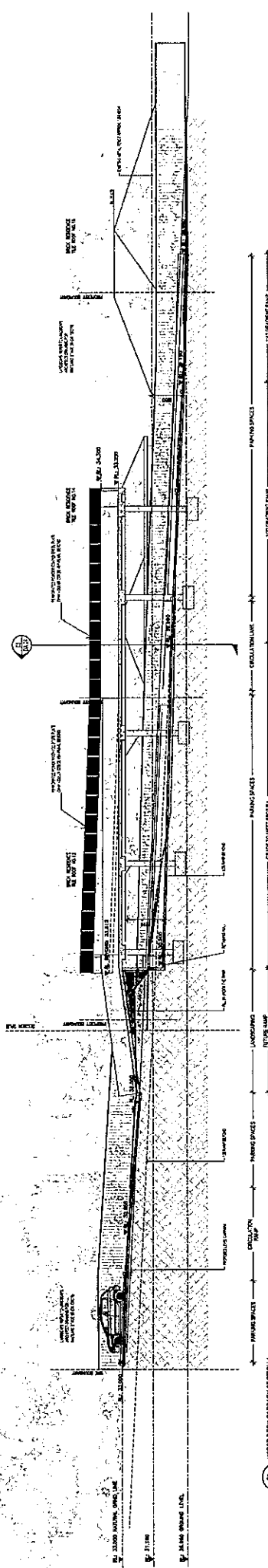
health. #
PLANNING CONSULTANTS science
health.

SYDNEY
Level 1, 101 Prince Street
Sydney NSW 2000
Tel: 02 9231 1111
Fax: 02 9231 1111
Email: info@healthscience.com.au

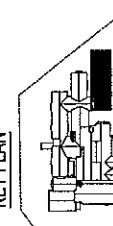
REASON FOR ISSUE:
DEVELOPMENT APPLICATION

PROJECT:
MANTLAND PRIVATE HOSPITAL
REDEVELOPMENT - STAGE 6
TITLE:
PROPOSED ELEVATIONS
SHEET 3

DRAWING No:
DA-33
SCALE:
1:100 S.B.
PROJECT No:
4001007
REV:
G



KEY PLAN



SECTION	DATE	BY	CHECKED	DATE
A	2010	DA	DA	2010
B	2010	DA	DA	2010
C	2010	DA	DA	2010
D	2010	DA	DA	2010
E	2010	DA	DA	2010
F	2010	DA	DA	2010
G	2010	DA	DA	2010
H	2010	DA	DA	2010
I	2010	DA	DA	2010
J	2010	DA	DA	2010
K	2010	DA	DA	2010
L	2010	DA	DA	2010
M	2010	DA	DA	2010
N	2010	DA	DA	2010
O	2010	DA	DA	2010
P	2010	DA	DA	2010
Q	2010	DA	DA	2010
R	2010	DA	DA	2010
S	2010	DA	DA	2010
T	2010	DA	DA	2010
U	2010	DA	DA	2010
V	2010	DA	DA	2010
W	2010	DA	DA	2010
X	2010	DA	DA	2010
Y	2010	DA	DA	2010
Z	2010	DA	DA	2010

REASON FOR ISSUE: DEVELOPMENT APPLICATION

PROJECT: MANTLAND PRIVATE HOSPITAL REDEVELOPMENT - STAGE 6

TITLE: PROPOSED SECTION UPPER DECK CARPARK

SYDNEY

MELBOURNE

health.

MANNING CONSULTANTS science

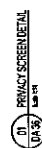
DA-36

SCALE: 1:100 & 1:200

PROJECT NO: 40-107

REV: G

STATION 1: 100.000
STATION 2: 100.000
STATION 3: 100.000
STATION 4: 100.000
STATION 5: 100.000
STATION 6: 100.000
STATION 7: 100.000
STATION 8: 100.000
STATION 9: 100.000
STATION 10: 100.000
STATION 11: 100.000
STATION 12: 100.000
STATION 13: 100.000
STATION 14: 100.000
STATION 15: 100.000
STATION 16: 100.000
STATION 17: 100.000
STATION 18: 100.000
STATION 19: 100.000
STATION 20: 100.000
STATION 21: 100.000
STATION 22: 100.000
STATION 23: 100.000
STATION 24: 100.000
STATION 25: 100.000
STATION 26: 100.000
STATION 27: 100.000
STATION 28: 100.000
STATION 29: 100.000
STATION 30: 100.000
STATION 31: 100.000
STATION 32: 100.000
STATION 33: 100.000
STATION 34: 100.000
STATION 35: 100.000
STATION 36: 100.000
STATION 37: 100.000
STATION 38: 100.000
STATION 39: 100.000
STATION 40: 100.000
STATION 41: 100.000
STATION 42: 100.000
STATION 43: 100.000
STATION 44: 100.000
STATION 45: 100.000
STATION 46: 100.000
STATION 47: 100.000
STATION 48: 100.000
STATION 49: 100.000
STATION 50: 100.000
STATION 51: 100.000
STATION 52: 100.000
STATION 53: 100.000
STATION 54: 100.000
STATION 55: 100.000
STATION 56: 100.000
STATION 57: 100.000
STATION 58: 100.000
STATION 59: 100.000
STATION 60: 100.000
STATION 61: 100.000
STATION 62: 100.000
STATION 63: 100.000
STATION 64: 100.000
STATION 65: 100.000
STATION 66: 100.000
STATION 67: 100.000
STATION 68: 100.000
STATION 69: 100.000
STATION 70: 100.000
STATION 71: 100.000
STATION 72: 100.000
STATION 73: 100.000
STATION 74: 100.000
STATION 75: 100.000
STATION 76: 100.000
STATION 77: 100.000
STATION 78: 100.000
STATION 79: 100.000
STATION 80: 100.000
STATION 81: 100.000
STATION 82: 100.000
STATION 83: 100.000
STATION 84: 100.000
STATION 85: 100.000
STATION 86: 100.000
STATION 87: 100.000
STATION 88: 100.000
STATION 89: 100.000
STATION 90: 100.000
STATION 91: 100.000
STATION 92: 100.000
STATION 93: 100.000
STATION 94: 100.000
STATION 95: 100.000
STATION 96: 100.000
STATION 97: 100.000
STATION 98: 100.000
STATION 99: 100.000
STATION 100: 100.000

[illegible]

health.
PLANNING CONSULTANTS science
health.

STADNEY
 Liquid & Gas Transfer Equipment
 3000 N. 13th Avenue #210
 Ft. Collins, CO 80501
 Tel: 970-225-5577
 Fax: 970-225-5546
 Email: info@stadney.com
 4000 N. 13th Avenue
 Ft. Collins, CO 80501
 Tel: 970-225-5577
 Fax: 970-225-5546

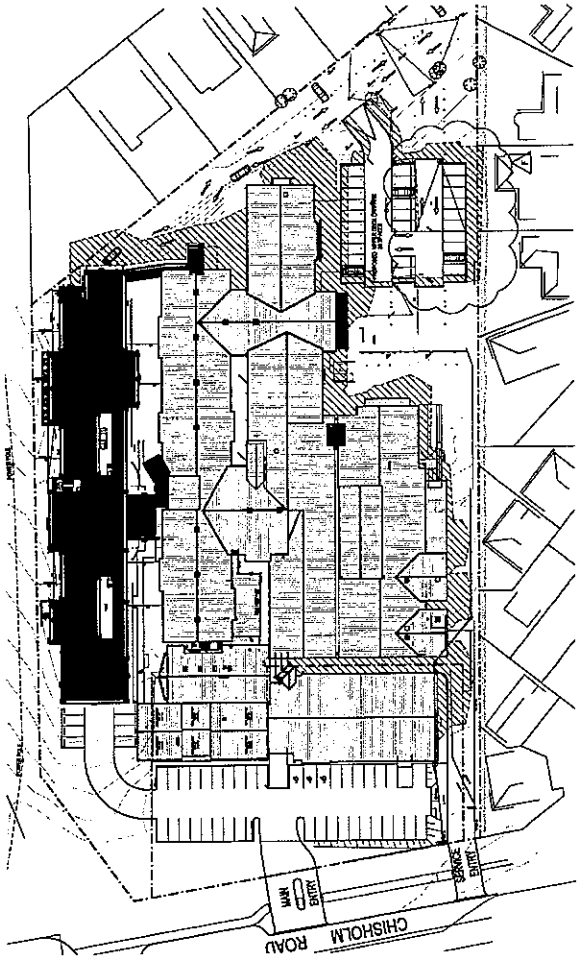
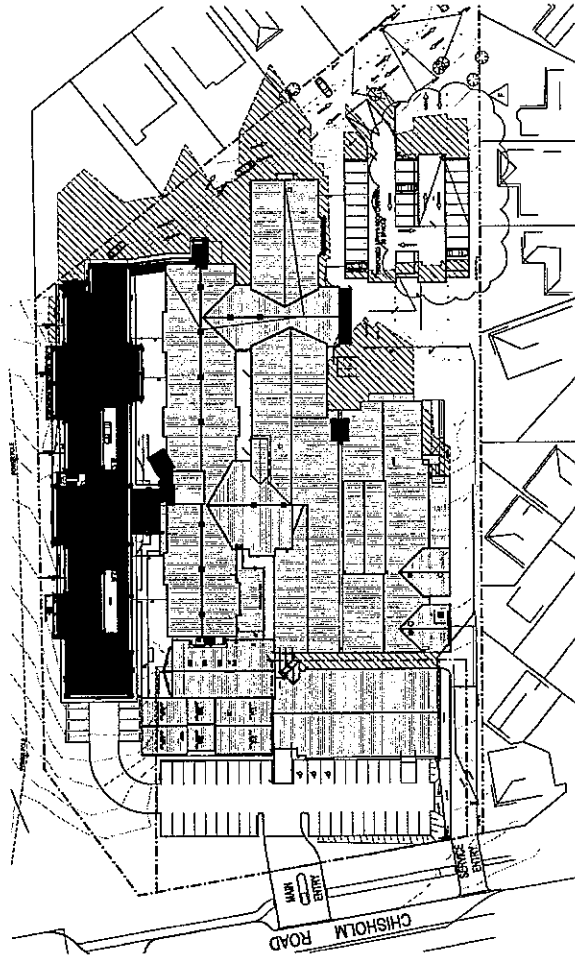
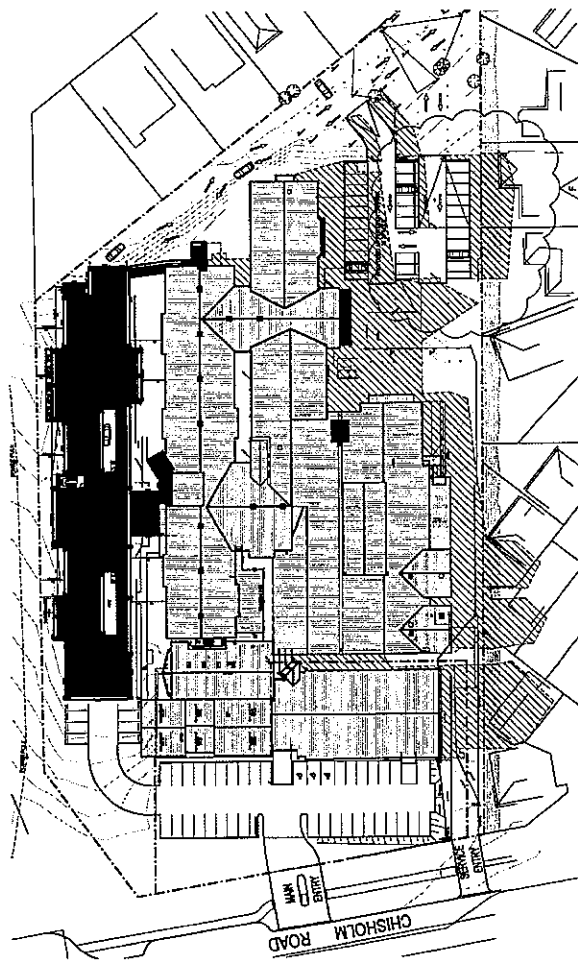
MELBOURNE
 Hampshire Place Gate
 Level 1 429 Victoria Street
 Melbourne VIC Australia 3000
 Tel: (61) 03 9579 3222
 Fax: (61) 03 9579 3234
 Melbourne@hpc.com.au
 Email: melb@hpc.com.au
 APN: 34 50 019 172
 ACTN: 010 136 172

REASON FOR ISSUE:
DEVELOPMENT APPLICATION

PROJECT: MAITLAND PRIVATE HOSPITAL
REDEVELOPMENT - STAGE 6

TITLE: PRIVACY SCREEN DETAIL
UPPER DECK CARPARK

DRAWING NO: DA-37
 PROJECT NO: 40-1087
 SCALE: A.S. 1/8" = 1'-0"
 REV: A



DATE	TIME	DATE	TIME	DATE	TIME
1	10:00	1	10:00	1	10:00
2	10:00	2	10:00	2	10:00
3	10:00	3	10:00	3	10:00
4	10:00	4	10:00	4	10:00
5	10:00	5	10:00	5	10:00
6	10:00	6	10:00	6	10:00
7	10:00	7	10:00	7	10:00
8	10:00	8	10:00	8	10:00
9	10:00	9	10:00	9	10:00
10	10:00	10	10:00	10	10:00
11	10:00	11	10:00	11	10:00
12	10:00	12	10:00	12	10:00
13	10:00	13	10:00	13	10:00
14	10:00	14	10:00	14	10:00
15	10:00	15	10:00	15	10:00
16	10:00	16	10:00	16	10:00
17	10:00	17	10:00	17	10:00
18	10:00	18	10:00	18	10:00
19	10:00	19	10:00	19	10:00
20	10:00	20	10:00	20	10:00
21	10:00	21	10:00	21	10:00
22	10:00	22	10:00	22	10:00
23	10:00	23	10:00	23	10:00
24	10:00	24	10:00	24	10:00
25	10:00	25	10:00	25	10:00
26	10:00	26	10:00	26	10:00
27	10:00	27	10:00	27	10:00
28	10:00	28	10:00	28	10:00
29	10:00	29	10:00	29	10:00
30	10:00	30	10:00	30	10:00
31	10:00	31	10:00	31	10:00

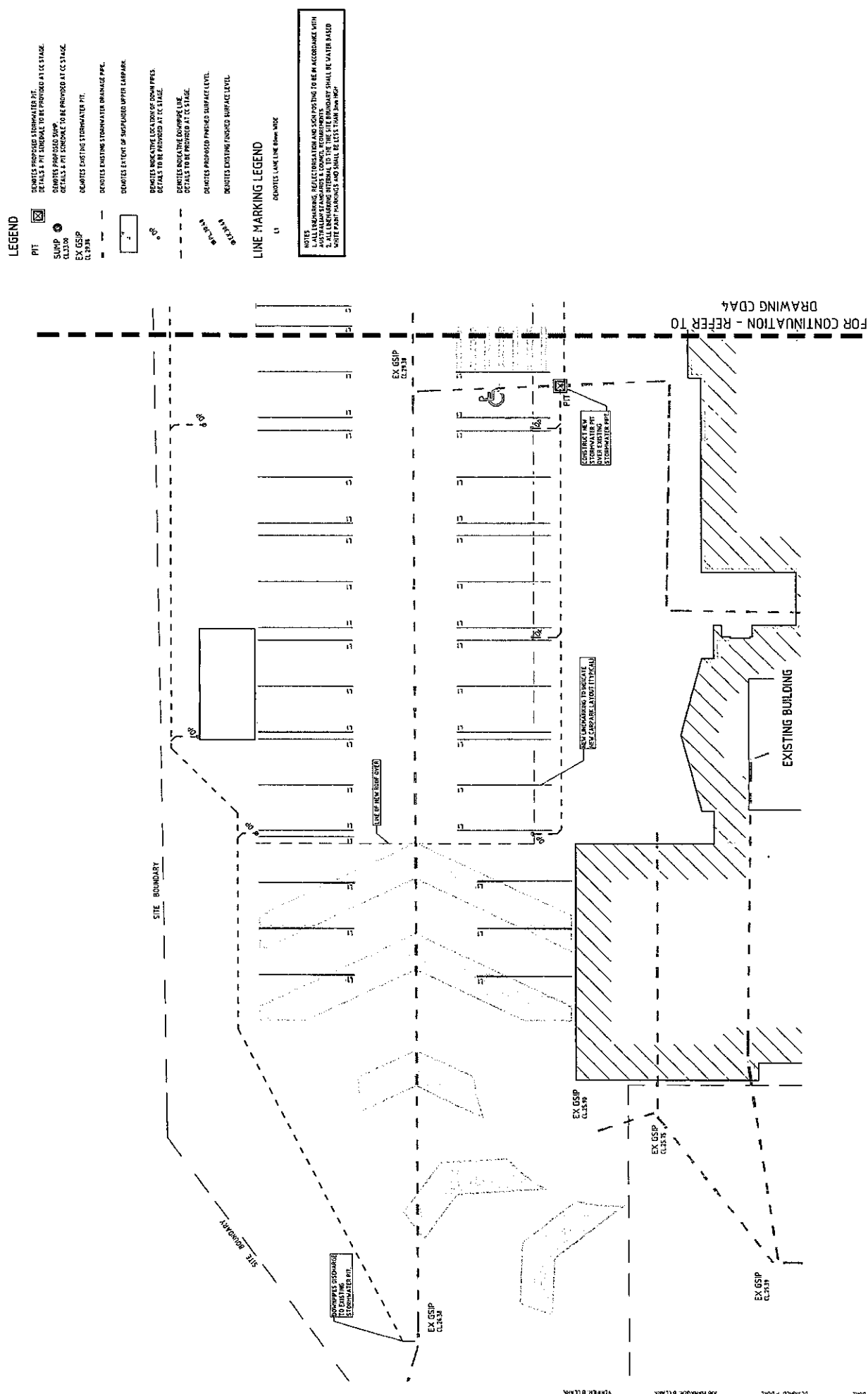
DRAWING NO: DA-50
SCALE: 1:100 @ B1
PROJECT NO: 40-1067
REV: F
NORTH: 




NORTHROP

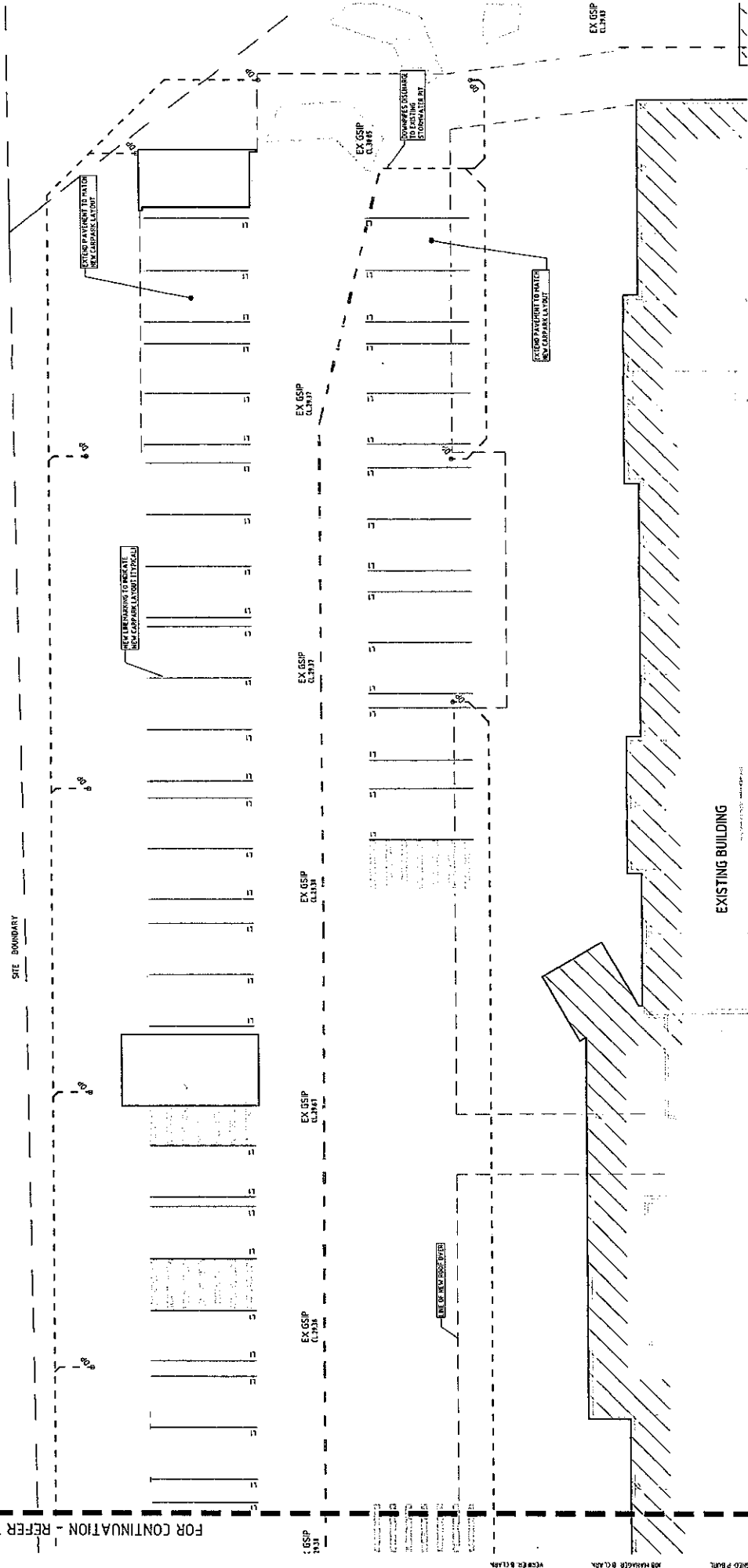
DRAWING NO.	DRAWING TITLE
CD01	COVER SHEET AND DRAWING INDEX
CD02	EROSION AND SEDIMENT CONTROL PLAN
CD03	STORMWATER AND LEVELS CONCEPT PLAN - SHEET 1 CARPARK UNDER CONSULTING SUITES
CD04	STORMWATER AND LEVELS CONCEPT PLAN - SHEET 2 CARPARK UNDER CONSULTING SUITES
CD05	STORMWATER AND LEVELS CONCEPT PLAN - SHEET 3 UPPER DECK CARPARK

[illegible]



DRAWING NO.	DESCRIPTION		DATE	CLIENT	ARCHITECT	 HEALTHCARE CONSULTANTS PVT. LTD. 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 8
-------------	-------------	--	------	--------	-----------	--

FOR CONTINUATION - REFER TO DRAWING CD43



EXISTING BUILDING

DEVELOPMENT APPLICATION

JOB NUMBER	NL130567
DRAWING NUMBER	CDA4
REVISION	A
DRAWING SHEET SIZE: A1	

**SEWERWATER AND LEVELS
CONCEPT PLAN - SHEET 2
CARPARK UNDER
CONSULTING SUITES**

MAITLAND PRIVATE HOSPITAL
REDEVELOPMENT - STAGE 6

NORTHROP
Newcastle
Box 4, 215 Pde, Hart, Queensland 4290
P.O. Box 188, Cheltenham NSW 2196
Tel. 071 484 1777 Fax 021 484 1537
Email: northrop@compuserve.com.au AUST 91 816 2318

ALL SIGNATURES MUST BE WRITTEN IN INK
AND MUST BE VERIFIED WITH THE ARCHITECT
AND/OR ENGINEER BEFORE ANY DRAWING IS
CONSIDERED VALID.

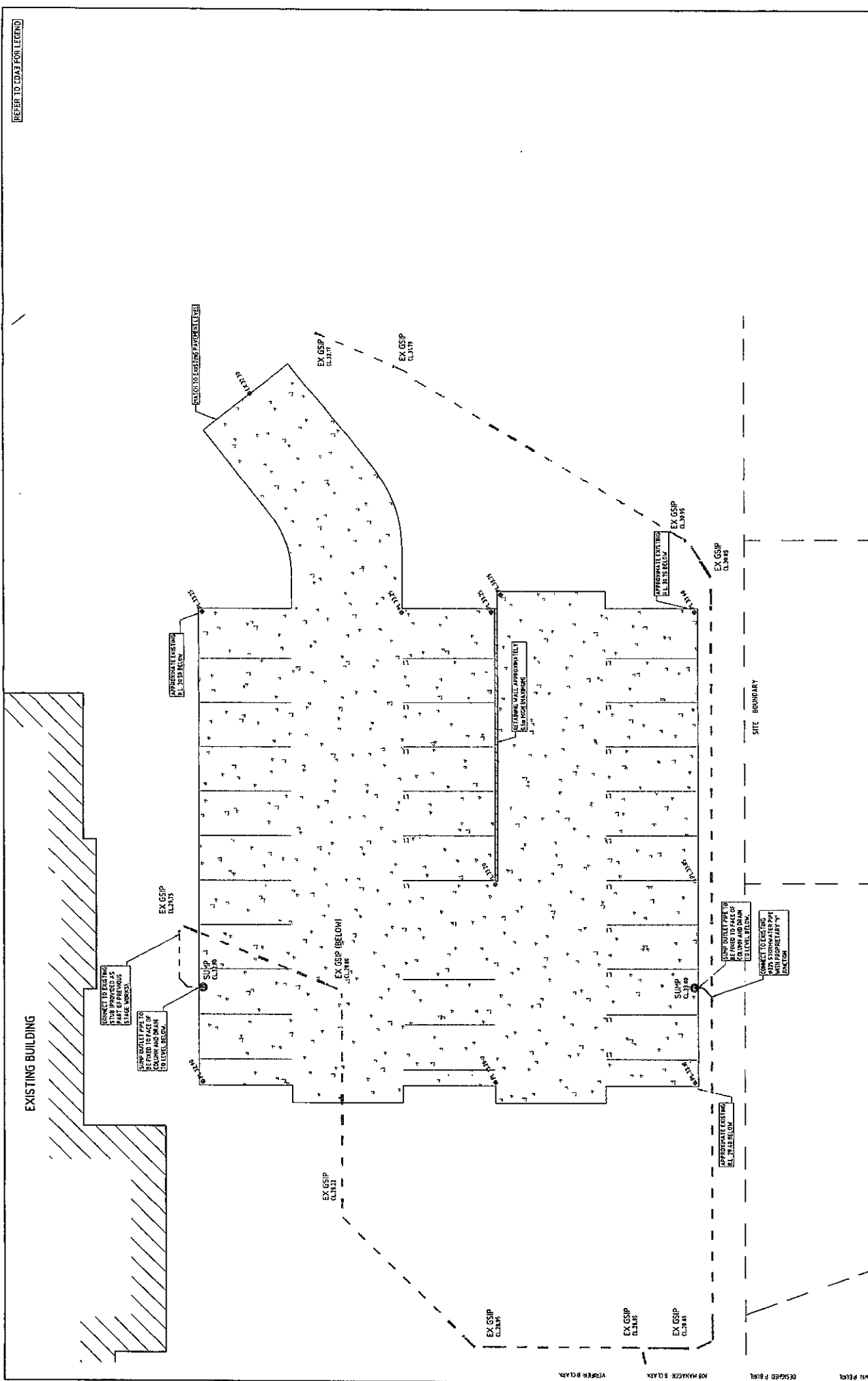
THESE ARCHITECTS ARE RESPONSIBLE FOR THE
USABILITY, COMPLETENESS OR SCALE OF DRAWINGS
TRANSMITTED ELECTRONICALLY.

PLAN
SCALE 3/8" = 1'-0"

health. science
NANBING CONSULTANTS

healthcare

[illegible]



REFER TO CDAS FOR LEGEND

REVISION

NO	DATE	DESCRIPTION
1	01/15/2018	ISSUED FOR PERMIT
2	02/01/2018	ISSUED FOR PERMIT
3	02/01/2018	ISSUED FOR PERMIT
4	02/01/2018	ISSUED FOR PERMIT
5	02/01/2018	ISSUED FOR PERMIT
6	02/01/2018	ISSUED FOR PERMIT
7	02/01/2018	ISSUED FOR PERMIT
8	02/01/2018	ISSUED FOR PERMIT
9	02/01/2018	ISSUED FOR PERMIT
10	02/01/2018	ISSUED FOR PERMIT

DESIGNED BY: [Name]
CHECKED BY: [Name]
IN CHARGE: [Name]
DATE: 02/01/2018

PROJECT: MATLAND PRIVATE HOSPITAL REDEVELOPMENT - STAGE 6

CLIENT: [Name]

ARCHITECT: [Name]

ENGINEER: [Name]

DATE: 02/01/2018

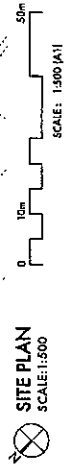
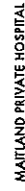
STORMWATER AND LEVELS
CONCEPT PLAN - SHEET 3
UPPER DECK CARPARK

NO. 1000
NL130567
REVISION
CDA5
A

DEVELOPMENT APPLICATION

175 CHISHOLM RD, ASHTONFIELD, NSW

DWG NO	DESCRIPTION	REVISION
LP01	LANDSCAPE DEVELOPMENT - TITLE PAGE	A
LP02	LANDSCAPE DEVELOPMENT - LANDSCAPE PLAN 1	A
LP03	LANDSCAPE DEVELOPMENT - LANDSCAPE PLAN 2	A
LP04	LANDSCAPE DEVELOPMENT - SECTIONS	A
LP05	LANDSCAPE DEVELOPMENT - PLANTING THEME & SECTIONS	A



SITE PLAN
SCALE: 1:500

SCALE: 1:500 (A1)

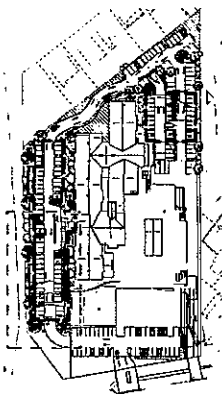
REFER TO LP02

REFER TO LP03

LOCALITY MAP:
Source: Google Maps (2013)

[illegible]

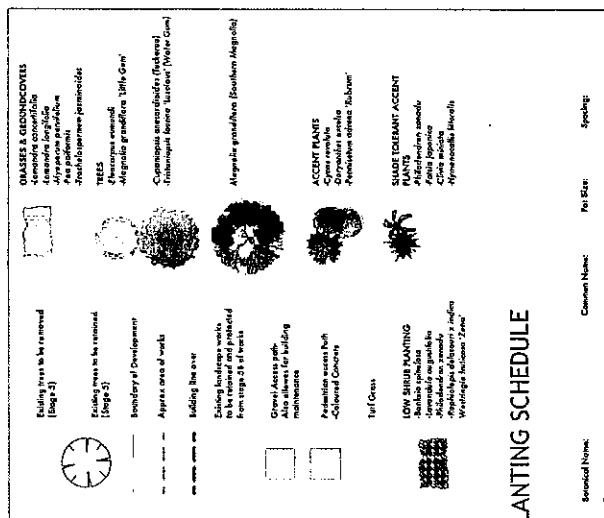
KEY PLAN



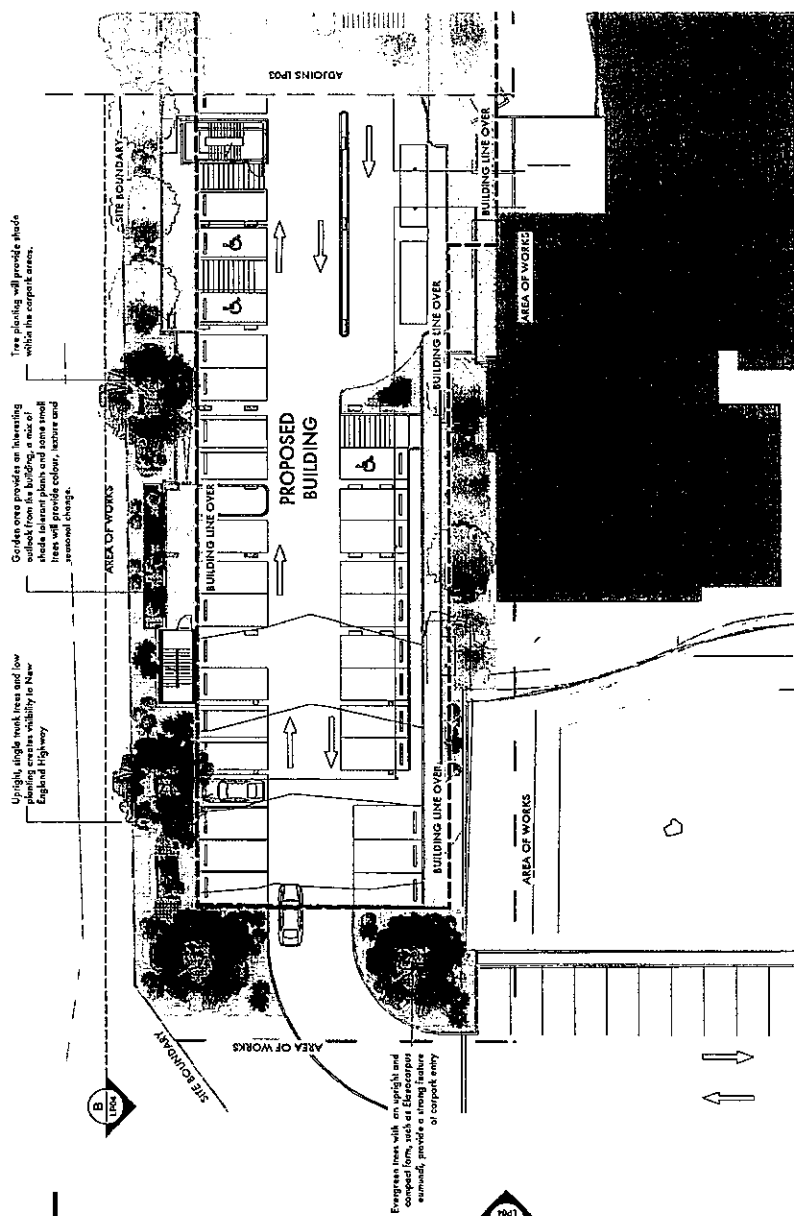
Scale: 1:1500eA1



LEGEND

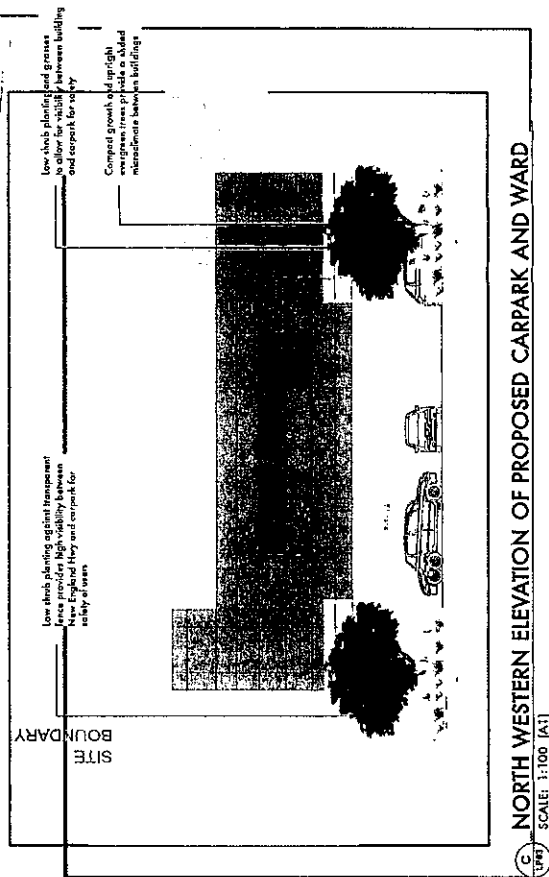
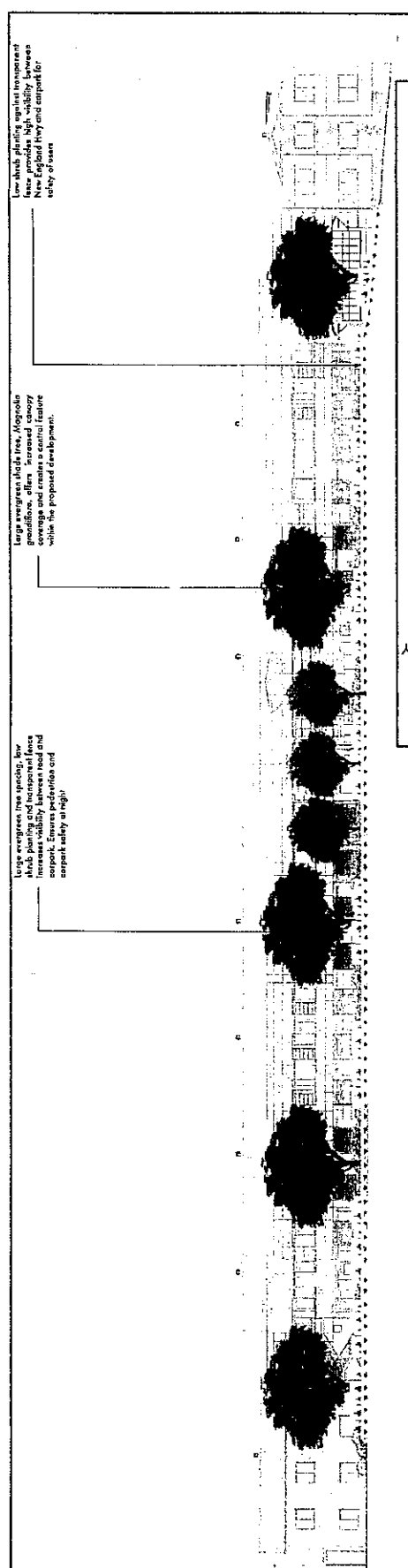
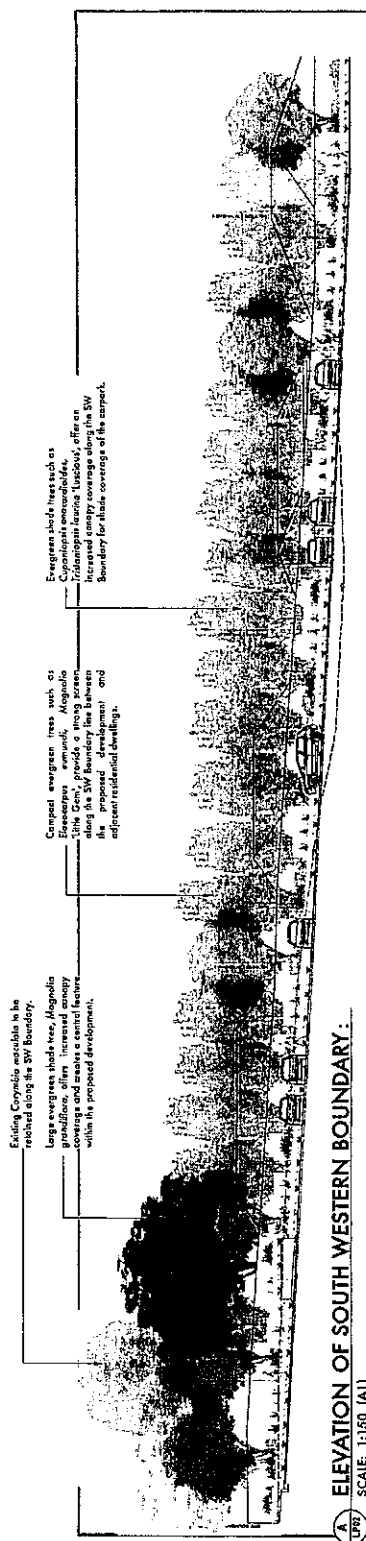


PLANTING SCHEDULE

[illegible]

LANDSCAPE PLAN:
SCALE: 1:200 (A1)





1011 1012 1013 1014 1015 1016 1017 1018 1019 1020 1021 1022 1023 1024 1025 1026 1027 1028 1029 1030 1031 1032 1033 1034 1035 1036 1037 1038 1039 1040 1041 1042 1043 1044 1045 1046 1047 1048 1049 1050 1051 1052 1053 1054 1055 1056 1057 1058 1059 1060 1061 1062 1063 1064 1065 1066 1067 1068 1069 1070 1071 1072 1073 1074 1075 1076 1077 1078 1079 1080 1081 1082 1083 1084 1085 1086 1087 1088 1089 1090 1091 1092 1093 1094 1095 1096 1097 1098 1099 1100 1101 1102 1103 1104 1105 1106 1107 1108 1109 1110 1111 1112 1113 1114 1115 1116 1117 1118 1119 1120 1121 1122 1123 1124 1125 1126 1127 1128 1129 1130 1131 1132 1133 1134 1135 1136 1137 1138 1139 1140 1141 1142 1143 1144 1145 1146 1147 1148 1149 1150 1151 1152 1153 1154 1155 1156 1157 1158 1159 1160 1161 1162 1163 1164 1165 1166 1167 1168 1169 1170 1171 1172 1173 1174 1175 1176 1177 1178 1179 1180 1181 1182 1183 1184 1185 1186 1187 1188 1189 1190 1191 1192 1193 1194 1195 1196 1197 1198 1199 1200 1201 1202 1203 1204 1205 1206 1207 1208 1209 1210 1211 1212 1213 1214 1215 1216 1217 1218 1219 1220 1221 1222 1223 1224 1225 1226 1227 1228 1229 1230 1231 1232 1233 1234 1235 1236 1237 1238 1239 1240 1241 1242 1243 1244 1245 1246 1247 1248 1249 1250 1251 1252 1253 1254 1255 1256 1257 1258 1259 1260 1261 1262 1263 1264 1265 1266 1267 1268 1269 1270 1271 1272 1273 1274 1275 1276 1277 1278 1279 1280 1281 1282 1283 1284 1285 1286 1287 1288 1289 1290 1291 1292 1293 1294 1295 1296 1297 1298 1299 1300 1301 1302 1303 1304 1305 1306 1307 1308 1309 1310 1311 1312 1313 1314 1315 1316 1317 1318 1319 1320 1321 1322 1323 1324 1325 1326 1327 1328 1329 1330 1331 1332 1333 1334 1335 1336 1337 1338 1339 1340 1341 1342 1343 1344 1345 1346 1347 1348 1349 1350 1351 1352 1353 1354 1355 1356 1357 1358 1359 1360 1361 1362 1363 1364 1365 1366 1367 1368 1369 1370 1371 1372 1373 1374 1375 1376 1377 1378 1379 1380 1381 1382 1383 1384 1385 1386 1387 1388 1389 1390 1391 1392 1393 1394 1395 1396 1397 1398 1399 1400 1401 1402 1403 1404 1405 1406 1407 1408 1409 1410 1411 1412 1413 1414 1415 1416 1417 1418 1419 1420 1421 1422 1423 1424 1425 1426 1427 1428 1429 1430 1431 1432 1433 1434 1435 1436 1437 1438 1439 1440 1441 1442 1443 1444 1445 1446 1447 1448 1449 1450 1451 1452 1453 1454 1455 1456 1457 1458 1459 1460 1461 1462 1463 14	
--	--

