

Forestry and Logging
Fishing, hunting and trapping
Agriculture, Forestry and Fishing Support Services
Coal mining
Oil and gas extraction
Iron Ore Mining
Non Ferrous Metal Ore Mining
Non Metallic Mineral Mining
Exploration and Mining Support Services
Meat and Meat product Manufacturing
Processed Seafood Manufacturing
Dairy Product Manufacturing
Fruit and Vegetable Product Manufacturing
Oils and Fats Manufacturing
Grain Mill and Cereal Product Manufacturing
Bakery Product Manufacturing
Sugar and Confectionery Manufacturing
Other Food Product Manufacturing
Soft Drinks, Cordials and Syrup Manufacturing
Beer Manufacturing
Wine, Spirits and Tobacco
Textile Manufacturing
Tanned Leather, Dressed Fur and Leather Product Manufacturing
Textile Product Manufacturing
Knitted Product Manufacturing
Clothing Manufacturing
Footwear Manufacturing
Sawmill Product Manufacturing
Other Wood Product Manufacturing
Pulp, Paper and Paperboard Manufacturing
Paper Stationery and Other Converted Paper Product Manufacturing
Printing (including the reproduction of recorded media)
Petroleum and Coal Product Manufacturing
Human Pharmaceutical and Medicinal Product Manufacturing
Veterinary Pharmaceutical and Medicinal Product Manufacturing
Basic Chemical Manufacturing
Cleaning Compounds and Toiletry Preparation Manufacturing
Polymer Product Manufacturing
Natural Rubber Product Manufacturing
Glass and Glass Product Manufacturing

Ceramic Product Manufacturing
Cement, Lime and Ready-Mixed Concrete Manufacturing
Plaster and Concrete Product Manufacturing
Other Non-Metallic Mineral Product Manufacturing
Iron and Steel Manufacturing
Basic Non-Ferrous Metal Manufacturing
Forged Iron and Steel Product Manufacturing
Structural Metal Product Manufacturing
Metal Containers and Other Sheet Metal Product manufacturing
Other Fabricated Metal Product manufacturing
Motor Vehicles and Parts; Other Transport Equipment manufacturing
Ships and Boat Manufacturing
Railway Rolling Stock Manufacturing
Aircraft Manufacturing
Professional, Scientific, Computer and Electronic Equipment Manufacturing
Electrical Equipment Manufacturing
Domestic Appliance Manufacturing
Specialised and other Machinery and Equipment Manufacturing
Furniture Manufacturing
Other Manufactured Products
Electricity Generation
Electricity Transmission, Distribution, On Selling and Electricity Market Operat
Gas Supply
Water Supply, Sewerage and Drainage Services
Waste Collection, Treatment and Disposal Services
Residential Building Construction
Non-Residential Building Construction
Heavy and Civil Engineering Construction
Construction Services
Wholesale Trade
Retail Trade
Accommodation
Food and Beverage Services
Road Transport
Rail Transport
Water, Pipeline and Other Transport
Air and Space Transport
Postal and Courier Pick-up and Delivery Service
Transport Support services and storage
Publishing (except Internet and Music Publishing)

Motion Picture and Sound Recording
Broadcasting (except Internet)
Internet Service Providers, Internet Publishing and Broadcasting, Websearch I
Telecommunication Services
Library and Other Information Services
Finance
Insurance and Superannuation Funds
Auxiliary Finance and Insurance Services
Rental and Hiring Services (except Real Estate)
Ownership of Dwellings
Non-Residential Property Operators and Real Estate Services
Professional, Scientific and Technical Services
Computer Systems Design and Related Services
Employment, Travel Agency and Other Administrative Services
Building Cleaning, Pest Control and Other Support Services
Public Administration and Regulatory Services
Defence
Public Order and Safety
Primary and Secondary Education Services (incl Pre-Schools and Special Sch
Technical, Vocational and Tertiary Education Services (incl undergraduate and
Arts, Sports, Adult and Other Education Services (incl community education)
Health Care Services
Residential Care and Social Assistance Services
Heritage, Creative and Performing Arts
Sports and Recreation
Gambling
Automotive Repair and Maintenance
Other Repair and Maintenance
Personal Services
Other Services
Total

<u>Clarence Valley</u>		<u>Mid North Coast</u>	
Total Output (\$ million)	Employment (FTEs)	Total Output (\$ million)	Employment (FTEs)
0.327	0.9	0.312	1.7
0.007	0.0	0.029	0.0
0.592	1.6	0.662	2.8
0.206	0.3	0.369	0.6
0.108	0.2	0.127	0.4
0.389	1.1	0.411	1.8
0.836	7.0	0.949	14.3
0.516	4.2	0.587	8.7
0.332	1.1	0.331	1.8
0.197	0.3	0.212	0.5
0.344	0.6	0.438	1.1
0.225	0.4	0.256	0.7
0.267	0.9	0.335	1.7
0.273	1.1	0.318	1.7
0.060	0.3	0.061	0.5
0.235	2.3	0.279	4.8
5.596	47.3	5.710	51.5
0.083	0.4	0.107	0.9
0.273	2.0	0.304	3.7
10.866	72.1	11.795	99.2

Total Output (\$ million)	Employment (FTEs)	Total Output (\$ million)	Employment (FTEs)
0.077	0.3	0.081	0.556
0.024	0.1	0.027	0.112
0.135	0.4	0.137	0.747
0.021	0.1	0.019	0.056

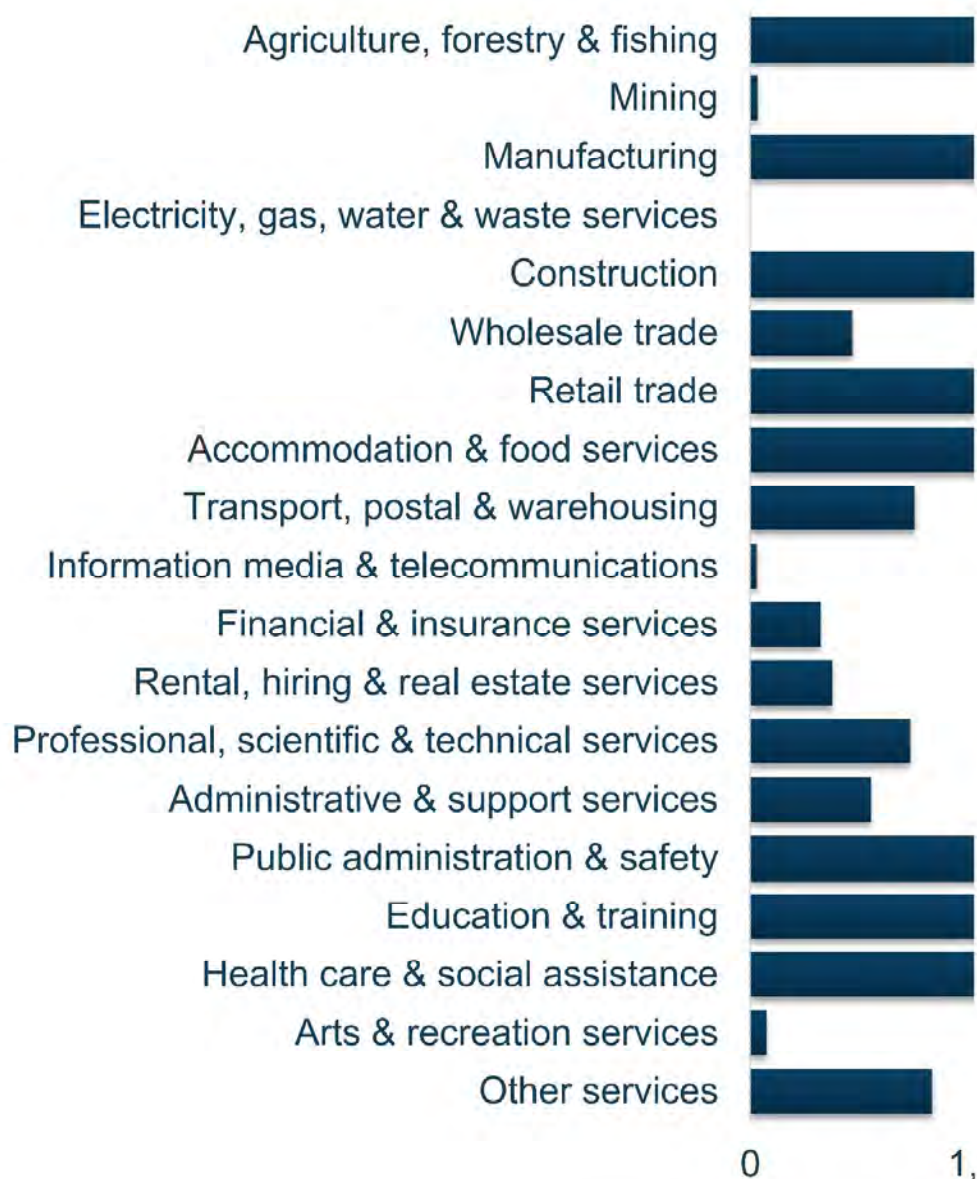
0.008	0.0		0.006	0.017
0.038	0.1		0.019	0.097
0.024	0.0		0.023	0.067
0.003	0.0		0.004	0.005
0.000	0.0		0.016	0.007
0.000	0.0		0.000	0.000
0.000	0.0		0.002	0.002
0.004	0.0		0.005	0.015
0.000	0.0		0.002	0.005
0.111	0.2		0.113	0.444
0.013	0.0		0.014	0.060
0.026	0.0		0.051	0.091
0.000	0.0		0.005	0.013
0.000	0.0		0.000	0.000
0.029	0.0		0.015	0.048
0.041	0.3		0.044	0.577
0.137	0.2		0.049	0.200
0.018	0.0		0.035	0.113
0.000	0.0		0.015	0.023
0.011	0.0		0.012	0.024
0.000	0.0		0.005	0.011
0.000	0.0		0.000	0.001
0.001	0.0		0.001	0.002
0.009	0.0		0.007	0.037
0.000	0.0		0.000	0.000
0.003	0.0		0.004	0.050
0.000	0.0		0.000	0.004
0.003	0.0		0.002	0.009
0.008	0.0		0.007	0.042
0.000	0.0		0.000	0.000
0.018	0.0		0.019	0.068
0.000	0.0		0.000	0.003
0.000	0.0		0.000	0.000
0.000	0.0		0.032	0.052
0.000	0.0		0.000	0.000
0.021	0.0		0.022	0.033
0.007	0.0		0.008	0.029
0.000	0.0		0.014	0.043
0.000	0.0		0.001	0.001
0.004	0.0		0.005	0.022

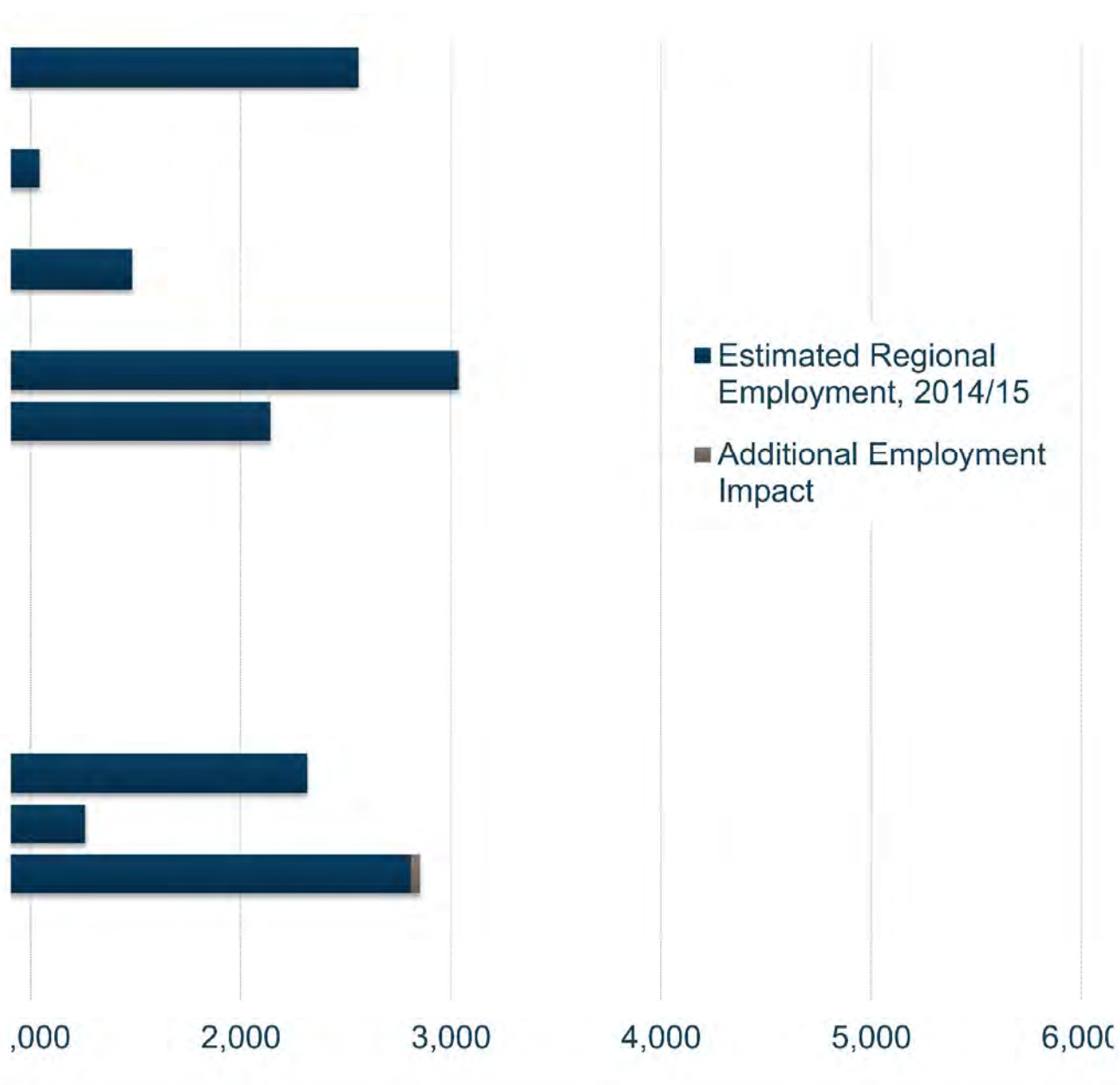
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0.002	0.0		0.003	0.006
0.002	0.0		0.002	0.010
0.001	0.0		0.001	0.012
0.005	0.0		0.007	0.037
0.007	0.0		0.009	0.010
0.000	0.0		0.000	0.000
0.012	0.0		0.015	0.045
0.003	0.0		0.004	0.014
0.007	0.0		0.011	0.042
0.019	0.1		0.028	0.132
0.010	0.0		0.007	0.033
0.000	0.0		0.003	0.006
0.000	0.0		0.003	0.008
0.046	0.2		0.047	0.238
0.000	0.0		0.008	0.028
0.001	0.0		0.002	0.010
0.009	0.0		0.011	0.054
0.004	0.0		0.007	0.060
0.005	0.0		0.010	0.057
0.000	0.0		0.036	0.020
0.152	0.1		0.224	0.343
0.004	0.0		0.004	0.008
0.029	0.0		0.083	0.141
0.021	0.1		0.022	0.129
0.012	0.0		0.014	0.061
0.009	0.0		0.011	0.021
0.019	0.0		0.023	0.025
0.068	0.2		0.079	0.291
0.389	1.1		0.411	1.785
0.836	7.0		0.949	14.258
0.099	0.7		0.116	1.486
0.417	3.5		0.471	7.208
0.161	0.7		0.177	1.220
0.038	0.1		0.016	0.097
0.023	0.0		0.013	0.038
0.017	0.0		0.020	0.052
0.038	0.2		0.043	0.302
0.055	0.1		0.061	0.125
0.034	0.1		0.041	0.223

0.005	0.0		0.008	0.036
0.028	0.1		0.037	0.107
0.012	0.0		0.014	0.038
0.118	0.1		0.112	0.138
0.000	0.0		0.001	0.002
0.205	0.3		0.266	0.584
0.041	0.1		0.055	0.150
0.098	0.2		0.117	0.400
0.055	0.1		0.067	0.165
0.000	0.0		0.000	0.000
0.170	0.3		0.189	0.504
0.231	0.8		0.290	1.485
0.036	0.1		0.044	0.180
0.205	0.5		0.243	0.807
0.068	0.6		0.075	0.911
0.040	0.2		0.039	0.306
0.000	0.0		0.000	0.001
0.021	0.1		0.022	0.207
0.180	1.7		0.201	3.698
0.022	0.1		0.046	0.323
0.034	0.4		0.032	0.775
5.412	45.6		5.504	47.989
0.184	1.7		0.206	3.474
0.010	0.1		0.015	0.145
0.073	0.3		0.090	0.722
0.000	0.0		0.002	0.005
0.100	0.6		0.107	1.182
0.021	0.1		0.024	0.215
0.126	1.1		0.139	1.957
0.026	0.2		0.035	0.366
10.866	72.1		11.795	99.194

Change in Regional Employment

Clarence Valley LGA





Clarence Valley Council area

Economic impact model

Economic impact modelling enables Clarence Valley Council area to explore how change in employment or output(sales) in one sector of the local economy will impact on all other sectors of the economy, by modelling the flow-on effects across different industries.

This provides Clarence Valley Council area with powerful evidence to advocate against industrial closures or strategically target new industry sectors which are likely to have the greatest positive economic impact.

Different industries will have different flow on effects. Adding jobs in a particular sector will not only add to the value of that sector, but also to other industries related to the supply chain (eg. suppliers, wholesalers) and service industries (retail, food services, administration) which will expand to service the additional workforce. Jobs in associated industries may be added in the local area or outside it, based on journey to work information.

The economic impacts are calculated using an input-output model which is derived from the local economy microsimulation model by National Economics (NIEIR).

To use the model, simply input the number of jobs (per year) to be added to (+) or removed (-) from the economy in a particular industry sector. The results show the theoretical addition (or loss) to the local economy of jobs and value added by industry sector. It also shows the proportion of the new employment that would occur inside and outside Clarence Valley Council area.

Industry: Hospitals
Impact modeled: ADDITION of 44 jobs
Company name:

Impact Summary

Clarence Valley Council area - Modelling the effect of adding 44 jobs in Hospitals - Inflation adjusted

Summary	Output (\$m)	Value-added (\$m)	Local jobs	Residents jobs
Starting position Clarence Valley Council area (year ended June 2016)	--	--	--	--
Hospitals	70.94	43.92	614	616
All industries	3,321.11	1,455.82	17,570	19,689
Impacts on Clarence Valley Council area economy	--	--	--	--
Direct impact on Hospitals sector	5.08	3.15	44	--
Industrial impact	1.53	0.72	8	--
Consumption impact	1.88	0.90	13	--
Total impact on Clarence Valley Council area economy	8.49	4.77	65	60
▪ Type 1 multiplier (direct & industrial)	1.30	1.23	1.19	--
▪ Type 2 multiplier (direct, industrial & consumption)	1.67	1.52	1.48	--
Impact on Australian economy	--	--	--	--
Total Impact outside Clarence Valley Council area	3.03	1.37	11	15
Total impact on Australian economy	11.52	6.14	76	75

Source: National Institute of Economic and Industry Research (NIEIR) ©2016. Compiled and presented in economy.id by .id, the population experts.

Note: All \$ values are expressed in 2014-15 base year dollar terms.

Impact on Output

The direct addition of 44 jobs in the Hospitals sector of Clarence Valley Council area economy is estimated to lead to a corresponding direct addition of \$5.08m in Output from the local Hospitals sector. From this direct expansion in the economy it is anticipated that there would be a flow on effects into other related intermediate industries, creating a further increase of \$1.53m in Output. This represents a Type 1 employment multiplier of 1.30.

There would be an additional contribution to Clarence Valley Council area economy through consumption effects as correspondingly more wages and salaries are spent in the local economy. It is estimated that this would result in a further increase in Output of \$1.88m .

The combination of all direct, industrial and consumption effects would result in total estimated rise in Output of \$8.49m in Clarence Valley Council area economy, representing a Type 2 Output multiplier of 1.67.

These impacts would not be limited to the local economy. Industrial and consumption effects would flow outside the region to the wider Australian economy to the tune of \$3.03m in Output.

The combined effect of economic multipliers in Clarence Valley Council area and the wider Australian economy is estimated to be \$11.52m added to Australia's Output.

Impact on Local Employment (jobs)

The direct addition of 44 jobs in the Hospitals sector of the Clarence Valley Council area economy would lead to a further increase in indirect demand for intermediate good and services across related industry sectors. These indirect industrial impacts (Type 1) are estimated to result in an additional 8 jobs, representing Type 1 Employment multiplier of 1.19.

This addition of jobs in the local economy would lead to a corresponding increase in wages and salaries, a proportion of which would be spent on local goods and services, creating a further 13 jobs through consumption impacts.

The combination of all direct, industrial and consumption effects would result in a total estimated increase of 65 jobs located in Clarence Valley Council area. This represents a Type 2 Employment multiplier of 1.48.

Employment impacts would not be limited to the local economy. Industrial and consumption effects would flow outside the region to the wider Australian economy creating a further 11 jobs.

The combined effect of economic multipliers in Clarence Valley Council area and the wider Australian economy is estimated to be an addition of 76 jobs.

Impact on value added

The direct addition of 44 jobs in the Hospitals sector of Clarence Valley Council area economy would lead to a corresponding direct increase in value added of \$3.15m. A further \$0.72m in value added would be generated from related intermediate industries. These indirect industrial impacts represent a Type 1 value added multiplier of 1.23.

There would be an additional contribution to Clarence Valley Council area economy through consumption effects as correspondingly more wages and salaries are spent in the local economy. It is estimated that this would result in a further increase in value added of \$0.90m.

The combination of all direct, industrial and consumption effects would result in an estimated addition in value added of \$4.77m in Clarence Valley Council area economy, representing a Type 2 value added multiplier of 1.52.

These impacts would not be limited to the local economy. Industrial and consumption effects would flow outside the region to the wider Australian economy to the tune of \$1.37m in value added.

The combined effect of economic multipliers in Clarence Valley Council area and the wider Australian economy is estimated to be \$6.14m added to Australia's value added.

Impact on GRP

Value added by industry represents the industry component of Gross Regional Product (GRP). The impact on Clarence Valley Council area's GRP as a result of this change to the economy is directly equivalent to the change in value added outlined in the section above.

In summary, GRP in Clarence Valley Council area is estimated to increase by \$4.77m.

The effect on the Australian economy (including Clarence Valley Council area) is estimated to be a growth in Gross Domestic Product (GDP) of \$6.14m.

Impact on employment by industry sector

This table shows a detailed breakdown of how employment will be affected by the addition of 44 jobs in the Hospitals sector of Clarence Valley Council area economy. This includes both the direct industrial impact (Type 1) and ongoing consumption impact (Type 2).

Employment by industry sector

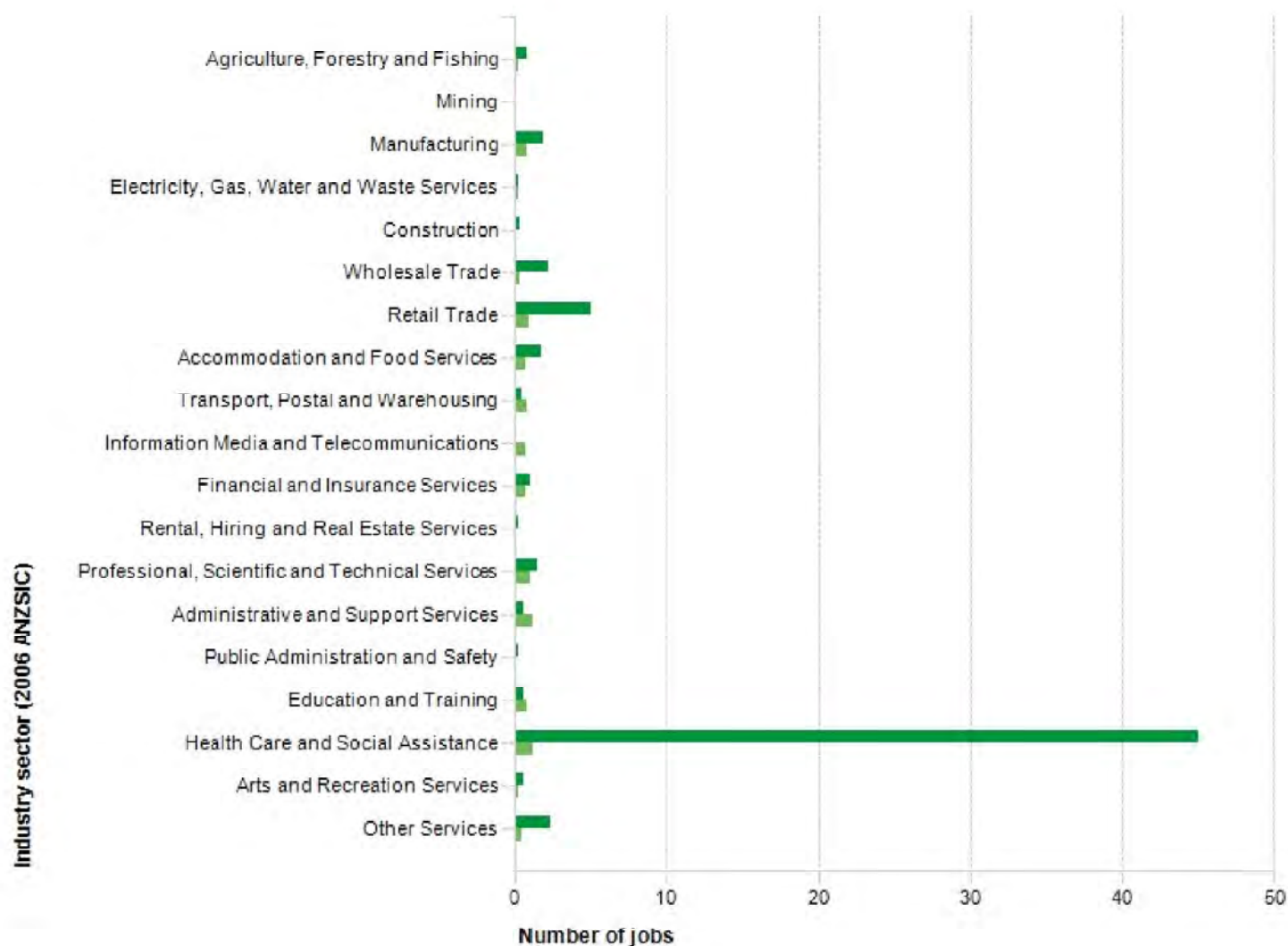
Clarence Valley Council area - Impact of 44 new jobs in 'Hospitals' output (Type 1 & 2 combined impact)		Employment impacts			
Industry sectors (1-digit ANSIC)	Existing jobs in Clarence Valley Council area*	Jobs created in Clarence Valley Council area	Jobs created outside of Clarence Valley Council area	Jobs created for Clarence Valley Council area resident	
Agriculture, Forestry and Fishing	1,121	1	0	1	
Mining	48	0	0	0	
Manufacturing	1,387	2	1	2	
Electricity, Gas, Water and Waste Services	267	0	0	0	
Construction	1,246	0	0	0	
Wholesale Trade	482	2	0	2	
Retail Trade	2,244	5	1	5	
Accommodation and Food Services	1,547	2	1	2	
Transport, Postal and Warehousing	682	1	1	0	
Information Media and Telecommunications	160	0	1	0	
Financial and Insurance Services	272	1	1	1	
Rental, Hiring and Real Estate Services	304	0	0	0	
Professional, Scientific and Technical Services	541	2	1	1	
Administrative and Support Services	455	1	1	1	
Public Administration and Safety	1,596	0	0	0	
Education and Training	1,549	1	1	0	
Health Care and Social Assistance	2,652	45	1	41	
Arts and Recreation Services	228	1	0	1	
Other Services	788	2	0	2	
Total Industries	17,570	65	11	60	

Source: National Institute of Economic and Industry Research (NIEIR) ©2016. Compiled and presented in economy.id by .id The population experts

Employment by industry sector

Impact of 44 new jobs in Hospitals sector

■ Jobs created in Clarence Valley Council area ■ Jobs created outside Clarence Valley Council area



Source: National Institute of Economic and Industry Research (NIEIR) ©2016
Compiled and presented in economy.id by .id the population experts

.id the population experts

Resident employment impacts

The combination of all direct, industrial and consumption effects of adding 44 jobs to the Hospitals sector of Clarence Valley Council area economy would be an estimated increase of 60 jobs located in Clarence Valley Council area and 15 jobs located outside Clarence Valley Council area – a total of 75 jobs.

As some of Clarence Valley Council area's residents leave the area to work and residents of other areas enter Clarence Valley Council area to work, not all of these jobs will be filled by Clarence Valley Council area residents. It is estimated that of the 75 jobs created, 60 or 80.5% would be expected to be filled by Clarence Valley Council area residents.

Industry employment impacts

The combination of all direct, industrial and consumption effects of adding 44 jobs to the Hospitals sector of Clarence Valley Council area economy would result in an estimated increase of 65 jobs located in Clarence Valley Council area. Of the 65 jobs created within Clarence Valley Council area, 45, or 69.2% would be added within Health Care and Social Assistance the sector. This includes the direct jobs created in the sector, and the effect of flow-on jobs within the same sector.

The largest increase in jobs outside Health Care and Social Assistance would be in Retail Trade (5), Other Services (2) and Wholesale Trade (2).

A total of 11 jobs are estimated to be created outside Clarence Valley Council area, with the largest number being in Administrative and Support Services (1) Professional, Scientific and Technical Services (1) and Retail Trade (1).

Impact on value added by industry sector

This table shows a detailed breakdown of how adding 44 jobs in the Hospitals sector of Clarence Valley Council area economy will impact on the value added of each industry sector. This highlights the relationships between industry. This includes both the direct industrial impact (Type 1) and ongoing consumption impact (Type 2).

Value-added by industry

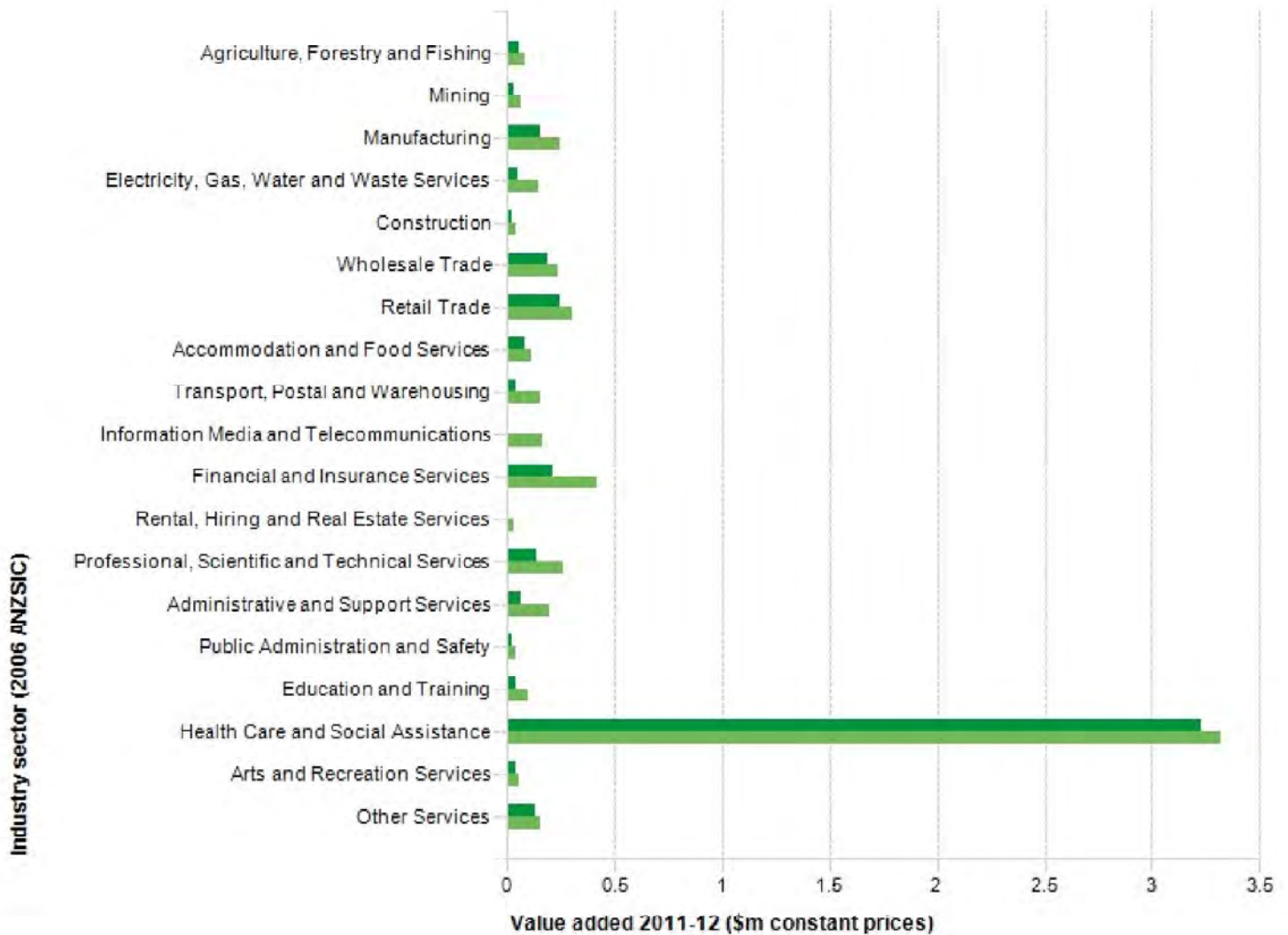
Clarence Valley Council area - Impact of 44 new jobs in 'Hospitals' output (Type 1 & 2 combined impact)		Value added 2013-14 (\$m constant prices)	
Industry sectors (1-digit ANSIC)	Value-added to Clarence Valley Council area	Percentage change	Value-added to Australian economy
Agriculture, Forestry and Fishing	\$0.06	0.1%	\$0.08
Mining	\$0.03	0.1%	\$0.06
Manufacturing	\$0.16	0.1%	\$0.25
Electricity, Gas, Water and Waste Services	\$0.05	0.1%	\$0.15
Construction	\$0.02	0.0%	\$0.04
Wholesale Trade	\$0.19	0.5%	\$0.24
Retail Trade	\$0.25	0.2%	\$0.30
Accommodation and Food Services	\$0.08	0.1%	\$0.12
Transport, Postal and Warehousing	\$0.04	0.1%	\$0.16
Information Media and Telecommunications	\$0.00	0.0%	\$0.16
Financial and Insurance Services	\$0.21	0.3%	\$0.42
Rental, Hiring and Real Estate Services	\$0.01	0.0%	\$0.03
Professional, Scientific and Technical Services	\$0.14	0.3%	\$0.26
Administrative and Support Services	\$0.07	0.2%	\$0.20
Public Administration and Safety	\$0.03	0.0%	\$0.04
Education and Training	\$0.04	0.0%	\$0.10
Health Care and Social Assistance	\$3.22	1.6%	\$3.32
Arts and Recreation Services	\$0.04	0.3%	\$0.06
Other Services	\$0.13	0.3%	\$0.16
Total Industries	\$4.77	0.3%	\$6.14

Source: [National Institute of Economic and Industry Research \(NIEIR\)](#) ©2016. Compiled and presented in economy.id by [.id](#) The population experts

Value-added by industry

Impact of 44 new jobs in Hospitals sector

Value-added to Local GRP (industry) Value-added to total Australian economy



Source: National Institute of Economic and Industry Research (NIEIR) ©2016
Compiled and presented in economy.id by .id the population experts

.id the population experts

The combination of all direct, industrial and consumption effects of adding 44 jobs to the Hospitals sector of Clarence Valley Council area economy would result in an estimated increase in value added of \$4.77m in Clarence Valley Council area economy.

The Health Care and Social Assistance sector of the economy is estimated to increase in value added by 1.6%, with the total Clarence Valley Council area economy estimated to grow by 0.3%.

The main impacts in value added within Clarence Valley Council area, outside of Health Care and Social Assistance, are in Retail Trade (0.25m), Financial and Insurance Services (0.21m) and Wholesale Trade (0.19m).

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G017/0173
DA2017/0173
Date: 9/08/2017
www.planitconsulting.com.au
Receipt No: 743027
Amount: 5041.52

8th August, 2017

The General Manager
Clarence Valley Council
Locked Bag 23
Grafton NSW 2460

Attn: Carmen Landers

Request to Amend Development Application DA2017/0173
Health Services Facility (Hospital & Medical Centre)
201 Queen Street & 174 Arthur Street, Grafton
Lot A in DP904084 & Lot 2 DP125156

Dear Carmen,

With reference to the above property and development application DA2017/0173, we write on behalf of the applicant Grafton Private Hospital Unit Trust to request DA2017/0173 be amended under Clause 55 of the Environmental Planning and Assessment Regulation 2000. The proposed amendment relates to an increase in Hospital Beds from 16 to 30 through the addition of another level to the private hospital building. The amendment to the proposal also results in an increase in the Capital Investment Value from \$9,092,000.00 to \$12,500,000.00.

To assist Councils assessment of the amended development application the following items are included with this submission

- 4 x copies of updated the Development Application Package, including:
 - Statement Of Environmental Effects
 - Architectural Plans;
 - Statement of Landscape Intent & Tree Removal Plan;
 - Servicing Report;
 - Flood Management Plan;
 - Heritage Assessment;
 - Waste Management Plan;
 - Traffic Impact Assessment;
 - BCA Assessment Report;
 - Clause 4.6 Statutory Variation
 - Residential Zones Development Control Plan 2011 – Control Compliance Assessment
 - Pre-lodgement Meeting Minutes
 - Acoustic Report
 - Existing Building Plans
- 1 x electronic copy of the amended Development Application Package.
- 1 x \$5041.52 cheque to address the difference in development application fees and enable re-advertising of the amended application.

DOC #	
DOC LOC	
G	- 9 AUG 2017
CLARENCE VALLEY COUNCIL	

We thank Council in advance for accepting the amended application for assessment. Please proceed to assess the application in accordance with the requirements of the *Environmental Planning & Assessment Act 1979*. If you have any questions relating to the information submitted, please do not hesitate to contact our office on 02 6674 5001.

Regards,

Lance Newley
Senior Town Planner
Planit Consulting P/L



Statement of Environmental Effects

Grafton Specialist Centre & Private Hospital
(Health Services Facility (Medical Centre & Hospital))

No.201 Queen Street & 174 Arthur Street, Grafton
Lot A DP904084 & Lot 2 DP125156;

Prepared for Grafton Private Hospital Unit Trust
By Planit Consulting Pty Ltd

This report has been prepared by:



Planit Consulting Pty Ltd

ABN 20 099 261 711

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Document Control

Issue	Date	Description	Prepared By	Checked By
A	February 2017	Draft	LN	LN
B	March 2017	Issue	LN	AS
C	August 2017	Clause 55 Amendment	LN	LN

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Executive Summary

The following information is provided to summarise details regarding the site and the proposed development application.

Table 1. Site Details

Real Property Description	Lot A in DP904084; and Lot 2 DP125156
Physical Address	201 Queen Street, Grafton; and 174 Arthur Street, Grafton
Site Area	809m ² ; and 1259.2m ²
Owner	John Wolfe & Jane Wolfe; and Grafton Orthopedic Property Unit Trust & Grafton Private Hospital Unit Trust
Existing Use	Albion Hotel; and Car Park
Local Government Authority	Clarence Valley Council
Local Planning Instrument	Clarence Valley Local Environmental Plan 2011
LEP Zoning Designation	R1 – General Residential
LEP Maximum Building Height	9m
NSW Coastal Zone	No

Table 2. Development Application Summary

Proposed Land Use	Health Services Facility ^{ISEPP} (Medical Centre ^{SI} & Hospital ^{SI}) <small>ISEPP = As per definition contained within SEPP Infrastructure 2007 SI = As per definition contained within the Standard Instrument</small>
Proposal Summary	Specialist Medical Centre & Private Hospital
Capital Investment Value	\$12,500,000.00
Development Type	Regional Development
Consent Authority	Northern JRPP
Integrated Development	No
Designated Development	No
Applicant	Grafton Private Hospital Unit Trust
Applicant's Representative	Planit Consulting Pty Ltd PO Box 1623 Kingscliff NSW 2487

Introduction

1.1 Overview

Planit Consulting have been commissioned by Grafton Private Hospital Unit Trust to prepare a Statement of Environmental Effects relating to a proposed Health Services Facility (Medical Centre & Hospital). The Health Services Facility (Medical Centre & Hospital) is to be located at No.201 Queen Street, Grafton & 174 Arthur Street, Grafton. The Health Services Facility is proposed to be developed over two (2) stages and will be located directly adjacent to the Grafton Base Hospital.

Table 3. Summary of Details

Basic Information	
Applicant	Grafton Private Hospital Unit Trust
Application	Health Services Facility (Medical Centre & Hospital)
Address	No. 201 Queen Street, Grafton NSW 2460; and No.174 Arthur Street, Grafton NSW 2460
Property Description	Lot A in DP904084; and Lot 2 DP125156
Total Site Area	2068.2m ² (total)

Currently patients in the Clarence Valley need to travel to other regional centre such as Lismore or Coffs Harbour to receive many specialist medical services. The development is proposed to fill a critical need for local specialist medical services. The proposal aim to achieve the following public benefits

- Reducing community time and effort is obtaining medical care with specialist services available closer to home.
- Reduce waiting times and eliminate unwanted travel.
- Create more jobs opportunities for those in the medical field living in or wishing to come to the Clarence Valley region.

1.2 Supporting Information

Further to this Statement of Environmental Effects, documentation to support this application is as follows:

- ✓ Application Forms;
- ✓ Owners Consent;
- ✓ Architectural Plans;
- ✓ Statement of Landscape Intent & Tree Removal Plan;
- ✓ Servicing Report;
- ✓ Flood Management Plan;
- ✓ Heritage Assessment;
- ✓ Waste Management Plan;
- ✓ Traffic Impact Assessment;
- ✓ BCA Assessment Report;
- ✓ Clause 4.6 Statutory Variation
- ✓ Residential Zones Development Control Plan 2011 – Control Compliance Assessment
- ✓ Pre-lodgment Meeting Minutes
- ✓ Acoustic Report

1.3 Approvals Sought

This application seeks Development Consent pursuant to Part IV of the Environmental Planning & Assessment Act, 1979.

Approvals relating to Section 68 of the Local Government Act 1993, Section 138 of the Roads Act 1993, S305/306/307 of the Water Management Act 2000 and Construction Certificate(s) will be sought separately. Relevant conditions of consent are anticipated in relation to obtaining the relevant 'ancillary approvals' post development consent.

1.4 Consent Authority

An assessment of schedule 4A of the Environmental Planning and Assessment Act 1979 is provided in Table 4 below. Where any of the triggers for the Northern Joint Regional Planning Panel (JRPP) to exercise consent authority function are met, this is highlighted in green:

Table 4. Assessment of Schedule 4A JRPP Triggers

Schedule 4A:	Trigger	Comment
Clause 3: General development over \$20 million	Development that has a capital investment value of more than \$20 million.	The proposed development does not have a capital investment value of more than \$20 million.
Clause 4: Council related development over \$5 million	Development that has a capital investment value of more than \$5 million if: (a) A council for the area in which the development is to be carried out is the applicant for development consent, or (b) The council is the owner of any land on which the development is to be carried out, or (c) The development is to be carried out by the council, or (d) The council is a party to any agreement or arrangement relating to the development (other than any agreement or arrangement entered into under the Act or for the purposes of the payment of contributions by a person other than the council).	While the proposed development has a capital investment value greater than \$5 million, the proposal is not Council related development.
Clause 5 Crown development over \$5 million	Crown development that has a capital investment value of more than \$5 million.	While the proposed development has a capital investment value greater than \$5 million, the proposal is not Crown related development.

<p>Clause 6</p> <p>Private infrastructure and community facilities over \$5 million</p>	<p>Development that has a capital investment value of more than \$5 million for any of the following purposes:</p> <p>(a) Air transport facilities, electricity generating works, port facilities, rail infrastructure facilities, road infrastructure facilities, sewerage systems, telecommunications facilities, waste or resource management facilities, water supply systems, or wharf or boating facilities,</p> <p>(b) Affordable housing, child care centres, community facilities, correctional centres, educational establishments, group homes, health services facilities or places of public worship.</p>	<p>The proposed development has a capital investment value greater than \$5 million and is for the purpose of a Health Service Facility, the proposal meets the trigger requirement of Schedule 4A Clause 6(b) of the Environmental Planning and Assessment Act 1979 and as such the Northern Joint Regional Planning Panel is the consent authority.</p>
<p>Clause 7</p> <p>Eco-tourist facilities over \$5 million</p>	<p>Development for the purpose of eco-tourist facilities that has a capital investment value of more than \$5 million.</p>	<p>The proposed development does not relate to an eco-tourist facility.</p>
<p>Clause 8</p> <p>Particular designated development</p>	<p>Development for the purposes of:</p> <p>(a) Extractive industries, which meet the requirements for designated development under clause 19 of Schedule 3 to the Environmental Planning and Assessment Regulation 2000, or</p> <p>(b) Marinas or other related land and water shoreline facilities, which meet the requirements for designated development under clause 23 of Schedule 3 to the Environmental Planning and Assessment Regulation 2000, or</p> <p>(c) Waste management facilities or works, which meet the requirements for designated development under clause 32 of Schedule 3 to the Environmental Planning and Assessment Regulation 2000.</p>	<p>The proposed development does not relate to extractive industries, marinas or waste management facilities that meet the requirement for Designated Development.</p>

<p>Clause 9</p> <p>Coastal subdivision</p>	<p>Development within the coastal zone for the purposes of subdivision of the following kind:</p> <ul style="list-style-type: none"> (a) subdivision of land for any purpose into more than 100 lots, if more than 100 of the lots will not be connected to an approved sewage treatment work or system, (b) subdivision of land for residential purposes into more than 100 lots, if the land: <ul style="list-style-type: none"> (i) is not in the metropolitan coastal zone, or (ii) is wholly or partly in a sensitive coastal location, (c) subdivision of land for rural-residential purposes into more than 25 lots, if the land: <ul style="list-style-type: none"> (i) is not in the metropolitan coastal zone, or (ii) is wholly or partly in a sensitive coastal location. 	<p>The subject site is not located in the NSW coastal zone, nor proposed subdivision.</p>
<p>Clause 10</p> <p>Development subject to delays in determination</p>	<p>Development that has a capital investment value of more than \$10 million but less than \$20 million:</p> <ul style="list-style-type: none"> (a) For which a development application to the relevant council has been lodged but not determined within 120 days after the application was lodged, and (b) That is the subject of a written request to that council by the applicant for the application to be dealt with by a regional panel, unless the chairperson of the regional panel concerned determines that the delay in determining the development application was caused by the applicant. 	<p>The proposal at this time has not been subject to greater than 120 days of assessment.</p>
<p>Clause 11</p> <p>Development in council areas where development assessment unsatisfactory</p>	<p>(1) Development within the area of a particular council for particular purposes designated by the Minister by order published on the NSW legislation website.</p>	<p>No order has been made by the Minister in relation to Clarence Valley Council.</p>

	(2) Such an order cannot be made unless the Minister is satisfied that the performance of the council concerned in dealing with development matters has not met applicable performance criteria.	
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The proposal meets the trigger requirement of Schedule 4A Clause 6(b) of the Environmental Planning and Assessment Act 1979 and as such the Northern Joint Regional Planning Panel is the consent authority.

1.5 Integrated Development

The proposal is not identified as integrated development for the purposes of assessment. An assessment of integrated referral approvals listed within Clause 91 of the EP&A Act 1979 is provided in Table 5. Where an integrated referral is required this is highlight in green.

Table 5. Assessment of Clause 91 Integrated Referrals

Act:	Response
<i>Fisheries Management Act 1994</i>	The proposal does not include works that would require a permit pursuant to the provisions of S144, S201, S205 and S219 of the <i>Fisheries Management Act 1994</i> .
<i>Heritage Act 1977</i>	The subject site is not listed on the State Heritage Register. The Albion Hotel located on Lot A DP904084, while identified as a heritage item, is a local heritage item mapped under the Clarence Valley Local Environmental Plan 2011. As a local heritage item, a permit under S58 of the Heritage Act 1977 is not required. The proposal will be subject to assessment against Clause 5.10 – Heritage Conservation of the Clarence Valley Local Environmental Plan 2011.
<i>Mine Subsidence Compensation Act 1961</i>	Pursuant to district maps held by the Mine Subsidence Board (MSB), the site is not located in any mapped mine subsidence district.
<i>Mining Act 1992</i>	The proposal does not seek consent for mining activities.
<i>National Parks and Wildlife Act 1974</i>	No known Aboriginal heritage items exist on the subject site.
<i>Petroleum (Onshore) Act 1991</i>	This application does not seek a production lease pursuant to S9 of the <i>Petroleum (Onshore) Act 1991</i> .
<i>Protection of the Environment Operations Act 1997</i>	Proposal does not include a scheduled activity for which an Environmental Protection License would be required under Protection of the Environment Operations Act 1997.
<i>Roads Act 1993</i>	The proposal does not include any works within the Road Reserve that require integrated referral under the Road Act 1993.
<i>Rural Fires Act 1997</i>	While a Health Service Facility would be considered a special fire protection purpose, the site is not mapped as bushfire prone land and as such a Bushfire Safety Authority pursuant to Section 100B of the Rural Fires Act 1997 is not

	required.
<i>Water Management Act 2000</i>	The site is not located on or adjacent to a water body, nor does it require a water use approval, water management work approval or controlled activity approval under the Water Management Act 2000.

1.6 Advertising / Notification

The proposal has been identified as requiring notification and advertising pursuant to Part B of Clarence Valley Councils Residential Zones Development Control Plan 2011. The applicable fees for the notification and advertising have been paid as part of the application fee lodged with this application.

1.7 Variations Sought

The proposal includes the following variations to the Controls of the Clarence Valley Local Environmental Plan (CVLEP) 2011 and the Clarence Valley Residential Zones Development Control Plan (CVRZDCP) 2011.

- CVLEP – Clause 4.3 Height of Buildings;
- CVRZDCP – Control C4.4 Building Height;
- CVRZDCP – Control C13.1 Building Height;
- CVRZDCP – Control C13.2 Maximum Top Plate Height of Buildings;
- CVRZDCP – Control C16.2 Setbacks;
- CVRZDCP – Control C19.1 Landscape Area requirements in R1, R2 and R3 Zones.

A Clause 4.6 Variation to the maximum building height prescribed for the site under Clause 4.3 of the Clarence Valley Local Environmental Plan 2011 is sought as part of this proposal. A written request to vary the development standard is included under Appendix I.

Discussion of the variations proposed to the CVRZDCP are included within Section 4 and Appendix J.

Site Details

2.1 General Details

The subject site is legally described as Lot A DP904084 & Lot 2 DP125156 and more commonly referred to as No. 201 Queen Street & 174 Arthur Street, Grafton, NSW 2460. The site has a total area of 2068.2m². Lot A DP904084 currently sites the Albion Hotel, while Lot 2 DP125156 is currently used as a car park. The site is identified in Figure 1.



Figure 1 – Site Locality – Source: Nearmap

2.2 Zoning and Building Height

The site is zoned R1 – General Residential pursuant to the Clarence Valley Local Environmental Plan 2011 (CVLEP2011). The site is identified in Figure 2.

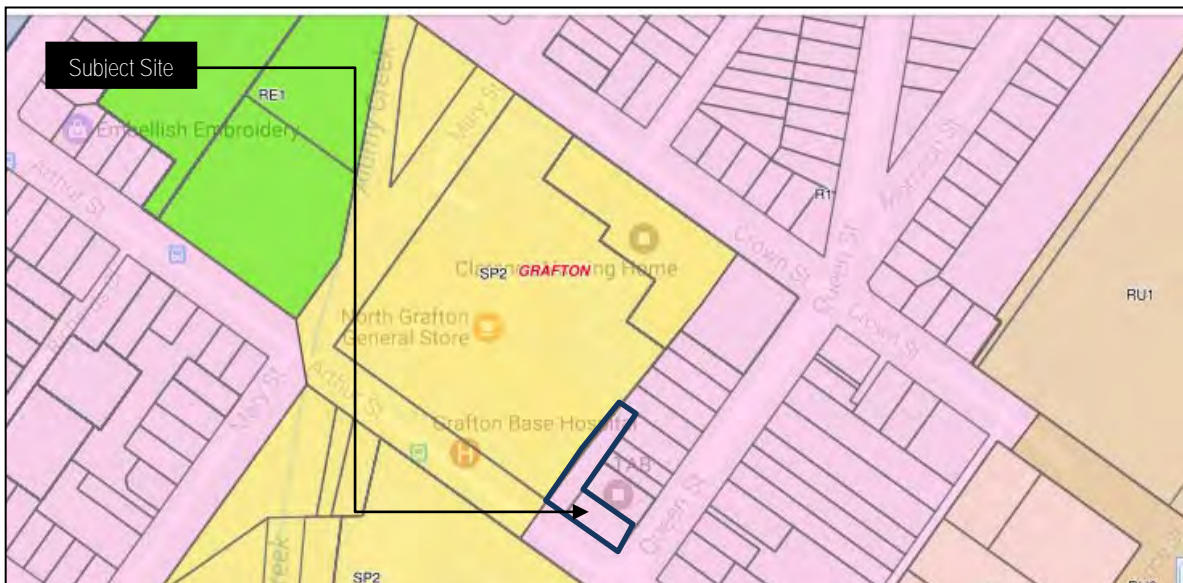


Figure 2 – Site Zoning – Source: Department of Planning

The site is mapped with a maximum building height of 9m pursuant to the Clarence Valley Local Environmental Plan 2011. The site is identified in Figure 3.

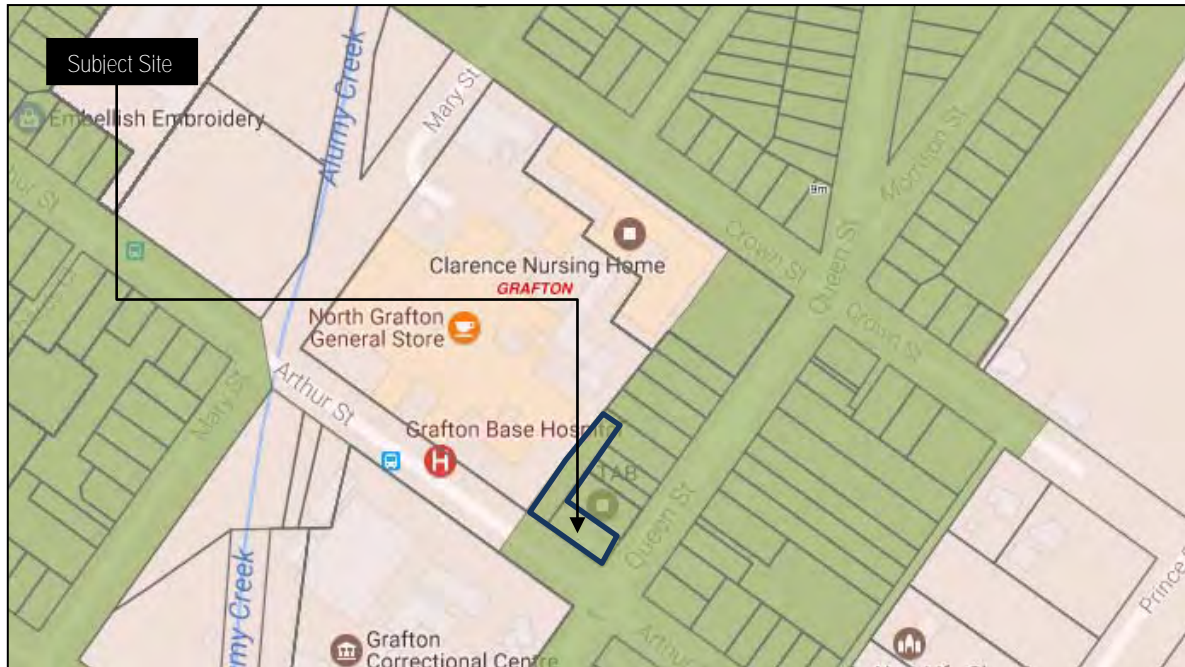


Figure 3 – Building Height – Source: NSW Planning Portal

2.3 Mapped Constraints

The subject site is mapped as potentially containing Class 4 Acid Sulfate Soils pursuant to Council mapping. The site is identified in Figure 4.

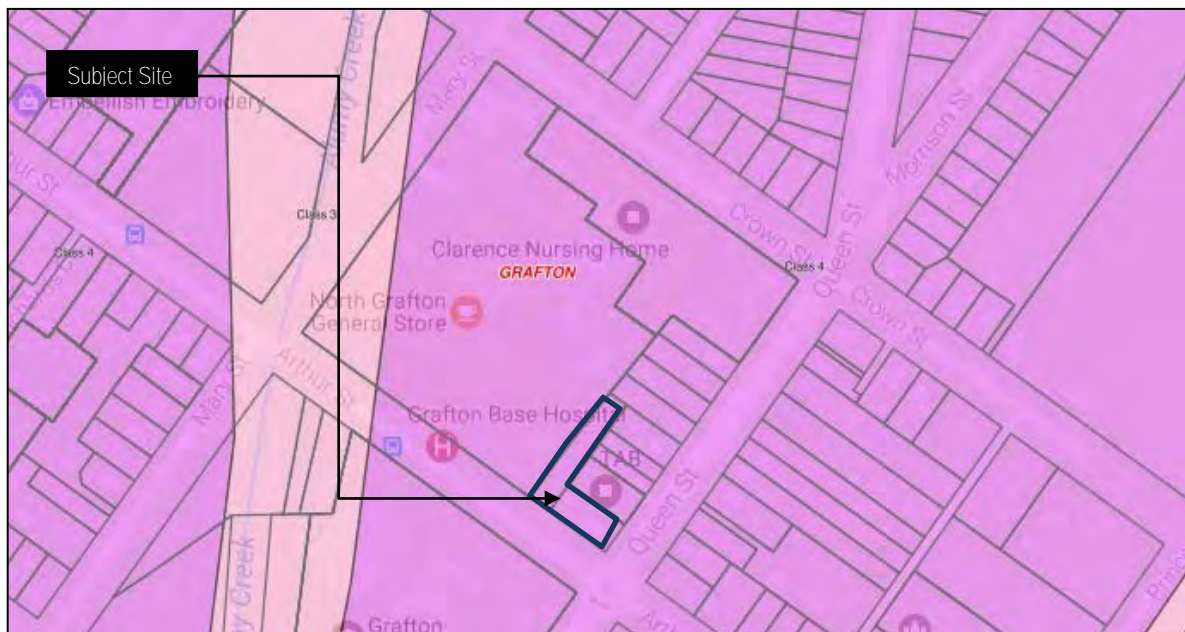


Figure 4 – Acid Sulfate Soils – Source: Department of Planning

The Albion Hotel is mapped as a local heritage item. The hotel is identified as heritage item 1784 pursuant to Council mapping. The site is identified in Figure 5.



Figure 5 – Heritage Mapping – Source: Department of Planning

2.4 Existing Site Uses

Table 6 below provides a summary of the existing use of each allotment that forms the subject site.

Table 6. Summary of Current Land uses

Lot:	Comment
Lot A DP904084	Currently sites the Albion Hotel which has been subject to long history of operation as a hotel since the initial license was issued in 1876. The Hotel building and site has been subject to alternation and addition over a significant period of time. The site history and heritage significance of the Albion Hotel is discussed in detail within the Heritage Assessment contained under Appendix E. Currently the Albion Hotel includes a Restaurant, Pub and a Dwelling. The Restaurant component provides 88m ² of Gross Floor Area; the Pub provides 334m ² of licensed floor area
Lot 2 DP125156	Currently used as a car park. The car parking area is not sealed or formally line marked, however has been conservatively estimated to accommodate 50 parking spaces.

2.5 Car Parking Credits

The current land uses on the subject site, primarily the Albion Hotel, provides car parking credits for use as part of any redevelopment of the site. Table 7 below calculates the car parking credits applicable based upon the particulars of the current site uses and the method outlined in G2.1 Calculation of Parking Credit of Residential Zones Development Control Plan 2011.

Table 7. Car Parking Credits

Existing Use	Car Parking Rate	Car Parking Required
Restaurant (88m ² GFA)	1 space per 5m ² GFA	18 spaces
Pub (334m ² Licensed Floor Area)	1 space per 4m Licensed Floor Area	84 spaces
Dwelling	1 space	1 space
	Total Parking Required (by Lot A)	103 spaces
	Total Parking Provided (by Lot 2)	50 spaces
	Parking Credit	53 spaces

In accord with the method outlined in G2.1 Calculation of Parking Credit of Residential Zones Development Control Plan 2011, the site provides a car parking credit of 53 spaces. The car parking area is not sealed or formally line marked, however has been conservatively estimated to accommodate 50 parking spaces.

2.6 S64 Water & Sewer Credits

The current land and land uses provide for S64 Water and Sewer Credits for use as part of any redevelopment of the site. Table 8 below calculates the water and sewer credits applicable based upon the particulars of the current site and uses and Table 9 provides a summary of existing toilets and urinals within the Albion Hotel. Refer to the existing building plans under Appendix M.

Table 8. S64 Water & Sewer Credits

Existing Use	Water ET Credit	Sewer ET Credit
Restaurant (88m ² GFA)	0.704ET	1.144ET
Pub (334m ² Licensed Floor Area)	10.02ET	16.032ET
Dwelling	0.6ET	0.75ET
Residential Lot	1 ET	1 ET
Total Credit	12.324 ET	18.926 ET

Table 9. Summary of existing toilets and urinals

Amenities Arew	Pans	Urinals	Comments
Male Grd	2	1	Urinal is approx. 3 metres long
Male Beer garden	1	1	-
Male L1	1		-
Female Grd	2		-
Female Beer garden	1		-
Male L1	1		-
Total	8	2	-

2.7 Vegetation

The site currently contains six (6) trees. Table 10 below summaries the location and species.

Table 10. Vegetation

Lot	Common Name	Botanical Name
Lot 2 DP125156	Mango	Mangifera indica
Lot 2 DP125156	Jacaranda	Jacaranda mimosifolia
Lot A DP904084	Unknown Species	-
Lot A DP904084	Jacaranda	Jacaranda mimosifolia
Lot A DP904084	Jacaranda	Jacaranda mimosifolia
Lot A DP904084	-	Variegated sp.

The locaton of the above trees are shown on the Statement of Landscape Intent / Tree removal Plan under Appendix B.

The Proposal

3.1 General Summary

The proposal is for a Health Services Facility (Medical Centre & Hospital) to be located at No.201 Queen Street, Grafton & 174 Arthur Street, Grafton. The proposal is to be developed over two (2) stages. The stages will comprise the following elements:

- Stage 1: Building A & Building B: Specialist Medical Centre providing seven (7) specialist suites, amenities, staff room, access (vehicle and pedestrian), waste storage, signage, at grade carparking and landscaping; and
- Stage 2: Building B & Building C: Private Hospital providing thirty (30) beds, full surgical operating and support facilities, staff room, access (vehicle and pedestrian), ancillary commercial and administration space, waste storage, signage, at grade parking and landscaping.

The particulars of each building within Stage 1 are summarized in Table 11 and Stage 2 within Table 12:

Table 11. Stage 1 Development Summary

Building A	
Works	<ul style="list-style-type: none"> • Albion Hotel Façade Restoration Works; • Change of Use of Existing Albion Hotel to Medical Centre; • Internal Fit out Works and two (2) storey extension to establish seven (7) specialist suites, amenities, staff room and PWD access including rear entry foyer and ramp; and
GFA	Ground Floor = 391m ² First Floor = 338m ²
Height	Top of Roof = 9.0m
Building B	
Works	<ul style="list-style-type: none"> • Construction of new three (3) storey access stair & lift Shaft
Height	Top of Roof = 12.86m Lift Overrun/Parapet = 14.27m

Table 12. Stage 2 Development Summary

Building B	
Works	<ul style="list-style-type: none"> • Expansion of three (3) storey access 'pod' to provide four (4) storeys and 397m² of ancillary commercial space and facilitate through connection of the medical centre to the hospital.
GFA	Ground Floor = 48m ² Level 1 = 139m ² Level 2 = 146m ² Level 3 = 146m ²
Height	Top of Roof = 15.89m Lift Overrun/Parapet = 17.92m
Building C	
Works	<ul style="list-style-type: none"> • Construction of new Four (4) storey Hospital (three levels + at grade car park below).
GFA	Ground Floor = N/A Level 1 = 740m ² Level 2 = 740m ² Level 3 = 740m ²
Height	Top of Roof = 15.89m Lift Overrun/Parapet = 17.92m

Upon completion of both stages a total GFA of 3595m² will be provided equating to a floor space ratio of 1.7:1. The GFA of each building at the completion of stage 2 is identified as follows:

- Building A – 656m²
- Building B – 479m²
- Building C – 2220m²
- Circulation – 346m²

Refer Appendix A for copy of Stage 1 and Stage 2 Architectural Plans.

3.2 Operating Hours & Staff

Stage 1

The Specialist Medical Centre is not proposed to be a 24 hour practice. To ensure flexibility, operating hours for the medical centre are proposed as 7am to 9pm Monday to Sunday.

Stage 2

The Private Hospital is not proposed to be an emergency facility and will undertake medical procedures during normal business hours. The Private Hospital will however be staffed on a 24 hours basis to ensure care for overnight patients. The Private Hospital will be open to the public (visitors) between 7am to 9pm Monday to Sunday. If there is a critical care issue, visitors of the relevant patient will be granted access to the private hospital on a 24hr basis.

It is expected that at peak operation 32 staff would be present onsite at any one time.

3.3 Access, Parking & Servicing

Stage 1 of the proposal will be serviced by two (2) temporary spaces provided on Lot A DP904084. Stage 1 of the proposal will maintain the existing 50 spaces on Lot 2 DP125156. The spaces will be accessed via Arthur Street.

Stage 1 of the proposal will continue to be serviced via the street as currently occurs. The Specialist Medical Centre will require only general office and medical supplies once fit out is complete.

Stage 2 of the proposal will be serviced by fifteen (15) car parking spaces to be provided at ground floor under Building C. These spaces will accessed via Arthur Street.

Stage 2 of the proposal will be capable of accommodating a MRV service vehicle. The Hospital will require only general office, medical and food supplies once building construction and fit out are complete.

With regards to car parking calculations the following has been adopted

- Clarence Valley Council rate for 'health services facility / hospital';
- Clarence Valley Council rate for 'retail premises'; and
- RMS rate for medical centre being 4 spaces per 100m² GFA. This rate has been adopted as no rate for medical centre could be located within Clarence Valley Council documents. It is noted there is a car parking rate for 'health consulting rooms' however we are not consistent with the defined landuse of 'health consulting rooms' and as such this rate has not been relied upon.

Based upon this rates and the particulars of the proposal and conservative parking credit calculations, Table 13 provides calculation of carparking required.

Table 13. Car Parking Calculations

Use	Parking Rate	Figure	Parking Required
Medical Centre	4 space / per 100m2	656m2	26.24
Commercial	1 space / 30m2	48m2	1.6
Hospital	1 space per 5 beds + 1 space per 2 staff	30	6
		32	16
		Total Required	49.84
		Total Provided	15
		Sub-total	34.86
		Existing Credit	53
		Result	+18.16

Refer to Appendix G - Traffic impact Assessment for detailed discussion of Access, Parking & Servicing.

3.4 Landscaping / Tree Removal

Stage 1 of the proposed will see six (6) trees removed. The species are summarized in table 9. Landscaping in stage 1 will be provided between the Arthur Street frontage and new building works. Refer to Appendix B – Statement of Landscape Intent & Tree Clearing Plan for details of stage 1 proposed landscaping and tree removal.

Landscaping in stage 2 will be provided between the Arthur Street frontage and new building works and along the side boundaries with adjoining properties. Refer to Appendix B – Statement of Landscape Intent & Tree Clearing Plan for details of proposed stage 2. Ultimately the proposal will provide 218.5m² of landscaped area or 10.5% of the site.

3.5 Waste Management

The proposal includes both internal and external waste management areas and a preliminary waste management plan has been prepared. Refer Appendix F – Waste Management Plan and Appendix A – Proposal Plans for bin location.

The development will ultimately have two operational general waste streams, one being non medical waste and the other medical waste. The non medical waste will be serviced via standard means and while the medical waste will be serviced by licensed medical waste contractor.

As an facility operator is not currently known it is requested that a relevant condition of consent requiring the preparation of a detailed waste management plan be prepared and submitted to Clarence Valley Council prior to commencement of use of the facility.

3.6 Utilities

Both stages of the proposed are capable of being connected to and serviced by all urban infrastructure including water, sewer, stormwater, electrical and telecoms. Refer Appendix C – Servicing Report for review of available services and connections.

3.7 Signage

Stage 1 will include four (4) signs, while Stage 2 will provide an additional two (2) signs. Table 14 below summarises the type, location and size of each sign proposed. For reference to the sign numbering and the signage location please refer to Appendix A – Architectural Plans.

Table 14. Signage Summary

Stage 1			
Sign No.	Type	Envelope Size	Illumination
1	Business Identification Sign	1210mm x 1240mm	No
2	Business Identification Sign	1455mm x 265mm	No

3	Business Identification Sign	1150mm x 1600mm	No
4	Business Identification Sign	3220mm x 355mm	No
Stage 2			
Sign No.	Type	Envelope Size	Illumination
5	Building Identification Sign	1330mm by 10050mm	No
6	Building Identification Sign	1330mm by 10050mm	No

None of the signs are to be illuminated.

The proposed signage is integrated into the overall Architectural style of the building.

The detail of the final signage content is not currently known and as such only signage locations and envelopes have been nominated as part of this application. Council is requested to impose a condition of consent requiring the submission of signage detail for approval prior to its installation.

3.8 Lot Consolidation

It is proposed to retain the two existing allotments as part of Stage 1 of the proposal. As part of Stage 2 Lot A DP904084 and Lot 2 DP125156 are to be consolidated into a single allotment.

Council is requested to include a relevant condition of consent requiring the consolidation of Lot A DP904084 and Lot 2 DP125156 prior to issue of Occupation Certificate for Stage 2.

Planning Instruments

4.1 Environmental Planning and Assessment Act 1979

The proposal constitutes 'development' as defined by the *Environmental Planning and Assessment Act 1979* (EP&A). The type of development prescribed under the Act in which we are seeking is development consent for a 'subdivision' on the subject site.

4.2 Development Assessment Process

Pursuant to Part 4 of the *Environmental Planning and Assessment Act 1979*, the following assessment process applies to development applications:

79C In determining a development application, a consent authority is to take into consideration such of the following matters as are of relevance to the development the subject of the development application:

(a) the provisions of:

(i) any environmental planning instrument, and

(ii) any proposed instrument that is or has been the subject of public consultation under this Act and that has been notified to the consent authority (unless the Secretary has notified the consent authority that the making of the proposed instrument has been deferred indefinitely or has not been approved), and

(iii) any development control plan, and

(iia) any planning agreement that has been entered into under section 93F, or any draft planning agreement that a developer has offered to enter into under section 93F, and

(iv) the regulations (to the extent that they prescribe matters for the purposes of this paragraph), and

(v) any coastal zone management plan (within the meaning of the [Coastal Protection Act 1979](#)),

that apply to the land to which the development application relates,

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

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

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

(e) the public interest.

The assessment undertaken for the proposed development shall have regard to all relevant planning provisions and instruments as required above.

4.3 Environmental Planning Instruments

A detailed review of the Environmental Planning Instruments has been undertaken and outlined in Table 15:

Table 15. Assessment against Environmental Planning Instruments

State Environmental Planning Policy	Applicability to the Development Application
Development Standards	Not Applicable
Coastal Wetlands	Not Applicable
Bushland in Urban Areas	Not Applicable
Caravan Parks	Not Applicable
Littoral Rainforests	Not Applicable
Intensive Agriculture	Not Applicable
Hazardous and Offensive Development	Not Applicable
Manufactured Home Estates	Not Applicable
Koala Habitat Protection	Not Applicable
Moore Park Showground	Not Applicable
Canal Estate Development	Not Applicable
Farm Dams and Other Works in Land and Water Management Plan Areas	Not Applicable
Remediation of Land	Applicable
Rural Lands	Not Applicable
Sustainable Aquaculture	Not Applicable
Advertising and Signage	Applicable
Design Quality of Residential Apartment Development	Not Applicable
Affordable Housing (Revised Schemes)	Not Applicable
Coastal Protection	Not Applicable
Infrastructure	Applicable
Exempt and Complying Development Codes	Not Applicable

State Environmental Planning Policy 55 – Remediation of Land

The objective of this policy is to provide for a statewide planning approach to the remediation of contaminated land. In particular, the SEPP aims to promote the remediation of contaminated land for the purpose of reducing the risk of harm to human health or any other aspect of the environment.

Under Clause 7 of State Environmental Planning Policy 55 – Remediation of Land, a consent authority must not consent to the carrying out of any development on land unless:

- a) It has considered whether the land is contaminated; and
- b) If the land is contaminated, it is satisfied that the land is suitable in its contaminated state (or will be suitable, after remediation) for the purpose for which the development is proposed to be carried out; and
- c) If the land requires remediation to be made suitable for the purpose for which the development is proposed to be carried out, it is satisfied that the land will be remediated before the land is used for that purpose.

The site and surrounding land is currently zoned for residential development, the use of the site for any potentially contaminating activity is not apparent. The history and use of the site is well documented within Appendix E - Heritage Impact Assessment. No potentially contaminating activities are apparent on the site and it is given the redevelopment of the site will not raise any issues with regard to contamination. Further assessment in accordance with SEPP 55 – Remediation of Land is not required.

State Environmental Planning Policy 64 – Advertising & Signage

This application seeks approval for the installation of a total of six (6) signs. Four (4) of these are consistent with the definition of Business Identification Sign and two (2) are consistent with the definition of Building Identification Sign under the SEPP

The provisions of SEPP 64 are applicable to the proposal. The following comment is provided against the relevant clauses:

Clause 4 – Definitions

The proposal includes elements consistent with the definition of signage, four (4) of the proposed signs are consistent with the definition of Business Identification Sign and two (2) are consistent with the definition of Building Identification Sign. The proposed signage is not considered exempt development with the SEPP 64 policy applying.

Clause 10 – Prohibited advertisements

The proposed signage is not considered prohibited advertisement. Noting the R1 General Residential zone is considered a 'mixed use' zone with commercial activities including 'food and drink premises' educational establishment and Neighbourhood Shops all permissible with consent in the zone.

Clause 13 – Matters for consideration

The Northern JRPP is the consent authority of the proposal. The Northern JRPP must consider the matters listed within Clause 13, the following comment is provided against each of these matters;

(a) is consistent with the objectives of this Policy as set out in clause 3 (1) (a), and

The proposal is consistent with the objectives of SEPP 64 as listed within clause 3(1)(a). These objectives are listed as follows:

3 Aims, objectives etc

(1) This Policy aims:

(a) to ensure that signage (including advertising):

(i) is compatible with the desired amenity and visual character of an area, and

The proposed signage is consistent with the existing character of the locality noting a range of using which include signage is present. The signs materials and colours are effective in providing a quality design and aesthetic and in identifying the medical nature of the proposed development..

(ii) provides effective communication in suitable locations, and

The proposed signage will effectively establish the location of the 'Health Services Facility' from the Arthur and Queen Street frontages. The proposed signage is not excessive in achieving effective communication.

(iii) is of high quality design and finish, and

The proposed signage will consists of high quality materials. The detail of the final signage content is not currently known and as such only signage locations and envelopes have been nominated as part of this application. Council is requested to impose a condition of consent requiring the submission of signage detail for approval prior to its installation

(b) has been assessed by the consent authority in accordance with the assessment criteria in Schedule 1 and the consent authority is satisfied that the proposal is acceptable in terms of its impacts, and

The following comments are provided against the criteria listed in schedule 1:

Schedule 1 Assessment criteria

1 Character of the area

- *Is the proposal compatible with the existing or desired future character of the area or locality in which it is proposed to be located?*
- *Is the proposal consistent with a particular theme for outdoor advertising in the area or locality?*

The proposed signage is consistent with the existing character of the locality noting a range of using which include signage is present. The signs materials and colours are effective in providing a quality design and aesthetic and in identifying the medical nature of the proposed development.

2 Special areas

- *Does the proposal detract from the amenity or visual quality of any environmentally sensitive areas, heritage areas, natural or other conservation areas, open space areas, waterways, rural landscapes or residential areas?*

The proposed signage does not adjoin any environmentally sensitive areas, heritage areas, natural or other conservation areas, open space, waterways or rural landscapes. Further the business identification signage is not directly orientated to adjoining residential areas. The signage has been designed to reflect the nature of proposal being a 'health services facility'. The proposed signage is consistent with facade treatment of the building and does not significantly alter the existing streetscape. The proposed signage does not detract from the amenity or visual quality of the environment.

3 Views and vistas

- *Does the proposal obscure or compromise important views?*
- *Does the proposal dominate the skyline and reduce the quality of vistas?*
- *Does the proposal respect the viewing rights of other advertisers?*

The proposed signage will not obscure views, does not extend above the building and remains within the tenancy's facade area; as a result this will not impede other advertisers.

4 Streetscape, setting or landscape

- *Is the scale, proportion and form of the proposal appropriate for the streetscape, setting or landscape?*
- *Does the proposal contribute to the visual interest of the streetscape, setting or landscape?*
- *Does the proposal reduce clutter by rationalising and simplifying existing advertising?*
- *Does the proposal screen unsightliness?*
- *Does the proposal protrude above buildings, structures or tree canopies in the area or locality?*
- *Does the proposal require ongoing vegetation management?*

The proposed signage is of a size and design appropriate for and in keeping with the character of the locality. The signs will be made of materials compatible with the finishes of the building. The sign will not protrude above the building roof line and does not require any ongoing vegetation management.

5 Site and building

- *Is the proposal compatible with the scale, proportion and other characteristics of the site or building, or both, on which the proposed signage is to be located?*
- *Does the proposal respect important features of the site or building, or both?*
- *Does the proposal show innovation and imagination in its relationship to the site or building, or both?*

The signage is considered compatible with the scale, proportion and other characteristics of the site and proposed. The proposed signage is considered compatible in relation to the building architectural theme.

6 Associated devices and logos with advertisements and advertising structures

- *Have any safety devices, platforms, lighting devices or logos been designed as an integral part of the signage or structure on which it is to be displayed?*

Not applicable to the signage proposed.

7 Illumination

- *Would illumination result in unacceptable glare?*
- *Would illumination affect safety for pedestrians, vehicles or aircraft?*
- *Would illumination detract from the amenity of any residence or other form of accommodation?*
- *Can the intensity of the illumination be adjusted, if necessary?*
- *Is the illumination subject to a curfew?*

The proposed signage will not be illuminated.

8 Safety

- *Would the proposal reduce the safety for any public road?*
- *Would the proposal reduce the safety for pedestrians or bicyclists?*
- *Would the proposal reduce the safety for pedestrians, particularly children, by obscuring sightlines from public areas?*

The proposed signage will not reduce the safety of the adjoining public roads, does not pose any risk to pedestrian or cyclists and will not obscure sight lines.

(c) satisfies any other relevant requirements of this policy

The proposal is compliant with all relevant requirements of this policy.

Clause 22 – Wall Advertisements

The proposed building identification signage would be considered a wall advertisement. The proposal does not exceed one (1) wall advertisement per elevation.

The proposal is considered consistent with the requirements of SEPP 64.

State Environmental Planning Policy – Infrastructure (2007)

The objective of this policy is to facilitate the effective delivery of infrastructure across NSW. The policy includes specific planning provisions and development controls for 25 types of infrastructure works or facilities.

Division 10 of SEPP (Infrastructure) 2007 applies to the proposal. By virtue of Clause 57 development for the purposes of 'Health Services Facilities' may be carried out by any person with consent on land in a prescribed zone. By virtue of Clause 56, the R1 General Residential Zone is a prescribed zone. The proposed development is made permissible with consent by SEPP (Infrastructure) 2007.

With regards to Clause 104 of SEPP (Infrastructure) 2007, the proposed Health Services Facility is not of a capacity that requires referral to the RMS.

Further assessment in accordance with SEPP (Infrastructure) 2007 is not required.

State Environmental Planning Policy – State and Regional Development (2011)

State Environmental Planning Policy – State and Regional Development (2011) applies to the proposal. Part 4 of the SEPP identifies development that is considered to be 'Regional Development'. By virtue of Clause 20 'Regional Development' is any development identified in Schedule 4A of the EP&A Act 1979. By virtue of Clause 21 of the SEPP Council consent functions are exercised by regional panels for development classified as 'Regional Development'.

The proposed development has a capital investment value greater than \$5 million and is for the purpose of a Health Service Facility, the proposal meets the trigger requirement of Schedule 4A Clause 6(b) of the Environmental Planning and Assessment Act 1979 and as such the Northern Joint Regional Planning Panel is the consent authority.

Clarence Valley Local Environmental Plan 2011 (CVLEP 2011)

The site is zoned R1 – General Residential under the RVLEP2012.

Clause 2.1 – Land Use Zones

The subject land is zoned R1 – General Residential pursuant to the provisions of CVLEP 2011. The following objectives are applicable to the R1 – General Residential Zone:

Zone R1 General Residential

Zone objectives

Primary objective

- *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 proposed development is made permissible by virtue of SEPP (Infrastructure) 2007. However the proposed development clearly complies with the objectives of the R1 General Residential zone given that the proposed health service facility provides an essential facility and service to meet the day to day needs of the residents of Grafton and the surrounding areas.

Clause 2.6 Subdivision—consent requirements

Development consent is not required for subdivision. lot consolidation is not defined as ‘Subdivision’ for the purposes of the EP&A Act 1979.

Clause 4.3 – Height of Building

The subject site is mapped with a maximum building height of 9m. The proposal provides built form of varying height with a maximum roof height of 15.89m and lift overrun height of 17.92m. A variation pursuant to clause 4.6 has been prepared to address the variation to Clause 4.3. Refer Appendix I – Clause 4.6 Statutory Variation.

Clause 4.6 – Exception to Development Standards

A variation pursuant to clause 4.6 has been prepared to address the variation to Clause 4.3. Refer Appendix I – Clause 4.6 Statutory Variation.

Clause 5.9AA – Trees or vegetation not prescribed by development control plan

As required by this clause consent is sought as part of this application for removal of the six (6) trees identified on Appendix B – Statement of Landscape Intent & Tree Clearing Plan.

Clause 7.1 – Acid Sulfate Soils

The site is mapped as class 4 Acid Sulfate Soils. The proposal does not include any works that will require excavation greater than 2m below ground level.

Clause 7.4 Floodplain risk management

As required by this clause a detailed flood management plan has been prepared. Refer Appendix D – Flood Management Plan.

Clause 7.8 – Essential Services

Essential services will be awarded to the site in accordance with Appendix C – Servicing Report.

Clarence Valley Residential Zones Development Control Plan 2011

The application requires compliance with the applicable chapters of the Clarence Valley Council Residential Zones Development Control Plan 2011. As the proposal is not for residential development a number of the chapters within the DCP are not applicable and a number of variations are proposed. Table 16 below summaries the applicable chapters. Refer Appendix J – Residential Zone Development Control Plan 2011 – Control Compliance Assessment for detail assessment against all relevant acceptable solutions.

Table 16. Residential Zones DCP 2011 Chapters Summary

Chapter	Applicability to the Development Application
Part C General Development Controls for Residential Zones	
C1	Applicable
C2	Applicable
C3	Applicable
C4	Applicable
C5	Applicable
C6	Not Applicable
C7	Not Applicable
C8	Not Applicable
C9	Not Applicable
C10	Not Applicable
C11	Not Applicable
C12	Not Applicable
C13	Applicable
C14	Not Applicable
C15	Applicable
C16	Applicable
C17	Applicable
C18	Applicable

C19	Applicable
C20	Not Applicable
C21	Not Applicable
C22	Applicable
C23	Not Applicable
C24	Applicable
C25	Applicable
C26	Not Applicable
C27	Applicable
C28	Not Applicable
C29	Applicable
C30	Not Applicable
C31	Applicable
Part D Floodplain Management Controls	
D1	Applicable
D2	Applicable
D3	Applicable
D4	Applicable
D5	Applicable
D6	Applicable
D7	Applicable
Part E Floodplain Management Controls	
E1	Applicable
E2	Applicable
E3	Applicable
E4	Not Applicable
E5	Applicable
E6	Not Applicable

E7	Applicable
E8	Applicable
Part F Heritage Conservation	
F1	Applicable
F2	Applicable
F3	Applicable
F4	Applicable
F5	Applicable
F6	Applicable
F7	Not Applicable
F8	Applicable
F9	Applicable
F10	Applicable
Part G Parking and Vehicular Access Controls	
G1	Applicable
G2	Applicable
G3	Applicable
G4	Applicable
G5	Applicable
G6	Applicable
G7	Applicable
G8	Applicable
G9	Applicable
G10	Applicable
Part H Sustainable Water Controls	
H1	Applicable
H2	Applicable
H3	Applicable

H4	Applicable
Part I Erosion and Sediment Control	
I1	Applicable
I2	Applicable
I3	Applicable
I4	Applicable
I5	Applicable
I6	Applicable
I7	Applicable
I8	Applicable
I9	Not Applicable
I10	Applicable
I11	Applicable
Part J Subdivision & Engineering Controls	Not Applicable
Part K Advertisement and Advertising Structures	
K1	Applicable
K2	Applicable
K3	Applicable
K4	Not Applicable
K5	Not Applicable
K6	Not Applicable
K7	Not Applicable
Part L Health Consulting Rooms, Home Business and Home Industries	Not Applicable
Part M Controls for Bed and Breakfast Accommodation	Not Applicable
Part N Controls for Backpackers Accommodation	Not Applicable
Part O Controls for Keeping Animals in Residential Areas	Not Applicable
Part P Controls for Developing Steep Land	Not Applicable

Part Q Angourie Village Controls	Not Applicable
Part R Glenreagh Village Controls	Not Applicable
Part S Controls for Gulmarrad	Not Applicable
Part T Palmers Island Village Controls	Not Applicable
Part U Ulmarra Village Controls	Not Applicable
Part V Wooli Village Controls	Not Applicable
Part W Yamba Hill Controls	Not Applicable
Part Y Controls for Biodiversity and Habitat Protection	Not Applicable

The proposal includes the following variations to the Controls of the Clarence Valley Residential Zones Development Control Plan (CVRZDCP) 2011.

- CVRZDCP – Control C4.4 Building Height;
- CVRZDCP – Control C13.1 Building Height;
- CVRZDCP – Control C13.2 Maximum Top Plate Height of Buildings;
- CVRZDCP – Control C16.2 Setbacks;
- CVRZDCP – Control C19.1 Landscape Area requirements in R1, R2 and R3 Zones.

Discussion of the variations proposed to the CVRZDCP are included within Appendix J.

Further Considerations under the Environmental Planning and Assessment Act 1979

4.5 Any Draft Environmental Planning Instruments

At the time of preparing this report no draft EPIS apply to the site or development.

4.6 Clause 92(A) Government Coastal Policy

The subject site is not located within the NSW Coastal Zone and as such the proposal does not require assessment the NSW Coastal Policy

4.7 Likely Impacts

As per s79C of the Act, likely impacts on the built, natural as well as social and economic environments need to be considered for the development. The subject site has been extensively cleared and modified and remains viable development land. In review of the proposed development the following can be surmised.

The proposal provides a vital and significant service to the local community and consolidates health services adjacent to the existing Graft Base Hospital. The design quality of built form is of exception standard and ensures the heritage values of the site are retained and respected consistent with the intent and objectives of Council's controls.

The proposal will not result in an unaccepted impact upon the locality in terms of amenity, traffic, access, noise, etc.

The proposal is warranting of Council's support subject to the imposition of standard conditions of consent.

4.8 Suitability of the Site

The subject site does not possess any constraints that would preclude the development of the land. In this regard, sympathetic design, as exhibited, confirms the suitability of the type of development on the site.

4.9 Public Interest

The Council will need to consider any submissions it may receive from the public or other government agencies. In light of this it is considered the proposed development will not prejudice or compromise the public interest.

4.10 Overall Analysis

Planit Consulting Pty Ltd have conducted a detailed assessment of the proposed Health Service Facility (Medical Centre & Hospital) against the *Environmental Planning and Assessment Act 1979*, State Environmental Planning Policies, Clarence Valley Local Environmental Plan 2011, the Clarence Valley Residential Zones Development Control Plan 2011 and associated policies applicable to the subject site in light of statutory requirements, economic benefit, the public interest and any potential impacts that may be encountered.

Overall, it is considered the proposal can be supported by the Clarence Valley Council and the Northern Joint Regional Planning Panel, enabled by the *Environmental Planning and Assessment Act 1979* and is acceptable in the locality.

Conclusion

Planit Consulting have been commissioned by Grafton Private Hospital Unit Trust to prepare a Statement of Environmental Effects relating to a proposed Health Services Facility (Medical Centre & Hospital). The Health Services Facility (Medical Centre & Hospital) is to be located at No.201 Queen Street, Grafton & 174 Arthur Street, Grafton. The Health Services Facility is proposed to be development over two (2) stages and will be located directly adjacent to the Grafton Base Hospital.

The application has been prepared in accordance with the provisions of the *Environmental Planning and Assessment Act 1979* and the relevant requirements of associated policies. An assessment of the proposed development against the instruments reveals the proposed development complies with the planning intent and objectives for the locality.

It is considered that having regard to the provisions of the *Environmental Planning and Assessment Act 1979*, that the proposed development be supported by the consent authority and an approval issued subject to reasonable and relevant conditions in accordance with Part 4 of the Act. It is respectfully requested that Draft Conditions be provided at your earliest convenience.

If you have any question in relation to the information presented within this report, please contact the undersigned on (02) 6674 5001.

Yours Faithfully,

Lance Newley
Senior Town Planner
Planit Consulting Pty Ltd

Appendix A – Architectural Plans

GRAFTON PRIVATE HOSPITAL
&
SPECIALIST CENTRE



NOTE
All dimensions to be verified prior to commencement of any shop drawings or fabrication. Shop drawings are to be approved before construction. All dimensions are in millimetres unless otherwise noted. Annotated dimensions are to be used in preference to scaling from drawings. This drawing is the property of ANTHONY VAVAYIS + ASSOCIATES PTY LTD and any reproduction or distribution without prior consent constitutes a breach of copyright.

LEGEND

DRAWING LIST

ARCHITECTURAL

DA0000	COVER SHEET				
DA1001	PROPOSED GROUND FLOOR PLAN - STAGE 1	SCALE 1:100@A0	DA1101	PROPOSED GROUND FLOOR PLAN	SCALE 1:100@A0
DA1002	PROPOSED FIRST FLOOR PLAN - STAGE 1	SCALE 1:100@A0	DA1102	PROPOSED FIRST FLOOR PLAN	SCALE 1:100@A0
DA1003	PROPOSED SECOND FLOOR PLAN - STAGE 1	SCALE 1:100@A0	DA1103	PROPOSED SECOND FLOOR PLAN	SCALE 1:100@A0
			DA1104	PROPOSED THIRD FLOOR PLAN	SCALE 1:100@A0
DA2000	PROPOSED SECTION- STAGE 1	SCALE 1:100@A0	DA2100	PROPOSED SECTION	SCALE 1:100@A0
DA3000	PROPOSED ELEVATIONS 1 - STAGE 1	SCALE 1:100@A0	DA3100	PROPOSED ELEVATIONS 1	SCALE 1:100@A0
DA3001	PROPOSED ELEVATIONS 2 - STAGE 1	SCALE 1:100@A0	DA3101	PROPOSED ELEVATIONS 2	SCALE 1:100@A0
DA7000	SHADOW DIAGRAMS	SCALE 1:500@A1			

2	DEVELOPMENT APPLICATION	31.07.2017
P1	CLIENT REVIEW	22.06.2017
1	DEVELOPMENT APPLICATION	14.03.2017

REVISION



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ANTHONY VAVAYIS REGISTERED ARCHITECT No: 5243

GRAFTON
GRAFTON PRIVATE HOSPITAL &
SPECIALIST CENTRE
ARTHUR STREET
GRAFTON

CLIENT
GRAFTON PRIVATE HOSPITAL UNIT TRUST

DRAWING TITLE
COVER PAGE

SCALE NTS DATE APRIL 2016

DRAWN BS PROJECT 15013

DA0 0 0 0 2

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LEGEND

P2	ISSUED FOR CLIENT REVIEW	13.03.2017
P1	ISSUED FOR CLIENT REVIEW	01.03.2017
REVISION		

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GRAFTON SPECIALIST CENTER
ARTHUR STREET
GRAFTON
CLIENT
GRAFTON PRIVATE HOSPITAL UNIT TRUST

DRAWING TITLE
PROPOSED GROUND FLOOR PLAN - STAGE 1

SCALE 1:100 [A0] DATE 01 JAN 2015
DRAWN BJ PROJECT 15013

DA1 0 0 1P2

QUEEN STREET

ARTHUR STREET

SITE A
LOT A
DP904084
809m²

SITE B
LOT 2
DP125156
1259.2m²

EXISTING GRAVEL CAR PARK TO
BE RETAINED

LEGEND	GROSS FLOOR AREA CALCULATIONS			FSR CALCULATIONS	PARKING	MEDICAL
<div>BUILDING A</div> <div>BUILDING B</div> <div>BUILDING C</div>	GROUND FLOOR	FIRST FLOOR	SECOND FLOOR	AREA - LOT A		
	Building A - 391m ²	Building A - 338m ²	Building A - 0m ²	AREA - LOT B		
	Building B - 112m ²	Building B - 139m ²	Building B - 147m ²	AREA - LOT C		
	Building C - 0 m ²	Building C - 745m ²	Building C - 745m ²	TOTAL SITE AREA		
	CIRCULATION - 101m ²	CIRCULATION - 53m ²	CIRCULATION - 44m ²	PROPOSED GFA		
	TOTAL: 604m ²	TOTAL: 1275m ²	TOTAL: 936m ²	PROPOSED FSR	1.4 : 1	

1 PROPOSED GROUND FLOOR PLAN
SCALE 1:100@A0, 1:200@A2

QUEEN STREET

NOTE
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LEGEND

P2	ISSUED FOR CLIENT REVIEW	13.03.2017
P1	ISSUED FOR CLIENT REVIEW	01.03.2017
REVISION		

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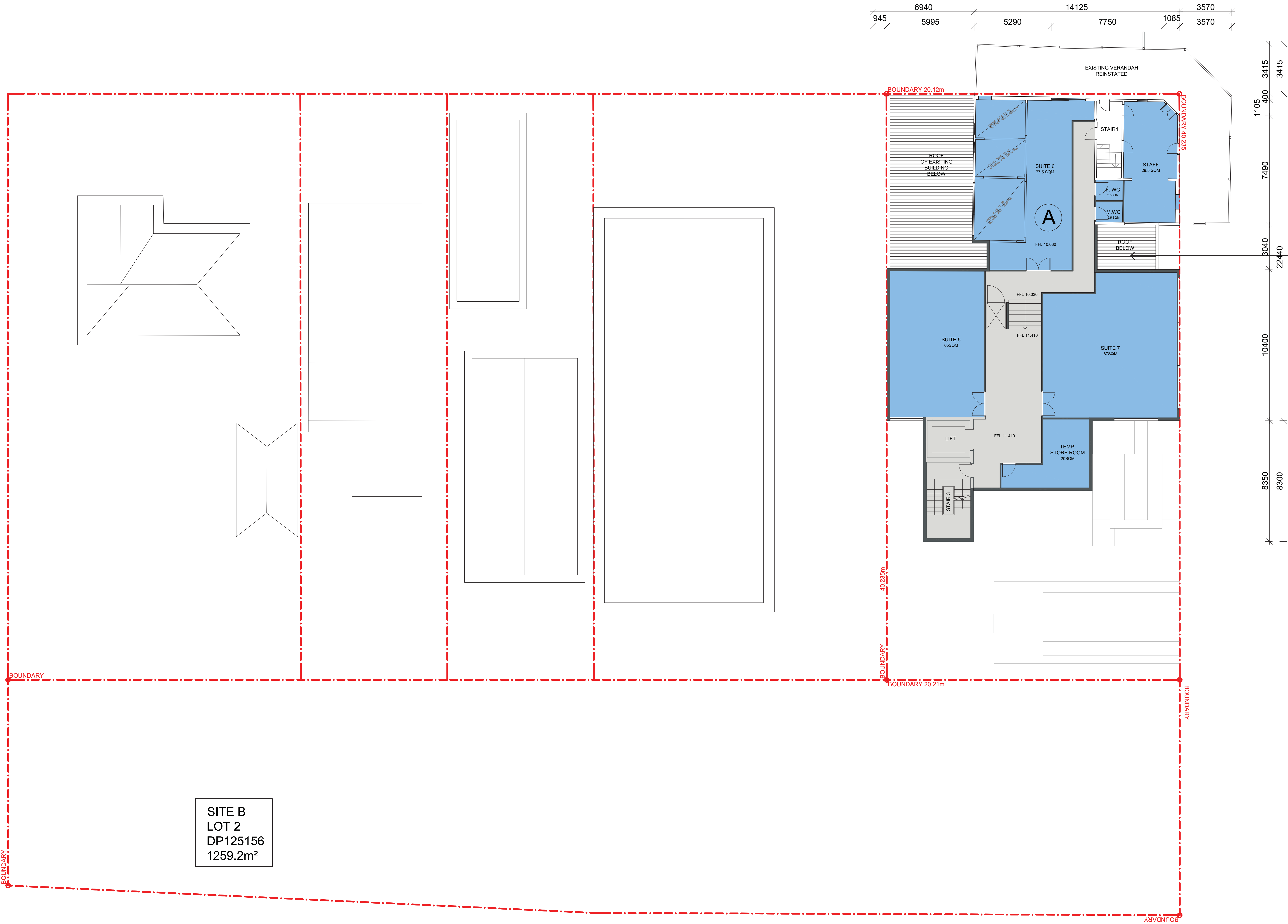
GRAFTON SPECIALIST CENTER
ARTHUR STREET
GRAFTON

CLIENT
GRAFTON PRIVATE HOSPITAL UNIT TRUST

DRAWING TITLE
PROPOSED FIRST FLOOR PLAN

SCALE 1: 100[A0] DATE 01 JAN 2015
DRAWN BJ PROJECT 15013

DA 1 0 0 2 P2



1 PROPOSED FIRST FLOOR PLAN
SCALE 1:100@A0, 1:200@A2

LEGEND	GROSS FLOOR AREA CALCULATIONS			FSR CALCULATIONS	PARKING	MEDICAL
<div>BUILDING A</div> <div>BUILDING B</div> <div>BUILDING C</div>	GROUND FLOOR	FIRST FLOOR	SECOND FLOOR	AREA - LOT A		
	Building A - 391m ²	Building A - 338m ²	Building A - 0m ²	AREA - LOT B		
	Building B - 112m ²	Building B - 139m ²	Building B - 14.7m ²	1259.2 m ²		
	Building C - 0 m ²	Building C - 745m ²	Building C - 745m ²	2068.2 m ²		
	CIRCULATION - 101m ²	CIRCULATION - 53m ²	CIRCULATION - 44m ²	PROPOSED GFA	2815 m ²	
	TOTAL: 604m ²	TOTAL: 1275m ²	TOTAL: 936m ²	PROPOSED FSR	1.4 : 1	

QUEEN STREET

NOTE
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LEGEND

SITE A
LOT A
DP904084
809m²

ARTHUR STREET

SITE B
LOT 2
DP125156
1259.2m²

1
PROPOSED SECOND FLOOR PLAN
SCALE 1:100@A0, 1:200@A2

LEGEND	GROSS FLOOR AREA CALCULATIONS			FSR CALCULATIONS	PARKING	MEDICAL
<div>BUILDING A</div> <div>BUILDING B</div> <div>BUILDING C</div>	GROUND FLOOR	FIRST FLOOR	SECOND FLOOR	AREA - LOT A		
	Building A - 391m ²	Building A - 338m ²	Building A - 0m ²	AREA - LOT B		
	Building B - 112m ²	Building B - 139m ²	Building B - 147m ²	1259.2 m ² -		
	Building C - 0 m ²	Building C - 745m ²	Building C - 745m ²	TOTAL SITE AREA		
	CIRCULATION - 101m ²	CIRCULATION - 53m ²	CIRCULATION - 44m ²	2068.2 m ²		
	TOTAL: 604m ²	TOTAL: 1275m ²	TOTAL: 936m ²	PROPOSED GFA	2815 m ²	
				PROPOSED FSR	1.4 : 1	

P2	ISSUED FOR CLIENT REVIEW	13.03.2017
P1	ISSUED FOR CLIENT REVIEW	01.03.2017
REVISION		


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ANTHONY VAVAYIS & ASSOCIATES PTY LTD ACN 069 737 935
ANTHONY VAVAYIS REGISTERED ARCHITECT No: 5243

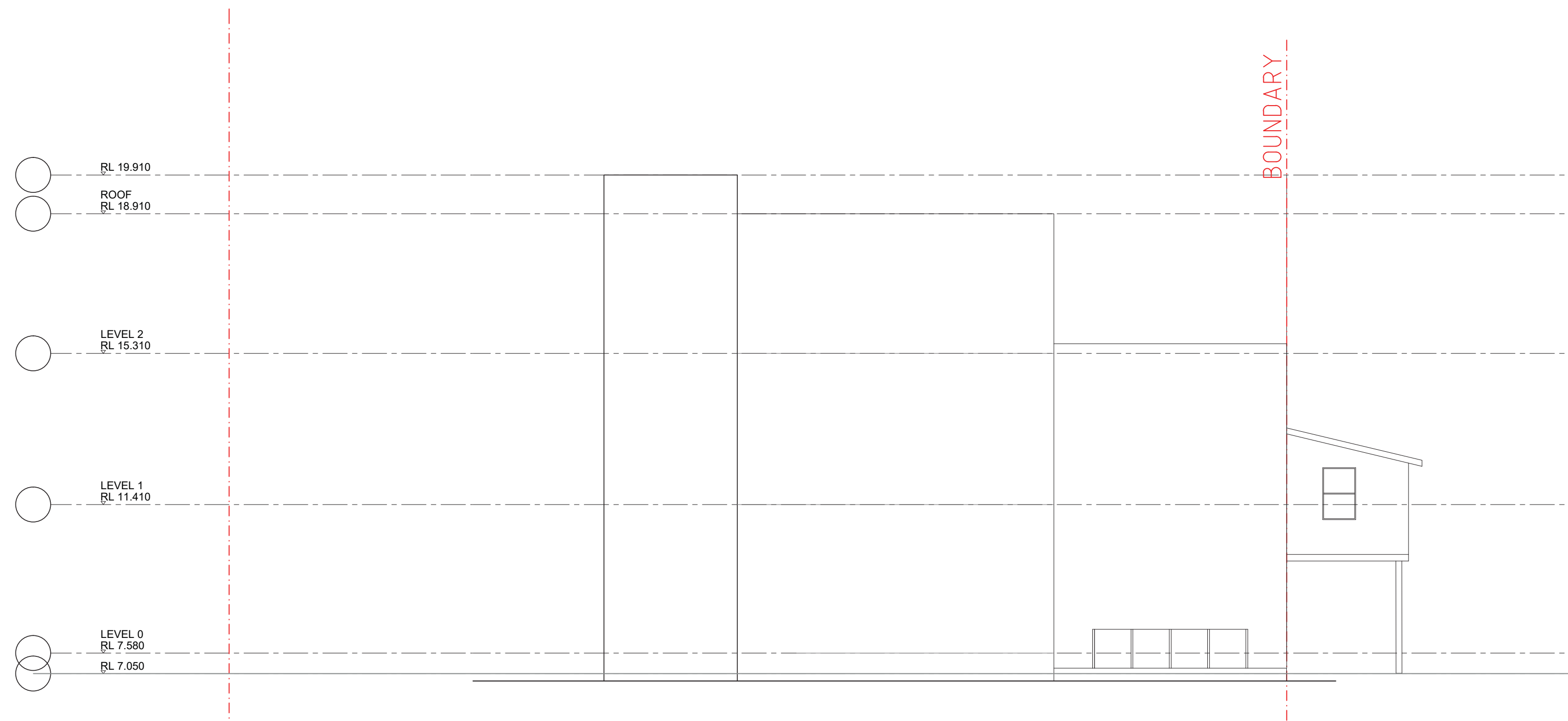
GRAFTON SPECIALIST CENTER
ARTHUR STREET
GRAFTON
CLIENT
GRAFTON PRIVATE HOSPITAL UNIT TRUST

DRAWING TITLE
PROPOSED SECOND FLOOR PLAN - STAGE 1

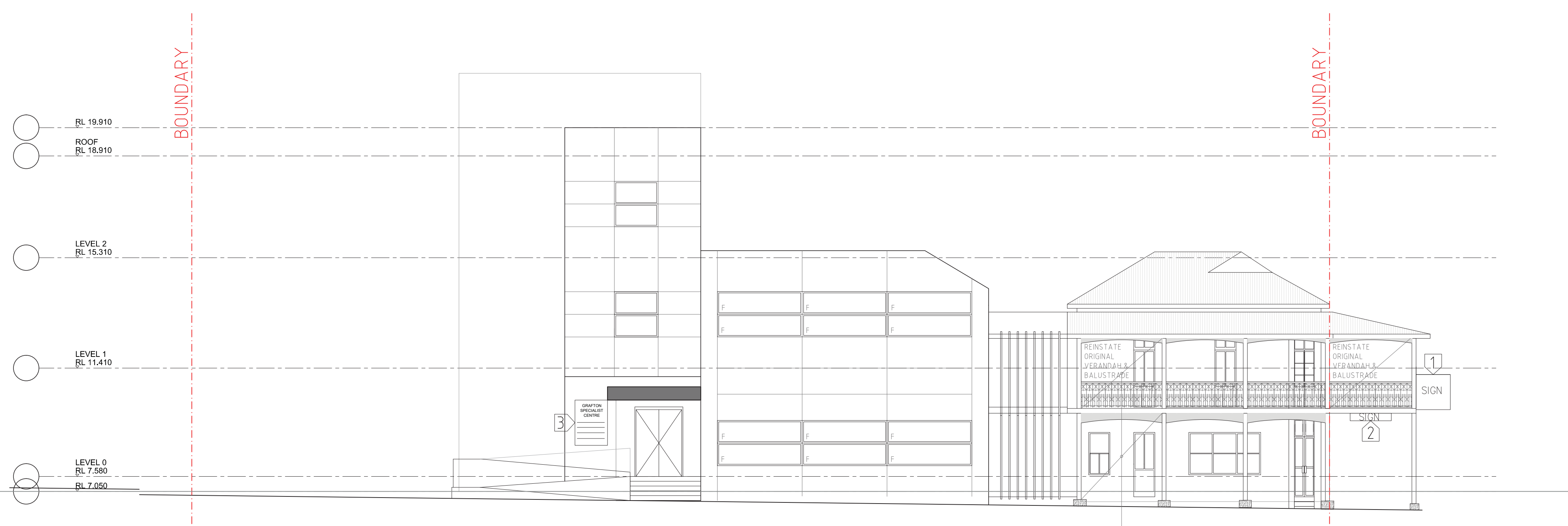
SCALE 1: 100 [A0] DATE 01 JAN 2015
DRAWN BJ PROJECT 15013

DA1003P2

LEGEND		
P1	ISSUED FOR CLIENT REVIEW	13.03.2017
REVISION		
		
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T 02 9290 1810 F 02 9290 1800 E enquiries@vavayisarchitects.com.au		
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ANTHONY VAVAYIS & ASSOCIATES PTY LTD ACH 069 737 935		
ANTHONY VAVAYIS REGISTERED ARCHITECT No. 5243		
GRAFTON SPECIALIST CENTER		
ARTHUR STREET GRAFTON		
CLIENT GRAFTON PRIVATE HOSPITAL UNIT TRUST		
DRAWING TITLE PROPOSED SECTION - STAGE 1		
SCALE 1:100 [A0]		
DRAWN BJ	DATE	01 JAN 2015
PROJECT		15013
D 2 0 0 0 P1		



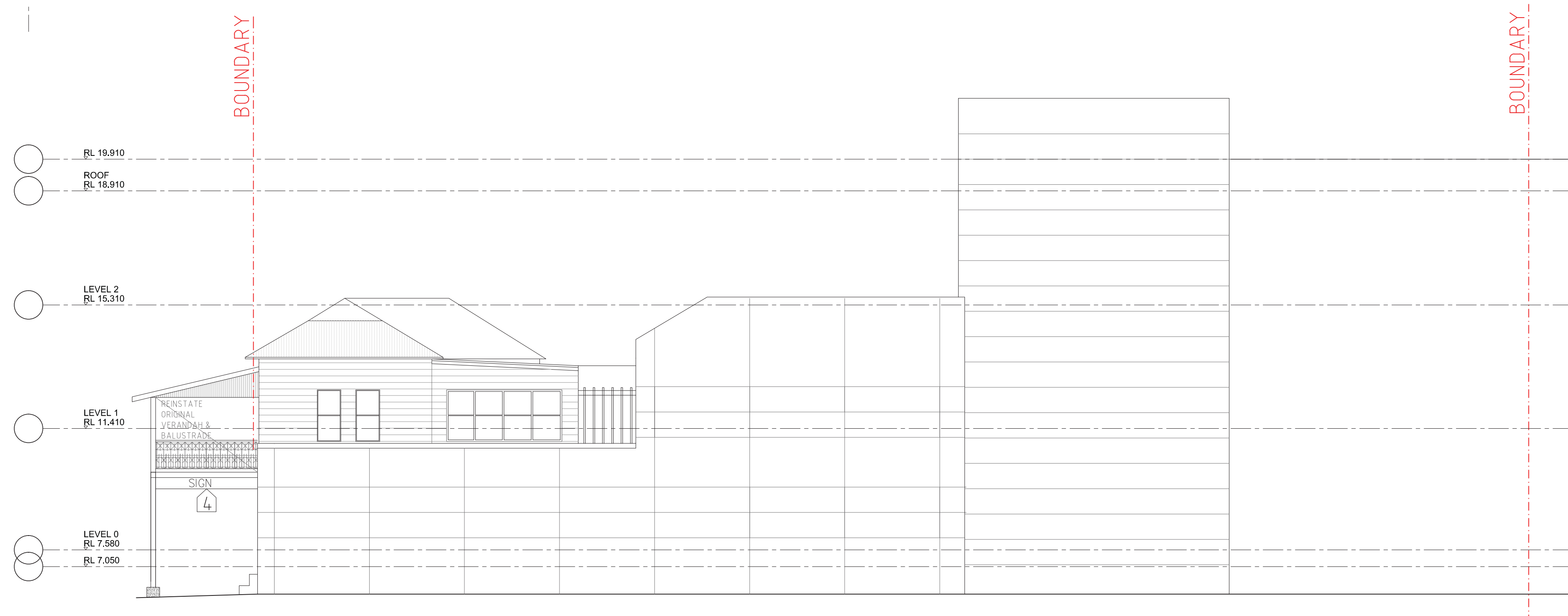
1 PROPOSED WEST ELEVATION
SCALE 1:100@A0, 1:200@A2



1 PROPOSED SOUTH ELEVATION
SCALE 1:100@A0, 1:200@A2



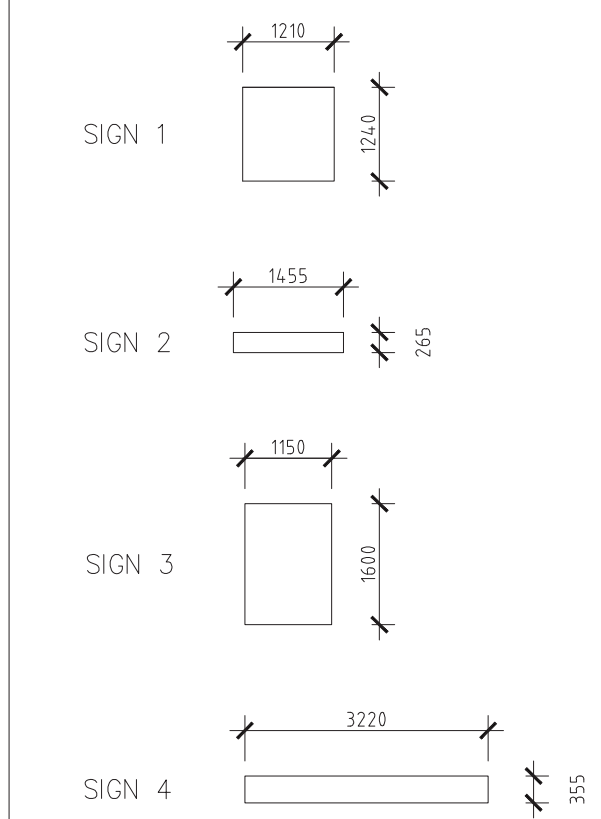
1 PROPOSED EAST ELEVATION
SCALE 1:100@A0, 1:200@A2



1 PROPOSED NORTH ELEVATION
SCALE 1:100@A0, 1:200@A2

NOTE
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LEGEND



P2 ISSUED FOR CONSULTANT REVIEW 13.03.2017
P1 ISSUED FOR CONSULTANT REVIEW 01.03.2017
REVISION

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ANTHONY VAVAYIS REGISTERED ARCHITECT No: 52423

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ARTHUR STREET
GRAFTON
CLIENT
GRAFTON PRIVATE HOSPITAL UNIT TRUST

DRAWING TITLE
PROPOSED ELEVATIONS - STAGE 1

SCALE 1: 100[A0] DATE 01 JAN 2015
DRAWN BY PROJECT 15013

DA 3 0 0 0P2

NOTE
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LEGEND

2	DEVELOPMENT APPLICATION	31.07.2017
P2	CLIENT REVIEW	18.07.2017
P1	CLIENT REVIEW	06.06.2017
1	DEVELOPMENT APPLICATION	14.03.2017

REVISION



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ANTHONY VAVAYIS REGISTERED ARCHITECT No: 5243

GRAFTON SPECIALIST CENTER
ARTHUR STREET
GRAFTON

CLIENT
GRAFTON PRIVATE HOSPITAL UNIT TRUST

DRAWING TITLE
PROPOSED GROUND FLOOR PLAN

SCALE 1:100 [A0] DATE 01 JAN 2015
DRAWN BJ PROJECT 15013

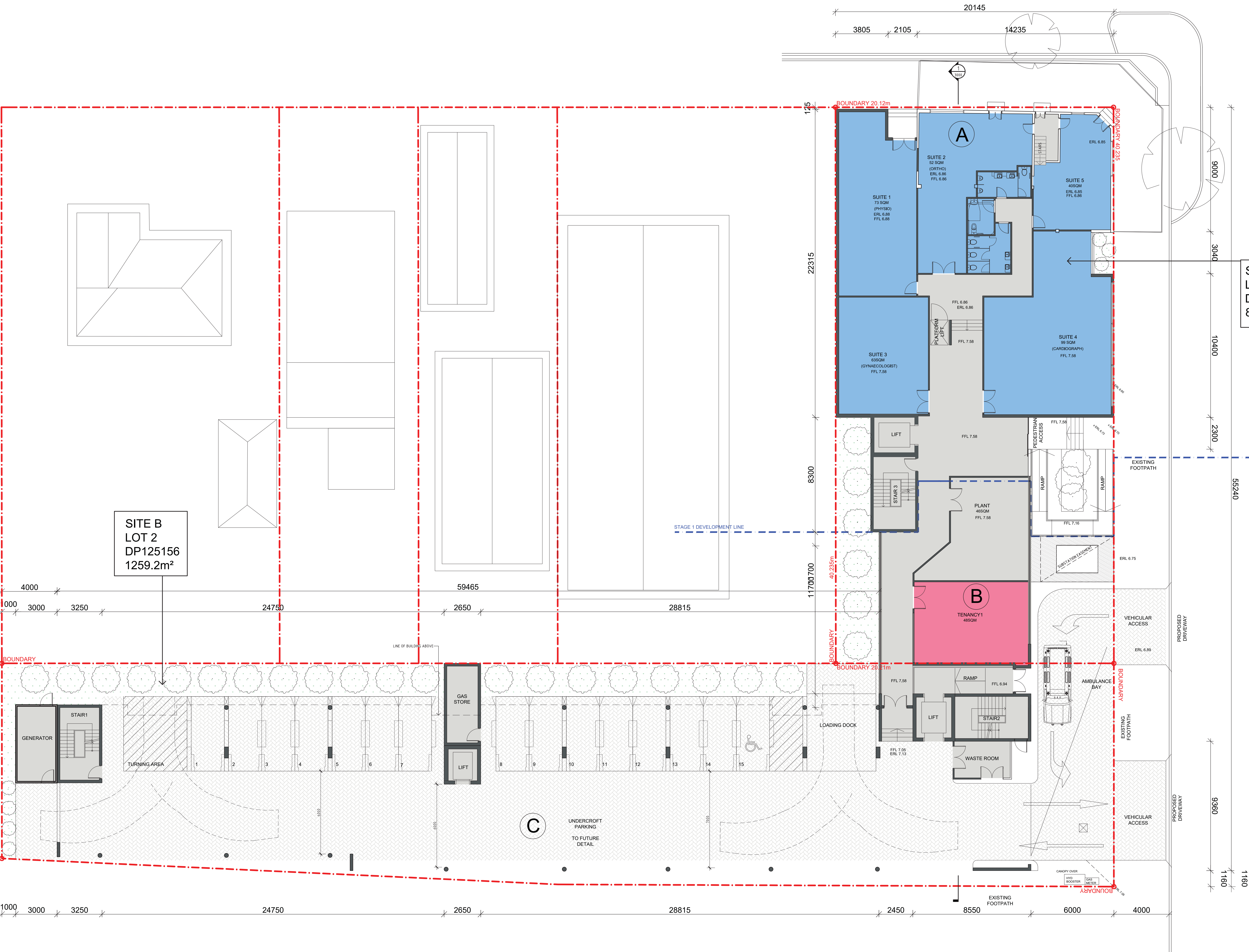
DA1 1 0 1 2

QUEEN STREET

ARTHUR STREET

SITE A
LOT A
DP904084
809m²

SITE B
LOT 2
DP125156
1259.2m²



1 PROPOSED GROUND FLOOR PLAN
SCALE 1:100@A0, 1:200@A2

LEGEND

- BUILDING A
- BUILDING B
- BUILDING C

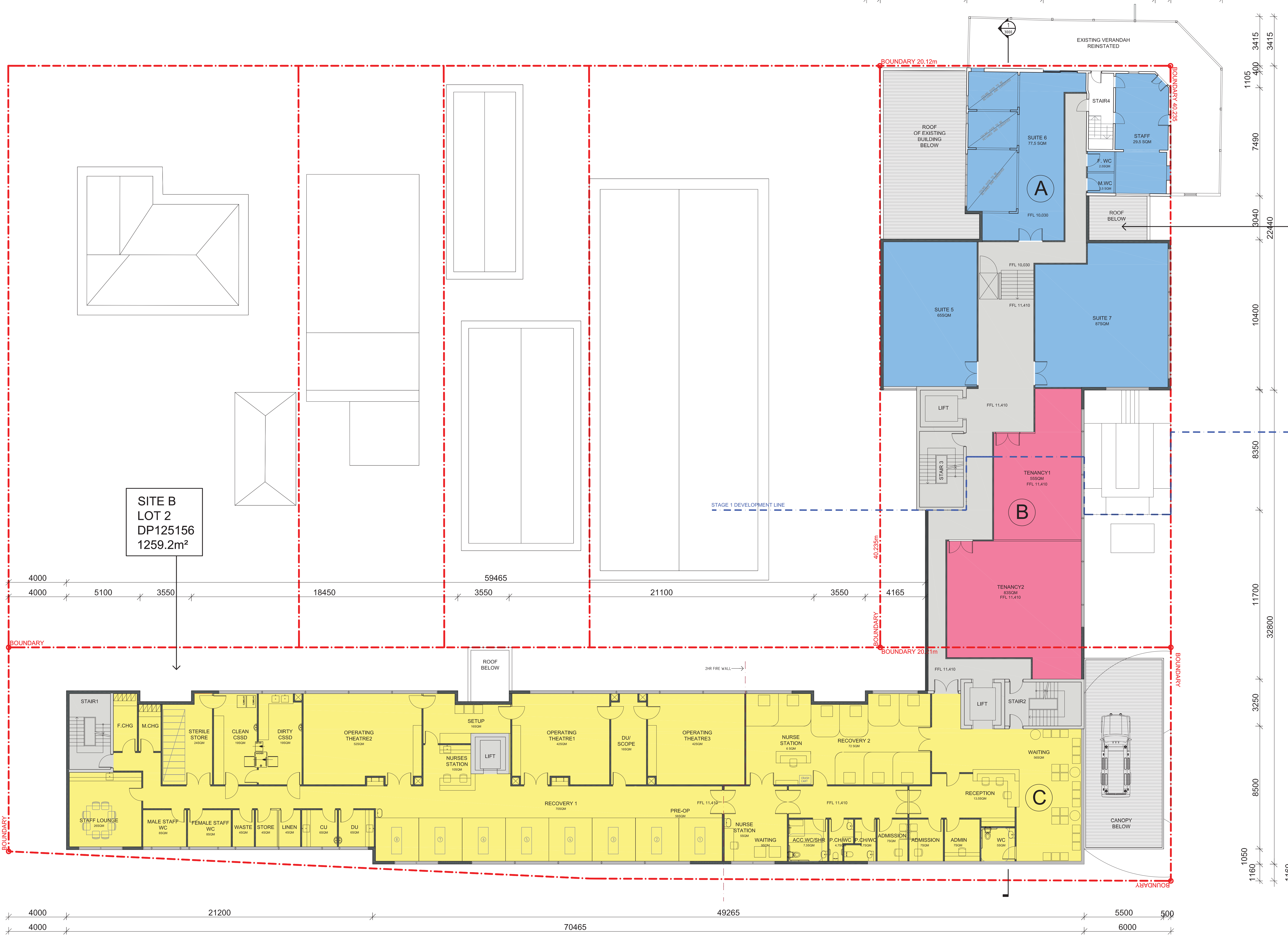
GROSS FLOOR AREA CALCULATIONS				FSR CALCULATIONS		PARKING		MEDICAL	
GROUND FLOOR Building A - 391m ² Building B - 48m ² Building C - 0 m ² CIRCULATION - 150m ² TOTAL: 589m ²	FIRST FLOOR Building A - 265m ² Building B - 139m ² Building C - 74.0m ² CIRCULATION - 106m ² TOTAL: 114.4m ²	SECOND FLOOR Building A - 0m ² Building B - 146m ² Building C - 74.0m ² CIRCULATION - 45m ² TOTAL: 931m ²	THIRD FLOOR Building A - 0m ² Building B - 146m ² Building C - 74.0m ² CIRCULATION - 45m ² TOTAL: 931m ²	AREA - LOT A AREA - LOT B TOTAL SITE AREA PROPOSED GFA PROPOSED FSR	809.0 m ² 1259.2 m ² 2068.2 m ² 3595 m ² 1.7 : 1	PARKING SPACES CARSPACES- ACCESSIBLE SPACE - TOTAL AMBULANCE BAY-	14 1 15 1	PROPOSED BEDROOMS- ACCESSIBLE BEDROOM- TOTAL	16+13=29 1 30

QUEEN STREET

ARTHUR STREET

SITE A
LOT A
DP904084
809m²

SITE B
LOT 2
DP125156
1259.2m²



1 PROPOSED FIRST FLOOR PLAN
SCALE 1:100@A0, 1:200@A2

LEGEND

- BUILDING A
- BUILDING B
- BUILDING C

GROSS FLOOR AREA CALCULATIONS				FSR CALCULATIONS		PARKING		MEDICAL	
GROUND FLOOR Building A - 391m ² Building B - 48m ² Building C - 0 m ² CIRCULATION - 150m ² TOTAL: 589m ²	FIRST FLOOR Building A - 265m ² Building B - 139m ² Building C - 740m ² CIRCULATION - 106m ² TOTAL: 1144m ²	SECOND FLOOR Building A - 0m ² Building B - 146m ² Building C - 740m ² CIRCULATION - 45m ² TOTAL: 931m ²	THIRD FLOOR Building A - 0m ² Building B - 146m ² Building C - 740m ² CIRCULATION - 45m ² TOTAL: 931m ²	AREA - LOT A AREA - LOT B TOTAL SITE AREA	809.0 m ² 1259.2 m ² 2068.2 m ²	PARKING SPACES CARSPACES- ACCESSIBLE SPACE - TOTAL AMBULANCE BAY-	14 1 15 1	PROPOSED BEDROOMS- ACCESSIBLE BEDROOM- TOTAL	16+13=29 1 30

NOTE
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LEGEND

2	DEVELOPMENT APPLICATION	31.07.2017
P2	CLIENT REVIEW	18.07.2017
P1	CLIENT REVIEW	06.06.2017
1	DEVELOPMENT APPLICATION	14.03.2017

REVISION
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ANTHONY VAVAYIS REGISTERED ARCHITECT No: 5243

GRAFTON SPECIALIST CENTER
ARTHUR STREET
GRAFTON
CLIENT
GRAFTON PRIVATE HOSPITAL UNIT TRUST

DRAWING TITLE
PROPOSED FIRST FLOOR PLAN

SCALE 1:100 [A0] DATE 01 JAN 2015
DRAWN BJ PROJECT 15013

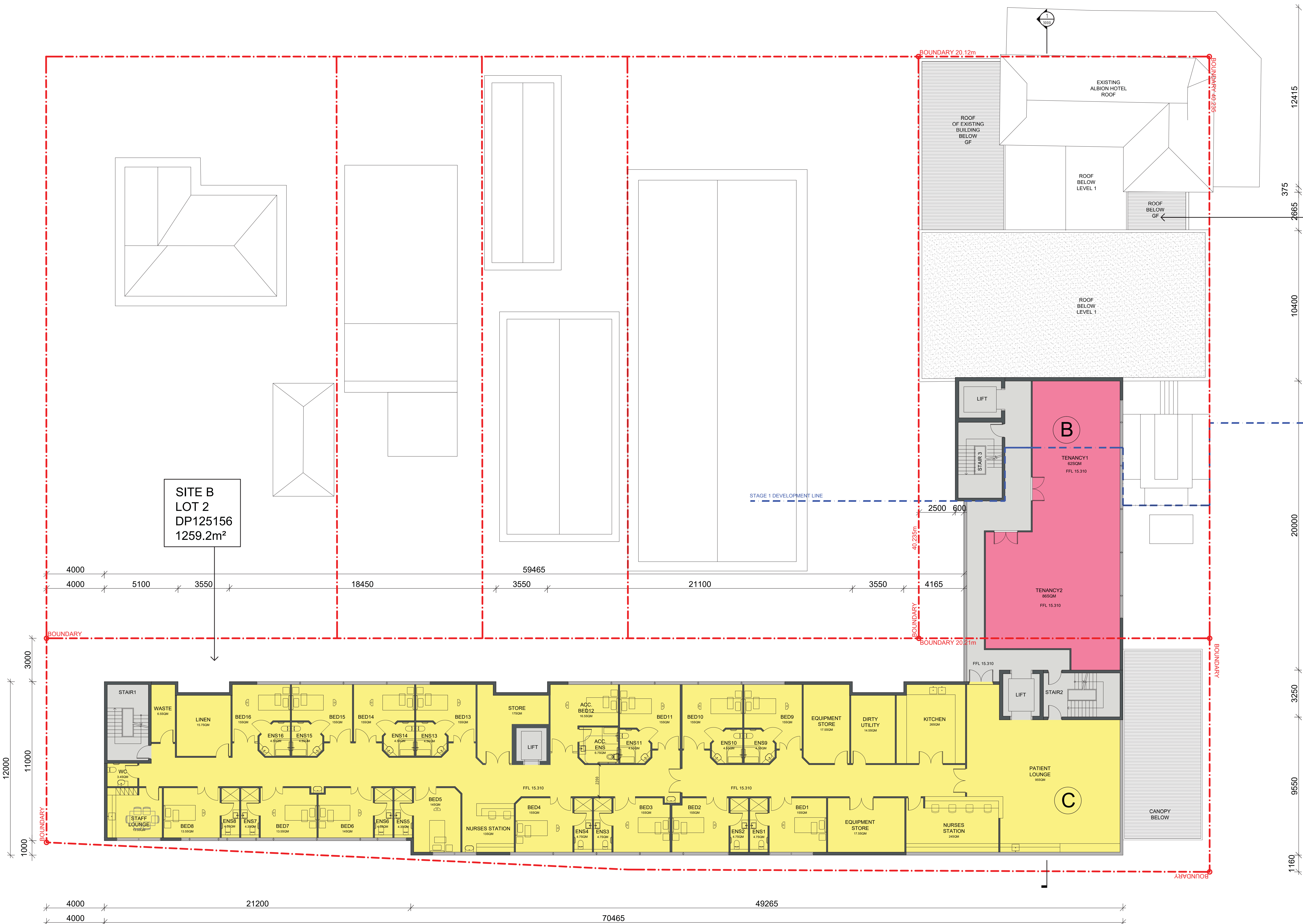
DA1 1 0 2 2

QUEEN STREET

ARTHUR STREET

SITE A
LOT A
DP904084
809m²

SITE B
LOT 2
DP125156
1259.2m²



1 PROPOSED SECOND FLOOR PLAN
SCALE 1:100@A0, 1:200@A2

LEGEND

- BUILDING A
- BUILDING B
- BUILDING C

GROSS FLOOR AREA CALCULATIONS				FSR CALCULATIONS	PARKING	MEDICAL
GROUND FLOOR Building A - 391m ² Building B - 48m ² Building C - 0 m ² CIRCULATION - 150m ² TOTAL: 589m ²	FIRST FLOOR Building A - 265m ² Building B - 139m ² Building C - 74.0m ² CIRCULATION - 106m ² TOTAL: 114.4m ²	SECOND FLOOR Building A - 0m ² Building B - 14.6m ² Building C - 74.0m ² CIRCULATION - 45m ² TOTAL: 931m ²	THIRD FLOOR Building A - 0m ² Building B - 14.6m ² Building C - 74.0m ² CIRCULATION - 45m ² TOTAL: 931m ²	AREA - LOT A 809.0 m ² AREA - LOT B 1259.2 m ² TOTAL SITE AREA 2068.2 m ² PROPOSED GFA 3595 m ² PROPOSED FSR 1.7 : 1	PARKING SPACES CARSPACES- 14 ACCESSIBLE SPACE - 1 TOTAL 15 AMBULANCE BAY- 1	PROPOSED BEDROOMS- 16+13=29 ACCESSIBLE BEDROOM- 1 TOTAL 30

NOTE
All dimensions to be verified prior to commencement of any shop drawings or fabrication. Shop drawings are to be approved before construction. All dimensions are in millimetres unless otherwise noted. Annotated dimensions are to be used in preference to scaling from drawings.
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LEGEND

2	DEVELOPMENT APPLICATION	31.07.2017
P1	CLIENT REVIEW	06.06.2017
1	DEVELOPMENT APPLICATION	14.03.2017

REVISION

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GRAFTON SPECIALIST CENTER
ARTHUR STREET
GRAFTON
CLIENT
GRAFTON PRIVATE HOSPITAL UNIT TRUST

DRAWING TITLE
PROPOSED SECOND FLOOR PLAN

SCALE 1:100 [A0] DATE 01 JAN 2015
DRAWN BJ PROJECT 15013

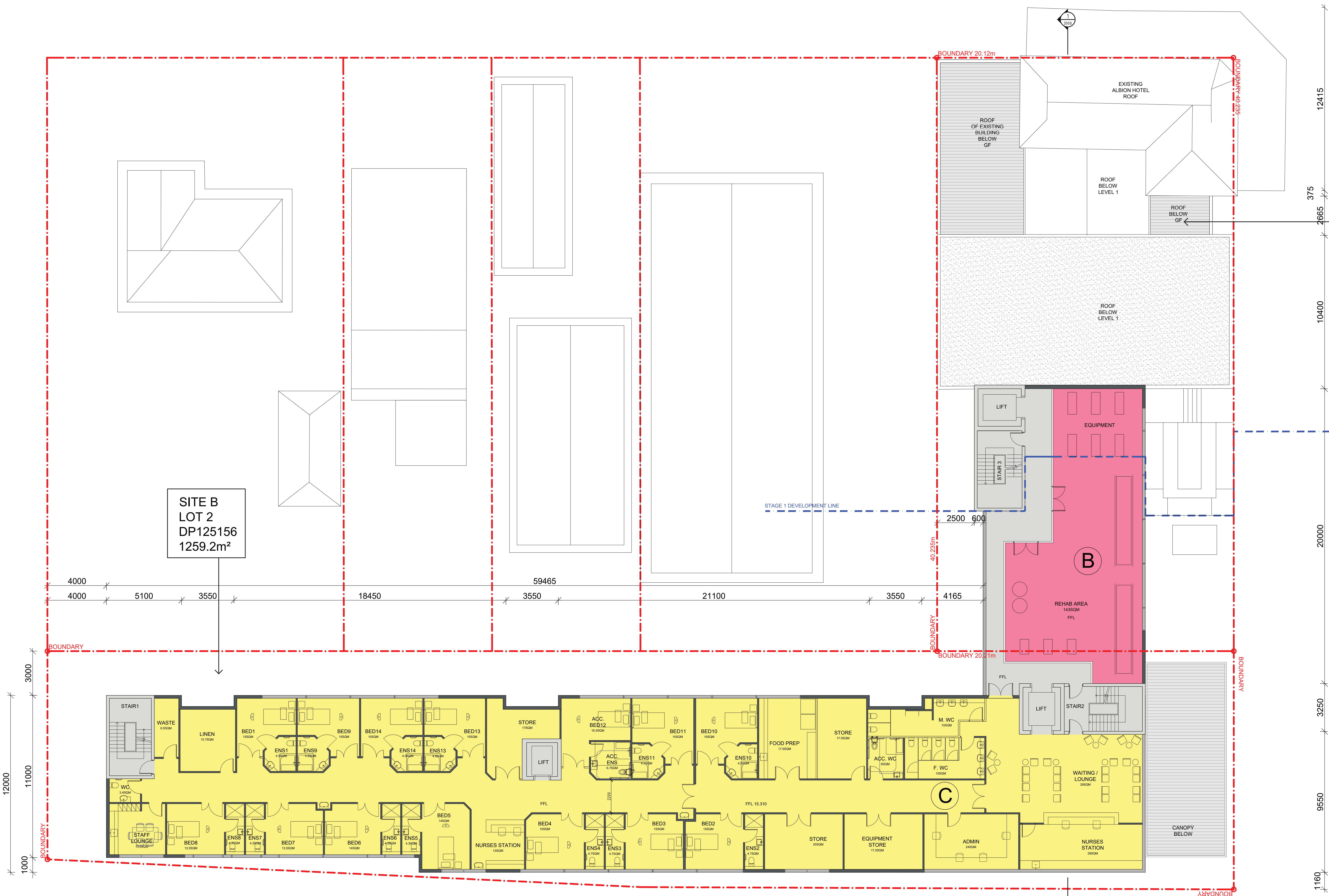
DA11032

NOTE
All dimensions to be verified prior to commencement of any shop drawings or fabrication. Shop drawings are to be approved before construction. All dimensions are in millimetres unless otherwise noted. Annotated dimensions are to be used in preference to scaling from drawings.
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LEGEND

SITE A
LOT A
DP904084
809m²

SITE B
LOT 2
DP125156
1259.2m²



1 PROPOSED THIRD FLOOR PLAN
SCALE 1:100@A0, 1:200@A2

LEGEND

- BUILDING A
- BUILDING B
- BUILDING C

GROSS FLOOR AREA CALCULATIONS				FSR CALCULATIONS		PARKING		MEDICAL	
GROUND FLOOR Building A - 391m ² Building B - 48m ² Building C - 0 m ² CIRCULATION - 150m ² TOTAL: 589m ²	FIRST FLOOR Building A - 265m ² Building B - 139m ² Building C - 74.0m ² CIRCULATION - 106m ² TOTAL: 114.4m ²	SECOND FLOOR Building A - 0m ² Building B - 146m ² Building C - 74.0m ² CIRCULATION - 45m ² TOTAL: 931m ²	THIRD FLOOR Building A - 0m ² Building B - 146m ² Building C - 74.0m ² CIRCULATION - 45m ² TOTAL: 931m ²	AREA - LOT A AREA - LOT B TOTAL SITE AREA	809.0 m ² 1259.2 m ² 2068.2 m ²	PARKING SPACES CARSPACES- ACCESSIBLE SPACE - TOTAL AMBULANCE BAY-	14 1 15 1	PROPOSED BEDROOMS- ACCESSIBLE BEDROOM- TOTAL	16+13=29 1 30
				PROPOSED GFA PROPOSED FSR	3595 m ² 1.7 : 1				

1	DEVELOPMENT APPLICATION	31.07.2017
PI	CLIENT REVIEW	06.06.2017

REVISION

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ANTHONY VAVAYIS REGISTERED ARCHITECT No: 5243

GRAFTON SPECIALIST CENTER
ARTHUR STREET
GRAFTON
CLIENT
GRAFTON PRIVATE HOSPITAL UNIT TRUST

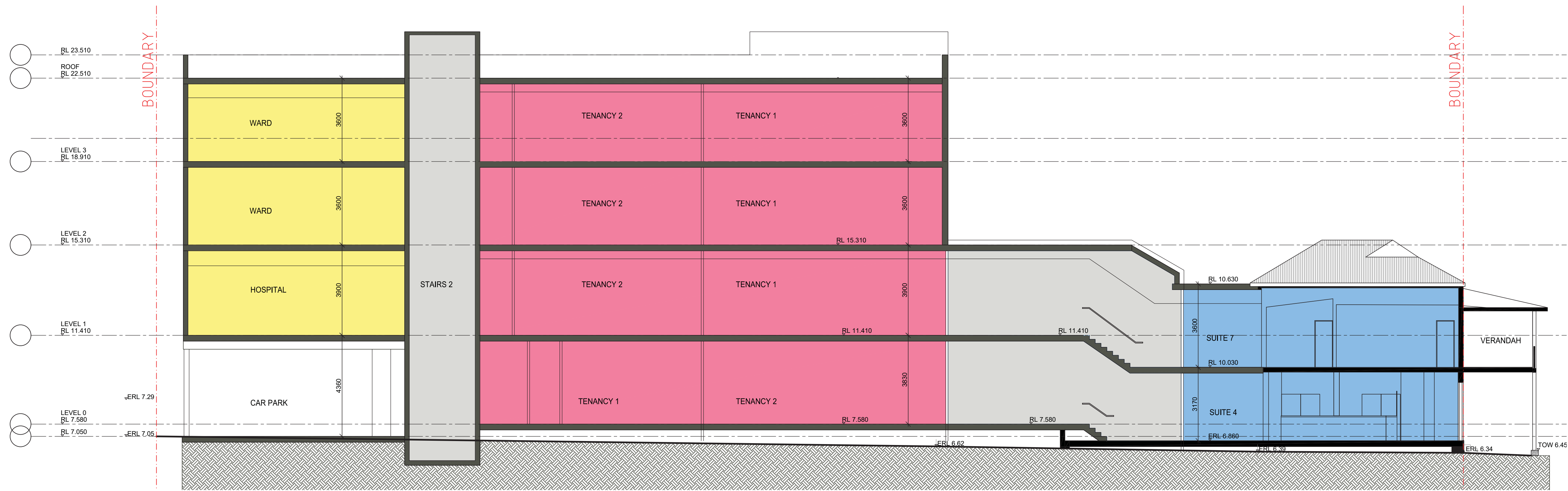
DRAWING TITLE
PROPOSED THIRD FLOOR PLAN

SCALE 1: 100 [A0] DATE 01 JAN 2015
DRAWN BJ PROJECT 15013

DA11041

NOTE
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LEGEND



1 PROPOSED SECTION
SCALE 1:100@A0, 1:200@A2

LEGEND

- BUILDING A
- BUILDING B
- BUILDING C

GROSS FLOOR AREA CALCULATIONS				FSR CALCULATIONS	PARKING	MEDICAL
GROUND FLOOR Building A - 391m ² Building B - 48m ² Building C - 0 m ² CIRCULATION - 150m ² TOTAL: 589m ²	FIRST FLOOR Building A - 265m ² Building B - 139m ² Building C - 74.0m ² CIRCULATION - 106m ² TOTAL: 1144m ²	SECOND FLOOR Building A - 0m ² Building B - 146m ² Building C - 74.0m ² CIRCULATION - 45m ² TOTAL: 931m ²	THIRD FLOOR Building A - 0m ² Building B - 146m ² Building C - 74.0m ² CIRCULATION - 45m ² TOTAL: 931m ²	AREA - LOT A 809.0 m ² AREA - LOT B 1259.2 m ² TOTAL SITE AREA 2068.2 m ² PROPOSED GFA 3595 m ² PROPOSED FSR 1.7 : 1	PARKING SPACES CARSPACES- 14 ACCESSIBLE SPACE - 1 TOTAL 15 AMBULANCE BAY- 1	PROPOSED BEDROOMS- 16+13=29 ACCESSIBLE BEDROOM- 1 TOTAL 30

2	DEVELOPMENT APPLICATION	31.07.2017
P1	CLIENT REVIEW	06.04.2017
1	DEVELOPMENT APPLICATION	14.03.2017

REVISION

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ANTHONY VAVAYIS REGISTERED ARCHITECT No: 52423

GRAFTON SPECIALIST CENTER
ARTHUR STREET
GRAFTON
CLIENT
GRAFTON PRIVATE HOSPITAL UNIT TRUST

DRAWING TITLE
PROPOSED SECTION - STAGE 1

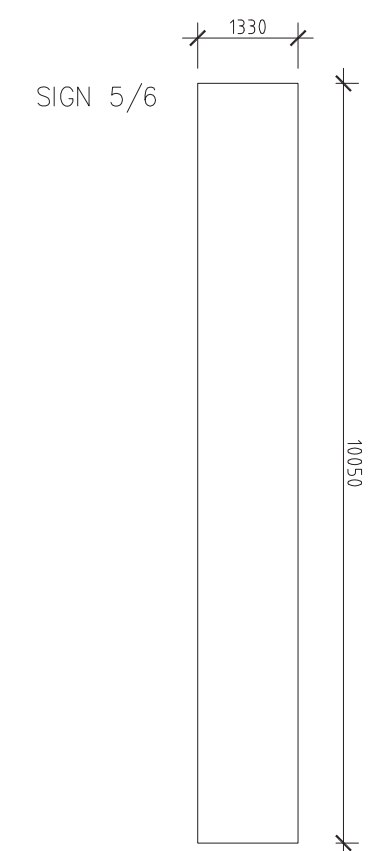
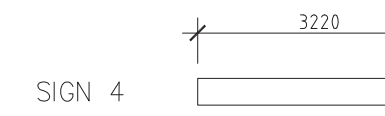
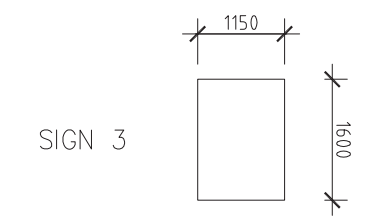
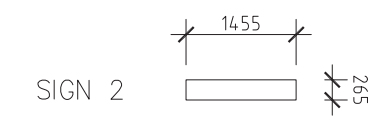
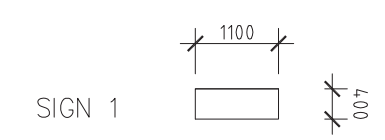
SCALE 1: 100 [A0] DATE 01 JAN 2015
DRAWN BJ PROJECT 15013

DA2 1 0 0 2

NOTE
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LEGEND

F - GLAZING
SG - SPANDREL GLASS
CL1 - CLADDING TYPE 1
CL2 - CLADDING TYPE 2
CR - CEMENT RENDER



2	DEVELOPMENT APPLICATION	31.07.2017
P2	CLIENT REVIEW	22.06.2017
P1	CLIENT REVIEW	06.06.2017
1	DEVELOPMENT APPLICATION	14.03.2017

REVISION

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ANTHONY VAVAYIS REGISTERED ARCHITECT No: 52423

GRAFTON SPECIALIST CENTER

ARTHUR STREET

GRAFTON

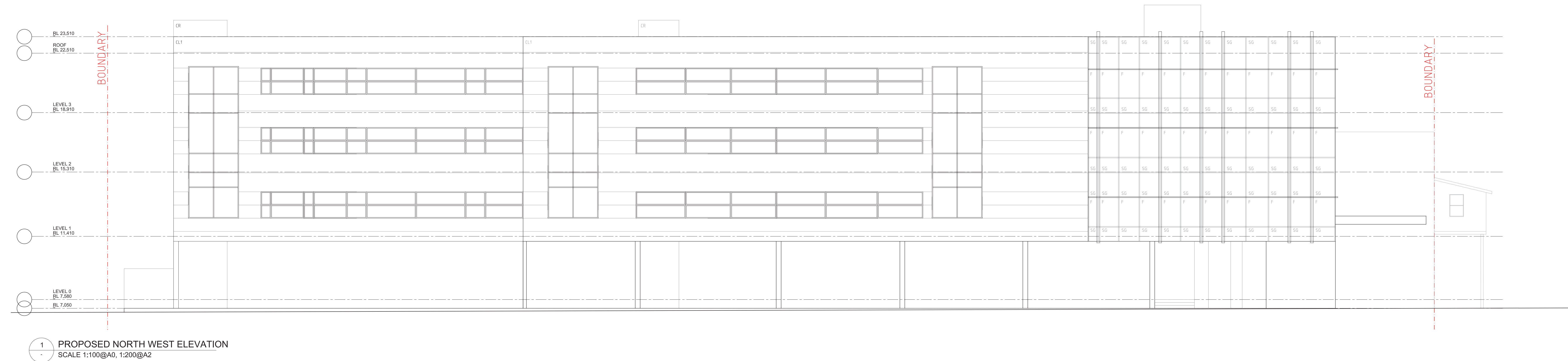
CLIENT

GRAFTON PRIVATE HOSPITAL UNIT TRUST

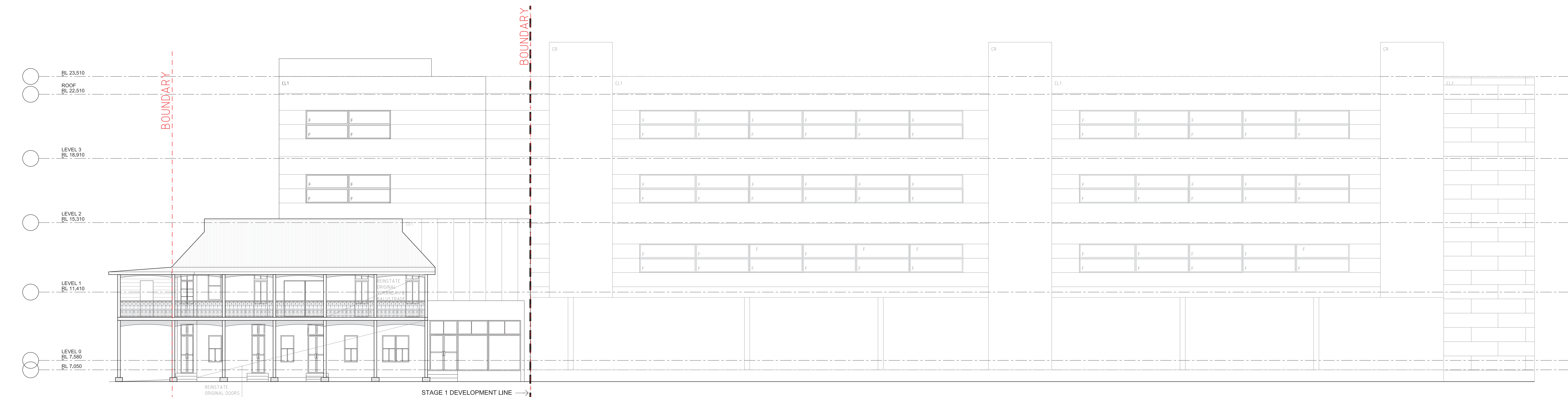
DRAWING TITLE
PROPOSED ELEVATIONS

SCALE 1:100 (A0) DATE 01 JAN 2015
DRAWN BJ PROJECT 10013

DA3 1 0 0 2



1 PROPOSED NORTH WEST ELEVATION
SCALE 1:100@A0, 1:200@A2

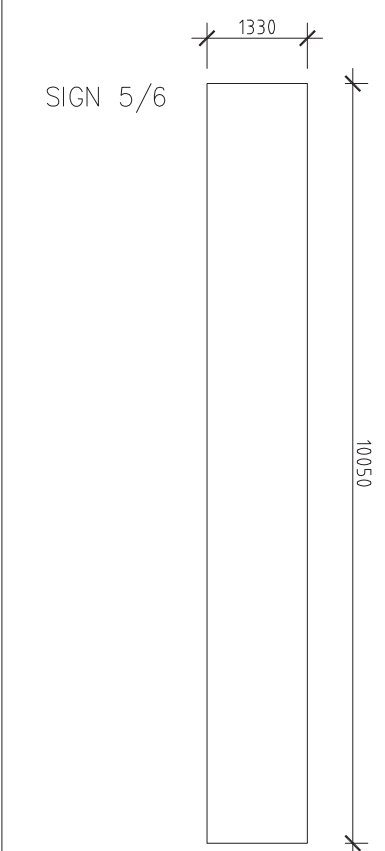
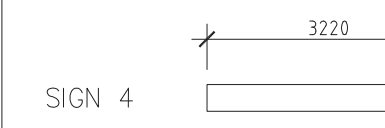
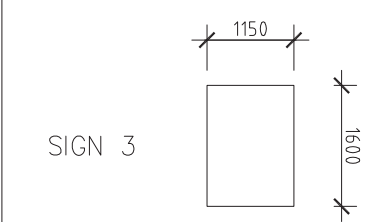
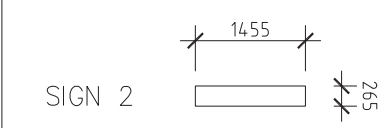
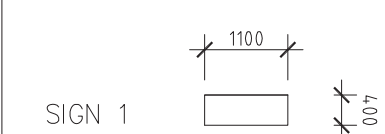


1 PROPOSED SOUTH EAST ELEVATION
SCALE 1:100@A0, 1:200@A2

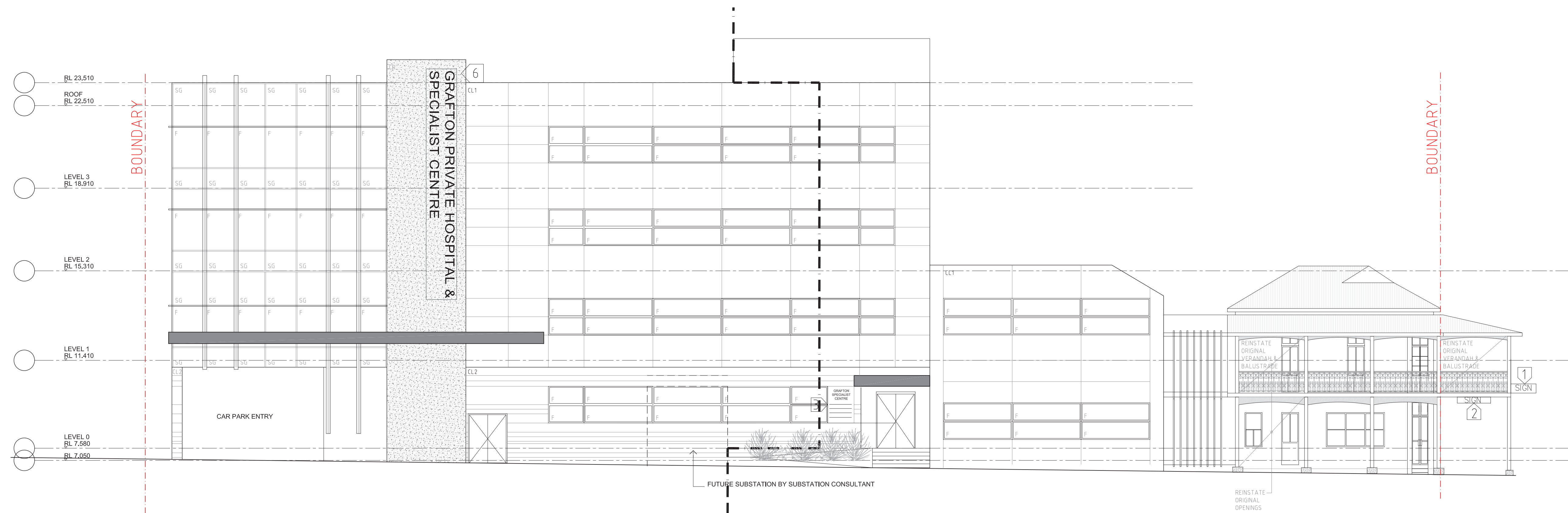
NOTE
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LEGEND

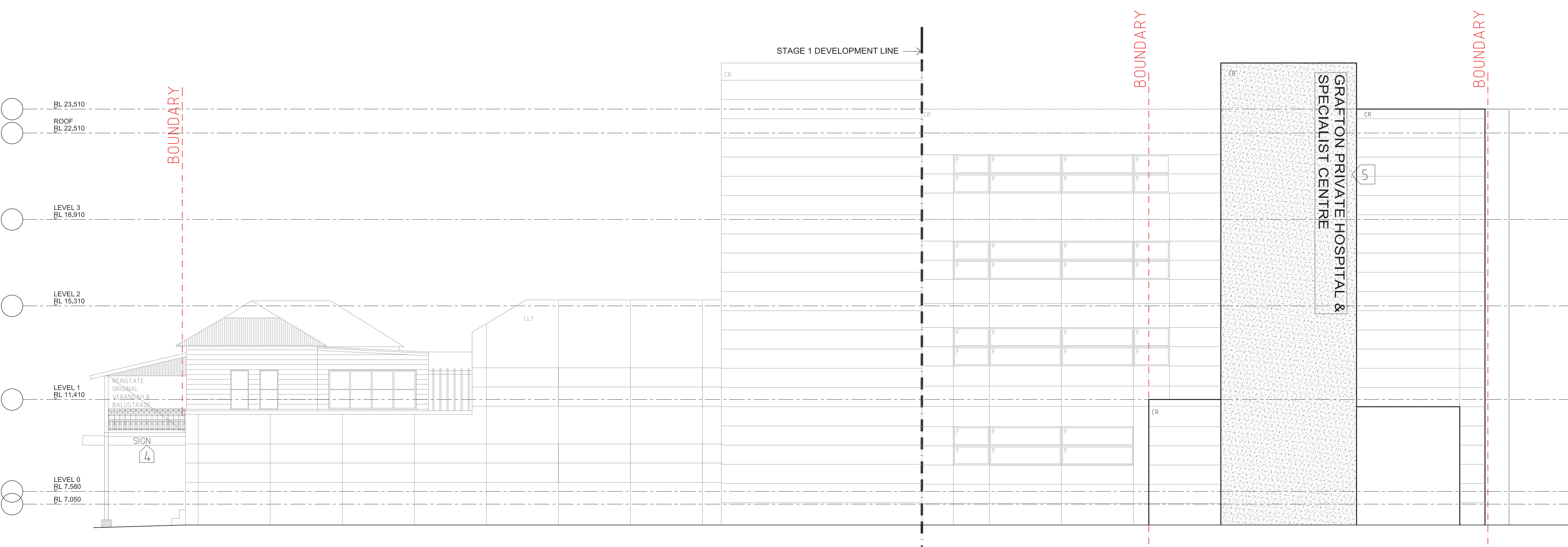
F - GLAZING
SG - SPANDREL GLASS
CL1 - CLADDING TYPE 1
CL2 - CLADDING TYPE 2
CR - CEMENT RENDER



1 PROPOSED SOUTH WEST ELEVATION
SCALE 1:100@A0, 1:200@A2



1 PROPOSED NORTH EAST ELEVATION
SCALE 1:100@A0, 1:200@A2



1	DEVELOPMENT APPLICATION	31.07.2017
P2	CLIENT REVIEW	22.06.2017
P1	CLIENT REVIEW	06.06.2017

REVISION



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ANTHONY VAVAYIS REGISTERED ARCHITECT No: 5243

GRAFTON SPECIALIST CENTER

ARTHUR STREET

GRAFTON

CLIENT

GRAFTON PRIVATE HOSPITAL UNIT TRUST

DRAWING TITLE

PROPOSED NE & SW ELEVATIONS

SCALE 1:100 [A0] DATE 01 JAN 2015

DRAWN BJ PROJECT 15013

DA3 1 0 11

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LEGEND



JUNE 21ST - 9AM



JUNE 21ST - 12 NOON



JUNE 21ST - 3PM

2	DEVELOPMENT APPLICATION	31.07.2017
P1	CLIENT REVIEW	20.07.2017
1	DEVELOPMENT APPLICATION	14.03.2017

REVISION


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GRAFTON
GRAFTON PRIVATE HOSPITAL &
SPECIALIST CENTRE
ARTHUR STREET
GRAFTON

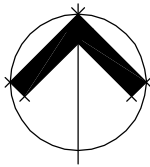
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DRAWING TITLE
SHADOW DIAGRAM
JUNE 21ST

SCALE 1:500 @A1 DATE APRIL 2016
DRAWN BS PROJECT 15013

DA 7 0 0 02

Appendix B – Statement of Landscape Intent & Tree Clearing Plan



LEGEND
Site Boundary

DRAFT

Rev.	Description	Date	Des.	App.	Chk.

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quality solutions sustainable future

Project Title

Grafton Specialist Rooms

Client

Health Project Services

Designed	RE	Drawn	RE	Checked	RE
Approved	RE	Date	13/10/2016		

XREFs

Scale
metres 0 2 4 6 8 10

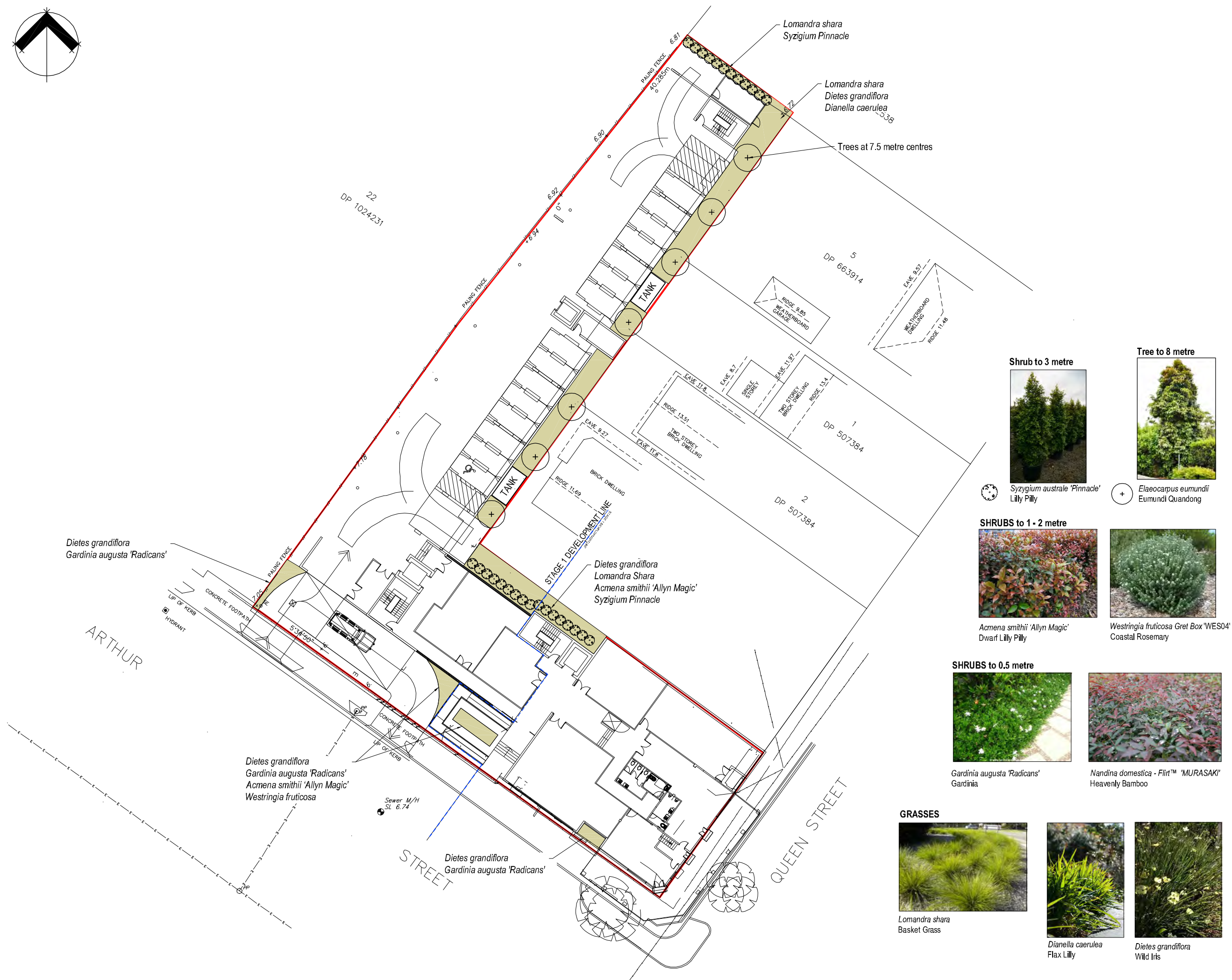
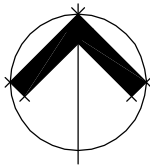
Drawing Title

Site Survey and
Tree Removal Retention Plan

2642-1009

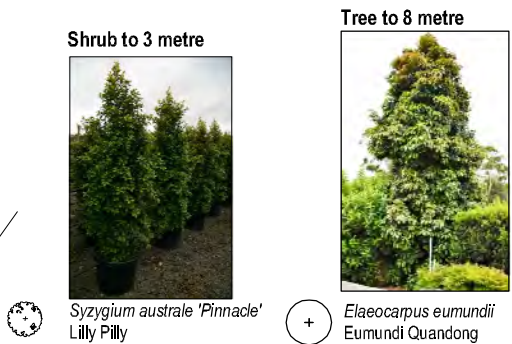
Drawing Number Revision

2642 / 01



- LEGEND
- Site boundary
 - Area to be landscaped

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Health Project Services

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Approved		Date	13/10/2016	
XREFs				
Scale				
metres 0 2 4 6 8 10				

Drawing Title
Landscape Plan and
Proposed Species Images

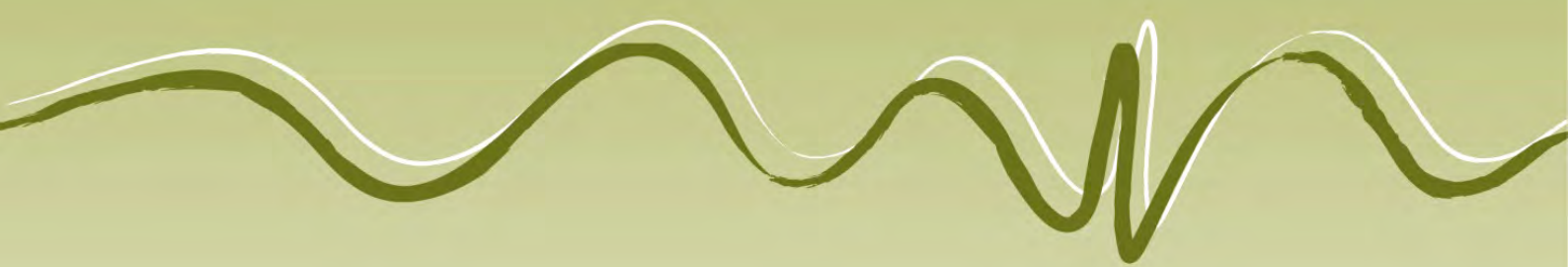
Drawing Number
2642 / 02

Revision
A

Appendix C – Servicing Report

Servicing Report

174 Arthur Street and 201 Queen Street,
Grafton



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1. Introduction

This report has been prepared with respect to a Development Application to be located at 201 Queen Street, Grafton and 174 Arthur Street, Grafton over Lot 2 DP 125156 and Lot A DP 904084 for a Specialist Medical Centre and Private Hospital. The report details the servicing arrangements for the proposed development including details of water, sewer, stormwater management, access, electricity, communications, erosion and sediment control. This report has been prepared to address the requirements of the Clarence Valley Council Development Control Plan (DCP) - Development in Residential Zones.

The project will be developed over two stages. The stages will comprise the following elements:

- Stage 1: Building A – Specialist Medical Centre providing seven specialist suites, amenities, staff room, access, waste storage, signage, at grade car parking and landscaping, and
- Stage 2: Building B and Building C – Private hospital providing 30 beds, full surgical operating and support facilities, staff rooms, access, ancillary commercial space, waste storage, signage, at grade parking and landscaping.

See **Appendix A** for the current architectural plans.

2. Water Supply

2.1 Existing Service

There is an existing water supply service in the vicinity of the site. The site and surrounding services are shown in plan 2642/SK1 (refer **Appendix A**). 150 UPVC water supply mains run along both frontages of the site. A 250 trunk main runs along Arthur Street opposite the proposed development. The 150 water supply line crosses Arthur Street and is interconnected with the trunk main adjacent the development on Queen Street, and approximately 80m north-west of the site.

The existing development on 201 Queen Street is connected to the water supply system. A water meter is located adjacent the existing side access along the Arthur Street frontage.

2.2 Demand associated with Proposed Development

Council's Water Directorate has advised that the contributions in accordance with section 64 of the local government act will be levied at the following Equivalent Tenements (ET):

Table 2.1 Medical Facilities Equivalent Tenements (Water)

<i>Use</i>	<i>Equivalent Tenements</i>	<i>Number proposed</i>	<i>Calculated ET's</i>
Specialist Medical Centre (Stage 1)	0.4 ET/consulting room	7 (Building A)	2.8
Private Hospital	0.9 ET/bed	30 (Building B & C)	27
		Total	29.8

2.2.1 Peak Day Demand

The following peak day demands have been estimated for the proposed development:

Stage 1

Drinking water supply = 7.6 kL/day

$850 \text{ L/day/EP} \times 3.2 \text{ EP/ET} \times 2.8$

Total Development (Stage 1 and 2)

Drinking water supply = 81.06 kL/day

$850 \text{ L/day/EP} \times 3.2 \text{ EP/ET} \times 29.8$

The two inputs are taken from section D11.06 of the Northern Rivers Local Government - Development Design Specification D11 - Water Supply.



2.2.2 Peak Instantaneous Demand

The estimated maximum peak instantaneous demand for Stage 1 is 0.28 L/s and 2.98 L/s for the total development.

This has been calculated using a peak instantaneous demand rate of 0.1 L/s/ET as defined in section D11.05.2 Northern Rivers Local Government - Development Design Specification D11 - Water Supply. It is noted that the figures are based on residential development.

For comparison the Water Supply Code of Australia (WSAA, 2002a) provides a range of typical peak hour demand rates for hospitals ranging from 900 to 4,000 L/day/bed depending on location.

This equates to an estimated peak instantaneous demand ranging from 0.31 to 1.39 L/s for a 30 bed hospital.

900 L/bed/day x 30 / 86,400 s/day

4,000 L/bed/day x 30 / 86,400 s/day

2.3 Implications of Proposed Development

The Clarence Valley Council Development Servicing Plans (DSP) for Water Supply Services (Hunter Water Corporation, 2005) details water supply developer charges to be levied on development areas requiring water supply infrastructure. During the preparation of the DSP, future infrastructure upgrades were identified and costed, including those triggered by the additional demand associated with future developments.

The site is included in the "North and South Grafton" DSP Area which has been planned to take into account future development based on population projections and Council planning instruments. Projected growth for the DSP area is 7,980 ET's for the year 2018. In accordance with the Residential Zones DCP 400m² is the minimum site area for a dwelling house and 600m² for dual occupancies and semi-detached dwellings. Assuming the land was developed as residential the corresponding ET's would be five.

The increased demand produced by the proposed development is considered minor compared with the planned capacity of the DSP Area. The overall demand will have negligible impact on the overall water supply system.

2.3.1 Design Considerations

It is anticipated that no upgrades to the existing water supply network will be required as a result of the proposed development, aside from those already planned and costed as part of the DSP. At the detailed design phase the available pressure head and flow at the connection point will be required to confirm hydraulic design. Expected usage patterns based on similar existing developments within the local area should be used to assess the impacts of Instantaneous demand, to confirm no adverse impacts on the water supply network. The existing water connection and current use should also be taken in to consideration in assessment of the impact of the proposal.

3. Sewerage

3.1 Existing Service

There is an existing sewerage network in the vicinity of the site. The site and surrounding services are shown in plan 2642/SK1 (refer **Appendix B**). Sewerage 'catchments' are typically defined in terms of the sewage pumping station to which they drain. There are two existing lines which run along Arthur Street discharging to Pump Station Number 2N located at the corner of Prince and Arthur Streets.

There are existing junctions identified on both lines, with an inspection opening noted onsite at the corner of 174 Arthur Street, connected to the 150mm diameter VC gravity sewer. The other sewer line is identified as a 375mm diameter concrete sewer.

Pump Station 2N collects effluent for transfer to North Grafton Sewerage Treatment Plant.

3.2 Load associated with Proposed Development

Council's Water Directorate has advised that the contributions in accordance with section 64 of the Local Government Act will be levied at the following ET:

Table 3.1 Medical Facilities Equivalent Tenements (Sewer)

<i>Use</i>	<i>Equivalent Tenements</i>	<i>Number proposed</i>	<i>Calculated ET's</i>
Specialist Medical Centre (Stage 1)	0.6 ET/consulting room	7 (Building A)	4.2
Private Hospital	1.4 ET/bed	30 (Building B & C)	42
		Total	46.2

Stage 1

The Average Dry Weather Flow (ADWF) contribution of Stage 1 would be 0.04 L/S

$$240 \text{ L/day/EP} \times 3.2 \text{ EP/ET} \times 4.2 \text{ ET} / 86,400 \text{ s/day}$$

Total Development (Stage 1 and 2)

The Average Dry Weather Flow (ADWF) contribution of the total development would be 0.41L/s

$$240\text{L/EP/day} \times 3.2 \text{ EP/ET} \times 46.2 \text{ ET} / 86,400 \text{ s/day}$$

This has been calculated from Northern Rivers Local Government - Development Design Specification D12 - Sewerage.

For comparison the Sewerage Code of Australia (WSAA, 2002) provides Equivalent Persons (EP) for a range of development types including Hospitals and nursing homes. The recommended EP is 3.4 per available beds, and includes staff quarters. This equates to an ADWF contribution of 0.44L/s for the hospital component.

$$240\text{L/EP/day} \times 3.4 \text{ EP/bed} \times 30 \text{ bed} / 86,400 \text{ s/day}$$



3.3 Implications of Proposed Development

The Clarence Valley Council DSP for Sewerage Services (Hunter Water Corporation, 2005) details wastewater developer charges to be levied on development areas utilising wastewater infrastructure. During the preparation of the DSP, future infrastructure upgrades were identified and costed, including those triggered by the additional demand associated with future developments.

The site is included in the “North Grafton” DSP Area which has been planned to take into account future development based on population projections and Council planning instruments. Projected growth for the DSP area is 5,024 ET's for the year 2018. Assuming the land was developed as residential the corresponding ET's would be five.

The additional wastewater load produced by the proposed development is considered minor compared with the planned capacity of the DSP Area and will have negligible impact on the overall wastewater management system.

3.3.1 Design Considerations

Stage 1 of the development constitutes a change of use and provision for a wastewater connection can be provided through the existing junction. Stage 2 will require negotiation with council on the connection point to the existing sewerage network.

The Sewerage Code of Australia (WSAA, 2002) provides minimum sizes for property connection sewers. For commercial and industrial lots greater than 300m² the minimum pipe size is 225mm diameter. A new junction to the 375mm diameter sewer line would meet the code requirements for the proposed development, however there are no existing junctions in the vicinity of the development to this line and the sewer is approximately four metres deep (which would require substantial works to cut in a new junction). There are two junctions on the existing 150mm diameter sewer along Arthur Street. Subject to detailed design and approval by Council these junctions may be adequate for the development.



4. Stormwater

4.1 Existing Service

There is an existing stormwater network which drains the site to the downstream stormwater network in Queen Street. The site and surrounding services are shown in plan 2642/SK1 (refer **Appendix B**). There is a crest in Arthur Street just to the west of the site that defines the boundary of the stormwater catchment. An existing stormwater pit located near the corner of Arthur Street and Queen Street collects the majority of flows from the site. The remainder of the site discharges to Queen Street which has several stormwater inlet pits.

4.2 Load associated with Proposed Development

The total combined site area is 2,029m². Lot A DP904084 is 809m² and is in a developed condition with the majority of the site being impervious surfaces. Lot 2 DP125156 is 1,259.2m² and is currently being used as an informal gravel carpark, with mostly impervious surfaces. Stage 1 will not increase stormwater runoff. The total development may produce a marginal increase in runoff from Lot 2 DP125156 due to the partially impervious gravel areas becoming completely impervious.


4.3 Implications of Proposed Development

To comply with the objectives and controls of the Residential Zone DCP stormwater management controls are proposed to mitigate the impacts of the proposed development. The proposed stormwater drainage improvements are presented in 2642/SK2 (refer **Appendix B**). No additional controls are proposed for Stage 1 as there is no significant change to the current conditions. An extension of the external drainage system is proposed as part of Stage 2. On Site Detention (OSD) and a Stormwater Pollutant Trap are proposed to be integrated with the proposed stormwater drainage upgrades associated with Stage 2 of the proposed development over Lot 2 DP125156. These controls and their sizing are discussed further below.

4.3.1 Design Considerations

Water quality targets and design considerations are specified in the Residential Zone DCP in Table H1 - Sustainable Water Requirements for Development in Residential Zones. The table refers to Council's *Sustainable Water Requirements: Information for Applicants* which provides the following targets for Industrial and Commercial Development in Table 5.2 (500m² to one hectare):

- Gross Pollutants - 80% reduction in average annual load;
- Coarse/Medium Sediments - 50% reduction in average annual load;
- Fine Sediments - No target for this scale of development;
- Nutrients - No target for this scale of development; and
- Heavy Metals - 30% reduction in average annual load.



A MUSIC model has been developed for Lot 2 DP125156 to demonstrate the performance of the proposed treatment train to achieve the above objectives. The model layout and MUSIC Link report is provided in **Appendix C**. The treatment train includes collection of all roof water runoff in two rainwater tanks that will operate as storage for reuse (toilet flushing and external irrigation), and a SPELFILTER unit located prior to the stormwater outlet to provide tertiary level treatment of stormwater prior to discharge. Details of the SPELFILTER proprietary system are also included in **Appendix C**.

The rainwater tanks will also provide the required OSD Storage volume for the site. The required storage volume has been estimated using Council's design calculator. A copy of the design estimation calculation is provided in **Appendix C**. During the detailed design stage detailed stormwater drainage calculations will be undertaken to confirm OSD storage requirements and finalise the rainwater tank configuration to meet re-use and OSD requirements.



5. Electricity

5.1 Existing Service

There is an existing overhead power line running along Arthur Street and Queen Street. An existing ground substation is located within close proximity to the site (at 217 Queen Street).

5.2 Load associated with Proposed Development

It is anticipated that no upgrades will be required for Stage 1. Stage 2 may require extension of High Voltage electrical reticulation to the site and provision of an onsite transformer.

5.3 Implications of Proposed Development

Given that the proposed development is located within the existing urban area of Grafton, it is considered unlikely that the additional load would trigger an upgrade to the broader high voltage electricity network. This could be confirmed by requesting a design information package from Essential Energy, but such information is only valid for three months. In any case, upgrades to electricity networks within existing urban areas are typically funded and implemented directly by Essential Energy.

5.3.1 Design Considerations

As mentioned above, Stage 1 will not require external electricity upgrades. This may be adequate to supply Stage 2 with a standard underground low voltage electrical reticulation design. Alternatively the high voltage reticulation network may need to be extended to accommodate the load, depending on the current demands already being serviced from the existing ground substation.



6. Communications

6.1 Existing Service

There are existing telecommunication pits and conduits in the vicinity of the site, including in Arthur Street and Queen Street.

6.2 Load associated with Proposed Development

The proposed development would require new connections to the existing network to provide phone and internet services.

6.3 Implications of Proposed Development

The additional connections could be accommodated by the existing network.

6.3.1 Design Considerations

A standard telecommunications network design would be appropriate for the proposed development.



7. Erosion and Sediment Controls

7.1 Implications of Proposed Development

During construction works ground disturbance will increase the risk of transport of sediment off of the site. The disturbed area will be less than 1,500m², and the site has minimal slope so the risk of sediment pollution is low, and can be managed through the use of standard erosion and sediment control practices. An Erosion and Sediment Control Plan has been prepared for Stage 1 and 2 and is included in **Appendix B**.



References

Clarence Valley Council Development Servicing Plans for Water Supply Services (Hunter Water Corporation, 2005)

Clarence Valley Council Development Servicing Plans for Sewerage Services (Hunter Water Corporation, 2005)

New South Wales Development Design Specification, D11, Water Supply Version 3.0. Northern Rivers – Local Government, January, 2002.

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Standards Australia, (2004), AS/NZS 2890.1 Parking Facilities – Off-street car parking. Standards Australia 2004.

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Water Directorate, (2009). Section 64 Determinations of Equivalent Tenements Guidelines, [Online]. Available: http://www.esc.nsw.gov.au/council-services/water-waste-recycling/water/section_64_determinations_of_et_guidelines_-_2009.pdf [Accessed 16 August, 2016].

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Appendix A

Architectural Plans

GRAFTON PRIVATE HOSPITAL
&
SPECIALIST CENTRE



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LEGEND

DRAWING LIST

ARCHITECTURAL

DA0000	COVER SHEET				
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DA1002	PROPOSED FIRST FLOOR PLAN - STAGE 1	SCALE 1:100@A0	DA1102	PROPOSED FIRST FLOOR PLAN	SCALE 1:100@A0
DA1003	PROPOSED SECOND FLOOR PLAN - STAGE 1	SCALE 1:100@A0	DA1103	PROPOSED SECOND FLOOR PLAN	SCALE 1:100@A0
			DA1104	PROPOSED THIRD FLOOR PLAN	SCALE 1:100@A0
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DA3000	PROPOSED ELEVATIONS 1 - STAGE 1	SCALE 1:100@A0	DA3100	PROPOSED ELEVATIONS 1	SCALE 1:100@A0
DA3001	PROPOSED ELEVATIONS 2 - STAGE 1	SCALE 1:100@A0	DA3101	PROPOSED ELEVATIONS 2	SCALE 1:100@A0
DA7000	SHADOW DIAGRAMS	SCALE 1:500@A1			

2	DEVELOPMENT APPLICATION	31.07.2017
P1	CLIENT REVIEW	22.06.2017
1	DEVELOPMENT APPLICATION	14.03.2017

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P1	ISSUED FOR CLIENT REVIEW	01.03.2017
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DRAWING TITLE
PROPOSED GROUND FLOOR PLAN - STAGE 1

SCALE 1:100 [A0] DATE 01 JAN 2015
DRAWN BJ PROJECT 15013

DA1001P2

QUEEN STREET

ARTHUR STREET

SITE A
LOT A
DP904084
809m²

SITE B
LOT 2
DP125156
1259.2m²

EXISTING GRAVEL CAR PARK TO
BE RETAINED

LEGEND	GROSS FLOOR AREA CALCULATIONS			FSR CALCULATIONS	PARKING	MEDICAL
<div></div> BUILDING A <div></div> BUILDING B <div></div> BUILDING C	GROUND FLOOR	FIRST FLOOR	SECOND FLOOR	AREA - LOT A		
	Building A - 391m ²	Building A - 338m ²	Building A - 0m ²	AREA - LOT B		
	Building B - 112m ²	Building B - 139m ²	Building B - 147m ²	AREA - LOT C		
	Building C - 0 m ²	Building C - 745m ²	Building C - 745m ²	TOTAL SITE AREA		
	CIRCULATION - 101m ²	CIRCULATION - 53m ²	CIRCULATION - 44m ²	PROPOSED GFA		
	TOTAL: 604m ²	TOTAL: 1275m ²	TOTAL: 936m ²	PROPOSED FSR	1.4 : 1	

1 PROPOSED GROUND FLOOR PLAN
SCALE 1:100@A0, 1:200@A2

QUEEN STREET

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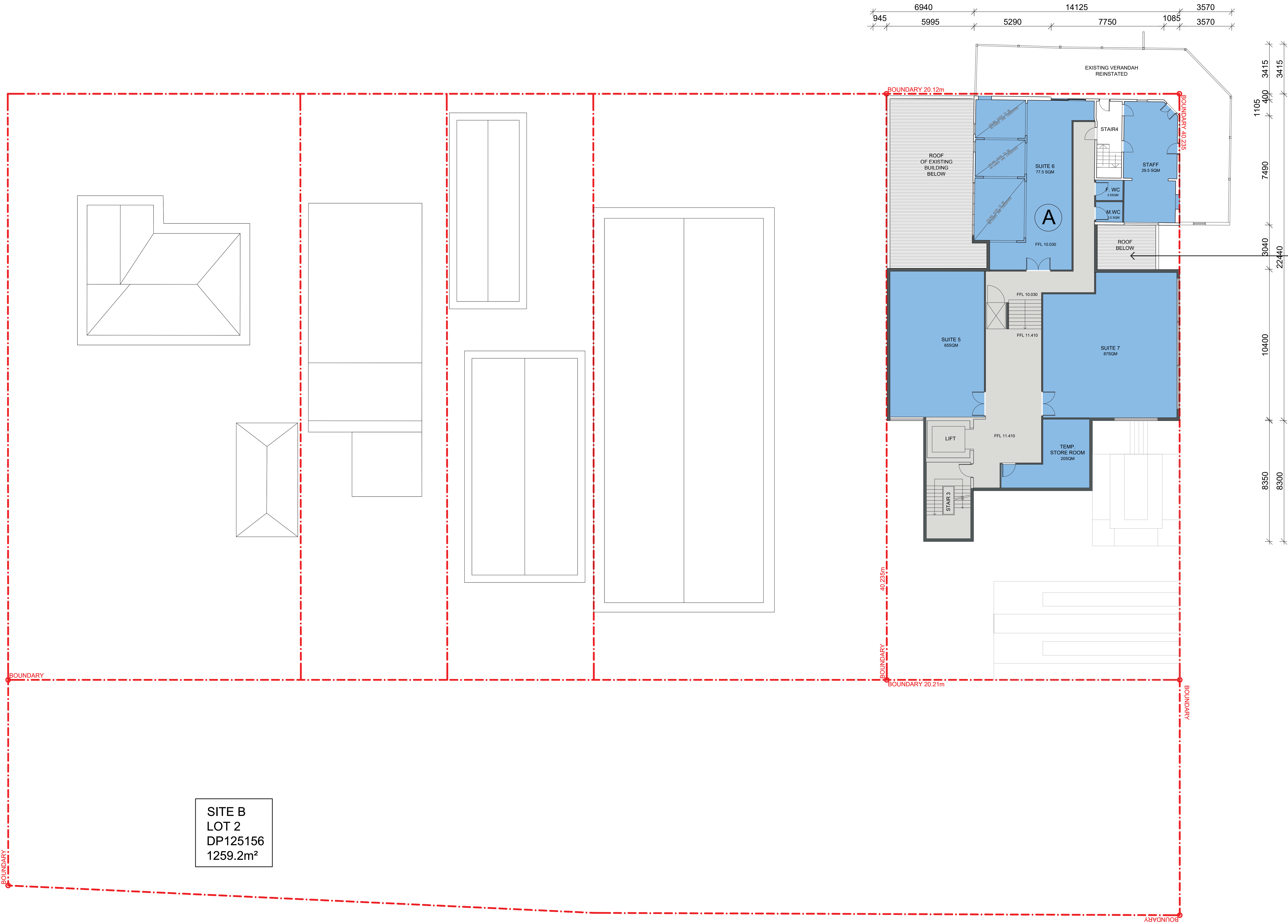
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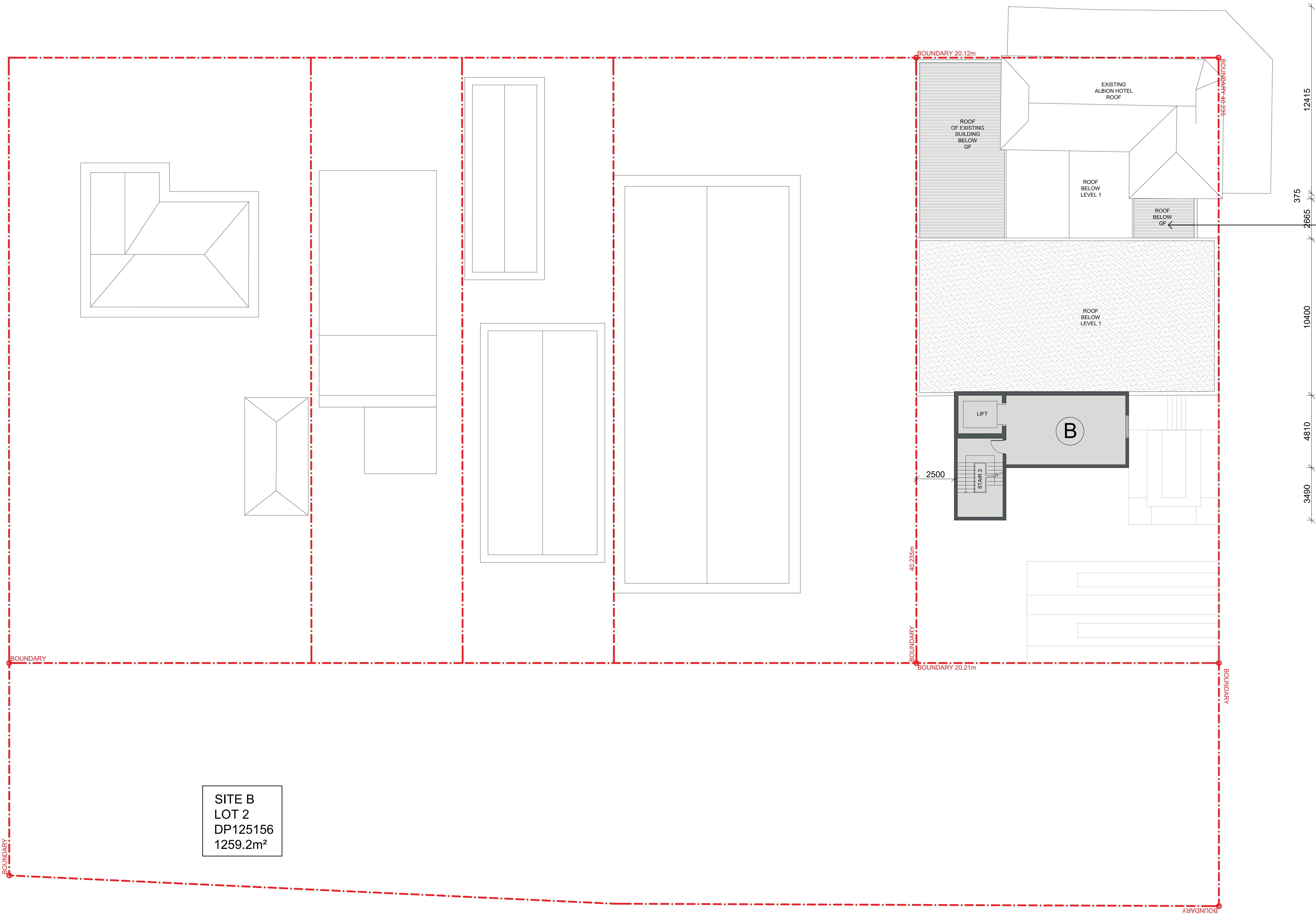
DRAWING TITLE
PROPOSED FIRST FLOOR PLAN
SCALE 1: 100 [A0] DATE 01 JAN 2015
DRAWN BJ PROJECT 15013

DA 1 0 0 2 P2



1 PROPOSED FIRST FLOOR PLAN
SCALE 1:100@A0, 1:200@A2

LEGEND	GROSS FLOOR AREA CALCULATIONS			FSR CALCULATIONS	PARKING	MEDICAL
<div>BUILDING A</div> <div>BUILDING B</div> <div>BUILDING C</div>	GROUND FLOOR	FIRST FLOOR	SECOND FLOOR	AREA - LOT A		
	Building A - 391m ²	Building A - 338m ²	Building A - 0m ²	AREA - LOT B		
	Building B - 112m ²	Building B - 139m ²	Building B - 14.7m ²	TOTAL SITE AREA		
	Building C - 0 m ²	Building C - 745m ²	Building C - 745m ²	PROPOSED GFA	2815 m ²	
	CIRCULATION - 101m ²	CIRCULATION - 53m ²	CIRCULATION - 44m ²	PROPOSED FSR	1.4 : 1	
	TOTAL: 604m ²	TOTAL: 1275m ²	TOTAL: 936m ²			



1 PROPOSED SECOND FLOOR PLAN
SCALE 1:100@A0, 1:200@A2

LEGEND	GROSS FLOOR AREA CALCULATIONS			FSR CALCULATIONS	PARKING	MEDICAL
<div>BUILDING A</div> <div>BUILDING B</div> <div>BUILDING C</div>	GROUND FLOOR	FIRST FLOOR	SECOND FLOOR	AREA - LOT A		
	Building A - 391m ²	Building A - 338m ²	Building A - 0m ²	AREA - LOT B		
	Building B - 112m ²	Building B - 139m ²	Building B - 147m ²	1259.2 m ²		
	Building C - 0 m ²	Building C - 745m ²	Building C - 745m ²	TOTAL SITE AREA		
	CIRCULATION - 101m ²	CIRCULATION - 53m ²	CIRCULATION - 44m ²	2068.2 m ²		
	TOTAL: 604m ²	TOTAL: 1275m ²	TOTAL: 936m ²	PROPOSED GFA	2815 m ²	
				PROPOSED FSR	1.4 : 1	

NOTE
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LEGEND

P2	ISSUED FOR CLIENT REVIEW	13.03.2017
P1	ISSUED FOR CLIENT REVIEW	01.03.2017
REVISION		

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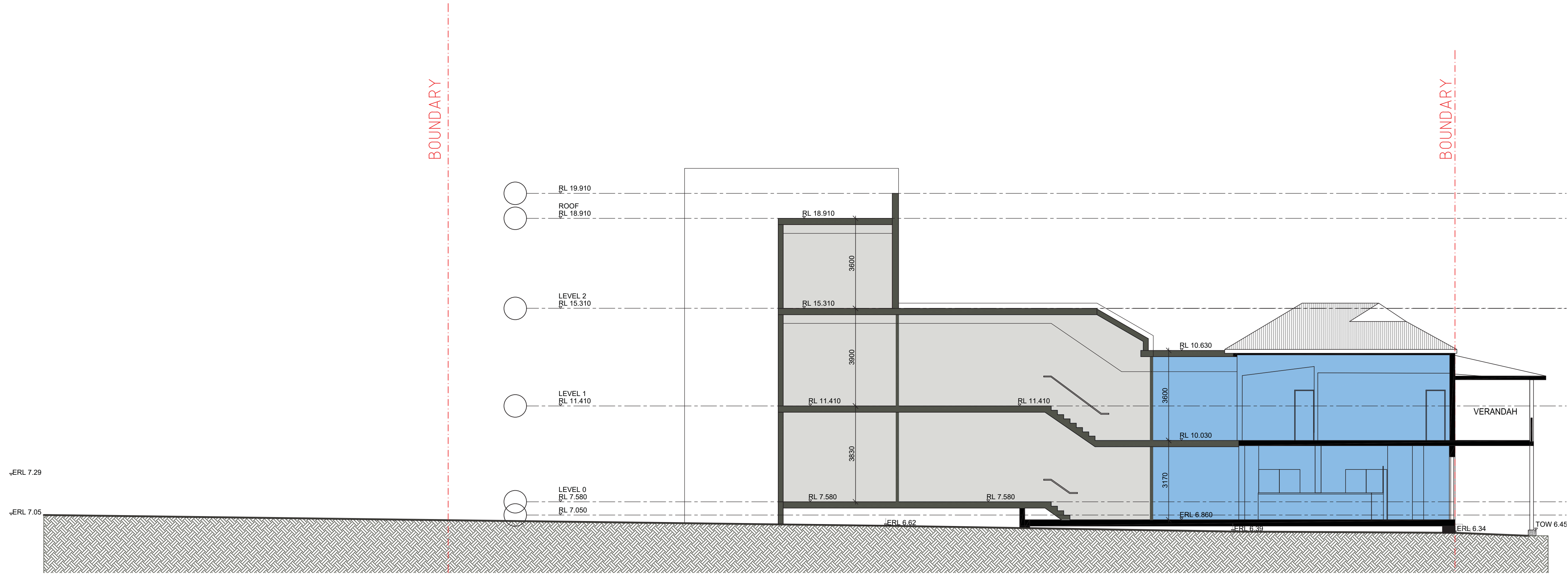
DRAWING TITLE
PROPOSED SECOND FLOOR PLAN - STAGE 1

SCALE 1: 100 [A0] DATE 01 JAN 2015
DRAWN BJ PROJECT 15013

DA1003P2

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LEGEND



1 PROPOSED SECTION
SCALE 1:100@A0, 1:200@A2

LEGEND	GROSS FLOOR AREA CALCULATIONS			FSR CALCULATIONS	PARKING	MEDICAL
BUILDING A	GROUND FLOOR	FIRST FLOOR	SECOND FLOOR	AREA - LOT A		
BUILDING B	Building A - 391m ²	Building A - 338m ²	Building A - 0m ²	AREA - LOT B		
BUILDING C	Building B - 112m ²	Building B - 139m ²	Building B - 147m ²	TOTAL SITE AREA		
	Building C - 0 m ²	Building C - 745m ²	Building C - 745m ²			
	CIRCULATION - 101m ²	CIRCULATION - 53m ²	CIRCULATION - 44m ²	PROPOSED GFA		
	TOTAL: 604m ²	TOTAL: 1275m ²	TOTAL: 936m ²	PROPOSED FSR		
				1.4 : 1		

P1 | ISSUED FOR CLIENT REVIEW | 13.03.2017

REVISION



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GRAFTON SPECIALIST CENTER

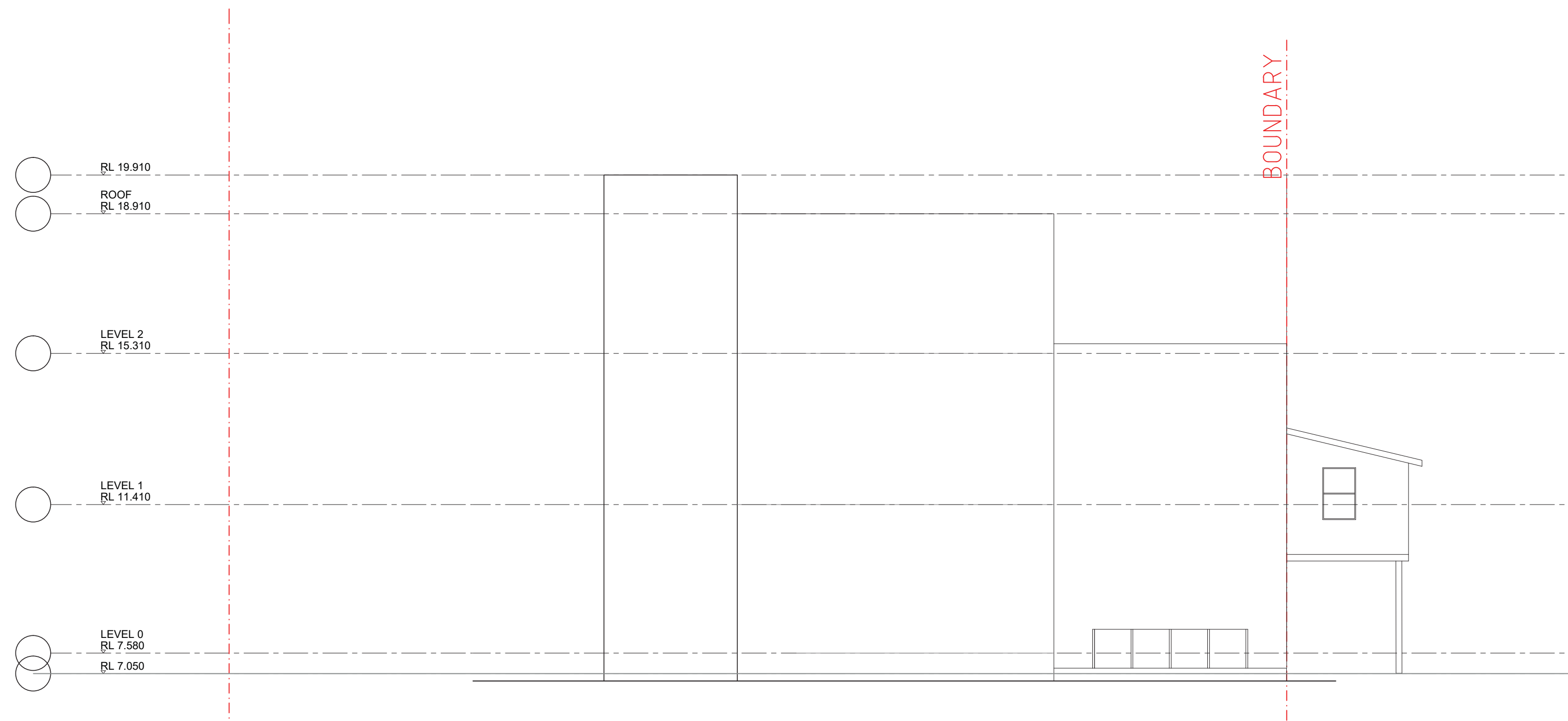
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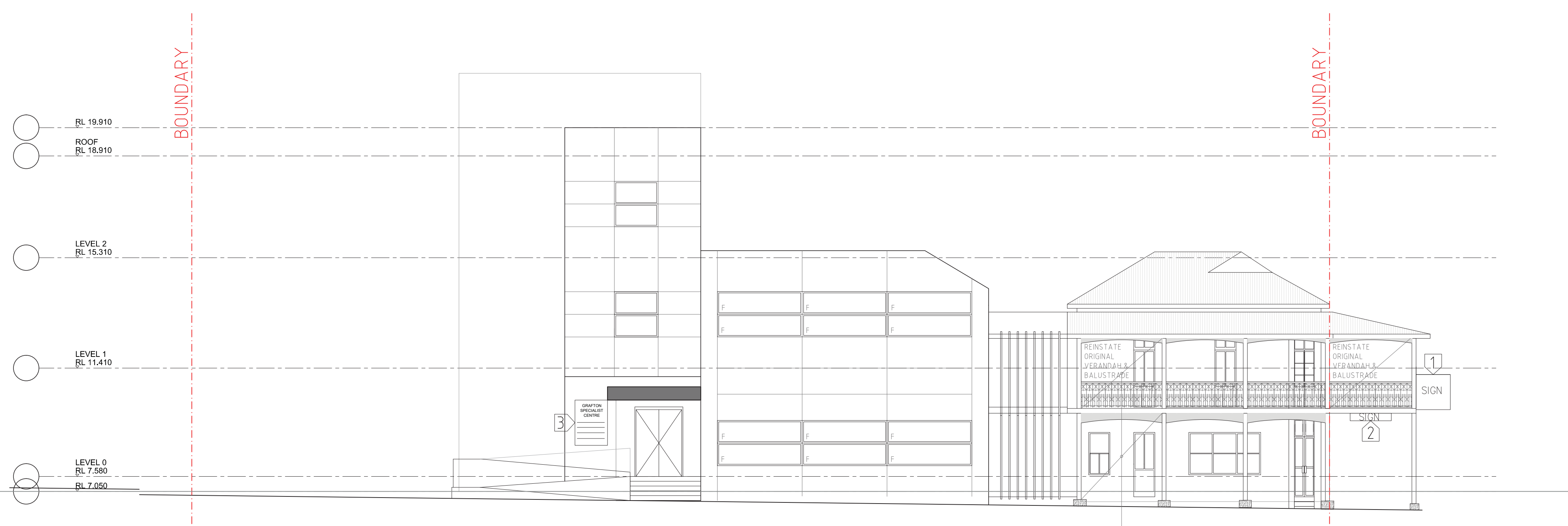
DRAWING TITLE
PROPOSED SECTION - STAGE 1

SCALE 1: 100 [A0] DATE 01 JAN 2015
DRAWN BJ PROJECT 15013

D 2 0 0 0 P1



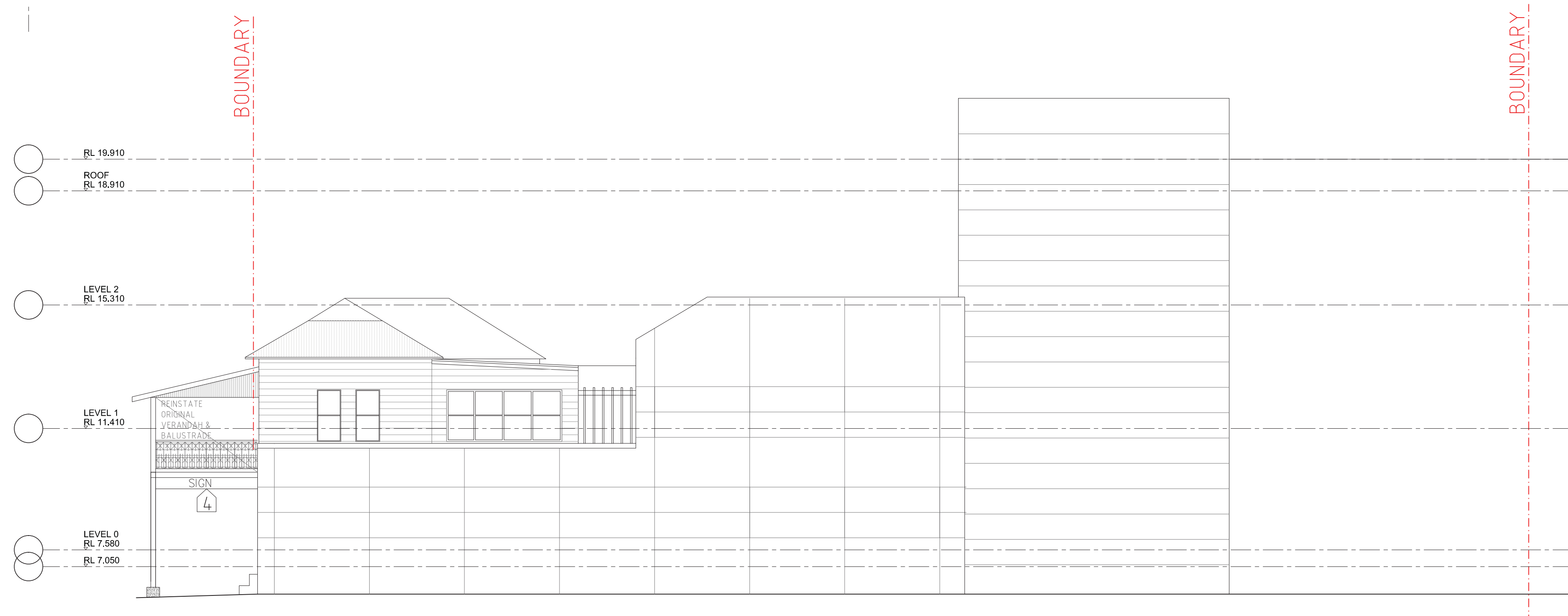
1 PROPOSED WEST ELEVATION
SCALE 1:100@A0, 1:200@A2



1 PROPOSED SOUTH ELEVATION
SCALE 1:100@A0, 1:200@A2



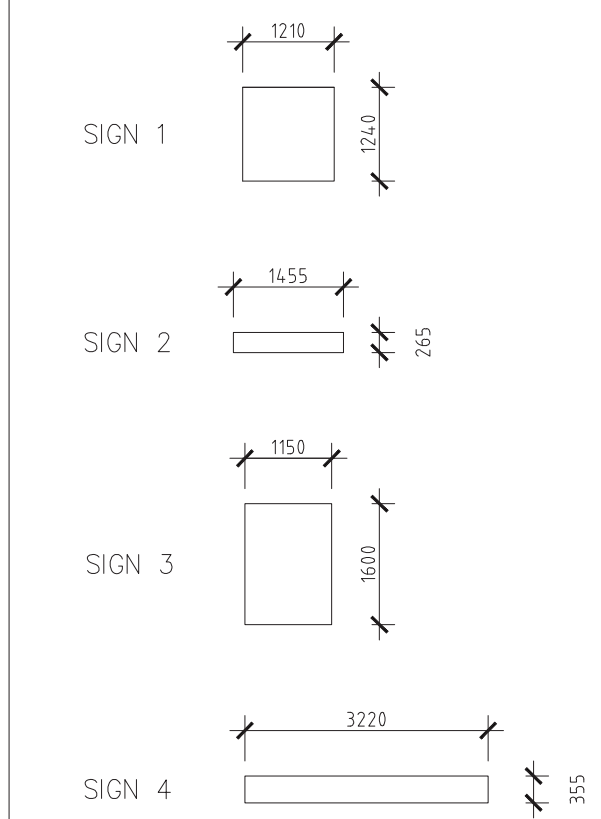
1 PROPOSED EAST ELEVATION
SCALE 1:100@A0, 1:200@A2



1 PROPOSED NORTH ELEVATION
SCALE 1:100@A0, 1:200@A2

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LEGEND



P2 ISSUED FOR CONSULTANT REVIEW 13.03.2017
P1 ISSUED FOR CONSULTANT REVIEW 01.03.2017
REVISION

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DRAWING TITLE
PROPOSED ELEVATIONS - STAGE 1

SCALE 1: 100[A0] DATE 01 JAN 2015
DRAWN BY PROJECT 15013

DA 3 0 0 0P2

NOTE
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LEGEND

2	DEVELOPMENT APPLICATION	31.07.2017
P2	CLIENT REVIEW	18.07.2017
P1	CLIENT REVIEW	06.06.2017
1	DEVELOPMENT APPLICATION	14.03.2017

REVISION



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GRAFTON

CLIENT
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DRAWING TITLE
PROPOSED GROUND FLOOR PLAN

SCALE 1:100 [A0] DATE 01 JAN 2015
DRAWN BJ PROJECT 15013

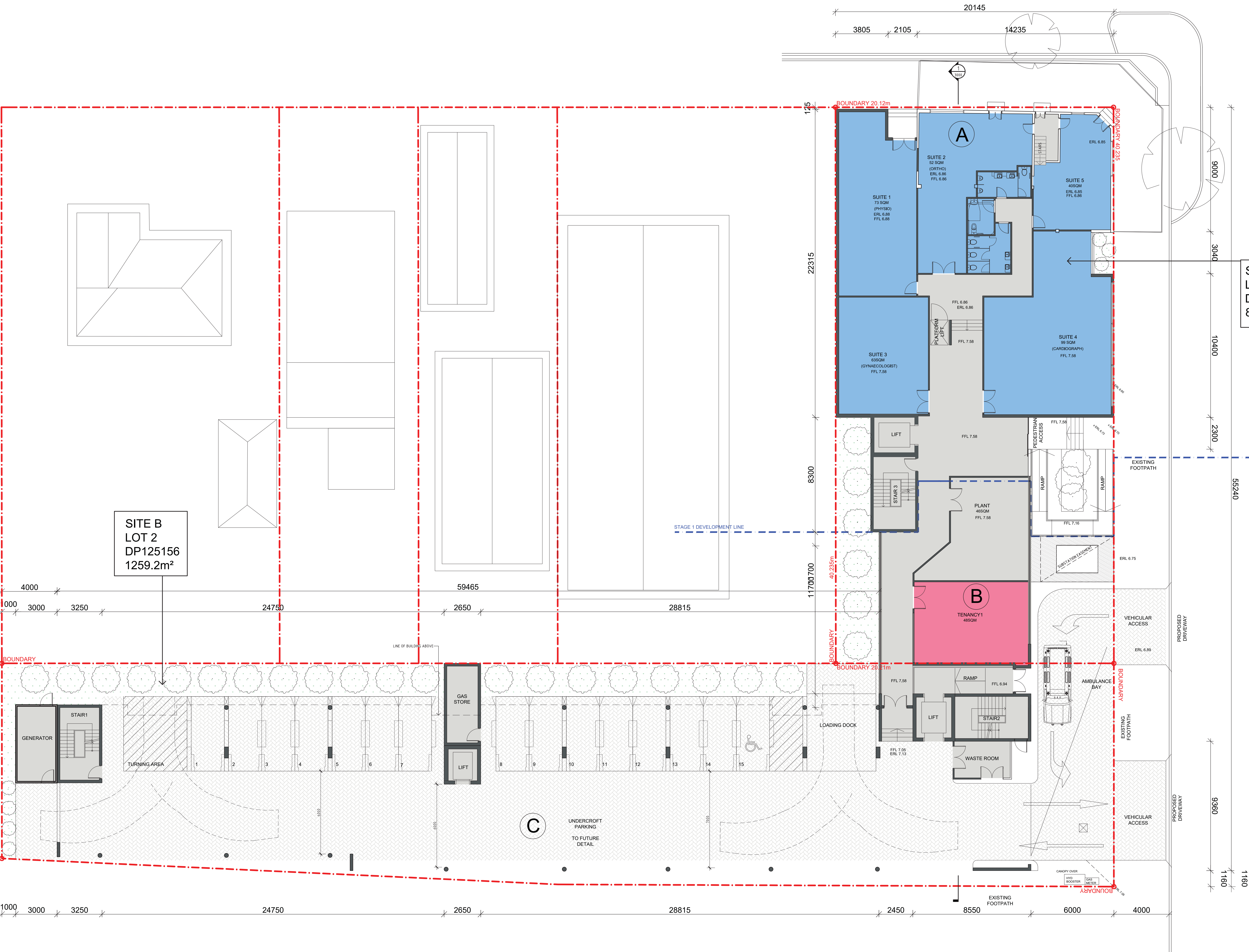
DA1 1 0 1 2

QUEEN STREET

ARTHUR STREET

SITE A
LOT A
DP904084
809m²

SITE B
LOT 2
DP125156
1259.2m²



1 PROPOSED GROUND FLOOR PLAN
SCALE 1:100@A0, 1:200@A2

LEGEND

- BUILDING A
- BUILDING B
- BUILDING C

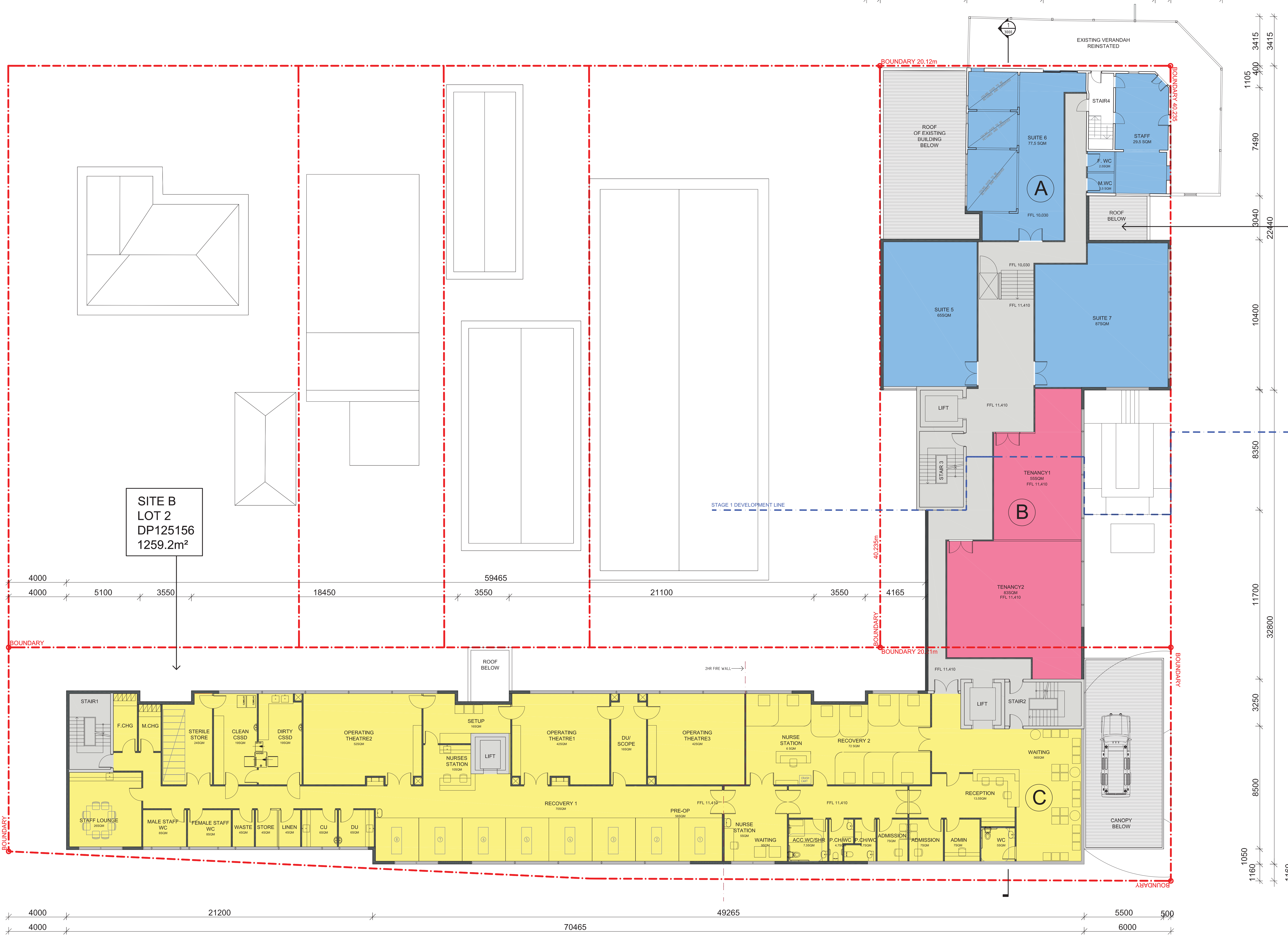
GROSS FLOOR AREA CALCULATIONS				FSR CALCULATIONS		PARKING		MEDICAL	
GROUND FLOOR Building A - 391m ² Building B - 48m ² Building C - 0 m ² CIRCULATION - 150m ² TOTAL: 589m ²	FIRST FLOOR Building A - 265m ² Building B - 139m ² Building C - 74.0m ² CIRCULATION - 106m ² TOTAL: 114.4m ²	SECOND FLOOR Building A - 0m ² Building B - 146m ² Building C - 74.0m ² CIRCULATION - 45m ² TOTAL: 931m ²	THIRD FLOOR Building A - 0m ² Building B - 146m ² Building C - 74.0m ² CIRCULATION - 45m ² TOTAL: 931m ²	AREA - LOT A AREA - LOT B TOTAL SITE AREA	809.0 m ² 1259.2 m ² 2068.2 m ²	PARKING SPACES CARSPACES- ACCESSIBLE SPACE - TOTAL	14 1 15	PROPOSED BEDROOMS- ACCESSIBLE BEDROOM- TOTAL	16+13=29 1 30
PROPOSED GFA PROPOSED FSR				3595 m ² 1.7 : 1		AMBULANCE BAY- 1			

QUEEN STREET

ARTHUR STREET

SITE A
LOT A
DP904084
809m²

SITE B
LOT 2
DP125156
1259.2m²



1 PROPOSED FIRST FLOOR PLAN
SCALE 1:100@A0, 1:200@A2

LEGEND

- BUILDING A
- BUILDING B
- BUILDING C

GROSS FLOOR AREA CALCULATIONS				FSR CALCULATIONS	PARKING	MEDICAL
GROUND FLOOR Building A - 391m ² Building B - 48m ² Building C - 0 m ² CIRCULATION - 150m ² TOTAL: 589m ²	FIRST FLOOR Building A - 265m ² Building B - 139m ² Building C - 740m ² CIRCULATION - 106m ² TOTAL: 1144m ²	SECOND FLOOR Building A - 0m ² Building B - 146m ² Building C - 740m ² CIRCULATION - 45m ² TOTAL: 931m ²	THIRD FLOOR Building A - 0m ² Building B - 146m ² Building C - 740m ² CIRCULATION - 45m ² TOTAL: 931m ²	AREA - LOT A 809.0 m ² AREA - LOT B 1259.2 m ² TOTAL SITE AREA 2068.2 m ² PROPOSED GFA 3595 m ² PROPOSED FSR 1.7 : 1	PARKING SPACES CARSPACES- ACCESSIBLE SPACE - TOTAL AMBULANCE BAY-	PROPOSED BEDROOMS- ACCESSIBLE BEDROOM- TOTAL
					14 1 15	16+13=29 1 30

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LEGEND

2	DEVELOPMENT APPLICATION	31.07.2017
P2	CLIENT REVIEW	18.07.2017
P1	CLIENT REVIEW	06.06.2017
1	DEVELOPMENT APPLICATION	14.03.2017

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DRAWING TITLE
PROPOSED FIRST FLOOR PLAN

SCALE 1:100 [A0] DATE 01 JAN 2015
DRAWN BJ PROJECT 15013

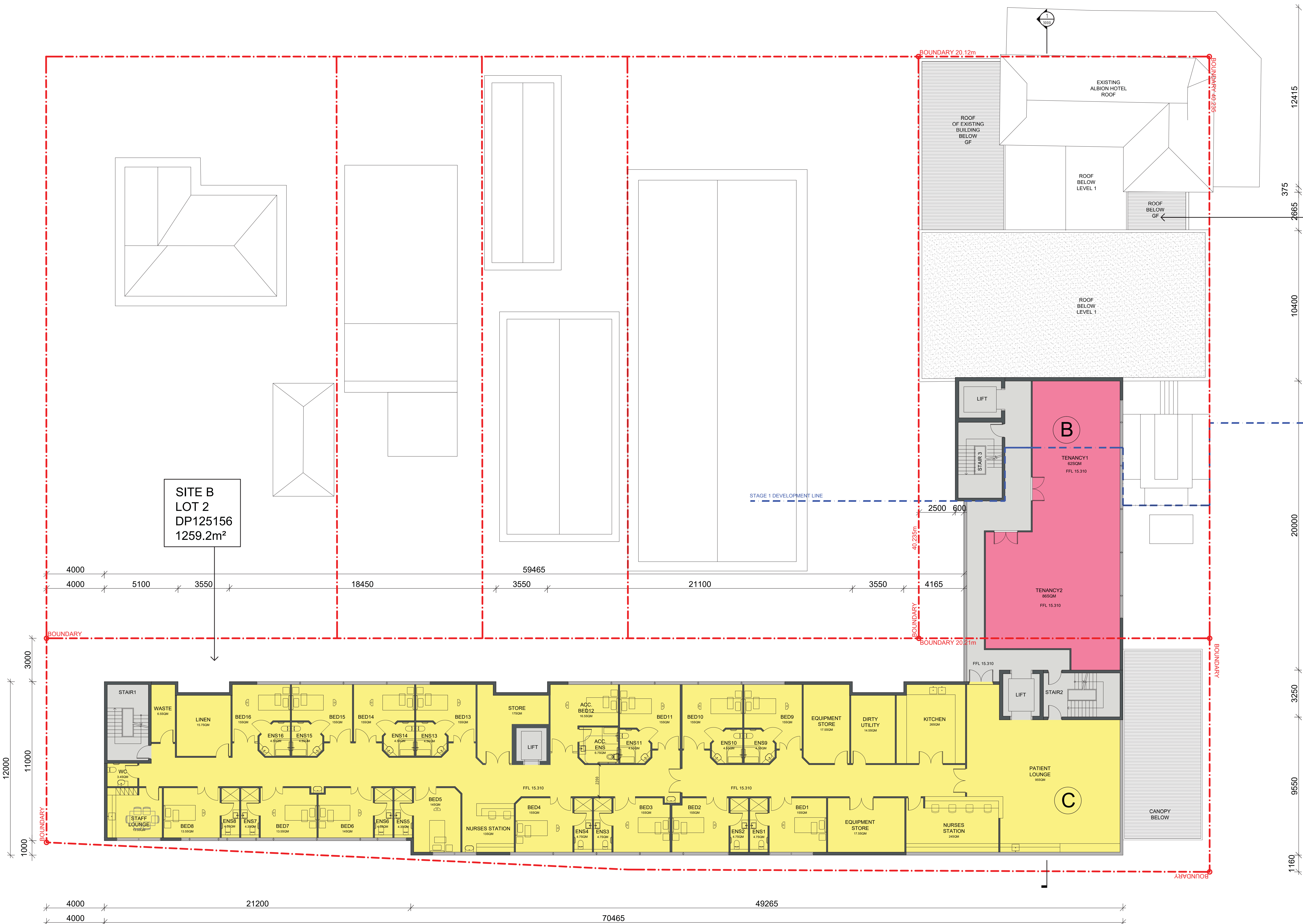
DA1 1 0 2 2

QUEEN STREET

ARTHUR STREET

SITE A
LOT A
DP904084
809m²

SITE B
LOT 2
DP125156
1259.2m²



1 PROPOSED SECOND FLOOR PLAN
SCALE 1:100@A0, 1:200@A2

LEGEND

- BUILDING A
- BUILDING B
- BUILDING C

GROSS FLOOR AREA CALCULATIONS				FSR CALCULATIONS	PARKING	MEDICAL
GROUND FLOOR Building A - 391m ² Building B - 48m ² Building C - 0 m ² CIRCULATION - 150m ² TOTAL: 589m ²	FIRST FLOOR Building A - 265m ² Building B - 139m ² Building C - 74.0m ² CIRCULATION - 106m ² TOTAL: 114.4m ²	SECOND FLOOR Building A - 0m ² Building B - 14.6m ² Building C - 74.0m ² CIRCULATION - 45m ² TOTAL: 931m ²	THIRD FLOOR Building A - 0m ² Building B - 14.6m ² Building C - 74.0m ² CIRCULATION - 45m ² TOTAL: 931m ²	AREA - LOT A 809.0 m ² AREA - LOT B 1259.2 m ² TOTAL SITE AREA 2068.2 m ² PROPOSED GFA 3595 m ² PROPOSED FSR 1.7 : 1	PARKING SPACES CARSPACES- 14 ACCESSIBLE SPACE - 1 TOTAL 15 AMBULANCE BAY- 1	PROPOSED BEDROOMS- 16+13=29 ACCESSIBLE BEDROOM- 1 TOTAL 30

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LEGEND

2	DEVELOPMENT APPLICATION	31.07.2017
P1	CLIENT REVIEW	06.06.2017
1	DEVELOPMENT APPLICATION	14.03.2017

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DRAWING TITLE
PROPOSED SECOND FLOOR PLAN

SCALE 1:100 [A0] DATE 01 JAN 2015
DRAWN BJ PROJECT 15013

DA11032