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Hobart City Council

Report for Calvary Healthcare Tasmania Hospitals - Provisions for the New City of Hobart Planning Scheme Supplementary Report

June 2009

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1. Introduction

1.1 Project Background

GHD Pty Ltd (GHD) was commissioned by Hobart City Council (Council) to identify and prepare planning scheme provisions capable of providing for the continuation of the Lenah Valley and South Hobart hospital campuses of Calvary Healthcare Tasmania (Calvary) in a manner consistent with the realisation of the Objectives of the *Land Use Planning and Approvals Act 1993* (LUPAA). The provisions are to be inserted into the draft City of Hobart Planning Scheme. The latest version of GHD's original report is dated 17 November 2008.

In the meantime, Calvary has sought and obtained approval for a combined amendment to the *City of Hobart Planning Scheme 1982* (CHPS) and planning permit relating to the Lenah Valley campus under Section 43A of LUPAA. The decision by the Resource Planning and Development Commission (RPDC) on the application was handed down on 18 March 2009 (Appendix A).

1.2 Scope of Report

This supplementary report has been prepared to consider the potential implications of the recent RPDC decision for GHD's recommendations on the provisions relating to Calvary hospital campuses for the draft City of Hobart Planning Scheme. Particular attention is given to the Lenah Valley campus since the approved amendment relates to this site. However, some additions have been made to the recommended provisions to deal with future use and development at the St Johns campus.

Council has also provided GHD with further information on its direction with the draft City of Hobart Planning Scheme during preparation of this supplementary report. This includes copies of the draft Clause 6.0 – Residential Zone, Clause 12.0 – Local Business Zone, Schedule 7.0 – Parking and Access, and Schedule 10.0 – Gregory Street Local Area Plan. Schedule 10 provides an example of detailed provisions for a specific area that are contained in a Schedule. GHD's recommended planning scheme provisions have been revised in light of Council's preferred format and structure, including options for their inclusion either as a separate Schedule (the 'Calvary Healthcare Hospital Campus Schedule') or as part of Clause 6.0 – Residential Zone. These modified versions are included in Appendices B and C respectively.

A brief overview of the approved Section 43A amendment and planning permit, as relevant to the discussion contained in this supplementary report, is provided in Section 2. Section 3 examines the potential implications arising from the approved amendment. Section 4 outlines a number of recommendations in moving forward, taking account of Council's preferred approach referred to above. The recommended provisions in Appendices B and C also contain modifications which arise from this discussion.

2. RPDC Decision - Overview

The approved amendment will replace the Statement of Desired Future Character (SDFC) for the Calvary Hospital Precinct No. 46 under Clause 5.22.1 of the *City of Hobart Planning Scheme 1982* (CHPS). The new SDFC, as approved by the RPDC, reads as follows:

The Precinct should continue to primarily accommodate a hospital and other health services. Further development of buildings and other works for those purposes may only occur in accordance with the permit numbered PLN-08-00339-01 dated 25 March 2009.

The mix of uses and the floor areas occupied for those purposes may be varied within existing and approved buildings approved by the permit numbered PLN-08-0339-01 provided that an application for a permit must be made where there is proposed to be a change from one Use Group to another as defined in Schedule A, Table A2 or where there is proposed to be an increase in the numbers of hospital beds, doctors or employees that generates a net additional car parking requirement under Table E1. At all times there must be compliance with the car parking requirements of Table E1 for hospitals and consulting rooms as applicable.

Residential use and development on 22 Joynton Street may be undertaken in accordance with the residential provisions for the adjacent Precinct 21A.

In considering any permit for use or development in the precinct Council must consider the amenity of adjoining residential areas.

A copy of the decision handed down by the RPDC on 18 March 2009 is provided in Appendix A. The permit arising from the decision (PLN-08-0039-01) was given effect from 25 March 2009.

The new SDFC involves the deletion of the Calvary Hospital Master Plan (MP2). In its place, the planning permit issued as part of the Section 43A application has been incorporated into the CHPS. The permit therefore effectively defines the ultimate extent of development allowed at the site under the Scheme. The approved Section 43A amendment and associated permit was assessed as being compliant with and capable of giving effect to the underlying principles set out in MP2.

The approved development envelope includes the provision of 363 car parking spaces on the site, whereas it is estimated that 328 spaces will be required for the use and development at the completion of Stages 4 & 5 in order to meet the quantitative requirements of Table E1 of the Scheme. The parking surplus to be provided will cater for future changes of use within the hospital. The primary focus is on applications for changes of use to consulting rooms, which can only be approved so long as the parking requirements of the Scheme can be achieved. Clause E11.1 of the Scheme provides Council with discretion to vary the quantitative parking standards under Schedule E, subject to relevant consideration.

At the RPDC hearing, Calvary's representatives committed to timeframes relating to the provision of car parking at the site. These have been reflected in the permit conditions. Stage 1, which involves re-orientation of the three spaces at the main entry building to 45° and to make provision for two additional spaces in this area, is effectively required to be undertaken within 12 months of the issue of the permit (25 March 2009). The works within Stage 2, which involve the western terraces car parking and the provision of 339 parking spaces at the site, is required to have been commenced within that same timeframe.

Finally, the RPDC included a reference to residential amenity in the new SDFC. This recognises its importance given the residential setting and ensures that amenity is considered in any future permit application or Scheme amendment. A further Scheme amendment would be required for any future alterations to the development envelope depicted on the plans associated with permit no. PLN-08-0039-01.

3. Implications for the draft City of Hobart Planning Scheme Provisions

The preferred approach to the provision of planning controls for both Calvary Hospital campuses consistent with the “Common Key Elements” template (Template) under Planning Directive No. 1 involves the application of a Residential zoning accompanied by performance based development standards contained in Overlay and Schedule provisions applying to each site. An overview of this approach is provided in Section 6.1 ‘Position Summary’ of GHD’s original report. The recommended ‘draft’ provisions based on this approach relating to the Lenah Valley campus are provided in Section 7 of that report.

There are a number of potential implications for GHDs recommendations which arise from the RPDC decision on the S43 application outlined in Section 2, particularly as they relate to the Lenah Valley campus. These are identified and discussed below. Modified ‘draft’ planning scheme provisions which arise from this discussion are attached to this report.

The recommended Calvary Healthcare Hospital Campus provisions also contain modifications in light of Council’s preferred format and structure of provisions for the draft planning scheme, providing for two different options. The first involves the amalgamation of the Overlay and Schedule provisions into a single Schedule consistent with the approach for Schedule 10.0 – Gregory Street Local Area Plan (see Appendix B). The alternative involves their inclusion within Clause 6.0 – Residential Zone similar to the approach utilised for the Former Douglas Parker Rehabilitation Complex Appendix C. Under both approach, the area to which the provisions apply are to be shown on a Figure depicting the boundaries of the Calvary Healthcare Hospital Campus.

3.1 Why is incorporation of the S43A permit into the new Scheme undesirable?

The S43A amendment and associated permit is a mechanism to provide for the full implementation of the principles of MP2 whilst reflecting present operational requirements for the hospital and addressing amenity concerns relating to the adjoining residential areas. The permit and its associated plans define the ultimate extent of development allowed at the site under the Scheme, which is to be developed over five stages.

As indicated earlier, under the terms of permit. PLN-08-0039-01 the works within Stages 1 and 2 of the approved use and development are effectively required to be commenced within 12 months of the date it was issued. Arguably, the commencement of the western terraces car park within Stage 2 will constitute substantial commencement of the permit pursuant to Section 53(5A) of LUPPA. So long as substantial commencement occurs, the works can progress to completion irrespective of the new scheme provisions. In recognition of this, and also in taking account of the discussion in Section 3.2, it is considered that the new planning scheme provisions should be drafted to govern use and development at the Lenah Valley campus irrespective of the terms of the permit.

Additionally, as discussed at Section 5.1.1 of GHD’s original report, reliance on detailed plans in planning instruments for the purposes of development control is not consistent with the performance-based approach to planning envisaged under the Template.

3.2 Defining the ultimate extent of development

As recognised in both GHD's original report and the approved S43A amendment and associated permit, it is unlikely that significant extension to the floor area of buildings can occur at the Lenah Valley campus. This is due to the inherent difficulties in providing the quantum of parking required.

The S43A amendment and associated permit allows existing car parking deficiencies to be resolved whilst making provision for additional parking to cater for the future development now approved. The ultimate extent of the development, including car parking provision, at the site under the terms of the S43A amendment is depicted by the plans which are associated with the permit (PLN-08-0039-01). When fully developed a car parking surplus is to be provided to cater for future changes of use and activity associated with the hospital, up to the point where the requirements of the current Table E1, Schedule E 'Traffic Access and Parking' of the CHPS can be achieved. The primary focus is intended to be upon applications for changes of use to consulting rooms, which require a greater amount of parking under Schedule E than for the hospital.

An alternative approach to limiting the extent of future development at the site has been adopted in the recommended new scheme provisions in order to remain consistent with the Template. Clause S1.6.2 of the provisions (see GHD's original report) requires any future development of the hospital to be contained within the 'existing' building envelope. It is supported by the following definition for Building Envelope:

...the three dimensional space within which existing buildings are located.

The building envelope effectively would include the additional buildings approved as part of the S43A application, given that a valid permit exists for this development (PLN-08-0039-01) regardless of whether it is completed prior to the introduction of the new scheme provisions.

The Acceptable Solution associated with Clause S1.6.2 recognises that minor extensions may be required in the future to enable the hospital to comply with legislative, safety and regulatory requirements pertaining to hospital services, provided that the increase in floor area is not greater than 100m². Although the S43A amendment will address compliance issues with Schedule E of the CHPS and Australian Standard (AS 2890.1) with regard to car parking, it is considered that this stipulation remains valid. It would allow an appropriate level of flexibility to respond to any regulatory changes in the delivery of health care service. Compliance with Schedule 7 – Parking and Access would be required.

Alternatively, the Performance Criterion associated with Clause S1.6.2 allows for extension/s that are required to facilitate activity that is essential to the hospital's continued effective delivery of its services as a major community health facility, provided the following criteria are met:

- » The increase in floor area is not greater than 200 m²;
- » It does not create any impacts on the visual amenity and privacy of adjacent residential development; and
- » It provides additional car parking in accordance with Schedule 7 – Parking and Access.

A development unable to meet this criteria would require an amendment to the new planning scheme. Multiple development applications could potentially be lodged under the Performance Criterion, resulting in a cumulative floor area expansion greater than 200m². However, each application would need to be assessed individually taking account of the above criteria, including the requirement to provide adequate parking. The surplus of parking to be provided under the S43A Application places a 'cap' on the extent

of use and development allowed at the site. Taking account of the comments under Section 3.4, the surplus is likely to be taken up much more quickly under Schedule 7 – Parking and Access than the current Schedule E of the CHPS.

In light of the above discussion, it is considered that the new planning scheme provisions relating to minor development under Clause S1.6.2 can largely be retained as originally recommended. Given the restructuring of the provisions in light of Council's current direction on the new planning scheme, some renumbering has occurred. The provisions relating to minor development have been re-titled to 'Extent of Further Building Development' and are contained at Clause SX.5.2 of the recommended 'Calvary Healthcare Hospital Campus Schedule (Appendix B) and Clause 6.X.5.2 of the recommended provisions for Clause 6.0 – Residential Zone in (Appendix C).

However, the following additional minor changes are recommended:

- » The following changes are in recognition that both the Acceptable Solution and Performance Criterion may allow minor extensions to the building footprint:
 - The Objective for Clause SX5.2 / Clause 6.X.5.2 should seek to ensure that development of the hospital is substantially contained within the approved building envelope; and
 - Deletion of item (c) under the Acceptable Solution in the original provisions;
- » Inclusion of a definition for 'Existing Buildings' under Clause SX4.1 / Clause 6.X.4.1, as follows:
Includes any development approved by permit 08-0039-01 whether or not it is completed at the date of commencement of this Planning Scheme.

The Objective for Clause SX5.2 / Clause 6.X.5.2 has also been modified slightly to refer to the existing building envelope, rather than the approved building envelope, in recognition of the above.

- » The requirement under Performance Criterion (b) of the original provisions that future development and works are not to create any impacts on the visual amenity and privacy of adjacent residential development has been transferred to a new requirement under Clause SX.5.3 / Clause 6.X.5.3 (it would also apply to extensions under 100m²); and
- » Deletion of the original item (d) of the Performance Criterion of the original provisions as this requirement is to be embodied within the draft Schedule 7 – Parking and Access. It would also apply for a minor extension proposed under the Acceptable Solution.

However, further to the final dot point immediately above, a new provision is proposed to ensure that car parking provision associated with any future minor extensions or changes of use are contained within the surplus of car parking to be provided under permit no. PLN-08-0039-01, consistent with the terms of the approved S43A amendment. The mechanism is discussed further in Section 3.4 below.

3.3 Dealing with Changes of Use

The approved S43A amendment provides for changes of use to occur within the approved floor area of the development depicted on the plans associated with the permit. The primary concern in this regard is the additional floor area within the site which will potentially be allocated to consulting rooms. This use class is 'discretionary' and generates a greater parking requirement to that associated with the hospital (which is a 'permitted' use) under current Schedule E of the CHPS.

Any future change/s of use to consulting rooms within the approved development footprint would therefore require a discretionary planning permit, which can only be approved so long as the parking

requirements of the schedule can be achieved. That is, suitable balance would need to remain within the surplus of parking spaces to be provided as part of the approved development, although it is noted that Clause E11.1 of the CHPS provides Council with discretion to vary the quantitative parking standards under the Schedule E subject to relevant consideration.

The recommended new scheme provisions list Hospital Services and Business and Professional Services (which includes professional consulting rooms) both as permitted uses. Under Section 4.4 of the Template, a permit is required for all use and development (as necessary). Therefore, under the standard provisions which will be incorporated into the draft City of Hobart Planning Scheme, a planning permit would be required for a change of use to from Hospital Services to Consulting Rooms although permitted consideration only would be required.

The draft Schedule 7 – Parking and Access applies to all applications for use and development in the draft planning scheme. Assessment against the performance criteria associated with Clause 7.5.1 of the Schedule would be required for an application for a change of use if the corresponding quantitative requirements could not be achieved. It is understood that ‘discretionary’ consideration would be required in this situation.

3.4 Calculation of car parking requirements

The Section 43A amendment refers to Schedule E of the CHPS in relation to the car parking requirements associated with further changes of use within the approved building footprint. On the other hand, the draft planning scheme will include Schedule 7 - Parking and Access. This new schedule would apply to the following types of use and development at the Lenah Valley site:

- » further building development beyond the Building Envelope depicted on the plans associated with permit no. PLN-08-0039-01 provided for under the recommended scheme provisions relating to the Calvary site; and
- » proposed changes of use within the approved building envelope once the new planning scheme is effective (as discussed in Section 3.3).

In the event that a development application/s is lodged for any such use and development prior to the completion of that approved under the S43A amendment, it is considered there needs to be a mechanism to require the additional parking requirement to be calculated as if this use and development had been completed. This would exclude such proposals from reliance upon any of the 328 parking spaces which have been calculated as being required to service the completed use and development approved by permit no. PLN-08-0039-01 (i.e. the effective ‘Building Envelope’ as defined under the new provisions). It is recommended that this be achieved by inserting the following as an Acceptable Solution under Clause SX.5.5 ‘Access and Car Parking’ of the recommended new scheme provisions:

- » “For any change of use within the Building Envelope and/or development proposed beyond the Building Envelope, the quantum of car parking spaces required under Schedule 7 - Parking and Access must be provided in addition to the 328 parking spaces required to service the Building Envelope by permit PLN-08-0039-01”.

The recommended changes are shown in the recommended ‘Calvary Healthcare Hospital Campus Schedule (Appendix B) and the alternative Clause 6.0 – Residential Zone in(Appendix C).

GHD's original report recommends use of an alternative and simpler method for calculating car parking requirements to that contained in the current Schedule E. The alternative approach proposed relies on a gross floor area calculation in recognition of the changing nature of hospitals, which are no longer institutional but much more akin to commercial uses such as offices and consulting rooms.

Table 1 – Parking: Use Standards of Schedule 7 – Parking and Access adopts the gross floor area approach for calculating the car parking requirement associated with Hospital Services, as follows:

1 space for every 40m² of floor area

Furthermore, it requires the following for Business and Professional Services:

Medical consulting rooms (including, GP's, specialists, physiotherapist, alternative medical services and the like) and veterinary surgery.

- *2 spaces for every room, plus*
- *1 space per every 40m² of ancillary floor area*

The gross floor area of the hospital following implementation of the S43A amendment and associated permit was calculated for the purposes of the discussion in GHD's original report using scanned images of the plans associated with the permit application, which were converted into an AutoCad program. The error factor could be +/-10%. However, this gross floor area calculation can be used as the basis for determining the car parking requirement for the hospital site based on the ratio for Hospital Services under Schedule 7 – Parking and Access.

It is not possible at this stage to incorporate the ratios for Business and Professional Services into this calculation as the number of consulting rooms is unknown by Council. In any event, Section 3.2.2 of GHD's original report suggests that the inclusion of 'outpatients' within the definition of Hospital Services under the Template suggests that scope exists to encompass consulting rooms where they are 'directly associated with and a subservient part' of the hospital use. This would need to be determined on the facts once individual development applications are made.

For the purpose of this current investigation, the quantum of car parking required under Schedule 7 – Parking and Access will be calculated solely on the basis that consulting rooms do form part of the overall Hospital Services classification which applies to the Lenah Valley Campus. This gives a requirement for approximately 590 spaces, and is in contrast with the 328 spaces calculated during the assessment of the S43A Application and also the 415 spaces calculated using the Brisbane City Council gross floor area model (see Section 3.2.1 of GHD's original report). The latter is also subject to the potential error factor in the gross floor area calculation referred to above.

This discrepancy reinforces the recommendation contained in GHD's original report that the gross floor area approach be combined with a detailed study or Traffic Impact Assessment that specifically models the parking accumulation and turn-over rates at the hospital particularly during peak periods. This would allow a greater appreciation of actual parking demand at the site.

3.5 Residential Amenity

The Calvary Hospital Master Plan (MP2) was implemented in 1992, partly with the intention of addressing character and amenity issues relating to the past development of the hospital and impact on the surrounding area. A number of key objectives and principles are articulated throughout MP2. An overview of these guiding principles is provided in Section 5.1.2 of GHD's original report.

The approved S 43A amendment and associated use and development was assessed as compliant with these underlying principles. Whilst the completion of the development of the hospital under permit no. PLN-08-0039-01 will therefore give effect to the guiding principles of MP2, it is considered that they should be carried over to any new scheme provisions for consideration in relation to any future changes of use, minor extensions or, most importantly, any planning scheme amendment combined with a permit for a larger extension.

In response, the guiding principles of MP2 are embodied within the Objectives for the Lenah Valley Schedule. No significant changes are recommended in this regard. Adequate protection of the amenity of adjoining residential areas consistent with the RPDC's approval of the S43A amendment is considered to be provided via Objectives c) and i) in particular.

It was originally intended to show the location of approved accesses and landscaping associated with the S43A amendment and permit on an overlay plan. However, in order to be consistent with the adopted format and structure of Council's new planning scheme these issues have been addressed as specific development standards within the recommended Calvary Healthcare Hospital Campus provisions in Appendices B and C, as follows

- » Landscaping – The following Performance Criteria has been included under Clause SX.5.3 / Clause 6.X.5.3 'Amenity':

Landscaping must be utilised to assist in the integration new buildings and related structures into the residential character of surrounding streetscapes at street level.

- » Access – The following Acceptable Solution has been included under Clause SX.5.5 / Clause 6.X.5.5 'Access and Car Parking':

Access to the site is to be provided according to the location of approved access points off Augusta Road and Honara Avenue shown on the endorsed plans associated with permit PLN-08-0039-01. The other access points noted are to be utilised for emergency access only.

The prohibition of consulting suites from areas within 200 m of the Lenah Valley campus, contained under the existing CHPS, is covered by a qualification to the discretionary status of Business and Professional Services use in Clause 6.0 – Residential Zone.

The RPDC also included a paragraph in the SDFC stating that residential use and development at 22 Joynton Street can occur in accordance with the residential provisions for the adjacent Precinct 21A. A Residential zoning would be applied to this site, therefore the provisions for the new Residential zone would apply to any future use and development.

4. Position Summary Addendum

The underlying recommended approach to the provision of planning controls for the two Calvary Healthcare hospital campuses for the draft City of Hobart Planning Scheme outlined in Section 6.1 of GHD's original report remains unchanged in light of the RPDC's decision on the Section 43A application relating to the Lenah Valley campus.

Modified versions of GHD's recommended provisions arising from the discussion contained in this report are included in Appendices B and C. This includes modifications in light of Council's preferred format and structure of provisions for the draft planning scheme. In particular, includes options for their inclusion either as a separate Schedule (the 'Calvary Healthcare Hospital Campus Schedule') or as part of Clause 6.0 – Residential Zone, and consequently some restructuring and renumbering.

The recommended provisions would be capable of governing use and development at the Lenah Valley campus irrespective of progress of permit no. PLN-08-0039-01 at the time it is implemented. This is considered important given the lack of certainty surrounding the introduction of the new provisions relative to the completion of the permit.

A number of other changes to the actual drafting of the provisions have been necessary following consideration of the S43A amendment and associated permit. Of particular note, this includes:

- » Minor modifications to the provisions relating to minor development under Clause SX.5.2 / Clause 6.X.5.2. This includes recognition that minor extensions can occur outside the Building Envelope (depicted on the plans associated with permit no. PLN-08-0039-01) subject to the strict criteria which have been previously identified in Section 3.2; and
- » A mechanism to ensure that car parking provision associated with any future minor extensions or changes of use, calculated under Schedule 7 – Parking and Access, is contained within the surplus of parking to be provided under permit no. PLN-08-0039-01. This is consistent with the terms of the approved S43A amendment and would exclude future proposals from reliance upon any of the 328 parking spaces which have been calculated as being required to service the use and development approved by the permit at its completion.

These changes are reflected in both sets of the recommended provisions in Appendices B and C. The guiding principles of the Calvary Hospital Master Plan (MP2) are embodied within the Objectives for the controls under Clause SX.2 / Clause 6.X.2.

Finally, recommended modifications have been for the Residential Zone (under both of the options described above) to deal with future use and development at the St Johns campus of Calvary Healthcare hospitals, including:

- » Clause 6.2.1 - Use and development in these areas will be discretionary; and
- » Clause 6.4.1 – Use and development in these areas will be subject to the same Acceptable Solution and Performance Criteria as recommended for the Lenah Valley campus relating to minor extensions up to 100 m² and 200 m² respectively.

These provisions will also apply to any other hospitals operating within Residential zones under the new planning scheme.

Appendix A
RPDC Decision

Resource Planning and Development Commission

Land Use Planning and Approvals Act 1993 and Resource Planning and Development Commission Act 1997

Decision and Reasons for Decision

CITY OF HOBART PLANNING SCHEME 1982

Draft Amendment

2/2008

Permit Application No

PLN-08-00339-01

The draft amendment concerns replacing clause 5.22.1 for special use zone 7 for the Calvary Hospital Precinct No. 46.

The permit is for use and development for hospital and other health services at 49 & 61 Augusta Road Lenah Valley comprising 5 stages.

Date and Place of Hearing

Tuesday 3 March 2009 and Wednesday 4 March 2009 at Hearing Room 1, Resource Planning and Development Commission, 144 Macquarie Street, Hobart.

Delegation

In accordance with its decision dated 5 January 2009 and in exercise of the power conferred upon it by s.8 of the *Resource Planning and Development Commission Act 1997*, the Resource Planning and Development Commission delegated to Mr Robin Nolan and Mr John Vandenberg jointly and severally:

1. its powers and functions under sections 40, 41, 41A, 41B, 42(1), 42(2), 43G, 43H and 43I of the *Land Use Planning and Approvals Act 1993* in relation to draft amendment 2/2008 and permit number PLN-08-00339-01 to the City of Hobart Planning Scheme 1982; and
2. in connection with the exercise of those powers in performance of those functions, its powers under Part 3 of the *Resource Planning and Development Commission Act 1997*.

Representations

Representations were received from:

J & R Palfreyman

M East

B Sampson

P & M Tierney

P F Tierney obo New Town Community Association Inc.

S Bruner

FL & SD Davies

Appearances at the hearing

Council:

Mr D Morris of Counsel and Mr A Brownlie represented the Hobart City Council.

Applicant:

Mr D Armstrong of Counsel, Ms J Foden, Mr N Shephard, Mr B Neilson, and Mr A Keene represented Calvary Hospital with Mr J Ramsay in attendance

Representors:

Mr S McElwaine of Counsel represented FL & SD Davies, Mr F Davies

Mrs J Palfreyman

Mr P Tierney obo P & M Tierney and M East

Mr B. Sampson

Issues raised in the Representations

During the public exhibition for the draft amendment and combined permit, seven representations were received. Six of the representations were submitted by nearby or adjoining residents and one was from the New Town Community Association Inc.

All representations expressed objections to the draft amendment and permit. The issues raised are summarised as follows:

To the draft amendment:

- Reduction in residential amenity due to development no longer being required to be in accordance with Calvary Hospital Master Plan No.2 (MP2).
- MP2 provides certainty for adjacent residents as to the extent of future development and should be replaced with a revised Master Plan.
- The amendment does not contain ‘better performance criteria’ for development on the site.
- The approach is piecemeal and pre-empts the revision of the planning scheme in line with Planning Directive No. 1.
- Ongoing car parking issues and a need to revise Schedule E.

To the permit:

- Clear staging of the development is necessary to ensure the hospital’s compliance with permit conditions.
- Inaccuracies in the drawings associated with the permit.
- Ongoing car parking issues.
- Landscaping.

At the hearing, representors highlighted the difficulties experienced of traffic and parking on residential streets creating hazards and nuisance, sought limits on any increase in the bulk and mass of buildings and commitments to landscaping, particularly to the proposed parking decks.

Council's Response to the Representations

In consideration of the representations and the draft amendment Council through its s.39(2) of LUPAA report resolved that no changes to the draft amendment are warranted and recommended approval as certified.

In respect to the permit, Council recommended several changes to the permit conditions to address matters relating to:

- landscaping;
- car parking; and
- residential amenity during construction.

Commissioner's assessment of the draft amendment

The site

The draft amendment concerns the site of Calvary Hospital at 49 & 61 Augusta Road Lenah Valley. The subject land is located on the northern side of Augusta Road and bounded by Raluana Lane to the west, Joynton Street to the north and Honara Avenue to the east. It is 2.035ha in area and contains all the buildings and development associated with the hospital. The property at 22 Joynton Street is also located within Precinct 46 and contains a dwelling in separate ownership (FL & SD Davies).

The draft amendment

The draft amendment proposes to amend the Statement of Desired Future Character for the Calvary Hospital Precinct – No. 46 by omitting clause 5.22.1 incorporating the Calvary Hospital Master Plan (MP2) and replacing it with a new clause 5.22.1 requiring all future development to be in accordance with permit PLN-08-00339-01. The amended statement of desired future character also specifies that a permit is required for a change of use group or intensification of use where that use generates an additional car parking requirement requiring compliance with Schedule E – Traffic, Access and Parking.

The current clause 5.22.1 is as follows:

- 5.22.1 The Precinct should continue to function primarily as a general hospital with associated health services. Further development of the hospital and its associated uses shall only occur in accordance with the 'Calvary Hospital Master Plan' Number MP2 as finally approved by the Commissioner for Town and Country Planning on 13th November 1992 and as amended by the Land Use Planning Review Panel pursuant to Section 42 of the Land Use Planning and Approvals Act 1993 and as further amended by the Resource Planning and Development Commission on 19 November 2003.

Accepting the ability to develop in accordance with and subject to the restrictions of the 'Calvary Hospital Master Plan', any development shall ensure that the amenity of adjacent residential areas is maintained.

Residential uses may continue and development may be undertaken in accordance with the residential provisions for the adjacent Precinct 21A.

The draft amendment is to omit clause 5.22.1 and substitute the following:

‘5.22.1 The Precinct should continue to primarily accommodate a hospital and other health services. Further development of buildings and other works for those purposes may only occur in accordance with the permit numbered PLN-08-0339-01 dated xx/xx/xxxx.

The mix of uses and activities and the floor areas occupied for those purposes may be varied within existing and approved buildings provided that an application for a permit must be made where there is proposed to be a change from one Use Group to another as defined in Schedule A, Table A2 or where there is proposed to be an increase in the numbers of hospital beds, doctors or employees that generates a net additional car parking requirement under Table E1. At all times there must be compliance with the car parking requirements of Table E1 for hospitals and consulting rooms as applicable.

Residential use and development may be undertaken in accordance with the residential provisions for the adjacent Precinct 21A.’

The planning scheme and master plan

Currently the Statement of Desired Future Character for Precinct 46 requires all development for the hospital and associated uses to be in accordance with ‘Calvary Hospital Master Plan Number MP2’. MP2 was incorporated in 1992 as part of a previous amendment to the planning scheme and defines the extent of future buildings and works for the hospital and related uses, addressing such matters as height, form and scale, materials and finishes, acoustic performance, landscaping and the number of car parking spaces required. It has been determined by the Courts that there is no discretion to vary the development depicted on the MP2 plans. In addition MP2 does not cover the property at 61 Augusta Road.

The draft amendment proposes to amend the statement of desired future character to remove reference to MP2 and for permit PLN-08-00339-01 to govern future use and development of the site.

The applicant’s planning submission has advocated the draft amendment on the following grounds:

- Changes to hospital operations and priorities have resulted in inconsistencies and conflicts with MP2 which have lead to impacts on neighbouring residential properties.
- Current car parking arrangements do not comply with MP2 requirements and the number and dimensions required in Schedule E.
- MP2 is no longer relevant as it cannot be varied to allow development and evolution of administrative and operational change within the hospital. Its interpretation has been a source of conflict between hospital administration and surrounding residents.
- The draft amendment replaces MP2 and limits future development and works to that approved as part of permit PLN-08-00339-01. It also requires compliance with Schedule E where a change in Use Group or intensification in an existing use generates additional car parking requirements.
- The draft amendment gives certainty as to the full extent of potential development while providing the hospital with the flexibility for internal change in activities.

Council supports the applicant's reasons for the draft amendment and considers it will provide for the completion of development at the site, whilst recognising that significant extensions to the buildings cannot occur given the existing constraints on provision of additional car parking. Council submitted that the draft amendment allows for existing car parking deficiencies to be resolved through compliance with Schedule E of the scheme while catering for proposed future development.

The principal matters for the representors were the proposal through the draft amendment to abandon MP2 and the removal of the reference in the desired future character statement for the precinct to '*ensure that the amenity of adjacent residential areas is maintained*'. Behind these principal matters are the objections arising from the operation of Calvary in terms of generating on-street parking in surrounding streets and for Mr and Mrs Davies' claims of direct impact from noise, visual intrusion and exhaust fumes intruding on to their property. The Davies' house is the last property in the precinct not owned by Calvary and is next to parking spaces for the hospital and consulting rooms.

To focus on the issues of the abandonment of MP2 and removal of the reference to residential amenity in the statement of desired future character, the representors contended MP2 provides the framework for the development of the Calvary site that limits expansion of the hospital and consulting rooms that protects the residents' amenity.

The matters identified to be of importance in MP2 were the Development Objectives particularly concerning:

- Discouragement of hospital traffic from using Joynton Street and Raluana Lane.
- Parking and access provisions to meet appropriate Australian design standards, comply with the Traffic, Access And Parking Schedule (schedule E of the scheme).
- To provide no less than 294 car spaces in the completed development.
- No direct vehicle and pedestrian access to the hospital complex from Joynton Street and Raluana Lane.
- Landscape treatment to reflect the character of surrounding streetscapes.
- Hospital activities must be contained within the building envelope and an increase in the area given to one use must be at the expense of the area of another.

Representations also supported the retention of the MP2 principles as reflected in the 'Planning and Urban Design Strategy' where statements cited included:

'what is critical in town planning terms for Calvary Hospital is ensuring that its operation does not impact adversely on the surrounding neighbourhood by managing and containing traffic, access, circulation and parking. The character of the building and associated landscaping should also be sympathetic.'

In response to the representors' case for retention of MP2, Council and applicant submitted that the building areas, site layout, car parking and access reflect and give effect to the principles of MP2.

The submissions for the Council and applicant are preferred. The master plan was approved in 1992. It set the principles and framework for buildings and site works including car parking. Much of the building work is now completed. The remaining

building work is car parking, principally described as the western terraces which are the main subject of the current permit. Other building work remaining for the permit includes a new Mary Potter Wing, infilling the West Wing and one additional floor extension to Main Building North.

In terms of use, the two principal uses are hospital and consulting rooms as defined in the scheme. The areas for hospital and consulting rooms are shown on the plans to the permit. The significance of use classification is the nexus of hospital and consulting rooms to carparking requirements. A hospital attracts a different calculation of parking requirement to consulting rooms as set out in Schedule E of the scheme.

The MP2 does not now deliver the requirements for the site or changes to the health care system and has contributed to the binding of development in litigation. In addition, under MP2, permits would still be required involving interpretation of MP2 whereas under the current applications the permit itself is the basis for assessment.

The draft amendment ties development on the site to the permit and the permit effectively becomes the next master plan that draws on the planning scheme provisions to a greater degree than under MP2.

Carparking

The representors' interest in car parking and elimination of on-street parking was put in terms of:

- Calvary has not undertaken a parking demand and supply study.
- The adequacy of the parking requirement is therefore unknown.
- The parking standards in Schedule E of the planning scheme may not be adequate to requirements particularly where the real requirements are unknown.

The Council's counter argument was that the development would provide an extra 117 spaces that comply with the planning scheme requirements and Australian standards for parking space and access.

The preferred submission is that of Council. First, the parking schedule is not under review through the draft amendment. Second, the proposed total number of spaces is greater than that referred to as the number of spaces for the completed development in MP2. Third, further studies would simply defer works that should eliminate most or all of the problems of on-site parking objected to by the residents. Finally, it cannot be assured that on-street parking will be eliminated but it is envisaged that the works on-site will present a considerably better parking facility than is currently the case.

The principles of the draft amendment are agreed, however modifications are required as follows.

1. To delete 'activities'
2. To reinstate reference to residential amenity to serve as a prompt with any variation of permit, any variation of use that would increase parking demand, or any future amendment that may be proposed for precinct 24A.
3. To confine the residential statement to 22 Joynton Street and not the whole precinct.

4. Commission's assessment of the permit

As the draft amendment to the desired future character for the Calvary precinct refers to the permit, the permit becomes part of the scheme. The permit can only be altered or replaced through a further amendment to the planning scheme.

Council's s.39(2) report recommended modifications and additional permit conditions. These modified conditions are accepted except condition identified as 3.b in Council's report. Council proposed, in response to the representation from Mr & Mrs Davies, the deletion of the condition for privacy screening on the common boundary between the hospital and the Davies' property. Although with stage 2, cars will be setback from the Davies side boundary adjacent to the main house, in consideration of the matters raised by Mr Davies and a site inspection the proposed permit condition should be retained. The option of some form of privacy screening applied to the property boundary should be retained and the design decided ideally in consultation with the Davies.

At the hearing Calvary's representatives committed to a timeframe for commencement of works on stage 2 of the permit. Stage 2 contains the major works on-site including the western terrace parking. The addition of the permit condition on timing for stages 1 & 2 of the development will give assurance of timely commencement of the development as authorised by the permit. As the amendment makes the permit part of the scheme, advisory 'reasons for condition' and 'advice' should be deleted because they are incidental to the operation of the permit.

In addition to the above modifications, modifications are required to the permit principally to identify 'the applicant' as the responsible party and to give consistency to the wording of various conditions.

Application of State Policies

State Coastal Policy 1996:

The draft amendment does not involve land in the coastal zone as defined in the Policy. The Policy is not applicable to the draft amendment.

Interim State Policy on the Protection of Agricultural Land 2008:

The draft amendment does not involve agricultural land as defined in the Policy.

State Policy on Water Quality Management 1997

The permit requires stormwater management and control of runoff, erosion and sediment consistent with the Policy.

National environmental protection measures

National environmental protection measures do not have application for use or development of the site.

Schedule 1 Objectives

Part 1 objectives

(a) to promote the sustainable development of natural and physical resources and the maintenance of ecological processes and genetic diversity;

The draft amendment furthers the objective for sustainable development of physical resources through defining the respective interests of the hospital and residents through limiting medical use on the site and increasing car parking provision. The proposed arrangements for parking and access should ameliorate or significantly reduce on-street parking associated with the operation of the hospital and consulting rooms.

Ecological processes and genetic diversity are not relevant matters to the draft amendment.

(b) to provide for the fair, orderly and sustainable use and development of air, land and water;

The draft amendment furthers the objective for fair and orderly use and development through the provision of additional on-site car parking and general site improvements related to the operation of the hospital and consulting rooms uses and the surrounding residential use. The defined stages of development will contribute to orderly development.

(c) to encourage public involvement in resource management and planning;

The draft amendment has included public processes.

(d) to facilitate economic development in accordance with the objectives set out in paragraphs (a), (b) and (c);

The draft amendment furthers this objective consistent with the above objectives.

(e) to promote the sharing of responsibility for resource management and planning between the different spheres of Government, the community and industry in the State.

The draft amendment furthers this objective through putting in place the use arrangements and development stages for the hospital as an institution that involves responsibility by all levels of government, industry and the community.

Part 2 objectives

The part 2 objectives are furthered principally in terms of establishing a system of planning instruments to be the principal way of setting objectives, policies and controls for the use, development and protection of land, to consolidate approval processes and to secure a pleasant, efficient and safe working, living and recreational environment. The amendment and subsequent use and development seek to protect public infrastructure and has fully considered land capability.

Conclusion

In accordance with s.40(1) of LUPAA, the draft amendment, representations and Council's report have been considered. The draft amendment is to replace the desired

future character statement for the precinct containing Calvary Hospital that incorporated the 1992 Master Plan with a statement that incorporates a permit leading to a similar, or lesser, physical outcome than MP2. The revised desired future character statement specifies a requirement for hospital and consulting rooms to comply with the car parking standards of the scheme bringing the precinct use and development requirements more within the ambit of the planning scheme than was the case for MP2. The draft amendment essentially provides for the implementation of the principles of the master plan but reflecting current day requirements for the hospital whilst addressing the concerns of residents in the adjoining residential areas. The draft amendment should be approved with modifications.

The permit defines the hospital and consulting rooms land use for the site and authorises development of buildings, works and landscaping over 5 stages. The permit should be approved with modifications.

Decision

Pursuant to Section 41(ab) of the *Land Use Planning and Approvals Act 1993* the Commission modifies the draft amendment as set out in Annexure A and gives its approval to the draft amendment as modified pursuant to Section 42 of the Act.

Pursuant to Section 43H (1)(b)(ii) of the *Land Use Planning and Approvals Act 1993* the Commission modifies the permit as set out in Annexure B.

Robin Nolan
Chairman

John Vandenberg

Delegates
Resource Planning and Development Commission
18 March 2009

Attachment:

Annexure A: The draft amendment with modifications.

Annexure B: The permit with modifications.

Annexure A

CITY OF HOBART PLANNING SCHEME 1982

AMENDMENT 2/2008

Amend Part 5 by omitting clause 5.22.1 and substituting the following:

- ‘5.22.1 The Precinct should continue to primarily accommodate a hospital and other health services. Further development of buildings and other works for those purposes must only occur in accordance with the permit numbered PLN-08-0339-01 dated 25 March 2009.

The mix of uses and the floor areas occupied for those purposes may be varied within existing buildings and buildings approved by permit numbered PLN-08-0339-01 provided that an application for a permit must be made where there is proposed to be a change from one Use Group to another as defined in Schedule A, Table A2 or where there is proposed to be an increase in the numbers of hospital beds, doctors or employees that generates a net additional car parking requirement under Table E1. At all times there must be compliance with the car parking requirements of Table E1 for hospitals and consulting rooms as applicable.

Residential use and development on 22 Joynton Street may be undertaken in accordance with the residential provisions for the adjacent Precinct 21A.

In considering any permit for use or development in the precinct Council must consider the amenity of adjoining residential areas.

Annexure B

Resource Planning and Development Commission

Land Use Planning and Approvals Act 1993

City of Hobart Planning Scheme 1982

APPLICATION NO.: PLN-08-00339-01

ADDRESS OF THE LAND 49 & 61 AUGUSTA ROAD, LENA VALLEY

THE PERMIT ALLOWS:

The use and development of the land in stages for the purposes of a hospital and other health services including:

- § Demolition;
- § Additions to existing buildings;
- § Construction of new buildings and car parking;
- § Changes of use and activities;
- § Modifications to car parking and traffic arrangements; and
- § Landscaping.

THE FOLLOWING CONDITIONS AND RESTRICTIONS APPLY TO THIS PERMIT:

General conditions

1. The use and development must be substantially in accordance with the documents that comprise the Planning Application No. PLN-08-00339-01 as outlined in attachment A to this permit except where modified below.
2. No new building areas are to be occupied until the satisfactory completion of the approved car parking in Stage 2.
3. A detailed landscape plan must be provided at the applicant's cost and approved by Council's Director Development and Environmental Services prior to the commencement of each stage showing the provision of planting to be undertaken as part of that stage. The landscape plan/s must:
 - (i) be generally in accordance with the location and height of plantings indicated on the approved document identified in attachment A;
 - (ii) provide privacy screening within the area adjoining the eastern side boundary of 22 Joynton Street prior to the completion of Stage 2. The privacy screening must be provided in consultation with the adjoining property owner with specific consideration of retaining light and sun penetration to the house at 22 Joynton Street;
 - (iii) be capable of allowing parking areas to be screened from view from Raluana Lane and , Joynton Street and the landscaping of the facades of the terrace parking decks so as to

predominantly screen the structures when viewed from properties in Montagu Street; and
(iv) provide for the installation of landscaping associated with each Stage of the development by the end of that Stage.

All landscaping must be maintained by Calvary, to the satisfaction of Council's Director Development and Environmental Services, in accordance with the approved landscape plan/s.

4. Design drawings submitted by the applicant for the western terraces car park required for Stages 2, 4 & 5 must provide details as to the level of finished parking surface relative to existing ground levels.
5. On site management measures including the sign posting of car parks and access points, and pedestrian access through the site, must be undertaken by the applicant in Stage 2 of the development to ensure, as far as possible, that kerbside parking is not utilised in preference to on-site parking.
6. Prior to the commencement of each stage of the development approved by this permit, a construction management plan must be prepared by the applicant to the satisfaction Council's Director Development and Environmental Services. The plan must show:
 - (i) the proposed hours of construction and works;
 - (ii) measures to minimise and control noise, vibrations and dust from the construction works;
 - (iii) measures to minimise the impact of construction vehicles arriving and departing the site including specifying entrance and exit points; and
 - (iv) details of security fencing and lighting.

Once approved by Council's Director Development and Environmental Services this plan will become part of the approved documents for the permit.

7. The applicant must submit information to Council annually, commencing one (1) year from the date of the permit, which provides an indication as to the remaining surplus of parking supply within the site. The information must include detailed figures as to the actual bed and staffing levels at peak periods associated with the hospital, and the floor area given to consulting rooms.
8. Within 6 months of the issue of this permit, the applicant must have lodged with the Council all necessary plans and details for the construction of all of the development listed in the application for Stages 1 and 2.

Within 6 months of receiving all required approvals from the Council in respect of that development, the applicant must complete the construction of the Stage 1 development and commence the construction of the Stage 2 development, with that construction continuing without undue delay to completion.

The following conditions are to be met as part of Stage 1 of the proposal.

9. The design and construction of the reconfigured parking, access and turning areas at 61 Augusta Road must comply with the Australian Standard, Parking Facilities Part 1: Off-Street Car Parking – AS/NZS 2890.1.
10. The design and construction of the reconfigured parking, access and turning areas at the main entry must comply with the Australian/NZ Standard, Parking Facilities Part 1: Off-Street Car Parking – AS/NZS 2890.1: 2004.

11. All reconfigured driveway access, car parking and turning areas must be constructed, sealed and drained by the applicant to the Council's standard requirements and used for no other purposes whatsoever. A suitably qualified engineer, at the applicant's cost, must inspect the construction of the above areas at the appropriate stages of construction and prior to occupancy submit a certificate to the Council, certifying compliance with the requirements of this permit.
12. Design drawings of the driveway access, car parking and turning areas must be approved by Council's Director City Services prior to the commencement of development.
13. Stormwater from the proposed development must be discharged to the Council's infrastructure at the applicant's cost. Prior to the commencement of works, detailed design drawings of the proposed stormwater drainage, prepared by a suitably qualified engineer must be submitted for the Council's approval, to the satisfaction of Council's Director City Services and Director Development and Environmental Services. Drawings must clearly differentiate between:-
 - (i) Council mains; and
 - (ii) Private infrastructure.
14. Runoff, erosion and sediment controls must be installed at the applicant's cost to the satisfaction of Council's Director Development and Environmental Services, prior to any demolition, or removal and/or disturbance of any soil or vegetation. Details of these controls and a soil and water management plan are to be submitted for approval prior to the commencement of works.
15. Prior to the commencement of works, the applicant must submit a traffic plan for the approval of Council's Director City Services and Director of Development and Environmental Services for any works that require alteration to existing internal or external traffic and pedestrian conditions during the construction phase of the development.
16. Prior to the commencement of works, the applicant must lodge with the Council security in the form of a cash deposit or bank guarantee from an approved financial institution, for an amount of \$750 (seven hundred and fifty dollars) for the protection from damage of the Council's infrastructure, during construction of the development. Such bond to be released once the works are completed should no damage occur.
17. The applicant must pay the cost of any alterations and/or reinstatement to the Council's infrastructure, and/or to the site's existing property service connection points incurred as a result of the proposed development works.

The following conditions are to be met as part of Stage 2 of the proposal.

18. The design and construction of the parking, access and turning areas must comply with the Australian/NZ Standard, Parking Facilities Part 1: Off-Street Car Parking – AS/NZS 2890.1: 2004.
19. All driveway access, car parking and turning areas and footways must be constructed, sealed and drained by the applicant to the Council's standard requirements prior to their first use and used for no other purposes whatsoever. A suitably qualified engineer at the applicant's cost must inspect the construction of the above areas at the appropriate stages of construction and prior to occupancy submit a certificate to the Council, certifying compliance with the requirements of this permit.

20. Design drawings of the driveway access, car parking and turning areas must be submitted by the applicant to the Council for approval prior to the issue of a related building permit.
21. Barriers compliant with the Australian Standard AS 1170.1 must be installed by the applicant to prevent vehicles running off the edge of a carriageway, raised platform or deck where the drop from the edge of the trafficable area to a lower level is 600mm or greater, and wheel stops must be installed for drops between 150mm and 600mm.

Where barriers are required as above, prior to the issue of a related building permit, the applicant must submit a structural detail and certificate issued by a suitably qualified engineer at the applicant's cost demonstrating compliance with the above requirements.

22. All footings and structures must be a minimum of 1 metre clear of Council sewer main and all loads must be carried to below the invert of the pipe. For building work over or within one metre of the Council's sewer main, prior to the issue of a related building permit, submit a structural foundation bridging detail for footings over the affected sewer main. Such detail must be accompanied by a structural certificate issued by a suitably qualified engineer that certifies that the design imposes no additional loads on the affected sewer main.
23. Sewerage and stormwater from the proposed development must be discharged to the Council's infrastructure at the applicant's cost. Prior to the issue of a related building permit, detailed design drawings of the proposed sewer and stormwater drainage, prepared by a suitably qualified engineer must be submitted for the Council's approval, to the satisfaction of Council's Director City Services and Director Development and Environmental Services. Drawings must clearly differentiate between:
 - (i) Council mains;
 - (ii) private infrastructure;
 - (iii) mains to be abandoned by council and transferred to private ownership; and
 - (iv) Council mains to be permanently abandoned.

Council records show the DN150 sewer main within the development site (Invert Level 72.2 on additional information received 2 May 2008) as a Council main. As this main only services the development site, Council is willing to 'abandon' the main and transfer ownership to the applicant. Abandonment must be undertaken in accordance with the Council's statutory procedures, and can be commenced upon receipt of a written request and proposal from the owner of the development site.

24. Prior to any works commencing on site Civic Solutions must be contacted to accurately locate on site the position of the Council's sewer mains.
25. Prior to the issue of a related building permit (including demolition), the applicant must lodge with the Council security in the form of a cash deposit or bank guarantee from an approved financial institution, for an amount of \$5,000 (five thousand dollars) for the protection from damage of the Council's infrastructure, during construction of the development. Such bond to be released once the works are completed should no damage occur.
26. The recommendations by Pitt and Sherry in the 'Traffic Impact Assessment' dated April 2008 must be implemented by the applicant to the satisfaction of Council's Director City Services prior to the use of the new access and car parking areas commencing. Details related to the recommendations, (to be generally in accordance with sections 2.2 Speed Zone; 2.3 On-site Vehicular Movements, and 3.2 Proposed Future Access Arrangements of the Traffic Impact

Assessment), must be included in the drawings required and submitted to the Council prior to the issue of a related building permit.

27. Stormwater pre-treatment for stormwater discharges from the new car parking areas must be installed by the applicant prior to their first use to the satisfaction of Council's Manager Hydraulic Engineering.
28. Runoff, erosion and sediment controls must be installed at the applicant's cost to the satisfaction of Council's Director Development and Environmental Services, prior to any demolition, or removal and/or disturbance of any soil or vegetation. Details of these controls and a soil and water management plan are to be submitted for approval prior to the commencement of works.
29. Prior to the issue of a related building permit (including demolition), the applicant must submit a traffic plan for the approval of Council's Director City Services and Development and Environmental Services for any works that require alteration to existing internal or external traffic and pedestrian conditions during the construction phase of the development.
30. The applicant must pay the cost of any alterations and/or reinstatement to the Council's infrastructure, and/or to the site's existing property service connection points incurred as a result of the proposed development works.

The following conditions are to be met as part of Stage 3 of the proposal.

31. Sewerage from the proposed development must be discharged to the Council's infrastructure at the applicant's cost. Prior to the issue of a related building permit, detailed design drawings of the proposed sewer drainage, prepared by a suitably qualified engineer must be submitted for the Council's approval, to the satisfaction of Council's Director City Services and Director Development and Environmental Services. Drawings must clearly differentiate between:-
 - (i) Council mains and
 - (ii) Private infrastructure;
32. Prior to the issue of a related building permit (including demolition), the applicant must lodge with the Council security in the form of a cash deposit or bank guarantee from an approved financial institution, for an amount of \$750 (seven hundred and fifty dollars) for the protection from damage of the Council's infrastructure, during construction of the development. Such bond to be released once the works are completed should no damage occur.
33. The applicant must pay the cost of any alterations and/or reinstatement to the Council's infrastructure, and/or to the site's existing property service connection points incurred as a result of the proposed development works.

The following conditions are to be met as part of Stage 4 of the proposal.

34. The design and construction of the parking, access and turning areas must comply with the Australian/NZ Standard, Parking Facilities Part 1: Off-Street Car Parking – AS/NZS 2890.1: 2004.
35. All driveway access, car parking and turning areas and footways must be constructed, sealed and drained by the applicant to the Council's standard requirements prior to their first use and used for no other purposes whatsoever. A suitably qualified engineer at the applicant's cost must inspect the construction of the above areas at the appropriate stages of construction and

prior to occupancy submit a certificate to the Council, certifying compliance with the requirements of this permit.

36. Design drawings of the driveway access, car parking and turning areas must be submitted by the applicant to the Council for approval prior to the issue of a related building permit.
37. Barriers compliant with the Australian Standard AS 1170.1 must be installed by the applicant to prevent vehicles running off the edge of a carriageway, raised platform or deck where the drop from the edge of the trafficable area to a lower level is 600mm or greater, and wheel stops must be installed for drops between 150mm and 600mm.

Where barriers are required as above, prior to the issue of a related building permit, the applicant must submit to Council's Director City Services a structural detail and certificate issued by a suitably qualified engineer at the applicant's cost demonstrating compliance with the above requirements.

38. Sewerage and stormwater from the proposed development must be discharged to the Council's infrastructure at the applicant's cost. Prior to the issue of a related building permit, detailed design drawings of the proposed sewer drainage, prepared by a suitably qualified engineer must be submitted for the Council's approval, to the satisfaction of Council's Director City Services and Director Development and Environmental Services. Drawings must clearly differentiate between:-
 - (i) Council mains; and
 - (ii) Private infrastructure.
39. Prior to the issue of a related building permit (including demolition), the applicant must lodge with the Council security in the form of a cash deposit or bank guarantee from an approved financial institution, for an amount of \$750 (seven hundred and fifty dollars) for the protection from damage of the Council's infrastructure, during construction of the development. Such bond to be released once the works are completed should no damage occur.
40. The recommendations by Pitt and Sherry in the 'Traffic Impact Assessment' dated April 2008 must be implemented by the applicant to the satisfaction of Council's Director City Services prior to the use of the new access and car parking areas commencing. Details related to the recommendations, (to be generally in accordance with sections 2.2 Speed Zone; 2.3 On-site Vehicular Movements, and 3.2 Proposed Future Access Arrangements of the Traffic Impact Assessment), must be included in the drawings required and submitted to the Council prior to the issue of a related building permit.
41. Stormwater pre-treatment for stormwater discharges from the new car parking areas must be installed by the applicant prior to their first use to the satisfaction of Council's Manager Hydraulic Engineering.
42. Runoff, erosion and sediment controls must be installed at the applicant's cost to the satisfaction of Council's Director Development and Environmental Services, prior to any demolition, or removal and/or disturbance of any soil or vegetation. Details of these controls and a soil and water management plan are to be submitted for approval prior to the commencement of works
43. Prior to the issue of a related building permit (including demolition), the applicant must submit a traffic plan for the approval of Council's Director City Services and Director of Development and Environmental Services for any works that require alteration to existing

internal or external traffic and pedestrian conditions during the construction phase of the development.

44. The applicant must pay the cost of any alterations and/or reinstatement to Council's infrastructure, and/or to the site's existing property service connection points incurred as a result of the proposed development works.

The following conditions are to be met as part of Stage 5 of the proposal.

45. The design and construction of the parking, access and turning areas must comply with the Australian/NZ Standard, Parking Facilities Part 1: Off-Street Car Parking – AS/NZS 2890.1: 2004.
46. All driveway access, car parking and turning areas and footways must be constructed, sealed and drained by the applicant to the Council's standard requirements prior to their first use and used for no other purposes whatsoever. A suitably qualified engineer at the applicant's cost must inspect the construction of the above areas at the appropriate stages of construction and prior to occupancy submit a certificate to the Council, certifying compliance with the requirements of this permit.
47. Design drawings of the driveway access, car parking and turning areas must be submitted by the applicant to the Council for approval prior to the issue of a related building permit.
48. Barriers compliant with the Australian Standard AS 1170.1 must be installed by the applicant to prevent vehicles running off the edge of a carriageway, raised platform or deck where the drop from the edge of the trafficable area to a lower level is 600mm or greater, and wheel stops must be installed for drops between 150mm and 600mm.

Where barriers are required as above, prior to the issue of a related building permit, the applicant must submit to Council's Director City Services a structural detail and certificate issued by a suitably qualified engineer at the applicant's cost demonstrating compliance with the above requirements.

49. Sewerage and stormwater from the proposed development must be discharged to the Council's infrastructure at the applicant's cost. Prior to the issue of a related building permit, detailed design drawings of the proposed sewer drainage, prepared by a suitably qualified engineer must be submitted for the Council's approval, to the satisfaction of Council's Director City Services and Director Development and Environmental Services. Drawings must clearly differentiate between:-
 - (i) Council mains;
 - (ii) Private infrastructure.
50. Prior to any works commencing on site, Civic Solutions must be contacted to accurately locate on site the position of the Council's sewer mains.
51. Prior to the issue of a related building permit (including demolition), the applicant must lodge with the Council security in the form of a cash deposit or bank guarantee from an approved financial institution, for an amount of \$750 (seven hundred and fifty dollars) for the protection from damage of the Council's infrastructure, during construction of the development, such bond to be released once the works are completed should no damage occur.

52. The recommendations by Pitt and Sherry in the 'Traffic Impact Assessment' dated April 2008 must be implemented by the applicant to the satisfaction of Council's Director City Services prior to the use of the new access and car parking areas commencing. Details related to the recommendations, (to be generally in accordance with sections 2.2 Speed Zone; 2.3 On-site Vehicular Movements, and 3.2 Proposed Future Access Arrangements of the Traffic Impact Assessment), must be included in the drawings required and submitted to the Council prior to the issue of a related building permit.
53. Stormwater pre-treatment for stormwater discharges from the new car parking areas must be installed by the applicant to the satisfaction of Council's Manager Hydraulic Engineering.
54. Runoff, erosion and sediment controls must be installed at the applicant's cost to the satisfaction of Council's Director Development and Environmental Services, prior to any demolition, or removal and/or disturbance of any soil or vegetation. Details of these controls and a soil and water management plan are to be submitted for approval prior to the commencement of works.
55. Prior to the issue of a related building permit (including demolition), the applicant must submit a traffic plan for the approval of Council's Director City Services and Director Development and Environmental Services for any works that require alteration to existing internal or external traffic and pedestrian conditions during the construction phase of the development.
56. The applicant must pay the cost of any alterations and/or reinstatement to the Council's infrastructure, and/or to the site's existing property service connection points incurred as a result of the proposed development works.

ATTACHMENT A

**Documents and Drawings that comprise Planning Application Number
 PLN-08-00339-01**

DEVELOPMENT ADDRESS: 49& 61 Augusta Road.

LIST OF DOCUMENTS:
 (As referred to in condition 1)

<i>Description</i>	<i>Plan No. Where Relevant</i>	<i>Date of Lodgement</i>
Application Form		11/4/08
Title		11/4/08
Plans	H07246-C100 Rev A to H07246-C104 Rev A	Book of plans to RPDC hearing 03/03/09 (marked 'ARK copy')
	H07246-C105 to H07246-C109	
	H07246-C200 Rev B	
	H07246-C201 Rev A to H07246-C205 Rev A	
	H07246-C206 to H07246-C207	
	H07246-C251 Rev A to H07246-C255 Rev A	
	H07246-C300	
	Staging of building development and parking details sheet	
TIA		11/4/08
Planning Submission		22/4/08
3D Visualisation		24/4/08
Drainage Plan		22/4/08

Resource Planning and Development Commission

Appendix B

Draft Scheme Provisions - 'Calvary Healthcare Hospital Campus Schedule'



Proposed Alterations and Additions to Clause 6.0 - Zone Provisions

Clause 6.2.1 - Table of Use

Permitted	
Defined Use	Qualification
Hospital Services	Only within the area shown on Figure SX.1 (Calvary Healthcare Hospital Campus, Lenah Valley).
General Retail and Hire	<p>The use must be primarily for the sale of grocery or other goods, including pharmaceuticals, that meet the day to day needs of residents of the area.</p> <p>Retail areas must not exceed 100m² and be confined to the ground floor.</p> <p>Must displace a food services use.</p> <p>Otherwise discretionary.</p> <p>In the area shown on Figure SX.1 (Calvary Healthcare Hospital Campus, Lenah Valley) only as an activity ancillary to 'Hospital Services', otherwise discretionary.</p>
Business and Professional Services	In the area shown on Figure SX.1 (Calvary Healthcare Hospital Campus, Lenah Valley) only for administration or professional consulting rooms required as part of 'Hospital Services', otherwise discretionary.

Discretionary	
Defined Use	Qualification
Hospital Services	Only for an existing Hospital Services uses, otherwise prohibited
Research and development	In the area shown on Figure SX.1 (Calvary Healthcare Hospital Campus, Lenah Valley) only where related to the delivery of improved health care facilities and services, otherwise prohibited.



1.1.1 Standards for Development in the Residential Zone

Clause 6.4.1 - Non Residential Development

Objective: To ensure that all non residential development undertaken in the Residential Zone is sympathetic to the form and scale of residential development and does not affect the amenity of nearby residential properties.	
Performance Criteria	Acceptable Solutions
P1 Non residential development must comply with the related performance criteria in S1.0 Residential Development Schedule when the acceptable solution is not met.	A1 Non residential development must comply with the following acceptable solutions in S1.0 Residential Development Schedule as if it were a dwelling: S1.5.1 A4; S1.5.4 A1, A2, A3 and A4; and S1.5.5 A1 and A2.

6.4.2 Development of Existing Hospital Services Use

P2 Any new development and works shall be to facilitate activity that is essential to the hospital's continued effective delivery of its services as a major community health facility and not exceed 200m ² in total area.	A2 Development and works that are essential to enable the hospital to comply with legislative, safety and regulatory requirements pertaining to hospital services that do not involve an increase in floor area of more than 100 m ² .
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Schedule Provisions

SX *Calvary Healthcare Hospital Campus Schedule*

SX.1 Purpose of Schedule

SX.1.1 The purpose of this Schedule is to identify the area of land at the Calvary Healthcare Hospital Campus in Lenah Valley that may be used for Hospital Services as the primary use and development.

SX.2 Objectives of Schedule.

SX.2.1 The objectives of this Schedule are to:

- a) Recognise the important economic and social role played by Calvary and the critical health care benefits to the community in having a strong functioning hospital within easy reach of the majority of the population;
- b) Ensure the essential operations of the hospital and its ancillary uses are contained within the relevant area shown on Figure SX.1;
- c) Require that the operation of the hospital and any associated ancillary activities does not impact on the amenity of the surrounding residential area by reason of traffic generation, off-site car parking, excessive noise, odour or light spill, visual impacts, and disturbance resulting from servicing requirements, and staff and visitor movements;
- d) Recognise the residential context within which the hospital is situated and the need to ensure that the scale of buildings at street level is respectful of adjacent houses, and encourages use of traditional building forms and materials consistent with the character of adjacent areas;
- e) Require the use of landscaping to assist in the integration of buildings and related structures into the surrounding streetscape at street level;
- f) Ensure sufficient car parking is provided on site to cater for the hospital activities and associated services, with a clear delineation between visitor and staff parking, subject to compliance with the relevant car parking and access standards;
- g) Require that access to the site and related car parking is confined to specific locations;
- h) Ensure the facility is primarily used as a hospital with ancillary hospital outpatient facilities; and
- i) Ensure that in terms of design and function; there is ease of ingress, parking and egress from the site; there is minimal impact on the neighbourhood; that its built form is of a scale, form, and materials used, is sympathetic to the character of the surrounding residential area; and its visual impact is further mitigated with strategically located and maintained landscaping at street level.



SX.3 Application of Schedule

SX.3.1 This Schedule applies to use and development within the area shown on Figure SX.1.

SX.3.2 To the extent of any inconsistency with a standard or other requirement in this Scheme the provisions of this Schedule shall take precedence.

SX3.3 Proposals for use to which this Schedule applies must demonstrate compliance with the standards set out in clauses SX.3 and SX.4 below.

SX.4 Definition of Terms used in this Schedule

SX.4.1 In this schedule, unless the contrary intention appears:

Building Envelope	Means the three dimensional space within which existing buildings are located.
Existing buildings	Includes any development substantially commenced under approved permit 08-0039-01 whether or not it is completed at the date of commencement of this Planning Scheme.

SX.5 Standards for Use and Development

SX.5.1 Subdivision

Objective: To ensure that the area and dimensions are appropriate for the intended use, and that lots created further the objectives of this schedule.	
<p>P1</p> <p>(a) Subdivision for minor boundary adjustment only; or</p> <p>(b) A lot is required for the provision of a Council utility; and</p> <p>(c) Such lot has the area and dimensions necessary to contain the infrastructure and any required public access for its repair and maintenance.</p>	<p>A1</p> <p>No acceptable solution.</p>



SX.5.2 **Extent of Further Building Development**

<p>Objective: To ensure that development of the hospital is substantially contained within the existing building envelope.</p>	
<p>P1</p> <p>Any new development and works shall be to facilitate activity that is essential to the hospital's continued effective delivery of its services as a major community health facility and not exceed 200m² in total area.</p>	<p>A1</p> <p>Development and works that are essential to enable the hospital to comply with legislative, safety and regulatory requirements pertaining to hospital services must be:</p> <ul style="list-style-type: none"> (a) accommodated within the existing building envelope , or (b) Where these requirements cannot be met within the building envelope existing at the commencement of the planning scheme, minor extensions that do not involve an increase in floor area of more than 100 m².

SX.5.3 **Amenity**

<p>Objective: To ensure that any further development and works do not adversely impact on the amenity of the surrounding residential area.</p>	
<p>Lighting</p>	
<p>P1</p> <p>Where new external lighting is not hooded it must be demonstrated that such light spill does not create a nuisance or safety issue for adjacent uses or for the wider community.</p>	<p>A1</p> <p>New lighting must:</p> <ul style="list-style-type: none"> (a) Comply with AS 1158 and AS 4282; (b) Not result in light spill onto windows of adjacent habitable rooms; and (c) Not result in a safety hazard for users of adjacent Council roads or other public space.



Landscaping	
<p>P2</p> <p>Landscaping must be utilised to assist in the integration new buildings and related structures into the residential character of surrounding streetscapes at street level.</p>	<p>A2</p> <p>No Acceptable Solution</p>
Nuisance	
<p>P3</p> <p>Any facility of the following type must demonstrate in a Environmental Assessment Report it will not result in a detrimental impact on the occupiers of residential property in the vicinity:</p> <p>(a) The location and use of outside storage of refuse generated on site;</p> <p>(b) The location and use of outside storage of medical waste generated on site; or</p> <p>(c) The operation of any furnace or boiler.</p>	<p>A3</p> <p>Electrical or mechanical plant and equipment or other functions required by or in support of the hospital is not to cause disturbance to occupiers of residential property in the vicinity through:</p> <p>(a) Noise emissions when measured at the boundary of an adjoining residence shall not exceed 5d B(A) above background levels;</p> <p>(b) Smoke, dust or odorous emissions; or</p> <p>(c) The operation of any display system or sign.</p>
Visual Amenity and Privacy	
<p>P5</p> <p>Any new development or works are not to have an adverse impact on the visual amenity and privacy of adjacent residential development.</p>	<p>A4</p> <p>No acceptable solution.</p>

SX.5.4 Screening

Objective : To ensure that adequate provision is made for the screening of storage areas and plant and equipment such that it does not detract from the streetscape and when viewed from adjoining residential properties in the vicinity.	
<p>P1</p> <p>No performance criteria.</p>	<p>A1</p> <p>Provision must be made for on-site storage of refuse and the location of plant and equipment which is:</p> <p>(a) Accessible for collection;</p> <p>(b) Accessible for maintenance, repair and replacement; and</p> <p>(c) Not visible from public areas or from the living areas of adjoining residential properties.</p>



SX.5.5 Access and Car Parking

<p>Objective: To ensure sufficient car parking and manoeuvring space is provided on site to cater for all the needs generated, with a clear distinction between visitor and staff parking, and service areas.</p>	
<p>Car Parking</p>	
<p>P1</p> <p>(a) Sufficient car parking shall be provided on site to cater for the hospital and related ancillary uses.</p>	<p>A1</p> <p>(a) On site parking for employees, visitors and service vehicles and associated movement and manoeuvring space is to be provided in accordance with the acceptable solutions set out in Schedule 7 - Parking and Access.</p>
<p>(b) No performance criteria.</p>	<p>(b) For any change of use within the Building Envelope and/or development proposed beyond the Building Envelope, the quantum of car parking spaces required under Schedule 7 - Parking and Access must be provided in addition to the 328 parking spaces required to service the Building Envelope by permit PLN-08-0039-01.</p>
<p>Access</p>	
<p>P2</p> <p>No Performance Criteria</p>	<p>A2</p> <p>Access to the site is to be provided according to the location of approved access points off Augusta Road and Honara Avenue shown on the endorsed plans associated with permit PLN-08-0039-01. The other access points noted are to be utilised for emergency access only.</p>
<p>Delivery Areas</p>	
<p>P3</p> <p>All buildings in which hospital and related ancillary uses operate must have adequate and convenient facilities for the safe loading and unloading of goods and supplies.</p>	<p>A3</p> <p>An area for the loading and unloading of goods must:</p> <ul style="list-style-type: none"> (a) Be provided on site; (b) Separated from public access areas; and (c) Accessible to all hospital and related tenancies on the site.

Appendix C

**Draft Scheme Provisions – Incorporation
into Clause 6.0 – Residential Zone**



Proposed Alterations and Additions to Clause 6.0 - Zone Provisions

Clause 6.2.1 - Table of Use

Permitted	
Defined Use	Qualification
Hospital Services	Only within the area shown on Figure SX.1 (Calvary Healthcare Hospital Campus, Lenah Valley).
General Retail and Hire	<p>The use must be primarily for the sale of grocery or other goods, including pharmaceuticals, that meet the day to day needs of residents of the area.</p> <p>Retail areas must not exceed 100m² and be confined to the ground floor.</p> <p>Must displace a food services use.</p> <p>Otherwise discretionary.</p> <p>In the area shown on Figure SX.1 (Calvary Healthcare Hospital Campus, Lenah Valley) only as an activity ancillary to 'Hospital Services', otherwise discretionary.</p>
Business and Professional Services	In the area shown on Figure SX.1 (Calvary Healthcare Hospital Campus, Lenah Valley) only for administration or professional consulting rooms required as part of 'Hospital Services', otherwise discretionary.

Discretionary	
Defined Use	Qualification
Hospital Services	Only for an existing Hospital Services uses, otherwise prohibited
Research and development	In the area shown on Figure SX.1 (Calvary Healthcare Hospital Campus, Lenah Valley) only where related to the delivery of improved health care facilities and services, otherwise prohibited.



1.1.1 Standards for Development in the Residential Zone

Clause 6.4.1 - Non Residential Development

Objective: To ensure that all non residential development undertaken in the Residential Zone is sympathetic to the form and scale of residential development and does not affect the amenity of nearby residential properties.	
Performance Criteria	Acceptable Solutions
P1 Non residential development must comply with the related performance criteria in S1.0 Residential Development Schedule when the acceptable solution is not met.	A1 Non residential development must comply with the following acceptable solutions in S1.0 Residential Development Schedule as if it were a dwelling: S1.5.1 A4; S1.5.4 A1, A2, A3 and A4; and S1.5.5 A1 and A2.

6.4.2 Development of Existing Hospital Services Use

P2 Any new development and works shall be to facilitate activity that is essential to the hospital's continued effective delivery of its services as a major community health facility and not exceed 200m ² in total area.	A2 Development and works that are essential to enable the hospital to comply with legislative, safety and regulatory requirements pertaining to hospital services that do not involve an increase in floor area of more than 100 m ² .
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6.X Standards for Development at the Calvary Healthcare Hospital Campus in Lenah Valley

6.X.1 Purpose

6.X.1.1 The purpose of these provisions is to identify the area of land at the Calvary Healthcare Hospital Campus in Lenah Valley that may be used for Hospital Services as the primary use and development.

6.X.2 Objectives

6.X.2.1 The objectives of these provisions are to:

- a) Recognise the important economic and social role played by Calvary and the critical health care benefits to the community in having a strong functioning hospital within easy reach of the majority of the population;
- b) Ensure the essential operations of the hospital and its ancillary uses are contained within the relevant area shown on Figure SX.1;
- c) Require that the operation of the hospital and any associated ancillary activities does not impact on the amenity of the surrounding residential area by reason of traffic generation, off-site car parking, excessive noise, odour or light spill, visual impacts, and disturbance resulting from servicing requirements, and staff and visitor movements;
- d) Recognise the residential context within which the hospital is situated and the need to ensure that the scale of buildings at street level is respectful of adjacent houses, and encourages use of traditional building forms and materials consistent with the character of adjacent areas;
- e) Require the use of landscaping to assist in the integration of buildings and related structures into the surrounding streetscape at street level;
- f) Ensure sufficient car parking is provided on site to cater for the hospital activities and associated services, with a clear delineation between visitor and staff parking, subject to compliance with the relevant car parking and access standards;
- g) Require that access to the site and related car parking is confined to specific locations;
- h) Ensure the facility is primarily used as a hospital with ancillary hospital outpatient facilities; and
- i) Ensure that in terms of design and function; there is ease of ingress, parking and egress from the site; there is minimal impact on the neighbourhood; that its built form is of a scale, form, and materials used, is sympathetic to the character of the surrounding residential area; and its visual impact is further mitigated with strategically located and maintained landscaping at street level.



6.X.3 Application of these provisions

6.X.3.1 These provisions apply to use and development within the area shown on Figure SX.1.

6.X.3.2 To the extent of any inconsistency with a standard or other requirement in this Scheme the provisions of Clause 6.X shall take precedence.

6.X.3.3 Proposals for use to which these provisions apply must demonstrate compliance with the standards set out in clauses 6.X.5 and 6.X.6 below.

6.X.4 Definition of Terms used in this Clause 6.2

6.X.4.1 Unless the contrary intention appears:

Building Envelope	Means the three dimensional space within which existing buildings are located.
Existing buildings	Includes any development substantially commenced under approved permit 08-0039-01 whether or not it is completed at the date of commencement of this Planning Scheme.

6.X.5 Standards for Use and Development

6.X.5.1 Subdivision

Objective: To ensure that the area and dimensions are appropriate for the intended use, and that lots created further the objectives under Clause 6.X.2.	
<p>P1</p> <p>(a) Subdivision for minor boundary adjustment only; or</p> <p>(b) A lot is required for the provision of a Council utility; and</p> <p>(c) Such lot has the area and dimensions necessary to contain the infrastructure and any required public access for its repair and maintenance.</p>	<p>A1</p> <p>No acceptable solution.</p>



6.X.5.2 Extent of Further Building Development

Objective: To ensure that development of the hospital is substantially contained within the existing building envelope.	
<p>P1</p> <p>Any new development and works shall be to facilitate activity that is essential to the hospital's continued effective delivery of its services as a major community health facility and not exceed 200m² in total area.</p>	<p>A1</p> <p>Development and works that are essential to enable the hospital to comply with legislative, safety and regulatory requirements pertaining to hospital services must be:</p> <ul style="list-style-type: none"> (a) accommodated within the existing building envelope , or (b) Where these requirements cannot be met within the building envelope existing at the commencement of the planning scheme, minor extensions that do not involve an increase in floor area of more than 100 m².

6.X.5.3 Amenity

Objective: To ensure that any further development and works do not adversely impact on the amenity of the surrounding residential area.	
Lighting	
<p>P1</p> <p>Where new external lighting is not hooded it must be demonstrated that such light spill does not create a nuisance or safety issue for adjacent uses or for the wider community.</p>	<p>A1</p> <p>New lighting must:</p> <ul style="list-style-type: none"> (a) Comply with AS 1158 and AS 4282; (b) Not result in light spill onto windows of adjacent habitable rooms; and (c) Not result in a safety hazard for users of adjacent Council roads or other public space.



Landscaping	
<p>P2</p> <p>Landscaping must be utilised to assist in the integration new buildings and related structures into the residential character of surrounding streetscapes at street level.</p>	<p>A2</p> <p>No Acceptable Solution</p>
Nuisance	
<p>P3</p> <p>Any facility of the following type must demonstrate in a Environmental Assessment Report it will not result in a detrimental impact on the occupiers of residential property in the vicinity:</p> <p>(a) The location and use of outside storage of refuse generated on site;</p> <p>(b) The location and use of outside storage of medical waste generated on site; or</p> <p>(c) The operation of any furnace or boiler.</p>	<p>A3</p> <p>Electrical or mechanical plant and equipment or other functions required by or in support of the hospital is not to cause disturbance to occupiers of residential property in the vicinity through:</p> <p>(a) Noise emissions when measured at the boundary of an adjoining residence shall not exceed 5d B(A) above background levels;</p> <p>(b) Smoke, dust or odorous emissions; or</p> <p>(c) The operation of any display system or sign.</p>
Visual Amenity and Privacy	
<p>P5</p> <p>Any new development or works are not to have an adverse impact on the visual amenity and privacy of adjacent residential development.</p>	<p>A4</p> <p>No acceptable solution.</p>

6.X.5.4 Screening

Objective : To ensure that adequate provision is made for the screening of storage areas and plant and equipment such that it does not detract from the streetscape and when viewed from adjoining residential properties in the vicinity.	
<p>P1</p> <p>No performance criteria.</p>	<p>A1</p> <p>Provision must be made for on-site storage of refuse and the location of plant and equipment which is:</p> <p>(a) Accessible for collection;</p> <p>(b) Accessible for maintenance, repair and replacement; and</p> <p>(c) Not visible from public areas or from the living areas of adjoining residential properties.</p>



6.X.5.5 Access and Car Parking

<p>Objective: To ensure sufficient car parking and manoeuvring space is provided on site to cater for all the needs generated, with a clear distinction between visitor and staff parking, and service areas.</p>	
<p>Car Parking</p>	
<p>P1</p> <p>(a) Sufficient car parking shall be provided on site to cater for the hospital and related ancillary uses.</p>	<p>A1</p> <p>(a) On site parking for employees, visitors and service vehicles and associated movement and manoeuvring space is to be provided in accordance with the acceptable solutions set out in Schedule 7 - Parking and Access.</p>
<p>(b) No performance criteria.</p>	<p>(b) For any change of use within the Building Envelope and/or development proposed beyond the Building Envelope, the quantum of car parking spaces required under Schedule 7 - Parking and Access must be provided in addition to the 328 parking spaces required to service the Building Envelope by permit PLN-08-0039-01.</p>
<p>Access</p>	
<p>P2</p> <p>No Performance Criteria</p>	<p>A2</p> <p>Access to the site is to be provided according to the location of approved access points off Augusta Road and Honara Avenue shown on the endorsed plans associated with permit PLN-08-0039-01. The other access points noted are to be utilised for emergency access only.</p>
<p>Delivery Areas</p>	
<p>P3</p> <p>All buildings in which hospital and related ancillary uses operate must have adequate and convenient facilities for the safe loading and unloading of goods and supplies.</p>	<p>A3</p> <p>An area for the loading and unloading of goods must:</p> <ul style="list-style-type: none"> (a) Be provided on site; (b) Separated from public access areas; and (c) Accessible to all hospital and related tenancies on the site.

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Document Status

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		Name	Signature	Name	Signature	Date
0	A. Brook	J. Ayers	ON FILE	C. Lyne	ON FILE	15.4.09
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