

JOINT REGIONAL PLANNING PANEL (Hunter and Central Coast)

Assessment Report and Recommendation Cover Sheet

JRPP No	2016HCC010																																			
DA Number	48744/2015																																			
Local Government Area	Gosford City Council																																			
Proposed Development	Alterations and Additions to Hospital, Signage and Demolition of Various Existing Structures (JRPP)																																			
Street Address	9 Vidler Avenue WOY WOY																																			
Applicant Name	Doug Sneddon Planning Pty Ltd																																			
Owner Name	Perpetual Nominees Ltd																																			
No Submissions	Three (3)																																			
Regional Development Criteria (Schedule 4A of the Act)	Private infrastructure and Community Facility > \$5 million.																																			
List of All Relevant s79C(1)(a) Matters	<ol style="list-style-type: none"> 1. Environmental Planning & Assessment Act 1979 - Section 79C 2. Local Government Act 1993 - Section 89 3. Gosford Local Environmental Plan 2014 4. Gosford Development Control Plan 2013 5. State Environmental Planning Policy (SEPP) No 71 - Coastal Protection 6. State Environmental Planning Policy (Infrastructure) 2007 7. State Environmental Planning Policy No 55-Remediation of Land. 8. State Environmental Planning Policy (State and Regional Development) 2011. 9. State Environmental Planning Policy No 64- Advertising and Signage. 																																			
List all documents submitted with this report for the panel's consideration	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>Drawing</th><th>Description</th><th>Sheets</th><th>Issue</th><th>Date</th></tr> </thead> <tbody> <tr> <td>DA00</td><td>Cover Sheet</td><td>1</td><td>B</td><td>2/11/2015</td></tr> <tr> <td>DA01</td><td>Existing Site Plan</td><td>1</td><td>A</td><td>2/11/2015</td></tr> <tr> <td>DA10</td><td>Existing Ground Floor/Demolition Plan</td><td>1</td><td>B</td><td>2/11/2015</td></tr> <tr> <td>DA11</td><td>Existing First Floor/Demolition Plan</td><td>1</td><td>B</td><td>2/11/2015</td></tr> <tr> <td>DA20</td><td>Proposed Site/Roof Plan</td><td>1</td><td>B</td><td>2/11/2015</td></tr> <tr> <td>DA21</td><td>Proposed Ground</td><td>1</td><td>B</td><td>2/11/2015</td></tr> </tbody> </table>	Drawing	Description	Sheets	Issue	Date	DA00	Cover Sheet	1	B	2/11/2015	DA01	Existing Site Plan	1	A	2/11/2015	DA10	Existing Ground Floor/Demolition Plan	1	B	2/11/2015	DA11	Existing First Floor/Demolition Plan	1	B	2/11/2015	DA20	Proposed Site/Roof Plan	1	B	2/11/2015	DA21	Proposed Ground	1	B	2/11/2015
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		Floor Plan			
	DA22	Proposed Level 1 Floor Plan	1	B	2/11/2015
	DA30	Elevations and Sections	1	A	2/11/2015
	DA40	Shadow Diagrams	1	A	2/11/2015
	DA50	Materials Board	1	A	2/11/2015
	LP01	Cover Page	1	B	6/11/2015
	LP02	Site Analysis	1	B	6/11/2015
	LP03	Landscape Masterplan	1	B	6/11/2015
	LP04	Detail Landscape Plans	1	B	6/11/2015
	LP05	Planting Schedule and Theme	1	B	6/11/2015
<p>Doug Sneddon Planning Pty Ltd, Statement of Environmental Effects, November 2015.</p> <p>Northrop Job No 151932, Concept Stormwater Management Plan, 5/11/2015.</p> <p>Construction Waste Minimisation and Management Plan, 6/11/2015.</p> <p>Brisbane Waters Private Hospital, Operational Waste Management Plan, 2015.</p> <p>GTA Consultants Ref 16S1217000, Transport Impact Assessment Stage 2 Development, 3/11/2015.</p>					
Recommendation	Approval				
Report by	R Eyre				

REPORT TO HUNTER & CENTRAL COAST JOINT REGIONAL PLANNING PANEL

TITLE **DEVELOPMENT APPLICATION NO. 48744/2015**
APPLICANT: DOUG SNEDDON PLANNING PTY LTD
PROPOSED: ALTERATIONS AND ADDITIONS TO HOSPITAL, SIGNAGE
AND DEMOLITION OF VARIOUS EXISTING STRUCTURES (JRPP) ON LOT: 1
DP: 787109, 9 VIDLER AVENUE WOY WOY
Directorate: Governance and Planning
Business Unit: Development and Compliance

OLG GUIDELINES

As Gosford City Council (GCC) is in a Merger Proposal Period the NSW Office of Local Government *Section 23A Guidelines – Council Decision Making During Merger Proposal Period* (Guidelines) in relation to the decision making process are currently in operation.

The recommendation contained within this report is consistent with these Guidelines as set out below.

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

EXECUTIVE SUMMARY

Reason for Referral to Joint Regional Planning Panel (JRPP)

Private Infrastructure and Community Facility: Value \$6.165 million.

Assessing Officer: R Eyre

Reviewing By: Manager Development and Compliance
Chief Executive Officer

Application Received: 09/11/2015 **Date of Amended Plans:** N/A

Synopsis: An application has been received for Alterations and Additions to Hospital, Signage and Demolition of Various Existing Structures (JRPP). The application has been assessed against the matters for consideration detailed in 79C of the Environmental Planning and Assessment Act (EP&A Act) 1979.

The proposal is to add 1315m² gross floor area and refurbish parts of the existing hospital, to create 26 additional beds and increase peak staff numbers by 3.

This results in a total GFA of 6,930 m², total beds of 115, and peak staff of 58.

Three submissions were received objecting to shadow impacts, construction noise, use of external stairs, and location of waste enclosure. These issues have been addressed in the report and the proposal is supported.

The proposal will not detract from the character or scenic qualities of the area or have unreasonable impacts on the environment.

All relevant matters under Section 79C of the Environmental Planning and Assessment Act, section 89 of the Local Government Act, the objectives of the zone and the principles of ecologically sustainable development have been considered and the proposal is recommended for **approval** subject to conditions.

Zone: SP2 Infrastructure- Health Services Facility

Area: 1.02 ha

Topography: Flat land

Public Submissions: Three (3) received.

Employment Generating: Yes **Value of Work:** \$6,165,000.00

Political Donations: None declared.

Relevant Statutory Provisions

1. Environmental Planning & Assessment Act 1979 - Section 79C
2. Local Government Act 1993 - Section 89
3. Gosford Local Environmental Plan 2014
4. Gosford Development Control Plan 2013
5. State Environmental Planning Policy (SEPP) No 71 - Coastal Protection
6. State Environmental planning Policy (Infrastructure) 2007
7. State Environmental Planning policy No 55-Remediation of Land.
8. State Environmental Planning Policy (State and Regional Development) 2011.
9. State Environmental Planning policy No 64- Advertising and Signage.

Key Issues

1. Gosford Local Environmental Plan 2014
2. Principal Development Standards
3. Acid Sulfate Soils
4. Climate Change and Sea Level Rise
5. Coastal Zone
6. Section 94 Contributions
7. Advertising and Signage
8. Gosford DCP 2013
9. Internal Referrals
10. Public Submissions

Recommendation

Approval, subject to conditions

REPORT

The Site and Locality



Locality Plan

The site is located on the western side of Vidler Avenue, opposite Dwyer Street. To the south is Woy Woy Public Hospital. To the west are residential units. To the north are industrial buildings and a medical centre. To the east is land used for hospital car parking and residential units

Brisbane Waters Private Hospital is located approximately 1km south of Woy Woy Town Centre and is mostly surrounded by a mix of dwellings; industrial buildings; medical centre; and Woy Woy public hospital.

The site of the proposed hospital additions comprises several single storey brick and metal clad buildings surrounded by car parking areas, lawns and garden plots. The site has a slight fall in surface level from the rear western boundary to the eastern street frontage. Surface levels range from RL 5.6m to RL 4.6m AHD.

Brisbane Waters Private Hospital currently accommodates 55 general hospital beds and 34 mental health beds; provides a spectrum of Geriatric services backed by the support of an Allied Health Team comprising Dietitians, Occupational Therapists and Physiotherapists. It is also the only private mental health facility in the Central Coast Region. Additional Hospital car parking is provided on Lot 2 DP 778281 (1,401m²) and Lot 3 DP 778360 (2,083m²), Vidler Avenue and Dwyer Avenue, Woy Woy.

Proposal

The proposed development involves the carrying out the following works:

- demolition of various existing single storey structures, driveways and hardstand located within the area of the proposed hospital additions and minor internal demolition of the existing fitout within the main hospital building in order to provide for additional ward beds;
- construction of a new single storey building at the northern end of the site to consolidate existing administrative offices and consulting suites already located within the hospital campus, incorporating ancillary facilities such as gym; diagnostic medical imaging; kiosk café providing light snacks pre-prepared off-site; staff and patient amenities; and provision of illuminated hospital identification signage (5m wide x 1.5m high) on the street front elevation of the new building;
- internal alterations to the fit-out of the existing hospital to provide 18 additional general hospital and 8 mental health beds (i.e. total of 26 additional beds);
- reconfigure car parking layout within Lot 1 DP 787109 for greater efficiency and to provide one additional disability space;
- provision of new hospital set down/pick up and pedestrian areas fronting Vidler Avenue; and
- site landscaping on the northern side between the existing and proposed buildings, and along part of the Vidler Avenue frontage.

The proposal results in the following;

- Increase in gross floor area by 1,315m² to a total GFA of 6,930m².
- Increase in FSR from 0.55:1 to 0.679:1.
- Increase in beds from 89 to 115.
- Increase in peak staff numbers from 55 to 58.
- No change to existing 120 car parking spaces except for alterations to convert one space to a disabled space.

The existing hospital is single and two storey, and the new building to be constructed on the northern side is single storey. The new building will be set back 14.5 m from Vidler Avenue, 13m from the northern boundary, and 1.975m from the western boundary. Two connections will be provided between the existing and proposed buildings.

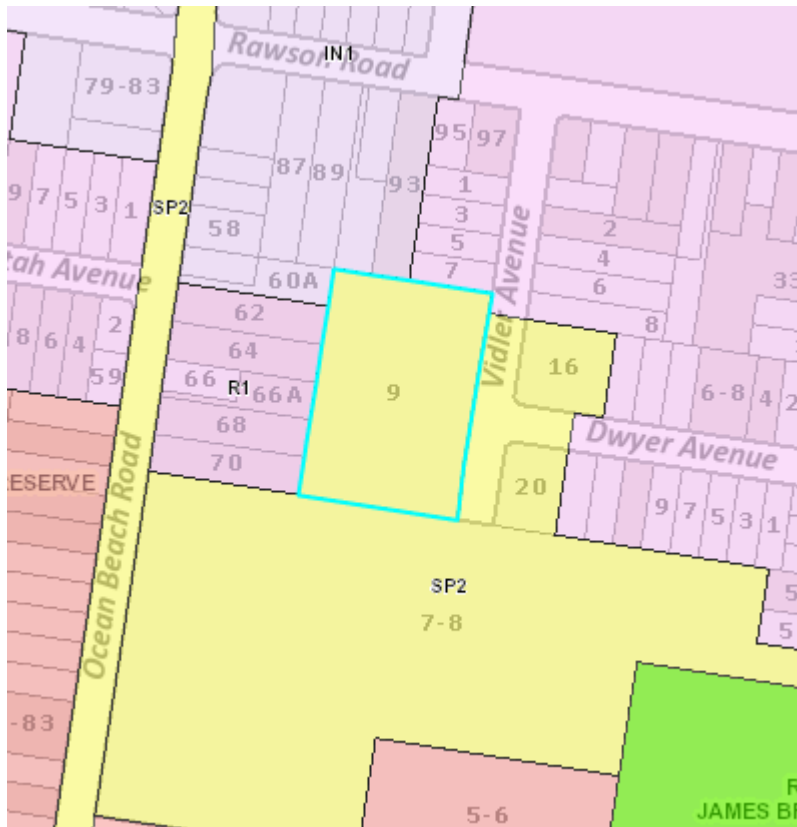
Car parking on the northern side of the site will be rearranged to provide a row of parking along the northern boundary, with a 2 way driveway between the parking spaces and the new building.

Assessment

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

Gosford Local Environmental Plan 2014

The land is zoned SP2 Infrastructure (Health Services Facility) under Gosford Local Environmental Plan 2014. The proposal is defined as a hospital and is permissible with consent within the zone as well as under SEPP (Infrastructure) 2007.



Zoning Plan

The objectives of the zone are:

- *To provide for infrastructure and related uses.*
- *To prevent development that is not compatible with or that may detract from the provision of infrastructure.*
- *To ensure that development is compatible with the desired future character of the zone.*

In this instance, it is considered that the proposal is consistent with the stated objectives for the following reasons:

- The proposal provides for the refurbishment and expansion of health facilities/infrastructure needed in this area.
- The proposal improves and increases health infrastructure and services.

The proposal is also consistent with the principles of Ecologically Sustainable Development, as specified within the Local Government Act 1993.

Principal Development Standards

Under Clause 4.3 Height of Buildings in Gosford LEP 2014, the maximum height is 11.5 m above ground level. The proposal has a maximum height of 7.5m and therefore complies.

Under Clause 4.4 of the Gosford LEP 2014, the maximum FSR is 2:1. The proposal results in a FSR of 0.679:1 and therefore complies.

Acid Sulfate Soils

This land has been identified as being affected by the Acid Sulfate Soils Map and the matters contained in Clause 7.1 of Gosford Local Environmental Plan 2014 have been considered.

The site has been identified as being Class 3 soils, where works 1 m below ground level may encounter acid sulphate soils.

(Refer Condition 3.7)

Climate Change and Sea Level Rise

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

Climate change and sea level rise will be felt through:

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

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

Coastal Zone

The provisions of Clause 5.5 Gosford Local Environmental Plan 2014 and State Environmental Planning Policy (SEPP) No 71 - Coastal Protection require Council to consider matters in relation to the Coastal Zone. These matters have been considered in the assessment of this application and are considered consistent with the stated aims and objectives.

Section 94 Contributions

The land zoned SP2 Infrastructure is subject to contribution plan CP 31 Peninsula. However the development does not generate any increase in residential development and therefore no contributions are applicable for a hospital.

Advertising and Signage

The proposed development includes the placement of a 1.5m high x 5m wide "Brisbane Waters Private Hospital" illuminated identification sign on the north-eastern elevation of the building facing Vidler Avenue. The sign is located on a façade/elevation 2.8mx 13.5m.

The sign is considered consistent with the objectives of SEPP 64 and Chapter 3.7 Advertising Signage as it;

- is compatible with the scale and proportion of the site and health buildings.
- is needed for patient/visitor location identification of medical services.
- does not unreasonably impact the amenity, safety or character of the area.
- is used for building identification and not advertising.

Development Control Plan 2013

Chapter 2.1 - Character

The site is located in *Woy Woy 9 Sandplain Mixed Density*. The desired character is that this area should remain leafy mixed-density residential neighbourhoods that retain some mid-twentieth century bungalows. This character is not practicable for the expansion of the existing hospital, although the new building is single storey which is not as dominant as the existing part 2 storey building.

Chapter 6.3 - Erosion and Sedimentation Control

An erosion and sedimentation control plan has been submitted.

(Refer Conditions 3.2 and 4.2)

Chapter 6.7 - Water Cycle Management

A water cycle management plan has been submitted which proposes water retention of 18.7m³ and OSD of 20kl capacity.

Chapter 7.1 - Car Parking

The car parking required for a hospital is 1 space per 2 beds and 1 space per 2 employees.

With the additions proposed of a total number of 115 beds, and maximum staff of 58, the car parking required is 87. As the hospital has 120 car parking spaces on the site and adjoining sites, adequate parking has been provided and exceeds that required under the DCP.

Internal Referrals**Development Engineer**

Council's development Engineer has assessed the application and raises no objections to the proposal subject to relevant conditions being included in the conditions of consent.

(Refer Conditions 2.2 and 2.6)

Waste Officer.

No objections subject to conditions of consent.

(Refer Conditions 6.1 and 6.2)

Building Surveyor

The building will generally comply with the Building Code of Australia.

Health/Food Officer

No objections. The design and fitout of the food premises (café) is to comply with the Food Act and Regulations.

(Refer Conditions 2.7 and 5.7 to 5.10)

Public Submissions

The following table is a summary of the three (3) public submissions received.

Those issues associated with the key issues have been addressed in the above report. The remaining issues pertaining to various concerns were addressed in the assessment of the application pursuant to the heads of consideration contained within Section 79C of the Environmental Planning and Assessment Act 1979.

Issue	Submission	Comment
External door/stairs on south-west side.	The stairs will affect privacy of adjoining residents. No indication what the door will be used for.	Door and stairs are from first floor and for fire safety/emergency exit purposes. Will not impact adjoining residential amenity.
Construction noise.	Should be limited to certain hours and have a person residents can contact during the development.	Has been included in conditions of consent. (Refer Conditions 3.3 and 4.1)
Shadow diagrams.	Not provided for June.	Shadow diagrams have been provided for March/September. There is no additional shadow impact. The building heights are less than the 11.5m permitted under the

		LEP. The existing hospital building is 1-2 storey and is not being increased in height. The new building at the northern end of the site is single storey and will have no significant shadow impact on adjoining residences.
Drawing D30 shows a courtyard and a person standing next to a residential fence.	No information has been provided what this area will be used for and levels are not shown.	The south west corner of the existing hospital is being renovated/refurbished. There is no increase in height in this section. There is no courtyard in this part of the hospital.
Waste storage area.	Should be relocated away from northern boundary for OH and S issues.	The waste storage area is located in the north west corner of the site. The adjoining development and zoning is industrial. Therefore there is no significant impact to amenity caused to the adjoining development. The bin storage area must meet hospital health/waste requirements and are serviced by a private contractor. The storage area is contained within an enclosed shed which must be locked for safety and security of medical waste. The waste will not be visible from the adjoining property nor the street.
Incorrect/inadequate information.	The levels and other information shown on the plans are wrong.	The plans have used an assumed datum of 0.00 for the existing ground floor level of the existing hospital and the new building. This is satisfactory in this case, even though levels should normally be to AHD.

Conclusion

The proposal provides for an increase in private medical/hospital services to serve the area. The proposal provides economic and social benefits to local residents by the expansion of the hospital facilities.

The proposal complies with the development standards of the Gosford LEP 2014 and DCP 2013.

The issues raised in public submissions are addressed in the report and do not justify refusal or amendment of the proposal. The additions/alterations do not have any additional significant impacts on adjoining residents/developments.

All relevant matters under Section 79C of the Environment Planning and Assessment Act, Section 89 of the Local Government Act, the objectives of the zone and the principles of ecologically sustainable development have been considered and no objection is raised to the proposal subject to compliance with the conditions contained within the recommendation.

Attachments: A Proposed Conditions of Consent
 B Plans

Tabled Items: Nil

Plans for Stamping:

Original Lodged Plans ECM Doc No. 21718407 & 21717226

Supporting Documents for Binding with consent:

Document Name:	Statement of Environmental Effects	21717226
	Concept Stormwater Management Plan	21717226
	Construction Waste Minimisation and Management Plan	21922956
	Operational Waste Management Plan	22142928
	Transport Impact Assessment	21717458

RECOMMENDATION

- A The Joint Regional Planning Panel as consent authority grant consent to Development Application No 48744/2015 for Alterations and Additions to Hospital, Signage and Demolition of Various Existing Structures (JRPP) on LOT: 1 DP: 787109, 9 Vidler Avenue WOY WOY subject to the conditions attached.
- B The applicant be advised of Joint Regional Planning Panel decision and of their right to appeal in the Land and Environmental Court under Section 97 of the Environmental Planning and Assessment Act 1979 six (6) months after the date on which the applicant receives notice in respect to Council's decision..
- C The objectors are notified of Joint Regional Planning Panel's decision.

ATTACHMENT A – PROPOSED CONDITIONS OF CONSENT

1.. PARAMETERS OF THIS CONSENT

1.1. Approved Plans and Supporting Documents

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

Architectural Plans by Health Science Planning Consultants Landscape Plans by Moir Landscape Architecture

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DA00	Cover Sheet	1	B	2/11/2015
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LP04	Detail Landscape Plans	1	B	6/11/2015
LP05	Planting Schedule and Theme	1	B	6/11/2015

Supporting Documentation

Document/Author	Title	Date
Doug Sneddon Planning Pty Ltd	Statement of Environmental Effects	November 2015
Northrop Job No 151932	Concept Stormwater Management Plan	5/11/2015
	Construction Waste Minimisation and Management Plan	6/11/2015
Brisbane Waters Private Hospital	Operational Waste Management Plan	2015
GTA Consultants Ref 16S1217000	Transport Impact Assessment	3/11/2015

1.2. Carry out all building works in accordance with the Building Code of Australia.

2.. PRIOR TO ISSUE OF ANY CONSTRUCTION CERTIFICATE

- 2.1. No activity is to be carried out on site until any Construction Certificate has been issued, other than:
 - a Site investigation for the preparation of the construction, and / or
 - b Implementation of environmental protection measures, such as erosion control etc that are required by this consent.
- 2.2. Submit an application to Council under Section 138 of the *Roads Act, 1993*, for the approval of required works to be carried out within the road reserve.

Submit to Council Engineering plans for the required works within a public road that have been designed by a suitably qualified professional in accordance with Council's "Civil Construction Specification", "GCC Design Specification for Survey, Road and Drainage Works" and Gosford DCP 2013 Chapter 6.3 - *Erosion Sedimentation Control*. The Engineering plans must be included with the Roads Act application for approval by Council.

Design the required works as follows:

- a. Heavy-duty vehicle crossing constructed with 200mm thick concrete reinforced with 1 layer of SL72 steel fabric top and bottom.
- b. All redundant dish crossings and / or damaged kerb and gutter must be removed and replaced with new kerb and gutter.

The Roads Act application must be approved by Council.

A fee for the approval of engineering plans under the *Roads Act 1993* applies. The amount of this fee can be obtained by contacting Council's Customer Services on (02) 4325 8222.

- 2.3. Submit a dilapidation report to Council with the Roads Act application and / or Construction Certificate application. The report must document and provide photographs that clearly depict any existing damage to the road, kerb, gutter, footpath, driveways, street trees, street signs or any other Council assets in the vicinity of the development.
- 2.4. Pay a security deposit of \$3500 into Council's trust fund. The payment of the security deposit is required to cover the cost of repairing damage to Council's assets that may be caused as a result of the development. The security deposit will be refunded upon the completion of the project if no damage was caused to Council's assets as a result of the development.
- 2.5. Apply for and obtain from Council (Water Authority) a Section 307 Certificate of Compliance under the *Water Management Act 2000*. Conditions and contributions may apply to the Section 307 Certificate.

The 'Application for 307 Certificate under Section 305 *Water Management Act 2000*' form can be found on Council's website www.gosford.nsw.gov.au. Early application is recommended.

- 2.6. Submit design details of the following engineering works within private property:

- a. Driveways / ramps and car parking areas must be designed according to the requirements of AS2890: *Parking Facilities* for the geometric designs, and industry Standards for pavement designs.
- b. Piping of all stormwater from impervious areas within the site to Council's drainage system.

These design details and any associated reports must be included in the construction certificate.

2.7 Design the fit out of the food premises to comply with the *Food Act 2003*, *Food Regulation 2010*, *Food Standards Code* and *AS4674-2004: Construction and fit out of food premises*.

The design and construction of food premises must include the following, as applicable:

1. The floors of kitchens, food preparation areas and the like are to be constructed of materials which are impervious, non slip and non abrasive. The floor is to be finished to a smooth even surface, graded and drained to a floor waste connected to the sewer.
2. The intersection of walls with floors and plinths to be coved, having a minimum radius of 25mm.
3. Walls of the kitchen preparation areas and the like to be of solid construction finished in a light colour with glazed tiles, stainless steel, laminated plastics or similar approved material adhered directly to the wall to a minimum height of 2m above the floor level, to provide a smooth even surface.
4. Walls where not tiled are to be cement rendered and finished to a smooth even surface, painted with a washable paint of a light colour or sealed with other approved materials.
5. All service pipes throughout the premises are to be concealed in the walls, floors, plinths and ceilings. Where this is not possible, the pipes should be fixed on non-corrosive brackets so as to provide at least 25mm clearance between the pipe and any vertical surface and 100mm between the pipe and any horizontal surface.
NOTE: The use of corrugated electrical conduit is not permitted.
6. The ceilings of kitchens, food preparation areas, storerooms and the like, to be of rigid smooth-faced, non absorbent material i.e. fibrous plaster, plasterboard, fibre cement sheet, cement render or other approved material.
7. All stoves, refrigerators, bain-maries, stock pots, washing machines, hot water heaters, large scales, food mixers, food warmers, cupboards, counters, bars etc... to be supported on wheels, concrete plinths a minimum 75mm in height, metal legs minimum 150mm in height, brackets or approved metal framework or the like.
8. Cupboards, cabinets, benches and shelving may be glass, metal, plastic, timber sheeting or other approved material. The use of particle board or similar material is not permitted unless laminated on all surfaces. Shelving should be fixed 25mm clear of the walls.
9. Adequate fly screens and doors with self-closing devices, (where applicable), are to be provided to all door and window openings, and an electronic insect control device is to be provided within the food premises.
10. Garbage storage enclosures are to be fitted with a hose cock and the floor is to be graded and drained to an approved floor waste connected to the sewer.
11. A mechanical ventilation exhaust system hood is to be installed where cooking or heating processes are carried out in the kitchen or in food preparation areas, in accordance with the relevant requirements of Clause F4.12 of the Building Code of Australia (BCA) and Australian Standard AS1668 Parts 1 & 2.

12. Food premises must have hand washing facilities that are located where they can be easily accessed by food handlers:
 - a. within areas where food handlers work if their hands are likely to be a source of contamination; and
 - b. if there are toilets on the food premises-immediately adjacent to the toilets or toilet cubicles.Hand washing facilities must be:
 - a. permanent fixtures;
 - b. connected to, or otherwise provided with, a supply of warm running potable water;
 - c. of a size that allows easy and effective hand washing; and
 - d. clearly designated for the sole purpose of washing hands, arms and face.
13. Ceramic tiles being provided to a height of 450mm above bench tops, wash hand basins and similar fittings.
14. The refrigerated/cooling/freezing chamber, which is of sufficient size for a person to enter must have:
 - a. a door which is capable of being opened by hand from inside without a key must also have a doorway with a clear width of not less than 600mm and a clear height of not less than 1.5m; and
 - b. internal lighting controlled only by a switch is located adjacent to the entrance doorway inside the chamber; and
 - c. an indicator lamp positioned outside the chamber which is illuminated when the interior light is switched on; and
 - d. An alarm that is:
 - (i) located outside but controllable only from within the chamber; and
 - (ii) able to achieve a sound pressure level outside the chamber of 90dB(A) when measured 3m from the sounding device.

Sufficient detail shall be included in the construction certificate plans to demonstrate compliance with these requirements

3.. PRIOR TO COMMENCEMENT OF ANY WORKS

- 3.1. Appoint a Principal Certifying Authority after the construction certificate for the building work has been issued.
 - a. The Principal Certifying Authority (if not Council) is to notify Council of their appointment and notify the person having the benefit of the development consent of any critical stage inspections and other inspections that are to be carried out in respect of the building work no later than two (2) days before the building work commences.
 - b. Submit to Council a *Notice of Commencement of Building Works* or *Notice of Commencement of Subdivision Works* form giving at least two (2) days notice of the intention to commence building or subdivision work. The forms can be found on Gosford City Council's website www.gosford.nsw.gov.au
- 3.2. Do not commence site works until the sediment control measures have been installed in accordance with the approved plans / Gosford DCP 2013 Chapter 6.3 - *Erosion Sedimentation and Control*.
- 3.3. Erect a sign in a prominent position on any work site on which building, subdivision or demolition work is being carried out. The sign shall indicate:

- a. The name, address and telephone number of the principal certifying authority for the work; and
- b. The name of the principal contractor and a telephone number at which that person may be contacted outside of working hours; and
- c. That unauthorised entry to the work site is prohibited.

Remove the sign when the work has been completed.

- 3.4. Prevent public access to the construction site in accordance with the NSW WorkCover publication titled '*Site Security and Public Access onto Housing Construction Sites*' when building work is not in progress or the site is unoccupied. The use of barbed wire and/or electric fencing is not to form part of the protective fencing to construction sites.

A separate application made under the *Roads Act 1993* will need to be lodged with Council If a hoarding or construction site fence must be erected on the road reserve or a public place.

- 3.5. Install a hoarding or construction site fence between the work site and any public place to prevent any materials from or in connection with the work falling onto the public place. The use of barbed wire and/or electric fencing is not to form part of the hoarding or construction site fence.

A separate application made under the *Roads Act 1993* will need to be lodged with Council If the hoarding or construction site fence must be erected on the road reserve or a public place.

- 3.6. Undertake demolition involving asbestos in accordance with the *Work Health and Safety Act 2011*.

The person having the benefit of this consent must ensure that the removal of:

- a. more than 10m² of non-friable asbestos or asbestos containing material is carried out by a licensed non-friable (Class B) or a friable (Class A) asbestos removalist, and
- b. friable asbestos of any quantity is removed by a licensed removalist with a friable (Class A) asbestos removal licence.

The licensed asbestos removalist must give notice to the regulator before work commences in accordance with Clause 466 of the *Work Health and Safety Regulation 2011*.

- 3.7. Prepare an acid sulphate soil management plan in the event acid sulphate soils are encountered during exaction below ground surface level.

4.. DURING WORKS

- 4.1. Clearing of land, excavation, and / or earthworks, building works, and the delivery of building materials must only be carried out between the following hours:

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

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

- a. No work is permitted on Sundays and Public Holidays

- b. No work is permitted on:
 - Saturdays when a public holiday is adjacent to that weekend.
 - Construction industry awarded rostered days off.
 - Construction industry shutdown long weekends.

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

- i Minor renovation or refurbishments to single dwelling construction.
 - ii Owner occupied renovations or refurbishments to single dwelling construction.
 - iii Owner builder construction of single dwelling construction; and / or
 - iv Any cottage constructions, single dwellings or housing estates consisting of predominantly unoccupied single dwellings.
- 4.2. Undertake and maintain Erosion and Siltation control measures in respect to any part of the land where the natural surface is disturbed or earthworks are carried out. The controls must comply with Gosford DCP 2013 Chapter 6.3 - *Erosion and Sedimentation Control*.
- 4.3. Construct the works within the road reserve that required approval under the Roads Act. The works must be constructed in accordance with Council's Civil Works Specification and Gosford DCP 2013 Chapter 6.3 - Erosion Sedimentation Control.
- 4.4. Construct the engineering works within private property that formed part of the Construction Certificate in accordance with Council's Civil Works Specification and Gosford DCP 2013 Chapter 6.3 - Erosion Sedimentation Control.
- 4.5. Compliance with all commitments as detailed with the Waste Management Plan dated 15 December 2015 signed by S. Sinclair.
- 4.6. Keep a copy of the stamped approved plans on site for the duration of site works and make the plans available upon request to either the Principal Certifying Authority or an officer of Council.
- 4.7. Do not carry out construction work or store building materials on the road reserve unless they are associated with a separate approval under the *Roads Act 1993*.
- 4.8. Action the following when an excavation extends below the level of the base of the footings of any building, structure or work on adjoining land:
- a. notify the owner of the adjoining land, and
 - b. protect and support the building, structure or work from possible damage from the excavation, and
 - c. underpin the building, structure or work where necessary, to prevent any such damage.
- These actions must be undertaken by the person having the benefit of the development consent at their own expense.
- 4.9. Implement the requirements of the Waste Management Plan listed as supporting documentation in this development consent.
- 4.10. Demolish buildings in a safe and systematic manner in accordance with AS2601-2001: *The demolition of structures*. Waste materials must be disposed of at a waste management facility.

5.. PRIOR TO ISSUE OF ANY OCCUPATION CERTIFICATE

- 5.1. Submit an application for the Occupation Certificate to the Principal Certifying Authority for approval.
- 5.2. Do not occupy the premises until the Occupation Certificate has been issued.
- 5.3. Complete works within the road reserve that required approval under the Roads Act. The works must be completed in accordance with Council's "Civil Construction Specification", "GCC Design Specification for Survey, Road and Drainage Works" and Gosford DCP 2013 Chapter 6.3 - *Erosion Sedimentation Control*, and documentary evidence for the acceptance of such works must be obtained from the Roads Authority.
- 5.4. Rectify any damage not shown in the dilapidation report submitted to Council before site works had commenced. Any damage will be assumed to have been caused as a result of the site works undertaken and must be rectified at the applicant's expense.
- 5.5. Complete the internal engineering works within private property in accordance with the plans and details approved with the construction certificate.
- 5.6. Drain all stormwater from impervious surface areas, including pathways and driveways, to the existing legal point of stormwater discharge for the site.
- 5.7. Construct the food premises to comply with the *Food Act 2003*, *Food Regulation 2010*, *Food Standards Code* and *AS4674-2004: Construction and fit out of food premises*.
- 5.8. Provide certification from a mechanical engineer to the Principal Certifying Authority that the construction, installation and operation of the exhaust hood ventilation system meet the requirements of:
 - AS/NZS1668 Part 1-1998: *The use of ventilation and air-conditioning in buildings - Fire and smoke control in multi-compartment building*
 - and / or
 - AS/NZS1668 Part 2-2012: *The use of ventilation and air-conditioning in buildings - Mechanical ventilation in buildings*
- 5.9. Submit to Council a Food Premises registration form. The form can be found on Gosford City Council's website www.gosford.nsw.gov.au
- 5.10. Provide evidence of the submission to, and acceptance by, NSW Health of a Drinking Water Management System, in compliance with NSW Health requirements and the *Public Health Act 2010* and *Regulation 2012*. The drinking water supplied to the premises must consistently meet the *Australian Drinking Water Guidelines 2011*. Further details can be found on the NSW Health website: <http://www.health.nsw.gov.au>
- 5.11. The issue of an amended/new Annual Fire Safety Statement.

6.. ONGOING OPERATION

- 6.1. Compliance with all commitments as detailed in the existing Brisbane Waters Private Hospital Operational Waste Management Plan.
- 6.2. All waste, waste materials and waste packaging to be placed and stored out of public view within the approved waste storage locations.

7.. ADVICE

- 7.1. Consult with public authorities who may have separate requirements in the following aspects:
 - a. *Australia Post* for the positioning and dimensions of mail boxes in new commercial and residential developments;
 - b. *Jemena Asset Management* for any change or alteration to the gas line infrastructure;
 - c. *Ausgrid* for any change or alteration to electricity infrastructure or encroachment within transmission line easements;
 - d. *Telstra, Optus* or other telecommunication carriers for access to their telecommunications infrastructure.
 - e. *Gosford City Council* in respect to the location of water, sewerage and drainage services.
- 7.2. Carry out all work under this Consent in accordance with WorkCover requirements including the *Workplace Health and Safety Act 2011 No 10* and subordinate regulations, codes of practice and guidelines that control and regulate the development industry.
- 7.3. Dial Before You Dig
 Underground assets may exist in the area that is subject to your application. In the interests of health and safety and in order to protect damage to third party assets please contact Dial Before You Dig at www.1100.com.au or telephone on 1100 before excavating or erecting structures. (This is the law in NSW). If alterations are required to the configuration, size, form or design of the development upon contacting the Dial Before You Dig service, an amendment to the development consent (or a new development application) may be necessary. Individuals owe asset owners a duty of care that must be observed when working in the vicinity of plant or assets. It is the individual's responsibility to anticipate and request the nominal location of plant or assets on the relevant property via contacting the Dial Before You Dig service in advance of any construction or planning activities.

Telecommunications Act 1997 (Commonwealth)
 Telstra (and its authorised contractors) are the only companies that are permitted to conduct works on Telstra's network and assets. Any person interfering with a facility or installation owned by Telstra is committing an offence under the *Criminal Code Act 1995 (Cth)* and is liable for prosecution. Furthermore, damage to Telstra's infrastructure may result in interruption to the provision of essential services and significant costs. If you are aware of any works or proposed works which may affect or impact on Telstra's assets in any way, you are required to contact: Telstra's Network Integrity Team on phone number 1800 810 443.
- 7.4. The inspection fee for works associated with approvals under the Roads Act is calculated in accordance with Council's current fees and charges policy.

- 7.5. Separate application is required should the applicant require a new or upsized water supply connection to Council's water supply system.
- 7.6. Ensure the proposed building or works comply with the requirements of the *Disability Discrimination Act*.

NOTE: The *Disability Discrimination Act* (DDA) is a Federal anti-discrimination law.

The DDA covers a wide range of areas including employment, education, sport and recreation, the provision of goods, services and facilities, accommodation and access to premises. The DDA seeks to stop discrimination against people with any form of disability including physical, intellectual, sensory, psychiatric, neurological, learning, disfigurement or presence in the body of a disease-causing organism. This development consent does not indicate nor confirm that the application complies with the requirements of the DDA.

8.. PENALTIES

Failure to comply with this development consent and any condition of this consent may be a **criminal offence**. Failure to comply with other environmental laws may also be a **criminal offence**.

Where there is any breach Council may without any further warning:

- Issue Penalty Infringement Notices (On-the-spot fines);
- Issue notices and orders;
- Prosecute any person breaching this consent, and/or
- Seek injunctions/orders before the courts to retain and remedy any breach.

Warnings as to Potential Maximum Penalties

Maximum Penalties under NSW Environmental Laws include fines up to \$1.1 Million and/or custodial sentences for serious offences.

9.. REVIEW OF DETERMINATION

- 9.1. Subject to provisions of Section 82A of the Act the applicant may make an application seeking a review of this determination, providing it is made in time for Council to determine the review within six (6) months of this determination.

10.. RIGHT OF APPEAL

- 10.1. Section 97 of the Act confers on an applicant who is dissatisfied with the determination of a consent authority a right of appeal to the Land and Environment Court within six (6) months, from the date of determination.
- 10.2. To ascertain the date upon which the determination becomes effective refer to Section 83 of the Act.

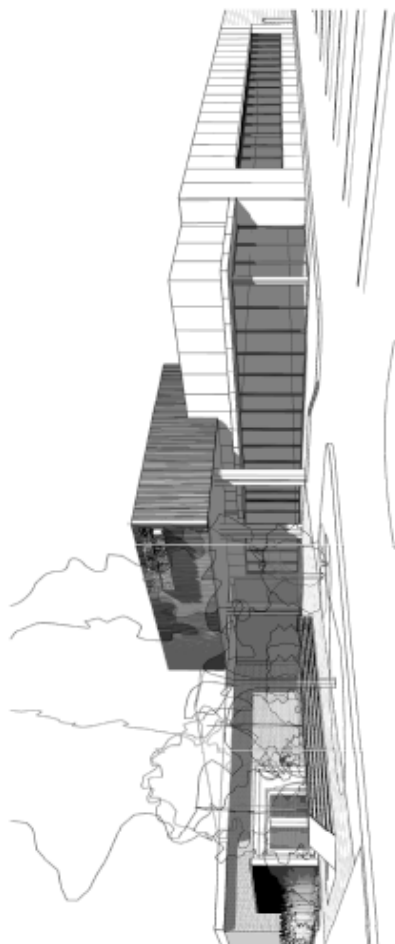
ATTACHMENT B - PLANS

BRISBANE WATERS P.H.

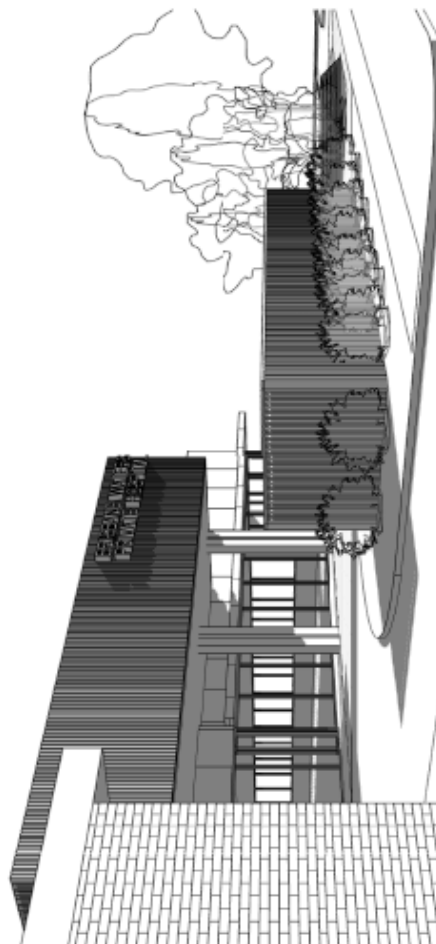
21 VIDLER AVE, WOY WOY, NSW 2256

CD00	COVER SHEET
CD01	EXISTING SITE PLAN
CD10	EXISTING GROUND FLOOR PLAN / DEMO
CD11	EXISTING FIRST FLOOR PLAN / DEMO
CD20	PROPOSED SITE PLAN
CD21	PROPOSED GROUND FLOOR PLAN
CD22	PROPOSED FIRST FLOOR PLAN
CD30	ELEVATIONS & SECTIONS
CD40	SHADOW DIAGRAMS
CD 50	MATERIALS BOARD

EXISTING CONDITION SUMMARY		PROPOSED CONDITION SUMMARY	
AREA - 543.3m ²	NEW BUILD	AREA - NEW BUILDING 131.3m ²	NEW BUILD
SECT - 20	SECT - 20	NEW TOTAL 683.3m ²	SECT - 20
NEUTRAL HEALTH INDEX - 33	NEUTRAL HEALTH INDEX - 33	TOTAL 115	TOTAL 115
CAR PARK - 120 (1 A/C)	CAR PARK - 120 (1 A/C)	CAR PARK - 120 (2 A/C)	CAR PARK - 120 (2 A/C)
		CONSULTING SUITES	CONSULTING SUITES
		NEW MAKING FACILITY	NEW MAKING FACILITY
		STAFFS	STAFFS
		NEW ENTRY + RECEPTION	NEW ENTRY + RECEPTION
		OFFICES	OFFICES



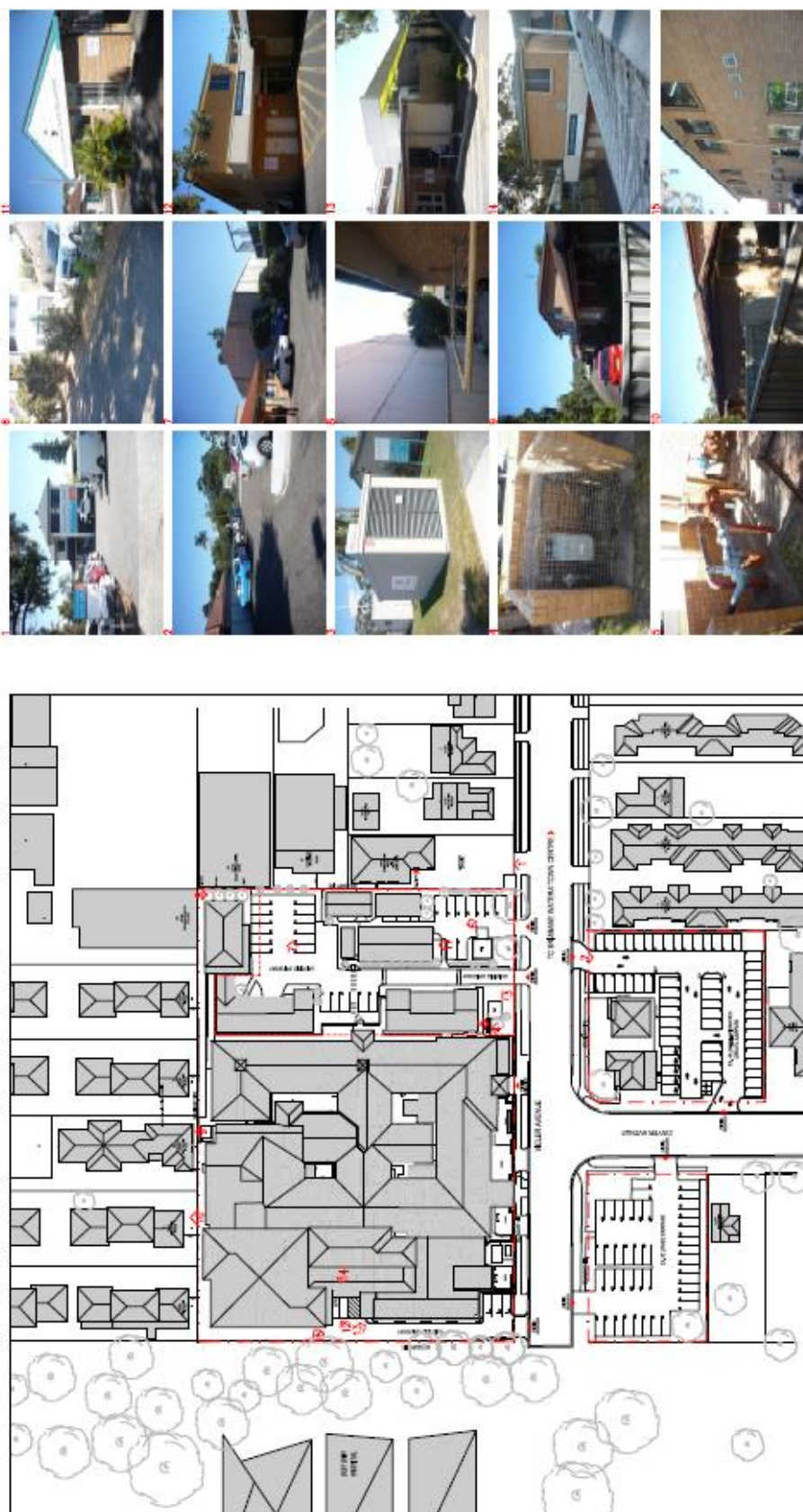
EMERGING NEW FROM VULNERABLE LOOKING WEST



RESEARCHERS NOW FROM VULCAN ARE LOOKING NORTH

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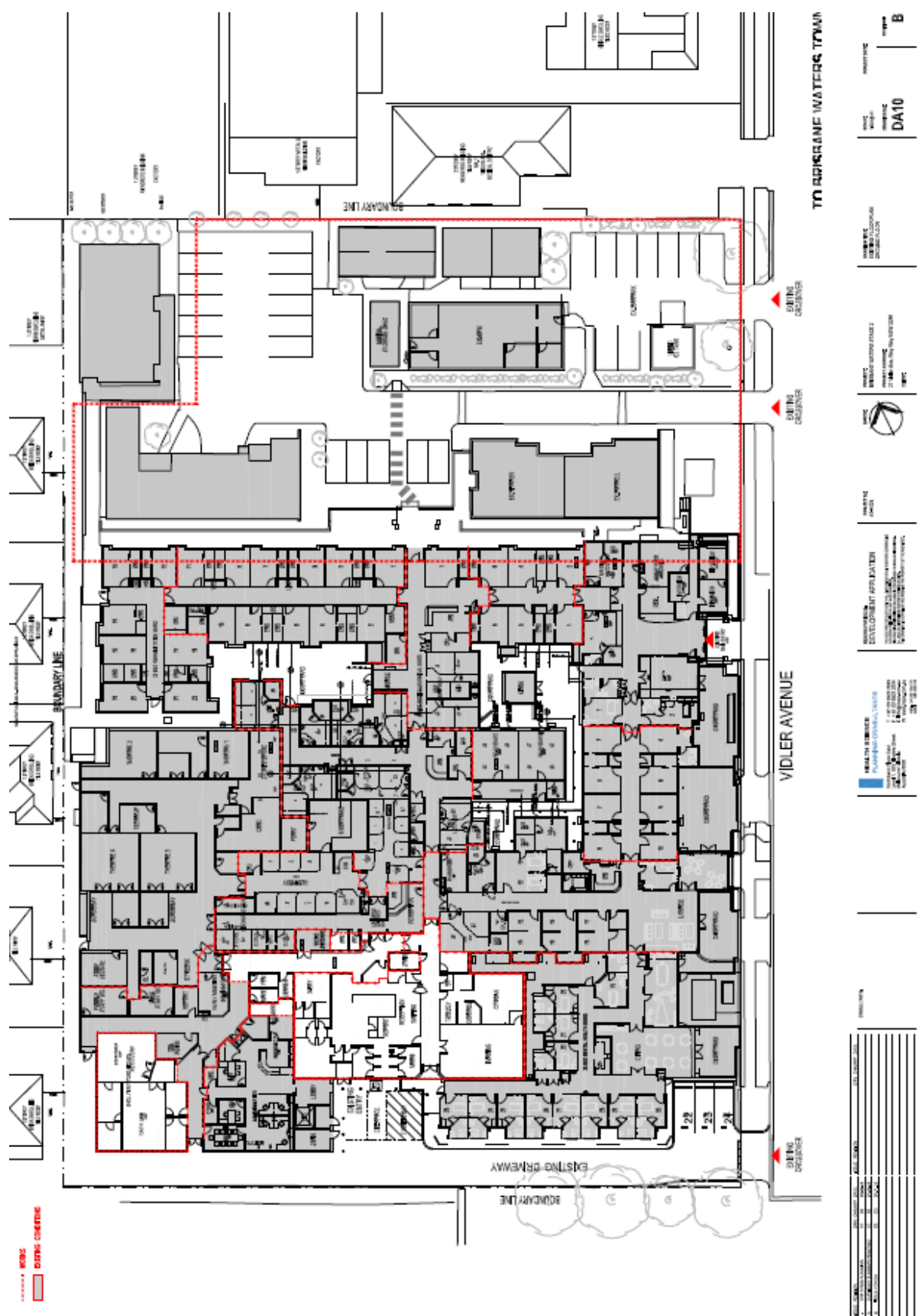
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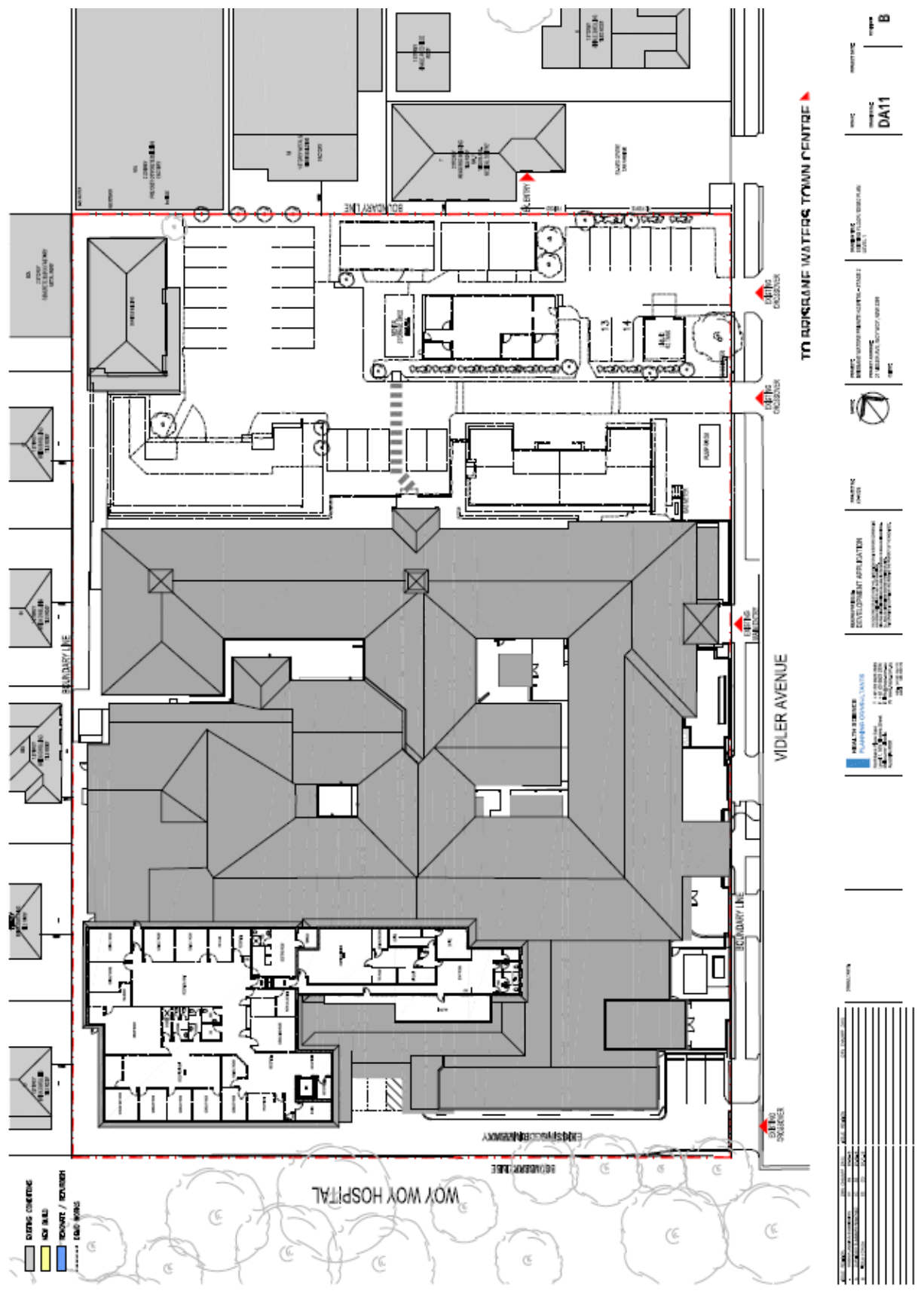


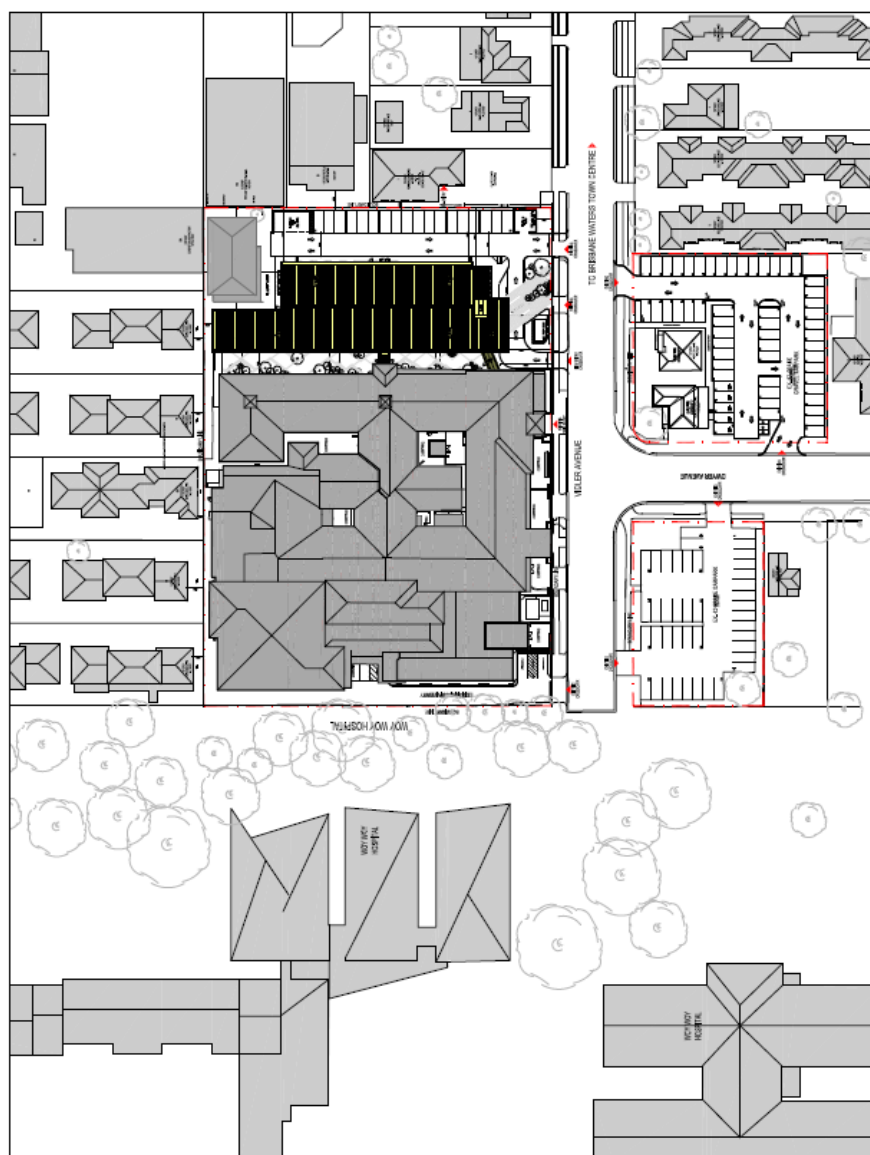
PATIENT INFORMATION		PHYSICIAN INFORMATION	
NAME	DATE OF BIRTH	NAME	DATE
DAVID J. SMITH	03/15/1978	DR. J. L. BROWN	03/15/2024
12345 MAIN ST, SUITE 200, NEW YORK, NY 10001		67890 AVENUE, SUITE 100, NEW YORK, NY 10002	
TEL: (212) 555-1234 FAX: (212) 555-5678		TEL: (212) 555-9876 FAX: (212) 555-4321	

TEST INFORMATION		TEST RESULTS	
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HEALTH SCREENING	HEALTH-005	20.22	20-30
HEALTH SCREENING	HEALTH-006	30.33	30-40
HEALTH SCREENING	HEALTH-007	40.44	40-50
HEALTH SCREENING	HEALTH-008	50.55	50-60
HEALTH SCREENING	HEALTH-009	60.66	60-70
HEALTH SCREENING	HEALTH-010	70.77	70-80
HEALTH SCREENING	HEALTH-011	80.88	80-90
HEALTH SCREENING	HEALTH-012	90.99	90-100

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**HEALTH & ENVIRONMENTAL
PLANNING CONSULTANTS**

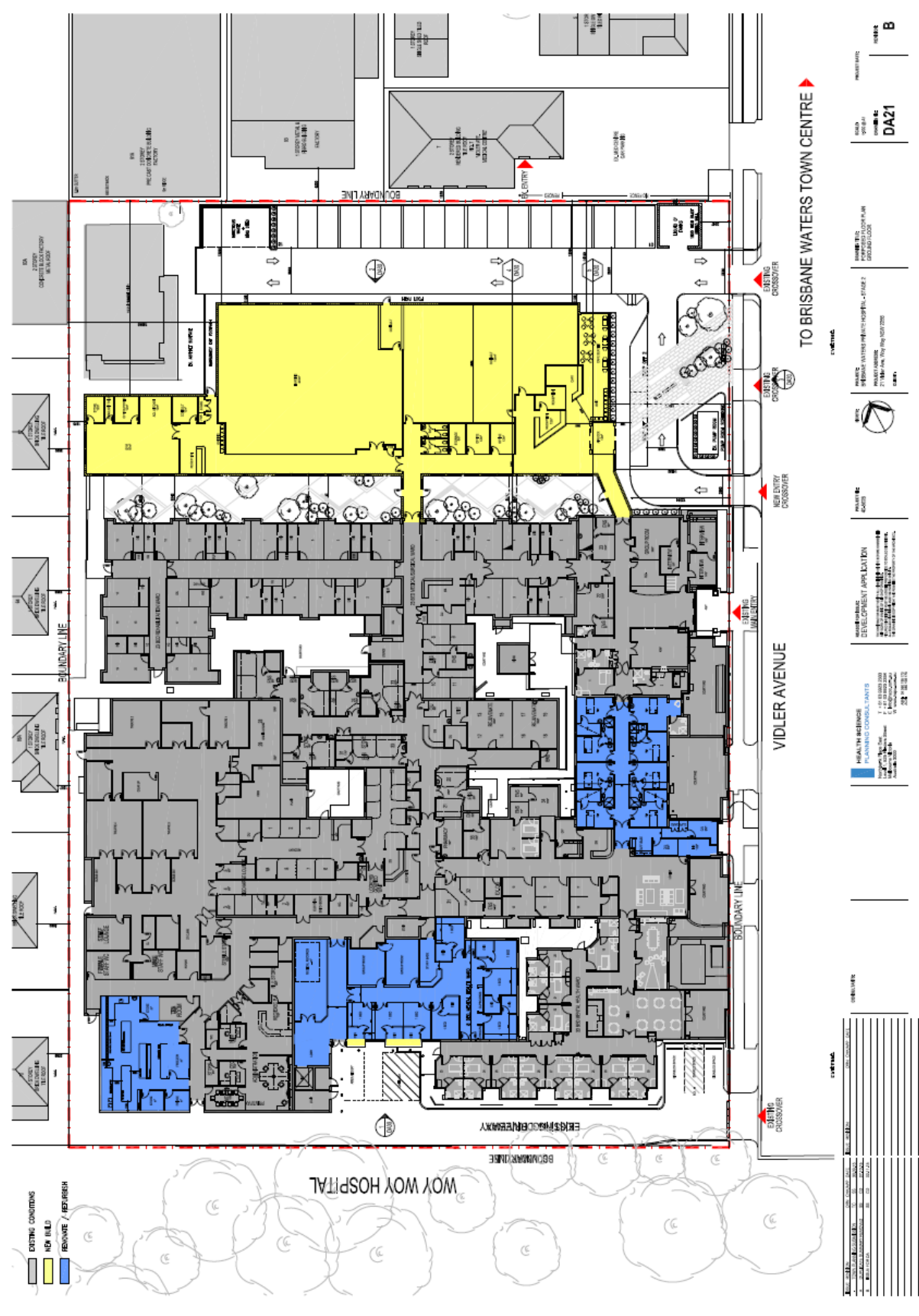
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Cincinnati, OH 45244
Tel: 513.763.1234
Fax: 513.763.1235
E: info@hpc.com
W: www.hpc.com

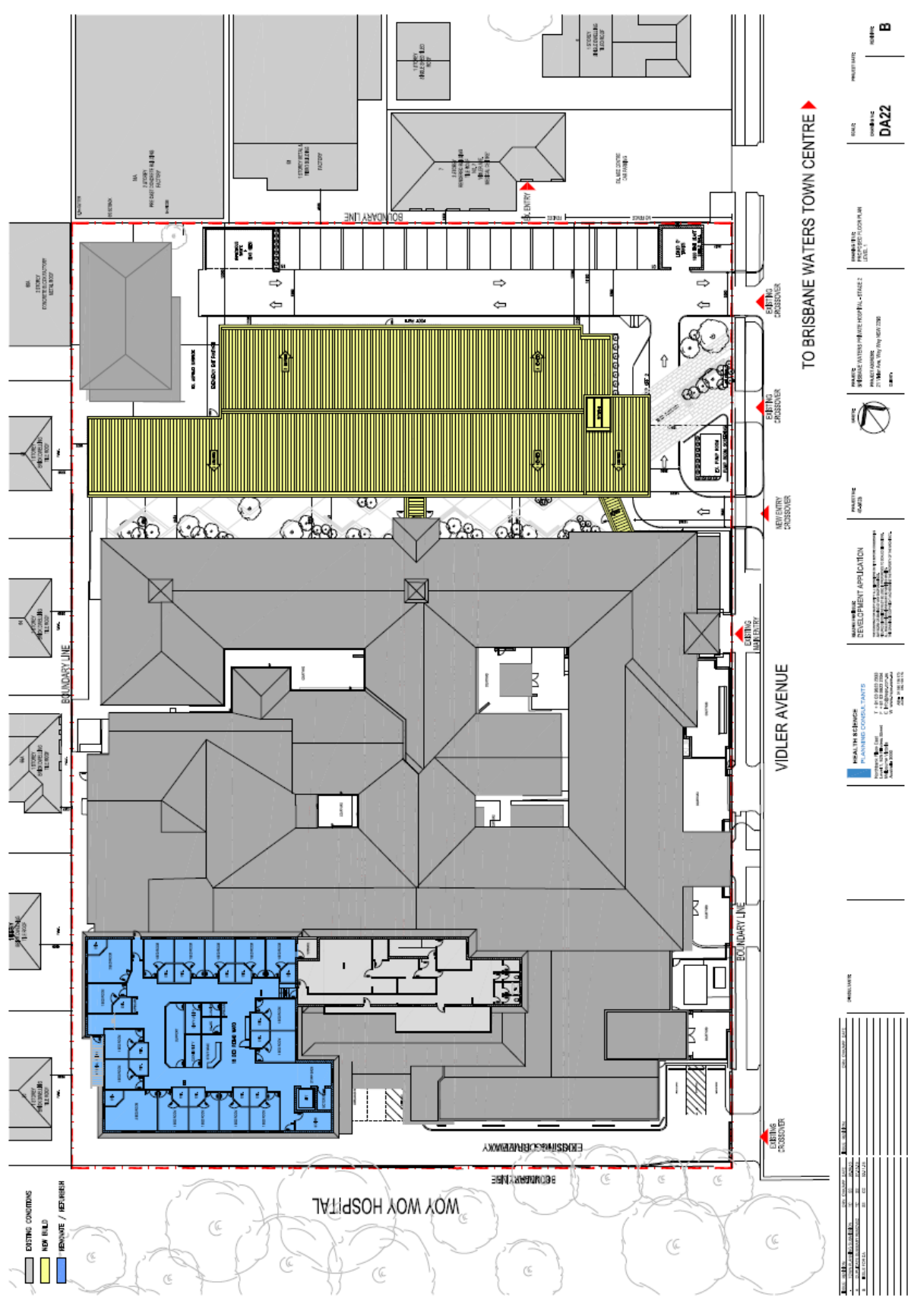
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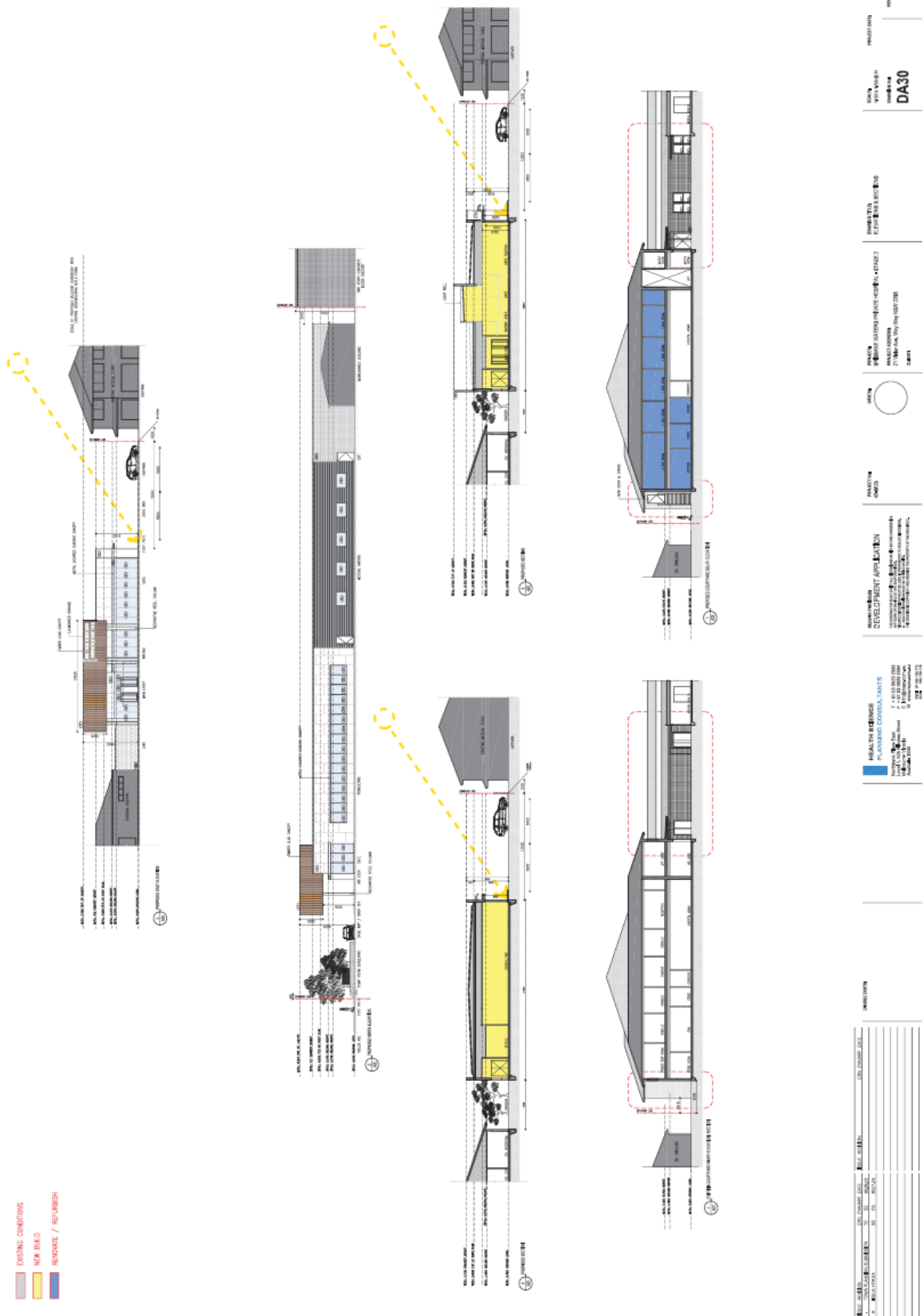
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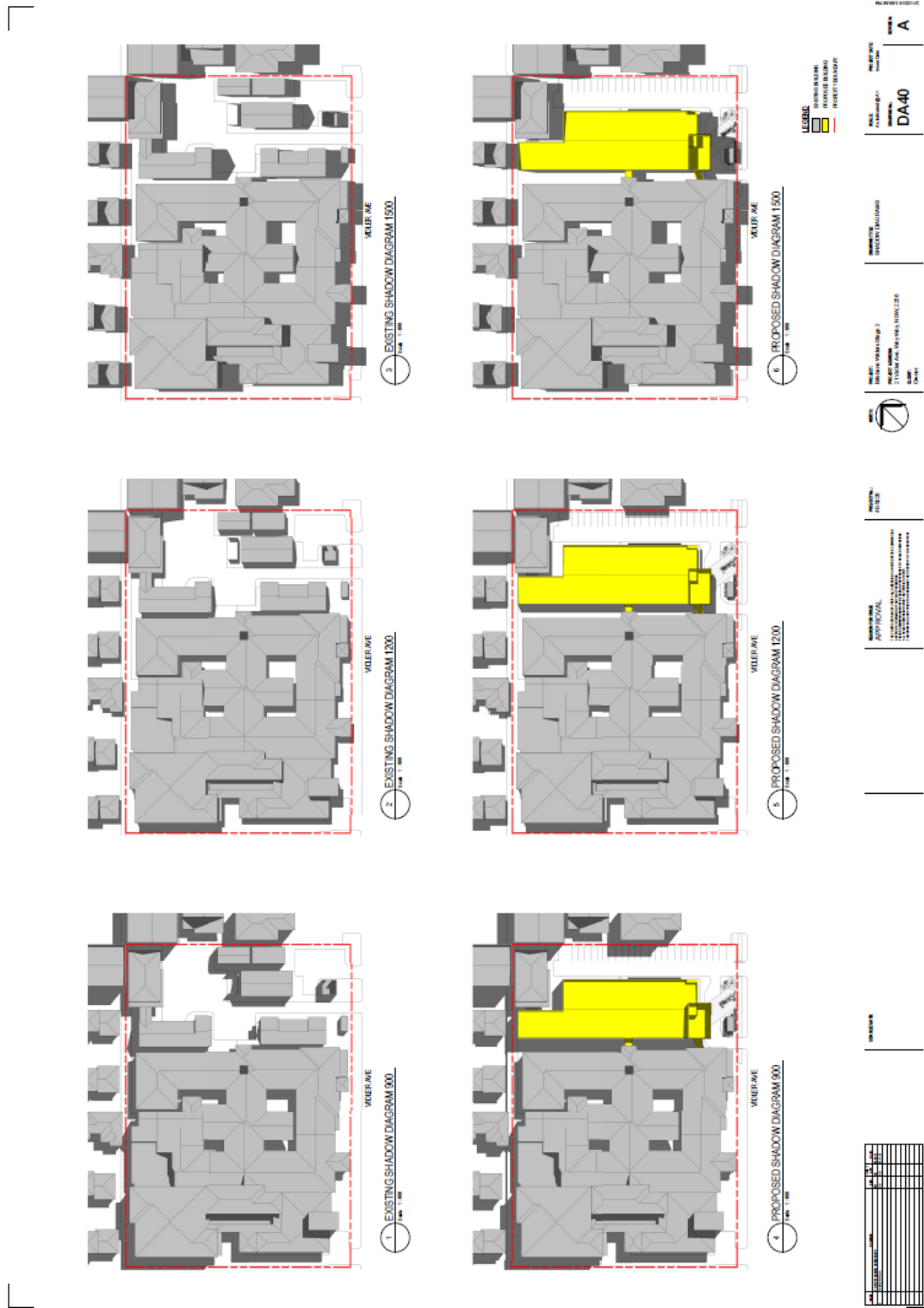
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1	WHITE CLADDING PANELS TO MATCH EXISTING
2	BLACK COLORED CLADDING COLOUR, MONUMENT
3	TIMBER PANELS
4	SAND COLOURED BRICK TO MATCH EXISTING
5	BLACK COMPOSITE CLADDING TO MATCH EXISTING
6	GLAZING BLACK ALUMINIUM FRAMES TO MATCH CURRENT MODEL
7	BLACK BRICK RUNNING THROUGH SAND COLOURED BLOCK TO MATCH EXISTING FENCE LINE

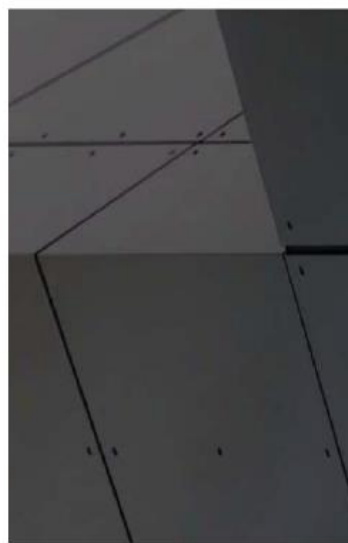
1. M3



2. M1



4. BRI



S. MD



6 GV



7. BR2 & BR3

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1964	65	TO BALANCE	100.00	6500.00
1965	66	BY BALANCE	100.00	6600.00
1966	67	TO BALANCE	100.00	6700.00
1967	68	BY BALANCE	100.00	6800.00
1968	69	TO BALANCE	100.00	6900.00
1969	70	BY BALANCE	100.00	7000.00
1970	71	TO BALANCE	100.00	7100.00
1971	72	BY BALANCE	100.00	7200.00
1972	73	TO BALANCE	100.00	7300.00
1973	74	BY BALANCE	100.00	7400.00
1974	75	TO BALANCE	100.00	7500.00
1975	76	BY BALANCE	100.00	7600.00
1976	77	TO BALANCE	100.00	7700.00
1977	78	BY BALANCE	100.00	7800.00
1978	79	TO BALANCE	100.00	7900.00
1979	80	BY BALANCE	100.00	8000.00
1980	81	TO BALANCE	100.00	8100.00
1981	82	BY BALANCE	100.00	8200.00
1982	83	TO BALANCE	100.00	8300.00
1983	84	BY BALANCE	100.00	8400.00
1984	85	TO BALANCE	100.00	8500.00
1985	86	BY BALANCE	100.00	8600.00
1986	87	TO BALANCE	100.00	8700.00
1987	88	BY BALANCE	100.00	8800.00
1988	89	TO BALANCE	100.00	8900.00
1989	90	BY BALANCE	100.00	9000.00
1990	91	TO BALANCE	100.00	9100.00
1991	92	BY BALANCE	100.00	9200.00
1992	93	TO BALANCE	100.00	9300.00
1993	94	BY BALANCE	100.00	9400.00
1994	95	TO BALANCE	100.00	9500.00
1995	96	BY BALANCE	100.00	9600.00
1996	97	TO BALANCE	100.00	9700.00
1997	98	BY BALANCE	100.00	9800.00
1998	99	TO BALANCE	100.00	9900.00
1999	100	BY BALANCE	100.00	10000.00

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MAXIMIZING THE BENEFITS DEVELOPMENT APPLICATION

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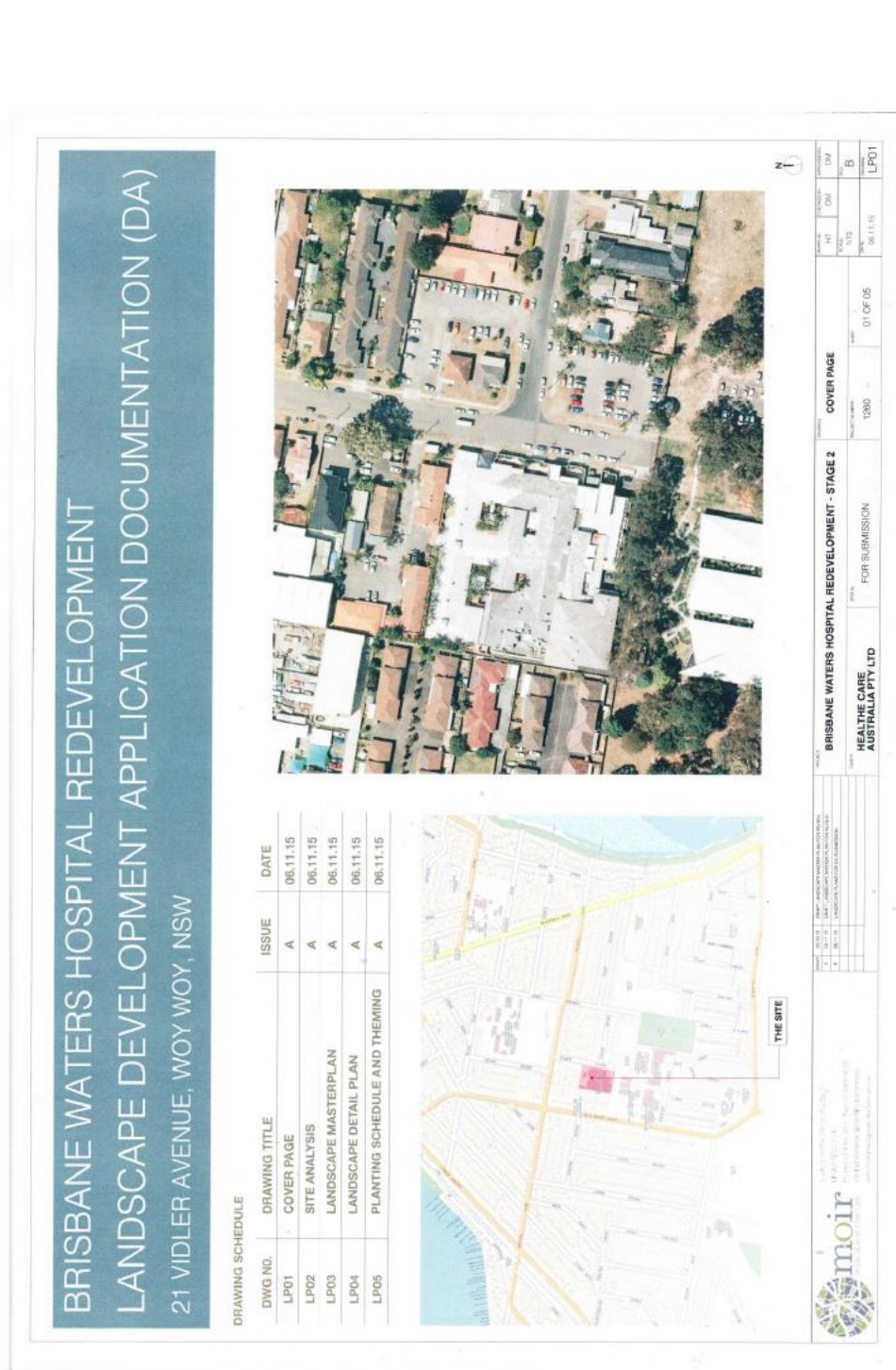


Figure 14: Landscaping Cover Page.

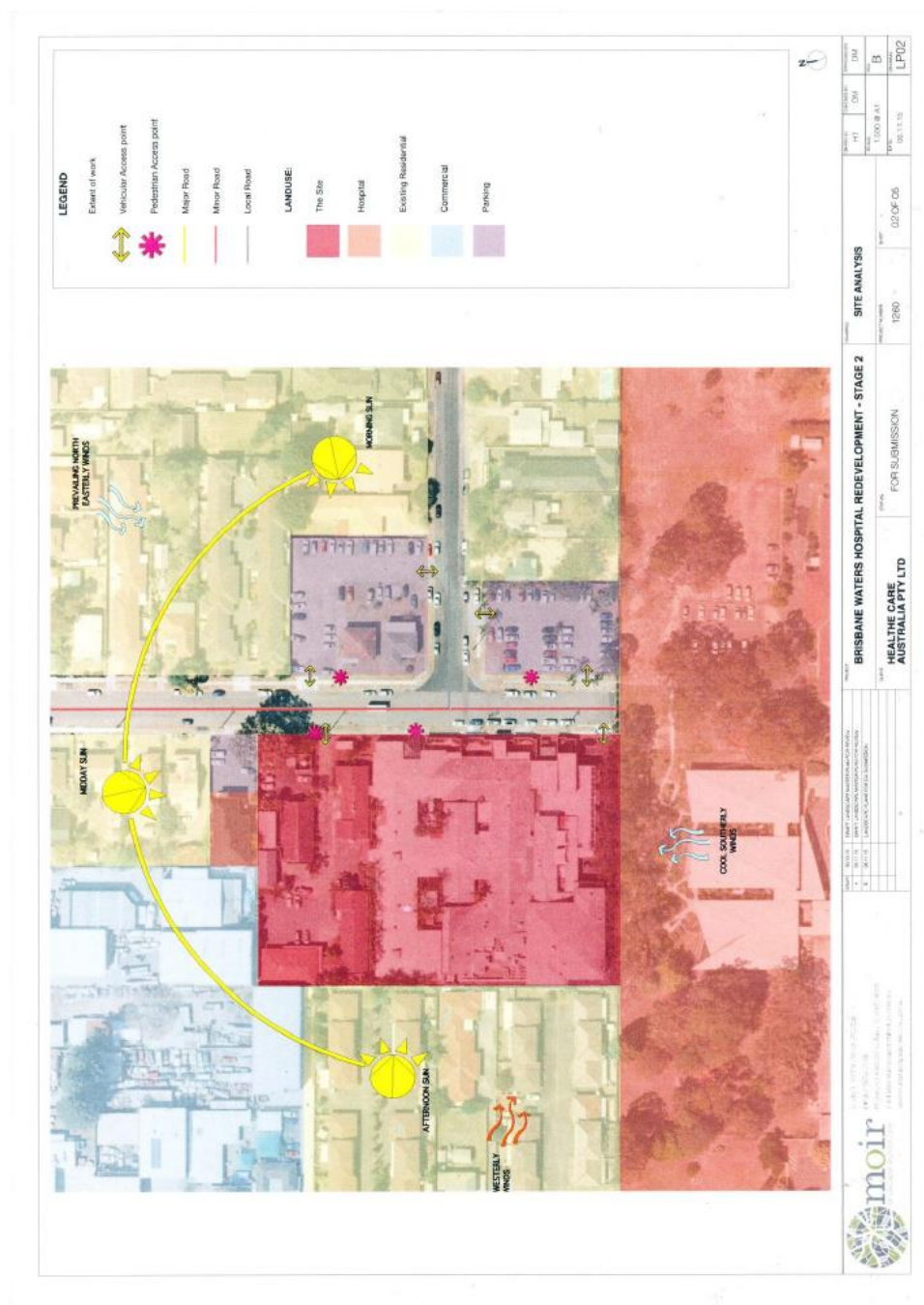


Figure 15: Landscaping Site Analysis.

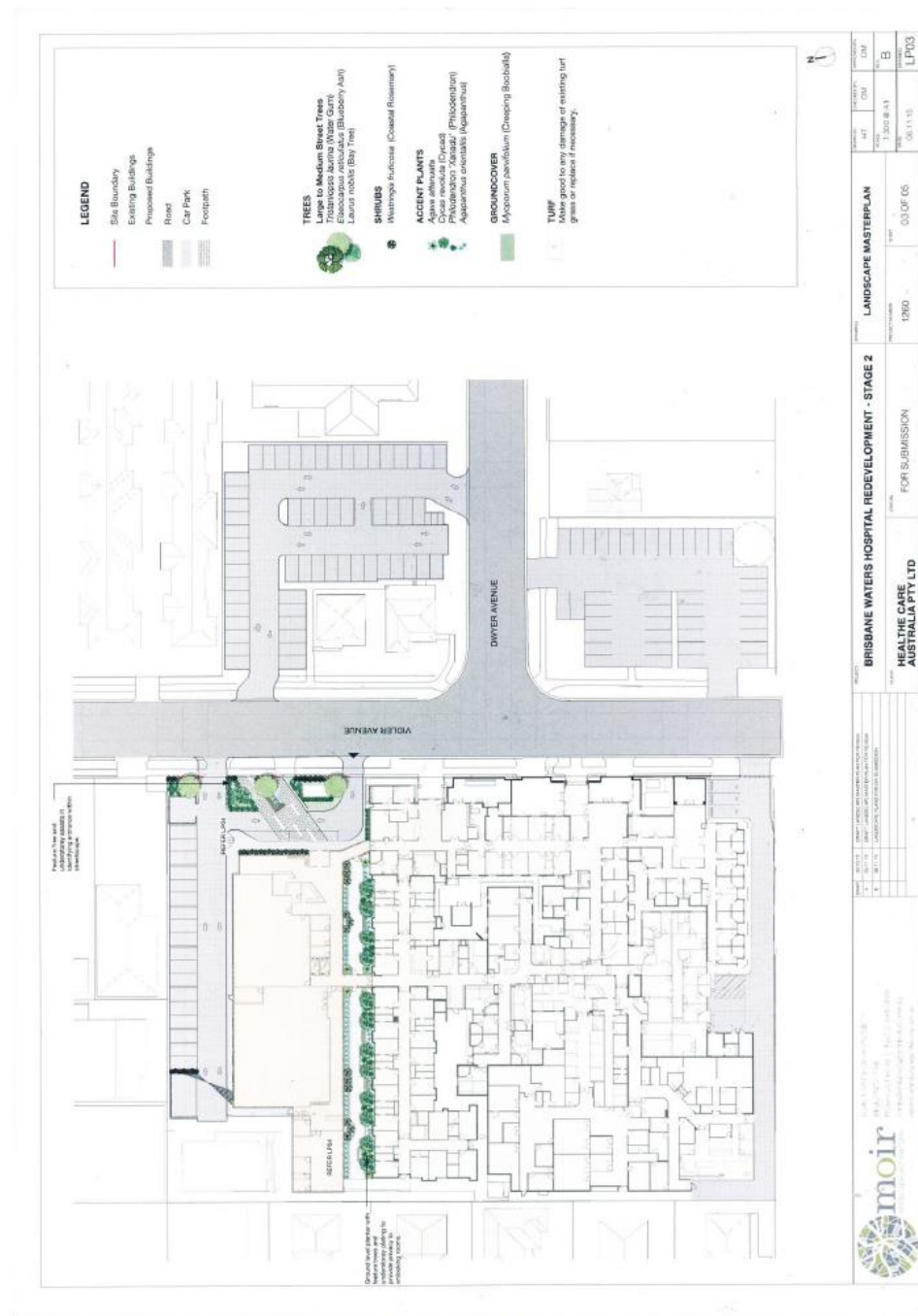


Figure 16: Landscape Masterplan.

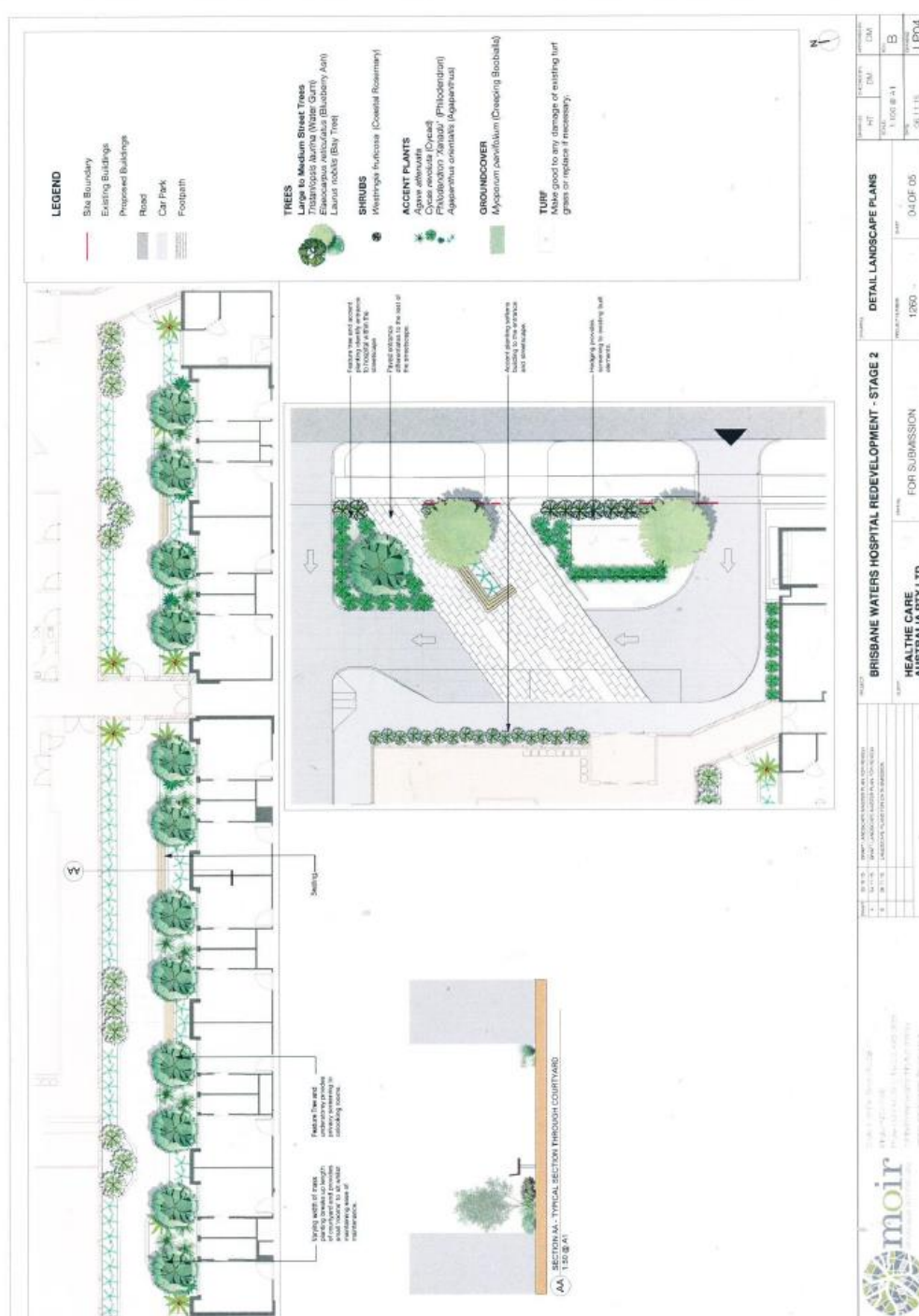


Figure 17: Detail Landscape Plans.



Figure 18: Planting Schedule.