

ORDINARY MEETING OF COUNCIL TO BE
HELD TUESDAY 25 MARCH 2014

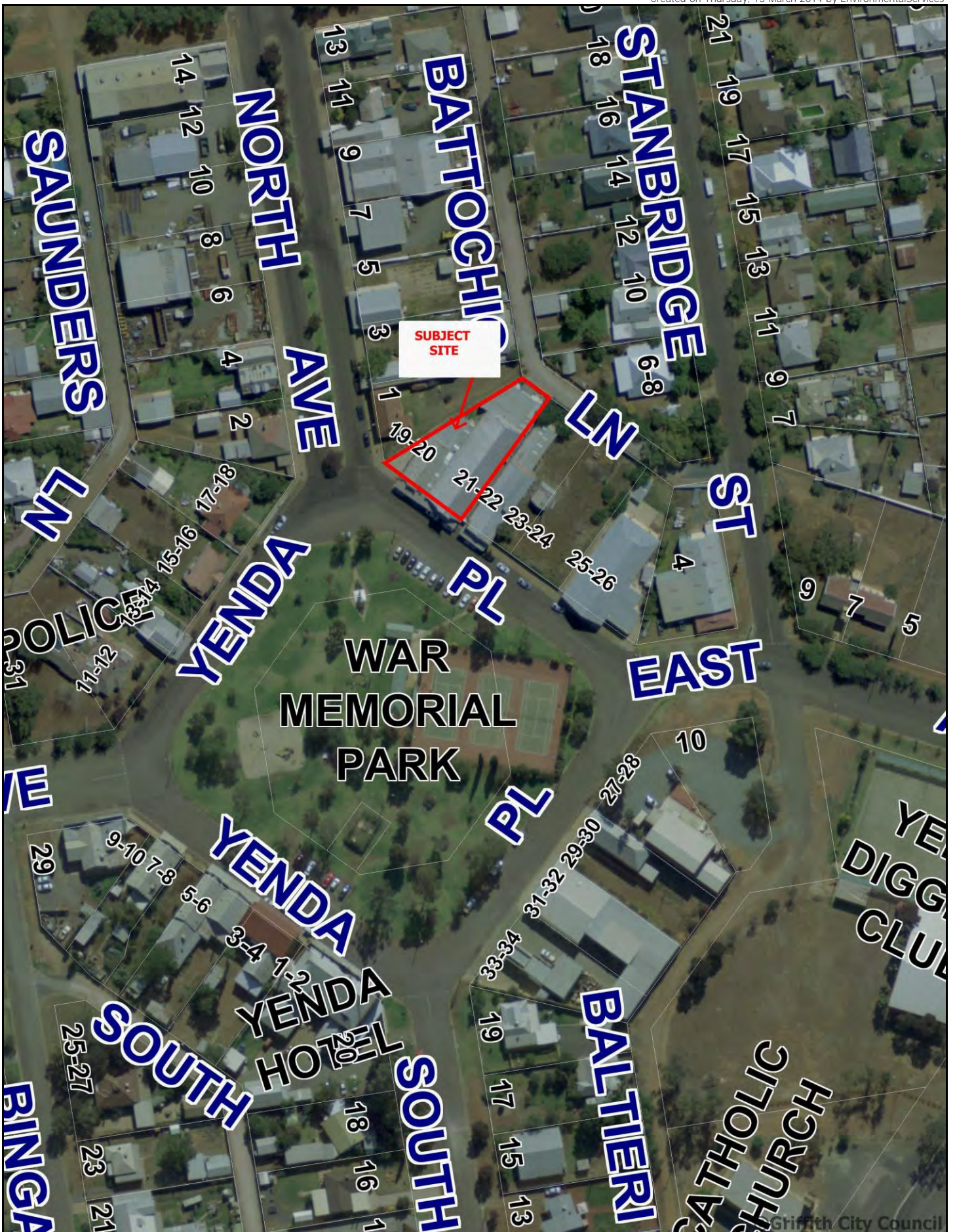
CL02

DA17/2014

USE OF A PREMISES FOR MEDICAL
CONSULTING ROOMS

ATTACHMENTS

(a) Locality Map	01
(b) Amended Plans and Statement of Environmental Effects	02
(c) Draft Conditions of Consent	09



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Important Notice!

This map is not a precise survey document. Accurate locations can only be determined by a survey on the ground.

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Important

This map was produced on the GEOCENTRIC DATUM OF AUSTRALIA 1994 (GDA94), which has superseded the Australian Geographic Datum of 1984 (AGD66/84). Heights are referenced to the Australia Height Datum (AHD) heights. For most practical purposes GDA94 coordinates and satellite derived (GPS) coordinates based on the World Geodetic Datum 1984 (WGS84) are the same.

True North, Grid North and Magnetic North are shown diagrammatically for the centre of the Griffith Local Government Area. Magnetic North is correct for 2001 moving easterly by 0.04° in about five years.

Aerial Photography:

Contour Interval:

Projection: MGA94 Zone 55

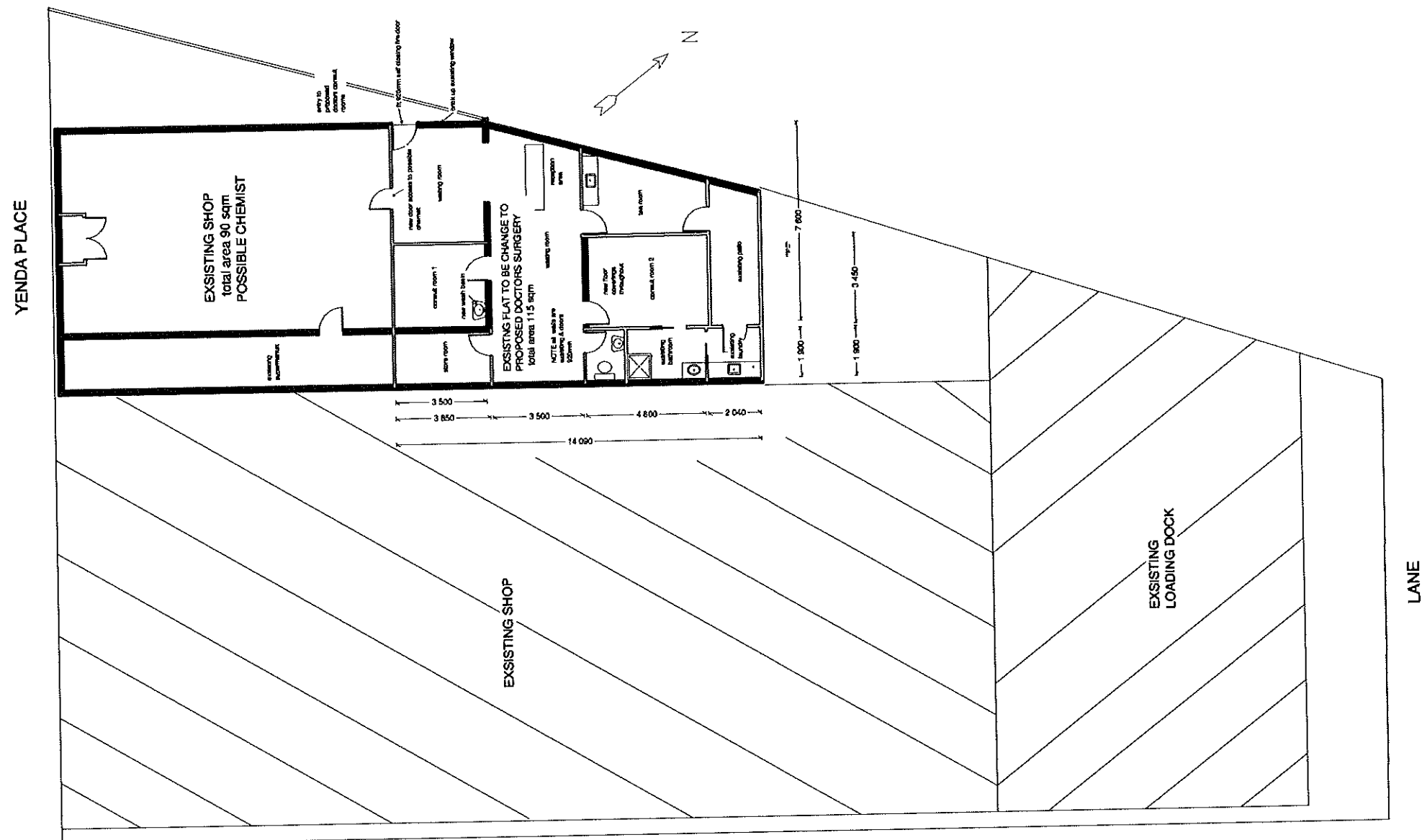
Cost:

Date: Thursday, 13 March 2014

Drawn By: EnvironmentalServices

Map Zoom: 316.1 m

Map Scale: 1:1,664 at A4
Map Zoom: 316.1 m



NOTE
Contractors are to verify all dimensions and levels on site before commencing any work
Figured dimension shall take preference over scaled dimension

BELTRAME
BUILDING DESIGNS

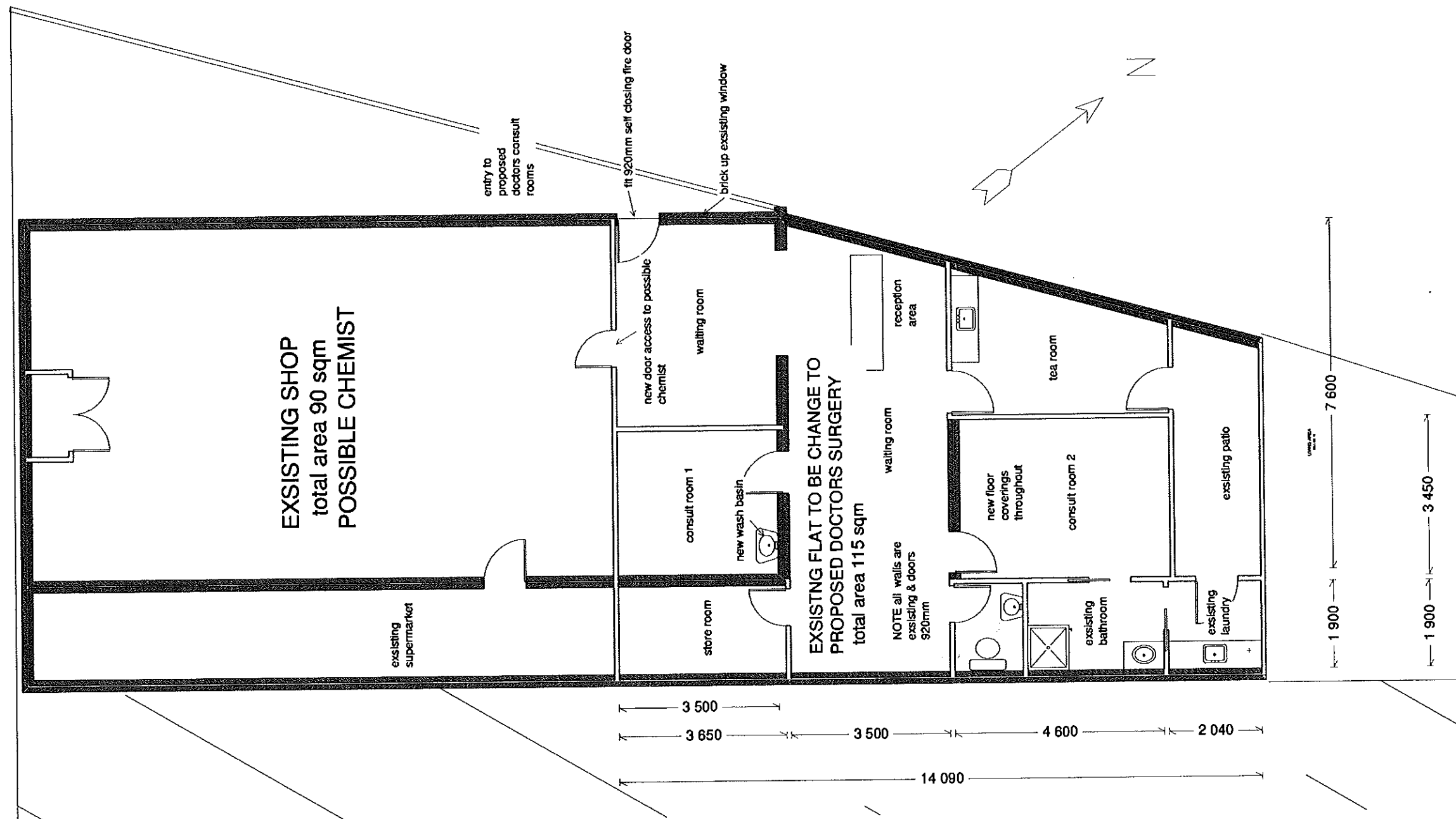
21 WALTERBUL CRESCENT
GRIFFITH 2680
PH 69624705 FAX 69621986

PROJECT
PROPOSED DOCTORS SURGERY & CHEMIST
20 YENDA PLACE

CLIENT
G&J SANTALUCIA
PLAN VIEW
SITE PLAN

SHEET NO	SCALE
NO 1/2	1/200
DATE	
15/2/2014	

YENDA PLACE



NOTE
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Figured dimension shall take preference over scaled dimension

BELTRAME
BUILDING DESIGNS

21 WALTERBUL CRESCENT
GRIFFITH 2680
PH 69624705 FAX 69621986

PROJECT
PROPOSED DOCTORS SURGERY & CHEMIST
20 YENDA PLACE

CLIENT
G&J SANTALUCIA
PLAN VIEW
FLOOR PLAN

SHEET NO
NO 2/2

SCALE
1/100
DATE
15/2/2014

FORM

(Blanks not to be photocopied. Print direct from DAKS)
(Printed on 13-Sep-12 at 09:09)

(CS-FO-316) STATEMENT OF ENVIRONMENTAL EFFECTS

This Statement of Environmental Effects is not exhaustive and where insufficient information has been provided Council reserves the right to stop the assessment of the application pending the submissions of more detailed information.

Development applications which are of a larger scale will require a more detailed Statement of Environmental Effects

PROPOSAL	
Provide a detailed description of the proposed development	Change of use from residential unit to doctors consulting rooms, including construction of an accessible sanitary facility
SITE ANALYSIS	
Describe the existing use of the site:	Vacant residential, flood damage to wall & floor linings.
Describe the proposed use of the site:	Doctors consulting rooms.
Are there any known site constraints:	No
Consider factors such as flooding, slope, bushfire, land contamination etc.	
PERMISSIBILITY	
Is the proposed use permissible in the zone under the Griffith Local Environmental Plan 2002 (GLEP)? Does it meet the objectives of the zone:	Yes - Residential 2(v) village.
Are there matters or provisions specified for consideration under the GLEP?	No

Approved: Land Use, Planning & Compliance Coordinator	Group / System: Sustainable Development	Document ID: CS-FO-316	Version: 2
Relevant To:	Date Issued: 10 Jan 2012	Revised: 13 Sep 2012	Status: Approved
			Page: 2 of 6

FORM

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(CS-FO-316) STATEMENT OF ENVIRONMENTAL EFFECTS

PERMISSIBILITY (continued)	
What are the relevant DCPs applicable to the development? Is the development consistent with the DCPs?	DCP 20 PARKING.
If the development does not strictly comply with standards of the GLEP and/or DCPs, does it have merit for the proposed variation?	ON SITE PARKING IS NOT AVAILABLE DUE TO THE PHYSICAL CONSTRAINTS OF THE ALLOTMENT. AS THERE IS GENEROUS ON STREET PARKING AVAILABLE A CONCESSION IS REQUESTED TO THE PROVISIONS OF THE DCP.
CONTEXT AND SETTING	
Does the development fit with character of the area? Consider the compatibility of the development with adjoining/nearby land uses.	yes, the subject site is next to an existing pharmacy & retail grocery.
Is the development consistent with the visual streetscape of the locality? Consider external alterations, signage etc.	No changes are proposed which will effect the streetscape.
Is the development affecting/located near an item with heritage significance? If so, are there any likely impacts on this item due to the development?	No effect on nearby heritage items. Subject site is in a heritage conservation area.
Will the proposed development affect privacy, views and/or overshadowing of adjoining properties? Shadow diagrams are required if there is potential for overshadowing or if the development is two storeys or more	No.
Will the proposed development generate offensive noise or vibration? If so, what measures will be used to mitigate the noise sources?	No

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FORM

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(CS-FO-316) STATEMENT OF ENVIRONMENTAL EFFECTS

OPERATIONAL USES (for commercial uses only)			
Number of staff:	4		
Hours and days of operation:	Please tick	From	To
	<input type="checkbox"/> Sunday		
	<input checked="" type="checkbox"/> Monday	9	5
	<input checked="" type="checkbox"/> Tuesday	9	5
	<input checked="" type="checkbox"/> Wednesday	9	5
	<input checked="" type="checkbox"/> Thursday	9	5
	<input checked="" type="checkbox"/> Friday	9	5
	<input checked="" type="checkbox"/> Saturday	9	12
Onsite activities:	Medical reception, waiting & consulting areas.		
Type and quantity of raw materials, finished products and waste products to be stored onsite:	Minimal medical waste, standard office waste.		
Identify any proposed hazardous materials or processes:	Medical waste.		
Does the development include skin penetration practices? Please describe accordingly: <small>Consider the provisions of the NSW Health Authority</small>	Yes, medical injections & incisions as required.		
Does the development include food preparation practices? Please describe accordingly: <small>Consider the provisions of the NSW Food Act 2003 and FSANZ Food Standards</small>	No.		

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FORM

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(CS-FO-316) STATEMENT OF ENVIRONMENTAL EFFECTS

OPERATIONAL USES (for commercial uses only)	
Does the development include the placement of signs? Please indicate the number of signs and describe accordingly: Consider the size, colours, wording, location, etc. Refer to SEPP No. 64 – Advertising and Signage	1 sign near the side entry door 1.2 x 2.4m fixed flat to the wall.
TRAFFIC AND ACCESS	
Provide details of accessibility for vehicles, pedestrians, bicycles and disabled persons:	Access ramp to the existing door is proposed.
Will local traffic movements or volume be affected? Provide details of traffic movements:	Some additional traffic to the consulting rooms is to be expected. Potentially 4 patients vehicles + 3 staff vehicles at any one time.
Will additional requirements for access, onsite car parking, loading and unloading be required?	No
How many onsite car parking spaces are provided for the development? Refer to Council's DCP No. 20 – Off Street Parking Policy	0
UTILITIES	
Does the development require access to reticulated water, sewer and storm water drainage systems? How will these be provided?	No, existing services
Will the development result in an extension of the reticulated water, sewer or storm water drainage system?	No

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Part B - Administrative or General Conditions

This Part includes general background controls and minor administrative matters or procedures that ensure the development is clearly identified and specified.

(1) Approved Plans

The Development must be implemented substantially in accordance with Development Application No. 17/2014 received by Council on 31 January 2014 and the below mentioned plans and/or documents, except where amended in red on the attached plans or modified by the conditions of this consent.

Drawing No.	Date Received by Council	Prepared By
Sheet No. 1 of 2 Site plan	11 March 2014	Beltrame Building Designs
Sheet No. 2 of 2 Floor plan	11 March 2014	Beltrame Building Designs

(2) Development consent relates to the use of the most western tenancy for a medical centre medical related activities on Lot 8 Section 2 DP 759138, 19 Yenda Place, Yenda. Development consent does not relate to any construction works which require a Construction Certificate

This consent also allows for one business identification sign on the most northern elevation with dimensions of 1.2 metres by 2.4 metres. This signage is to be fixed flat to the wall and not illuminated.

A separate application is to be made and approval obtained for the erection or display of any other advertising signage, unless approval is not required under the provisions of *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008*.

(3) Lapsing of Consent

This Consent is valid for a period of five years from the date of consent. It will lapse if the approved use of any land or construction work has not commenced prior to that date. No further extensions will be granted.

Part F - Building Matters

This part relates to applications for buildings of all types.

(1) Construction and Fit out Requirements

Floors, walls and ceilings in all operational areas are to be constructed with smooth & impervious material to enable effective cleaning and sanitation. The intersection of the walls and floors are to be coved (uninterrupted surface) to minimise the build up of waste. The intersection of the walls and ceiling is to be tight jointed (uninterrupted surface), sealed and dust proofed.

(2) Hot Water Installations

All new hot water installations shall deliver hot water at the outlet of all sanitary fixtures used primarily for personal hygiene purposes, at temperatures not exceeding 50°C.

Where during the course of carrying out building work, there is a change to any existing hot water systems, installations shall deliver hot water at the outlet of all sanitary fixtures used primarily for personal hygiene purposes, at temperatures not exceeding 50°C.

(3) Essential Fire Protection Services

The following essential fire protection services are to be provided and maintained in accordance with the provisions of Regulation 93/94 of Environmental Planning and Assessment Regulation 2000.

- (a) Exit signs (as required by Part E4.5 of the BCA).
- (b) Fire doors (as required by Parts C2.13, C3.4, C3.5, C3.6, C3.7, C3.8, C3.10, D2.8, C3.11, C3.13 & G3.4 of the BCA).
- (c) Fire windows (as required by Parts C3.2 & C3.3 of the BCA).
- (d) Portable fire extinguishers (as required by Part E1.6 of the BCA).
- (e) Exit doors (as required by Part D1.0 of the BCA).
- (y) A certificate or statement prepared by the designer/installer to the effect that the listed essential fire safety services under the Building Code of Australia comply with the relevant Sections and the Australian Standards, is to be submitted upon completion of the building prior to occupation.

(4) Exhaust Fan to Bathroom

An exhaust fan with a minimum of 15 air changes per hour shall be provided to the internal bathroom.

(5) Ground Surfaces for Visually Impaired Persons

Tactile ground surface indicators must be provided to warn people with vision impairment that they are approaching a stairway and/or a ramp and where a path of travel meets a vehicular way adjacent to the principal public entrance. They must be Type B indicators in accordance with Australian Standard 1428.1.

Part L - Prior to Lodgement of the Occupation Certificate application

Prior to commencement of use of the development or occupation of a building, Council must be contacted, an inspection carried out and permit to occupy issued. This is to confirm that all works have been completed and the development is suitable for use for its designed purpose.

(1) Hand Washing Facilities

To enable hands to be effectively cleaned before and after any procedures, hand washing facilities shall be located in each room where procedures are carried out. Hand washing facilities shall:

- i) solely be used for the purpose of hand washing only; and
- ii) have an adequate supply of warm running water through a single spout mixer; and
- iii) have an adequate supply of soap and paper towel near the hand wash basin at all times.

(2) Waste Disposal

An Environmental Waste Management Plan shall be prepared and submitted to Council and approved **prior to the lodgement of the Occupation Certificate application**. The plan shall address the handling, storage and disposal of sharps, clinical and related waste generated during on-going operation. A copy of a contract for the removal of sharps and/or clinical waste shall be submitted to Council with the management plan.

Note: The plan is to be developed in accordance with the Protection of the Environment Operations Act 1997, the Protection of the Environment (Waste) Regulation 2005 and the NSW Health: Waste Management Guidelines for Health Care Facilities.

(3) Cleaning of Equipment

To ensure that equipment can be effectively cleaned, a separate sink shall be located within the premises. The sink shall be used for the purpose of cleaning equipment and have an adequate supply of potable water with a minimum temperature of 40°C mixed from a hot and cold water supply.

(4) The existing door and windows less than 3 metres to the boundary require upgrading for fire protection. The doorway and window less than three (3) metres to the side boundary of the allotment shall be protected as follows in accordance with the Building Code of Australia:

(i) Doorways—

- (A) internal or external wall-wetting sprinklers as appropriate used with doors that are *self-closing* or *automatic* closing; or
- (B) –/60/30 fire doors that are *self-closing* or *automatic* closing.

(ii) Windows—

- (A) internal or external wall-wetting sprinklers as appropriate used with *windows* that are *automatic* closing or permanently fixed in the closed position; or
- (B) –/60/– fire *windows* that are *automatic* closing or permanently fixed in the closed position; or
- (C) –/60/– *automatic* closing fire shutters.

(5) Final Fire Safety Certificate

The essential fire safety measures referred to in the **attached Fire Safety Schedule**, excluding any existing measures, are to be installed within the building.

A final fire safety certificate, in or to the effect of Form 15 (copy attached) is to be furnished by the owner of the building to the Principal Certifying Authority (PCA) **prior to the lodgement of the Occupation Certificate application**, in respect of all essential fire safety measures specified in the above Schedule.

The certificate should state that each specified essential fire safety measure has been assessed by a properly qualified person (chosen by the owner), and was found to be capable of performing to a standard not less than that specified in the Schedule.

Advice

A person who carries out the assessment must inspect and verify the performance of each specified fire safety measure and must test the operation of each new item of equipment installed in accordance with the Schedule.

(6) S64 Local Government Act 1993 – Water Supply and Sewerage

Pursuant to Section 64 of the *Local Government Act 1993* and the *Water Management Act 2000*, the applicant is required to apply to Council for a Compliance Certificate under the provisions of S305 of the *Water Management Act 2000*. Council shall issue a certificate of compliance pursuant to S307 of this Act upon the applicant making a payment in accordance with S306 of this Act. The amount payable at the time of issue of this consent is set out in the table below.

Table of Contributions Required – Sewerage			
Type of Contribution	Amount per Tenement	Number of Tenements	Total Amount to be Paid
Sewerage Headworks.	\$3099.00	0.2 ET	\$619.80
Totals			\$619.80

The total amount payable will be subject to review in accordance with Council's Revenue Policy current at the time of payment. The contribution is to be paid **prior to the lodgement of the Occupation Certificate application** unless other arrangements acceptable to Council are made. The contribution is exclusive of the fees for the connection of water services to the individual allotments. Payment is to be in the form of cash or bank cheque. Where bonding is accepted a bank guarantee is required.

(7) To ensure that the development has approval to discharge any liquid trade waste into Council's sewerage system, the applicant shall enter into a Liquid Trade Waste Agreement with Council. This agreement is to be submitted to Council and executed **prior to the lodgement of the Occupation Certificate application**.

(8) **Prior to the lodgement of the Occupation Certificate application**, bollards are to be installed in front of the doorway on the northern side of the building

to the minimum requirements of the Building Code of Australia to protect people entering and leaving buildings.

(9) Inspections and Certificates - Final

On completion of these conditions, the applicant shall contact Council's Customer Service Officers to arrange an inspection to be carried out and the development finalised, and appropriate Compliance Certificate issued.

Part O - On-Going Requirements

This part includes conditions or requirements that will need to be satisfied at all times.

(1) Equipment and Utensils

All equipment and utensils used during procedures shall be maintained in a clean and sanitary condition before and after use, to minimise contamination from transmittable diseases and infections.

(2) Hygiene Requirements

To prevent the spread of communicable disease, operators performing procedures shall:

- i) wear single use gloves; and
- ii) wear clean washable garments used exclusively for skin penetration procedures

(3) NSW Legislative Requirements

All health facilities shall comply with the following NSW Legislative requirements:

- i) *Public Health Act 2010*
- ii) *Public Health (Skin Penetration) Regulation 2012;*

(4) Maintaining Records for Sterilisation

Reusable equipment or items which have penetrated the skin shall be clean and sterilised. If reusable articles are sterilised at the premises, the occupier of the premises must make, and keep for at least 12 months, a record of:

- (a) the time and date when each article was sterilised, and
- (b) the length of time that the article was autoclaved and the temperature and pressure levels of the autoclave.

(5) Hours of Operation

The hours of operation are limited to the hours set out in the table below:

Days	Time Period
Mondays to Fridays	9:00 am to 5:00 pm
Saturdays	9:00 am to 12:00 pm
Sundays and Holidays	No operations permitted

Any alteration to these hours will require a modification to this consent or a separate development application.

- (6) The premises and operation is to be conducted in such a manner so as not to interfere with the amenity of the adjoining lots by way of noise, vibration, smell, fumes, vapour, steam, soot, ash, dust, waste water, waste products, grit, oil or any other matter.
- (7) No goods, materials or trade waste are to be stored at any time outside the building/premises other than in the approved garbage facilities or storage facilities.
- (8) If any damage is occasioned to Council property associated with the development, the cost of repairs will be recoverable. It is therefore requested that any damage which is obvious before the use commences to be immediately notified to Council to avoid later conflict.
- (9) The applicant is to be responsible for all amplification, extension and adequate provision for connection to services at their own expense. The work is to be in accordance with *Council's Engineering Guidelines – Subdivisions and Development Standards December 2008* and relevant authorities' specifications.

Part S - Building Fire Safety

This part includes conditions that relate to fire protection of your development. They include regular inspections and updates and outline the special fittings or systems that must be in place at all times.

(1) Annual Fire Statement

Each year, within 12 months of the previous statement or after a certificate of installation has been issued for the building (whichever is applicable), the owner of the building must ensure the Council receives a fire safety statement. This is to be in the format of Form 15A (copy attached) and must deal with each essential fire safety measure in the building.

As soon as practicable after the statement is issued, a copy of the statement (together with a copy of the current fire safety schedule) is to be given to the Commissioner of New South Wales Fire Brigades. A further copy is to be prominently displayed in the building.

Note V - Advisory Notes

These notes and schedules are provided for advisory purposes only. They do not form part of the consent and are not conditions that need to be satisfied at any stage of this development nor of its on-going operation.

You should study these advices and take special note if they apply to your development or any associated activities.

- (1) The proposed development is situated on land which has a classification of a 'low flooding hazard' for flooding events larger than the 1 in 100 year flood. The estimated Probable Maximum Flooding Level is 131.29m AHD (as specified in the *Griffith Floodplain Risk Management Study & Plan 2011 – (Worley Parsons)*). It is advised that the finished floor level of the building be 410mm above existing natural ground level.