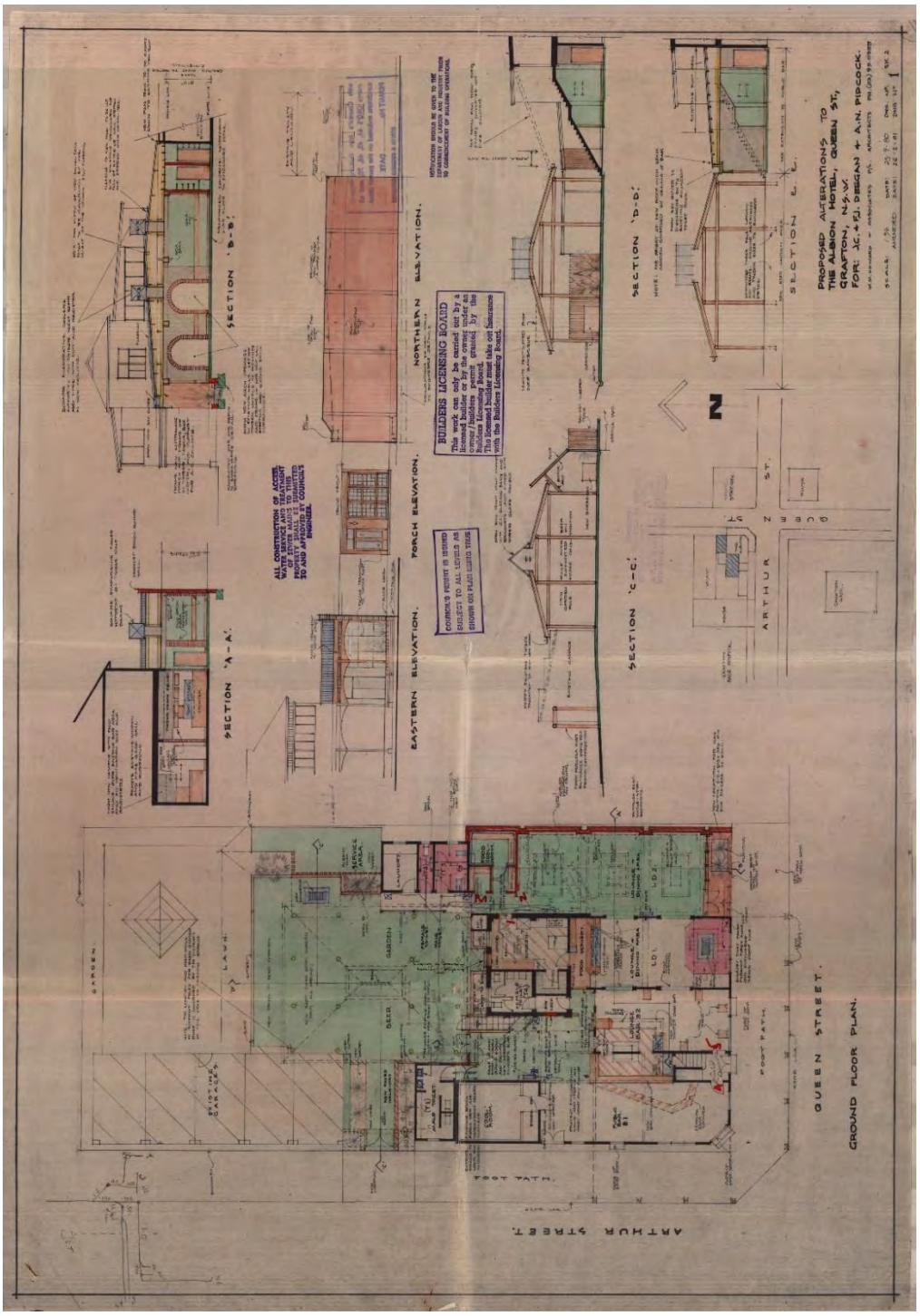


Figure 27 — Proposed alterations to the Albion Hotel, Queen Street, Grafton, NSW for JC & FJ Deegan & AN Pidcock / WM Howard & Associates P/L Architects, 1981. (Source: City of Grafton, BA 81/108)

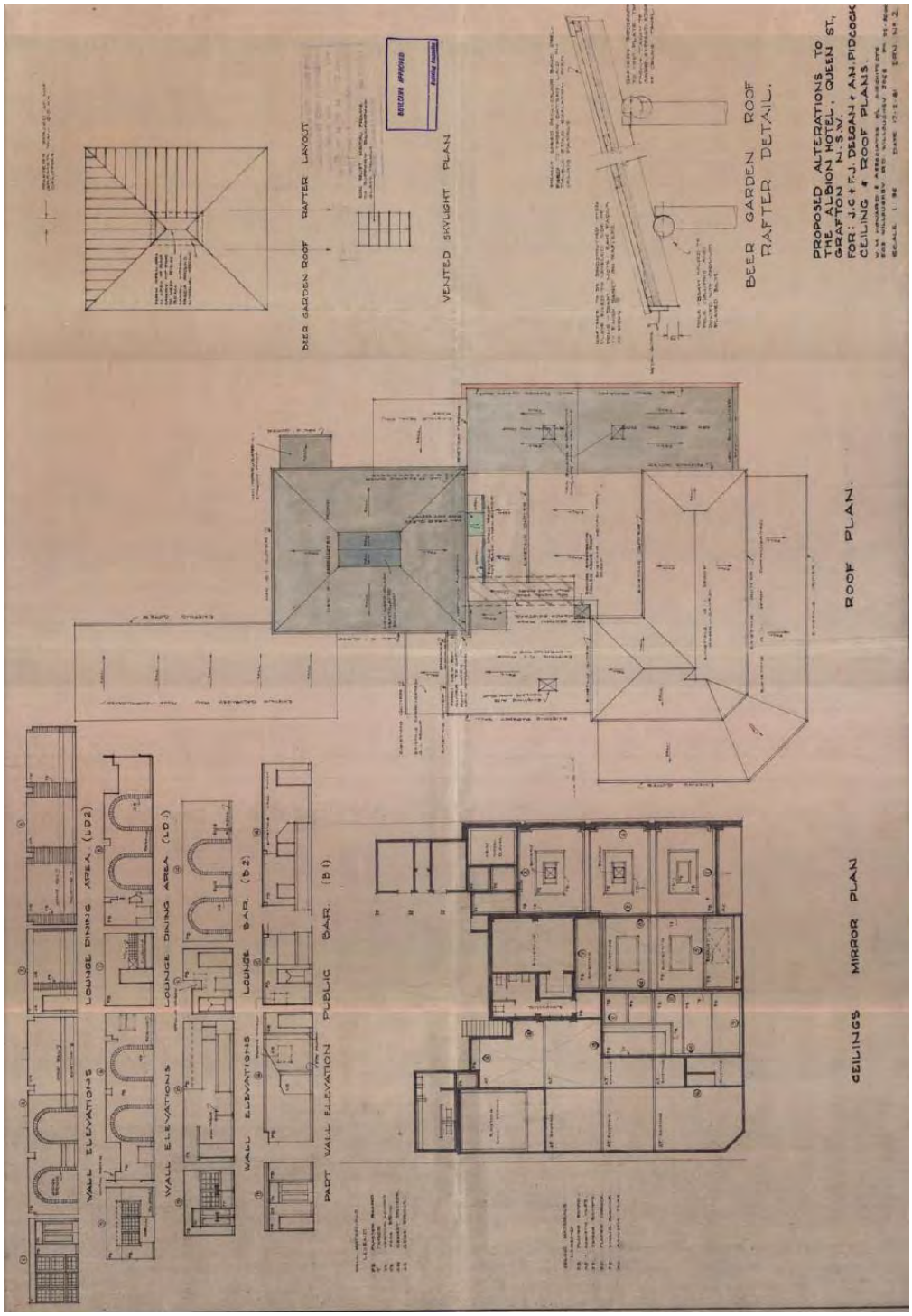


Figure 28 — Proposed alterations to the Albion Hotel, Queen Street, Grafton, NSW for JC & FJ Deegan & AN Pidcock, ceiling and roof plans / WM Howard & Associates P/L Architects, 1981. (Source: City of Grafton, BA 81/108)

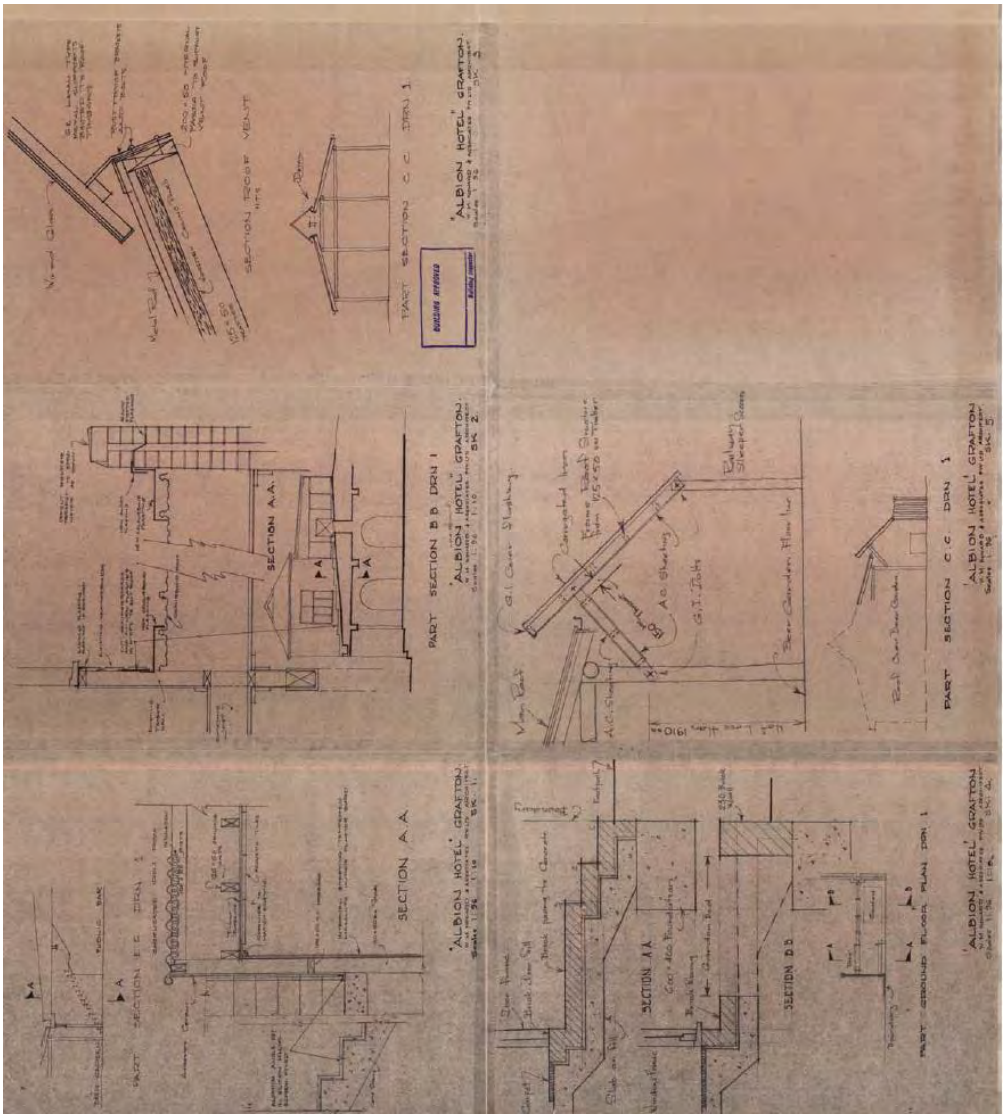


Figure 29 — Albion Hotel Grafton / WM Howard & Associates P/L, 1981. (Source: City of Grafton, BA 81/108)

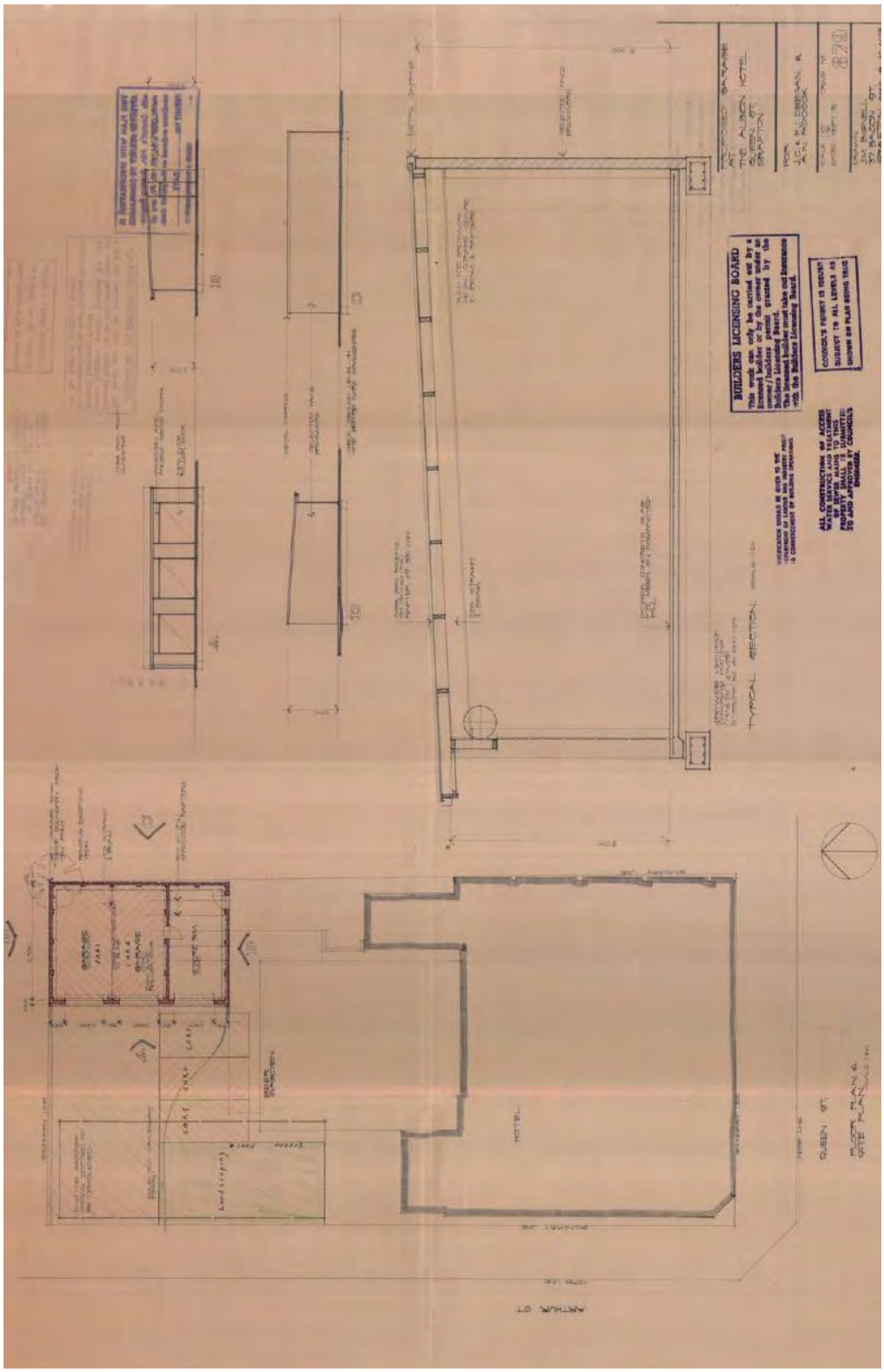


Figure 30 — Proposed garage at the Albion Hotel, Queen Street, Grafton / drawn by Jim Bignell. (Source: City of Grafton, BA 81/262)

3.0 PHYSICAL EVIDENCE

3.1 CONTEXT

The Albion Hotel, 201 Queen Street, Grafton, is a heritage item of local significance, located on the north-western corner of Queen and Albert Streets, at the northern end of Grafton. The two-storey hotel, built on the site boundary, is a prominent feature of the corner. It is located opposite a robust landmark of the well-crafted, facebrick perimeter wall of the Grafton Correctional Centre. Immediate to the north-west of the Albion Hotel is the Grafton Base Hospital containing hospital buildings, generally one- and two-storeys in height, from various periods throughout the twentieth century. To the north of the subject site, along both sides of Queen Street, is single-storey, free-standing, residential development, dating from a variety of periods.

Four places in close proximity to the Albion Hotel are heritage items. These include the State significant Grafton Correctional Centre and three single-storey dwellings, located on the eastern side of the street at Nos 204, 206 and 208 Queen Street, opposite the Albion Hotel. The following images and captions describe the setting and context of the Albion Hotel.

Figure 31 Albion Hotel, located on the corner of Queen and Arthur Streets. The Grafton Base Hospital is just evident to the left of the photo (Source: NBRS+PARTNERS, August 2015)

Figure 32 - Albion Hotel, located on the corner of Queen and Arthur Streets viewed from Arthur Street (Source: NBRS+PARTNERS, August 2015)

3.2 VIEWS

The heritage item has landmark qualities on the corner of Queen and Arthur streets and tells of the importance of Licensed Public Houses in the developing towns of Grafton and South Grafton. Significant views are associated with the Queen Street and Arthur Street frontages however the views from the rear of the site are less significant as the building fabric comprises largely of later additions.

3.3 CURTILAGE

The curtilage of the site is the Lot Boundary.

3.4 EXTERIOR DESCRIPTION

While changed from its original form it is evocative of the style of Grafton's many Federation style hotels and has landmark qualities at this intersection between Arthur and Queen streets. Although constructed in the Federation period, the Albion Hotel has features of the Victorian period, including decorative cast-iron panels on the balcony. While original external features have been modified, the general original form of the hotel is evident.

Dating to 1918, the two-storey Albion Hotel building was originally clad in weatherboards. It is now predominantly clad with fibre cement sheeting with some evidence of later timber boarding. The hipped roof, is clad in corrugated metal sheeting with a ventilation gablet onto Albert Street. There is a skillion roof over the first floor verandah. The L shaped first floor verandah is partially enclosed and has rooms at either end and extends over the footpath. The upper verandah retains the cast iron balustrade with the exception of the splay corner which is missing and one other section.

The original ground floor timber-framed doors and windows have been replaced with metal frames. A number of timber-framed, double hung sash windows, French doors, fanlights and timber panel doors are still evident on the First Floor leading out to the balcony. Verandah posts are constructed in timber.

The interior is timber lined with original boards to the upper floor which has a high degree of original fabric.The bar areas have been modified at ground floor with brick extensions at single storey level to the rear.

Modifications and Dates

- 1905 renovations to single storey hotel
- 1918 another storey was added to the hotel and over foot path improvements. A photograph dated c1925 -1930 (Morley,2002) shows the hotel with filigree iron below the verandah rail and curved verandah board.
- 1953 material alterations
- 1982 Bernie Mulcahy made major alterations and renovations to the hotel

The following images and captions describe the external appearance of the Albion Hotel.

Figure 33 - Albion Hotel, Queen Street Elevation, shows a two-storey timber-framed building with verandas addressing the corner. Rooms are located either end of the verandah. A single-storey brick-veneer addition adjoins the hotel to the north and operates as a restaurant (Source: NBRS+PARTNERS, August 2015)

Figure 34 - Albion Hotel, as viewed from the corner of Albert and Queen Streets a two-storey timber-framed building with verandas addressing the corner. Rooms are located either end of the verandah. A single-storey brick-veneer addition adjoins the hotel to the north and operates as a restaurant (Source: NBRS+PARTNERS, August 2015)

Figure 35 - Albion Hotel, ground floor showing the timber verandah posts and verandah soffit. The concrete steps lead to the hotel constructed above pavement level. Metal framed doors and windows are later additions (Source: NBRS+PARTNERS, August 2015)

Figure 36 - The concrete steps lead to the hotel constructed above pavement level. Metal framed doors and windows are later additions (Source: NBRS+PARTNERS, August 2015)

Figure 37 - Albion Hotel, viewed from Queen Street, showing the single-storey, brick Thai Restaurant addition adjoining the north elevation and dating to 1982. The room on the northern end of the first floor verandah is enclosed with later addition aluminium sliding windows. The rear portion of the hotel with skillion roof and metal framed windows appears is a later addition (Source: NBRS+PARTNERS, August 2015)

Figure 38 - Albion Hotel, viewed from Albert Street, showing the form of the two storey hotel is mostly intact. The single-storey western wing (with fibre cement sheet cladding) is a later addition (Source: NBRS+PARTNERS, August 2015)

Figure 39 - Albion Hotel, viewed from Albert Street, looking east showing the single-storey additions to the west (rear) of the hotel and verandah overhanging the pavement. The single-storey western wings are constructed in brickwork and timber framed with fibre cement sheet cladding, as two separate later additions

Figure 40 -. At right, is the on grade carpark that lies to the west of the hotel and forms part of the study area although a separate allotment to the hotel. (Source: NBRS+PARTNERS, August 2015)

3.5 INTERNAL DESCRIPTION

The following images and captions describe the Ground Floor of the Albion Hotel, containing public bar, gaming room, kitchen, restaurant, convenience and covered beer garden on the western end of the original hotel (for plan of Ground Floor see Fig. 15). The ground floor hotel interior has been heavily modified by several alterations and additions with little evidence of the original elements and features in the interior.

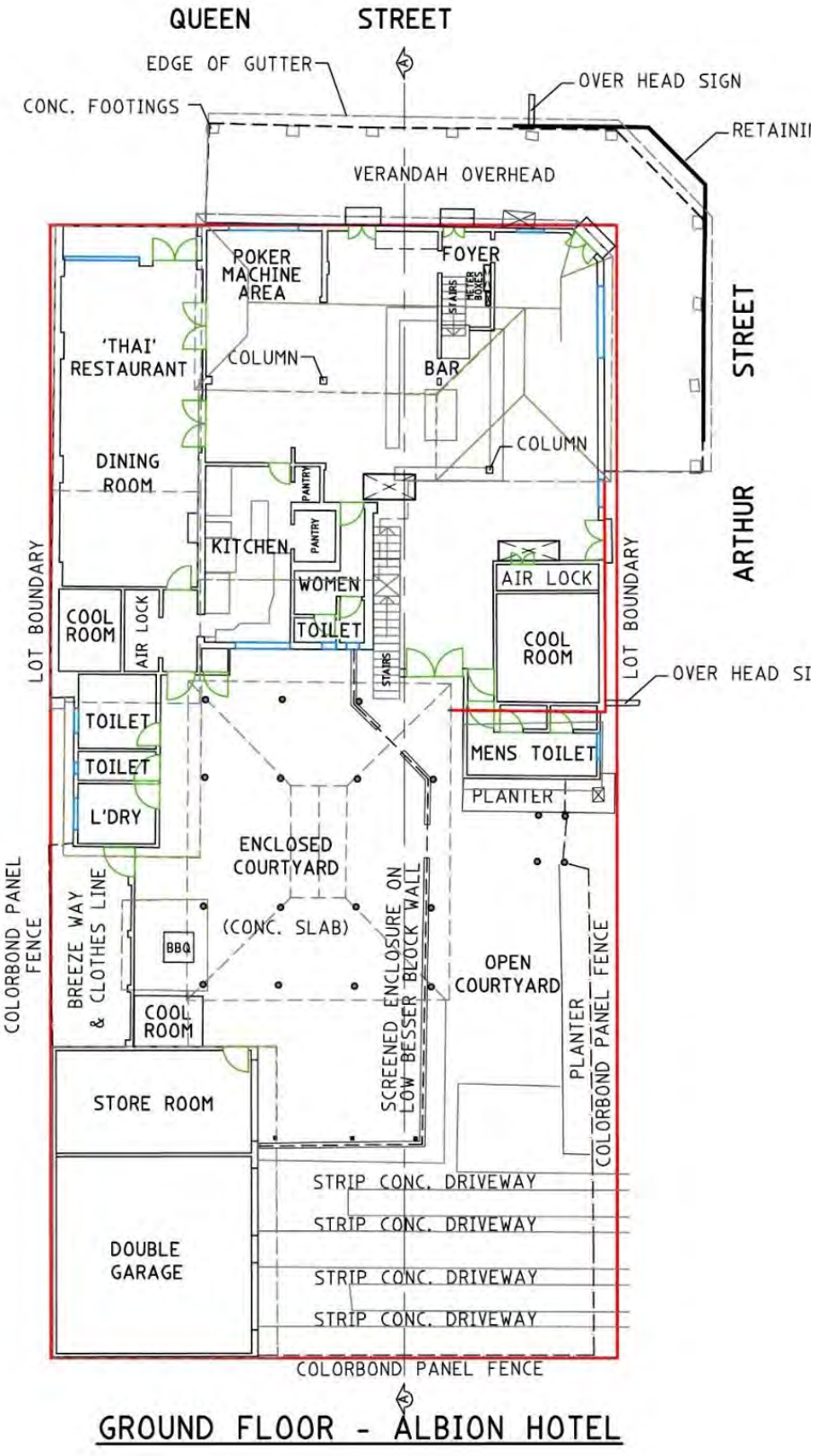


Figure 41 -— Plan of Ground Floor, Albion Hotel, prepared for Grafton Property Trust Albion Hotel (Source: SJB Drafting & Design, Sheet No 1 or 4, 31/03/2016)

Figure 42 — Ground Floor, Public Bar, showing finishes and fixings including ceilings dating to the 1970s (left). Hotel kitchen with finishes and fixtures dating to the 1970s during upgrade works

Figure 43 - Hotel kitchen with finishes and fixtures dating to the 1970s during upgrade works (right). The hotel flooring is concrete with carpet finish (Source: NBRS+PARTNERS, August 2015)

Figure 44 - Ground Floor, Public Bar, showing finishes and fixings including ceilings dating to the 1970s (Source: NBRS+PARTNERS, August 2015)

Figure 45 - Ground Floor, Public Bar, showing later addition finishes and fixings including suspended ceilings. The metal frame door is a later addition (Source: NBRS+PARTNERS, August 2015)

Figure 46 - Ground Floor, view from Gaming Room through to Public Bar showing considerable modification of the interior

Figure 47 - View from the Gaming Room showing the later addition door that provides access to the adjoining restaurant (Source: NBRS+PARTNERS, August 2015)

Figure 48 - Ground Floor, view from Public Bar to the outdoor drinking area
(Source: NBRS+PARTNERS, August 2015)

Figure 49 - Ground Floor,view to storage under concrete stair
(Source: NBRS+PARTNERS, August 2015)

Figure 50 - Ground Floor, Restaurant, showing recent fitout with plaster walls with recent plaster ceilings. The street entry is a later addition aluminium framed door (Source: NBRS+PARTNERS, August 2015)

Figure 51 - Ground Floor, Restaurant, showing recent fitout with exposed face brickwork and plaster walls with recent plaster ceilings. (Source: NBRS+PARTNERS, August 2015)

Figure 52 - Ground Floor, early timber stairs leads from Queen Street Entry at ground floor to first floor accommodation. Locked metal gate prevented access (Source: NBRS+PARTNERS, August 2015)

Figure 53-Ground Floor, Hotel WC showing later addition finishes, dating to 1962 (Source: NBRS+PARTNERS, August 2015)

(Source: NBRS+PARTNERS, August 2015)

Figure 54- Ground Floor, enclosed Beer Garden with light-weight pavilion structure with timber columns and brick pavement, dating to 1981 (Source: NBRS+PARTNERS, August 2015)

Figure 55 - Ground Floor, enclosed Beer Garden with light-weight pavilion structure with timber columns and brick pavement, dating to 1981 (Source: NBRS+PARTNERS, August 2015)

Figure 56-Concrete stairs leading to first floor accommodation dating to 1981 (Source: NBRS+PARTNERS, August 2015)

3.6 ALBION HOTEL – INTERIOR, FIRST FLOOR

The following images and captions describe the First Floor of the Albion Hotel, originally used for guest accommodation (see Figure 57 for a plan showing the First Floor). Some rooms retain the original layout and finishes of the late-nineteenth century hotel, including timber panelling to the walls and ceilings, timber framed, double-hung sash windows and French doors with fanlights over that lead out onto the balcony. Some rooms have been modified with later additions, dating to the late twentieth century, possibly as a manager's flat. The first floor is no longer used for guest accommodation.

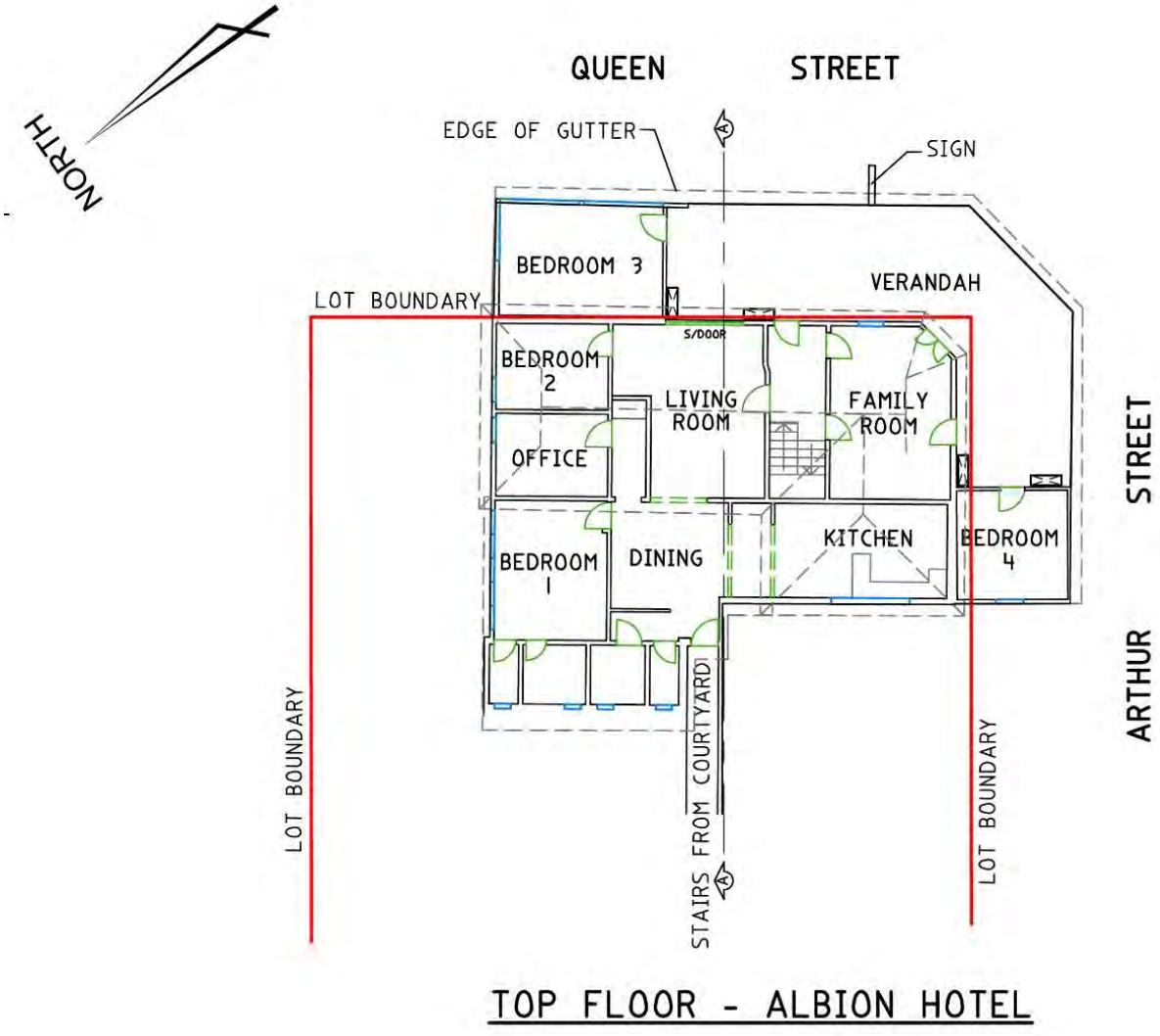


Figure 57 - Plan of Top (First) Floor, Albion Hotel, prepared for Grafton Property Trust Albion Hotel (Source: SJB Drafting & Design, Sheet No 1 or 4, 31/03/2016)

Figure 58 - First Floor, stairwell with shellac timber balustrading and painted timber panel walls and ceiling
(Source: NBRS+PARTNERS, August 2015)

Figure 59 - First Floor, stairwell and hall with timber balustrading and painted timber panel walls and ceiling
(Source: NBRS+PARTNERS, August 2015)

Figure 60 - — First Floor, hotel accommodation showing original timber wall and ceiling panelling with timber framed French doors and solid timber door leading to balcony (left). Hall with timber wall panelling and solid timber door leading to hotel accommodation (right)

(Source: NBRS+PARTNERS, August 2015)

Figure 61 - — First Floor, hotel accommodation showing original timber wall and ceiling panelling, timber framed door with fanlight over and timber framed double hung sash windows

(Source: NBRS+PARTNERS, August 2015)


Figure 62 - First Floor, hotel accommodation showing original timber wall and ceiling panelling with timber framed sash windows and decorative plaster ceiling rose

(Source: NBRS+PARTNERS, August 2015)


Figure 63 - First Floor, verandah room in the hotel accommodation has been modified with walls and ceiling plaster board and timber finishes in decorative Tudor-style replacing the original timber finishes original timber framed windows have been replaced with aluminium-framed sliding windows

(Source: NBRS+PARTNERS, August 2015)

Figure 64- — First Floor, hotel accommodation showing original timber wall panelling. The ceiling has been replaced with plasterboard and the decorative plaster ceiling rose has been retained. The timber framed sash window has been replaced with an aluminium sliding window

(Source: NBRS+PARTNERS, August 2015)

Figure 65 - First Floor, hotel accommodation showing replaced timber wall panelling and ceiling. The ceiling has been replaced with plasterboard. The timber framed sash window has been replaced with an aluminium sliding window

(Source: NBRS+PARTNERS, August 2015)

Figure 66 - First Floor, manager's quarters, showing kitchen (left) located at the western (rear) portion of the hotel. Later additions include light-weight and masonry construction with plasterboard finish to walls and ceilings, aluminium framed windows and timber flooring (Source: NBRS+PARTNERS, August 2015)

Figure 67 - First Floor, manager's quarters, showing kitchen (left) located at the western (rear) portion of the hotel. Later additions include light-weight and masonry construction with plasterboard finish to walls and ceilings, aluminium framed windows and timber flooring (Source: NBRS+PARTNERS, August 2015)

Figure 68 - — First Floor, manager's quarters, bedroom, located in the original northern portion of the hotel. This space has been modified with removal of timber panelling to walls and ceiling and replaced with plasterboard lined walls and ceiling. The ensuite is a later addition (Source: NBRS+PARTNERS, August 2015)

Figure 69 - First Floor, Balcony, showing the original external wall cladding of timber boarding has been replaced with fibre cement sheeting in a Tudoresque style. The original timber framed, double-hung sash windows and doors with fanlights over are located along most of the balcony elevation. The existing timber balcony floorboards have been replaced. Air conditioning units are intrusive and located on the balcony

(Source: NBRS+PARTNERS, August 2015)

Figure 70 - — First Floor, Balcony, showing the original external wall cladding of timber boarding has been replaced with fibre cement sheeting. The original timber framed, double-hung sash windows and French doors with fanlights over are located along most of the balcony elevation. One door (far right) has been replaced with a metal sliding door

(Source: NBRS+PARTNERS, August 2015)

Figure 71 - First Floor, Balcony, showing evidence of external wall cladding of timber boarding (possibly replaced) on one wall of accommodation wing. The balcony ceiling soffit has been lined with later addition sheeting (Source: NBRS+PARTNERS, August 2015)

Figure 72 - First Floor, Balcony, showing decorative cast iron balustrading. One original panel has been removed and replaced with a different patterned panel. No decorative panel is located behind signage on the splayed corner of the building (Source: NBRS+PARTNERS, August 2015

4.0 THE PROPOSAL

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 16 beds, full surgical operating and support facilities, staff room, access (vehicle and pedestrian), ancillary commercial space, waste storage, signage, at grade parking

Stage 1 Development Summary

Building A

- Albion Hotel 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

Building B

- Construction of a new four (4) storey access stair lift and shaft

Stage 2 Development Summary

Building B

- Expansion of four (4) storey access "pod" to provide 2700m² of ancillary commercial space and facilitate through connection of the medical centre to the hospital.

Building C

- Expansion of four (4) storey Hospital (two levels of at grade car park)

Restoration and conservation works

Restoration and conservation works works will be carried out in conjunction with new works

- Later additions including external and internal fabric, which does not represent the original form or character of the heritage item, will be removed, including asbestos sheeting and aluminium windows and doors.

- Restoration work will be carried out on the roof, verandah, external walls, floors, internal and external joinery, internal walls, floors and ceilings

- Reinstate timber windows and doors – refer to historical photos

- Reinstate and restoration of timber weatherboard cladding check western elevation for existing weatherboard profile

The following drawings prepared by Anthony Vavyis and Associates have been reviewed for this assessment

Cover Sheet	DA0000	April 2016
Proposed Ground Floor Plan Stage 1	DA10001	01 Jan 2015
Proposed First Floor Plan – Stage 1	DA10002	01 Jan 2015
Proposed second Floor Plan - Stage 1	DA10003	01 Jan 2015
Proposed Sections – Stage 1	DA2000	01 Jan 2015
Proposed Elevations – Stage 1	DA3000	01 Jan 2015
Shadow Diagrams	DA7000	April 2016
Cover Sheet	DA0001	April 2016
Proposed Ground Floor Plan – Stage 2	DA1101	01 Jan 2015
Proposed First Floor Plan – Stage 2	DA1102	01 Jan 2015
Proposed second Floor Plan - Stage 2	DA1103	01 Jan 2015
Proposed Sections – Stage 2	DA2100	01 Jan 2015
Proposed Elevations – Stage 2	DA3100	01 Jan 2015
Site Survey and Tree Removal Retention Plan	2642/01	13 Oct 2016
Landscape Plan and Proposed Species Images	2642/02	13 Oct 2016

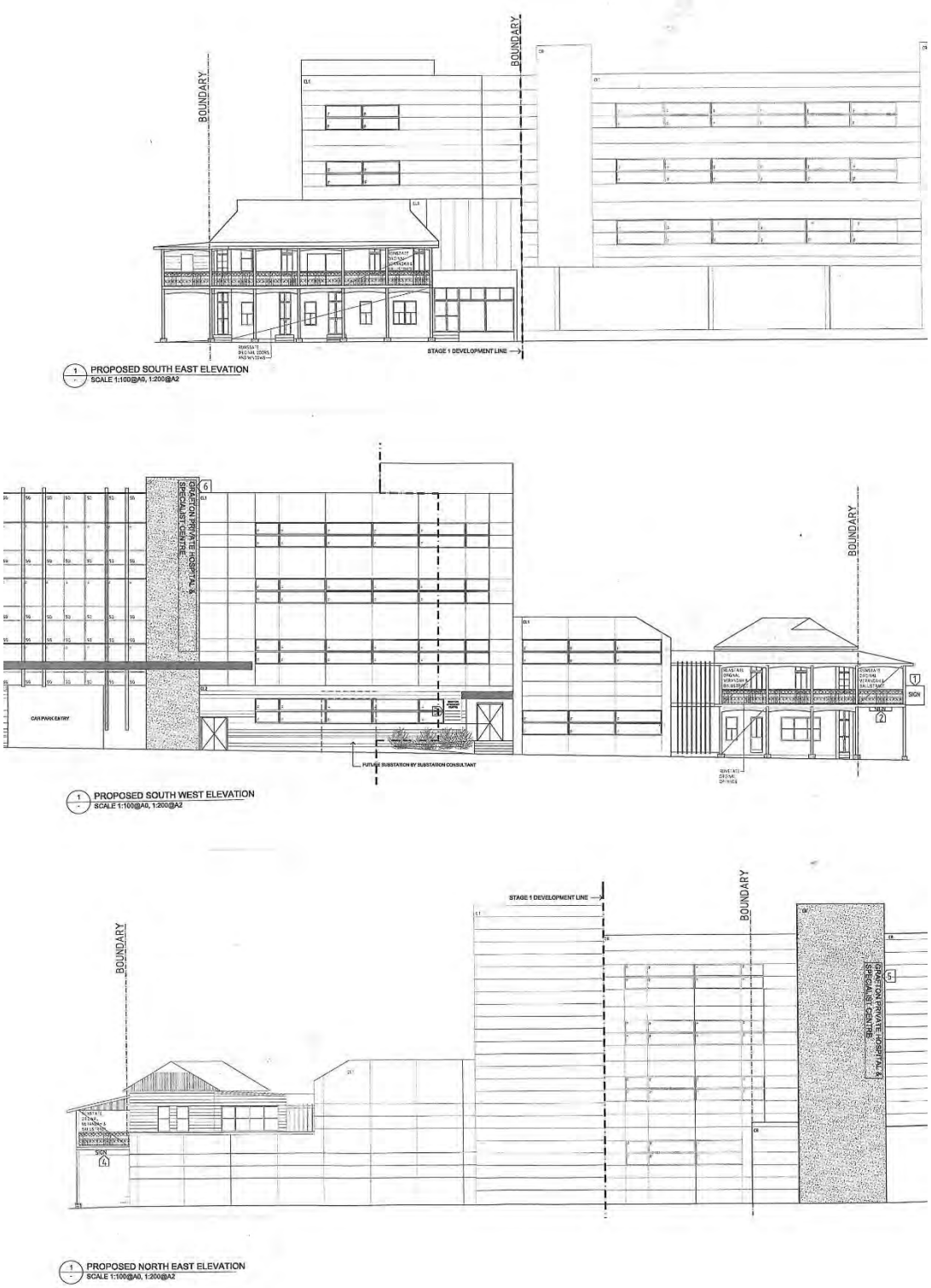


Figure 73-Elevations showing new proposal in relation to the existing heritage item The Albion Hotel

4.1 DESIGN STATEMENT

The proposed site is a consolidation of Albion Hotel and the adjacent parking lot along Arthur Street. Two road frontages bound the site with Queen Street to the southeast, Arthur Street to the southwest.

Residential homes, of which some possessing local heritage value are situated along Queen Street. Directly opposite the site, also bound by Arthur Street and Queen Street is the Grafton Correctional Centre which holds state heritage significance. As the Correctional Centre's main frontage is along Hoof Street, the proposed site overlooks a high boundary brick wall which runs along Arthur Street and Queen Street. Further west along Arthur Street is the Grafton Base Hospital. The site is situated on both a heritage significant location and within a medical precinct.

The corner location together with existing iconic Albion hotel afford the site a high level of visibility and any proposed building will be highly legible. The proposed development signals the commencement of the zone of the shops and medical precinct on the north side of Queen Street and the residential zone on the south side. An emphasised expression of the corner has been a key element in the design.

The proposed building is a high quality healthcare facility which will contain a 30 bed private hospital and medical consulting uses. A healthcare building is ideally a building that engenders kindness with confidence to those approaching the building. This building has been designed to fit within and contribute to the streetscape of the area. Equally when looking out of this building, a calming impression is generated from overlooking the layers of breezy street trees along Arthur Street for the patients and staff alike.

A car park accommodating 15 cars and an ambulance bay is required to service the facility. The car park has been designed to integrate vegetation to provide a green wall presentation for neighbouring dwellings on the south eastern elevation of the building.

The architectural motif is a glass box wedged between two defined elements, the two wings. The two wings are clad with metal panels to identify and distinguish between different key functional elements of the building. The metal cladding is broken up with bands of horizontal windows to emphasise the corner presence. Along Arthur Street, the wing moderates itself in size to become sympathetic and respectful to the existing Albion Hotel façade which is to be retained. Along Queen Street, the façade make a strong presence with bold forms and considered architectural articulation as it fronts Grafton Correction Centre's high masonry wall. The proposed development is a modern interpretation of the existing 20th century architecture that is prominent in its immediate context.

The proposed healthcare building is considered a valuable contribution to the social fabric of the neighbourhood. It will promote regional working opportunities in a quality environment for local residents and improved access to health services for the community.

5.0 EVALUATION OF HERITAGE CONTROLS

5.1 COMPLIANCE WITH THE CLARENCE VALLEY LOCAL ENVIRONMENTAL PLAN 2011 (CLARENCE VALLEY LEP)

Clarence Valley Local Environmental Plan 2011 (Clarence Valley LEP) is an environmental planning instrument which provides for the development of the subject site within the context of the Clarence Valley LGA. Clause 5.10 of the *Clarence Valley LEP* 2011 provides controls for development at or near heritage items. Sub-clause 5.10(2) of the *Clarence Valley Local Environment Plan* 2011 provides that development consent for works such as that proposed in the development application is required

The proposal should be consistent with the relative heritage objectives of the *Clarence valley LEP* 2011 which are

(1) Objectives

The objectives of this clause are as follows:

a) to conserve the environmental heritage of Clarence Valley
b) to conserve the heritage significance of heritage items and heritage conservation areas, including associated fabric, settings and views,
c) to conserve archaeological sites,
d) to conserve Aboriginal objects and Aboriginal places of heritage significance

This Statement of Heritage Impact is submitted to satisfy Clarence Valley Council's consideration of effects anticipated under 5.10(4) that the development application complies with the heritage controls set out in clause 5.10 Environmental Heritage of the LEP.

5.2 COMPLIANCE WITH THE CLARENCE VALLEY BUSINESS ZONES DEVELOPMENT CONTROL PLAN 2011 (CLARENCE VALLEY DCP) PART E HERITAGE CONSERVATION

Development Control	This Proposal Relates to these Controls as follows:
Part E Heritage Conservation	
E2 Objectives *The general objectives of the heritage policies are:* 1. *To conserve and enhance the heritage significance and qualities of Conservation Areas and Heritage Items*	The heritage item known as the Albion Hotel will be conserved and enhanced
2. *To ensure that alterations, additions and new infill developments are sympathetic, well designed, and appropriate to the values of the heritage item or streetscape context of the setting in terms of scale, mass, height, roof form and pitch, materials, setbacks, landscaping, and architectural treatment.*	The proposed alterations and additions are related to repair and restoration of the heritage item. Scale, roof form, and materials will be appropriate to the values of the heritage item.
3. *To preserve and maintain trees and vegetation which contribute to the significance of heritage conservation areas and heritage items,*	Street trees on the corner outside the heritage item will be retained

4. *To ensure a thorough process of assessment is applied for any proposed demolition or removal of a heritage item or a building located within a heritage conservation area, and the archival recording of these buildings in circumstances of demolition.*	The significant structure, form and fabric of the heritage item will be retained
5. *To promote public awareness and education on heritage conservation.*	The landmark corner position of the heritage item will allow for its capacity to promote public awareness of heritage conservation
E8 Development in the Vicinity of a Heritage Item *In assessing a development proposal that is located in the vicinity of a Heritage Item or heritage conservation area, Council will consider the impact of the development on the heritage significance of the heritage item or character, of the relevant heritage conservation area, having regard to the objectives and controls.* *E8.1 Objectives* *The objective for development in the vicinity of a heritage item or heritage conservation area is to:* *(a) Manage and minimise impacts upon heritage items or heritage conservation areas caused by development in the vicinity of such items and areas.* *E8.2 Controls 1.* *1. Development on land adjacent to, or within the vicinity of a heritage item or a heritage conservation area should not detract from the identified significance or setting of the heritage building or the heritage conservation area.*	The new development is at the rear of the heritage item and significant views and the corner setting of the heritage item are not affected by the development
2. Where development is proposed adjacent to or within the vicinity of a heritage site or heritage conservation area, the following matters must be taken into consideration:- *a) The character, siting, bulk, scale, height and external appearance of the development;* *b) The visual relationship between the proposed development and the heritage item or heritage conservation area;*	The form and scale of the transitional building between the heritage item and the new four storey building is designed to be respectful of the form and scale of the heritage item
c) The potential for overshadowing of the adjoining heritage item or any building within a heritage conservation area;	Potential for overshadowing is minimised by the stepping form of the new building which is lower in height adjacent to the heritage item

	d) *The colours and textures of materials proposed to be used in the development;*	Colours and textures are neutral
	e) *The landscaping and fencing of the proposed development;*	The new landscaping is around the north and eastern perimeter of the site of Buildings B and C
	f) *The location of car parking spaces and access ways into the development;*	Parking and access are located away from the heritage item
	g) *The impact of any proposed advertising signs or structures;*	Signage is located away from the significant facades of the heritage item
	h) *the maintenance of the existing streetscape, where the particular streetscape has significance to the heritage site including impact on grassed verges in the road reserve;*	The significant streetscape related to the heritage item will not be affected by the new development
	i) *The impact the proposed use would have on the amenity of the heritage site; and*	The new development will have minimal impact on the amenity of the heritage site
	j) *The effect the construction phase will have on the well being of a heritage building.*	Conservation works will be carried out on the heritage building during the construction phase of the new medical facility
	3 *Development in the vicinity of a heritage item should give strong regard to any significant views to and from the heritage item or heritage conservation area and any public domain area*	Significant views to and from the heritage item will be retained and not adversely affected by the new development

6.0 HERITAGE IMPACT ASSESSMENT

6.1 INTRODUCTION

This Statement of Heritage Impact has been prepared in relation to the following impact assessment criteria, the *Clarence Valley Local Environment Plan* (LEP)2011, the *Clarence Valley Business Zones Development Control Plan* (DCP (2011) and the New South Wales Heritage Office (now the Heritage Division of the NSW Office of Environment and Heritage) guidelines, Altering Heritage Assets and Statements of Heritage Impact.

6.2 OVERVIEW OF POTENTIAL HERITAGE IMPACTS

PROPOSED WORKS:	HERITAGE IMPACT:
Change of use of existing Albion Hotel to Medical Centre;	• Acceptable Heritage Impact The Albion Hotel is a heritage item with historic, aesthetic and social significance at local level associated with its role as a place that has served the local community as a hotel from 1876 to the present. This significance is strongly associated with its use as a hotel as a community gathering place. An allied health use would be an acceptable adaptive reuse of Albion Hotel.as it would support a new use whilst retaining the significance of the place in the community.
Retention and conservation of the original façade in the streetscape including verandah, roofing, and external cladding	• Positive heritage impact The external form of the Albion Hotel has been retained despite intrusive additions to the west and north of the place. It is proposed to remove all additions located to the west of the original 1918 hotel structure. It is proposed to remove the single-storey addition located to the north of the original 1918 hotel structure. The original hotel form, including the hipped roof and verandah, would be retained and conserved. Original external weatherboards and joinery would be restored.
Internal fit out works and two (2) storey extension to establish seven (7) specialist suites, amenities, staff room and pwd (People with disability) access including rear entry foyer and ramp	• Acceptable heritage impact Clause 5.10 Heritage Conservation (10) provides an opportunity for development incentives for heritage items. The conservation incentive clause is applicable to Albion Hotel, 201 Queens street, Grafton. Clause 5.10 (10) Conservation Incentives may be exercised by council and provides various heritage incentives "even though development for that purpose would otherwise not be allowed by this plan if the consent authority is satisfied that:

	a) *The conservation of the heritage item or aboriginal place of heritage significance is facilitated by the granting of consent, and* b) *The proposed development is in accordance with a heritage management document that has been approved by the consent authority, and* c) *The consent to the proposed development would require that all necessary conservation work identified in the heritage management document is carried out, and* d) *The proposed development would not adversely affect the heritage significance of the heritage item, including its setting, or the heritage significance of the aboriginal place of heritage significance, and* e) *The proposed development would not have any significant adverse effect on the amenity of the surrounding area.* Clause 5.10 (10) provides the opportunity for development of the site that may go beyond the constraints of existing land use zones.

6.3 EVALUATION OF THE GUIDELINES OF THE NSW HERITAGE DIVISION

The following assessment of this application is based on the guidelines set out by the NSW Heritage Office (now Heritage Division of the Office of Environment & Heritage) publication 'Statements of Heritage Impact', 2002. The standard format has been adapted to suit the circumstances of this application.

The following aspects of the proposal respect or enhance the heritage significance of the item or conservation area for the following reasons:

- The proposed additions at the rear of the site allow for the retention and conservation of the heritage item. The heritage item will be conserved and restored both internally and externally. See Appendix A *Schedule of Conservation Works*
- The traditional roof form and scale of the heritage item has been reflected in the transitional form of the new building which links the heritage item to the new three storey medical centre. The roof height and pitch of the transitional building emulates that of the heritage item.

The following aspects of the proposal could detrimentally impact on heritage significance. The reasons are explained as well as the measures to be taken to minimise impacts:

- The scale of the proposed new structure is larger and higher than the heritage item and mapped with a maximum height of 9m however the proposed height of the developments is 12.86m with a lift overrun of 14.27m.
- The overall height of the building has been determined by the floor to floor and ceiling heights needed for a Health Service facility, the natural fall of the land and the need to achieved appropriate flood immunity for such a facility. The overall development has a varying roof plane which reduces the perceived height of the building. This varying roof height is purposely lower towards existing heritage

element of the site, where the building structures are more visible to the residential areas of Queen Street

The following sympathetic solutions have been considered and discounted for the following reasons:

- The new medical facility was originally designed to a smaller scale and lower overall height, which would have offered a more sympathetic scale for a new building adjacent to the heritage item. However the need for greater floor area generated the design of the taller building.

6.4 MAJOR PARTIAL DEMOLITION (INCLUDING INTERNAL ELEMENTS)

Is the demolition essential for the heritage item to function?

- The demolition of rooms and walls on the ground floor at the rear of the site is necessary to support the adaptive reuse of the place from hotel to hospital and specialist health centre.
- The demolition of walls enclosing Bedroom 3 on the first floor of the Albion Hotel is necessary to allow the change of use from Hotel to medical suites.
- Removal of non-original fabric will allow the heritage item to be interpreted closer to its original form and appearance.

Are important features of the item affected by the demolition (eg fireplaces in buildings)?

- There are no important features of the item affected by the demolition. The walls which it is proposed to demolish are not original and their removal does not affect the heritage significance of the item
- No important features of the heritage item will be demolished. The street frontages on Queen Street and Arthur Street will be retained and conserved including verandahs, roofing and external cladding, as well as remaining significant internal features. See Appendix A *Schedule of Conservation Works*

Is the resolution to partially demolish sympathetic to the heritage significance of the item (eg creating large square openings in internal walls rather than removing the wall altogether)?

- The partial demolition is sympathetic to the heritage item as the fabric to be removed is not original and has no heritage significance. Demolition of the later additions the existing rear portion of the ground floor of the Albion Hotel will allow the heritage item to be returned to a state closer to its original.

If the partial demolition is a result of the condition of the fabric, is it certain that the fabric cannot be repaired?

- Partial demolition is a result of the requirement for a different layout, including new structure and fabric due to the proposed change of use from a hotel to a medical facility.

6.5 CHANGE OF USE

Has the advice of a heritage consultant or structural engineer been sought? Has the consultant's advice been sought? Has the consultant's advice been implemented? If not, why not?

- Yes the advice of a heritage consultant and structural engineer has been sought and implemented. The advice is that demolition of the rear section of the hotel is necessary to construct a new medical facility that meets contemporary requirements

Does the existing use contribute to the significance of the heritage item?

- The Albion Hotel is a heritage item with historic, aesthetic and social significance at local level associated with its role as a place that has served the local community as a

hotel from 1876 to the present. This significance is strongly associated with its use as a hotel as a community gathering place.

Why does it need to be changed?

- There are economic imperatives associated with continuing to run the place as a hotel. We believe there is potential to adaptively reuse the building. We believe an allied health use would be an acceptable adaptive re-use of the Albion Hotel that would provide the financial support to a maintain the heritage fabric of the building on an ongoing basis into the future.

What changes to the fabric are required as a result of the change of use?

- There are specific requirements for interior materials for a medical centre so the change of use will result in a refurbishment of the interior spaces.

What changes to the site are required as a result of the change of use?

- The site will be more densely occupied overall. The original two storey hotel structure on the corner of Queen Street and Arthur Street will be retained, however expansion across the site includes a three (3) storey access "pod" to provide 397m² of ancilliary commercial space and facilitate through connection of the medical centre to the three (3) storey Hospital (two levels of at grade car park)

6.6 MAJOR ADDITIONS

How is the impact of the addition on the heritage significance of the item to be minimised?

- The addition at the rear (northern side) of the heritage item is gradually stepped up in height with an intermediate two (2) storey extension to establish seven (7) specialist suites, amenities, staff room and pwd access including rear entry foyer and ramp. Further to the north the private hospital building is (3) storeys but it is set further away from the heritage item and does not encroach on the existing views and sightlines to and from the building.

Can the additional area be located within an existing structure? If not, why not?

- No the major additions can not be located within the structure as the change of use requires a larger area for the medical facility to function

Will the additions tend to visually dominate the heritage item?

- The intermediate two storey building between the heritage item and the new three storey building reduces the visual dominance of the four storey building on the sight by utilising a varying roofplane.

Are the additions sited on any known, or potentially significant archaeological deposits? If so, have alternative positions for the additions been considered?

- There are no known archaeological deposits on the site and as such no report has been commissioned.

Are the additions sympathetic to the heritage item? In what way (eg form, proportions, design)?

- The overall height of the building has been determined by the floor to floor and ceiling heights needed for a Health Service facility, the natural fall of the land and the need to achieved appropriate flood immunity for such a facility. The overall development has a varying roof plane which reduces the perceived height of the building. This varying roof height is purposely lower towards existing heritage

element of the site, where the building structures are more visible to the residential areas of Queen Street., and as such are sympathetic to the heritage item.

6.7 NEW DEVELOPMENT ADJACENT TO A HERITAGE ITEM (INCLUDING ADDITIONAL BUILDINGS AND DUAL OCCUPANCIES)

How is the impact of the new development of the heritage significance of the item or area to be minimised?

- The impact of the new private hospital and specialist centre is at the rear to the north east of the heritage item and the primary views of the heritage item are from Queen Street to the southeast and Arthur Street to the south west.

Why is the new development required to be adjacent to heritage item?

- The new development is adjacent to the heritage item because the land was available and suitable for the purpose of a new medical facility for which there was a strong economic imperative in the town of Grafton. The new building is attached to the heritage item but there is a stepped roof which allows for the articulation of the form and character of the heritage item to be retained.

How does the curtilage allowed around the heritage item contribute to the retention of its heritage significance?

- The curtilage around the heritage item is the lot boundary, however the removal of later additions, which are not contributory will not affect the retention of the heritage significance of the item.

How does the new development affect views to, and from, the heritage item? What has been done to minimise negative effects?

- The new development will affect views of the heritage item from the north west, north and north east, however this aspect at the rear of the site is of secondary significance. The views along Queen Street and Arthur Street from the southeast and south west are the views of greatest heritage significance as they are

Is the development sited on any known, or potentially significant archaeological deposits? If so, have alternative sites been considered? Why were they rejected?

- There are no known archaeological deposits on the site and as such no report has been commissioned.

Is the new development sympathetic to the heritage item? In what way (eg form, siting, proportions, design)?

- The new development has limited impact due to its location on the site and the way the development steps away from the heritage item in height.

Will the additions visually dominate the heritage item? How has this been minimised?

- The additions will not visually dominate the heritage item from the primary views which are on the street facades from the corner of Queen Street and Arthur Street.

Will the public, and users of the item, still be able to view and appreciate its significance?

- The public will still be able to view and appreciate the significance of the heritage item from Queen Street and Arthur Street. It has landmark qualities on the corner of Queen and Arthur Streets and tells of the importance of Licensed Public Houses in the developing towns of Grafton and South Grafton.

6.8 REPAINTING

Have previous (including original) colour schemes been investigated? Are previous schemes being reinstated?

- The existing colour scheme is not original and will not be retained. The reconstructed fabric will be finished in a new colour scheme that is sympathetic to the architectural character of the original 1918 building form. Paint scrapes will be carried out to inform the new scheme.

Will the repainting affect the conservation of the fabric of the heritage item?

- The fabric will be largely replaced or conserved. The existing colour scheme will be replaced with one more appropriate to the era of the original structure.

6.9 RE-ROOFING/RE-CLADDING

Have previous (including original) roofing/cladding materials been investigated (through archival and physical research)?

- Yes original fabric has been researched through archival and historical research

Is a previous material being reinstated?

- The existing fibro cladding and aluminium windows are not original and will be replaced with a weatherboard cladding and timber windows. The replacement fabric is closer to that of the original structure as evidenced in historical photographs.

Will the re-cladding affect the conservation of the fabric of the heritage item?

- The recladding will involve the removal of fibro asbestos cladding that was a later addition and return the heritage item to an appearance and character closer to that of the original structure.

Are all details in keeping with the heritage profiles of the item (eg guttering, cladding profiles)?

- The new details will be in keeping with heritage profiles from the original era.

Has the advice of a heritage consultant or skilled tradesperson (eg slate roofer been sought)?

- The advice of a heritage consultant has been sought and it has been recommended to carry out restoration works to the exterior, which involves the removal of the fabric from later additions and replacement and reconstruction with appropriate fabric.

6.10 NEW SERVICES

How has the impact of the new services on the heritage significance of the item been minimised?

- The existing sewer, water, stormwater and power services are generally satisfactory with minimal upgrading required so the impact on the heritage item will be minimal. The proposed new lift requires demolition of some existing fabric, however it is in a location on the site to which many modifications have been made and to which there is minimal heritage significance attached.

Are any of the existing services of heritage significance? In what way? Are they affected by the new work?

- There are not known to be any existing services of heritage significance. Most of the existing services are satisfactory for the change of use and will require minimal upgrading.

Has the advice of a conservation consultant (eg architect) been sought? Has the consultant's advice been implemented?

- *The Servicing Report* written by Geo LINK Environmental management and design outlines that the existing sewer, water, stormwater and power services are satisfactory and given that the proposed development is located within the existing urban area of Grafton, it is considered unlikely that significant upgrading will be required

Are any known or potential archaeological deposits (underground and under foot) affected by the proposed new services?

- There are not known to be any potential archaeological deposits. Existing services are considered appropriate and should not require major upgrading so excavation for new services will be minimal.

6.11 FIRE UPGRADING

How has the impact of upgrading on the heritage significance of the item been minimised?

- The change of use from hotel to medical facility will require a new central stairway from ground floor to the first floor. The construction of the new stair involves demolition of the existing concrete stair adjacent to the existing kitchen and toilets which was a later addition.
- The existing stair at the front of the building close to the corner of the site is original. The timber feature and will be retained and conserved

Are any of the existing services of heritage significance? In what way? Are they affected by the new work?

- Many modifications have been made to the interiors over the years and existing services are modern and of limited heritage significance. Some upgrading of services will be required for the change of use from hotel to that of a medical facility.

Has the advice of a conservation consultant (eg architect) been sought? Has their advice been implemented?

- The advice of NBRSArchitectecture has been sought and it has been recommended that the impact of any proposed changes to original layout and fabric will mitigated by restoration works to the interior and exterior.

Are there any known or potential archaeological deposits (underground or under floor) affected by the proposed new services?

- There are not known to be any archaeological deposits and minimal excavation will be required on the site of the heritage item.

Has the advice of a fire consultant been sought to look for options that would have less impact on the heritage item? Will this advice be implemented? How?

- The construction of a new fire stair adjacent to the new lift, centrally located in the building is due to the requirements for adequate safe access and egress. The demolition required for the new stair and lift are in a part of the building to which many modifications have been made.

6.12 NEW LANDSCAPE WORKS AND FEATURES (INCLUDING CARPARKS AND FENCES)

How has the impact of the new work on the heritage significance of the existing landscape been minimised?

- New carparking is adjacent to the rear of the site and contained on the ground floor of the proposed new three storey addition. The carparking will be shielded from view of the heritage item by the proposed new structure.

Has evidence (archival and physical) of previous landscape work been investigated? Are previous works being reinstated?

- The proposed car park is sited on land that is currently used as an openair carpark at the rear of the site. There is no evidence of any previous significant landscape work.

Has the advice of a consultant skilled in the conservation of heritage landscapes been sought? If so, have their recommendations been implemented?

- Landscape advice has been sought from GeoLINK Environmental management and design. Recommendation for new works and species for Grafton Specialist Rooms are made in drawing 2642/02

Are any known or potential archaeological deposits affected by the landscape works? If so, what alternatives have been considered?

- There are not known to be any potential archaeological deposits.

How does the work impact on views to, and from, adjacent heritage items?

- The ground level carparks and associated heritage works have minimal impact on views to and from the adjacent heritage item as they are at the rear of the site and shielded by the proposed new two storey building that acts as a link between the heritage item and the new three storey structure.

6.13 TREE REMOVAL OR REPLACEMENT

Does the tree contribute to the heritage significance of the item or landscape?

- The proposed removal of three Jacaranda trees and one Mango tree adjacent to and at the rear of the site does not involve the removal of any item of heritage significance.
- Two Bangalow Palms on Queen Street and Arthur Street will be retained.

Why is the tree being removed?

- The trees are being removed to allow for the construction of the new medical facility and associated carparking.

Has the advice of a tree surgeon or horticultural specialist been obtained?

- The advice of GeoLINK environmental management and design has been obtained.

Is the tree being replaced? Why? With the same or a new species?

- The trees are being replaced with a new species (Eumundi Quandong) with a growth capacity limited to 8 metres high, chosen for their suitability on the newly planned landscape

6.14 NEW SIGNAGE

How has the impact of the new signage on the heritage significance of the item been minimised?

- The new signage attached to the heritage item retains the scale of the existing signage. It limited to the new structure at the rear of the site and will not be visible from the heritage item.

Have alternative signage forms been considered (eg free standing or shingle signs). Why were they rejected?

- The signage is attached to the building and appropriate for a medical facility.

Is the signage in accordance with Section 6, 'Areas of Heritage Significance', in Outdoor Advertising: An Urban Design-Based Approach?[48] *How?*

- Yes the signage is in accordance with recommendations in the above publication. Modern signs on a heritage item are to be placed in locations on the building or item which would traditionally have been used as advertising areas. The publication recommends that the number of signs should be restricted to up to three sign locations on a verandah with one hanging under-verandah sign per premises

Will the signage visually dominate the heritage item/heritage conservation area or heritage streetscape?

- The proposed new signage will not visually dominate the heritage item as it is located in the same place as the existing signage for the Albion Hotel on the street frontages.

Can the sign be remotely illuminated rather than internally illuminated?

- The new signage is remotely illuminated.

[48] A joint publication by the Department of Planning (NSW) & Department of Planning and Housing (Vic). Published by the Department of Planning (NSW), Sydney, 1991

7.0 RECOMMENDATIONS AND CONCLUSION

7.1 RECOMMENDATIONS

- Demolition of later additions including external and internal fabric which does not represent the original form or character of the heritage item
- Restoration of roof including timber joinery to gables and cast iron roof sheeting
- Restoration of verandah timber posts, handrail, valence and fretwork (see historical photos for moulding design)
- Investigation of the extent of vertical cast iron balustrade panels to be retained behind signage infill.
- Repairs and restoration to brickwork if required
- Repairs and upgrading to stormwater plumbing and drainage as required
- Replacement of all later metal doors and windows with timber to appropriate details – refer to historical photographs
- Removal of asbestos fibre cement sheet cladding
- Restoration of timber weatherboard cladding check western elevation for existing weatherboard profile
- Determine the historical extent of enclosure/ screening of the ends of the first floor verandah
- Retain and repair timber lining boards and replace where required
- Restore internal timber stair posts, balustrade and handrail

7.2 CONCLUSION

The significance of the heritage item, the Albion Hotel is primarily concerned with its landmark qualities on the corner of Queen and Arthur streets and tells of the importance of Licensed Public Houses in the developing towns of Grafton and South Grafton. The Albion Hotel has a long historical association with Grafton having been first established c1879-1880 by Richard Arnold. For many years, it was associated with the extended Quinn family who added a top storey to the building in 1918. This transformed the hotel into the one we recognise today.

The proposed works to the Albion Hotel and surrounds involves a change of use from a hotel to a Private Hospital and Medical Centre. Proposed restoration works to the exterior and intact areas of the interior will remove later additions and return the heritage item to a form and character closer to the original. Restoration works will mitigate the impact of the new structures in close proximity to the site

The roof height over the transitional building is lower and emulates the form of the hipped roof of the Albion Hotel, where the building structures are more visible to the residential areas of Queen Street. The new building at the rear of the heritage item will not adversely affect the ability to view and appreciate the heritage item from the most significant location on the corner of Queen Street and Arthur Street.

I recommend that the heritage aspects of this application be approved.

Jennifer Castaldi Heritage Consultant
NBRSARCHITECTURE

1 August 2017

8.0 APPENDIX A SCHEDULE OF CONSERVATION WORKS

8.1 EXTERNAL WORKS GROUND FLOOR

Area	Proposed Works
Cladding	Remove the asbestos fire cement cladding Reinstate timber weatherboard cladding
Verandah Joinery	Retain and restore original timber posts and valence
Stormwater Plumbing	Repairs and upgrading to stormwater plumbing and drainage as required
Windows	Remove existing aluminium windows Reinstate timber windows
Doors	Remove existing aluminium doors Reinstate timber doors
Entry	Repair and restore concrete entry step
Electrical services	Upgrade electrical services and reinstate appropriate external fixtures and fittings

8.2 EXTERNAL WORKS FIRST FLOOR

Area	Proposed Works
Roof	Restoration of roof including timber joinery to gables and cast iron sheeting
Verandah ceiling	Replace fibro sheeting with timber lining boards
Stormwater Plumbing	Repairs and upgrading to stormwater plumbing and drainage as required
Cladding	Remove the asbestos fire cement cladding Reinstate timber weatherboard cladding
Verandah Joinery	Retain and restore original timber posts and fretwork
Windows	Remove existing aluminium windows Reinstate timber windows
Doors	Remove existing aluminium doors Reinstate timber doors
Decking	Repair and restore timber deck
Electrical services	Upgrade electrical services and reinstate appropriate external fixtures and fittings

8.3 INTERNAL WORKS GROUND FLOOR

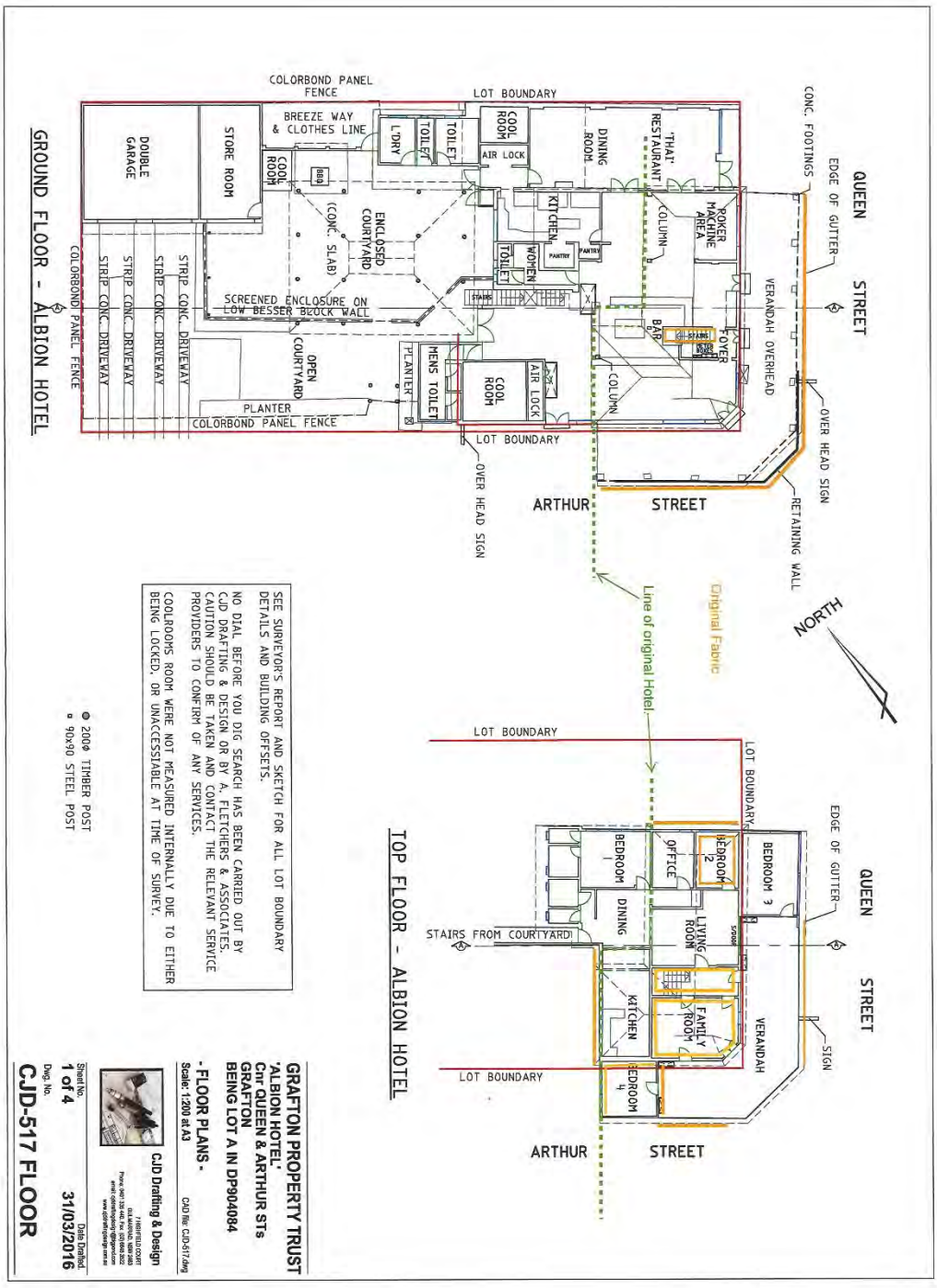
Area	Proposed Works
Floors	Repair and restore the timber floor
Walls	Restore internal brickwork and render Remove later addition timber lining boards and replace with lining boards to match the profile of original boards
Ceiling	Repair and restore plaster ceiling
Doors	Remove non original doors Repair and restore timber doors
Timber Stair Joinery	Repair and restore the timber stair treads and risers
Windows	Remove existing aluminium windows

	Reinstate timber windows
Electrical services	Upgrade electrical services and reinstate appropriate fixtures and fittings

8.4 INTERNAL WORKS FIRST FLOOR

Area	Proposed Works
Floors	Repair and restore the timber floor
Walls	Repair and restore timber lining boards
Ceiling	Repair and restore timber lining boards
Doors	Remove non original doors Repair and restore timber doors
Stair Joinery	Repair and restore timber balustrade, risers and treads
Windows	Remove existing aluminium windows Reinstate timber windows
Electrical Services	Upgrade electrical services and reinstate appropriate fixtures and fittings

9.0 APPENDIX B ALION HOTEL FLOOR PLANS INDICATING ORIGINAL FABRIC



Appendix F – Waste Management Plan

Print form

clarence VALLEY COUNCIL

Contact Details:
Postal Address: Locked Bag 23,
GRAFTON NSW 2460
Telephone: (02) 6643 0200
Facsimile: (02) 6642 7647

Office Locations:
2 Prince Street, Grafton
50 River Street, Maclean

Waste Management Plan Template

Applicant Details

Applicant Details	
Name	
This development achieves the waste objectives set out in Clarence Valley Council's Waste Not Development Control Policy. The details on this form are the provisions and intentions for minimising waste relating to this development. All records demonstrating lawful disposal of waste will be retained and kept readily accessible for inspection by regulatory authorities such as council, OEH or WorkCover NSW.	
Signature	
Date	

Estimated Waste Generated by Ongoing Operation

Will you be using Council's kerbside <u>domestic</u> waste collection service? Yes/ No
If "No" complete table below if "Yes" continue on next page.

Show the total volume of waste expected to be generated by the operation of the development and the waste storage requirements

	Co-mingled Recyclables	**Other (ie Paper/ Cardboard)**	**Greenwaste Waste**	**Non Recyclable Waste**	**Other**
Amount generated (L per unit per day)					
Amount generated (L per development per week)					
Any reduction due to compacting equipment					
Frequency of collections (per week)					
Number and size of storage bins required					
Area required for storage bins (m^2)					
Area required for manoeuvrability (m^2)					

Estimated Waste From Demolition and/or Construction

For demolition or construction work, fill out the table below estimating the approximate weights or volumes of waste material that may be generated and how these may be reused, recycled or disposed of to landfill. For further information refer to Part C & D of the Waste Not Development Control Policy.

Type of waste generated	Reuse	Recycling	Disposal	Specify method of onsite reuse, contractor and recycling outlet and/or waste depot to be used
	Estimate Volume or Weight	Estimate Volume or Weight	Estimate Volume or Weight	
Excavation material				excavated material that is unable to be used onsite (eg. for landscaping purposes) will be taken offsite and disposed of in a licence facility.
Timber (specify)				Construction waste will be disposed of in two different large 'skip bins' . One skip bin will be used for general construction waste and the other will be used for builders waste (brick / tiles and concrete waste). Waste will be collected and removed offsite on a weekly basis or as required by JR Richards.
Concrete				As per above comment
Bricks/Pavers				As per above comment
Tiles				As per above comment
Metal (specify)				As per above comment
Glass				As per above comment
Plasterboard				As per above comment
Furniture				As per above comment
Fixtures and fittings				As per above comment
Floor coverings				As per above comment
Packaging (used pallets, pallet wrap)				As per above comment
Greenwaste organics (eg vegetation on site)				As per above comment
Containers (cans, plastic, glass)				As per above comment
Paper/cardboard				As per above comment
Non Recyclable (Residual) waste				As per above comment
Hazardous/special waste e.g. asbestos (specify)				n/a
Other (specify)				

Construction Design

Outline how measures for waste avoidance have been incorporated into the design, material purchasing and construction techniques of the development

Materials	Resource Management Hierarchy principles will be applied. this includes avoiding unnecessary resource consumption, re-using resources (including the resuse of materials, reprocessing recycling and energy recovery) and disposal as a last resort. All waste building materials shall be recycled or disposed of to an approved disposal depot; no burning of materials will be conducted on site . Within waste/recycling storage area, designated bins used for the storage of recyclable materials will be kept separate from (but close to) general waste bins — so that the potential for contamination of recyclable materials is minimised.
Lifecycle	

Detail the arrangements for the ongoing use of waste facilities in the development.

For clinical waste material disposal, stored locked bins will be provided and will be kept separate from the other general waste bins. All employees who handle clinical waste will be trained in accordance with Waste Management Guidelines for Health Care Facilities (1998).

Identify each stage of waste transfer between the residence/units/commercial tenancies and loading into the collection vehicle.

No access services required. Waste bins will be manually removed from the designated storage area (contained on the ground level of the facility) and positioned adjacent to Arthur Street for Councils weekly collection.

Detail the responsibility for transfer and collection of bins

Awaiting contractor detail for clinical waste removal. JR Richards & Sons will be engaged to remove waste material during construction and also as part of the weekly collection of both recyclable / general waste bins. This waste will be disposed of in a licensed landfill.

Plans and Drawings

The following checklists are designed to help ensure WMPs are accompanied by sufficient information to allow assessment of the application.

Construction and/or Demolition Checklist

Refer to Section 3.1 of the Policy for specific objectives and measures

Do the site plans detail/indicate: **If "NO" please add this detail or explain why not indicated**	**Tick if "Yes"**
Size and location(s) of waste storage area(s)	☑
Access for waste collection vehicles	☐
Areas to be excavated	☐
Types and numbers of storage bins likely to be required	☐
Signage required to facilitate correct use of storage facilities	☑

Indicate these details listed above on site plan sketch below or attach plans

Access for waste collection vehicles - kerb side collection proposed
Areas to be excavated - NA. Some minor filling of site proposed so will be negligible material produced from excavation works.
Types and number of bins required - A waste storage room has been provided in the building design.

Ongoing Operation Checklist

Refer to Part C & D of the Policy for details

Do the site plans detail/indicate? **The following information is required to be shown on the DA Plans**	**Tick if "Yes"**
Space	☐
Size and location(s) of waste storage areas (externally eg bin storage areas and internally eg kitchen waste/ recycling storage areas)	☑
Location of final collection point	☐
Space provided for access to and the manoeuvring of bins/equipment	☑
Any additional facilities	☐
NOTE: Details below are not applicable to single dwellings	
Access	☐
Access route(s) to deposit waste in storage room/area	☐
Access route(s) to collect waste from storage room/area	☐
Bin carting grade	☐
Clearance, geometric design and strength of internal access driveways and roads	☐
Direction of traffic flow for internal access driveways and roads	☐
Amenity	☐
Aesthetic design of waste storage areas	☐
Signage – type and location	☐
Construction details of storage rooms/areas (including floor, walls, doors, ceiling design, sewer connection, lighting, ventilation, security, wash down provisions etc)	☐

Privacy Advice

The personal information collected on this form is personal information for the purposes of the Privacy and Personal Information Protection Act 1998 (PPIPA). Clarence Valley Council (CVC) will only use this information in accordance with the PPIPA.

The supply of this information by you is voluntary. However, if you cannot provide or do not wish to provide the information sought, CVC may be limited in dealing with your request.

You may make application for access or amendment to your personal information held by CVC. CVC will consider any such application in accordance with the PPIPA.

CVC is to be regarded as the agency that holds the information.

Appendix G – Traffic Impact Assessment

rytenskild
Traffic Group

TRAFFIC IMPACT ASSESSMENT

PROPOSED MEDICAL CONSULTANT ROOMS AND PRIVATE HOSPITAL

"GRAFTON SPECIALIST CENTRE"

174 ARTHUR STREET AND 201 QUEEN STREET, GRAFTON

LOT A ON DP904084 & LOT 1 ON DP125156

Prepared for

GRAFTON PROPERTY TRUST

4 AUGUST 2017

DOCUMENT REGISTER

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Author(s):	Luke Rytenskild / Dare Janzekovic
Certified:	

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1.0 INTRODUCTION

Rytenskild Traffic Group (RTG) has been engaged by Grafton Property Trust to prepare a Traffic Impact Assessment of its proposed medical consultant rooms and private hospital in Grafton.

This report forms part of a Development Application to be lodged with the Clarence Valley Council. The following issues have been assessed during the study:

- Car parking supply and design;
- Access arrangements;
- Servicing provisions;
- Road network impact assessment.

2.0 SUBJECT SITE

2.1 Location of Subject Site

As shown in Figure 2.1, the subject site is located on the northwest corner of the Arthur Street / Queen Street intersection, and just opposite of the Grafton Base Hospital. The site is identified as Lot A on DP904084 & Lot 1 on DP125156 and has a total site area of approximately 2,068m^2.

2.2 Surrounding Local Road Network

The subject site has frontage to both Arthur Street and Queen Street. Arthur Street is a two lane road with angle parking provided on each side of the road.

Queen Street is a two lane road and intersects with Arthur Street via a four way single lane roundabout. In the vicinity of the site Queen Street provides a pavement width of approximately 9 metres.

An aerial image of the Arthur Street / Queen Street intersection is shown in Figure 2.2.

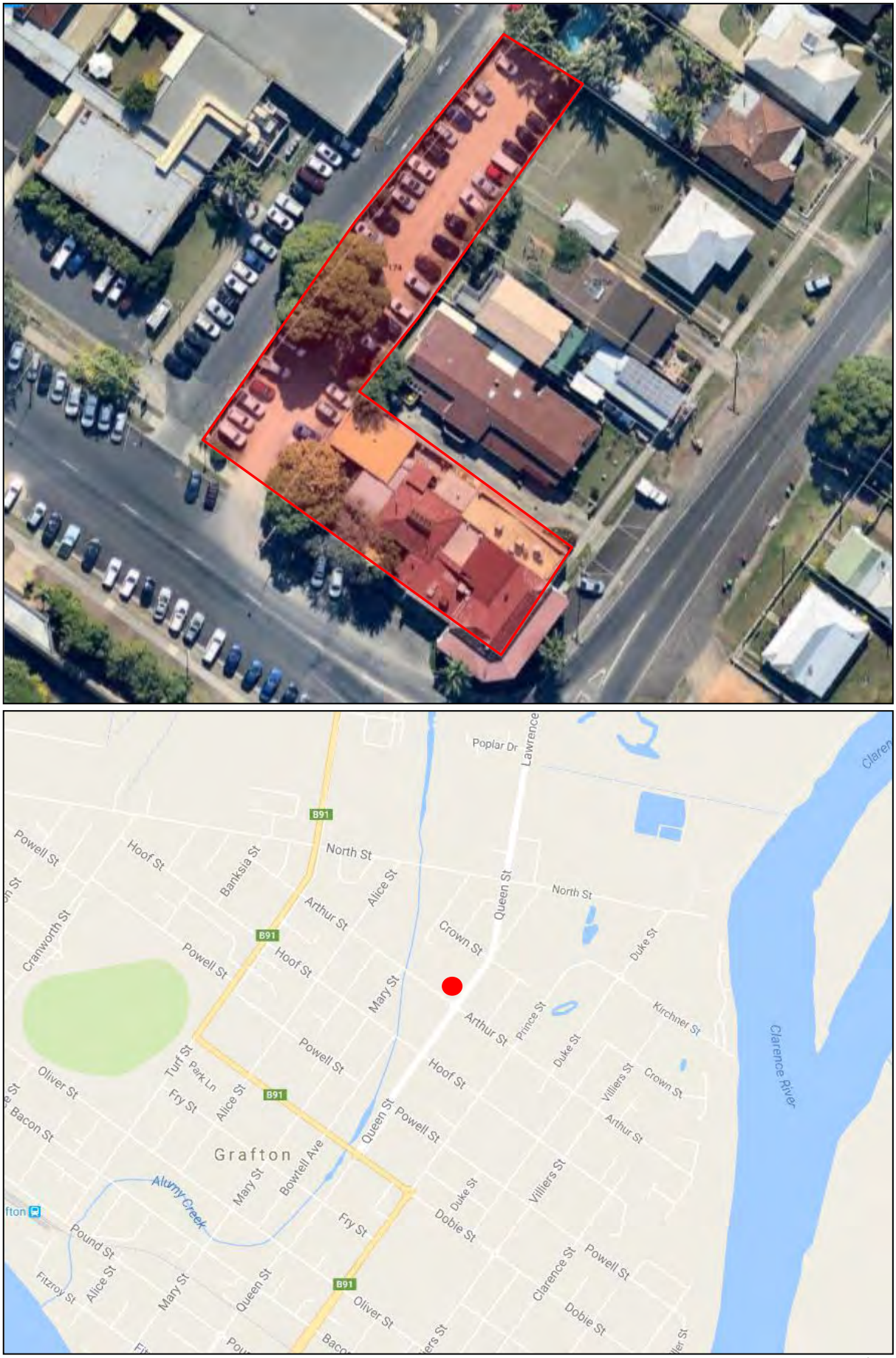


FIGURE 2.1 – LOCATION OF SUBJECT SITE

FIGURE 2.2 – AERIAL IMAGE OF ARTHUR STREET / QUEEN STREET INTERSECTION

3.0 DEVELOPMENT PROPOSAL

The proposal is for a mixed use development, primarily used for medical purposes. It is proposed that a new building be constructed over the existing car park which will consist of new private hospital. The existing hotel will be refurbished to accommodate consulting rooms and commercial tenancies.

The development comprises of three buildings and will consist of the following uses and associated floor areas:

Building A (Medical Consulting – 7 × Suites):
Medical GFA: 656m^2

Building B:
Commercial: 48m^2

Building C :
Hospital 2,220m^2 (32 staff, 30 beds, including 1× accessible bedroom)

TOTAL: **Medical – 656m^2**
Commercial – 48m^2
Hospital – 30 beds

It is noted that the proposed floor area on the third level of Building B is proposed to be used for rehabilitation and will not generate additional traffic and parking demands.

The proposal provides a total of 15 car parking spaces and a loading dock suitable for a Medium Rigid Vehicle (MRV). The proposed car parking arrangement also includes one space reserved for persons with disabilities (PWD).

Vehicular access is proposed to be gained from Arthur Street at the location of the existing crossover. The proposed access will provide separate entry and exit crossovers, which will be designed in accordance with the relevant crossover requirements. Separate pedestrian access points will be provided along Queen Street and Arthur Street.

The proposed site plan and floor plans are shown in Figures 3.1 to 3.4.

FIGURE 3.1 – PROPOSED GROUND LEVEL PLAN

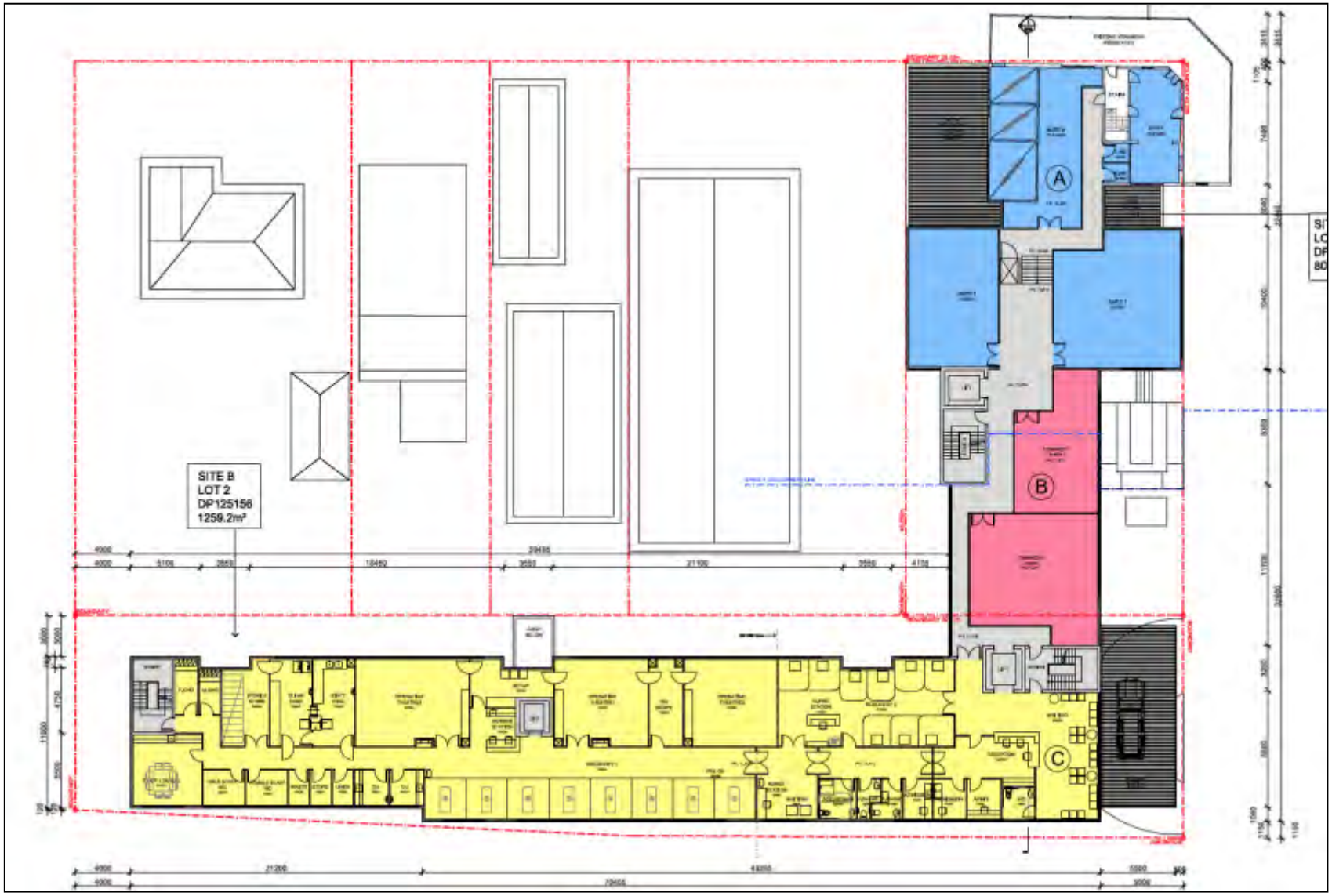


FIGURE 3.2 – PROPOSED FIRST LEVEL PLAN

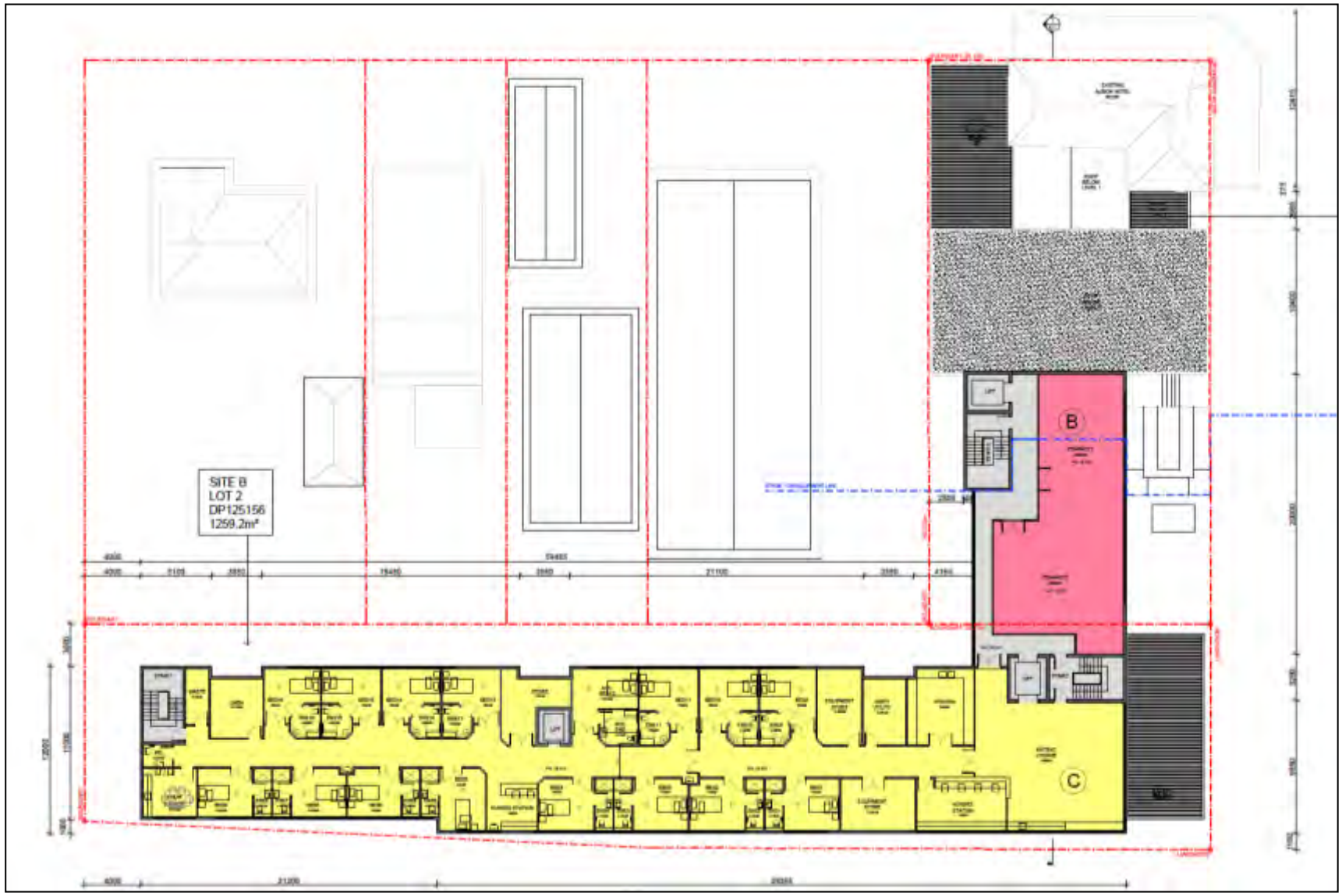


FIGURE 3.3 – PROPOSED SECOND LEVEL PLAN

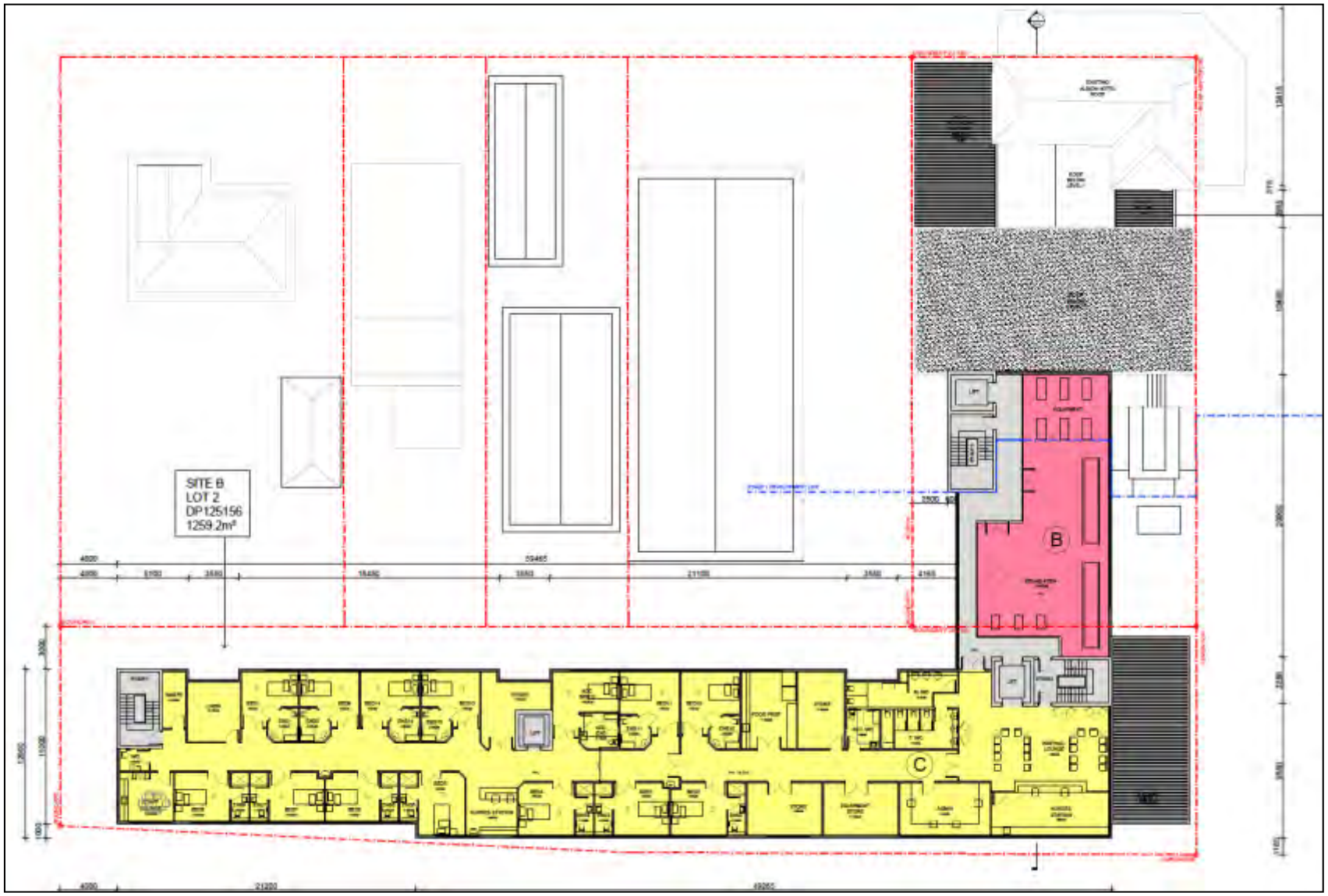


FIGURE 3.4 – PROPOSED THIRD LEVEL PLAN

4.0 DEVELOPMENT TRAFFIC IMPACT

4.1 Traffic Generation

Traffic generation rates have been sourced from the RMS Guide to Traffic Generating Developments and the Institute of Traffic Engineers Guide. The following trip generation rates are applicable for the proposed uses.

Medical Centres
Moring Peak: 4.4 trips per 100m^2 GFA (Range: 4.4 – 10.0 trips)
Afternoon Peak: 3.1 trips per 100m^2 GFA (Range: 3.1 – 19.4 trips)

Commercial Premises
Peak Hour: 1 trip per 100m^2

Private Hospital
(Health and Knowledge – Institute of Traffic Engineers Guide - Table 3-1)
Morning Peak: 1.3 trips per 100m^2 GFA
Afternoon Peak: 1.2 trips per 100m^2 GFA

The following traffic generation rates are applicable to the existing use of the subject site:

Restaurant
Afternoon Peak: 5 trips per 100m^2 GFA

Licenced Club (Pub)
Afternoon Peak: 10 trips per 100m^2 GFA

The traffic generation potential for each respective use are shown below in Table 4.1.

Table 4.1 - Estimated Development Traffic Generation

Component	Morning Peak			Afternoon Peak		
	In	Out	Total	In	Out	Total
Medical Centre (656m^2)	14	14	28	10	10	20
Commercial (48m^2) *	1	1	2	1	1	2
Private Hospital (2,220m^2)	14	14	28	13	13	26
- EXISTING Restaurant (88m^2)	- 1	- 0	- 1	- 2	- 2	- 4
- EXISTING Hotel (334m^2)	- 3	-4	- 7	- 17	- 17	- 34
TOTAL	**28**	**27**	**50**	**8**	**7**	**10**

***** It is noted that the proposed floor area on the third level of Building B has been excluded from the calculations as it is proposed to be used for rehabilitation and will not generate additional traffic and parking demands.

** Peak Hour Distribution: AM 50 / 50, PM 50 /50

As indicated above, it is estimated that the proposal will increase the trip generation of the development by approximately 55 trips during the morning peak hour and 15 trips during the afternoon. It is noted that the morning peak period traffic generation has been reduced for the existing restaurant and hotel uses.

4.2 Trip Distribution

The traffic distribution for the proposed development has been passed on the configuration of the local road network and land uses surrounding the subject site. The following traffic distribution is expected to and from the proposed development:

To / from the north via Arthur Street:	75%
To / from the south via Arthur Street:	25%

The peak hour development traffic estimates are shown in Figure 4.1.

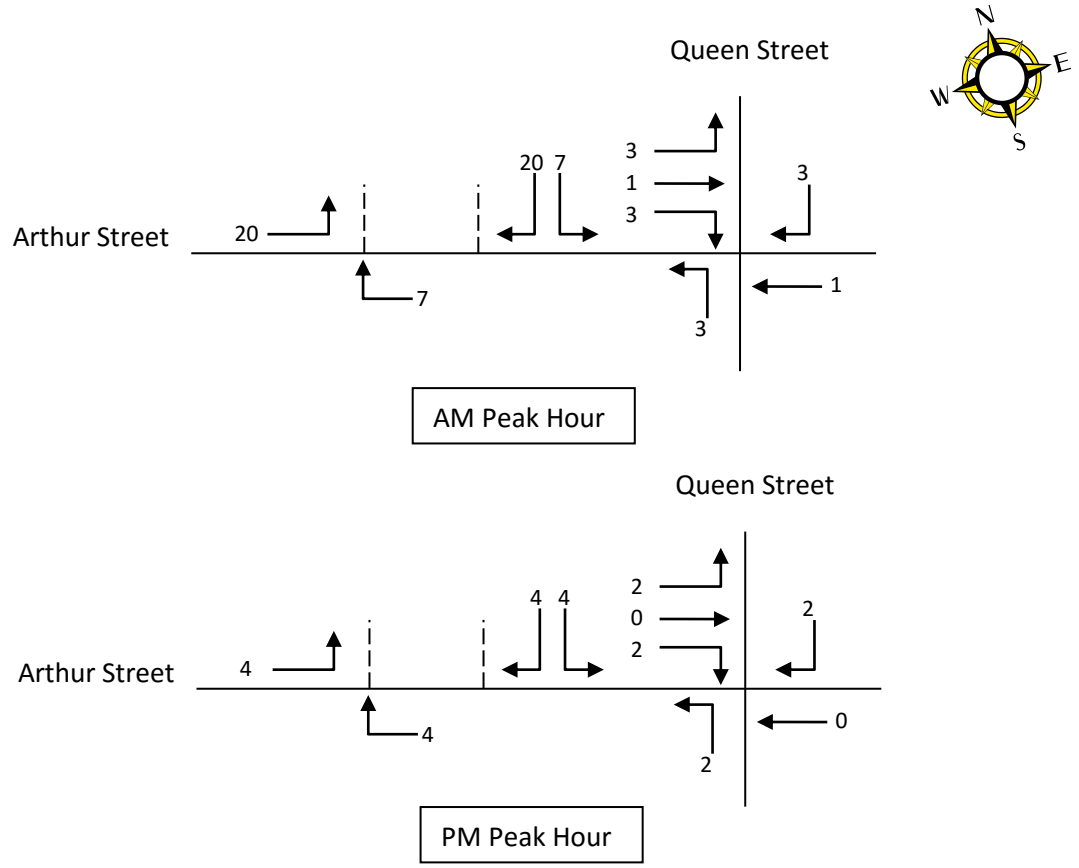


FIGURE 4.1 – ESTIMATED DEVELOPMENT TRAFFIC VOLUMES

The proposal is estimated to only generate 55 and 15 additional trips with respect to that currently generated by site during the morning and afternoon peak hour periods respectively. The additional traffic generated by the proposal will generally arrive from the north. As shown in Figure 4.1, considering the traffic generation of the Albion hotel the net traffic generation of the proposal will be minor and not have a significant impact on the surrounding road network.

5.0 CAR PARKING

5.1 Car Parking Supply

The car parking demand the proposed development has been determined with reference to the RMS Guide to Traffic Generating Development and the Clarence Valley Council DCP Part F. The following car parking rates are considered to be applicable to the proposed development:

Medical Consulting
4 spaces per 100m^2

Commercial
1 space per 40 m^2

The private hospital car parking requirement provided within the RMS Guide is based on a hospital with a minimum bed capacity of 30 beds and 10 staff members. Such would yield a car parking requirement of 9 spaces. On this basis it is considered that a minimum of 9 spaces should be provided for the proposed 30 bed facility. In accordance with Section F2.3 of the Clarence Valley Council DCP (Business Zones), the subject site currently operates with a car parking credit of 53 spaces as follows:

Existing Use	Applicable Car Parking Rate	Car Parking Required
Restaurant (88m^2)	1 space per 5m^2 GFA	18 spaces
Pub (334m^2)	1 space per 4m^2 Licensed Floor Area	84 spaces
Dwelling	1 space	1 spaces
TOTAL CAR PARKING REQUIRED:		103 spaces
TOTAL CAR PARKING PROVIDED:		50 spaces
TOTAL CAR PARKING CREDIT:		**53 spaces.**

For the adopted floor areas applied for the existing use refer to Appendix A. Application of the above rates the proposed development yields a minimum car parking requirement of 69 spaces, however this is less than the above historical credit. A summary of the parking requirements and credits is provided below.

Table 5.1: Car Parking Requirement

Component	Minimum Car Parking Spaces Required
Medical Consulting (656m^2)	27 (26.24) spaces
Commercial (48m^2) *	2 (1.6)spaces
Private Hospital (30 beds)	6 spaces 16 spaces
TOTAL CAR PARKING	49.84 spaces
Total provided:	15 spaces
Sub – total:	34.86 spaces
Existing car parking credit:	103 spaces
RESULTANT CAR PARKING CREDIT	**69 (68.16) spaces**

***** It is noted that the proposed floor area on the third level of Building B has been excluded from the calculations as it is proposed to be used for rehabilitation and will not generate additional traffic and parking demands.

The proposed layout provides a total of 15 car parking spaces, which is considered to be satisfactory given the historical use of the site and applicable parking credits.

5.2 Car Parking Design

The geometric layout of the proposed parking facilities has generally been designed to comply with the relevant requirements specified in Council requirements and Australian Standard publication *AS2890.1:2004*.

The proposed car park has been provided with the following minimum characteristics:

Staff Parking:	2.6 metres × 5.4 metres
Visitor Parking:	2.6 metres × 5.4 metres
PWD Parking:	2.4 metres × 5.4 metres, plus
	2.4 metres × 5.4 metres (shared zone)
Aisle width:	6.0 metres (minimum)

RTG has undertaken a swept path analysis of the proposed car parking facilities using an 85th percentile vehicle, to demonstrate that such can satisfactorily negotiate the parking arrangements. Swept paths for a representative number of bays are shown in Figures 5.1 and 5.2.

A swept path analysis for a 99th percentile vehicle manoeuvring and turning at the end of the carpark is shown in Figure 5.3.

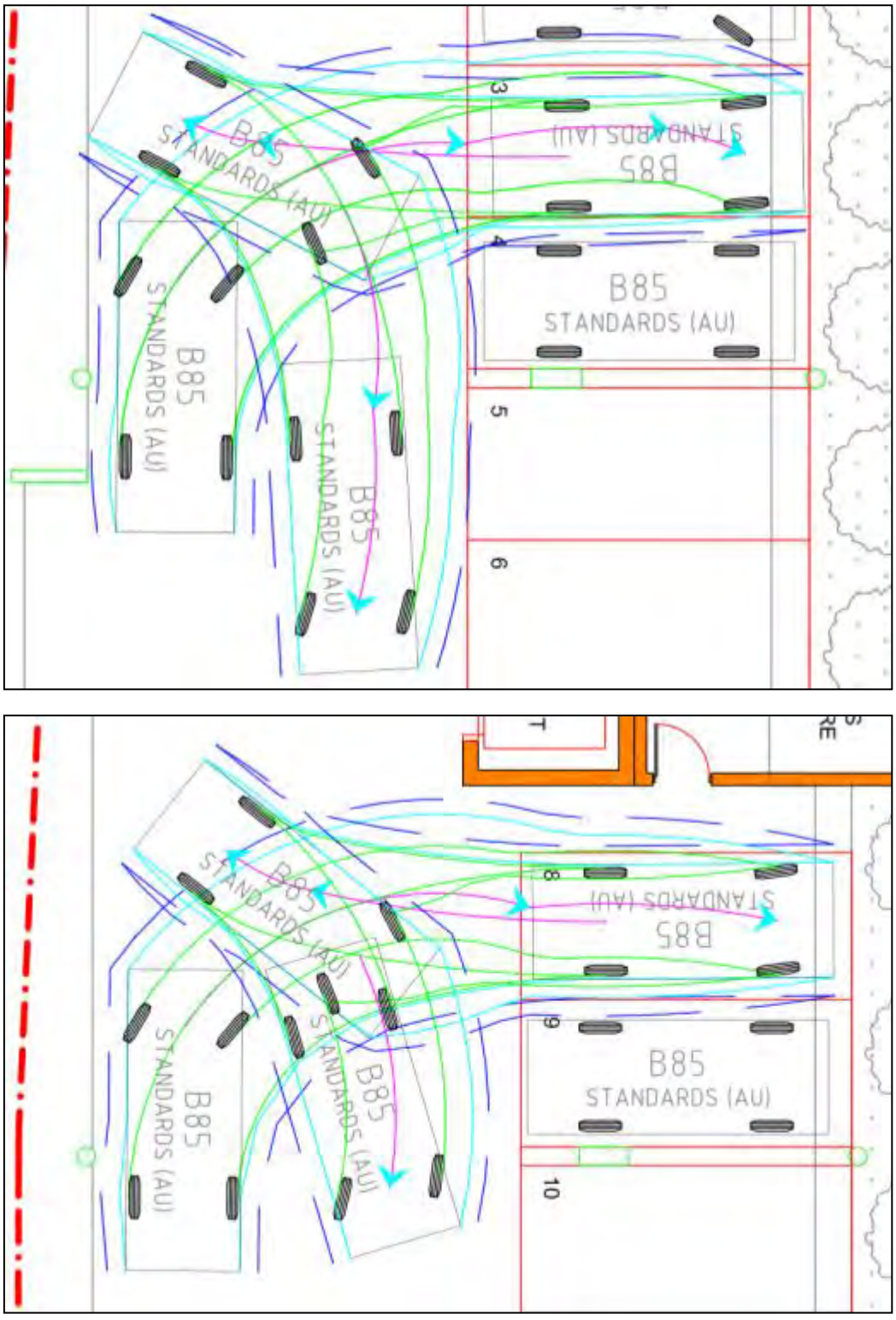


FIGURE 5.1 – SWEPT PATHS OF 85TH PERCENTILE VEHICLE

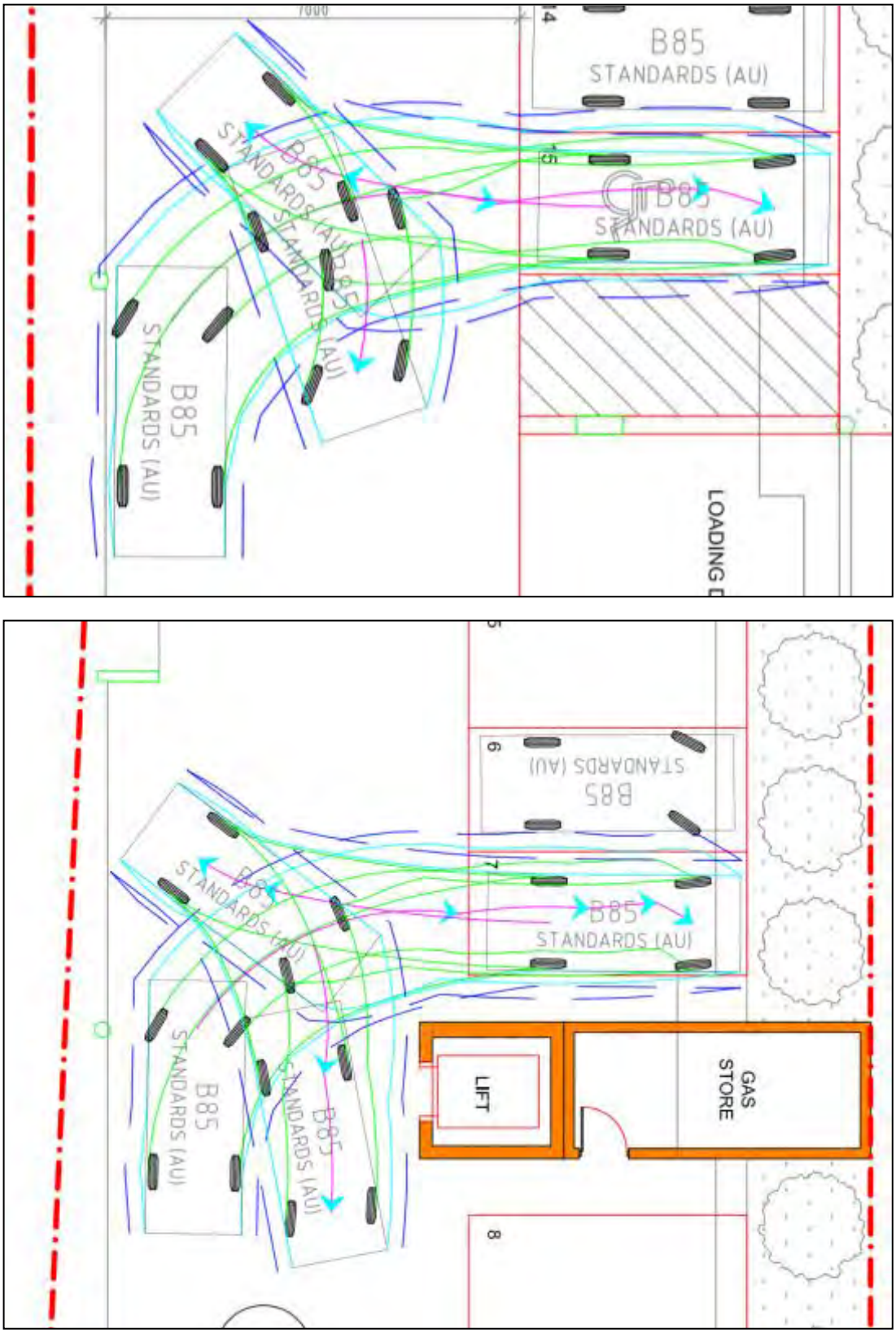


FIGURE 5.2 – SWEPT PATHS OF 85TH PERCENTILE VEHICLE

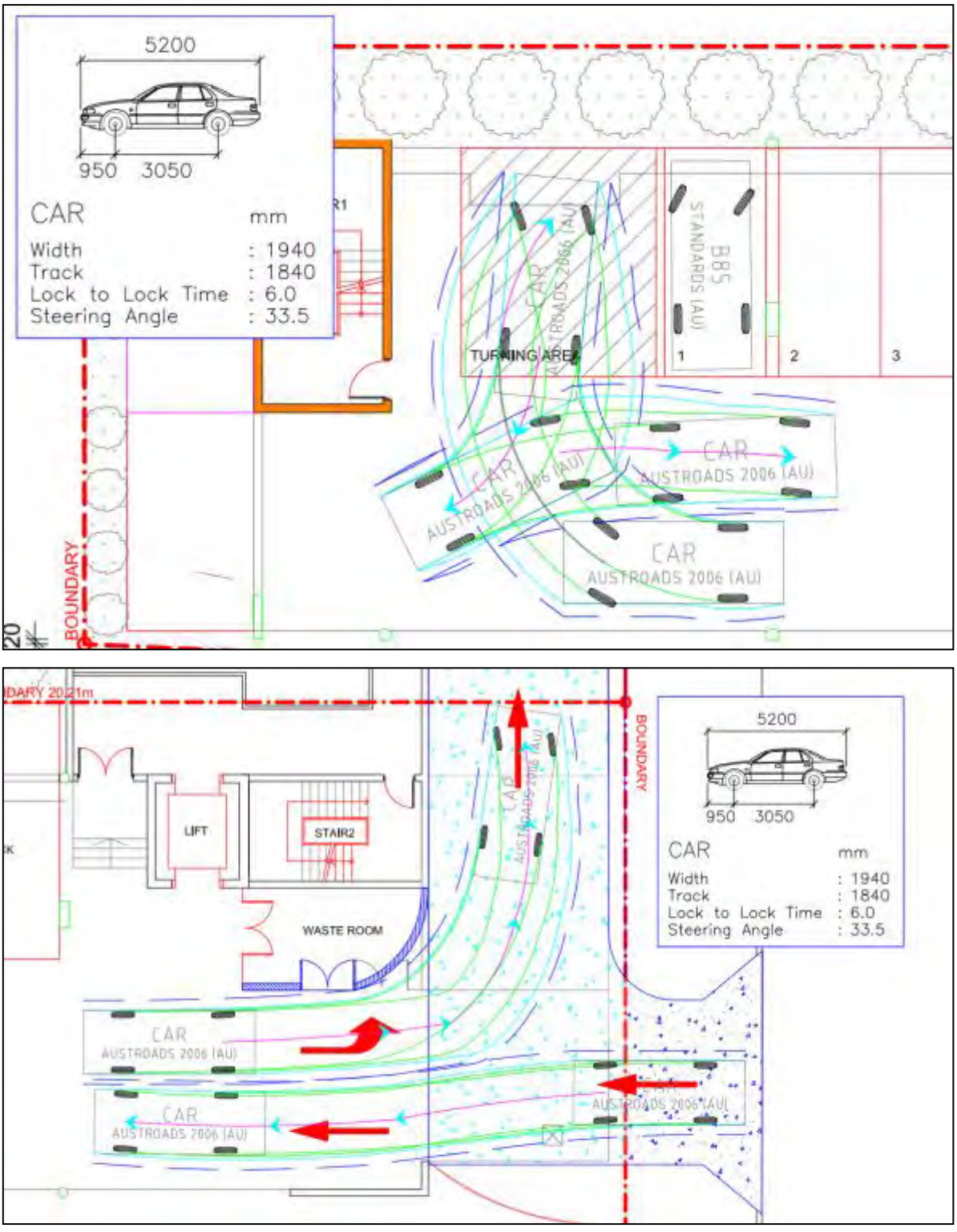


FIGURE 5.3 – B99 PERCENTILE VEHICLE SWEPT PATHS

6.0 ACCESS ARRANGEMENTS

Access onto the development is proposed to be gained from Arthur Street, at the approximate location of the existing crossover. The proposed access has been designed with separate entry and exit driveways and provides a one-way circulation aisle under the porte cochere. The proposed access points have been designed in Accordance with the IPWEA Standard Drawing RS-051, for a commercial property. Appropriate sight lines will be provided on the departure crossover in accordance with Figure 3.3 of AS2890.1:2004.

A minimum height clearance of 4.5 metres has been provided over the porte cochere and areas under which a service vehicle will travel.

The proposed access arrangements are shown in Figure 6.1.

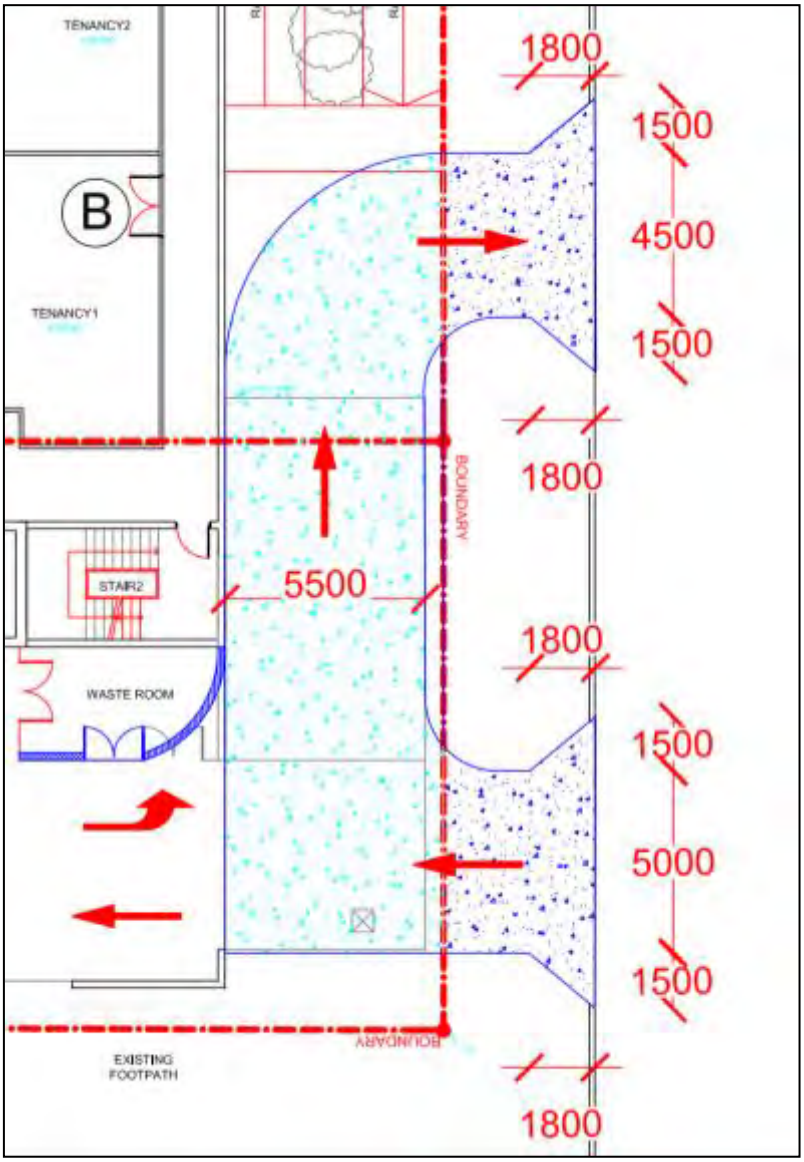


FIGURE 6.1 – PROPOSED ACCESS ARRANGEMENTS

7.0 SERVICING PROVISIONS

In accordance with the Clarence Valley Council DCP, the proposal should allow regular access for vehicle up to an 8.8 metre Medium Rigid Vehicle (MRV). The proposal provides a loading bay suitable for both an MRV and an ambulance. As shown in Figure 7.1, the proposed servicing and access arrangement have been designed appropriately to accommodate the MRV to enter and exit the site in a forward gear whilst maintaining adequate clearance to obstructions at all times.

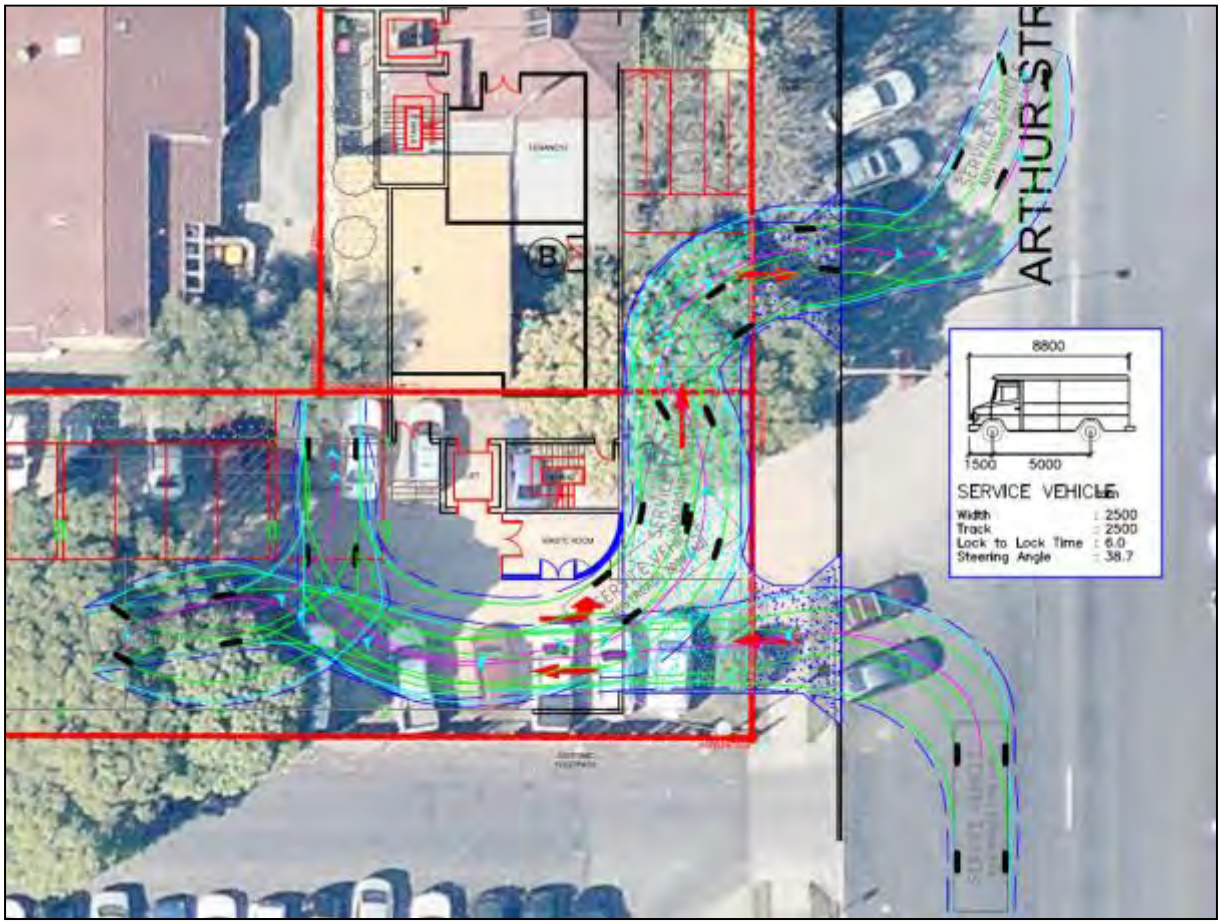


FIGURE 7.1 – SERVICE VEHICLE MANOEUVRING

8.0 SUMMARY OF CONCLUSIONS AND RECOMMENDATIONS

- The subject site is located on the northwest corner of the Arthur Street / Queen Street intersection. The site is identified as Lot A on DP904084 & Lot 1 on DP125156 and has a total site area of approximately 2,068m^2.

- The proposal is for a mixed use commercial development which will primarily be used for medical purposes. The proposal consists of a private hospital, associated consultancies, shop and commercial uses. A total of 15 spaces are proposed to be provided on ground floor including one Disabled Bay. Access is proposed to be provided to be gained directly form Arthur Street.

- As discussed in Section 4, The proposal is estimated to only generate 55 and 15 additional trips with respect to that currently generated by site during the morning and afternoon peak hour periods respectively. The additional traffic generated by the proposal will generally arrive from the north. Considering the traffic generation of the Albion hotel the net traffic generation of the proposal will be minor and not have a significant impact on the surrounding road network.

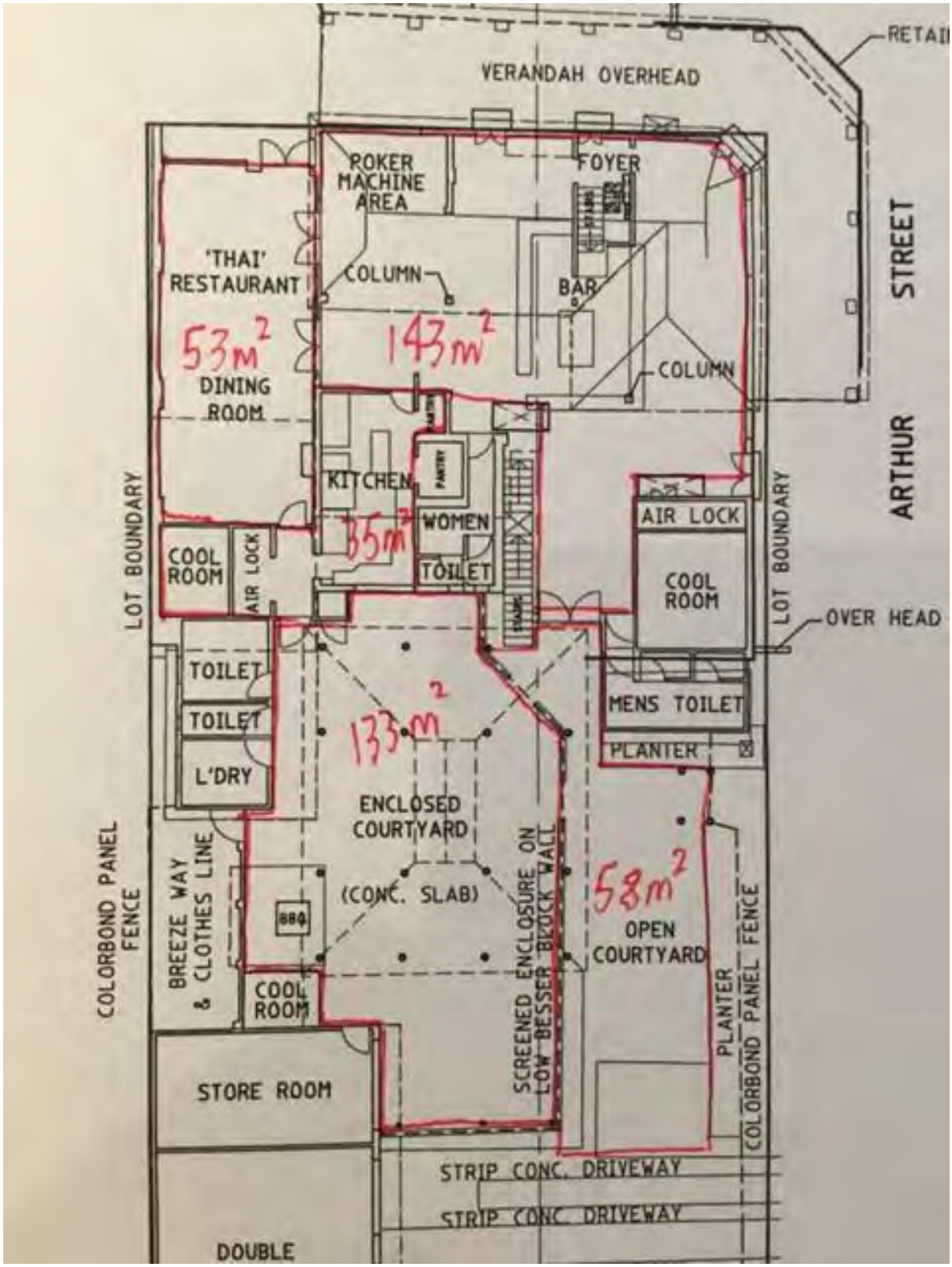
- Considering historical car parking credits, the proposal to provide 15 car parking spaces is considered to be satisfactory. The proposed provision of 15 spaces results in a credit of 69 car parking spaces over the site (refer to Table 5.1).

- The geometric layout of the proposed car parking facilities has been designed to comply with the relevant requirements specified in Council's requirement and the Australian Standards publication AS2890.1:2004.

- Access onto the development is proposed to be gained from Arthur Street, at the approximate location of the existing crossover. The proposed access has been designed with separate entry and exit driveways and provides a one-way circulation aisle under the porte cochere. The proposed access points have been designed in Accordance with the IPWEA Standard Drawing RS-051 and will allow appropriate pedestrian sight lines at the departure crossover.

- In accordance with Council's requirements the proposal provides a loading bay suitable for both an MRV and an ambulance. As discussed in Section 7, the proposed servicing and access arrangement have been designed appropriately to accommodate the MRV to enter and exit the site in a forward gear whilst maintaining adequate clearance to obstructions at all times.

APPENDIX A – EXISTING FLOOR AREA ALLOCATIONS



Appendix H – BCA Assessment Report

McCarthy Consulting Group NSW Pty Ltd

Project: Grafton Specialist Centre

Report: BCA ASSESSMENT REPORT (R2.1)
Date: 30/6/2017

To: Mark Fowler

301 Castlereagh Street
Sydney NSW 2000

Contact: 0438534212

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Document Control

Revision	Date	Filename:	Project – Grafton Specialist Centre
2.1	30/6/2017	Description:	Preliminary BCA Assessment Report (amended)
			Prepared By:
		Name:	Brett Taylor A1 Accredited Certifier BPB0899
		Signature:	

Part 1 – Basis of Assessment

Location and Description

The development, the subject of this report is located at the corner of Queen and Arthur Street's Grafton.

The development proposal consists of additions and alterations to the existing building on the site and the construction of a new medical centre. The completed project will comprise a number of specialist consulting suites and a private hospital.

Purpose

The purpose of this report is to assess the current design proposal against the Deemed-to-Satisfy (DtS) provisions of the BCA, and to clearly outline those areas where compliance is not achieved, where areas may warrant redesign to achieve strict BCA compliance or where areas may be able to be assessed against the relevant performance criteria of the BCA. Such assessment against relevant performance criteria will be assessed by a relevant Fire Engineering or Access Consultant as applicable under separate cover.

Building Code of Australia

This report is based on the Deemed-to-Satisfy provisions of the National Construction Code Series – Volume 1 – Building Code of Australia, 2016 Edition (BCA) incorporating the State variations where applicable. Please note that the version of BCA applicable to the new building works is the version applicable at time of lodgement of the Construction Certificate Application or Complying Development Certificate (as applicable) to the Principle Certifying Authority. BCA updates currently occur on the 1 May every three years.

Subject to the matters raised in this report being addressed in the Construction Certificate drawings and documentation MCG confirms that the building will comply with the provisions of the BCA.

Limitations
This report does not include nor imply any detailed assessment for design, compliance or upgrading for: -
(a) the structural adequacy or design of the building;
(b) the inherent derived fire-resistance ratings of any existing structural elements of the building (unless specifically referred to); and
(c) the design basis and/or operating capabilities of any existing or proposed electrical, mechanical or hydraulic fire protection services.

This report does not include, or imply compliance with:
(a) the Disability Discrimination Act 1992 including the Disability (Access to Premises – Buildings) Standards 2010 (unless specifically referred to).
(b) Demolition Standards not referred to by the BCA;
(c) Occupational Health and Safety Act;
(d) Requirements of other Regulatory Authorities including, but not limited to, Telstra, Sydney Water, Electricity Supply Authority, WorkCover, Roads and Maritime Services (RMS), Council and the like; and
(e) Conditions of Development Consent (as applicable).

Design Documentation
This report has been based on the Design plans and specifications listed in Annexure A of this report.

Part 2 – Building Description
For the purposes of the Building Code of Australia (BCA) the proposed development had been assessed under Volume 1.

2.1 Rise in Storeys (Clause C1.2)
The proposed building will have a Rise in Storeys of 4

2.2 Classification (Clause A3.2)
The building has been classified as follows:

Class	Level	Description
7a	Ground	Carpark
9a	First Floor	Private Hospital
6	First Floor	Specialist Consulting Rooms & Cafe
9a	Second Floor	Private Hospital
6	Second Floor	Specialist Consulting Rooms
9a	Third Floor	Private Hospital

2.3 Effective Height (Clause A1.1)
The building has an effective height of <25m
NOTE: Effective height is measured from the floor of the lowest storey included in the calculation of the rise in storeys to the floor of the topmost storey.

2.4 Type of Construction Required (Table C1.1)
The building is required to be Type A construction

2.5 Floor Area and Volume Limitations (Table C2.2)

- Building must be divided into fire compartments not exceeding 2000^{m2},
- Ward areas must be divided into floor areas not exceeding 1000 ^{m2} by walls with an FRL of not less than 60/60/60,
- Ward area must also be divided into floor areas not exceeding 500 ^{m2} by smoke proof walls (60/60/60where fire-resisting walls are not required),
- Treatment areas must be divided into floor areas not exceeding 1000 ^{m2} by smoke-proof walls, and
- Where the floor area is not more than 1000 ^{m2} be separated from the remainder of the patient care area by smoke-proof walls,
- Ancillary use areas located within patient care areas and containing equipment or materials that are a potential high fire hazard must be separated from the remainder of othe patient care area by walls with an FRL of not less than 60/60/60.
-

2.6 Fire Compartments

The following fire compartments have been assumed:

- Carpark
- Private Hospital (Building C)
- Specialist Consulting Rooms/Café (Building A/B)

2.7 Climate Zone (Clause A1.1)

The building is within Climate Zone 2.

Part 3 – Essential Fire Safety Measures

The following minimum essential fire safety measures are required to be installed in or to serve the building:

Essential Fire Safety Measure
Automatic Fire Detection and Alarm Systems (including Building Occupant Warning System)
Automatic Shutdown of Air-handling systems
Zone Smoke Control/Automatic sprinkler system
Emergency Lighting
Exit Signage
Manual Call Points
Exit Signs
Fire Doors
Smoke Doors
Fire Hose Reels
Stair Pressuriation
Fire Hydrants
Portable Fire Extinguishers
Warning and Operational Signs

Part 4 – Fire Resistance Levels

The following fire resistance levels (FRL's) required for the various structural elements of the building, with a fire source feature being; the far boundary of a road adjoining the allotment, a side or rear boundary or an external wall of another building on the allotment not being a Class 10 structure.

Type A construction

Item	Class 7a/9a	Class 6
Loadbearing External Walls		
* Less than 1.5m to a fire source feature	120/120/120	180/180/180
* 1.5-3m from fire source feature	120/90/90	180/180/120
* More than 3m from fire source feature	120/60/30	180/120/900
Non-Loadbearing External Walls		
* Less than 1.5m to a fire source feature	-/120/120	-/180/1800
* 1.5-3m from fire source feature	-/90/90	-/180/120
* More than 3m from fire source feature	-/-/-	-/-/-
External Columns		
* Loadbearing	120/-/-	180/-/-
* Non-loadbearing	-/-/-	-/-/-
Fire Walls	120/120/120	180/180/180
Stair and Lift Shafts		
* Loadbearing	120/120/120	180/120/120
* Non-loadbearing	-/120/120	-/120/120
Internal Walls bounding Public Corridors		
* Loadbearing	120/-/-	180/-/-
* Non-loadbearing	-/-/-	-/-/-
Internal Walls bounding Sole Occupancy Units		
* Loadbearing	120/-/-	180-/-/
* Non-loadbearing	-/-/-	-/-/-
Ventilating, pipe, garbage and the like shafts		
* Loadbearing	120/90/90	180/120/120
* Non-loadbearing	-/90/90	-/120/120
Other loadbearing internal walls, beams trusses and columns	120/-/-	180/-/-
Floors	120/120/120	180/180/180
Roofs	120/60/30	180/60/30

Part 5 – Matters for Consideration

5.1 General

Definitions

The ancillary use areas referred to include, but are not limited to, the following:

(A) A kitchen and related food preparation areas having a combined floor area of more than 30 m^2.
(B) A laundry, where items of equipment are of the type that are potential fire sources (e.g. gas fired dryers).
(C) Storage rooms greater than 10 m^2 used predominantly for the storage of administrative records.

Health-care building means a building whose occupants or patients undergoing medical treatment generally need physical assistance to evacuate the building during an emergency and includes—

(a) a public or private hospital; or
(b) a nursing home or similar facility for sick or disabled persons needing full-time care; or
(c) a clinic, day surgery or procedure unit where the effects of the predominant treatment administered involve patients becoming non-ambulatory and requiring supervised medical care on the premises for some time after the treatment.

Patient care area means a part of a *health-care building* normally used for the treatment, care, accommodation, recreation, dining and holding of patients including a *ward area* and *treatment area*.

Ward area means that part of a *patient care area* for resident patients and may contain areas for accommodation, sleeping, associated living and nursing facilities.

Assessment of the architectural design documentation against the Deemed-to-Satisfy Provisions of the Building Code of Australia, 2016 (BCA) has revealed the following areas where compliance with the BCA may require further consideration and/or may involve assessment as Performance Based Alternative Solutions. Any Alternative Solutions would require special consideration which clearly identifies methodologies for achieving compliance with the relevant Performance Requirements.

Annexure B to this report provides a detailed assessment of the proposal against all relevant Deemed-to-Satisfy Provisions of the BCA.

NOTE: It is important that Annexure B is read in conjunction with the items below, as some matters may not have had sufficient information provided to allow a detailed assessment to be undertaken.

5.2 Performance Based Design – Possible Alternative Solutions

Clause	*Heading*	*Notes*
C2.6	Vertical Separation	Spandrel separation between levels 1 and 2 no compliant. **To be addressed under a Performance Solution – Fire engineering**
C3.2	Protection of openings in external walls	Applies – Any openings within external walls required to have an FRL require protection if they are less than: 3m from a side or rear boundary of an allotment 6m from another building on the allotment that is not a Class 10 **To be addressed under a Performance Solution – Fire engineering**
D1.4	Exit travel distances	Not Compliant – Travel distance to an exit (defined as achieving open space or a doorway opening to a road or open space) exceeds 20m in the car park. Open space is achieved at approximately 35m.

		To be addressed under a Performance Solution – Fire engineering
D1.7	Travel via Fire isolated exits	Not Compliant – the discharge from Stair 1 and Stair 3 is not directly to open space or in the case of Stair 1 discharges into the ground floor car park - compliant – however the subsequent distance to open space exceeds the permitted 6m. **To be addressed under a Performance Solution – Fire engineering**

5.3 BCA Compliance Specification

The following BCA matters are to be addressed by specific design certifications to be issued by the relevant architectural and or engineering consultants at the Construction Certificate stage for the proposed works. This schedule should be forwarded to all consultants to obtain verification that these items have and will be included in the design documentation / specifications.

Architectural Design Certification:

- The FRL's for the structural elements for the project have been designed in accordance with Specification C1.1 of the BCA for a building of Type A construction.
- Materials, floor and wall linings, surface finishes and air handling ductwork used in the proposed works will comply with the fire hazard properties in accordance with Clause C1.10 and Specification C1.10 of the BCA.
- Services penetrating elements required to possess an FRL including floor slabs, walls, shafts etc. will be protected in accordance with Clause C3.9, C3.12, C3.13, C3.15 and Specification C3.15 of the BCA.
- The dimensions of exits and paths of travel to exits will be provided in accordance with Clause D1.6 and NSW D1.6 of the BCA.
- The door latching mechanisms to the proposed required exits will be in accordance with Clause D2.21 and NSW D2.21 of the BCA.
- The new works will be accessible in accordance with Clause D3.1 and table D3.1, D3.2, D3.3 of the BCA and with AS1428.1 – 2009, with particular note to door circulation spaces, accessway widths, turning spaces and floor coverings in accordance with Part D3 of the BCA.
- Braille and Tactile signage will be in accordance with Clause D3.6 and Specification D3.6 of the BCA.
- Waterproofing of all wet areas to the building will be carried out in accordance with Clause F1.7 of the BCA and AS 3740.
- All new glazing to be installed throughout the development in accordance with Clause F1.13 of the BCA and AS1288 and AS2047.
- Sanitary Facilities will be provided to the building in accordance with Clause F2.3 and Table F2.3 of the BCA.
- Accessible sanitary facilities will be provided to the building in accordance with Clause F2.4 Table F2.4 of the BCA and AS1428.1.
- Sanitary compartments will be provided with mechanical ventilation in accordance with Clause F4.9 of the BCA.

Electrical Services Design Certification:

- Emergency Lighting will be designed and installed in accordance with Clause E4.2, E4.4 of the BCA and AS2293.1-2005.
- Exit Signage will be designed and installed in accordance with Clause E4.5, E4.7 and E4.8 of the BCA and AS2293.1-2005.
- Artificial Lighting will be designed and installed in accordance with Clause F4.4 of the BCA and AS1680.0

- Lighting and Power controls will be designed and installed in accordance with Part J6 of the BCA.
- Smoke detection and alarm system will be designed and installed in accordance with Clause 4, 5 and 6 of Table E2.2a, Specification E2.2a of the BCA and AS3786 and/or AS1670.1 as applicable.

Hydraulic Services Design Certification:

- Fire Hydrants will be designed and installed in accordance with Clause E1.3 of the BCA and AS2449.1-2005 as required.
- Fire Hose Reels will be designed and installed in accordance with Clause E1.4 of the BCA and AS2441-2005.
- Portable Fire Extinguishers will be designed and installed in accordance with Clause E1.6 of the BCA and AS2444-2001.

Mechanical Services Design Certification:

- Mechanical ventilation will be designed and installed in accordance with Clause F4.5 of the BCA and AS1668.1/22-2012 – automatic shutdown and zone smoke control.
- Air conditioning and ventilation systems will be designed and installed in accordance with Part J5 of the BCA.

Structural Engineers Design Certification:

The material forms of construction for the proposed project will be in accordance with Clause B1.2, B1.4 and B1.6 of the BCA as follows:

- Dead and Live loads – AS1170.1
- Wind Loads – AS1170.2
- Masonry – AS3700
- Concrete Construction – AS3600
- Steel Construction – AS4100
- Aluminium Construction – AS/NZS1664.1 or 2
- Certification that the existing building is structurally adequate for the proposed additions and alterations to be provided.

Annexure A – Design Documentation

The following Design Documentation was relied upon in the provision of this advice:

Drawn	Description	Plan	Revision	Date
Anthony Vavayis + Associates	Proposed Ground Floor	DA1 101	P1	08/06/2017
Anthony Vavayis + Associates	Proposed First Floor	DA1 102	P1	08/06/2017
Anthony Vavayis + Associates	Proposed Second Floor	DA1 103	P1	08/06/2017
Anthony Vavayis + Associates	Proposed Second Floor (sic)	DA1 104	P1	08/06/2017
Anthony Vavayis + Associates	Proposed Section – Stage 1	DA2 100	P1	08/06/2017
Anthony Vavayis + Associates	Proposed Elevations	DA3 100	P1	08/06/2017
Anthony Vavayis + Associates	Proposed NE & SW Elevations	DA3 101	P1	08/06/2017

McCarthy Consulting Group (NSW) Pty Ltd
ABN 89 112 743 601

BCA 2016 Assessment

Grafton Specialist Centre; Corner Queen and Arthur Street's Grafton NSW

Description:
Private Hospital, Specialist Consulting Rooms & Cafe

Type of construction: Type A
Rise in Storeys: 4
Classification/s:
Carpark – 7a
Level 1 & 2 – 6 & 9a

BCA 2016 DTS Provisions

Clause	*Heading*	*Notes*
Part B1	Structural Provisions	Suitable notations to be provided on CC Plans – design to AS1170 etc
C1.1	Type of construction	Type A Construction
C1.2	Rise in storeys	4
C1.3	Multiple Classification	Noted Type A
C1.4	Mixed types of construction	Noted
C1.5	Two storey Class 2 & 7a	N/A
C1.6	Class 4 parts	N/A
C1.7	Open spectator stands	N/A

<table>
<tr><td>C1.8</td><td>Lightweight construction</td><td>Applies – Walls with an FRL are required to comply, including the bounding construction between sole occupancy units.</td></tr>
<tr><td>C1.9</td><td>Blank</td><td></td></tr>
<tr><td>C1.10</td><td>Fire Hazard Properties</td><td>Applies – Details on external finishes etc not yet available</td></tr>
<tr><td>NSW C1.10</td><td>Fire Hazard Properties</td><td>As above</td></tr>
<tr><td>C1.11</td><td>Performance of external walls in fire</td><td>Applies to Tilt slab construction – no details available on external construction materials.</td></tr>
<tr><td>C1.12</td><td>Non-combustible materials</td><td>Noted</td></tr>
<tr><td>Spec C1.1 /2</td><td>Fire resisting construction</td><td>Type A construction requires the following FRLs – details provided on construction certificate plans

Table 3 TYPE A CONSTRUCTION: FRL OF BUILDING ELEMENTS
<table>
<tr><th>Building element</th><th colspan="4">Class of building — FRL: (in minutes)
Structural adequacy/Integrity/Insulation</th></tr>
<tr><th></th><th>2, 3 or 4 part</th><th>5, 7a or 9</th><th>6</th><th>7b or 8</th></tr>
<tr><td colspan="5">EXTERNAL WALL (including any column and other building element incorporated therein) or other external building element, where the distance from any fire-source feature to which it is exposed is—</td></tr>
<tr><td>For loadbearing parts—</td><td></td><td></td><td></td><td></td></tr>
<tr><td>less than 1.5 m</td><td>90/ 90/ 90</td><td>120/120/120</td><td>180/180/180</td><td>240/240/240</td></tr>
<tr><td>1.5 to less than 3 m</td><td>90/ 60/ 60</td><td>120/ 90/ 90</td><td>180/180/120</td><td>240/240/180</td></tr>
<tr><td>3 m or more</td><td>90/ 60/ 30</td><td>120/ 60/ 30</td><td>180/120/ 90</td><td>240/180/ 90</td></tr>
<tr><td>For non-loadbearing parts—</td><td></td><td></td><td></td><td></td></tr>
<tr><td>less than 1.5 m</td><td>–/ 90/ 90</td><td>–/120/120</td><td>–/180/180</td><td>–/240/240</td></tr>
<tr><td>1.5 to less than 3 m</td><td>–/ 60/ 60</td><td>–/ 90/ 90</td><td>–/180/120</td><td>–/240/180</td></tr>
<tr><td>3 m or more</td><td>–/–/–</td><td>–/–/–</td><td>–/–/–</td><td>–/–/–</td></tr>
<tr><td colspan="5">EXTERNAL COLUMN not incorporated in an external wall—</td></tr>
<tr><td>For loadbearing columns—</td><td>90/–/–</td><td>120/–/–</td><td>180/–/–</td><td>240/–/–</td></tr>
<tr><td>For non-loadbearing columns—</td><td>–/–/–</td><td>–/–/–</td><td>–/–/–</td><td>–/–/–</td></tr>
<tr><td>COMMON WALLS and FIRE WALLS—</td><td>90/ 90/ 90</td><td>120/120/120</td><td>180/180/180</td><td>240/240/240</td></tr>
</table></td></tr>
</table>

		INTERNAL WALLS— *Fire-resisting* lift and stair *shafts*— *Loadbearing* 90/ 90/ 90 120/120/120 180/120/120 240/120/120 Non-*loadbearing* –/ 90/ 90 –/120/120 –/120/120 –/120/120 Bounding *public corridors*, public lobbies and the like— *Loadbearing* 90/ 90/ 90 120/–/– 180/–/– 240/–/– Non-*loadbearing* –/ 60/ 60 –/–/– –/–/– –/–/– Between or bounding *sole-occupancy units*— *Loadbearing* 90/ 90/ 90 120/–/– 180/–/– 240/–/– Non-*loadbearing* –/ 60/ 60 –/–/– –/–/– –/–/– Ventilating, pipe, garbage, and like *shafts* not used for the discharge of hot products of combustion— *Loadbearing* 90/ 90/ 90 120/ 90/ 90 180/120/120 240/120/120 Non-*loadbearing* –/ 90/ 90 –/ 90/ 90 –/120/120 –/120/120 **OTHER LOADBEARING INTERNAL WALLS, INTERNAL BEAMS, TRUSSES and COLUMNS—** 90/–/– 120/–/– 180/–/– 240/–/– **FLOORS** 90/ 90/ 90 120/120/120 180/180/180 240/240/240 **ROOFS** 90/ 60/ 30 120/ 60/ 30 180/ 60/ 30 240/ 90/ 60
C2.1	Application	Noted – applies
C2.2	General floor area limitations	Complies – Type A
C2.3	Large isolated buildings	N/A
C2.4	Open space and access	N/A
C2.5	Class 9a & 9c buildings	Noted. Fire compartments less than 2000m2. **Ward areas** to be divided into compartments of less than 1000m2 via construction with an FRL of not less than 60/60/60. Smoke compartments required not exceeding 500m2. **Treatment areas** not to exceed 1000m2.
NSW C2.5	Class 9a & 9c buildings	N/A
C2.6	Vertical separation of openings in external walls	Applies – Spandrel protection required or to be addressed as a Performance Solution – fire engineering

C2.7	Separation by fire walls	Applies – Firewall required between the Private Hospital (building C) and the specialist consulting rooms (Buildings A/B). Firewall required to provide compliant travel distances on levels 1-3.
C2.8	Separation of classification in the same storey	Noted
C2.9	Separation of classifications in different storeys	Applies – separation between carpark and Levels 1/2.
C2.10	Separation of lift shafts	Applies – Lifts to be in a fire resisting lift shaft – FRL -/120/120
C2.11	Stairways and lifts in one shaft	Applies – Stairway and lift required to be in separate Fire Resisting Shafts.
C2.12	Separation of equipment	Only applies to lift motor rooms and emergency equipment operating in emergency mode.
C2.13	Electricity supply system	N/A – no emergency mode equipment required
C2.14	Public corridors in Class 2 & 3 buildings	N/A
C3.2	Protection of openings in external walls	Applies – Any openings within external walls required to have an FRL require protection if they are less than: 3m from a side or rear boundary of an allotment 6m from another building on the allotment that is not a Class 10
C3.3	Separation of external walls and openings in different fire compartments	N/A
C3.4	Acceptable methods of protection	Noted – acceptable methods of protecting openings include, fire doors, fire windows, fire shutters, wall wetting sprinklers, drenchers and the like.
C3.5	Doorways in fire walls	N/A
C3.6	Sliding fire doors	N/A
C3.7	Protection of doorways in horizontal exits	N/A
C3.8	Openings in fire-isolated exits	Applies – FRL -/60/30 self/automatic closing doors required to fire isolated stairs and passageways
C3.9	Service penetrations in fire-isolated exits	Applies – penetrations not permitted in fire isolated exits
C3.10	Openings in fire-isolated lift shafts	Applies – lift doorway FRL -/60/-
C3.11	Bounding construction : Class 2,3,4 buildings	N/A
NSW C3.11	Bounding construction : Class 2,3,4, 9(b) buildings	N/A
C3.12	Openings in floors and ceilings for services	Applies – shafts (-/90/90) to be provided for provisioning of services in Type A building or as per C3.15

C3.13	Openings in shafts	Applies to openings in shafts – protection required via tested systems or C3.15
C3.14	Blank	
C3.15	Openings for service installations	Applies – penetrations in fire rated elements must be protected via a tested system or in accordance with Spec C3.15
C3.16	Construction joints	Applies to Construction joints in Fire rated elements product compliance with AS1530.4
C3.17	Columns protected with lightweight construction	N/A
D1.1	Application	Applies
D1.2	Number of exits required	Number of exits is sufficient
NSW D1.2	Number of exits required	OK
D1.3	When fire-isolated exits are required	Applies
D1.4	Exit travel distances	Not Compliant To be addressed under a Performance Solution or by provision of compliant fire walls/horizontal exits.
D1.5	Distance between alternative exits	Complies
D1.6	Dimensions of exits and paths of travel to exits	Noted – no storey will accommodate more than 100 persons, 1m exit path applies except at doorways. Doorways in patient care areas must be bot less than 1200mm (Corridor width less than 2.2m) or 1070mm where corridor width greater than 2.2m.
NSW D1.6	Dimensions of exits	See above
D1.7	Travel via fire isolated exits	Applies – Discharge from Stair 2 and Stair 3 to be addressed under a Performance Solution.
D1.8	External stairways or ramps in lieu of fire-isolated exits	N/A
D1.9	Travel by non-fire-isolated exits or ramps	N/A
D1.10	Discharge from exits	Bollard or suitable barrier to be provided at ground floor doorway serving Stair 1
NSW D1.10	Discharge from exits	N/A
D1.11	Horizontal exits	N/A
D1.12	Non-required stairways, ramps or escalators	N/A
D1.13	Number of persons accommodated	Noted. Design complies.
D1.14	Measurement of distances	Noted
D1.15	Method of measurement	Noted

D1.16	Plant rooms and lift motor rooms: concession	Noted
D1.17	Access to lift pits	Noted
D2.1	Application	Applies
NSW D2.1	Application of Part	Applies
D2.2	Fire-isolated stairways and ramps	Applies – non- combustible materials required for Fire isolated stairs
D2.3	Non fire-isolated stairways and ramps	N/A
D2.4	Separation of rising and descending stair flights	N/A
D2.5	Open access ramps and balconies	N/A
D2.6	Smoke lobbies	N/A
D2.7	Installations in exits and paths of travel	Noted
D2.8	Enclosure of space under stairs and ramps	N/A
D2.9	Width of stairways	Noted
D2.10	Pedestrian Ramps	N/A
D2.11	Fire-isolated passageways	N/A
D2.12	Roof as open space	N/A
D2.13	Goings and Risers	Applies - Stair details to be provided to indicate compliance: NOTE: slip resistance requirements (P3/R10 - Dry, P4/R11 - Wet).
NSW D2.13	Goings and Risers	As above
D2.14	Landings	Noted
D2.15	Thresholds	Noted
NSW D2.15	Thresholds	Noted
D2.16	Balustrades or other barriers	Applies – details to be shown on plans
NSW D2.16	Balustrades or other barriers	As above
D2.17	Handrails	Applies – handrails to be shown on plans – detail to be provided
D2.18	Fixed platforms, walkways, stairways and ladders	N/A
D2.19	Doorways and doors	Noted
NSW D2.19	Doorways and doors	As above
D2.20	Swinging Doors	Noted
D2.21	Operation of latch	Applies – single hand action - Notations to be provided on plans- no details provided.

NSW D2.21	Operation of latch	As above
D2.22	Re-entry from fire isolated exits	Noted
D2.23	Signs on Doors	Applies – Signage to Fire safety doors required
D2.24	Protection of openable windows	N/A
D2.25	Timber Stairways: Concession	N/A
NSW D2.101	Doors in path of travel in an Ent. Venue	N/A
D3.1	Application	Applies. Access required to and within all areas of the building normally used by the occupants
D3.2	General building access requirements	50% of pedestrian entrances to be accessible. A number of existing stairs serve the existing building. On the basis of the heritage issues that apply to the building a Performance Solution – Access – is proposed.
D3.3	Parts of the building to be accessible	As above. Within the building access will be provided via lifts and platform lifts.
D3.4	Exemptions	Noted - Exemption for access to plant rooms and the like, is acceptable
D3.5	Accessible Carparking	Complies – minimum 1 space for every 100 spaces must be accessible – 1 provided
D3.6	Id. Of accessible facilities etc	Applies - Braille and tactile signage required for accessible features
D3.7	Hearing augmentation	N/A
D3.8	Tactile indicators	Applies – Required to stairways (not required in fire isolated stairways)
D3.9	Wheelchair seating spaces 9b buildings	N/A
D3.10	Swimming Pools	N/A
D3.11	Ramps	N/A
D3.12	Glazing on an accessway	N/A
E1.1	Blank	
E1.2	Blank	
E1.3	Fire hydrants	Applies – Building exceeds 500m2
E1.4	Fire Hose Reels	Applies – Fire Compartment exceeds 500m2
E1.6	Portable fire extinguishers	Applies
E1.7	Blank	
E1.8	Fire Control Centres	N/A
E1.9	Fire precautions during construction	Applies – extinguishers required during construction provide in CMP.
E1.10	Provision for special hazards	N/A
E2.1	Application	Applies
E2.2	General Requirements	Applies
NSW TABLE E2.2 b	Specific Provisions	As above

E2.3	Provision for special hazards	Applies. • Automatic smoke detection and alarm system required, • stair pressurisation required (AS1668.1), and • zone smoke control (AS1668.1) or an automatic sprinkler system
Specification E2.2a	Smoke Detection and Alarm Systems	Applies. AS1670.1 system required throughout the building. BOWS and System monitoring required
Part E3	Lift Installations	
E3.1	Lift Installations	Applies – Compliance with Spec E3.1 Required
E3.2	Stretcher facilities	Applies – lifts in buildings >12m effective height require provision for stretcher facility. i.e 600mm wide x 2000mm long x 1400mm high minimum dimensions
E3.3	Warning against use of lifts in fire	Applies – warning signs required to lifts
E3.4	Emergency Lifts	Required – Se E3.2 above
E3.5	Landings	Noted
E3.6	Passenger Lifts	Noted
E3.7	Fire Service Controls	N/A
E3.8	Aged Care Buildings	N/A
E3.9	Fire Service Recall Control Switch	N/A
E3.10	Lift Car Fire Service Drive Control Switch	N/A
E4.1	Blank	
E4.2	Emergency lighting requirements	Applies - Required to AS2293.1
E4.3	Measurement of distance	Noted
E4.4	Design and operation of emergency lighting	Noted
E4.5	Exit signs	Applies - Required to AS2293.1
E4.6	Direction signs	Applies - Required to AS2293.1 where applicable
NSW E4.6	Direction signs	As above
E4.7	Class 2,3 & 4 exemptions	N/A
E4.8	Design and operation of exit signs	Noted
E4.9	Sound systems and intercom systems (EWIS)	Required – Rise in storey of 4
F1.0	Application	
F1.1	Stormwater drainage	Applies - As per DA approved stormwater design to comply with AS3500.3

F1.2	Blank	
F1.3	Blank	
F1.4	External above ground members	Waterproofing membrane required
F1.5	Roof coverings	Applies – roofing details not provided
F1.6	Sarking	Noted
F1.7	Water proofing of wet areas	Applies – Waterproofing of wet areas to AS 3740 required
F1.8	Blank	
F1.9	Damp-proofing	N/A
F1.10	Damp-proofing of floors on the ground	Noted
F1.11	Provision of floor wastes	N/A
F1.12	Sub-floor ventilation	N/A
F1.13	Glazed assemblies	Applies – compliance with AS2047 and AS1288 required
F2.1	Facilities in residential buildings	N/A
F2.2	Calculation of the number of occupants and fixtures	Applies
F2.3	Facilities in Class 3 – 9 buildings	N/A
F2.4	Accessible sanitary facilities	Applies – accessible facility in accordance with AS1428.1 required to both Level 1 and Level 2
F2.5	Construction of sanitary compartments.	Noted
F2.6	Interpretation : urinals and washbasins	Noted
F2.7	Microbial Control	N/A
F2.8	Waste management	N/A
F3.1	Height of rooms and other spaces	Compliant
F4.1	Provision of natural light	Complies
F4.2	Methods and extent of natural lighting	Noted
F4.3	Natural light borrowed from adjoining room	Noted
F4.4	Artificial lighting	Noted
F4.5	Ventilation of rooms	Noted
NSW F4.5	Ventilation of rooms	Noted
F4.6	Natural Ventilation	Noted
F4.7	Ventilation borrowed from adjoining rooms	Noted

F4.8	Restriction on the position of WC and urinals	N/A
F4.9	Airlocks	Noted
F4.10	Blank	
F4.11	Carparks	N/A
F4.12	Kitchen local exhaust ventilation	N/A
F5.1	Application	Applies
F5.2	Determination of airborne sound insulation ratings	N/A
F5.3	Determination of impact sound insulation ratings	N/A
F5.4	Sound Insulation rating of floors	N/A
F5.5	Sound Insulation rating of walls	N/A
F5.6	Sound Insulation rating of services	N/A
F5.7	Sound Isolation of pumps	N/A
Part G1	Minor Structures and Components	N/A
Part G2	Heating Appliances, Fireplaces, Chimneys	N/A
Part G3	Atrium Construction	N/A
Part G4	Construction in Alpine Areas	N/A
Part G5	Construction in Bushfire Prone Areas	N/A
Part H1	Theatres, Stages and Public Halls	N/A
Part H2	Public Transport Buildings	N/A
Section J	Energy Efficiency	Applies – Energy Efficiency (Part J report) required
Part J1	Building Fabric	Applies – to be addressed in Part J report
Part J2	Glazing	Applies – to be addressed in Part J report
Part J3	Building Sealing	Applies – to be addressed in Part J report
Part J4	Blank	
Part J5	Air Conditioning	Applies – to be addressed in Part J report
Part J6	Artificial Lighting	Applies – to be addressed in Part J report
Part J7	Heated water supply	N/A
Part J8	Facilities for energy monitoring	Applies – building must be able to monitor gas and electricity consumption.

Brett Taylor
Director - MCG
BPB 0899 – A1 Accredited Certifier
30 June 2017

Appendix I – Clause 4.6 Statutory Variation

Application to vary a standard under Clause 4.6

1 – INTRODUCTION

This application is made in respect to a proposed Health Services Facility (Medical Centre and Private Hospital) at No. 201 Queen Street, Grafton NSW 2460; and No.174 Arthur Street, Grafton NSW 2460 and is to be read in-conjunction with the accompanying Development Application.

The proposed height for the Health Services Facility exceeds the maximum requirements under Clause 4.3 under of the Clarence Valley Local Environmental Plan 2011 (Clarence Valley LEP 2011). Clause 4.3 requires that the maximum building height is not to extend more than 9m above the existing ground level. The maximum proposed height of the development measures 15.89m (top of roof) and 17.92m (lift overrun) in height.

The overall height of the building has been determined by the floor to floor and ceiling heights needed for a Health Service facility, the natural fall of the land and the need to achieved appropriate flood immunity for such a facility. The overall development has a varying roof plane which reduces the perceived height of the building. This varying roof height is purposely lower towards existing heritage element of the site, where the building structures are more visible to the residential areas of Queen Street and then higher at the interface to the adjoining Grafton Base Hospital.

This application seeks to justify a variation to this provision in this instance to demonstrate to the Northern JRPP, as the consent authority, that it could allow the proposed development on the site.

2 – JUSTIFICATION UNDER CLAUSE 4.6

Clause 4.6 of the CVLEP2011 provides a mechanism to vary development standards under the local planning instrument.

2) *Development consent may, subject to this clause, be granted for development even though the development would contravene a development standard imposed by this or any other environmental planning instrument. However, this clause does not apply to a development standard that is expressly excluded from the operation of this clause.*

   Comment: The proposal seeks a variation to Clause 4.3 under the Clarence Valley LEP 2011. This clause is not expressly excluded from the operation of Clause 4.6.

3) *Development consent must not be granted for development that contravenes a development standard unless the consent authority has considered a written request from the applicant that seeks to justify the contravention of the development standard by demonstrating:*

   a) *that compliance with the development standard is unreasonable or unnecessary in the circumstances of the case, and*

   Comment:

   In the instance of this development it is considered both unreasonable and unnecessary to comply with the maximum height requirements under Clause 4.3 of the Clarence Valley LEP 2011.

   The site is subject to a maximum height of 9m and the proposed Health Services Facility provides a maximum roof height of 15.89m and a maximum lift overrun of 17.92m above the natural ground level. Without this increased height, the use of a Health Service Facility would be drastically restricted and limit or prevent the delivery of the specialist services to the wider Grafton and Clarence Valley Shire community.

   Due to floor to floor and ceiling heights needed, the natural fall of the land and the need to achieve appropriate flood immunity the variation is confined to the Hospital component of the development. As illustrated on Figure 1 & 2, the encroachment relates to building B & C which ultimately form the Hospital Component of the development.

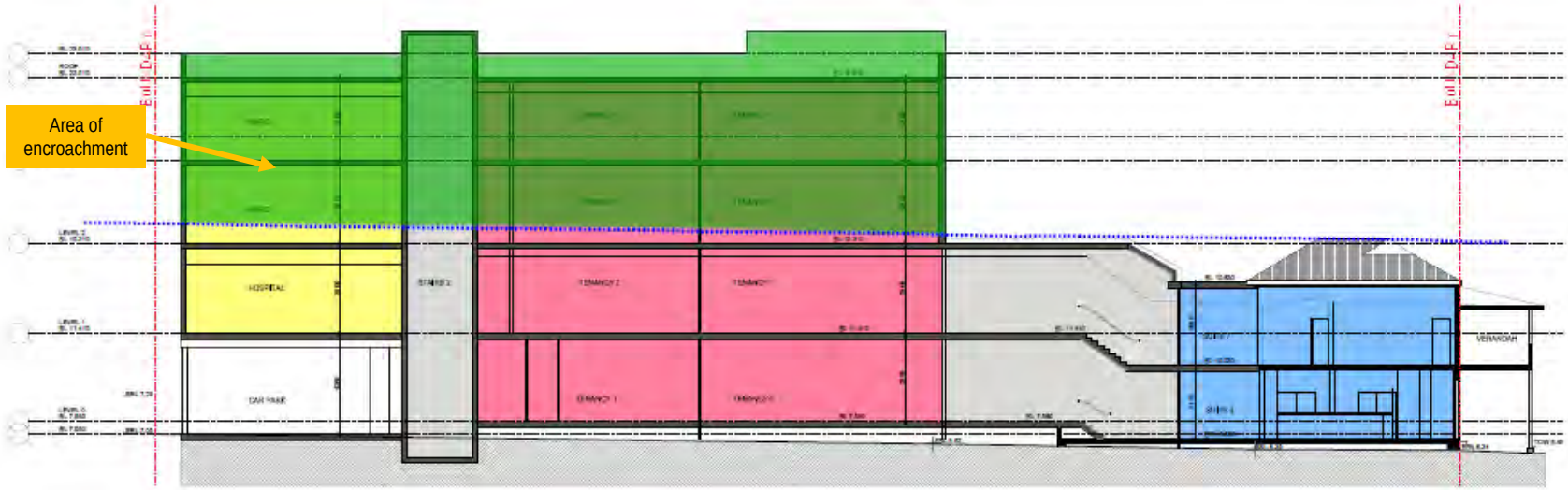

Figure 1: Highlighted area of encroachment.

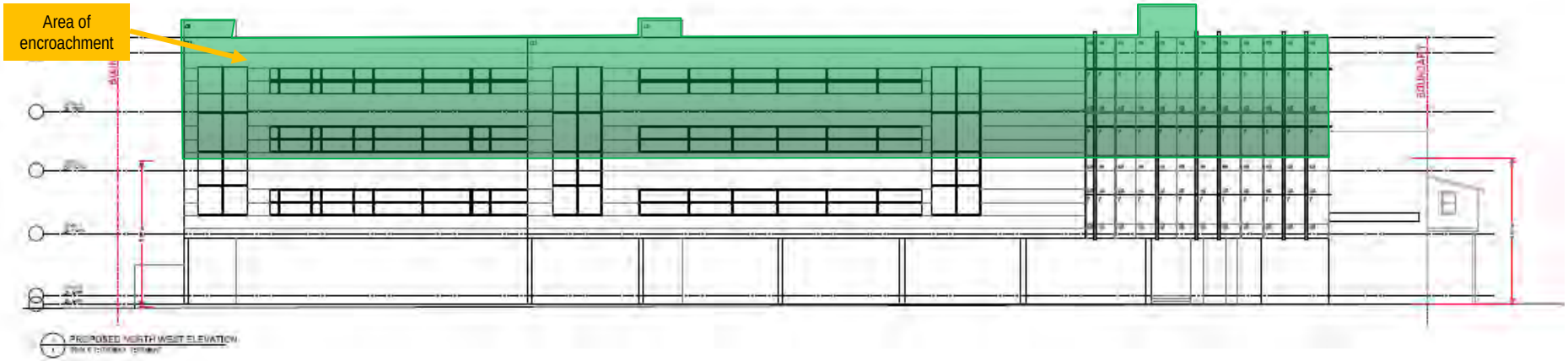

Figure 2: Highlighted area of encroachment.

The appearance of the building elevations to both Arthur Street and Queen Street is broken up through the use of building articulation, clear entrances and windows. The variation in materials and colour also assists in breaking up the overall vertical and horizontal bulk and scale of the building.

Upholding the maximum building height requirement in this regard would seem unnecessary and unreasonable in the case, considering:

Upholding the maximum height standard is considered unnecessary and unreasonable in the circumstances, given that:

- The height of the proposed development is comparable to that of existing building heights on the adjacent lot (Grafton Base Hospital and associated buildings);
- The highest elements of the buildings (lift overruns) are set back from the street so as reduce impact on pedestrian amenity;
- The proposal provides for significant visual amenity at street level, including the retention and renovation of the heritage-listed Albion Hotel, such that any perceived impact of bulk ad scale is reduced when viewed from the streetscape.
- The adjacent development (Grafton Base Hospital) is of a similar medical use and nature to that proposed on the site and thus no land use conflicts will occur.
- Physical development on the site and the adjoining property to the North West (Grafton Base Hospital) is separated by an internal vehicle access driveway and car parking area. Therefore, the additional building height does not result in any overlooking issues.
- Physical development on the site and the adjoining properties to the South East are separated by landscape setback and windows on this elevation re fixed highlight windows to allow natural light into the hospital only. Therefore, the additional building height does not result in any overlooking issues.
- The additional height does not result in any overshadowing issues allow solar access to the adjoining properties to the north for the morning period mid winter.
- All required car parking can be appropriately accommodated onsite.
- It is consistent with the State Environmental Planning Policy (infrastructure) 2007 objectives (discussed in more detail below).
- It will contribute to health services and private medical facilities available to service the local area and broader Clarence Valley Shire.
- The adjoining Grafton Base Hospital site has no mapped height limit under the CVLEP 2011.

b) that there are sufficient environmental planning grounds to justify contravening the development standard.

Comment: As noted above the site is zoned R1 – General Residential under the Clarence Valley Local Environmental plan 2011. A Health Services Facility (Medical Centre and Private Hospital) is permitted with consent in the R1 zone through the State Environmental Planning Policy (Infrastructure) 2007 (SEPP Infrastructure). The objectives of the R1 General Residential Zone are:

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

The proposal seeks to establish a Health Services Facility (Medical Centre and Private Hospital) on the site. The location of these proposed uses is consistent with the emerging medical precinct, which includes the existing Grafton Base Hospital and ancillary services immediately adjacent to the site.

The proposed development is considered to comply with the objectives of the R1 – General Residential zone, providing additional facilities and medical services to meet the day-to-day needs of the residents. The proposed private hospital and medical centre achieves good urban design and heritage retention outcomes which is in keeping with the established locality. The proposed development is in keeping with the character of the increasing medical precinct of Grafton and will add to the private hospital capabilities of the Clarence Valley Shire.

With regard to the above, it is considered that there are sufficient planning grounds to justify the contravention of the standards and that compliance with these standards would seem unnecessary in the case.

4) Development consent must not be granted for development that contravenes a development standard unless:

(a) the consent authority is satisfied that:

(i) the applicant's written request has adequately addressed the matters required to be demonstrated by subclause (3), and

Comment: The matters required to be addressed under subclause (3) have been demonstrated above.

(ii) the proposed development will be in the public interest because it is consistent with the objectives of the particular standard and the objectives for development within the zone in which the development is proposed to be carried out, and

Comment: The objectives of the Clause 4.3 Height of Buildings are:

(a) to achieve building design that does not exceed a specified maximum height from its existing ground level to finished roof or parapet,
(b) to ensure the height of buildings complements the streetscape and character of the area in which the buildings are located,
(c) to minimise visual impact, disruption of views, loss of privacy and loss of solar access to existing development.

It is contended that the proposal is consistent with the abovementioned objectives of the standard and that the integrity of Clause 4.3 would not be impacted upon via the approval of the proposed development. The following matters are considered relevant to assessing the merits of the proposed departure from the development standard and its consistency with the objectives of the standard:

- The encroachment above the maximum building height relates to the overall floor to ceiling height for the safe and efficient operation of a Health Services Facility on site and the need to achieve an appropriate level of flood immunity for the Hospital;
- The development is located immediately adjacent to an established medical precinct and the encroachment above the maximum building height will not generate any significant impact on the amenity of the locality. It is noted that the adjoining Grafton Base Hospital has not mapped height limit.

The proposal is considered to not be inconsistent with the objectives of Clause 4.3.

It is considered that the proposal would be in the public interest because it is consistent with the objectives of the particular standards and the objectives for development within the zone in which the development is proposed to be carried out. It will also add to the capacity of the Clarence Valley Shire in regards to the availability of private hospital beds and other specialist medical services not currently available.

(b) the concurrence of the Secretary has been obtained.

Comment: In accordance with *Varying Development Standards: A Guide August 2011*, Council has the assumed concurrence of the Secretary of NSW Department of Planning and Environment to approve proposed variations to Clause 4.3.

5) In deciding whether to grant concurrence, the Secretary must consider:

(a) whether contravention of the development standard raises any matter of significance for State or regional environmental planning, and

Comment: The proposal relates to a proposed Health Services Facility (Medical Centre and Private Hospital) immediately adjacent to an existing Hospital (Grafton Base Hospital). A variation is required to achieve the required building standards for floor to ceiling height for the safe and efficient operation of the 30-bed private hospital and to achieve an appropriate level of flood immunity for the Hospital component. The proposal does not raise any matters of State or Regional planning significance.

(b) the public benefit of maintaining the development standard, and

Comment: As the proposed development demonstrates consistency with the intent and objective of the development standard, the granting of a variance in this instance would not prejudice the future integrity of that standard nor impact upon the amenity of the locality.

The development of a Health Services Facility will provide additional medical and private hospital services which are increasing in demand within the Grafton area. The building bulk and scale is consistent to the adjacent existing medical precinct.

It is considered in this regard that there is no public benefit in maintaining the development standards in this instance.

(c) any other matters required to be taken into consideration by the Secretary before granting concurrence.

Comment: There are no other matters required to be taken into consideration by the Secretary's delegate.

With regard to the above, it is considered that there are sufficient planning grounds to justify the contravention of the standards and therefore compliance with the standards would seem unreasonable and unnecessary in the case.

3 – FIVE (5) PART TEST

In accordance with the Department of Planning and Environment's '*Varying development standards: A Guide, 2011*' written applications to vary development standards will not only address the above matters but may also address matters set out in the 'five part test' established by the NSW Land and Environment Court.

The 5 different ways in which an objection may be well founded and that approval of the objection may be consistent with the aims of the policy are discussed below.

1) the objectives of the standard are achieved notwithstanding noncompliance with the standard;

Comment: The objectives of the standard are achieved as outlined above. The proposed Health Services Facility (Hospital and Medical Centre) will not result in excessive overshadowing or loss of privacy for adjoining land and there is adequate provision of car parking, access and communal open space provided onsite. The Clause 4.6 variation is well founded on this test.

2) the underlying objective or purpose of the standard is not relevant to the development and therefore compliance is unnecessary;

Comment: This development standard outlines the desire of Clarence Valley Shire Council to ensure that appropriately scaled development is provided on the land. The encroachment of the building height is not considered to impact on the adjoining development, which is of a similar nature. The development also includes good design outcomes which integrate existing heritage elements, materials and colours evident in the surrounding streetscape. It is considered the proposed Health Services Facility will achieve a good level of amenity and support a developing medical precinct. It is unnecessary in the case to uphold this standard.

3) the underlying object or purpose would be defeated or thwarted if compliance was required and therefore compliance is unreasonable;

Comment: Compliance with the standard would result in the development not meeting the operational capacity of the Health Services Facility, therefore compliance to the maximum height would result in the development being defected or thwarted. The development will provide additional medical and private hospital services and add to the existing medical area servicing the greater Grafton community. It is not contended that the underlying object or purpose of Clause 4.3 would be thwarted if compliance was required.

4) the development standard has been virtually abandoned or destroyed by the council's own actions in granting consents departing from the standard and hence compliance with the standard is unnecessary and unreasonable;

Comment: The requested variation is not founded on the argument that Council has abandoned or destroyed the function of the standard. Rather, the variation is justified given that the objectives of the zone and standards are achieved and that the particulars of the development proposal are sufficiently unique to justify a variation to the standard.

5) *the compliance with development standard is unreasonable or inappropriate due to existing use of land and current environmental character of the particular parcel of land. That is, the particular parcel of land should not have been included in the zone*

Comment: Upholding the development standard is considered both unnecessary and unreasonable. The proposed Health Services Facility is consistent with the nearby medical nature of the area. The increase in height is due to the building standards for floor to ceiling height for the safe and efficient delivery of medical services and the need to achieved appropriate flood immunity.

The requested variation is not founded on the argument that the land should not have been included in the height limit area. Rather, the variation is justified given that the objectives of the zone and standards are achieved and that the particulars of the development proposal are sufficiently unique to justify a variation to the standard.

In consideration of the Land and Environment Court five part test, it is considered that the proposal would be consistent with a number of the tests and accordingly a departure from the standard can be supported.

4 – CONCLUSION

Considering the matters raised under Clause 4.6 of the Clarence Valley LEP 2011 and the 'Five Part' test, it has been demonstrated that there are sufficient planning grounds to justify the contravention of the standards and therefore compliance with the standards would seem unnecessary in the case.

Support for the proposed variation is respectfully requested.

Appendix J – Residential Zones Development Control Plan 2011 – Control Compliance Assessment

PART A. INTRODUCTION	
A2. What are the aims and objectives of the plan?	
The aim of the plan is to support and complement Clarence Valley Local Environmental Plan 2011 (CVLEP 2011) and to encourage well designed, high quality development within residential zones in the Clarence Valley. The objectives of the plan are: (a) To provide, setbacks, site coverage requirements, private open space controls and other development controls for residential zones. (b) To set out procedures for notification and advertising of development applications in residential zones. (c) To ensure that there is adequate provision for car parking facilities and for the safe and convenient circulation of all forms of vehicles, pedestrians and bicycles in the residential areas. (d) To provide controls for erosion and sediment control. (e) To provide controls to manage water in a sustainable way. (f) To provide subdivision and engineering standards. (g) To provide controls for advertising structures. (h) To ensure that development in flood prone areas is compatible with the flooding characteristics of the site and is designed so that the likelihood of damage to buildings, stock and equipment from floodwater is minimized.	**Noted**- The proposal is considered to be in line with the objectives of the plan.
A7. Consult with Council Staff	
If you are unsure of the controls applying on the land you are considering for development consult with Council's staff. You can contact Council's Development Planners or Building Surveyors between 8:30am and 11am Monday to Friday, or at other times by making an appointment. To discuss your development proposal you can arrange a meeting prior to lodging your Development Application with Council's Development Management Unit (DMU) for a small cost. The DMU includes a planner, building surveyor and an engineer. You need to contact Council's Customer Service Officers to arrange a DMU meeting.	**Noted.** A pre-lodgement meeting was held with Council. A copy of the minutes of the meeting are including under Appendix K.
A9. Variation to DCP controls	
Council can grant consent to a development proposal that does not comply with the specific requirements of this DCP after considering the particular merits of a development proposal. Justification for departure from the DCP requirements must be provided with the Development Application	**Noted.**

and the overall objectives of the DCP achieved.	
PART B. NOTIFICATION AND ADVERTISING OF DEVELOPMENT APPLICATIONS	
B2. What development applications require notification and what development applications require advertising?	
TABLE B1 Notification and Advertising of Development Applications in Residential Zones provides details on the types of development applications that require notification and the types of development applications that require both notification and advertising. TABLE B1 also lists the types of development that do not require notification. Uses not identified in TABLE B1 will be required to be notified. However, Council may advertise any application, if in its opinion advertising is warranted due to the nature of the development. **Note**. Exempt and complying development do not require development applications to be determined by Council and therefore do not require notification or advertising. Details of notification are provided in clauses B3 to B6. Details on advertising are provided in clauses B7 to B9.	**Noted.** 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.
PART C. GENERAL DEVELOPMENT CONTROLS FOR RESIDENTIAL ZONES	
C4. Streetscape Requirements	
C4.1. Presentation to the street New development should face the street. Long walls should be broken into sections by the use of bay windows, verandahs, balconies or wall offsets. This should create a balance between areas of solid wall and openings such as doors and windows. The main entry to a building should be visible from the street to convey a sense of address. Garages should not visually dominate the street frontage. They should preferably be set back behind the front facade of the dwelling or suitably screened.	**Complies** – New development has been designed to face Arthur Street where possible, and is broken into section by way of windows, materials and blade walls. Stage 1 of the development involves works to preserve the facade of the former Albion Hotel existing on site. This building is heritage listed and provides existing articulation to both Archer Street and Queen street by way of verandahs, awnings and balustrading. The main entry to the building (from Archer Street) is clearly defined and easily identifiable. Refer **Appendix A – Architectural Plans.**
C4.2. Setbacks Setbacks should provide sufficient space for landscaping and allow for the retention of existing vegetation where possible.	**Complies** - As per the tree clearing plan (refer **Appendix B – SLI & Tree Clearing Plan**), a number of street trees to the existing Albion Hotel façade are to be retained. Setbacks proposed to all new works are sufficient to allow on-site vegetation and landscaping where

	possible.
C4.3. Heritage New development near heritage buildings and in heritage conservation areas should be sympathetic in design and should not detract from the existing streetscape character.	**Complies –** The subject site is identified as a heritage item on the *Clarence Valley Local Environmental Plan 2011* (Clarence Valley LEP), Schedule 5 Environmental heritage, Part 1 Heritage Items, as follows: • *201 Queen Street, Grafton (Albion Hotel) – Lot A, DP 904084 – Item No I784* (refer **Appendix E – Heritage Assessment** for further details). The additions to the existing building are sympathetic in design and allow for the heritage component to remain at the forefront.
C4.4. Building height For most areas the maximum height of buildings is restricted to 9 metres. Both LEP and DCP height restrictions apply. In most areas where residential flat buildings are permitted and a maximum height limit of 12 metres applies, the streetscape will change over time.	**Variation Sought –** The proposed development does not comply. The specified height of building under the Clarence Valley LEP is maximum 9.0m. The development is proposed at a maximum building height of 15.89m, with a maximum lift overrun of 17.92m. Notwithstanding the above variation, the proposal is considered capable of support as follows: • The height of the proposed development is comparable to that of existing building heights on the adjacent lot (Grafton Base Hospital and associated buildings); • The highest elements of the buildings (lift overruns) are set back from the street so as reduce impact on pedestrian amenity; • The proposal provides for significant visual amenity at street level, including the retention and renovation of the heritage-listed Albion Hotel, such that any perceived impact of bulk ad scale is reduced when viewed from the streetscape; and • The land use proposed must meet

	PMF flood proofing requirements. See **clause 4.6** of the report for further detail.
C4.5 Buildings on corner blocks Buildings should be designed to relate architecturally to the corner position, to mark the corner. Blank walls should not be presented to either street frontage.	**Complies -** Stage 1 of the development involves works to restore the former Albion Hotel existing on site. This building is heritage listed and provides existing articulation to both Archer Street and Queen street by way of verandahs, awnings and balustrading.
C4.6. **Roofing** Variation in roof forms is encouraged to add interest to the streetscape. In established areas roofs should be compatible with the pitch, materials and colour of roofs of surrounding development. This helps to maintain the character of the street, but does not necessarily require all roof lines to look exactly the same However zincalume and white colorbond roofs will not be permitted where reflectivity and glare are a potential problem to adjoining residences. Where a metal roof is proposed colour details are to be submitted with a Development Application.	**Complies** – The proposal involves ample variation of roof form and height, including retention of the existing heritage-listed hipped roof of the former Albion Hotel.
C4.7. Fences and walls Front fences and walls should be compatible with the character of the locality.	**N/A** – the proposal does not involve a front wall or fence.
C4.8. Landscaping Landscaping provides an effective 'softening' of the hard edges of buildings and can be used to reduce the bulk and visual impact of development. Significant trees should be retained and incorporated into the landscaping. Landscaping should enhance the natural vegetation that surrounds the site. Existing vegetation and landscape elements, such as significant trees, rock formations and water courses should be considered and integrated with the landscape design. A Landscape Plan is required for all Development Applications on lots less than 560m². See Clause C22.	**Complies – Landscaping has been provided. Refer Appendix B – Statement of Landscape Intent.**
C5. Building Design Requirements	
C5.1. Siting Building design should take advantage of the sub-tropical climate, provide for views, provide outdoor living areas and provide protection from sun and rain. For example, the positioning of living rooms, balconies, windows and outdoor living areas should respond directly to views, breezes, sunlight and privacy.	**Complies** – the building has been sited to make best use of the site. Existing verandahs to the heritage-listed section have been retained and will take advantages of views, breezes and outdoor areas. Where possible, patient's rooms have been oriented to take advantage of natural sunlight and breezes.
C5.2.Cut and fill	**Complies –** Excavation associated with

The maximum height for cut and fill is 1.2 metres above or below the existing ground level, except where the cut and fill is incorporated into the design of the building. On steeper sites an excavation above 1.2 metre can be approved where it will be retained by the wall of the proposed building, e.g. under floor garage. Council may consider a variation to the 1.2 metre requirement, where an adequate area is available for battering and benching the cut area. In all cases adequate provision for surface and subsurface water drainage shall be made. Retaining walls shall be set in from boundaries so that agricultural pipes and crushed stone backfill can be wholly located within the subject property and surface water is not dammed or concentrated onto adjoining properties. Cut and fill must be approved by Council in conjunction with the Development Application. Full details of all proposed earthworks must be clearly indicated on plans and section drawings	the lift and stair shaft of Building B does not exceed 1.2m in depth. Refer **Appendix A – Architectural Plans.**
C5.3. **Energy Efficiency** The NSW Government Building Sustainability Index (Basix) covers most new residential development and is being phased in to cover alterations and additions. See www.basix.nsw.gov.au. Where Basix does not apply to residential alterations and additions, the following minimum requirements apply: (a) walls - sarking, (b) ceilings - R1.5 insulation, (c) roofs - reflective foil sarking, (d) glazing to provide adequate shading from summer sun and allow adequate winter sun entry, and (e) hot water system - if the hot water system is being replaced or an additional hot water system is being installed a gas, solar or heat pump system must be installed.	**N/A** - BASIX does not apply to this development as it is a non-residential proposal.
C5.4. Materials and colours The existing character of an area will often determine what colours and building materials are most appropriate, e.g. light weight materials and lighter colours may be more appropriate in coastal areas, while the use of traditional materials, such as timber cladding and corrugated metal roofs may be more appropriate in older areas. However zincalume and white colorbond roofs will not be permitted where reflectivity and glare are a potential problem to adjoining residences. Where a metal roof is proposed colour details are to be submitted with a Development Application	**Complies** – The materials and colours of the design are appropriate to the existing streetscape and complement the heritage-listed building on site.

Brickwork incorporating very strong colours or strong contrasts in colour should be limited to architectural details, i.e. trims, window surrounds and string courses. Details of colours must be submitted with a Development Application for residential flat buildings and multi dwelling housing.	
C5.5. Carports and garages Carport, garages, sheds and other buildings should be compatible with the building design and adjacent development in terms of height, roof form, detailing, materials and colours. For each dwelling, the maximum width of a garage or carport opening that faces the street should not exceed 2 car widths.	**N/A** – the proposed use is non-residential and this clause is not applicable.
C5.6 Enclosure of subfloor area All elevated buildings are to be provided with subfloor walls or sufficient infill panels to effectively screen the subfloor area from the street or any public area. The enclosure must return at least 1.8m down side walls not facing the street.	**N/A –** the proposed use is non-residential and this clause is not applicable.
C5.7. Privacy Direct overlooking of living areas of adjacent dwellings should be avoided by building layout, location and design of windows and balconies, screening devices and landscaping. Dwellings close to high noise sources (such as busy roads and industry) should be designed so that habitable rooms and private open spaces are located away from noise sources and are protected by walls, screens or landscaping.	**Complies –** The proposal being for a 'health service facility' does not include living areas normally associated with residential development. The proposal provides for a 3m setback from the eastern boundary, provides landscaping to this setback and utilises small fixed window along this elevation to ensure privacy is maintained to adjoining dwellings.
C5.8. Design Quality Principles for residential flat buildings. The design quality principles of SEPP 65 need to be considered in designing residential flat development where SEPP 65 applies. Refer to SCHEDULE C1 Design Quality Principles of SEPP 65.	**N/A** – the proposed use is non-residential and this clause is not applicable.
C6. – C12. are not applicable to this development	
C13. Building height	
C13.1. A maximum building height applies to all development of land in the R1 General Residential, R2 Low Density and R3 Medium Density residential zones. Clause 4.3 and the associated Height of Buildings Map in the CV LEP 2011 detail these controls. The CV LEP 2011 Height of Buildings Map should be checked to determine the maximum building height applying to any property /site. The height of a building is not to exceed the maximum height shown for the land on the Height of Buildings Map.	**Variation Sought –** The proposed development does not comply. The specified height of building under the Clarence Valley LEP is maximum 9.0m. The development is proposed at a maximum building height of 15.89m, with a maximum lift overrun of 17.92m. Notwithstanding the above variation, the proposal is considered capable of

<table>
<tr><td colspan="2">A maximum building height does not apply to land in the R5 Large Lot Residential Zone.
Refer also to clause 30 for building heights for sheds and outbuildings.
Note: The maximum building heights are summarised in TABLE C3.</td><td>support as follows:
• The height of the proposed development is comparable to that of existing building heights on the adjacent lot (Grafton Base Hospital and associated buildings);
• The highest elements of the buildings (lift overruns) are set back from the street so as reduce impact on pedestrian amenity;
• The proposal provides for significant visual amenity at street level, including the retention and renovation of the heritage-listed Albion Hotel, such that any perceived impact of bulk ad scale is reduced when viewed from the streetscape.
• The land use proposed must meet PMF flood proofing requirements.

See clause 4.6 of the report for further detail.</td></tr>
<tr><td colspan="2">TABLE C3</td><td></td></tr>
<tr><td>Maximum Height Limit (metres) Land in Residential Zones</td><td>Maximum Height Limit (metres) Land in Residential Zones</td><td>N/A</td></tr>
<tr><td>12</td><td>R3 zone in Yamba Hill, except land on the eastern side of Ocean and Pilot Streets.
Refer to Part N</td><td>N/A</td></tr>
<tr><td>10</td><td>R2 and R3 zones in Angourie.
Refer to Part P</td><td></td></tr>
<tr><td>9</td><td>R1, R2 and R3 zones, except at Yamba Hill, Angourie and land behind coastal dunes at Diggers Camp, Minnie Water, Sandon and Wooli.</td><td>Applicable</td></tr>
<tr><td>6.5</td><td>- Land behind the coastal dunes at Diggers Camp, Minnie Water, Sandon and Wooli.
- Land on the eastern side of Ocean and Pilot Streets, Yamba Hill.</td><td>N/A</td></tr>
<tr><td colspan="2">C13.2. Maximum top plate height of buildings.</td><td rowspan="4">Variation Sought – The proposed development does not comply. The specified height of building under the Clarence Valley LEP is maximum 9.0m.

The development is proposed at a</td></tr>
<tr><td colspan="2">Where a maximum building height limit applies to land, a maximum top plate building height applies as shown in TABLE C4.</td></tr>
<tr><td colspan="2">TABLE C4</td></tr>
<tr><td>Maximum height of</td><td>Maximum height to the top</td></tr>
</table>

<table>
<tr><td><table>
<tr><td>building metres</td><td>plate of building metres</td></tr>
<tr><td>6.5</td><td>4</td></tr>
<tr><td>9</td><td>6.5</td></tr>
<tr><td>12</td><td>9.5</td></tr>
</table>
The top plate building height is measured from ground level (existing) to where the roof beams meet the top plate.
In the case of skillion roofs, the maximum height to the top plate is to be measured to the lower point at which the roof beams meet the top plate.
Variations to the top plate height controls for dwelling houses will be considered on merit for single storey houses on steep slopes.
Note: Measurement of height limits are taken from the ground level after filling to meet flood controls requirements, as long as the fill required is less than 1 metre.
Note: For Angourie see Part P, Wooli see Part V and Yamba Hill see Part W.</td><td>maximum building height of 15.89m, with a maximum lift overrun of 17.92m.

Notwithstanding the above variation, the proposal is considered capable of support as follows:
• The height of the proposed development is comparable to that of existing building heights on the adjacent lot (Grafton Base Hospital and associated buildings);
• The highest elements of the buildings (lift overruns) are set back from the street so as reduce impact on pedestrian amenity;
• The proposal provides for significant visual amenity at street level, including the retention and renovation of the heritage-listed Albion Hotel, such that any perceived impact of bulk ad scale is reduced when viewed from the streetscape.
• The land use proposed must meet PMF flood proofing requirements.

See **clause 4.6** of the report for further detail.</td></tr>
<tr><td colspan="2">C15. Variation to the Maximum Height of a Building</td></tr>
<tr><td>A variation to the maximum height of buildings as identified on the Clarence Valley LEP 2011 Height of Buildings Map may be achieved by using clause 4.6 (2) Exceptions to development standards in the following circumstances:
(a) to meet flood control requirements of Part D of this DCP only if the fill required is less than 1 metre in height, or
(b) to enable development to be stepped down a steep slope where a 6.5 metre maximum building height applies.</td><td>**Noted.** See **clause 4.6** of the report for further detail.</td></tr>
<tr><td colspan="2">C16. Setbacks</td></tr>
<tr><td>**C16.1.** Setbacks are required to meet the following objectives:
- sufficient separation of buildings to provide privacy and sunlight access for neighbouring dwellings
- buildings setback from the street to provide adequate space for landscaping, privacy and an attractive streetscape.
- a design that reduces the apparent bulk of the new buildings.
All development in R1, R2, R3 and R5 residential zones</td><td>**Noted.**</td></tr>
</table>

<table>
<tr><td>must comply with the following setbacks, except where setbacks are identified in another Part of this DCP. For example, See PART P for Angourie setbacks.
Unroofed patios, no greater than 600 mm. above ground level, will be permitted to extend 1.2 metres beyond the front setback but must not have balustrades.</td><td></td></tr>
<tr><td>NOTE: Building line or setback is defined in the CV LEP 2011, as below:
Building line or setback means the horizontal distance between the property boundary or other stated boundary (measured at 90 degrees from the boundary) and:
(a) a building wall, or
(b) the outside face of any balcony, deck or the like, or
(c) the supporting posts of a carport or verandah roof, whichever distance is the shortest.</td><td>Noted.</td></tr>
<tr><td>C16.2. In the R1, R2 and R3 zones minimum setbacks are as follows:
- Front - 6 metres
-Side and rear- as set out in the TABLE C5 below, unless zero setback provisions are to be used.

TABLE C5
<table><tr><th>Maximum height metres</th><th>Side & rear setbacks Distance to wall</th></tr><tr><td>6.5</td><td>900mm</td></tr><tr><td>9</td><td>1.5 metres</td></tr><tr><td>12</td><td>3 metres</td></tr></table></td><td>Partially complies – The proposed development provides for a 6.0m front setback to Arthur Street, with the exception of existing development proposed to be renovated (structures associated with the former Albion Hotel).
The development provides 3m setback to the residential development on the south-western boundary.

The development provides a 1.16m - 0.1m setback to the northern-most boundary (adjacent to Grafton Base Hospital). Notwithstanding the variation, it is considered that the setback can be supported as follows:
• The adjacent development (Grafton Base Hospital) is of a similar medical use and nature to that proposed on the site and thus no land use conflicts will occur.
• Physical development on the site and the adjoining property (Grafton Base Hospital) is separated by an internal vehicle access driveway and car parking area. Therefore, the reduced setback does not result in any overlooking issues.
• The reduced setback does not result in any overshadowing issues.</td></tr>
</table>

C16.4. Setbacks from Services Buildings should not be built over any registered easement, sewer main or water main. All buildings should be setback 1.5 metres from any sewer main. All buildings should be setback a minimum of 1.5 metres from any sewer main that is less than 1.5 metres deep. Where the sewer is between 1.5 metres and 3 metres deep, the minimum setback from buildings should be 2.5 metres. Where the sewer is greater than 3 metres deep, the minimum setback for buildings will be determined by Council staff following an assessment of maintenance and access requirements. For detailed engineering requirements for setbacks to sewer lines see Council's Policy for Building in Close Proximity to Sewers No. 1.42. Consult with Council's Engineering staff when the proposed development is close to any easement or required easement setback.	**Complies** – the proposed development does not impact on any existing services.
C16.5. Secondary Frontage Setbacks For development on corner sites, the secondary frontage should have a minimum setback from the property boundary as follows; - R1, R2 and R3 zones - 3.5 metres. - R5 zone - 6 metres.	**N/A** – The existing former Albion Hotel already fronts the site's secondary street frontage (Queen Street), with a nil setback. This building is heritage listed and will not be removed.
C17. Variation to Setbacks	
C17.1. New development should complement the existing setback pattern in the street, be it uniform or varied. Variation to reduce the front setback will be considered where existing front setbacks in the R1, R2 and R3 zones are not 6 metres and in the R5 zone are not 10 metres. A variation to a setback will be considered on merit.	**N/A** – the development is compliant with the front setbacks to Arthur Street.
C17.2. Where the established front setback in R1, R2 and R3 zones is greater than 6 metres and in the R5 zones greater than 10 metres then the established setback should be maintained. For example, in parts of Junction Hill a 7.6 metre front setback has been established and there is an existing 20 metre front setback in some rural residential areas.	**N/A** – the development is compliant with the front setbacks to Arthur Street.
C17.3. Any request to vary the front setback should meet the setback objectives and address the following; (a) the position of adjacent buildings and their residential character (b) location of existing vegetation (c) the effect on sightlines and visibility for pedestrians and vehicles (d) size, shape and grade of the lot. (e) the facade of the proposed building or buildings which will face the street and the proposed landscaping	**N/A** – the development is compliant with the front setbacks to Arthur Street.

which is visible from the street. (f) the proposed location of any private open space, courtyard or landscaped areas. (g) the orientation of the allotment and the proposed siting of the dwelling with regard to the sun and prevailing winds. Reasons for the variation must be provided. Eg. steep slope, existing setback is 4 metres, solar access, etc.	
C17.4. Courtyard walls or other screening of private open space will be permitted forward of the 6 or 10 metre front setback if; (a) visibility for traffic is not detrimentally affected. (b) The orientation of the lot requires the setback area to be used as private open space. (c) the amenity and landscaping are enhanced.	**N/A** – the development is compliant with the front setbacks to Arthur Street.
C17.5. Variation to side and rear setbacks will be considered on merits if a better development outcome or clear advantages in other aspects of the design are achieved with regard to overshadowing and overlooking. Compensatory setbacks elsewhere in a development will be considered in granting variation to side and rear setback requirements.	**Variation requested -** The development provides a 1.16m - 0.1m setback to the northern-most boundary (adjacent to Grafton Base Hospital). Notwithstanding the variation, it is considered that the setback can be supported as follows: • The adjacent development (Grafton Base Hospital) is of a similar medical use and nature to that proposed on the site and thus no land use conflicts will occur. • Physical development on the site and the adjoining property (Grafton Base Hospital) is separated by an internal vehicle access driveway and car parking area. Therefore, the reduced setback does not result in any overlooking issues. • The reduced setback does not result in any overshadowing issues.
C18. Zero Setbacks	
Applications for zero lot line development (zero setbacks) will be considered in R1, R2 and R3 zones where the relevant lot or lots are part of an integrated subdivision design and provision is made for adequate easements on adjoining properties for maintenance and support. A zero side setback can apply if; (a) there is no significant overshadowing and no additional overshadowing of adjoining land. (b) there are no windows or openings. (c) the eaves do not overhang. (d) the building is no higher than 4 metres to where the roof beams meet the top plate and 6.5 metres to the highest point on the roof.	**N/A** – no zero setbacks are proposed. The proposal maintains existing section of zero lot setback.

(e) The wall has the applicable fire rating under the BCA. Consideration of zero setbacks for infill development, where the proposal is not part of an integrated development, will only be considered for garages, carports and similar buildings/structures and where the wall on the boundary has a maximum length of 7 metres.	
C19. Landscaped Area Requirements in R1, R2 and R3 zones	
C19.1. All development on land in the R1 and R2 Low Density Residential zone must have a minimum of 45% of the site area as landscaped area, unless a landscaped area requirement is identified in another clause of this DCP.	**Variation requested -** The development provides approximately 218.5m2 of landscaped area. This represents approximately 10.5% landscape area. Notwithstanding the variation, it is considered that the landscape area can be supported as follows: • The adjacent development (Grafton Base Hospital) is of a similar medical use and nature to that proposed on the site and thus no land use conflicts will occur. • Landscaping is focused on the interface with the street and interface with the adjoining residential properties ensuring the intent for the provision of landscaping is maintained. • The controls are intended to guide development of residential uses, the proposal being a 'health services facility' is somewhat unique in its application and assessment of the landscaping area on its merit will not set a negative precedent.
C19.2. All development on land in the R3 Medium Density Residential zone must have a minimum of 35% of the site area is landscaped area.	**N/A** – the proposal is in the R1 zone.
C19.3. A Development Application must clearly indicate the area designed to meet the landscaped area requirements. Dimensions must be shown on the plans.	**Complies** – refer to **Appendix A** and **Appendix B** for details.
C20. and C21. are not applicable to this development	
C22. Do you need to submit a Landscape Plan with your development application?	
C22.1. A Landscape Plan is required for all development applications on lots less than 560m².	**N/A** – the site is larger than 560m². Notwithstanding, a landscape plan has been provided for the development. Refer **Appendix B**.
C22.2. Species used should be local indigenous plant species. No noxious weeds or weed species registered	**Complies** – Refer **Appendix B**

on the Bushland Friendly Nursery Scheme should be used in the landscaping. See www.northcoastweeds.org.au for details on weed species and native alternatives. Landscaping should complement the building design and function of the development. Plant species need to be carefully selected. Crime prevention must be considered in designing landscaping.	
C22.3. The Landscape Plan submitted with the Development Application must provide enough detail to enable assessment of the proposed landscaping in relation to the landscaping complementing the building design, water sustainability and crime prevention. Where full plant species details are not provided with the Development Application, an approval will include a condition requiring a detailed Landscape Plan prior to release of the Construction Certificate.	**Complies** – Refer **Appendix B**
C23. is not applicable to this application	
C24. Provision of Essential Services	
C24.1. **General** The controls in this part of the DCP provide further guidance in relation to clause 7.10 Essential Services of the Clarence Valley LEP 2011. Refer also to Part J of this DCP. Clause 7.10 requires Council to be satisfied that any utility infrastructure that is essential for the proposed development is available or that adequate arrangements have been made to make that infrastructure available. Such infrastructure includes the supply of water, electricity, the disposal and management of sewage, stormwater management, telecommuncations and suitable road access.	**Noted.**
C24.2. Supply of water (a) Subdivision and development must be connected to a reticulated town water supply system at a point acceptable to Council. Variations to this requirement may be considered where reticulated services are not currently available to the property and extension of those services is not environmentally and/or economically realistic. **Note;** - Under section 124 of the Local Government Act Council can require premises that are situated within 225 metres of a water pipe of the Council to be connected to Council's water supply. - Water and sewer connection is to comply with minimum sewer and water connection requirements set out in Council's Sewer and water connection policy.	**N/A** – the proposed development does not include dwellings. Notwithstanding, the lot is connected to reticulated town water supply already.

<table>
<tr><td>(b) Hydraulic details, prepared by a suitable qualified hydraulic consultant, must be provided for water supply work (including fire services) in all new multi dwelling housing and residential flat buildings. These details are to be submitted to Council for approval prior to issue of the Construction Certificate.
(c) In areas where a reticulated water supply is not available or connection to such is deemed unacceptable a domestic water storage capacity (i.e. for a dwelling house) of 45,000 litres must be provided.
(d) Where more than 2 Class 1a dwellings are to be erected on a property and any of those dwellings are more than 90 metres from a street hydrant, an on-site fire hydrant must be provided. The fire hydrant system shall comply with AS 2419.1.
(e) On land in bush fire prone areas that is not serviced by a reticulated water supply, a water supply reserve must be provided for fire fighting purposes. The water requirements for fire fighting purposes in TABLE C6 must be met.</td><td></td></tr>
<tr><td>TABLE C6<table><tr><td>Development Type Water Requirement</td><td>Development Type Water Requirement</td></tr><tr><td>Dwellings on lots < 1,000m2</td><td>5,000 litres/lot</td></tr><tr><td>Dwellings on lots 1,000-10,000m2</td><td>10,000 litres/lot</td></tr><tr><td>Dwellings on lots > 10,000m2</td><td>20,000 litres/lot</td></tr><tr><td>Dual occupancy</td><td>2,500 litres/dwelling</td></tr><tr><td>Townhouses and units</td><td>5,000 litres/unit up to 20,000 litres maximum</td></tr></table></td><td></td></tr>
<tr><td>Refer to the NSW Rural Fire Service current publication, Planning for Bushfire Protection 2006.</td><td></td></tr>
<tr><td>C24.3. Disposal and management of sewage</td><td></td></tr>
<tr><td>(a) Subdivision and development must be connected to a reticulated sewerage system. Where connection to a reticulation sewerage system is not available nor otherwise possible, wastewater disposal must comply with the Clarence Valley Council On-site Wastewater Management Strategy 2005.
(d) Hydraulic details, prepared by a suitable qualified hydraulic consultant, must be provided for sewer work in all new multi dwelling housing and residential flat buildings. These details are to be submitted to Council for approval prior to issue of the Construction Certificate.</td><td>Complies – the lot is connected to a reticulated sewerage system already.</td></tr>
<tr><td>C24.4 Supply of electricity</td><td></td></tr>
<tr><td>(a) Development must be connected to a mains power supply. Connection to an underground power network is required unless the lot has frontage to a road which</td><td>Complies – the lot is connected to a mains power supply.</td></tr>
</table>

is serviced by an existing overhead electricity service or where the energy provider determines the ground conditions are unsuitable for underground provision of services. Refer also to Part J11.1. (b) Alternative power sources can be considered where the economic cost and likely environmental impact of connections is unacceptable.	
C24.5. Provision of suitable road access	
Development (including dwelling houses/residential development) and subdivision must be serviced by a sealed constructed vehicular access that has direct frontage to a road that is listed in Councils adopted Road Maintenance Policy, that is Councils' Road Asset (Maintenance) List; the standard of road access is to comply with Part J of this DCP, the Northern Rivers Local Government Development and Design Manual, the Northern Rivers Local Government Construction Manual. A lesser standard may be considered having regard to the nature and scale of the proposed development, the context of the site and locality and the Northern Rivers Local Government Development and Design Manual, the Northern Rivers Local Government Construction Manual.	**Complies –** the development is serviced by a sealed and constructed road with direct frontage to a public road.
C24.6 Storm water Management	
Development must comply with the requirements of Part H Sustainable Water Controls and Part I Erosion and Sediment Control and the latest Northern Rivers Design Manuals.	**Complies** – the development complies with the requirements of Part H Sustainable Water Controls, Part I Erosion and Sediment Control and the latest Northern Rivers Design Manuals. Refer **Appendix C – Servicing Report**.
C24.7. Provision of other services and infrastructure	
Development must be serviced by telecommunications and street lighting, as further provided for in Part J11.	**Complies** – The development is serviced by telecommunications and street lighting.
C25. Development on flood liable land	
Development of flood prone land must comply with the requirements of PART D of this DCP.	**Complies –** the site is located within flood prone mapping. A Flood Management Plan has been included as **Appendix D** and demonstrates compliance with the requirements of Part D of the DCP.
C26. is not applicable to this development	
C27. Development of land with Acid Sulfate Soils	
Specific controls apply to disturbance of land classified and identified as Acid Sulphate Soils On the Clarence Valley LEP 2011 Acid Sulphate Soils Map. See CV LEP 2011 clause 7.1 Acid Sulphate Soils.	**Complies** – The subject site is identified as having Class 4 Acid Sulfate Soils as per the mapping for the Clarence Valley LEP 2011. The development does not require works which are more than 2.0m below the natural ground level and does not lower the groundwater table by more than 2m. No further acid

	sulfate soil investigations are required.
C29. Waste Management	
C29.1. Any waste that is generated must be disposed of in accordance with the Protection of the Environment & Operations Act 1997 and Regulations and the Local Government Act 1993. Waste management must be based on the principles of waste avoidance and maximising reuse and recycling of materials. All demolition and construction waste should be separated for reuse or recycling wherever possible. Details of the waste management strategy for a development (both construction and operational phases) must be submitted to Council when a development application is lodged. In multi dwelling housing developments provision should be made for the storage of a garbage and recycling 240 litre 'wheelie bin' (mobile garage bin MGB) at each unit/dwelling. The storage location must be easily accessible to the occupant and to the collection point. In large multi dwelling housing and residential flat building developments, Council may require access to the site by waste collection vehicles. This will require internal access roads to be of a standard suitable for a collection vehicle. In large multi level developments, containing units without ground level access, an appropriately located and screened waste bin enclosure must be provided. The enclosure shall have capacity to store a 240 litre garbage and recycling bin for every two units.	**Complies -** Any waste generated by this proposal will be disposed of in accordance with the Protection of the Environment & Operations Act 1997 and Regulations and the Local Government Act 1993. Refer Waste Management Plan included under **Appendix F**
C29.2 Liquid Waste Any processes that generate liquid wastes must have measures in place to dispose of the waste. A trade waste application must be made to Council under section 68 of the Local Government Act when liquid trade waste is proposed to be discharged to Council's sewer. Application forms are available from Council and provide details that must accompany the application prior to any work being undertaken. Typically, such waste will need pre-treatment to remove oils, greases etc., using an approved device.	**Noted.** A trade waste agreement will be sought after issue of development consent. A relevant condition of consent is requested in this regard.
C29.3 Solid Waste Provision must be made for waste to be disposed of in a safe, tidy and environmentally responsible manner. The principles of waste avoidance, reuse and recycling must be followed to develop a sustainable approach to waste management.	**Complies –** Solid waste will be disposed of in a safe, tidy and environmentally responsible manner, with focus on the principles of waste avoidance, reuse and recycle.
C30. Is not applicable to this application	
C31. Fences and walls	
C31.1. On land in R1, R2, R3 and R5 zones front fences and side fences forward of the building line should	**N/A** – no front or side fences are proposed.

have a maximum height of 1.2 metres except on corner allotments. On corner allotments fences are not to exceed 900mm in height within 6 metres of the corner of the boundary of the allotment that marks the junction of the two streets.	
C31.2. On land in R1, R2, R3 and R5 zones fences not located within the front setback area are to be a maximum of 1.8 metres. Fences to a height of 1.8 metres may be permitted within the front setback area on a road with high traffic noise or where the main area of private open space is located at the front of the dwelling to achieve optimum solar access and require an application. Adequate safety for driveway access must be considered where front fences are higher than 1.2 metres. For example, setting the fence back or lowering the fence height adjacent to the driveway, or constructing the fence on an angle.	**N/A** – no front or side fences are proposed.
C31.3. On land in the R5 zone fences should not detract from the rural character of the locality. This means that in most cases extensive colorbond fencing should not be used.	**N/A** – the development is not in the R5 zone
C31.4. Where a fence to a height of 1.8 metres is to be constructed within the front setback area the following apply; (a) 50% of the fence is to be open (not solid); and (b) the fence is compatible with the dwelling; and (c) the fence is to be constructed of materials compatible with the dwelling/building and character of the locality; and (d) the front setback area is the dwelling's main area of private open space; and (e) safe driveway access. Variation to fencing controls will be considered on merit.	**N/A** – no front or side fences are proposed.
C31.5. Some fences may not require approval of a Development Application if the exempt development requirements are met. Refer to State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 (Parts 1 and 2) CV LEP 2011 clause 3.1 Exempt development and Schedule 2 Exempt Development.	**N/A** – no front or side fences are proposed.
PART D FLOODPLAIN MANAGEMENT CONTROLS	
D3.2 Prescriptive Controls	
Schedules D3 and D4 outline the controls relevant to each of the floodplains to which this Plan applies. Compliance with the prescriptive controls as defined in Schedules D3 and D4 is deemed to comply with the performance criteria specified in Clause D3.1 unless, in Council's opinion, particular circumstances apply that require a variation in light of D3.1.	**Complies –** the site is located within flood prone mapping and within the Grafton Floodplain. A Flood Management Plan has been included as **Appendix D** and demonstrates compliance with the requirements of Part D of the DCP.

Proposals seeking a variation to the prescriptive controls specified in Schedules D3 or D4 will need to be justified in terms of the performance criteria under D3.1.	
D4. Are there Special Requirements for Fencing?	
D4.1 Performance Criteria Development involving fencing must also comply with the following performance criteria: (a) Fencing is to be constructed in a manner that does not affect the flow of flood waters so as to detrimentally increase flood affects on surrounding land. (b) Ability to be certified by a suitably qualified engineer, that the proposed fencing is adequately constructed so as to withstand the forces of floodwaters, or collapse in a controlled manner to prevent the undesirable impediment of flood waters.	**N/A** - no fencing is proposed.
D4.2 Prescriptive Controls The following prescriptive controls also apply to development involving fencing within a floodway:	**Noted.**
D4.2.1 Fencing within a Floodway will not be permissible except for security /permeable/ open type/safety fences of a type approved by Council. Council may require such fencing to be able to be opened at the bottom with the force of floodwaters. (This requirement may be secured by a Section 88B instrument burdening the title of the land).	**N/A** - no fencing is proposed.
D4.2.2 An applicant will need to demonstrate that the fence would create no impediment to the flow of floodwaters. Appropriate fences must satisfy the following:- (a) An open collapsible hinged fence structure or pool type fence; (b) Other than a brick or other masonry type fence (which will generally not be permitted); or (c) A fence type and siting criteria as prescribed by Council.	**N/A** - no fencing is proposed.
D4.2.3 Other forms of fencing will be considered by Council on merit.	**N/A** - no fencing is proposed.
D5. Are There Special Controls for Filling of Flood Liable Land?	
D5.2 Prescriptive controls	
The following development controls apply to development involving filling on flood liable land.	**Noted.**
D5.2.1 The flood impact of the development to be considered to ensure that the development will not increase flood affects elsewhere, having regard to: (i) loss of flood storage; (ii) changes in flood levels and velocities caused by alterations to the flood conveyance; and (iii) the cumulative impact of multiple potential developments in the floodplain. An engineer's report	**Complies** – the flood impact of the development has been considered and assessed. Refer **Appendix D** for further details.

may be required to address potential impacts.	
D5.2.2 If a Flood Storage Area has been defined in the floodplain, any filling of the floodplain inside this area is not permitted as it will reduce the volume of flood storage available on the floodplain and increase flood effects elsewhere, except: i) where this occurs in conjunction with compensatory excavation, or ii) where, in Council's opinion, such impacts are likely to be negligible	**Complies -** Proposed development will result in minimal loss of flood storage. Note the site incorporates an undercroft parking area which is close to the existing natural surface levels. Refer to **Appendix D** for details.
D5.2.3 Notwithstanding Clause D5.2.2 no net filling of land is permitted in Grafton, South Grafton and the Heber Street Catchment within the Grafton floodplain, below levels 4.2, 4.65 and 5.7 metres AHD respectively.	**N/A** – no net filling is proposed on site.
D5.2.4 Where compensatory excavation and fill works are proposed in a flood storage area, an engineers report will be required to demonstrate compliance with Clause D5.2.1.	**Complies** – refer to **Appendix D**.
D6. Are There Other Special Considerations for Development in a Floodplain?	
When assessing proposals for development or other activity within the floodplain, Council will take into consideration the following specific matters. (a) Measures employed to mitigate the potential impact of flooding (eg. house raising) must be undertaken in a manner which minimises the impact upon the amenity and character of the locality. (b) The design of car parking (enclosed or uncovered) and associated driveways should not result in unacceptable environmental or amenity impacts. Unacceptable impacts may include visual intrusion from elevated driveways and parking structures and overshadowing of adjoining residential properties in excess of Council's relevant standards. (c) The proposal must not constrain the orderly and efficient utilisation of the waterways for multiple purposes. (d) The proposal must not adversely impact upon the recreational, ecological, aesthetic or utilitarian use of the waterway corridors, and where possible, should provide for their enhancement. (e) Proposals for house raising must provide appropriate documentation including: i) a report from a suitably qualified engineer to demonstrate that the raised structure will not be at risk of failure from the forces of floodwaters in a 100 year flood; and ii) the provision of details such as landscaping and architectural enhancements which ensure that the resultant structure will not result in significant adverse impacts upon the amenity and character of an area.	**Noted.**

(f) Notwithstanding any other provision where a property is identified within a Voluntary Acquisition Scheme area, Council will only consent to further development being "concessional development"; provided: (i) the development is for only minor works such as small awnings over existing balconies or in-ground swimming pools; and (ii) the capital investment intended for the property is, in the opinion of Council, not greater than the minimum required to satisfy acceptable standards.	
PART E VEGETATION CONTROLS	
E1. Where do controls for preservation of native vegetation apply?	
E1.1 Controls for preservation of native vegetation apply to all land within zone R1 General Residential, R2 Low Density Residential, R3 Medium Density Residential and R5 Large Lot Residential under *Clarence Valley Local Environmental Plan 2011* (CVLEP 2011).	**Noted.**
E1.2 This part takes effect from the commencement of the Clarence Valley Local Environmental Plan 2011.	**Noted.**
E3. When is Development Consent or a Native Vegetation Works Permit required?	
E3.1 Development consent is required for clearing of native vegetation when the clearing is not associated with an approved or lawful use of the land.	**Noted.**
E3.2 A **native vegetation works permit** is required for clearing of native vegetation that is ancillary to an approved or lawful use of the land.	**Noted.**
PART F. HERITAGE CONSERVATION	
F3 Where do the controls for heritage conservation apply?	
This Chapter of the DCP applies to the following land within the Clarence Valley Local Government Area: (i) land upon which an item or a draft item of environmental heritage as listed under Schedule 5 of the Clarence Valley Local Environmental Plan 2011 is situated; or (ii) land that is located within one of the Heritage Conservation Areas or a draft Heritage Conservation Area as contained in Schedule 5 of Clarence Valley Local Environmental Plan 2011- refer also to Schedule F1 Heritage Conservation Areas; or (iii) land that is located adjacent to, or within the vicinity of a heritage item or heritage conservation area (or within the visual catchment of a heritage site). **Note:** 'Within the vicinity' is generally the streetscape surrounding the item including the opposite side of the road, including vistas to and from the site. In rural	**Noted.** 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.

areas, the impact of a development could include a wider area. This will be assessed on the merits of each case.	
F4 Development Application Information Requirements and Matters for Consideration	
Applicants will be required to include information with a Statement of Environmental Effects (SEE) addressing the following matters when submitting a development application for works to a heritage item or within a Conservation Area. These matters will be assessed by Council when determining the application. a) The heritage significance of the item. b) The extent to which the carrying out of the proposed development would affect the significance of the heritage item and its setting, or the heritage significance and heritage character of the Conservation Area c) Whether any stylistic, horticultural or archaeological features of the building or item or its setting should be retained. d) The scale, height, bulk, setbacks, the pitch and form of any roof and proportions of the proposed development and how it relates to it's streetscape context. e) The colour, texture, style, size and type of finish of any materials (including signage) to be used on the exterior of the building f) The style, proportion and position of openings for any windows and doors which will result from, or be affected by, the carrying out of the development. g) The appropriate management, establishment or reinstatement of landscape features; and the style, type and height of any fencing. h) Whether the building or work constitutes a danger to the users or occupiers of that item or to the public.	**Complies** – 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** and Sections 2.3 and 2.4 of the SEE.
F5 Statements of Heritage Impact and Conservation Management Plans	
In some cases, especially where demolition is proposed, applicants may be required to submit a Statement of Heritage Impact and/or a Heritage Conservation Management Plan, prepared by an appropriately qualified specialist, to enable the Council to fully consider the significance of the building and the impact of the proposed development on the item and its setting. Guidelines for heritage impact statements and conservation management documents (including conservation management plans can be accessed and viewed on the "Heritage Branch's" website by using the following link: http://www.heritage.nsw.gov.au/03_index.htm#impact	**Complies** – refer to the Heritage Assessment contained under **Appendix E** and Sections 2.3 and 2.4 of the SEE.
F8 Development in the vicinity of a Heritage Item or within a Heritage Conservation Area	

In assessing a development proposal that is located in the vicinity of a Heritage Item or heritage conservation area, Council will consider the impact of the development on the heritage significance of the heritage item or character, of the relevant heritage conservation area, having regard to the objectives and controls.	**Complies** – refer to the Heritage Assessment contained under **Appendix E** and Sections 2.3 and 2.4 of the SEE.
F8.2 Controls	
1. Development on land adjacent to, or within the vicinity of a heritage item or a heritage conservation area should not detract from the identified significance or setting of the heritage building or the heritage conservation area. 2. Where development is proposed adjacent to or within the vicinity of a heritage site or heritage conservation area, the following matters must be taken into consideration:- (a) The character, siting, bulk, scale, height and external appearance of the development; (b) The visual relationship between the proposed development and the heritage item or heritage conservation area; (c) The potential for overshadowing of the adjoining heritage item or any building within a heritage conservation area; (d) The colours and textures of materials proposed to be used in the development; (e) The landscaping and fencing of the proposed development; (f) The location of car parking spaces and access ways into the development; (g) The impact of any proposed advertising signs or structures; (h) the maintenance of the existing streetscape, where the particular streetscape has significance to the heritage site including impact on grassed verges in the road reserve; (i) The impact the proposed use would have on the amenity of the heritage site; and (j) The effect the construction phase will have on the well being of a heritage building. 3. Development in the vicinity of a heritage item should give strong regard to any significant views to and from the heritage item or heritage conservation area and any public domain area. 4. Where subdivision is proposed in the vicinity of a heritage item, the impact of future development of the lots should be considered.	**Complies** – refer to the Heritage Assessment contained under **Appendix E** and Sections 2.3 and 2.4 of the SEE.
PART G. PARKING AND VEHICULAR ACCESS CONTROLS	
G2. Number of Car Parking Spaces	

1. The number of car parking spaces required for different land uses should be provided in accordance with TABLE G1. 2. When calculating the number of car spaces required, any part spaces must be rounded up to the nearest whole number. 3. Where a land use is not included in TABLE G1 consult Council for requirements, which will usually be based on the RTA publication, "Policies, Guidelines and Procedures for Traffic Generating Developments". 4. All car parking spaces must be provided on-site. 5. Large scale development may require a Parking Study to determine the number of car parking spaces. Where developments are subject to a parking study, the applicant will be required to undertake a parking study of a similar type of development, in a similar location, to determine the number of parking spaces required for the proposed development. See Clause G10. 6. Car parking for disabled persons must be provided where disabled access to the building is required. The minimum number of car spaces to be provided for people with access disabilities must meet the requirements of the Building Code of Australia (BCA). 7. Car parking standards apply to extensions to an existing building and to a change of the use of a building or land. If the number of spaces required exceeds that provided by the existing use, then the additional spaces must be provided or a variation to DCP requirements obtained. 8. Where the proposed development incorporates multiple uses, the parking requirement for the total development will be the sum of the parking spaces required for each of the individual land uses. 9. Stacked car parking will not be accepted. 10. Adequate spaces for service vehicles likely to be located on-site need to be provided according to relevant vehicle types and sizes. The number of delivery/service vehicles required for should be provided in accordance with TABLE G2.	**Complies** – Refer to the car parking calculations of the SEE and within **Appendix G – Traffic Impact Assessment**.
G2.1. Calculation of Parking Credit and Debit	
To determine what credit will be given for the current land use on a site and how many car spaces are to be provided on site, and/or how many car spaces may need to be paid for through Section 94 Contributions, the following formula must be used: a) Calculate the number of spaces required for the current land use, under the provisions of this DCP. b) Determine the number of spaces that have been physically provided on site. c) Determine the number of spaces (if any) previously	**Complies** – Refer to the car parking calculations of the SEE and within **Appendix G – Traffic Impact Assessment**.

paid for through Section 94 Contributions. d) Calculate the number of spaces credited to the subject land by [a - (b + c)]. e) Calculate the number of spaces required for the proposed land use, under the provisions of this DCP. The number of spaces to be physically provided on site is [(e) - (d)], any required spaces which cannot be physically provided on site may be required to be paid for through Section 94 Contributions. Where a land use was unlawfully commenced, (that is where development consent was required but not obtained), the parking requirement will be in accordance with the provisions of this DCP; i.e. no credit will be given.	
G4. Car Parking Space Dimensions	
1. Car parking spaces and aisle widths must be designed in accordance with Australian Standard 2890. 2. Parking spaces to be provided for disabled persons must comply with Australian Standard 2890. 3. Two way aisles are not recommended for parking angles other than 90 degrees. The most efficient parking is generally 90 degree parking with 2-way access aisles. 4. The use of blind aisles is not permitted where the aisle is longer than 15 metres from the nearest circulation aisle, unless provision is made for cars to turn around at the end and drive out forwards. In blind aisles the end spaces must be made 1 metre wider than the adjacent spaces. 5. Parking space dimensions and aisle widths must also be in accordance with the class of user, as identified in Table1.1 of AS 2890.1.	**Complies** – all proposed car parking spaces provided have been designed in accordance with Australian Standard 2890.
G5. Manoeuvring, Loading & Unloading	
1. All development must provide on-site loading and unloading facilities in designated loading bays. 2. Loading bays must be designed to cater for the needs of a particular development proposal, taking into consideration the type of development and the anticipated types of service vehicles. 3. On-site loading and unloading facilities must comply with Australian Standard AS2890. 4. The number and size of loading bays will be assessed by Council on the type and scale of the development proposal. The applicant must submit details of the estimated frequency of deliveries and the type of service vehicles proposed to be used. 5. For small scale retail, commercial and industrial developments one loading bay, 3.5m x 7.5m, must be provided. 6. The use of loading bays must not conflict with the safe and efficient circulation of other vehicles and	**Complies** – a loading dock, compliant with AS2890 has been provided to the ground floor car parking area.

pedestrians. 7. Loading bays must provide sufficient manoeuvring areas and allow all service vehicles to enter and leave the site in a forward direction. 8. For large development, (determined by Council), loading bays should operate independently of other parking areas; i.e. separate access points. 9. Service vehicles must be able to sufficiently manoeuvre to and from loading bays in accordance with AUSTROADS Design Vehicular and Turning Templates. 10. Where redevelopment of existing premises is proposed, and the loading, unloading and manoeuvring provisions cannot be met, Council may consider a variation to the DCP requirements where the applicant can demonstrate that public safety will not be compromised.	
G6. Access to the Site	
Vehicle access 1. All vehicles must enter and leave the site in a forward direction. This requirement does not apply to dwelling houses. 2. Access points are to be located where they cause the least interference to pedestrian, vehicle movement and street trees. 3. The width and location of access driveways must be in accordance with the requirements of AS2890. Also consult the NR Design Manuals. 4. Access points must not be closer than 6 metres to an intersection measured from the property boundary. 5. The location of new entry/exit points must achieve a minimum of potential conflict with existing access points. 6. Where more than 50 parking spaces are required, or a high traffic turnover is likely, e.g. Service stations, a separate entrance and exit are to be provided. 7. Where access to the development site is possible from a road other than a main or arterial road, then this access is to be used. 8. The potential for on-street queuing should be eliminated by providing an adequate standing area within the car park. 9. At entry and exit points, the ramp or access driveway should be graded to minimise problems associated with crossing the footpath and entering the traffic in the frontage road. 10. The maximum gradient on ramps or access driveways must be 1 in 20 (5%) across the property line or at the building alignment and for at least the first 6 metres into the car park. 11. All gradients of car parking surfaces, ramps and	**Complies –** All vehicles are able to enter and exit the site in forward gear. Further to this the entry/exit is appropriately and safely located. Design of parking areas and vehicles access provides for adequate sight distances to traffic on the frontage road and to pedestrians on the frontage road footpath, in accordance with AS2890.

access driveways must be in accordance with AS2890. Also consult the NR Design Manuals. Sight Distances 12. Design of parking areas and vehicles access must ensure that there is adequate sight distances to traffic on the frontage road and to pedestrians on the frontage road footpath. 13. The minimum sight distances must be in accordance with AS2890. Pedestrian access 14. Adequate pedestrian access to the site is required.	
G7. Car Park Design	
Design and Safety 1. Car parks must be designed to provide a safe environment for users. The design of the car park and surrounding landscape should provide clear sightlines into and throughout the car park. 2. The layout of the car park should make it easy to enter, leave and drive around the parking area. The design should minimise the probability of vehicle/vehicle conflict and vehicle/pedestrian conflict. 3. Parking areas must be designed to reflect the specific requirements of the particular development proposal, the nature of the existing and anticipated surrounding development and the characteristics of the site. 4. A parking area should be integrated into the development so that it does not dominate the streetscape. This can be achieved by appropriate design and landscaping. Parking directions and signs 5. Parking spaces should be clearly line marked and signposted where appropriate. 6. Where designated car spaces are provided, such as, visitor and disabled persons parking signposting must clearly indicate these spaces. 7. Arrow marking on the surface of aisles and driveways should be used to indicate the circulation pattern and whether one-way or two-way movement. 8. Car park entries and exits must be clearly marked. Lighting and ventilation 9. Covered or enclosed car parks must have adequate lighting and ventilation, preferably by natural means. 10. Where car parks are to be used at night, adequate artificial lighting must be provided for the whole parking area. 11. Lighting should be positioned so as to minimise shadows from landscaping and other obstructions.	**Complies** – all proposed car parking spaces provided have been designed in accordance with Australian Standard 2890, and are clearly line marked and appropriately integrated into the development.
G8. Pavement construction	
1. All parking areas must be constructed with a base course pavement of an adequate depth to suit the type of expected traffic, both number and type of vehicles.	**Complies** – all parking areas will be constructed with a base course pavement of an adequate depth to suit

2. All parking areas must be surfaced with either two coat bitumen seal, asphaltic concrete, concrete or interlocking pavers. 3. All vehicle crossings are to be constructed in concrete or interlocking pavers. 4. For dwelling houses in the R5 Large Lot Residential zone, G8.2 and G8.3 do not apply, pavement construction and vehicular crossing requirements will be determined in relation to expected traffic. 5. In choosing the pavement type suitable for the proposed development the following factors should be considered: (a) anticipated vehicle volumes and types: (b) Run-off gradients and drainage requirements. (c) Construction constraints. (d) California Bearing Ratio (CBR) of subgrade (natural soil). 6. Pavement thicknesses for parking areas will be assessed on a site specific basis and must be to the satisfaction of Council. 7. Parking areas surfaced with bitumen or asphaltic concrete are to be designed and constructed in accordance with the Northern Rivers Development and Design Manual, Sections D1 and D2. 8. Concrete interlocking paver parking areas and vehicle crossings are to be designed and constructed in accordance with guidelines published by the Cement and Concrete Association of Australia.	the type of expected traffic, both number and type of vehicles, and any crossovers constructed as per Council requirements.
G9. Car parking on flood liable	
Basement level car parking on flood liable land will need to be justified. This justification will need to address the need for pumps and protection from inflow waters based on design flood levels.	**N/A** – No basement car parking is proposed. All car parking provided will be at-grade.
PART H. SUSTAINABLE WATER CONTROLS	
H2. What type of development must comply with Sustainable Water controls?	
'Sustainable water controls' apply to: (a) All new development, other than dwelling houses and dual occupancies. (b) Additions to development other than residential development, where the cumulative increase in the roofed and/or impervious area is equal to or greater than 150m2 or is a 50% or greater increase in the roofed and/or impervious area. (c) All subdivisions except: (i) where no additional lots are created; (ii) strata subdivisions; (iii) where no road or stormwater drainage works are required; or (iv) where lots are greater than 1 hectare.	**Noted.**
H3. What Sustainable Water Controls apply?	

All development specified in H2 must meet the following requirements: (a) Installation of 3 Star rated fixtures, as required by clause H4. (b) Compliance with 'sustainable water requirements' as specified in TABLE H1. (c) Compliance with water quality targets, as specified in TABLE H2, or Council may specify water quality targets which vary from those default performance targets where the activity represents an increased risk of threat to water quality.	**Complies** – the development complies with the requirements of Part H Sustainable Water Controls.
PART I EROSION AND SEDIMENT CONTROL	
I2. What development does the erosion and sediment controls apply to?	
The erosion and sediment controls of this DCP apply to all building works and subdivision that has the potential to involve the: (a) Disturbance of the soil surface or placement of fill on a site, which will change the natural contours of the land; Or (b) Change in the rate and/or volume of runoff flowing from or land, or directly or indirectly entering a watercourse.	**Noted.** 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 within **Appendix C – Servicing Report.**
I3. Erosion and Sediment Control Plans OR 'Deemed to Comply Statements'	
Either an Erosion and Sediment Control Plan (ESCP) or a Deemed to Comply Statement must be submitted with a Development Application. An Erosion and Sediment Control Plan (ESCP) is a document/plan which details control measures to be implemented on a site to minimise the potential for erosion and sedimentation to occur. Clause I6 Principles of Erosion and Sediment Control and clause I7 General Erosion and Sediment Controls must be used when preparing an Erosion and Sediment Control Plan (ESCP) for a site. An ESCP can vary from a simple standard sketch with accompanying notes for minor activities to complex engineering plans and associated documentation for major activities. The detail required will depend on the scale of the proposed development. Council officers are available for advice if required. See clause I5 for 'deemed to comply requirements'. The conditions of consent that are to be applied to Development Applications that include building works are listed in clause 18 and for conditions for subdivision creating more than 2 lots see clause I9.	**Noted.** 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 within **Appendix C – Servicing Report.**

TABLE I1 identifies what type of ESCP is required. Any request to vary the erosion and sediment control requirements must be in writing and must be justified A copy of an example 'standard' ESCP is provided as SCHEDULE I1	
I4. Erosion and Sediment Control Plan (ESCP) Requirements	
An ESCP must be approved and measures installed before commencement of any site works. The following steps should be taken in preparation of an effective erosion and sediment control plan: 1. Investigate site characteristics, (slope, soil types, etc.) 2. Integrate clearing and grading with site layout design. 3. Determine existing and proposed drainage patterns. 4. Select erosion control practices. 5. Select sediment control practices. 6. Outline site rehabilitation program. A detailed ESCP, i.e. not a 'standard' ESCP, must be prepared by a person with suitable qualifications, experience and a demonstrated knowledge of water and soil management. The degree of detail submitted to Council with an ESCP depends on the scale of the proposal, the complexity of the site characteristics and the potential environmental impact. A 'detailed' ESCP must include the following: - Plan(s). - Supporting information. - Construction details, calculations and notations.	**Noted.** An Erosion and Sediment Control Plan has been prepared for Stage 1 and 2 and is included within **Appendix C – Servicing Report.**
A. Plan(s), to include; (a) Locality of the site, north point and scale. (b) Existing contours and catchment boundaries. (c) Location and description of existing vegetation and significant natural areas (e.g. wetlands). (d) Location of existing and proposed drainage patterns. (e) Nature and extent of works, including cut and fill and road works. (f) Location of all soil and material stockpiles. (g) Location of site access, proposed roads and any impervious areas. (h) Location and type of proposed erosion and sediment control measures. (i) Staging of works. (j) Site rehabilitation proposals, including final contours. (k) Ongoing monitoring and maintenance details.	**Noted.** An Erosion and Sediment Control Plan has been prepared for Stage 1 and 2 and is included within **Appendix C – Servicing Report.**

B. Supporting information – A description of the overall erosion and sediment control strategy, to include; (a) Description of the existing site conditions. (b) Description of proposed works and the impact on the site and adjacent areas. (c) Description of any areas with potential for serious erosion and /or sedimentation and details of the proposed management strategy. (d) Description of the construction sequence. (e) Description of the site rehabilitation program. (f) Description of the maintenance strategy for all control measures. (g) Description of how the erosion and sediment controls fit into the stormwater management strategy for the site and catchment.	**Noted.** An Erosion and Sediment Control Plan and a Stormwater Management Plan have been prepared for Stage 1 and 2 and is included within **Appendix C – Servicing Report.** It should be read in conjunction with all other supporting documentation, including the Statement of Effects and all specialist consultant reports.
C. Construction details calculations and notations, to include: (a) Construction drawings and written specifications must be provided for each type of structural erosion and sediment control measure to be installed; and (b) Specifications for rehabilitation and revegetation works.	**Noted.** An Erosion and Sediment Control Plan has been prepared for Stage 1 and 2 and is included within **Appendix C – Servicing Report.** It should be read in conjunction with all other supporting documentation, including the Statement of Effects and all specialist consultant reports.

Appendix K – Pre-lodgement Meeting Minutes

clarence
VALLEY COUNCIL

11 September 2015

Reference:CVC:1534485
Contact: Patrick Ridgway : MC

Health Project Services
Po Box 749
SURRY HILLS NSW 2010

scott.a@healthprojectservices.com.au

Development Management Unit Deputation

DMU Number: **DMU2015/0075**

Development Proposal: DMU Preliminary Assessment - DMU Commercial

Property Address: 201 Queen Street GRAFTON NSW 2460
174 Arthur Street GRAFTON NSW 2460

Legal Description: Lot 2 DP 125156 & Lot A DP 904084

Attached is a meeting record of your deputation on 19 August 2015 to Council's Development Management Unit.

If you believe any aspect of these Minutes is incorrect or any matter discussed has not been included, please advise Council in writing.

Note that where development is permissible with consent this does not necessarily mean that a development application will be approved. As outlined at the DMU Meeting, there is a range of information which you will need to submit with your application. Council will assess any application under the requirements of the Environmental Planning and Assessment Act 1979. As a result of that assessment a determination of the application will be made which could be:

- Approval;
- Approval with conditions; or
- Refusal.

If you require further information please contact Patrick Ridgway of Council's Environment, Development and Regulated Services section on (02) 6643 0200 between 8.30 am and 11.00 am.

Yours faithfully

Patrick Ridgway
Senior Development Planner

Locked Bag 23 GRAFTON NSW 2460
ABN 85 864 095 684 t 02 6643 0200 f 02 6642 7647 e council@clarence.nsw.gov.au w www.clarence.nsw.gov.au

Development Management Unit Meeting Minutes

Date:	19 August 2015
Time:	11:30am
Applicant:	Health Project Services
Present:	Applicant: Scott Alcorn- Health Project Services Anthony Vavayis AVA Architects Lynette Gurr – Heritage NBRS Council: Patrick Ridgway (Senior Planner) Kerry Harre (Building & Environmental Services Coordinator) Marion Rhodes (Development Engineer)
Property Address:	201 Queen Street GRAFTON NSW 2460 174 Arthur Street GRAFTON NSW 2460
Legal Description:	Lot 2 DP 125156 Lot A DP 904084
Zoning: Clarence Valley LEP2011	R1 General Residential
Development Proposal:	Private hospital and specialist medical consulting rooms
Receipt No:	

Important Note:
These minutes are the professional opinion of the Council Officers attending this meeting, in specific reference to this site, and the proposal and plans presented at this meeting only. A site inspection has not been undertaken, and as such, site and locality specific constraints may exist that could affect the development potential of the allotment as discussed herein.

Should an application require notification and/or advertising, any submission received must be given due consideration and may alter what is/is not considered acceptable.

Should an application require referral to a Council meeting for determination, the professional opinions expressed in these minutes may/may not be supported by Council.

In the event that Council policy or a relevant DCP is amended, or the proposal or plans changed by the client, the professional opinions expressed in these minutes may no longer be applicable. In these circumstances, the client is advised to seek current advice from Council.

Proposal:

The proposal is for a Private hospital and specialist medical consulting rooms at 175 Arthur Street next to Grafton Base Hospital.

Planning Considerations:

The proposal is permissible under the State Environmental Planning Policy (Infrastructure) SEPP in the R1 zone.

Under the SEPP development for the purpose of health services facilities may be carried out by any person with consent on land in a prescribed zone.

A ***health services facility*** means a facility used to provide medical or other services relating to the maintenance or improvement of the health, or the restoration to health, of persons or the prevention of disease in or treatment of injury to persons, and includes the following:
(a) day surgeries and medical centres,
(b) community health service facilities,
(c) health consulting rooms,
(d) facilities for the transport of patients, including helipads and ambulance facilities,
(e) hospitals.

The proposal is for a 3 story building with parking under the building. The Ground floor level will have a lobby with a lift to level 1. Level 1 will be a day facility with operating rooms. Level 2 will have 16 overnight beds and specialist consulting rooms. The development will be a staged development. Also discussed was a proposal for a 'health precinct' with pedestrian &and traffic links close to the current Grafton Base hospital.

Variations to the height of the building can be considered under clause 4.6 of the LEP – exceptions to development standards. Council has delegation to consider up to a 10%variation to the standard.

Private infrastructure and community facilities over $5 million are determined by the Joint Regional Planning Panel. Under the Environmental Planning and assessment Act 1979 development that has a capital investment value of more than $5 million for any of the following purposes:
(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,
(b) affordable housing, child care centres, community facilities, correctional centres, educational establishments, group homes, health services facilities or places of public worship.

The applicant is looking use the adjoining Albion Hotel in the proposal by using the interior of the building and retaining as much of the original infill as possible and will be conserving and reconstruction some of the original features of the façade as the hotel was built around 1860. The Albion Hotel is listed as a Heritage Item under the Clarence Valley LEP 2011. Heritage comments are to be provided separately from Council's Senior Strategic Planner.

The applicant was advised that the proposal will be advertised or notified.

Permissible: Yes

The proposal is subject to consideration of a Development Application and Construction Certificate. Quotes in relation to costs for submitted Development Applications and Construction Certificates can be obtained by contacting Council's Customer Service Section on: (02) 66430200.

DCPs Applicable: @www.clarence.nsw.gov.au

Clarence Valley Council DCP – Development in Residential Zones

Clarence Valley Contributions Plan 2011 Section 94A Levy Rates for Development Other Than Residential Accommodation.

Development Type*	Levy Rate	GL S94ACVCOthResAcco
Proposed cost of carrying out the development is up to and including $100,000	Nil	Nil
Proposed cost of carrying out the development is more than $100,000 and up to and including $200,000	$ (Value of Development) x 0.005 = $	
Proposed cost of carrying out the development is more than More than $200,000	$ (Value of Development) x 0.01 = $	

Engineering Requirements:

Headwork Charges:

Headworks charges for water and sewer would be applicable in accordance with section 64 of the Local Government Act. The section 64 charges are listed in Council's fees and charges and are currently;

Sewer $5,207.40 per additional ET
Water $5,207.40 per additional ET

These will be calculated when the DA is submitted for assessment. Credits will be given for existing uses on the land. The medical facilities will be charged section 64 contributions in accordance with the Water Directorate. These are:

Use	Sewer	Water
Accommodation (Medical Care)		
Hospital	1.400ET/bed	0.900ET/bed
Hostel (Medical)	1.100ET/bed	0.700ET/bed
Medical Centre	0.600ET/consulting room	0.400ET/consulting room

Parking Requirements:

A traffic and parking study will be required to be submitted with the development application.

If the parking requirements are not met by the development Council can consider entering a voluntary planning agreement.

Stormwater Management:

All stormwater falling on the property is to be collected and managed within the property to be discharged in accordance with the relevant parts of the applicable Clarence Valley Council Development Control Plans and NRDC. A Stormwater Management Plan considering internal and external contributing catchments will be required with the Development Application to quantify the impact of this development on the existing drainage system, adjacent infrastructure and properties. The management plan shall demonstrate achievement of a neutral or beneficial outcome (NorBe) when comparing the pre and post development flow conditions. The sustainable water controls outlined in the Development Control Plan would apply.

Access

Provision for parking and vehicular access would be required in accordance with the Clarence Valley Council DCP for development in R1 General Residential zones. Adequate manoeuvring areas would be required on site to enable all vehicles to enter and leave the site in a forward direction.

The ability to manoeuvre a small rigid truck in addition to a car in the vehicular access areas will need to be demonstrated via manoeuvring diagrams prepared in accordance with AS2890. These will need to be submitted with the DA.

Consideration must be given to any on-street parking that will be lost as a result of access/egress arrangements. Works may be required to ensure no constructed on-street parking is lost due to the proposed development.

Flood Evacuation:

A flood evacuation plan will need to be submitted with the DA in accordance with Council's current Floodplain Management Controls

Health and Building Requirements:

Building Class 9a (health care building)
Rise in Storeys - 3
Type of Construction Required - Type A
Floor Area Limitations – Apply to patient care areas, ward areas and treatment areas

BCA –General Compliance

The development Application should be accompanied by a BCA concept compliance assessment demonstrating that that the building design is generally BCA compliant.
That assessment should refer to the following sections of the BCA in particular-
Part C Fire Resistance
Part D Access and Egress
Part E Services and Equipment

Energy Efficiency Requirements

Part J - Energy Efficiency of the BCA will apply to the building. A part J consultant's compliance report will need to be submitted with the Construction Certificate application.

Change of Use (Hotel)

Council is obliged to carry out a change of use building code assessment and consequently some upgrading of existing fire safety measures may be required if the existing fire safety measures within the hotel are not considered adequate for the proposed new use.

It will be necessary to provide details of all existing and proposed fire safety measures and equipment within the building when submitting the Development Application

Asbestos (Hotel)

Materials in the building are likely to contain asbestos and any demolition work must be carried out in accordance with the following requirements:

(a) work involving bonded asbestos removal (of an area of more than 10 square metres) or friable asbestos removal must be undertaken by a person who carries on a business of such removal work in accordance with a licence under clause 318 of the *Occupational Health and Safety Regulation 2001,*
(b) the applicant must provide Council or the principal certifying authority with a copy of a signed contract with such a person before any demolition work commences,
(c) any such contract must indicate whether any bonded asbestos material or friable asbestos material will be removed, and if so, must specify the landfill site (that may lawfully receive asbestos to which the bonded asbestos material or friable asbestos material is to be delivered,
(d) if the contract indicates that bonded asbestos material or friable asbestos material will be removed to a specified landfill site, the applicant must give Council or the principal certifying authority a copy of a receipt from the operator of the landfill site stating that all the asbestos material referred to in the contract has been received by the operator.

The applicant must give at least 2 days' notice in writing of the intention to commence the works to the owner or occupier of each dwelling that is situated within 20m of the lot on which the works will be carried out.
The notice must state that the works may include the removal of asbestos and, if it does, it will be carried out by a licensed person in accordance with the requirements of the Occupational Health and Safety Regulations.

Sanitary Facilities

Sanitary facilities will need to be provided for all employees.
Accessible sanitary facilities complying with AS1428.1 will need to be provided for persons with a disability.

Access for Persons with a Disability

Access for persons with a disability will need to be provided to and within the building in accordance with the requirements of Part D3 of the Building Code Australia.
Parking spaces for persons with a disability will need to be provided.

Flooding

The subject property is flood prone and receives a level of flood protection from the Grafton flood levee system. To meet Council's current Floodplain Management Controls the floor level of the primary habitable floor level is to be a minimum of 6.4 metres Australian Height Datum (AHD). However, you are advised that the latest BMT-WBM 'Lower Clarence Flood Model Update 2013' study indicates that the 1:100 year flood level (1% annual exceedance probability flood level) in the vicinity of the subject site is 7.08m Australian Height Datum (AHD) and the extreme flood level is 8.94m AHD. Council is currently reviewing the flood planning levels for North Grafton based on consideration of the revised flood model (Council resolution13.043/14). Until that review is completed and a revised minimum floor level for primary habitable areas of buildings in North Grafton is determined the current minimum of 6.4m AHD will continue to apply. It is recommended that you take into consideration the findings of the latest BMT-WBM 'Lower Clarence Flood Model Update 2013' when determining the floor level of the primary habitable areas of the subject building.

Plumbing and Drainage Requirements

All new plumbing, drainage and stormwater work must be the subject of a Section 68 Local Government Act application and will need to be carried out by a NSW licensed plumber and drainer in accordance with the plumbing and drainage regulations.
These applications can be lodged concurrent with your Development Application/Construction Certificate applications and approval must be obtained before any work commences.
Each residence/dwelling must be provided with a separate water meter.

Full hydraulic details for all plumbing and drainage services, prepared by an appropriately qualified person, are to accompany the Section 68 application for connection to Council's water and sewer services

Construction Certificate Application

A Construction Certificate will need to be obtained before any building works (including on site private civil works) can commence. A Construction Certificate application can be made concurrent with the Development Application provided all structural details are included. Alternatively, it can be lodged after the development application has been determined.
The release of the subsequent Construction Certificate may be dependent on the prior compliance with certain conditions attached to the development consent.
Council's Customer Services section can be contacted on 66430200 if you require a quote for the issue of a Construction Certificate and a subsequent Occupation Certificate.

Site Civil Works

All on site civil works are to be detailed on the Construction Certificate plans.

Waste Management

Council's Waste Not Policy will apply to this development. A waste management plan must be submitted with the development application. A waste management plan template can be downloaded from Council's website.

Trade Waste Approval

An approval to discharge liquid trade waste is required if the development proposes to discharge liquid trade waste to Council's sewer. The applicant is required to submit the Liquid Trade Waste Application form for assessment to determine compliance with Council's Liquid Trade Waste Policy. Information on Council's Liquid Trade Waste Policy can be found at www.clarence.nsw.gov.au.

A second DMU meeting is available at no additional charge if within 12 months from the date of the minutes.

Appendix L – Acoustic Report

CRGACOUSTICS

Suite 3, 2454 Gold Coast Highway
Mermaid Beach Qld 4218
Postal PO Box 441 Mermaid Beach Qld 4218
Telephone 07 5527 7333 **Facsimile** 07 5527 7555
Email jay@crg.net.au **www.crg.net.au**
CRG Acoustics Pty Ltd
ACN 151 847 255 ABN 11 708 556 182

Proposed Hospital Development
174 and 201 Arthur Street, Grafton
(Lot 2 on DP125156 and Lot A on DP904084)

ENVIRONMENTAL NOISE IMPACT REPORT

Prepared for

Grafton Orthopaedic Property Unit Trust and
Grafton Private Hospital Unit Trust

23 March 2017
crgref: 17013 report

1.0 INTRODUCTION

This report is in response to a request from Grafton Orthopaedic Property Unit Trust and Grafton Private Hospital Unit Trust for an environmental noise impact assessment of a proposed hospital development at the corner of Arthur and Queen Streets, Grafton.

The report is intended to form part of a Development Application to Clarence Valley Council.

In undertaking the assessment, unattended and attended noise monitoring was conducted for the site and through modelling, predictions of ultimate road traffic noise emissions were produced as well as onsite and offsite commercial activity noise impacts. Based upon the predicted noise impact levels, recommendations regarding acoustic treatment to the development have been provided.

2.0 DESCRIPTION OF THE DEVELOPMENT

The parcel of land is described as Lot 2 on DP125156 and Lot A on DP904084, Nos. 147 and 201 Arthur Street at Grafton. The site is bounded by Arthur Street to the southwest, Queen Street to the southeast, Grafton Hospital to the northwest and residential dwellings to the east and northeast. The topography of the site and surrounding land is generally flat. For site location refer to Appendix A.

The proposal is to redevelop the site to comprise the following:

- Specialist Suites and commercial tenancies at Ground & First Floor Levels of Buildings A & B;
- Commercial tenancies at Second Floor Level of Building B;
- Undercroft ground level car parking beneath Building C;
- Operating Theatres, Recovery Wards, Specialist Suites and ancillary spaces at First Floor of Building C; and
- Patient Private Rooms and ancillary spaces at Second Floor Level of Building C.

It is noted that Buildings A & B are proposed at the location of the existing Albion Hotel, with the intention of retaining parts the existing building structure. Building C is proposed over vacant land which is currently used as an informal car park. For development plans refer to Appendix B.

Noise sensitive habitable spaces for the proposed hospital are likely to be impacted by road traffic noise from both Queen and Arthur Streets. Road traffic noise has been assessed in accordance with the State Environmental Planning Policy (Infrastructure) 2007.

Onsite and commercial activity noise emissions (i.e. vehicle activities, patron noise, deliveries, waste collection and mechanical plant) has the potential to impact upon the surrounding offsite noise sensitive receivers and the proposed onsite apartment and has been assessed in accordance with *"NSW Industrial Noise Policy"*. The nearest offsite noise sensitive receivers include the Grafton Base Hospital to the immediate west and residential dwellings to the immediate east. Refer to Figure 2 in Appendix A for offsite receiver locations.

Offsite commercial activities associated with the existing Grafton Hospital have also been assessed in accordance with the *"NSW Industrial Noise Policy"* to ensure an acceptable noise amenity can be achieved at the proposed onsite noise sensitive hospital spaces.

3.0 AMBIENT NOISE SURVEY

3.1 Instrumentation

The following equipment was used to record ambient noise levels at the subject site.

- Rion NC 73 Calibrator; and
- Rion NL 21 Environmental Noise Logger.

All instrumentation used in this assessment hold current calibration certificate from a certified NATA calibration laboratory.

3.2 Background Noise Monitoring Methodology

A logger was located to along the southwest property boundary fronting Arthur Street. The microphone was adjacent to the existing Colorbond fence, approximately 1.4m above ground, 13m from the nearest lane of Arthur Street and 50m from the nearest lane of Queen Street. Refer to Figure 2 in Appendix A for the logger location.

The logger was set to record noise statistics in 15 minute blocks continually between Friday 17/02/2017 and Wednesday 22/02/2017.

All measurements were conducted generally in accordance with Australian Standard AS 1055:1997 - *"Acoustics-Description and measurement of environmental noise*". The operation of the sound level logging equipment was field calibrated before and after the measurement session with no significant drift from the reference signal recorded.

Daily weather observations were obtained from the Bureau of Meteorology's website at the Grafton weather station. Weather conditions during the noise monitoring period were generally fine, with a temperature range between 17 and 36ºC, a relative humidity range between 40 and 90% and local wind speed generally below 5 m/s.

3.3 Background Noise Monitoring Results

Table 1 presents the measured ambient noise levels at the logger location. Graphical presentation of the measured levels is presented in the Appendix C.

Background Noise	**Measured Level L_{90} dB(A)**		
	Daytime (7am-6pm)	**Evening (6pm-10pm)**	**Night (10pm-6am)**
Friday 17/02/17	-	46	-
Saturday 18/02/17	48	46	45
Sunday 19/02/2017	45	44	43
Monday 20/02/2017	45	44	44
Tuesday 21/02/2107	45	44	44
RBLs	**45**	**44**	**44**
Minima L_{90}	**45**	**44**	**43**

Table 1: Measured noise levels at the logger location.

It is noted that the subject site is located in a built-up urban area, and was influenced by mechanical plant. From the time trace levels presented in Appendix A ambient background levels do vary significantly during a full 24 hour period. For the purposes of this assessment we have applied the minima $L_{A90\ 15minute}$ results recorded during the each of the assessment time periods to ensure we take into account the quieter periods.

4.0 NOISE ASSESSMENT CRITERION

4.1 Criteria for Road Traffic Noise Impacts from River Street

In 1999, the Environment Protection Authority published the now superseded *"Environmental criteria for road traffic noise"* (ECRTN), which outlined the noise goals for noise sensitive developments impacted by road traffic noise. The ECRTN was replaced by the "*NSW Road Noise Policy*" since 1st July 2011. Traffic noise criterion for noise sensitive developments is now specified in The State Environmental Planning Policy (Infrastructure) 2007 (Infrastructure SEPP) as detailed below; however, it does not provide indoor noise goals for hospital developments.

Clause 87[1]:

- Development for any of the following purposes that is on land that is in or immediately adjacent to a rail corridor and the consent authority considers development is likely to be adversely affected by rail noise or vibration:
  - building for residential use
  - a place of public worship
  - a hospital
  - an educational establishment or childcare centre

Clauses: Road Corridors

Clause 102[2]: development for any of the following purposes that is on land in or adjacent to a road corridor for a freeway, a tollway or a transit way or any other road with an annual average daily traffic volume of more than 40,000 vehicles (based on the traffic volume data available on the website of the RTA) and that the consent authority considers is likely to be adversely affected by road noise or vibration:

- building for residential use
- a place of public worship
- a hospital
- an educational establishment or childcare centre

While application of the Infrastructure SEPP requirements are mandatory only for proposed noise sensitive developments near highly trafficked roads (i.e. roads with annual average daily traffic volume (AADT) of more than 40,000 vehicles), the design advice offered in the SEPP may be useful when designing noise sensitive developments near other roads such as River Street.

Developers and Council can find advice on how to meet the noise criterion within the Infrastructure SEPP by referring to the *"Development near rail corridors and busy roads – interim guideline"*.

The internal noise goals specified in the Infrastructure SEPP are as follows:

For Clauses 87 (Rail) and 102 (Road):

- If the development is for the purpose of a building for residential use, the consent authority must be satisfied that appropriate measures will be taken to ensure that the following LA_{eq} levels are not exceeded:
  - in any bedroom in the building : 35dB(A) at any time 10pm–7am
  - anywhere else in the building (other than a garage, kitchen, bathroom or hallway): 40dB(A) at any time.

Based upon the above criterion requirements for residential uses and the specific *"Hospital Wards"* criterion specified in the "*NSW Road Noise Policy*" for proposed road projects and traffic generating developments we have adopted a 35 dB(A) $L_{eq\ 1hr}$ indoor sound level criteria for the proposed hospital noise sensitive habitable spaces (e.g. Operating Theatres, Recovery Rooms, Consultation Rooms and Private Patient Rooms). This also compares to a level of 40 – 45 dB(A) L_{eq} specified in Australian Standard AS/NZ 2107: 2000 "*Acoustics – Recommended design sound levels and reverberation times for building interiors*".

4.2 Criteria for Onsite and Offsite Commercial Activity

Noise associated with the commercial premises is regulated by the *"NSW Industrial Noise Policy"*.

The assessment procedure has the following components:

- Control of intrusive noise impacts – The limit criteria for this assessment is as follows:
  $L_{Aeq,\ 15\ min} \leq$ rating background level[1] + 5 dB; and

- Maintaining noise level amenity for residential premises. This is achieved by ensuring that the proposed development complies with the noise limit criteria set in Table 2.1 of the Policy. If we assume that the area is within a Urban Area (as defined in the Policy), the following limits apply:

Indicative Noise Amenity Area	Time of Day	Recommended L_{Aeq} Noise Level, dB(A) *(see Note 8 in Section 2.2.1)*	
(see Notes in Section 2.2.1)		Acceptable *(See Note 11)*	Recommended Maximum *(See Note 11)*
Urban	Day	60	65
	Evening	50	55
	Night	45	50

Table 2: Amenity Criterion Prescribed in the *"NSW Industrial Noise Policy"*.

By considering the above criteria and the measured minima $L_{A90\ 15minute}$ results presented in Table 1 of Section 3.3, we recommend the following noise limits for the proposed use:

- Daytime (7 am – 6 pm Mon-Sat; 8 am – 6 pm Sun): 50 (L_{90} 45 + 5) dB(A) L_{eq};
- Evening (6 pm – 10 pm): 49 (L_{90} 44 + 5) dB(A) L_{eq}; &
- Night (remaining periods): 45 (Amenity) dB(A) L_{eq}.

For offsite activity impacting inside the proposed hospital noise sensitive habitable spaces we have applied the adopted road traffic noise criterion of 35 dB(A) L_{eq} but over the 15 minute assessment period.

[1] The rating background level is the overall single figure background level representing each assessment period (day/evening/night over the whole monitoring period.

5.0 PREDICTED NOISE IMPACTS

5.1 Road Traffic Noise Predictions

5.1.1 Traffic Volumes

Historical traffic volumes for Arthur and Queen Streets were obtained from Clarence Valley Council. Predicted years 2017 and 2027 traffic volumes assume a 3% annual growth rate. The existing and predicted traffic volumes are as follows:

Arthur Street

Surveyed 2010 Traffic Volume:	3,362 vehicles per 24 hours, 5% heavy vehicles
Predicted 2017 Traffic Volume:	4,135 vehicles per 24 hours, 5% heavy vehicles
Predicted 2027 Traffic Volume:	5,557 vehicles per 24 hours, 5% heavy vehicles

Queen Street

Surveyed 2009 Traffic Volume:	4,429 vehicles per 24 hours, 5% heavy vehicles
Predicted 2017 Traffic Volume:	5,611 vehicles per 24 hours, 5% heavy vehicles
Predicted 2027 Traffic Volume:	7,540 vehicles per 24 hours, 5% heavy vehicles

We were advised that Council do not have percentage of heavy vehicles for either road; therefore, a nominal 5% heavy vehicle count has been adopted which is considered reasonable for the Grafton town centre area.

5.1.2 Modelled Road Traffic Noise Levels – Existing Situation

Road traffic noise predictions were conducted using PEN3D, a CoRTN based model acceptable under the Environmental Protection (Noise) Policy.

Given that the recorded results from the logger location were affected by extraneous noise, model verification of the noise model was unable to be undertaken. However, from previous projects completed in Northern NSW the PEN3D model has been shown to be within the allowable 2 dB variation of the measured levels; and is considered an acceptable road traffic noise model for assessment of this development.

5.1.3 Modelled Road Traffic Noise Levels – Ultimate Situation

The following parameters were used in developing the PEN3D model for the development site:

- 2.5 dB(A) façade correction.
- 50 km/hr posted speed limit on Arthur and Queen Streets.
- Development plans for the site provided by Anthony Vavayis + Associates (refer to Appendix B).
- Building façade receiver heights taken at 1.5m above floor levels.
- $L_{eq\ 24hr}$ equal to the $L_{10\ 18hr}$ minus 3 dB.
- $L_{eq\ 1hr}$ equal to the $L_{eq\ 24hr}$ plus 3 dB (sourced from measured data for a NSW road with a posted speed limit of 50 km/hr and a daily traffic volume of approximately 3,500 vehicles per day).

Based upon ultimate traffic volumes, the PEN3D model predicts the following façade corrected traffic noise levels as detailed in Table 3 over the page.

Floor Level	Room / Area	Predicted Ultimate Road Traffic Noise: dB(A)	
		$L_{eq\ 24hr}$	$L_{eq\ 1hr}$
Building Façades (Façade Corrected)			
Ground Floor	Suite 1	65	68
	Suite 2	65	68
	Suite 3	57	60
	Suite 4	64	67
First Floor	Suite 5	58	61
	Suite 6	66	69
	Suite 6 Eastern Room	62	65
	Suite 6 Centre Room	62	65
	Suite 6 Western Room	60	63
	Suite 7	65	68
	Waiting / Reception Room	62	65
	NUM Room	54	57
	Recovery Area	55	58
	DU Scope Room	56	59
	Operating Theatre 1	56	59
	Operating Theatre 2	56	59
	Staff Lounge	49	52
	Recovery 1 Area	53	56
	Pre-op Area	55	58
Second Floor	Patient Lounge	63	66
	Bed 1	56	59
	Bed 2	55	58
	Bed 3	54	57
	Bed 4	53	56
	Bed 5	53	56
	Bed 6	52	55
	Bed 7	51	54
	Bed 8	51	54
	Staff Lounge	51	54
	Bed 9	56	59
	Bed 10	57	60
	Bed 11	57	60
	Bed 12	57	60
	Bed 13	57	60
	Bed 14	57	60
	Bed 15	57	60
	Bed 16	57	60

Table 3: Predicted year 2027 road traffic noise impacts from Arthur and Queen Streets.

5.2 Onsite Commercial Activity Noise Emissions

All noise source levels used in the assessment have been collected from similar previous investigations. All noise levels have been corrected for impulsiveness or tonality as per Australian Standard AS 1055:1997 – *"Acoustics-Description and measurement of environmental noise*".

Short-term measured L_{Aeq} levels have been converted to $L_{Aeq\ 15min}$ levels by estimating a worst case duration for which each piece of equipment is used during any 15 minute period.

For continuous noise sources, a 15 minute duration has been adopted as a worst case scenario. It should be stressed that mechanical plant selections have yet to be undertaken, for this reason; we have applied indicative noise levels from other similar sites.

Short Duration Noise Source	**Distance [m]**	**Measured L_{eq} Adjusted [dB(A)]**	**Duration per 15 [Minutes]**	**Noise Level, SPL $L_{eq\ 15\ min}$ [dB(A)]**
Car door closures	1m	80** (1.5 seconds)	15 events	**64****
Car bypass at 5km/hr	1m	66 (10 seconds)	2.5 (15 movements)	**58**
Patrons talking outside	1m	60 (15 minute)	15	**60**
Alfresco dining at café	1m	75 (15 minute)	15	**75**
Unloading truck	1m	70 (15 minute)	15	**70**
Truck bypass	2m	82 (15 seconds)	2	**70**
Waste collection	1m	98** (6 seconds)	1	**86****

* Denotes + 5 dB(A) correction due to tonality as per AS1055 – 1997 ** Denot\es + 5 dB(A) correction due to impulsiveness as per AS1055 – 1997

Continuous Noise Source	**Distance [m]**	**Measured L_{eq} Adjusted [dB(A)]**	**Duration per 15 [Minutes]**	**Noise Level, SPL $L_{eq\ 15\ min}$ [dB(A)]**
Rooftop A/C condenser units	3m	65	15	**65**
Rooftop café exhaust unit	1m	60	15	**60**

Table 4: Typical noise source levels associated with the proposed development.

Based upon the location of onsite activities in relation to surrounding offsite noise sensitive properties (building façade), we predict the following noise impact levels as presented in Table 5.

The predicted levels assume that the recommended treatments detailed in Section 6.2 are incorporated into the development. For point source calculations refer to Appendix C.

Noise source	Predicted Noise Impact, SPL $L_{eq\ 15minute}$ dB(A)
Single storey units due east	**Nearest Façade to Onsite Activity**
Car door closures	40
Car bypass at 5km/hr	32
Patrons talking outside	35
Patron at café	30
Unloading truck	46
Truck bypass	49
Waste collection	64
Rooftop A/C condenser units	43
Rooftop café exhaust unit	24
Combined Mech. Plant	**44**

Double storey dwellings due east	**Nearest Façade to Onsite Activity**
Car door closures	44
Car bypass at 5km/hr	37
Patrons talking outside	39
Patron at café	25
Unloading truck	45
Truck bypass	50
Waste collection	59
A/C condensers	44
Kitchen exhaust unit	26
Combined Mech. Plant	**44**

Single storey dwellings due northeast	**Nearest Façade to Onsite Activity**
Car door closures	32
Car bypass at 5km/hr	25
Patrons talking outside	28
Patron at café	29
Unloading truck	26
Truck bypass	48
Waste collection	41
A/C condensers	34
Kitchen exhaust unit	19
Combined Mech. Plant	**34**

Existing Grafton Base Hospital due west	**Nearest Façade to Onsite Activity**
Car door closures	40
Car bypass at 5km/hr	38
Patrons talking outside	41
Patron at café	35
Unloading truck	42
Truck bypass	50
Waste collection	59
A/C condensers	38
Kitchen exhaust unit	15
Combined Mech. Plant	**38**

Criterion dB(A)	**7am - 6pm: 50 / 6pm - 10pm: 49 / 10pm - 7am: 45**

Table 5: Predicted onsite commercial activity noise impact levels at offsite noise sensitive properties.

5.3 Offsite Commercial Activity Noise Emissions

All noise source levels used in the assessment have been collected from similar previous investigations. All noise levels have been corrected for impulsiveness or tonality as per Australian Standard AS 1055:1997 – *"Acoustics-Description and measurement of environmental noise*".

Short-term measured L_{Aeq} levels have been converted to $L_{Aeq\ 15min}$ levels by estimating a worst case duration for which each piece of equipment is used during any 15 minute period.

For continuous noise sources, a 15 minute duration has been adopted as a worst case scenario. Mechanical plant noise source levels are based upon attended measurements conducted at the Grafton Base Hospital. The mechanical plant is shown in the photographs in Appendix A.

Short Duration Noise Source	**Distance [m]**	**Measured L_{eq} Adjusted [dB(A)]**	**Duration per 15 [Minutes]**	**Noise Level, SPL $L_{eq\ 15\ min}$ [dB(A)]**
Car door closures	1m	80** (1.5 seconds)	45 events	**69****
Car bypass at 5km/hr	1m	66 (10 seconds)	10 (60 movements)	**64**
Patrons talking outside	1m	60 (15 minute)	15	**60**
Unloading truck	1m	70 (15 minute)	15	**70**
Truck bypass	2m	82 (15 seconds)	2	**73**
Waste collection	1m	98** (6 seconds)	1	**86****

* Denotes + 5 dB(A) correction due to tonality as per AS1055 – 1997 ** Denot\es + 5 dB(A) correction due to impulsiveness as per AS1055 – 1997

Continuous Noise Source	**Distance [m]**	**Measured L_{eq} Adjusted [dB(A)]**	**Duration per 15 [Minutes]**	**Noise Level, SPL $L_{eq\ 15\ min}$ [dB(A)]**
Grafton Base Hospital mech. plant	10m	58	15	**58**

Table 6: Typical noise source levels associated with the existing Grafton Base Hospital.

Based upon the location of existing offsite hospital activities in relation to the proposed onsite sensitive spaces (building façade and inside rooms with windows closed), we predict the following noise impact levels as presented in Table 7 over the page.

The predicted levels assume that the recommended treatments detailed in Section 6.2 are incorporated into the development. For point source calculations refer to Appendix C.

Noise source	Predicted Noise Impact, SPL $L_{eq\ 15minute}$ dB(A)	
First Floor: Recovery/Pre-op, Staff Lounge & Waiting Room	**Nearest Façade to Offsite Activity**	**Inside Windows Closed [R_w to Achieve Criterion]**
Car door closures	46	28
Car bypass at 5km/hr	50	32
Patrons talking outside	41	23
Unloading truck	51	33
Truck bypass	65	47 [33]
Waste collection	67	49
Grafton Base Hospital mech. plant	53	35

Second Floor: West Beds, Staff Lounge, Patient Lounge & Nurse Stations	**Nearest Façade to Offsite Activity**	**Inside Windows Closed [R_w to Achieve Criterion]**
Car door closures	45	27
Car bypass at 5km/hr	46	28
Patrons talking outside	40	22
Unloading truck	50	32
Truck bypass	61	43 [30]
Waste collection	66	48
Grafton Base Hospital mech. plant	53	35

Criterion dB(A)	**7am - 6pm: 50 / 6pm - 10pm: 49 / 10pm - 7am: 45**	**35**

Table 7: Predicted offsite activity noise impact levels at the nearest onsite noise sensitive spaces.

Given that waste collection activities are typically of short duration and infrequent occurrence we have not based our R_w requirements on such impacts. It is also noted that standard 4mm glass in standard grade operable frames and standard seals typically achieve a minimum R_w rating of 25; with standard wall and roof / ceiling systems achieve R_w ratings around 33 to 35.

6.0 RECOMMENDED ACOUSTIC TREATMENTS

6.1 Road Traffic Noise Immissions

To achieve the required indoor noise levels (refer to Section 4.1), we recommend the building shell treatments as detailed in Table 8. The treatments listed in Table 8 also include the building shell treatment requirements listed in Section 6.2 to mitigate offsite commercial activity noise (marked with asterisks *). If the original windows at Suite 2 and 6 are to be retained (i.e. along the existing hotel façades), a secondary internal window system would be required to achieve the R_w rating presented in Table 8.

Building treatments were determined by using the calculation methods detailed in Australian Standard AS3671 1989 *"Road Traffic Noise Intrusion – Building Siting and Construction"*. Calculations for building treatment determination are presented in Appendix C. Provision for air conditioning or sealed mechanical ventilation is required to habitable spaces affected by traffic noise (i.e. spaces listed in Table 8). The plant should not reduce the acoustic performance of the building shell.

Grafton Specialist Centre Space	**Building Component**	**Rw**
Ground Floor		
Suite 1	Glazing	**37**
Suite 1	External Wall	**43**
Suite 1	Roof / Ceiling	**42**
Suite 2	Glazing	**33**
Suite 2	External Wall	**39**
Suite 3	External Wall	**26**
Suite 4	Glazing	**33**
Suite 4	External Wall	**39**
First Floor		
Suite 5	Glazing	**24**
Suite 5	External Wall	**37**
Suite 5	Roof / Ceiling	**34**
Suite 6	Southeast Glazing	**38**
Suite 6	Northeast Glazing	**33**
Suite 6	External Wall	**45**
Suite 6	Roof / Ceiling	**44**
Suite 7	Glazing	**38**
Suite 7	External Wall	**41**
Suite 7	Roof / Ceiling	**41**
Waiting Room and Reception	Glazing	**35**
NUM Room	Glazing	**28**
NUM Room	External Wall	**31**
Recovery Area	Glazing	**28**
Recovery Area	External Wall	**29**
DU / Scope Room	Glazing	**29**
DU / Scope Room	External Wall	**29**
Operating Theatre 1	Glazing	**29**
Operating Theatre 1	External Wall	**31**
Operating Theatre 2	Glazing	**30**
Operating Theatre 2	External Wall	**30**
Staff Lounge	Glazing	**33***
Staff Lounge	External Wall	**33***
Recovery 1 and Pre-op	Glazing	**33***
Recovery 1 and Pre-op	External Wall	**33**

Table 8: Recommended building shell treatments to mitigate environmental noise.

Grafton Specialist Centre	Building	Rw
Space	**Component**	
Second Floor		
Patient Lounge and Nurse Station	Glazing	**39**
Patient Lounge and Nurse Station	Roof / Ceiling	**38**
Bedroom 1	Glazing	**32**
Bedroom 1	External Wall	**30***
Bedroom 1	Roof / Ceiling	**32**
Bedroom 2	Glazing	**30**
Bedroom 2	External Wall	**30**
Bedroom 2	Roof / Ceiling	**31**
Bedroom 3	Glazing	**30***
Bedroom 3	External Wall	**30***
Bedroom 3	Roof / Ceiling	**30**
Bedroom 4	Glazing	**30***
Bedroom 4	External Wall	**30***
Bedroom 4	Roof / Ceiling	**30***
Bedroom 5	Glazing	**30***
Bedroom 5	External Wall	**30***
Bedroom 5	Roof / Ceiling	**30***
Bedroom 6	Glazing	**30***
Bedroom 6	External Wall	**30***
Bedroom 6	Roof / Ceiling	**30***
Bedroom 7	Glazing	**30***
Bedroom 7	External Wall	**30***
Bedroom 7	Roof / Ceiling	**30***
Bedroom 8	Glazing	**30***
Bedroom 8	External Wall	**30***
Bedroom 8	Roof / Ceiling	**30***
Bedroom 9	Glazing	**30**
Bedroom 9	External Wall	**32**
Bedroom 9	Roof / Ceiling	**32**
Bedroom 10	Glazing	**32**
Bedroom 10	External Wall	**32**
Bedroom 10	Roof / Ceiling	**33**
Bedroom 11	Glazing	**32**
Bedroom 11	External Wall	**32**
Bedroom 11	Roof / Ceiling	**33**
Bedroom 12	Glazing	**31**
Bedroom 12	External Wall	**33**
Bedroom 12	Roof / Ceiling	**33**
Bedroom 13	Glazing	**27**
Bedroom 13	External Wall	**34**
Bedroom 13	Roof / Ceiling	**33**
Bedroom 14	Glazing	**32**
Bedroom 14	External Wall	**32**
Bedroom 14	Roof / Ceiling	**33**
Bedroom 15	Glazing	**32**
Bedroom 15	External Wall	**32**
Bedroom 15	Roof / Ceiling	**33**
Bedroom 16	Glazing	**30**
Bedroom 16	External Wall	**34**
Bedroom 16	Roof / Ceiling	**33**

Table 8 (Cont.): Recommended building shell treatments to mitigate environmental noise.

6.2 Onsite and Offsite Commercial Activity Noise Impacts

We recommend that the following acoustic treatments be incorporated into the development to mitigate onsite and offsite commercial activity noise:

- Construction of a 1.8m high acoustic barrier as detailed in Sketch No.1 in Appendix A to mitigate onsite activity impacting the nearest offsite noise sensitive dwellings.
- Upgraded building shell treatments for western facing noise sensitive spaces as outlined below. Note that these elements have been marked with an asterisk * in Table 8 above.
    - **First Floor Level Recovery / Pre-op rooms, Staff Lounge and Waiting Room** have external glazing achieve a minimum R_w rating of 33 which is typically achieved with a minimum 10.38mm laminate glass in acoustic frames with acoustic seals.
    - **Second Floor Level western facing Bedrooms 1 to 8, Staff Lounge, Patient Lounge and Nurse Stations** have external glazing achieve a minimum R_w rating of 30 which is typically achieved with a minimum 6.38mm laminate glass in acoustic frames with acoustic seals.
    - Provision of air-conditioning or sealed mechanical ventilation to rooms listed above.
- Carpark and driveway hardstand areas be finished with surface coatings which prevent tyre squeal (an uncoated surface is acceptable).
- Drainage grating over trafficable areas be well secured to prevent rattling.
- Waste collection and deliveries be limited to the daytime period between 7am and 6pm.
- Mechanical plant be designed and installed to comply with the noise criterion presented in Section 4.2. As final plant selection has not been completed, additional acoustic assessment/s should be undertaken once plant selections are finalised. Such assessments should be undertaken prior to Building Approval; and be conditioned within the Development Approval.
    - Based upon the assumed source levels the air-conditioning plant decks may require acoustical screens around the perimeter.
    - Commercial kitchen exhaust units (i.e. for the cafe) may require silencers / attenuators.

7.0 DISCUSSION

7.1 Road Traffic Noise Impacts

Year 2017 road traffic noise from Arthur and Queen Street have been assessed in accordance with the State Environmental Planning Policy (Infrastructure) 2007 (Infrastructure SEPP).

Based upon the criterion requirements for residential uses detailed in the Infrastructure SEPP and the specific *"Hospital Wards"* criterion specified in the "*NSW Road Noise Policy*" for proposed road projects and traffic generating developments we have adopted a 35 dB(A) $L_{eq\ 1hr}$ indoor sound level criteria for the proposed hospital noise sensitive habitable spaces (e.g. Operating Theatres, Recovery Rooms, Consultation Rooms and Private Patient Rooms).

To show that compliance with the internal criterion can be achieved, we have recommended building shell treatments for noise sensitive habitable spaces. Provision for air conditioning or sealed mechanical ventilation is also required to all noise affected habitable spaces.

7.2 Onsite and Offsite Commercial Activity Noise Impacts

Based upon the assumed noise source levels and recommended acoustic treatments, noise impacts at the offsite noise sensitive uses are predicted to be within the relevant external criterion (i.e. deliveries limited to daytime period) with the exception of waste collection.

Based upon the predicted levels and to limit noise emissions we have recommended that waste collection and deliveries be limited to the daytime period between 7am and 6pm.

With regards to onsite mechanical plant, based upon the assumed noise source levels we have provided a prediction of potential mechanical plant noise impact levels, and the likely required acoustic treatments. As final plant selection has not been completed, additional acoustic assessment/s should be undertaken once plant selections are finalised. Such assessments should be undertaken prior to Building Approval; and be conditioned within the Development Approval.

For the proposed onsite noise sensitive hospital spaces, offsite commercial activities from the Grafton Base Hospital can be mitigated with upgraded building shell treatments and the provision of air-conditioning or sealed mechanical ventilation. In a number of cases the building shell treatments to mitigate road traffic noise exceed those to treat offsite activity noise impacts.

8.0 CONCLUSIONS

This report is in response to a request from Grafton Orthopaedic Property Unit Trust and Grafton Private Hospital Unit Trust for an environmental noise impact assessment of a proposed hospital development along Arthur and Queen Street at Grafton. It should be noted that this report does not take into account noise intrusion between spaces within the building itself (e.g. between consultation rooms and other spaces, or roof mounted mechanical plant intruding inside the building).

Based upon the adopted noise limit criterion, overall, the proposed development will generally be within acceptable levels of Council's requirements, subject to the acoustic treatments recommended in Section 6 being integrated into the design and operation of the development.

Report Reviewed By:

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Report Compiled by:

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APPENDIX A

Subject Site Location, Noise Monitoring Location, Photographs and Acoustic Treatment Sketch

Figure No. 1: Subject Site Location (NSW Six Maps).

Figure No. 2: Subject Site, Logger Location and Noise Sensitive Receiver Locations (NSW Six Maps).

NOISE SENSITIVE RECEIVER LOCATIONS

1. Single storey units to the east.
2. Two storey dwellings to the east.
3. Single storey dwellings to the northeast.
4. Grafton Base Hospital to the West

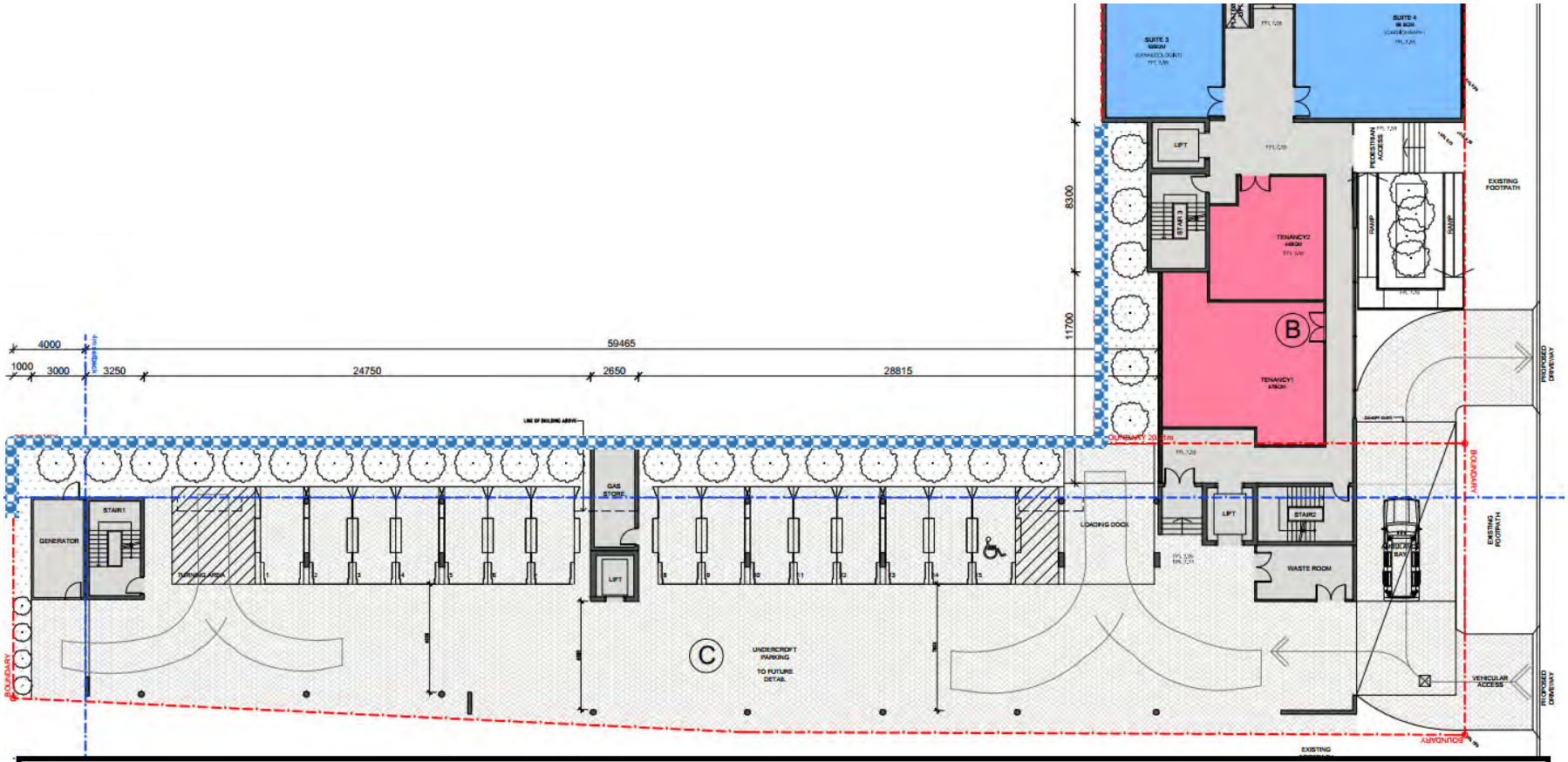
Photograph: Attended Measurements of Grafton Base Hospital Mechanical Plant.

ML1: Measured level at 10m from plant: 58 dB(A) L_{eq}.

ML2: Measured level at 36m from plant: 51 dB(A) L_{eq}.

Photograph taken at ML2 location.

Sketch No. 1: Subject Site layout and Recommended Acoustic Treatments (Not to Scale).



RECOMMENDED ACOUSTIC TREATMENTS

Recommended 1.8m high acoustic barrier constructed above the finished grade level of the proposed carpark or the existing ground level, whichever is higher. Barriers are to be free of gaps or holes including between the barrier panels and the ground below.

Typical barrier materials include earth berms, 19mm lapped timber fence (40% overlap), 9mm FC sheet, toughened glass, Perspex, masonry, or a combination of the above (a minimum surface mass of 11kg/m^2 is required).

APPENDIX B

Development Plans

1 PROPOSED GROUND FLOOR PLAN
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	809.0 m²	PARKING SPACES		PROPOSED	
BUILDING B	Building A - 391m²	Building A - 338m²	Building A - 0m²	AREA - LOT B	1259.2 m²			BEDROOMS-	15
BUILDING C	Building B - 112m²	Building B - 139m²	Building B - 147m²	TOTAL SITE AREA	2068.2 m²	CARSPACES-	14	ACCESSIBLE BEDROOM-	1
	Building C - 0 m²	Building C - 745m²	Building C - 745m²			ACCESSIBLE SPACE -	1		
	CIRCULATION - 101m²	CIRCULATION - 53m²	CIRCULATION - 44m²	PROPOSED GFA	2815 m²	TOTAL	15	TOTAL	16
	TOTAL: 604m²	TOTAL: 1275m²	TOTAL: 936m²	PROPOSED FSR	1.4 : 1	AMBULANCE BAY-	1		

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.

LEGEND

D	CONSULTANT ISSUE	05.12.2016
C	CONSULTANT ISSUE	25.10.2016

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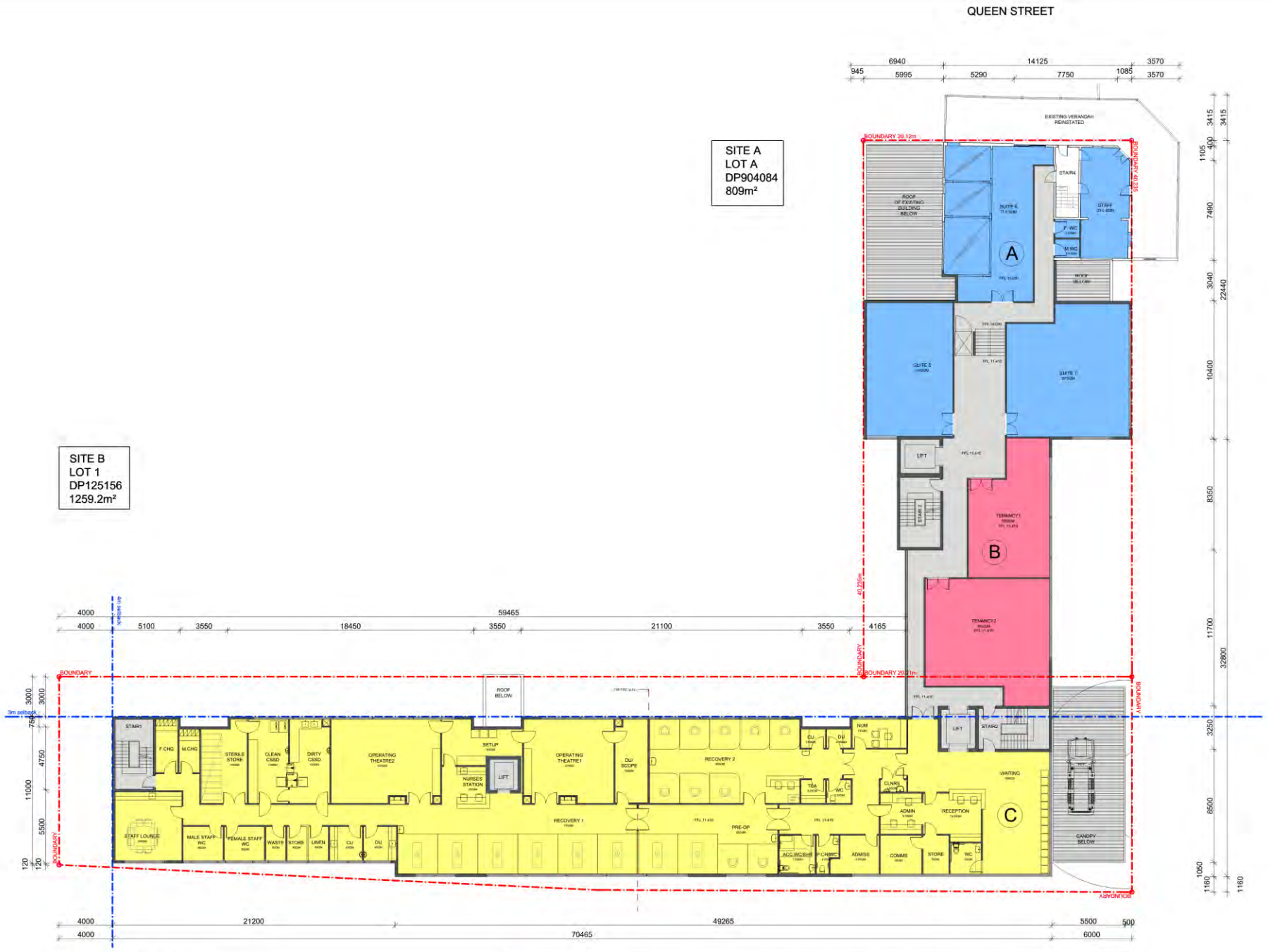
GRAFTON SPECIALIST CENTER
ARTHUR STREET,
GRAFTON

CLIENT
GRAFTON PROPERTY TRUST

DRAWING TITLE
PROPOSED GROUND FLOOR PLAN

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

SK 001 D



1 PROPOSED FIRST FLOOR PLAN
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	809.0 m²	PARKING SPACES		PROPOSED	
BUILDING B	Building A - 391m²	Building A - 338m²	Building A - 0m²	AREA - LOT B	1259.2 m²			BEDROOMS-	15
BUILDING C	Building B - 112m²	Building B - 139m²	Building B - 147m²	TOTAL SITE AREA	2068.2 m²	CARSPACES-	14	ACCESSIBLE BEDROOM-	1
	Building C - 0 m²	Building C - 745m²	Building C - 745m²			ACCESSIBLE SPACE -	1		
	CIRCULATION - 101m²	CIRCULATION - 53m²	CIRCULATION - 44m²	PROPOSED GFA	2815 m²	TOTAL	15	TOTAL	16
	TOTAL 604m²	TOTAL 1275m²	TOTAL 936m²	PROPOSED FSR	1.4 : 1	AMBULANCE BAY -	1		

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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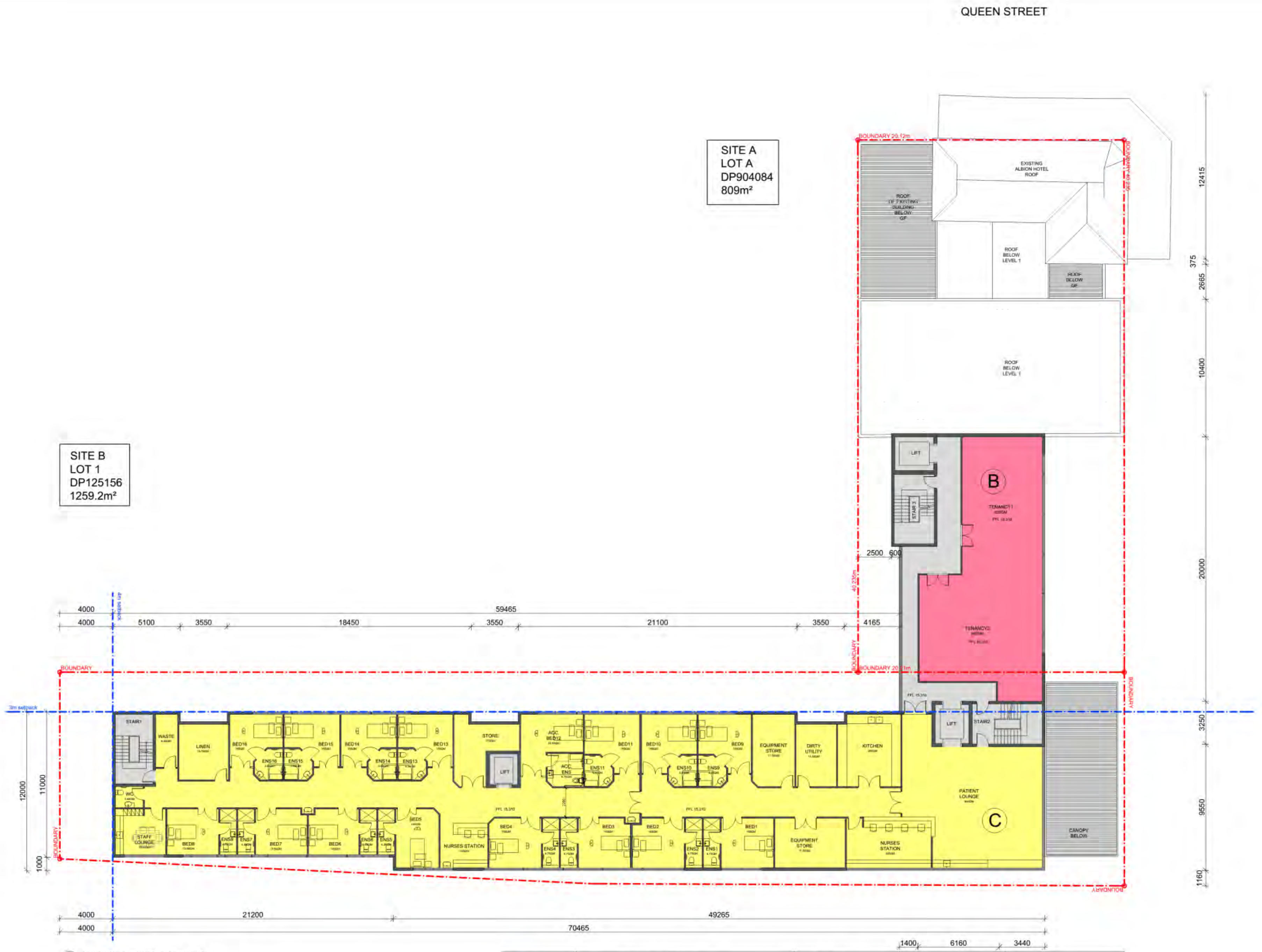
GRAFTON SPECIALIST CENTER
ARTHUR STREET
GRAFTON

CLIENT
GRAFTON PROPERTY TRUST

DRAWING TITLE
PROPOSED FIRST FLOOR PLAN

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

SK 0 0 2 D



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

LEGEND	GROSS FLOOR AREA CALCULATIONS			FSR CALCULATIONS	PARKING	MEDICAL
BUILDING A BUILDING B BUILDING C	GROUND FLOOR Building A – 391m² Building B – 112m² Building C – 0 m² CIRCULATION – 101m² TOTAL: 604m²	FIRST FLOOR Building A – 338m² Building B – 139m² Building C – 745m² CIRCULATION – 53m² TOTAL: 1275m²	SECOND FLOOR Building A – 0m² Building B – 147m² Building C – 745m² CIRCULATION – 44m² TOTAL: 936m²	AREA – LOT A 809.0 m² AREA – LOT B 1259.2 m² TOTAL SITE AREA 2068.2 m² PROPOSED GFA 2815 m² PROPOSED FSR 1.4 : 1	PARKING SPACES CARSPACES- 14 ACCESSIBLE SPACE - 1 TOTAL 15 AMBULANCE BAY- 1	PROPOSED BEDROOMS- 15 ACCESSIBLE BEDROOM- 1 TOTAL 16

D	CONSULTANT ISSUE	06.12.2018
C	CONSULTANT ISSUE	20.10.2018

REVISION

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GRAFTON SPECIALIST CENTER
ARTHUR STREET
GRAFTON

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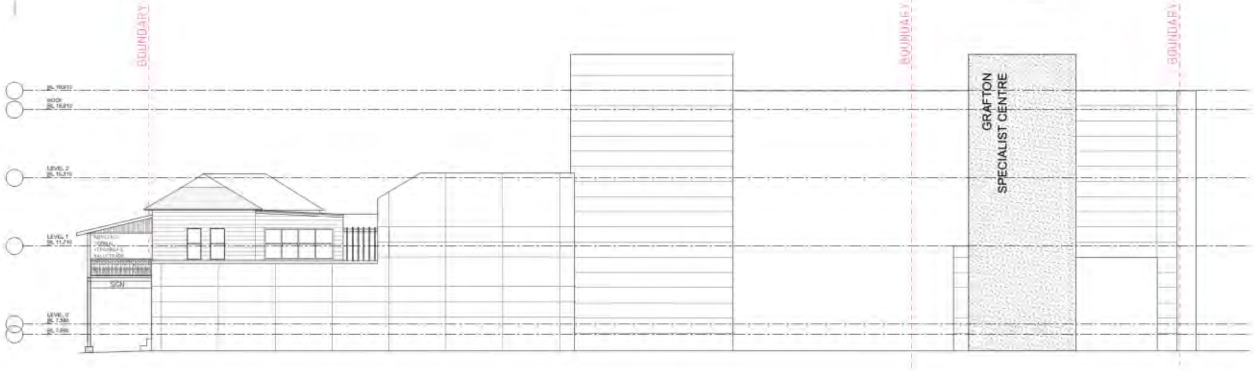
GRAFTON PROPERTY TRUST

DRAWING TITLE
PROPOSED SECOND FLOOR PLAN

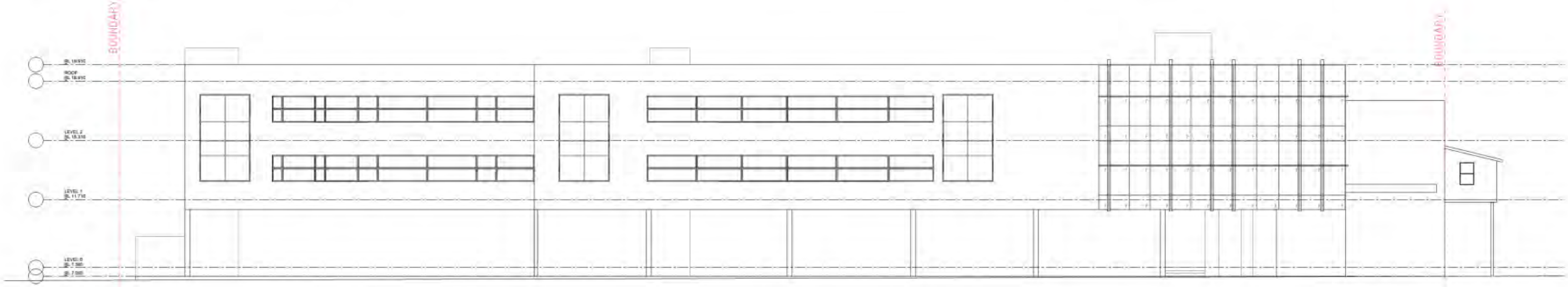
SCALE 1:100 [A0] DATE 01 JAN 2019
DRAWN SJ

SK 0 0 3 D

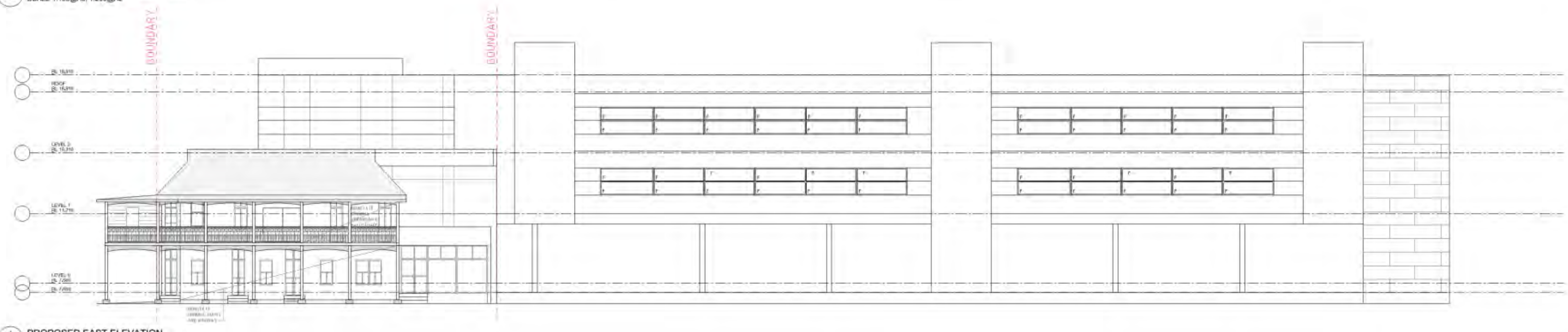
1 PROPOSED SOUTH ELEVATION
SCALE 1:100@A0, 1:200@A2



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



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



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

LEGEND

D	CONSULTANT ISSUE	05.12.2018
C	CONSULTANT ISSUE	20.10.2018

REVISION

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GRAFTON SPECIALIST CENTER
ARTHUR STREET
GRAFTON

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GRAFTON PROPERTY TRUST

DRAWING TITLE
PROPOSED ELEVATIONS

SCALE 1:100 (A0) DATE 01 JAN 2019
DRAWN BJ PROJECT 15013

SK300 D

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	809.0 m^2	PARKING SPACES		PROPOSED	
BUILDING B	Building A - 391m^2	Building A - 338m^2	Building A - 0m^2	AREA - LOT B	1259.2 m^2			BEDROOMS-	15
BUILDING C	Building B - 112m^2	Building B - 139m^2	Building B - 147m^2	TOTAL SITE AREA	2068.2 m^2	CARSPACES-	14	ACCESSIBLE BEDROOM-	1
	Building C - 0m^2	Building C - 745m^2	Building C - 745m^2			ACCESSIBLE SPACE -	1		
	CIRCULATION - 101m^2	CIRCULATION - 53m^2	CIRCULATION - 44m^2	PROPOSED GFA	2815 m^2	TOTAL	15	TOTAL	16
	TOTAL: 604m^2	TOTAL: 1275m^2	TOTAL: 936m^2	PROPOSED FSR	1.4 : 1				
						AMBULANCE BAY-	1		

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 taken in preference to scaling from drawings.

LEGEND

ID		
D	CONSULTANT ISSUE	05.12.2016
C	CONSULTANT ISSUE	20.10.2016

REVISION

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GRAFTON SPECIALIST CENTER
ARTHUR STREET
GRAFTON

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DRAWING TITLE
PROPOSED ELEVATIONS

SCALE 1:100 [A0] DATE 01 JAN 2015
DRAWN BY PROJECT 1883

SK 200 D

FSR CALCULATIONS	
LOT A AREA	809 m²
LOT B AREA	1259.2 m²
TOTAL SITE AREA	2068.2 m²
GROUND FLOOR AREA	610 m²
LEVEL 01 AREA	1280 m²
LEVEL 02 AREA	939 m²
TOTAL GFA	2829 m²
PROPOSED FSR:	1.4 : 1

BUILDING A

BUILDING B

BUILDING C

1 PERSPECTIVE
NTS

REVISION

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GRAFTON
SPECIALIST CENTRE
ARTHUR STREET
GRAFTON

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GRAFTON PROPERTY TRUST

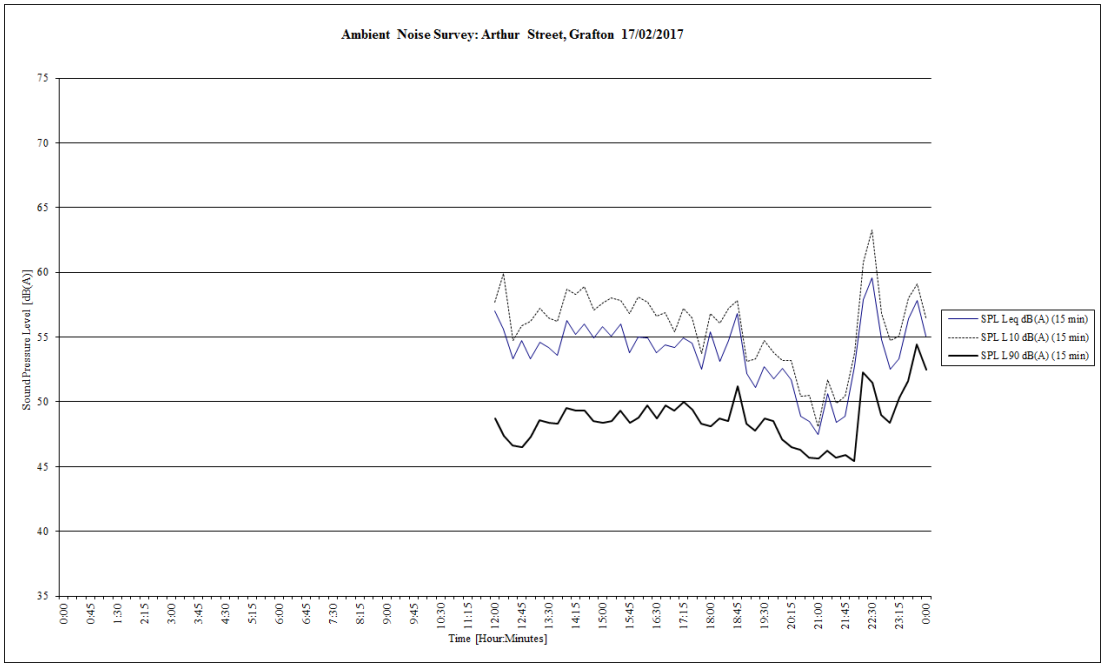
DRAWING TITLE
PERSPECTIVE

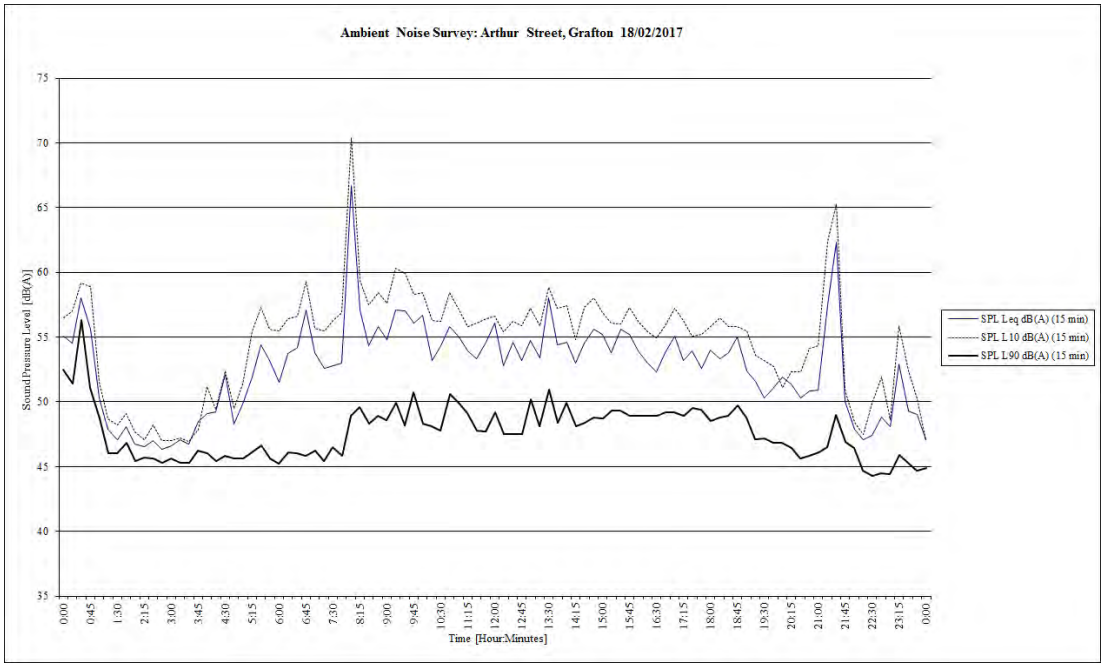
SCALE 1:200 [A1] DATE 14 SEP 2015
DRAWN BS PROJECT 15013

SK 0 0 0 A

APPENDIX C

Measurement Results and Model Calculations / Predictions


Ambient Noise Survey: Arthur Street, Grafton 17/02/2017
Sound Pressure Level [dB(A)]
Time [Hour:Minutes]
SPL Leq dB(A) (15 min)
SPL L10 dB(A) (15 min)
SPL L90 dB(A) (15 min)


Ambient Noise Survey: Arthur Street, Grafton 18/02/2017
Sound Pressure Level [dB(A)]
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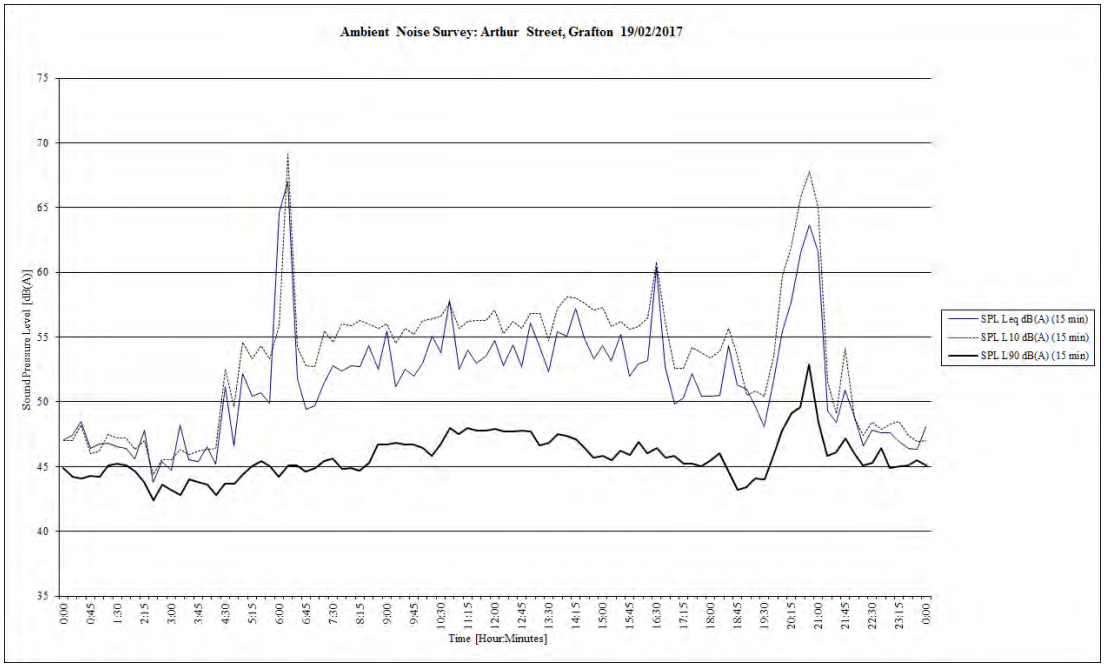
Ambient Noise Survey: Arthur Street, Grafton 19/02/2017
Sound Pressure Level [dB(A)]
Time [Hour:Minutes]
SPL Leq dB(A) (15 min)
SPL L10 dB(A) (15 min)
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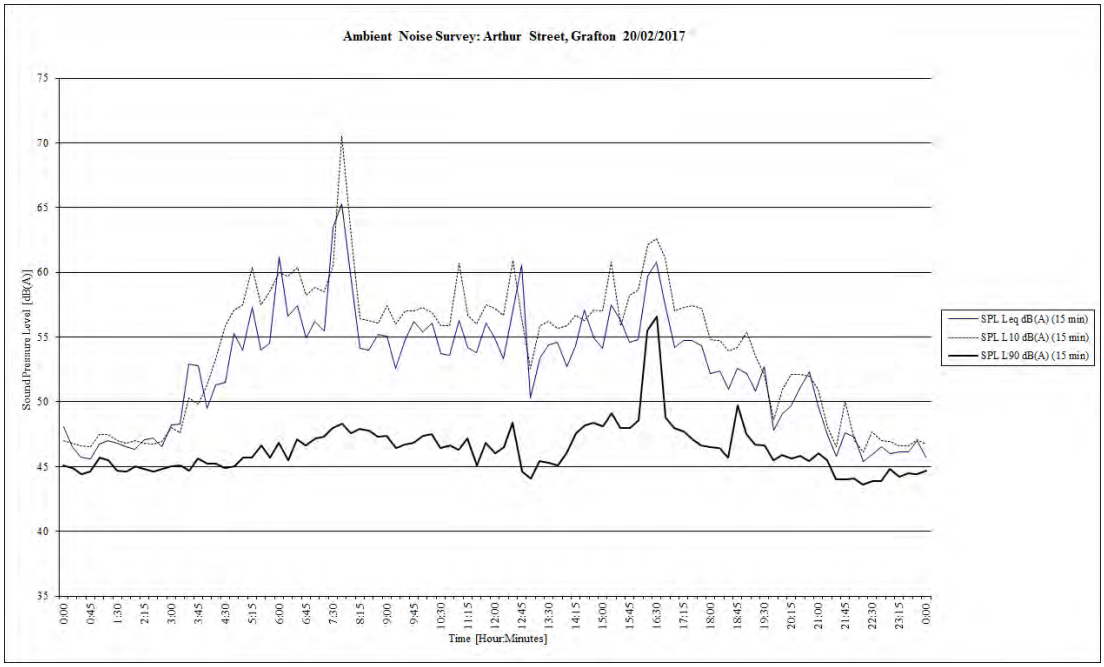
Ambient Noise Survey: Arthur Street, Grafton 20/02/2017
Sound Pressure Level [dB(A)]
Time [Hour:Minutes]
SPL Leq dB(A) (15 min)
SPL L10 dB(A) (15 min)
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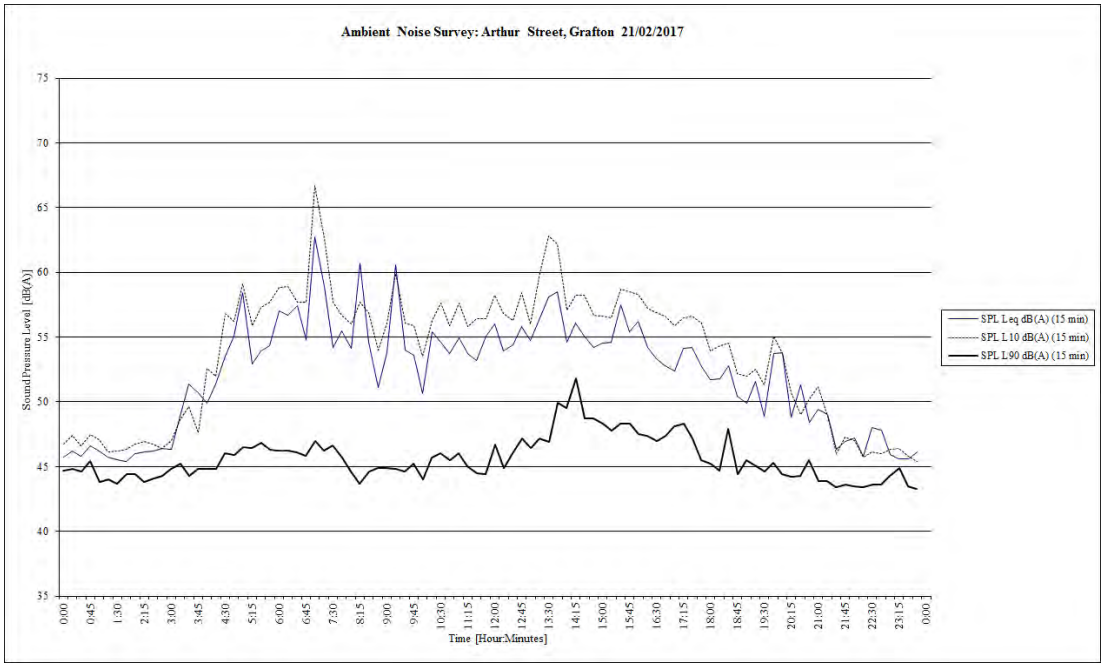
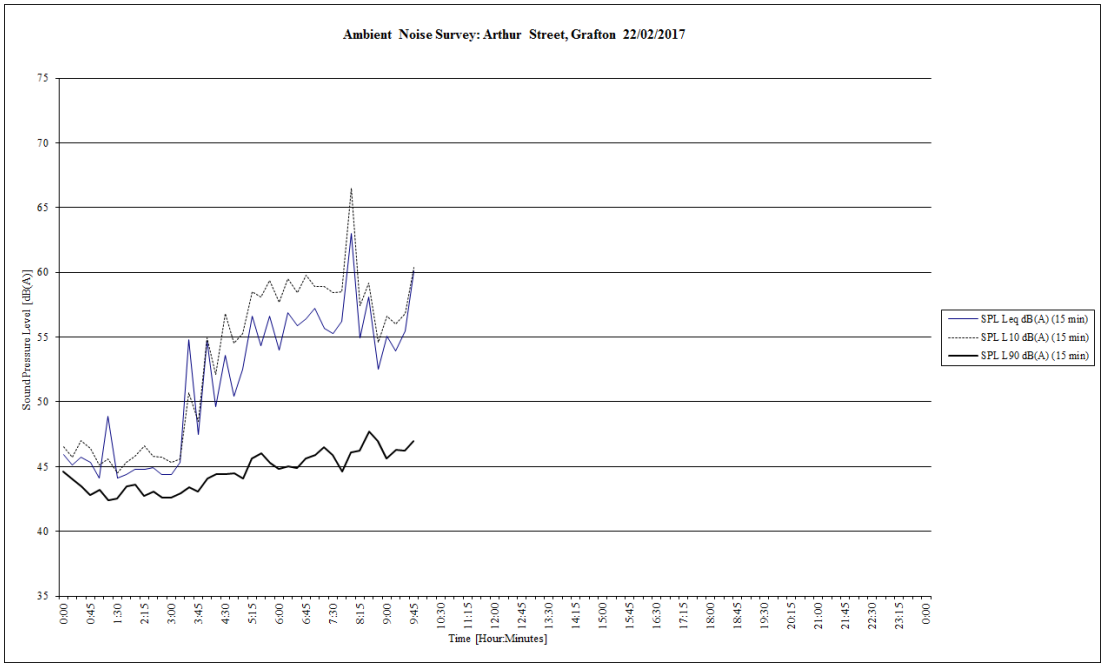

Ambient Noise Survey: Arthur Street, Grafton 21/02/2017
Sound Pressure Level [dB(A)]
Time [Hour:Minutes]
SPL Leq dB(A) (15 min)
SPL L10 dB(A) (15 min)
SPL L90 dB(A) (15 min)


Ambient Noise Survey: Arthur Street, Grafton 22/02/2017
Sound Pressure Level [dB(A)]
Time [Hour:Minutes]
SPL Leq dB(A) (15 min)
SPL L10 dB(A) (15 min)
SPL L90 dB(A) (15 min)

POINT CALCULATIONS
Pen3D2000 V 1.10.0
Project Code:17012a_existing
Project Description:Noise assessment of Grafton Hospital
File:G:\Users\Matty\CRGNAS\2017\17012 Hospital Grafton\17012a_ultimate.PEN
File Description:Data file covering ultimate

Tuesday 21 Mar, 2017 at 10:52:29
CoRTN Calculations
All road segments included. Segmentation angle: 10degrees. Road elevations apply.

Receptor	X Posn (m)	Y Posn (m)	Height (m)	Leq(24hour) (dB(A))
suite 1	494392.4	6717098.1	1.5	64.8
suite 2	494387.7	6717092	1.5	64.9
suite 3	494381.1	6717108.6	1.5	56.9
suite 4	494368.2	6717092.4	1.5	63.5
suite 5	494379.5	6717109.6	5.3	58.4
suite 6	494385.9	6717089.7	4.7	66.5
suite 6 A s	494387.6	6717096.3	4.7	62.2
suite 6 b s	494386.6	6717097.1	4.7	61.6
suite 6 c s	494383.7	6717099.2	4.7	59.6
suite 7	494367.3	6717093.1	5.3	64.9
waiting	494345.1	6717116.4	5.3	62.2
num	494357.7	6717123.6	5.3	53.8
recovery	494364.2	6717132.7	5.3	54.8
du scope	494368.4	6717138.5	5.3	55.6
op 1	494371.2	6717142.3	5.3	55.8
op 2	494379.3	6717153.6	5.3	56.1
staff lounge	494380.3	6717174.6	5.3	49.3
recovery 1	494359.6	6717147.7	5.3	52.9
pre opp	494353.2	6717138.8	5.3	54.7
pat lounge	494344.3	6717117	9.2	62.5
bed1	494352.9	6717138.3	9.2	55.5
bed2	494357	6717143.9	9.2	54.5
bed3	494359.2	6717147	9.2	54.1
bed4	494363.3	6717152.6	9.2	53.2
bed5	494363.1	6717152.6	9.2	53.2
bed6	494372	6717163	9.2	51.5
bed7	494374.5	6717166.6	9.2	51.1
bed8	494378.1	6717171.8	9.2	50.8
staff lounge	494380.1	6717174.6	9.2	50.6
bed9	494364.4	6717132.7	9.2	55.9
bed10	494366.8	6717136.1	9.2	56.6
bed11	494369.2	6717139.6	9.2	56.8
bed12	494371.8	6717143.1	9.2	57
bed13	494377.3	6717150.9	9.2	57.2
bed14	494379.8	6717154.3	9.2	57.3
bed15	494382	6717157.4	9.2	57.3
bed16	494384.7	6717161.1	9.2	57.3

ONSITE ACTIVITY NOISE IMPACTING THE FAÇADES OF:

Single storey units due east				**Double storey dwellings due east**		
Car door closures (nearest spaces)	59	dB(A) @ 1m		Car door closures (nearest spaces)	59	dB(A) @ 1m
Distance source to receiver	6	m		Distance source to receiver	12	m
Distance attenuation	-15.6	dB(A)		Distance attenuation	-21.6	dB(A)
Barrier screening	-8	dB(A)		Directivity	0	dB(A)
Façade reflection	2.5	dB(A)		Façade reflection	2.5	dB(A)
Impact at façade	38.1	dB(A)	##	Impact at façade	40.1	dB(A)
Car door closures (centre spaces)	59	dB(A) @ 1m		Car door closures (centre spaces)	59	dB(A) @ 1m
Distance source to receiver	9	m		Distance source to receiver	11	m
Distance attenuation	-19.1	dB(A)		Distance attenuation	-20.8	dB(A)
Barrier screening	-8	dB(A)		Directivity	0	dB(A)
Façade reflection	2.5	dB(A)		Façade reflection	2.5	dB(A)
Impact at façade	34.6	dB(A)	##	Impact at façade	40.9	dB(A)
Car door closures (far spaces)	59	dB(A) @ 1m		Car door closures (far spaces)	59	dB(A) @ 1m
Distance source to receiver	24	m		Distance source to receiver	17	m
Distance attenuation	-27.6	dB(A)		Distance attenuation	-24.6	dB(A)
Barrier screening	-8	dB(A)		Directivity	0	dB(A)
Façade reflection	2.5	dB(A)		Façade reflection	2.5	dB(A)
Impact at façade	26.1	dB(A)	##	Impact at façade	37.1	dB(A)
Combined impact	39.9	dB(A)		**Combined impact**	44.4	dB(A)
Car bypass	58	dB(A) @ 1m		Car bypass	58	dB(A) @ 1m
Distance source to receiver	11	m		Distance source to receiver	16	m
Distance attenuation	-20.8	dB(A)		Distance attenuation	-24.1	dB(A)
Barrier screening	-8	dB(A)		Building screening	0	dB(A)
Façade reflection	2.5	dB(A)		Façade reflection	2.5	dB(A)
Impact at façade	32	dB(A)		Impact at façade	37	dB(A)
Patrons talking outside	60	dB(A) @ 1m		Patrons talking outside	60	dB(A) @ 1m
Distance source to receiver	10	m		Distance source to receiver	15	m
Distance attenuation	-20.0	dB(A)		Distance attenuation	-23.5	dB(A)
Barrier screening	-8	dB(A)		Building screening	0	dB(A)
Façade reflection	2.5	dB(A)		Façade reflection	2.5	dB(A)
Impact at façade	35	dB(A)		Impact at façade	39	dB(A)
Dining at café outside	75	dB(A) @ 1m		Dining at café outside	75	dB(A) @ 1m
Distance source to receiver	25	m		Distance source to receiver	40	m
Distance attenuation	-28.0	dB(A)		Distance attenuation	-32.0	dB(A)
Building screening	-20	dB(A)		Building screening	-20	dB(A)
Façade reflection	2.5	dB(A)		Façade reflection	2.5	dB(A)
Impact at façade	30	dB(A)		Impact at façade	25	dB(A)
Unloading truck	70	dB(A) @ 1m		Unloading truck	70	dB(A) @ 1m
Distance source to receiver	8	m		Distance source to receiver	24	m
Distance attenuation	-18.1	dB(A)		Distance attenuation	-27.6	dB(A)
Barrier screening	-8	dB(A)		Building directivity	0	dB(A)
Façade reflection	2.5	dB(A)		Façade reflection	2.5	dB(A)
Impact at façade	46	dB(A)		Impact at façade	45	dB(A)
Truck bypass	70	dB(A) @ 2m		Truck bypass	70	dB(A) @ 2m
Distance source to receiver	12	m		Distance source to receiver	26	m
Distance attenuation	-15.6	dB(A)		Distance attenuation	-22.3	dB(A)
Barrier screening	-8	dB(A)		Inside to outside attenuation	0	dB(A)
Façade reflection	2.5	dB(A)		Façade reflection	2.5	dB(A)
Impact at façade	49	dB(A)		Impact at façade	50	dB(A)
Waste collection	86	dB(A) @ 1m		Waste collection	86	dB(A) @ 1m
Distance source to receiver	17	m		Distance source to receiver	32	m
Distance attenuation	-24.6	dB(A)		Distance attenuation	-30.1	dB(A)
Barrier screening	0	dB(A)		Building directivity (solid roof over)	0	dB(A)
Façade reflection	2.5	dB(A)		Façade reflection	2.5	dB(A)
Impact at façade	64	dB(A)		Impact at façade	59	dB(A)
Rooftop A/ C Condensers	65	dB(A) @ 3m		Rooftop A/ C Condensers	65	dB(A) @ 3m
Distance source to receiver	12	m		Distance source to receiver	15	m
Distance attenuation	-12.0	dB(A)		Distance attenuation	-14.0	dB(A)
Roof screening	-12	dB(A)		Roof screening	-10	dB(A)
Façade reflection	2.5	dB(A)		Façade reflection	2.5	dB(A)
Impact at façade	43	dB(A)	##	Impact at façade	44	dB(A)
Rooftop cafe kitchen exhaust	60	dB(A) @ 1m		Rooftop cafe kitchen exhaust	60	dB(A) @ 1m
Distance source to receiver	20	m		Distance source to receiver	35	m
Distance attenuation	-26.0	dB(A)		Distance attenuation	-30.9	dB(A)
Roof screening	-12	dB(A)		Attenuator	-6	dB(A)
Façade reflection	2.5	dB(A)		Façade reflection	2.5	dB(A)
Impact at façade	24	dB(A)	##	Impact at façade	26	dB(A)
Combined plant impact	44	dB(A)		Combined plant impact	44	dB(A)

ONSITE ACTIVITY NOISE IMPACTING THE FAÇADES OF:

Single storey dwellings due northeast				**Existing Grafton Base Hospital due west**		
Car door closures (nearest spaces)	59	dB(A) @ 1m		Car door closures (nearest spaces)	59	dB(A) @ 1m
Distance source to receiver	25	m		Distance source to receiver	20	m
Distance attenuation	-28.0	dB(A)		Distance attenuation	-26.0	dB(A)
Barrier screening	-8	dB(A)		Building directivity	0	dB(A)
Façade reflection	2.5	dB(A)		Façade reflection	2.5	dB(A)
Impact at façade	25.7	dB(A)	##	Impact at façade	35.7	dB(A)
Car door closures (centre spaces)	59	dB(A) @ 1m		Car door closures (centre spaces)	59	dB(A) @ 1m
Distance source to receiver	20	m		Distance source to receiver	20	m
Distance attenuation	-26.0	dB(A)		Distance attenuation	-26.0	dB(A)
Barrier screening	-8	dB(A)		Building directivity	0	dB(A)
Façade reflection	2.5	dB(A)		Façade reflection	2.5	dB(A)
Impact at façade	27.7	dB(A)	##	Impact at façade	35.7	dB(A)
Car door closures (far spaces)	59	dB(A) @ 1m		Car door closures (far spaces)	59	dB(A) @ 1m
Distance source to receiver	20	m		Distance source to receiver	26	m
Distance attenuation	-26.0	dB(A)		Distance attenuation	-28.3	dB(A)
Barrier screening	-8	dB(A)		Building directivity	0	dB(A)
Façade reflection	2.5	dB(A)		Façade reflection	2.5	dB(A)
Impact at façade	27.7	dB(A)	##	Impact at façade	33.4	dB(A)
Combined impact	31.9	dB(A)		**Combined impact**	39.8	dB(A)
Car bypass	58	dB(A) @ 1m		Car bypass	58	dB(A) @ 1m
Distance source to receiver	25	m		Distance source to receiver	14	m
Distance attenuation	-28.0	dB(A)		Distance attenuation	-22.9	dB(A)
Barrier screening	-8	dB(A)		Acoustic louvres	0	dB(A)
Façade reflection	2.5	dB(A)		Façade reflection	2.5	dB(A)
Impact at façade	25	dB(A)		Impact at façade	38	dB(A)
Patrons talking outside	60	dB(A) @ 1m		Patrons talking outside	60	dB(A) @ 1m
Distance source to receiver	20	m		Distance source to receiver	12	m
Distance attenuation	-26.0	dB(A)		Distance attenuation	-21.6	dB(A)
Barrier screening	-8	dB(A)		Building screening	0	dB(A)
Façade reflection	2.5	dB(A)		Façade reflection	2.5	dB(A)
Impact at façade	28	dB(A)		Impact at façade	41	dB(A)
Dining at café outside	75	dB(A) @ 1m		Dining at café outside	75	dB(A) @ 1m
Distance source to receiver	45	m		Distance source to receiver	75	m
Distance attenuation	-33.1	dB(A)		Distance attenuation	-37.5	dB(A)
Building screening	-15	dB(A)		Building screening	-5	dB(A)
Façade reflection	2.5	dB(A)		Façade reflection	2.5	dB(A)
Impact at façade	29	dB(A)		Impact at façade	35	dB(A)
Unloading truck	70	dB(A) @ 1m		Unloading truck	70	dB(A) @ 1m
Distance source to receiver	37	m		Distance source to receiver	35	m
Distance attenuation	-31.4	dB(A)		Distance attenuation	-30.9	dB(A)
Offsite dwelling screening	-15	dB(A)		Building screening	0	dB(A)
Façade reflection	2.5	dB(A)		Façade reflection	2.5	dB(A)
Impact at façade	26	dB(A)		Impact at façade	42	dB(A)
Truck bypass	70	dB(A) @ 2m		Truck bypass	70	dB(A) @ 2m
Distance source to receiver	35	m		Distance source to receiver	28	m
Distance attenuation	-24.9	dB(A)		Distance attenuation	-22.9	dB(A)
Building screening	0	dB(A)		Building screening	0	dB(A)
Façade reflection	2.5	dB(A)		Façade reflection	2.5	dB(A)
Impact at façade	48	dB(A)		Impact at façade	50	dB(A)
Waste collection	86	dB(A) @ 1m		Waste collection	86	dB(A) @ 1m
Distance source to receiver	45	m		Distance source to receiver	30	m
Distance attenuation	-33.1	dB(A)		Distance attenuation	-29.5	dB(A)
Building screening	-15	dB(A)		Building screening	0	dB(A)
Façade reflection	2.5	dB(A)		Façade reflection	2.5	dB(A)
Impact at façade	41	dB(A)		Impact at façade	59	dB(A)
Rooftop A/ C Condensers	65	dB(A) @ 3m		Rooftop A/ C Condensers	65	dB(A) @ 3m
Distance source to receiver	25	m		Distance source to receiver	16	m
Distance attenuation	-18.4	dB(A)		Distance attenuation	-14.5	dB(A)
Roof screening	-15	dB(A)		Roof screening	-15	dB(A)
Façade reflection	2.5	dB(A)		Façade reflection	2.5	dB(A)
Impact at façade	34	dB(A)	##	Impact at façade	38	dB(A)
Rooftop cafe kitchen exhaust	60	dB(A) @ 1m		Rooftop cafe kitchen exhaust	60	dB(A) @ 1m
Distance source to receiver	45	m		Distance source to receiver	75	m
Distance attenuation	-33.1	dB(A)		Distance attenuation	-37.5	dB(A)
Attenuator	-10	dB(A)		Oniste building screening	-10	dB(A)
Façade reflection	2.5	dB(A)		Façade reflection	2.5	dB(A)
Impact at façade	19	dB(A)	88	Impact at façade	15	dB(A)
Combined plant impact	34	dB(A)		Combined plant impact	38	dB(A)

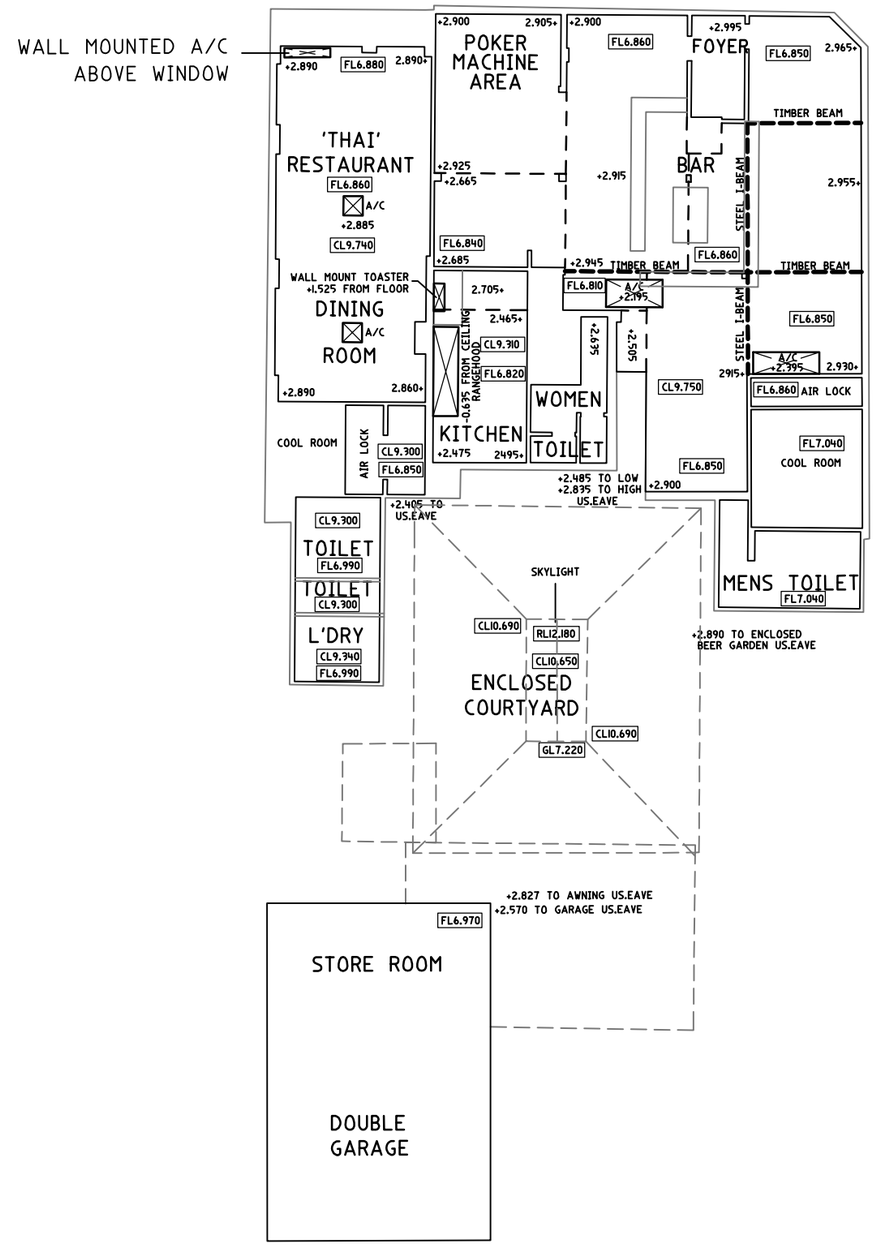
OFFSITE HOSPITAL ACTIVITY NOISE IMPACTING THE FAÇADES OF:

First Flr: Recovery/Pre-op, Staff Lounge & Waiting Room				**Second Flr: West Beds, Staff Lounge, Patient Lounge & Nurse Station**		
Car door closures (nearest spaces)	64	dB(A) @ 1m		Car door closures (nearest spaces)	64	dB(A) @ 1m
Distance source to receiver	11.8	m		Distance source to receiver	14.0	m
Distance attenuation	-21.4	dB(A)		Distance attenuation	-22.9	dB(A)
Building directivity	0	dB(A)		Building directivity	0	dB(A)
Façade reflection	2.5	dB(A)		Façade reflection	2.5	dB(A)
Impact at façade	45.1	dB(A)	##	Impact at façade	43.6	dB(A)
Car door closures (centre spaces)	64	dB(A) @ 1m		Car door closures (centre spaces)	64	dB(A) @ 1m
Distance source to receiver	32.6	m		Distance source to receiver	33.5	m
Distance attenuation	-30.3	dB(A)		Distance attenuation	-30.5	dB(A)
Building directivity	0	dB(A)		Building directivity	0	dB(A)
Façade reflection	2.5	dB(A)		Façade reflection	2.5	dB(A)
Impact at façade	36.2	dB(A)	##	Impact at façade	36.0	dB(A)
Car door closures (far spaces)	64	dB(A) @ 1m		Car door closures (far spaces)	64	dB(A) @ 1m
Distance source to receiver	42.5	m		Distance source to receiver	43.1	m
Distance attenuation	-32.6	dB(A)		Distance attenuation	-32.7	dB(A)
Building directivity	0	dB(A)		Building directivity	0	dB(A)
Façade reflection	2.5	dB(A)		Façade reflection	2.5	dB(A)
Impact at façade	33.9	dB(A)	##	Impact at façade	33.8	dB(A)
Combined impact	45.9	dB(A)		**Combined impact**	44.6	dB(A)
Inside closed windows	28	dB(A)		Inside closed windows	27	dB(A)
Car bypass	64	dB(A) @ 1m		Car bypass	64	dB(A) @ 1m
Distance source to receiver	7.1	m		Distance source to receiver	10.4	m
Distance attenuation	-17.0	dB(A)		Distance attenuation	-20.3	dB(A)
Building directivity	0	dB(A)		Building directivity	0	dB(A)
Façade reflection	2.5	dB(A)		Façade reflection	2.5	dB(A)
Impact at façade	50	dB(A)		Impact at façade	46	dB(A)
Inside closed windows	32	dB(A)		Inside closed windows	28	dB(A)
Patrons talking outside	60	dB(A) @ 1m		Patrons talking outside	60	dB(A) @ 1m
Distance source to receiver	11.8	m		Distance source to receiver	14.0	m
Distance attenuation	-21.4	dB(A)		Distance attenuation	-22.9	dB(A)
Building directivity	0	dB(A)		Building directivity	0	dB(A)
Façade reflection	2.5	dB(A)		Façade reflection	2.5	dB(A)
Impact at façade	41	dB(A)		Impact at façade	40	dB(A)
Inside closed windows	23	dB(A)		Inside closed windows	22	dB(A)
Unloading truck	70	dB(A) @ 1m		Unloading truck	70	dB(A) @ 1m
Distance source to receiver	11.8	m		Distance source to receiver	14.0	m
Distance attenuation	-21.4	dB(A)		Distance attenuation	-22.9	dB(A)
Building directivity	0	dB(A)		Building directivity	0	dB(A)
Façade reflection	2.5	dB(A)		Façade reflection	2.5	dB(A)
Impact at façade	51	dB(A)		Impact at façade	50	dB(A)
Inside closed windows	33	dB(A)		Inside closed windows	32	dB(A)
Truck bypass	73	dB(A) @ 2m		Truck bypass	73	dB(A) @ 2m
Distance source to receiver	7.1	m		Distance source to receiver	10.4	m
Distance attenuation	-11.0	dB(A)		Distance attenuation	-14.3	dB(A)
Building directivity	0	dB(A)		Building directivity	0	dB(A)
Façade reflection	2.5	dB(A)		Façade reflection	2.5	dB(A)
Impact at façade	65	dB(A)		Impact at façade	61	dB(A)
Inside closed windows	47	dB(A)		Inside closed windows	43	dB(A)
Rw required to achieve 35 dB inside	33			Rw required to achieve 35 dB inside	30	
Waste collection	86	dB(A) @ 1m		Waste collection	86	dB(A) @ 1m
Distance source to receiver	11.8	m		Distance source to receiver	14.0	m
Distance attenuation	-21.4	dB(A)		Distance attenuation	-22.9	dB(A)
Building directivity	0	dB(A)		Building directivity	0	dB(A)
Façade reflection	2.5	dB(A)		Façade reflection	2.5	dB(A)
Impact at façade	67	dB(A)		Impact at façade	66	dB(A)
Inside closed windows	49	dB(A)		Inside closed windows	48	dB(A)
Grafton Base Hospital mech. Plant	58	dB(A) @ 10m		Rooftop A/ C Condensers	58	dB(A) @ 10m
Distance source to receiver	22.9	\		Distance source to receiver	24.1	m
Distance attenuation	-7.2	dB(A)		Distance attenuation	-7.6	dB(A)
Building directivity	0	dB(A)		Building directivity	0	dB(A)
Façade reflection	2.5	dB(A)		Façade reflection	2.5	dB(A)
Impact at façade	53	dB(A)	##	Impact at façade	53	dB(A)
Inside closed windows	35	dB(A)		Inside closed windows	35	dB(A)

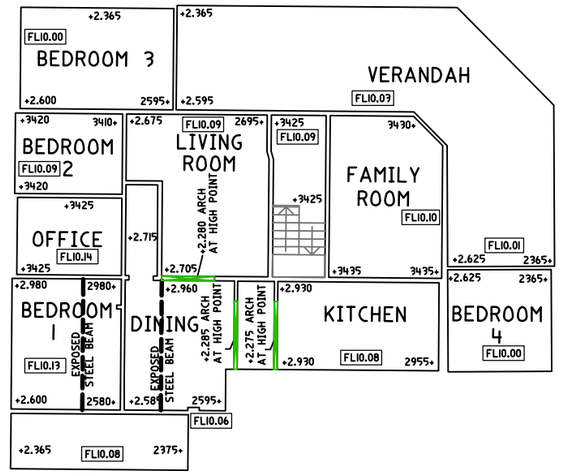
Grafton Hospital Development											
Job no. 17012a				0.55	1.59		4.45	12.86			
Rw Calculations to AS3671											
Road Traffic Noise	**Building**	**Impact**	**Criteria**	**TNR**	**Element Area**	**Floor Area**	**Height**	**RT60**	**C**	**TNA**	**Rw**
Space	**Component**	**dB(A)**	**dB(A)**	**dB(A)**	**(m2)**	**(m2)**	**(m)**	**(s)**			
Ground Floor											
Suite 1	Glazing	68.0	35	33.0	13.75	73.00	3.00	0.60	3	31.31	**37**
Suite 1	External Wall	68.0	35	33.0	50.75	73.00	3.00	0.60	3	36.98	**43**
Suite 1	Roof / Ceiling	65.0	35	30.0	73.00	73.00	3.00	0.60	3	35.56	**42**
Suite 2	Glazing	68.0	35	33.0	5.64	52.00	3.00	0.60	2	27.15	**33**
Suite 2	External Wall	68.0	35	33.0	21.36	52.00	3.00	0.60	2	32.94	**39**
Suite 3	External Wall	60.0	35	25.0	19.32	63.00	3.30	0.60	1	20.24	**26**
Suite 4	Glazing	67.0	35	32.0	14.40	99.00	3.30	0.60	2	27.02	**33**
Suite 4	External Wall	67.0	35	32.0	53.91	99.00	3.30	0.60	2	32.75	**39**
First Floor											
Suite 5	Glazing	61.0	35	26.0	3.30	65.00	3.30	0.60	3	18.21	**24**
Suite 5	External Wall	61.0	35	26.0	61.05	65.00	3.30	0.60	3	30.88	**37**
Suite 5	Roof / Ceiling	58.0	35	23.0	65.00	65.00	3.30	0.60	3	28.15	**34**
Suite 6	Southeast Glazing	69.0	35	34.0	9.72	77.50	3.00	0.60	4	31.80	**38**
Suite 6	Northeast Glazing	65.0	35	30.0	7.35	77.50	3.00	0.60	4	26.58	**33**
Suite 6	External Wall	69.0	35	34.0	45.93	77.50	3.00	0.60	4	38.54	**45**
Suite 6	Roof / Ceiling	66.0	35	31.0	77.50	77.50	3.00	0.60	4	37.81	**44**
Suite 7	Glazing	68.0	35	33.0	19.20	87.00	3.30	0.60	3	31.59	**38**
Suite 7	External Wall	68.0	35	33.0	40.20	87.00	3.30	0.60	3	34.80	**41**
Suite 7	Roof / Ceiling	65.0	35	30.0	87.00	87.00	3.30	0.60	3	35.15	**41**
Waiting Room and Reception	Glazing	65.0	35	30.0	43.50	69.50	3.00	0.70	1	29.43	**35**
NUM Room	Glazing	57.0	35	22.0	4.80	13.00	3.00	0.70	2	22.14	**28**
NUM Room	External Wall	57.0	35	22.0	10.20	13.00	3.00	0.70	2	25.42	**31**
Recovery Area	Glazing	58.0	35	23.0	16.00	80.00	3.00	1.00	2	22.03	**28**
Recovery Area	External Wall	58.0	35	23.0	20.00	80.00	3.00	1.00	2	23.00	**29**
DU / Scope Room	Glazing	59.0	35	24.0	2.88	16.00	3.00	1.00	2	22.57	**29**
DU / Scope Room	External Wall	59.0	35	24.0	3.12	16.00	3.00	1.00	2	22.92	**29**
Operating Theatre 1	Glazing	59.0	35	24.0	8.80	42.00	3.00	1.00	2	23.23	**29**
Operating Theatre 1	External Wall	59.0	35	24.0	13.70	42.00	3.00	1.00	2	25.16	**31**
Operating Theatre 2	Glazing	59.0	35	24.0	12.80	52.00	3.00	1.00	2	23.93	**30**
Operating Theatre 2	External Wall	59.0	35	24.0	12.10	52.00	3.00	1.00	2	23.69	**30**
Staff Lounge	Glazing	52.0	35	17.0	7.50	26.00	3.00	0.70	2	16.07	**22**
Staff Lounge	External Wall	52.0	35	17.0	23.10	26.00	3.00	0.70	2	20.96	**27**
Recovery 1 and Pre-op	Glazing	58.0	35	23.0	42.20	81.41	3.00	1.00	2	26.17	**32**
Recovery 1 and Pre-op	External Wall	58.0	35	23.0	46.30	81.41	3.00	1.00	2	26.57	**33**

Second Floor											
Patient Lounge and Nurse Station	Glazing	66.0	35	31.0	72.00	119.00	3.00	0.70	2	33.29	**39**
Patient Lounge and Nurse Station	Roof / Ceiling	63.0	35	28.0	119.00	119.00	3.00	0.70	2	32.47	**38**
Bedroom 1	Glazing	59.0	35	24.0	8.10	15.00	3.00	0.50	3	26.10	**32**
Bedroom 1	External Wall	59.0	35	24.0	3.90	15.00	3.00	0.50	3	22.92	**29**
Bedroom 1	Roof / Ceiling	56.0	35	21.0	15.00	15.00	3.00	0.50	3	25.77	**32**
Bedroom 2	Glazing	58.0	35	23.0	6.08	15.00	3.00	0.50	3	23.85	**30**
Bedroom 2	External Wall	58.0	35	23.0	5.92	15.00	3.00	0.50	3	23.73	**30**
Bedroom 2	Roof / Ceiling	55.0	35	20.0	15.00	15.00	3.00	0.50	3	24.77	**31**
Bedroom 3	Glazing	57.0	35	22.0	6.08	15.00	3.00	0.50	3	22.85	**29**
Bedroom 3	External Wall	57.0	35	22.0	5.92	15.00	3.00	0.50	3	22.73	**29**
Bedroom 3	Roof / Ceiling	54.0	35	19.0	15.00	15.00	3.00	0.50	3	23.77	**30**
Bedroom 4	Glazing	56.0	35	21.0	6.08	15.00	3.00	0.50	3	21.85	**28**
Bedroom 4	External Wall	56.0	35	21.0	5.92	15.00	3.00	0.50	3	21.73	**28**
Bedroom 4	Roof / Ceiling	53.0	35	18.0	15.00	15.00	3.00	0.50	3	22.77	**29**
Bedroom 5	Glazing	56.0	35	21.0	5.40	14.00	3.00	0.50	3	21.63	**28**
Bedroom 5	External Wall	56.0	35	21.0	8.10	14.00	3.00	0.50	3	23.39	**29**
Bedroom 5	Roof / Ceiling	53.0	35	18.0	14.00	14.00	3.00	0.50	3	22.77	**29**
Bedroom 6	Glazing	55.0	35	20.0	5.92	14.00	3.00	0.50	3	21.03	**27**
Bedroom 6	External Wall	55.0	35	20.0	5.78	14.00	3.00	0.50	3	20.93	**27**
Bedroom 6	Roof / Ceiling	52.0	35	17.0	14.00	14.00	3.00	0.50	3	21.77	**28**
Bedroom 7	Glazing	54.0	35	19.0	6.08	13.50	3.00	0.50	3	20.31	**26**
Bedroom 7	External Wall	54.0	35	19.0	5.92	13.50	3.00	0.50	3	20.19	**26**
Bedroom 7	Roof / Ceiling	51.0	35	16.0	13.50	13.50	3.00	0.50	3	20.77	**27**
Bedroom 8	Glazing	54.0	35	19.0	6.08	13.50	3.00	0.50	3	20.31	**26**
Bedroom 8	External Wall	54.0	35	19.0	5.92	13.50	3.00	0.50	3	20.19	**26**
Bedroom 8	Roof / Ceiling	51.0	35	16.0	13.50	13.50	3.00	0.50	3	20.77	**27**
Bedroom 9	Glazing	59.0	35	24.0	4.48	15.00	3.00	0.50	3	23.52	**30**
Bedroom 9	External Wall	59.0	35	24.0	7.82	15.00	3.00	0.50	3	25.94	**32**
Bedroom 9	Roof / Ceiling	56.0	35	21.0	15.00	15.00	3.00	0.50	3	25.77	**32**
Bedroom 10	Glazing	60.0	35	25.0	6.40	15.00	3.00	0.50	3	26.07	**32**
Bedroom 10	External Wall	60.0	35	25.0	6.20	15.00	3.00	0.50	3	25.93	**32**
Bedroom 10	Roof / Ceiling	57.0	35	22.0	15.00	15.00	3.00	0.50	3	26.77	**33**
Bedroom 11	Glazing	60.0	35	25.0	6.40	15.00	3.00	0.50	3	26.07	**32**
Bedroom 11	External Wall	60.0	35	25.0	6.20	15.00	3.00	0.50	3	25.93	**32**
Bedroom 11	Roof / Ceiling	57.0	35	22.0	15.00	15.00	3.00	0.50	3	26.77	**33**
Bedroom 12	Glazing	60.0	35	25.0	5.44	16.50	3.00	0.50	3	24.95	**31**
Bedroom 12	External Wall	60.0	35	25.0	8.96	16.50	3.00	0.50	3	27.12	**33**
Bedroom 12	Roof / Ceiling	57.0	35	22.0	16.50	16.50	3.00	0.50	3	26.77	**33**
Bedroom 13	Glazing	60.0	35	25.0	1.92	15.00	3.00	0.50	3	20.84	**27**
Bedroom 13	External Wall	60.0	35	25.0	10.68	15.00	3.00	0.50	3	28.30	**34**
Bedroom 13	Roof / Ceiling	57.0	35	22.0	15.00	15.00	3.00	0.50	3	26.77	**33**
Bedroom 14	Glazing	60.0	35	25.0	6.24	15.00	3.00	0.50	3	25.96	**32**
Bedroom 14	External Wall	60.0	35	25.0	6.06	15.00	3.00	0.50	3	25.84	**32**
Bedroom 14	Roof / Ceiling	57.0	35	22.0	15.00	15.00	3.00	0.50	3	26.77	**33**
Bedroom 15	Glazing	60.0	35	25.0	6.56	15.00	3.00	0.50	3	26.18	**32**
Bedroom 15	External Wall	60.0	35	25.0	6.34	15.00	3.00	0.50	3	26.03	**32**
Bedroom 15	Roof / Ceiling	57.0	35	22.0	15.00	15.00	3.00	0.50	3	26.77	**33**
Bedroom 16	Glazing	60.0	35	25.0	3.84	15.00	3.00	0.50	3	23.85	**30**
Bedroom 16	External Wall	60.0	35	25.0	10.26	15.00	3.00	0.50	3	28.12	**34**
Bedroom 16	Roof / Ceiling	57.0	35	22.0	15.00	15.00	3.00	0.50	3	26.77	**33**

Appendix M – Existing Building Plans



GROUND FLOOR - ALBION HOTEL



TOP FLOOR - ALBION HOTEL

RL12.180	DENOTES ROOF - SKYLIGHT LEVEL
GL7.220	DENOTES GROUND SURFACE LEVEL
CL9.310	DENOTES CEILING LEVEL
FL6.820	DENOTES FLOOR LEVEL
+2.570	DENOTES CEILING / EAVE LEVEL FROM FLOOR / GROUND LEVEL
	DENOTES WALL / CEILING MOUNTED OBJECT (ie AIR CONDITION UNIT, RANGEHOOD)
	DENOTES ARCH WAY
----------	DENOTES BEAM HANGING FROM CEILING
- - - - - - -	DENOTES CHANGE IN CEILING LEVEL

ALL DISTANCES SHOWN ARE FROM FLOOR LEVEL ONLY UNLESS OTHERWISE STATED.

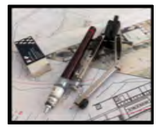
COOLROOMS ROOM WERE NOT MEASURED INTERNALLY DUE TO EITHER BEING LOCKED, OR UNACCESSIABLE AT TIME OF SURVEY.

BEER GARDEN AREA IS NOT LEVEL AND VARIES IN FLOOR HEIGHT, DISTANCES SHOWN ARE APPROXIMATE ONLY.

GRAFTON PROPERTY TRUST
'ALBION HOTEL'
Cnr QUEEN & ARTHUR STs
GRAFTON
BEING LOT A IN DP904084

- CEILING PLAN -

Scale: 1:200 at A3 CAD file: CJD-517.dwg



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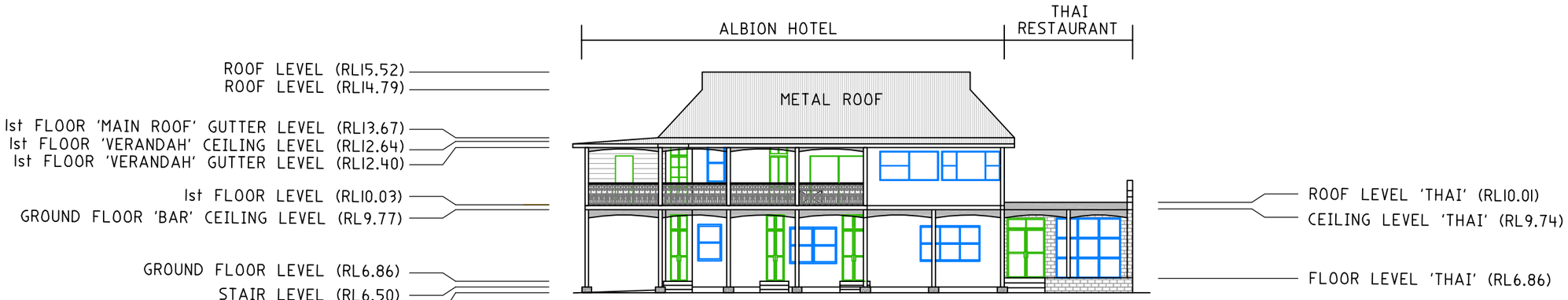
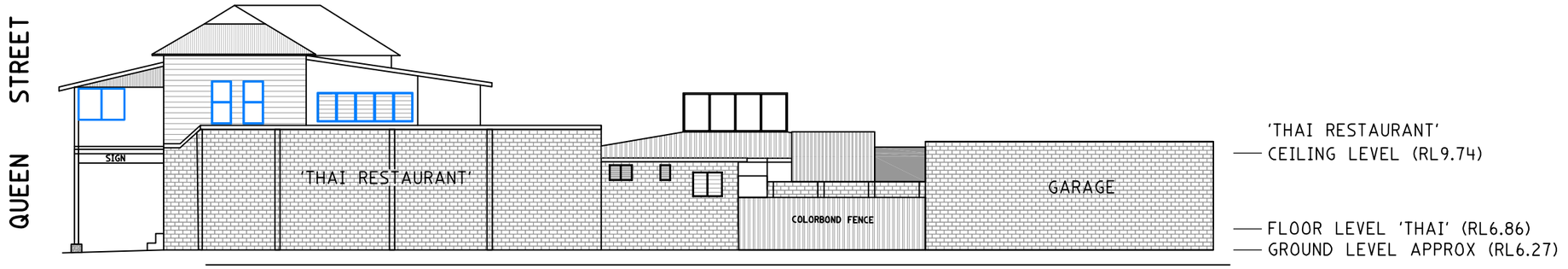
Date Drafted. **31/03/2016**

Dwg. No. **CJD-517 CEILING**

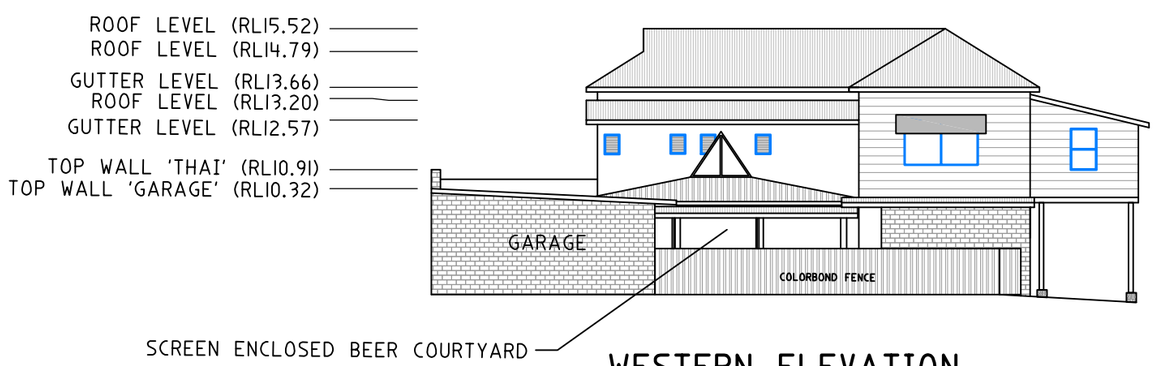


QUEEN STREET

EASTERN ELEVATION



NORTHERN ELEVATION



WESTERN ELEVATION

GRAFTON PROPERTY TRUST
'ALBION HOTEL'
Cnr QUEEN & ARTHUR STs
GRAFTON
BEING LOT A IN DP904084

- ELEVATIONS -

Scale: 1:200 at A3 CAD file: CJD-517.dwg

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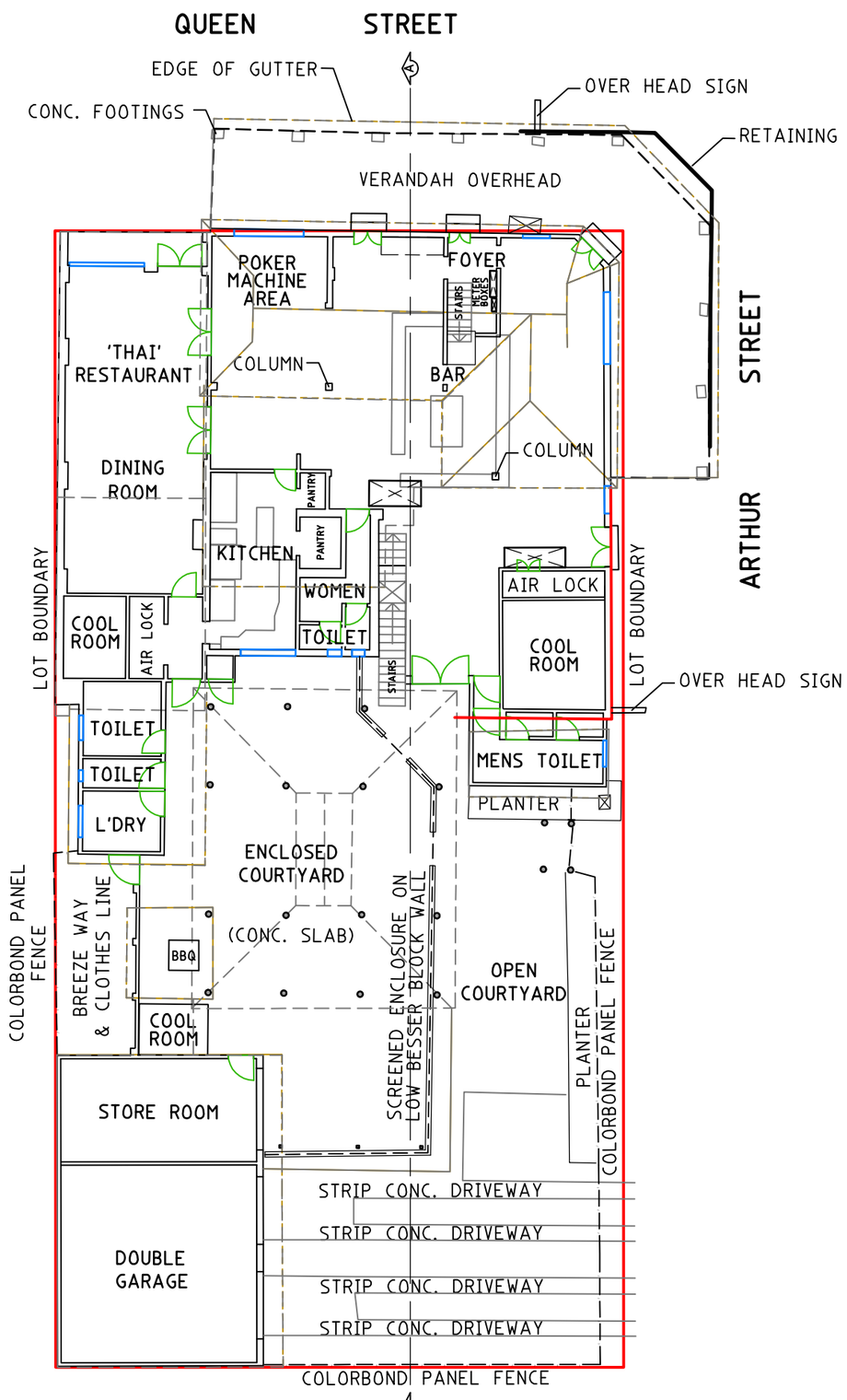
Date Drafted. **31/03/2016**

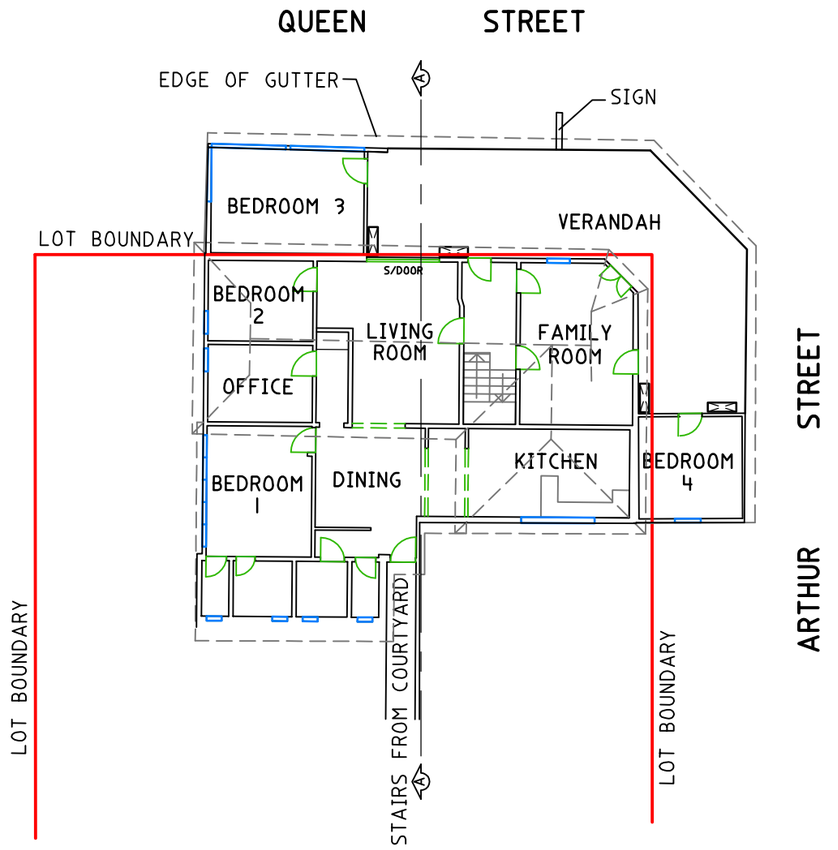
Dwg. No.

CJD-517 ELEVATIONS



GROUND FLOOR - ALBION HOTEL

NORTH



TOP FLOOR - ALBION HOTEL

SEE SURVEYOR'S REPORT AND SKETCH FOR ALL LOT BOUNDARY DETAILS AND BUILDING OFFSETS.

NO DIAL BEFORE YOU DIG SEARCH HAS BEEN CARRIED OUT BY CJD DRAFTING & DESIGN OR BY A. FLETCHERS & ASSOCIATES. CAUTION SHOULD BE TAKEN AND CONTACT THE RELEVANT SERVICE PROVIDERS TO CONFIRM OF ANY SERVICES.

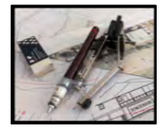
COOLROOMS ROOM WERE NOT MEASURED INTERNALLY DUE TO EITHER BEING LOCKED, OR UNACCESSIABLE AT TIME OF SURVEY.

● 200ϕ TIMBER POST
▫ 90x90 STEEL POST

GRAFTON PROPERTY TRUST
'ALBION HOTEL'
Cnr QUEEN & ARTHUR STs
GRAFTON
BEING LOT A IN DP904084

- FLOOR PLANS -

Scale: 1:200 at A3 CAD file: CJD-517.dwg



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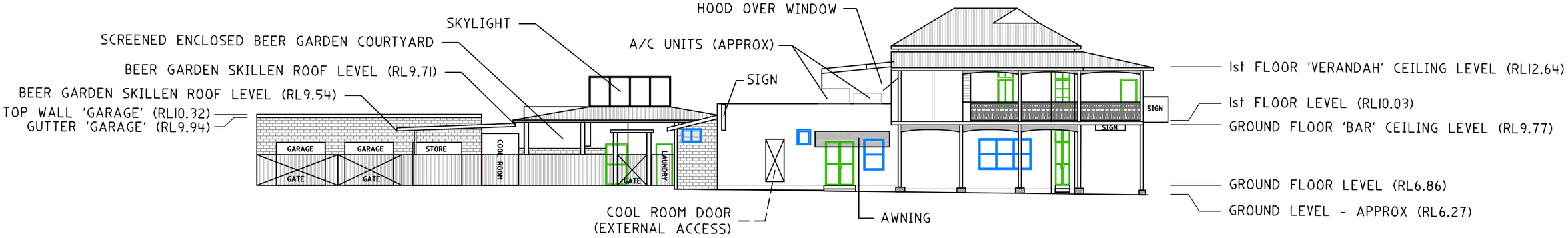
Sheet No. **1 of 4**

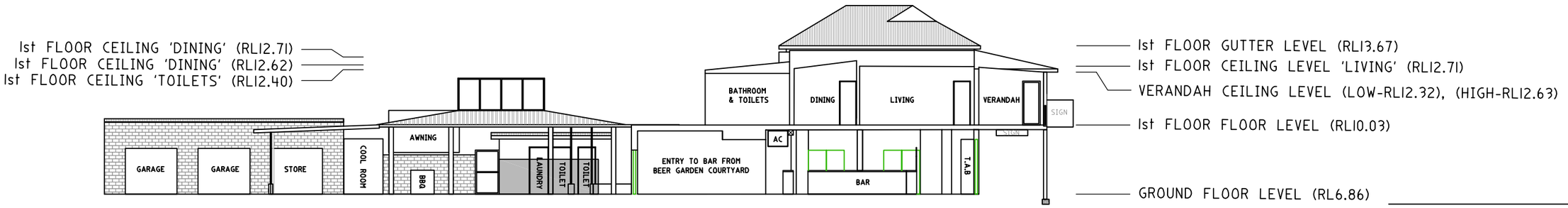
Date Drafted. **31/03/2016**

Dwg. No. **CJD-517 FLOOR**



ARTHUR STREET

SOUTHERN ELEVATION



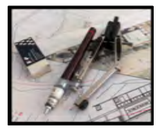
ARTHUR STREET

SECTIONAL VIEW

GRAFTON PROPERTY TRUST
'ALBION HOTEL'
Cnr QUEEN & ARTHUR STs
GRAFTON
BEING LOT A IN DP904084

- ELEVATION & SECTION VIEW -

Scale: 1:200 at A3 CAD file: CJD-517.dwg



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CJD-517 SECTION