

Groundwater Works Summary

For information on the meaning of fields please see [Glossary](#)
Document Generated on Thursday, May 27, 2010

[Print Report](#)

[Works Details](#) [Site Details](#) [Form A](#) [Licensed](#) [Construction](#) [Water Bearing Zones](#) [Drillers Log](#)

Work Requested -- GW107088

Works Details [\(top\)](#)

GROUNDWATER NUMBER GW107088
 LIC-NUM 10BL165192
 AUTHORISED-PURPOSES RECREATION (GROUNDWATER)
 INTENDED-PURPOSES RECREATION (GROUNDWATER)
 WORK-TYPE Bore
 WORK-STATUS
 CONSTRUCTION-METHOD Rotary
 OWNER-TYPE
 COMMENCE-DATE
 COMPLETION-DATE 2005-01-11
 FINAL-DEPTH (metres) 162.00
 DRILLED-DEPTH (metres) 162.00
 CONTRACTOR-NAME
 DRILLER-NAME
 PROPERTY ABBOTSLEIGH JUNIOR SCHOOL
 GWMA -
 GW-ZONE -
 STANDING-WATER-LEVEL 78.50
 SALINITY 670.00
 YIELD 1.00

Site Details [\(top\)](#)

REGION 10 - SYDNEY SOUTH COAST
 RIVER-BASIN
 AREA-DISTRICT
 CMA-MAP
 GRID-ZONE
 SCALE
 ELEVATION
 ELEVATION-SOURCE
 NORTHING 6267703.00
 EASTING 325163.00
 LATITUDE 33 42' 59"
 LONGITUDE 151 6' 47"
 GS-MAP

AMG-ZONE 56
 COORD-SOURCE
 REMARK

Form-A (top)

COUNTY CUMBERLAND
 PARISH GORDON
 PORTION-LOT-DP 14 2870

Licensed (top)

COUNTY CUMBERLAND
 PARISH GORDON
 PORTION-LOT-DP 14 2870

Construction (top)

Negative depths indicate Above Ground Level;H-Hole;P-Pipe;OD-Outside Diameter;
 ID-Inside Diameter;C-Cemented;SL-Slot Length;A-Aperture;GS-Grain Size;Q-Quantity

HOLE-NO	PIPE-NO	COMPONENT-CODE	COMPONENT-TYPE	DEPTH-FROM (metres)	DEPTH-TO (metres)	OD (mm)	ID (mm)	INTERVAL	DETAIL
1		Hole	Hole	0.00	2.50	203			Down Hole Hammer
1		Hole	Hole	2.50	138.00	162			Down Hole Hammer
1		Hole	Hole	138.00	162.00	154			Down Hole Hammer
1	1	Casing	Steel	-0.50	5.50	154	144.4		C: -.1-5.5m; Driven into Hole
1	1	Casing	PVC Class 9	-0.50	35.50	140			Screwed and Glued; Suspended in Clamps

Water Bearing Zones (top)

FROM-DEPTH (metres)	TO-DEPTH (metres)	THICKNESS (metres)	ROCK-CAT-DESC	S-W-L	D-D-L	YIELD	TEST-HOLE-DEPTH (metres)	DURATION	SALINITY
47.50	48.30	0.80				0.30	54.00	0.25	510.00
113.00	113.50	0.50				0.30	120.00	0.25	690.00
145.00	147.00	2.00		78.50		0.50	150.00	0.25	680.00
157.00	157.20	0.20				1.00	162.00	0.25	670.00

Drillers Log (top)

FROM TO THICKNESS DESC GEO-MATERIAL COMMENT

0.00	5.50	5.50	CLAY BROWN
5.50	11.00	5.50	CLAY WHITE
11.00	40.00	29.00	SANDSTONE L/GREY
40.00	43.00	3.00	SANDSTONE, SHALE BEDDING
43.00	47.50	4.50	SANDSTONE GREY
47.50	48.30	0.80	SANDSTONE QUARTZ
48.30	61.00	12.70	SANDSTONE GREY
61.00	63.50	2.50	SANDSTONE, D/GREY
63.50	67.50	4.00	SANDSTONE GREY
67.50	68.00	0.50	SANDSTONE, FINE QUARTZ
68.00	113.00	45.00	SANDSTONE GREY
113.00	113.50	0.50	SANDSTONE, QUARTZ
113.50	145.00	31.50	SANDSTONE GREY
145.00	147.00	2.00	SANDSTONE QUARTZ
147.00	153.00	6.00	SANDSTONE GREY
153.00	154.00	1.00	SANDSTONE FINE QUARTZ
154.00	157.00	3.00	SANDSTONE GREY
157.00	157.20	0.20	SANDSTONE FRACTURED
157.20	162.00	4.80	SANDSTONE GREY

Warning To Clients: This raw data has been supplied to the Department of Infrastructure, Planning and Natural Resources (DIPNR) by drillers, licensees and other sources. The DIPNR does not verify the accuracy of this data. The data is presented for use by you at your own risk. You should consider verifying this data before relying on it. Professional hydrogeological advice should be sought in interpreting and using this data.

Groundwater Works Summary

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Work Requested -- GW107089

Works Details [\(top\)](#)

GROUNDWATER NUMBER GW107089
 LIC-NUM 10BL165191
 AUTHORISED-PURPOSES RECREATION (GROUNDWATER)
 INTENDED-PURPOSES RECREATION (GROUNDWATER)
 WORK-TYPE Bore
 WORK-STATUS
 CONSTRUCTION-METHOD Rotary
 OWNER-TYPE
 COMMENCE-DATE
 COMPLETION-DATE 2005-01-13
 FINAL-DEPTH (metres) 216.00
 DRILLED-DEPTH (metres) 216.00
 CONTRACTOR-NAME
 DRILLER-NAME
 PROPERTY ABBOTSLEIGH SENIOR SCHOOL
 GWMA -
 GW-ZONE -
 STANDING-WATER-LEVEL 65.00
 SALINITY 470.00
 YIELD 0.10

Site Details [\(top\)](#)

REGION 10 - SYDNEY SOUTH COAST
 RIVER-BASIN
 AREA-DISTRICT
 CMA-MAP
 GRID-ZONE
 SCALE
 ELEVATION
 ELEVATION-SOURCE
 NORTHING 6267287.00
 EASTING 325396.00
 LATITUDE 33 43' 12"
 LONGITUDE 151 6' 56"
 GS-MAP

AMG-ZONE 56
 COORD-SOURCE
 REMARK

Form-A (top)

COUNTY CUMBERLAND
 PARISH GORDON
 PORTION-LOT-DP PT1 3312

Licensed (top)

COUNTY CUMBERLAND
 PARISH GORDON
 PORTION-LOT-DP PT1 3312

Construction (top)

Negative depths indicate Above Ground Level;H-Hole;P-Pipe;OD-Outside Diameter;
 ID-Inside Diameter;C-Cemented;SL-Slot Length;A-Aperture;GS-Grain Size;Q-Quantity

HOLE-NO	PIPE-NO	COMPONENT-CODE	COMPONENT-TYPE	DEPTH-FROM (metres)	DEPTH-TO (metres)	OD (mm)	ID (mm)	INTERVAL	DETAIL
1		Hole	Hole	0.00	5.50	203			Down Hole Hammer
1		Hole	Hole	5.50	138.00	158			Down Hole Hammer
1		Hole	Hole	138.00	216.00	154			Down Hole Hammer
1	1	Casing	Steel	-0.50	5.50	168	158.4		C: -.1-5.5m; Driven into Hole
1	1	Casing	PVC Class 9	-0.50	35.50	140			Screwed and Glued; Suspended in Clamps

Water Bearing Zones (top)

FROM-DEPTH (metres)	TO-DEPTH (metres)	THICKNESS (metres)	ROCK-CAT-DESC	S-W-L	D-D-L	YIELD	TEST-HOLE-DEPTH (metres)	DURATION	SALINITY
57.00	58.00	1.00				0.10	60.00	0.25	195.00
125.00	126.00	1.00				0.15	138.00	0.25	320.00
175.00	175.30	0.30		65.00		0.20	178.00	0.25	430.00
181.00	181.50	0.50				0.10	216.00	0.25	470.00

Drillers Log (top)

FROM	TO	THICKNESS	DESC	GEO-MATERIAL	COMMENT
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0.00	1.00	1.00	FILL
1.00	5.00	4.00	CLAY BROWN
5.00	21.00	16.00	SHALE
21.00	57.00	36.00	SANDSTONE GREY
57.00	58.00	1.00	SANDSTONE F/QUARTZ
58.00	71.00	13.00	SANDSTONE GREY
71.00	72.00	1.00	SANDSTONE ,SHALE BEDDING
72.00	74.00	2.00	SHALE HARD
74.00	121.50	47.50	SANDSTONE GREY
121.50	123.50	2.00	SANDSTONE F/QUARTZ
123.50	125.00	1.50	SANDSTONE GREY
125.00	126.00	1.00	SANDSTONE QUARTZ
126.00	175.00	49.00	SANDSTONE GREY
175.00	175.30	0.30	SANDSTONE, QUARTZ
175.30	181.00	5.70	SANDSTONE GREY
181.00	181.50	0.50	SANDSTONE QUARTZ
181.50	191.00	9.50	SANDSTONE GREY
191.00	192.00	1.00	SANDSTONE QUARTZ
192.00	200.00	8.00	SANDSTONE GREY
200.00	201.50	1.50	SANDSTONE F/QUARTZ
201.50	216.00	14.50	SANDSTONE GREY

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Douglas Partners
Geotechnics • Environment • Groundwater

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SA:jlb
Project 71814
15 July 2010

Sydney Adventist Hospital (Hornsby)
c/- Morris Bray Architects
186-188 Willoughby Road
CROWS NEST NSW 2065

Attention: Messrs Terry Morris and Sam Thomas

Dear Sirs

**RESULTS OF COUNCIL RECORD SEARCH
ADDENDUM TO PHASE 1 CONTAMINATION ASSESSMENT
55-57 PALMERSTON ROAD AND 106 BALMORAL STREET, HORNSBY**

1. INTRODUCTION

This letter provides a summary of the results obtained from a search of Hornsby Shire Council's documents pertaining to 55-57 Palmerston Road and 106 Balmoral Street, Hornsby (subject site).

Information was requested from Hornsby Shire Council for access under the Freedom of Information Act (NSW) Section 17 and 35 relating to land use, development activities, construction or relation to potentially polluting activities, such as underground storage tanks. The information was requested by Douglas Partners Pty Ltd (DP) as part of a Phase 1 Contamination Assessment conducted on the subject site, but was not made available at the time of reporting. The findings of the Council records search therefore, have been reported separately in this letter as an addendum to the Phase 1 Contamination Assessment already submitted to the client.

The works were commissioned by Morris Bray Architects on behalf of Sydney Adventist Hospital (Hornsby). The proposed development of the property is for the redevelopment of the Sydney Adventist Hospital (SAH) Surgery Hornsby.

2. RESULTS

DP was informed by Council staff that part of the files relevant to the subject site could not be accessed by Council Staff as they are held in the Council's Document Archive, with areas of the archive being sealed and access prohibited under OH&S regulations. As a result, the documents viewed were dated from 1978 at the earliest. A summary is provided below for documents reviewed on each of the properties.

- **55 Palmerston Road**

The earliest Council record viewed regarding this property was a development application received by Hornsby Council on 19 June, 1980, proposing a change of the site from domestic use to professional consulting rooms.

A Town Planner's Report (228/80) dated 28 July, 1980, addresses the application, which also included the demolition of a garage located at the south western end of 55 Palmerston Road. A copy of the Town Planner's report and site drawing is included in the attachments.

Development Consent 147/80 was given by the Shire Clerk to Dr Washington dated 31 July 1980, with a report provided by the Chief Town Planner in January 1984 stating that the proposed development was approved under DA under 171/80.

An occupation Certificate was provided to a Mr and Mrs Pearce (81/2005) for alterations and additions to existing health consulting rooms under DA 2369/03. A construction certificate was also viewed, referenced as 1677/03.

An application for rezoning of the property on 24 December 2003 was reviewed from Mr & Mrs Pearce to convert part of the site from its current use as consulting rooms, (which were being renovated at the time), into a café. The current building was identified as a Californian Bungalow, which was believed to have been of heritage importance. These types of buildings were generally built in Australia between 1915 and the 1940s.

Further documents regarding alterations and additions to existing health rooms (DA 2363/03) were viewed, dated 11 February, 2004.

- **57 Palmerston Road**

The earliest Council record viewed regarding this property was a town planning application for the permission to carry out the proposed development of a medical clinic, dated 31 August 1978.

A Town Planner's Report (number 328/78) was submitted to the Shire Clerk on 11 September 1978 regarding the application, with owner consent, to construct a medical clinic at 57 Palmerston Road. The development was stated as being permissible with consent from Council as a single-storey medical centre.

A document dated 4 June 1979 from the site proprietor at the time, addressed to the Shire Clerk consenting to the application for the use of a separate shop building at 57 Palmerston Road as a business (gift or coffee shop) until the building may be demolished and a medical centre be constructed. Development applications dated June 1979 stated that the previous land use of the site between July 1946 and 1977 was that of a 'shop and dwelling'. The proposed development for these applications was that of a gift or coffee shop.

A Town Planner's report (number 245/79) was submitted to the Shire Clerk on 13 August 1979, addressing the approved construction of a medical clinic and also disapproving an application to reopen a former shop at the front of the property. A copy of the document is located in the attachments.

Background information on the property was obtained from a document (reference 6950/57) written by the proprietor (an urologist) on 2 February, 1988 addressed to the Shire Clerk regarding the small building at 57 Palmerston Road. Dr Wilson wrote that 'it used to be a small corner store and was subsequently converted into a small minor operations theatre', and that the building had been empty for some time. The letter had been written as an enquiry about setting up a pharmacy in the building.

Development Application 673/01 was found on file for the proposed medical centre, alteration to the existing medical centre and demolition of an existing dwelling at 53 and 57 Palmerston Road. The DA was subsequently withdrawn, as referenced in a letter dated 9 January 2002 from the Senior Town Planning to Health Projects International.

- **106 Balmoral Street**

A document dated 6 November 2001 from the Senior Development Planner addressed to Ebsworth & Ebsworth Lawyers provided a summary on past DAs since 1984. A copy of the document can be found in the Attachments. The earliest DA cited was submitted on 8 December 1984 and involved 'the demolition of an existing dwelling and the erection of a medical centre above a basement car parking area'. The document also stated amended plans submitted for the relocation of the car parking area 'from the basement to the rear of the dwelling at 106 Balmoral street, proposing also an increase in the basement size and provision of a linen area, laundry, additional amenities and plant room... An amended development consent was issued on 8 August 1985 acceding to the applicant's requests'.

A Chief Town Planner's Report (186/85) to the Shire Clerk is also included in the Attachments, and provides information of the basement being amended to include an 'oxygen and garbage store'. Information regarding a Central Sterilising Department as well as services of an on site Laundry facility are also mentioned as the reason for the amendments.

A letter from the Hornsby Day Surgery Centre (HDSC) to the Shire Clerk dated 19 June 1986 stated that the construction of the Day Surgery Centre was nearly completed.

A letter from the HDSC to Council's Environment Branch dated 29 March 1994 stated the medical services, doctor's consulting rooms and the Day Surgery Centre at 106 and 108 Balmoral street used one large industrial sized bin for garbage which was collected weekly.

The files recovered for the property included numerous fire safety reports, Section 732A and 121ZP Certificates as well as Certificates and investigations into testing water samples from water cooling systems within the property in the 1990s.

DA regarding alterations and additions to the existing day surgery to include a recovery ward were dated 1997, as well as a DA for additional internal alterations and refurbishments to the existing surgery (DA 1063/03 approved 27 August 2003), were also located in the files.

3. CONCLUSION

Based on the review of available Council Records it is considered that the conclusions and recommendations provided in the Phase 1 Contamination Assessment remain unchanged.

4. LIMITATIONS

Douglas Partners (DP) has prepared this letter report for this project at 55-57 Palmerston Road and 106 Balmoral Street, Hornsby, in accordance with DP's proposal dated 14 April, 2010 and accepted by Morris Bray Architects. The advice and results provided in this letter are based exclusively on DP's review of available Council records pertaining to the site at the time of the search request. DP does not assume any liability for the scope and adequacy of investigations performed by other consultants/agents. Works were carried out under DP's Conditions of Engagement. This report is provided for the exclusive use of Morris Bray Architects on behalf of Sydney Adventist Hospital (Hornsby) for the specific project and purpose as described in the report. It should not be used by or relied upon for other projects or purposes on the same or other site or by a third party.

DP cannot be held responsible for interpretations or conclusions from review by others of this report which are not otherwise supported by an expressed statement, interpretation, outcome or conclusion stated in this report. In preparing this report DP has necessarily relied upon information provided by other agents.

Yours faithfully
DOUGLAS PARTNERS PTY LTD



Sylvie Anbardjian
Environmental Scientist

Reviewed by:



Paul Gorman
Environmental Manager

*Attachments - 55 Palmerston Rd Plan submitted with reference to Council's letter of 7 August 1980
Town Planner's Report No. 228/80
Town Planner's Report No. 245/79
Senior Development Planner's letter dated 6 November 2001
Chief Town Planner's Report No. 186/85*

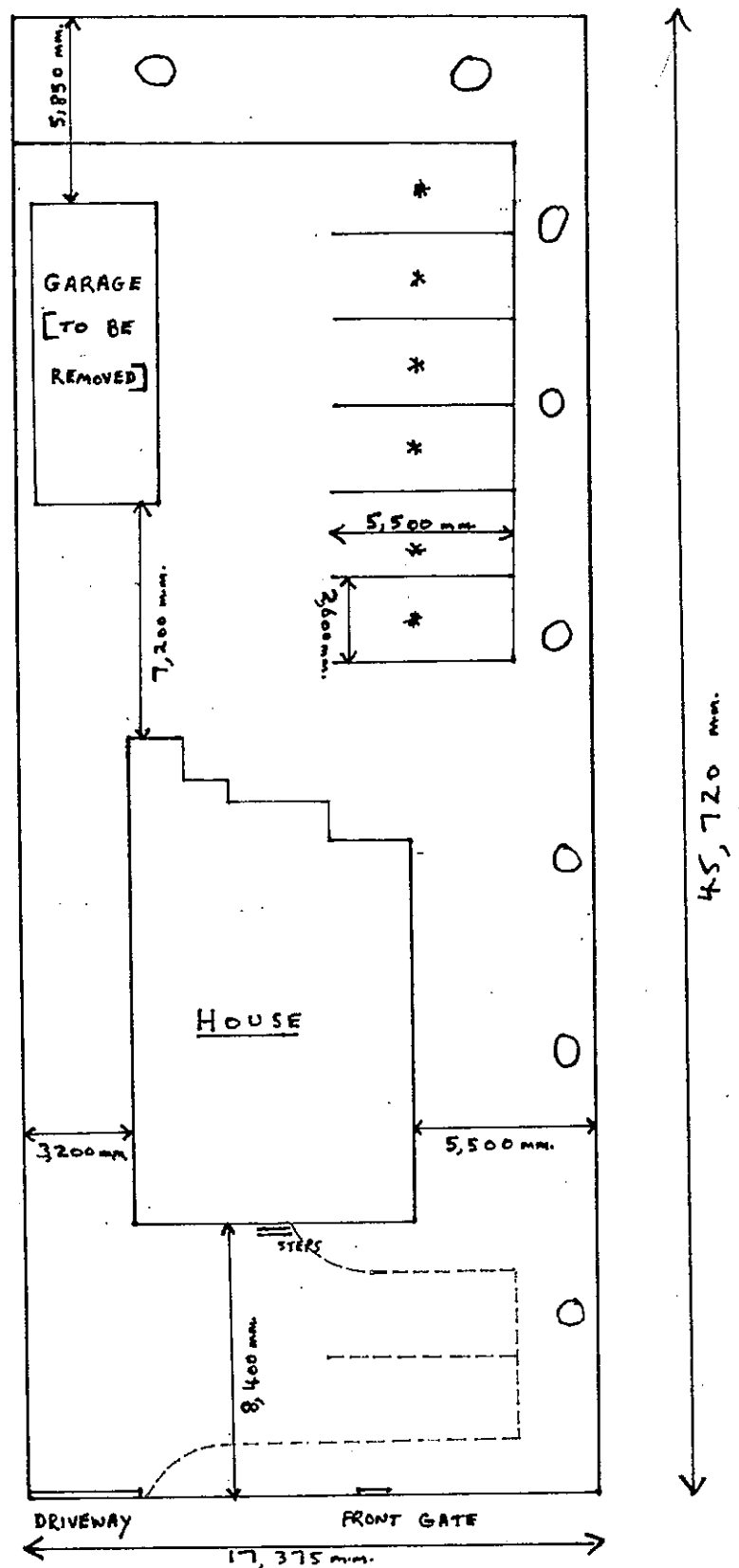
ATTACHMENTS
Copies of Selected Council Documents

* = PARKING SPACE
 O = VARIOUS TREES

55 PALMERSTON ROAD

SCALE 1 mm. = 2,000 mm.

[DETAILED PLAN OF
 HOUSE ON SEPARATE SHEET]



PRIME OF HOUSES 1,
 PALMERSTON ROAD

This is the plan submitted with the Development Application referred to in Council's letter of 17/1/80 and now returned, as the Development Application has been APPROVED by Council (in accordance with the conditions outlined in Certificate of Consent No. 1447/80)

[Signature]
 H. WASHINGTON

113

SHIRE OF HORNSBY.

Town Planner's Report No.228/80.

28th July, 1980.

RS:DD.

To The Shire Clerk:

APPLICATION BY DR. HARVEY G. WASHINGTON WITH CONSENT OF THE OWNER, IVY STEVENS TO CONVERT AN EXISTING DWELLING ON LOT 38, D.P.7033 (NO.55) PALMERSTON ROAD, HORNSBY, INTO PROFESSIONAL CONSULTING ROOMS.

Zoning under the Hornsby Planning Scheme - Residential 2(A4)
Permissible with consent.

Dimensions: 17.37 x 45.72. Area: 794.15m²

1. The applicant wishes to convert an existing dwelling on the subject property into Professional Consulting rooms, consisting of two surgeries, waiting room, reception room, examination room, kitchen and staff room.
2. The applicant has indicated that with minimal internal alterations the dwelling will lend itself ideally as a suite of medical rooms. The garage and other old footings, garden edges and green house are to be demolished and removed and the area sealed to provide six parking spaces in accordance with Council's minimum requirement for professional consulting rooms.
3. The Chief Building Surveyor has advised that the classification of this building under Ordinance 70 is Class V, with a rise of one storey; type 5 construction; outside a fire zone.

RECOMMENDATION:

That the application be approved generally in accordance with plans submitted on 15th July, 1980, (Ref:011857) and amended in red, subject to:

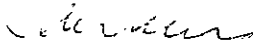
1. Consultations being by appointment only.
2. Access width of the driveway being increased to a minimum of 3.65m (12 feet).
3. An additional two parking spaces, reserved exclusively for patients, being provided at the front of the property, such spaces together with the rear car parking area being sealed and line-marked in accordance with Council's adopted code and suitably signposted designating staff and visitor parking.

contd...

29th July, 1980

RS:DD

4. A detailed plan of landscaping being submitted to Council for approval showing treatment to the front and rear sections of the property.
5. Compliance with Council's adopted Health Department Code of conditions for development consents.


K.L. WILLIS.
Chief Town Planner.

SUBMITTED TO	W. IS/CO
DATE OF MEETING	28-7-80

13. 228/80

Dr. Harvey G. Washington to convert an existing dwelling on Lot 38, D.P.7033 (No.55) Palmerston Road, Hornsby into professional consulting rooms recommending approval.

THAT the application be approved generally in accordance with plans submitted on 15th July, 1980, (Ref:011857) and amended in red, subject to:

1. Consultations being by appointment only.
2. Access width of the driveway being increased to a minimum of 3.65m (12 feet).
3. An additional two parking spaces, reserved exclusively for patients, being provided at the front of the property, such spaces together with the rear car parking area being sealed and line-marked in accordance with Council's adopted code and suitably signposted designating staff and visitor parking.
4. A detailed plan of landscaping being submitted to Council for approval showing treatment to the front and rear sections of the property.
5. Compliance with Council's adopted Health Department Code of conditions for development consents.

W/L

SHIRE OF HORNSBY

Town Planner's Report No.245/79

13th August, 1979. DM:HE

TO THE SHIRE CLERK:-

APPLICATION BY HEDLEY CARR, ALLEN AND WATTS, ARCHITECTS, ON BEHALF OF THE OWNER, DR. J. DAVID WILSON, FOR CONVERSION OF THE DWELLING ON LOT 39, D.P.7033 (NO.57) PALMERSTON ROAD, CORNER NORTHCOTE ROAD, HORNSBY TO PROFESSIONAL CONSULTING ROOMS.

Zoning: Residential 'A4'
Permissible with Consent.
Dimensions: 18.6 X 45.72 Area 830.27 square metres.

1. O.M. 14/9/78 Council approved construction of a medical clinic on the abovementioned land subject to the conditions outlined in Certificate of Consent No.170/78.
2. O.M. 5/7/79 Council disapproved an application to reopen the former shop at the front of the property on the grounds that retail shops and refreshment rooms are prohibited uses on the land under the Planning Scheme and the former retail shop use being deemed to have been abandoned, the shop having been closed since 1974.
3. Approval is now sought for a two stage conversion of the existing dwelling to professional consulting rooms as an interim development until the owner can proceed with the approved clinic.
4. The first stage would consist of a reception/waiting room and one surgery. Two additional on site parking spaces would be provided.
5. The second stage would involve the conversion of the attached garage to a second surgery and provision of total of six on-site car parking spaces as required under Council's car parking code.
6. The first stage would proceed immediately and the second stage approximately six months later.
7. Vehicular access for both stages is proposed via the existing crossing in Northcote Road.
8. The Architect has advised that although the owner does not intend using the former shop at the front of the property, he wishes to defer the cost of its demolition until redeveloping the site for the approved clinic.
9. If the former shop is not be demolished at this time, the old advertising hoardings should be removed and the building generally tidied up.
10. The Chief Building Surveyor has advised that the classification of the professional consulting rooms under Ordinance 70 is Class V; with a rise of one storey; outside a fire zone; Type 5 construction.

RECOMMENDATION: That the application be approved generally in accordance with plan No.13.79/1 registered No.9591, subject to:-

.... /2

Recommendation continued

1. Consultations being by appointment only.
2. Provision of two additional sealed and line marked car parking spaces for stage 1 and provision of a total of six sealed and line marked spaces upon completion of the second stage.
3. Site and building works being restricted to between 7 a.m. and 6 p.m. Monday to Friday and 7 a.m. to 1 p.m. Saturday.
4. The old advertising hoardings and other signs being removed from the former shop and the building being tidied up to Council's satisfaction.
5. Compliance with Council's adopted code of conditions for the Health Department nos.1, 7 and 10.
6. Compliance with Council's Engineer's Department's adopted code of conditions nos.1, and nos 2 and 3 re the Northcote Road frontage.



K.L. WILLIS
TOWN PLANNER.

W. 16/79

13-8-79

16. 245/79

Hedley, Carr, Allen and Watts, Architects, on behalf of the owner Dr J.D. Wilson, Lot 39 D.P. 7033 (No. 57) Palmerston Road, corner Northcote Road, Hornsby - conversion of the dwelling to professional consulting rooms - recommending approval.

THAT the application be approved generally in accordance with Plan No. 13.79/1 registered No. 9591, subject to -

1. Consultations being by appointment only.
2. Provision of two additional sealed and line-marked car parking spaces for Stage 1, and provision of a total of six sealed and line-marked spaces upon completion of the second stage.
3. Site and building works being restricted to between 7.00 a.m. and 6.00 p.m. Monday to Friday and 7.00 a.m. to 1.00 p.m. Saturday.
4. The old advertising hoardings and other signs being removed from the former shop and the building being tidied up to Council's satisfaction.
5. Compliance with Council's adopted code of conditions for the Health Department Nos 1, 7 and 10.
6. Compliance with Council's Engineer's Department's adopted code of conditions Nos 1, 2 and 3 re the Northcote Road frontage.

Your Reference:
Our Reference: PP001077
Contact Person: Mr D McNamara
Hours: 8.30am to 5.00pm
Telephone: 9847 6724
Fax: 9847 6996

6 November, 2001

Ebsworth & Ebsworth
Lawyers
DX 103
SYDNEY

Dear Sir or Madam

**Lots 391 and 392 DP 816195, 57 Palmerston Road and 106 Balmoral Street, Hornsby
Owner: Banir Pty. Limited**

With reference to your correspondence dated 11 October, 2001, in the first instance, I apologise for the delay in responding to your enquiry. The following information is provided in relation to the above described property acceding to your request.

- Development Application No. 307/84 was received by Hornsby Shire Council on 8 December, 1984. The proposal involved the demolition of an existing dwelling and the erection of a medical centre above a basement car parking area relating to land described as Lots 32, 33 and 39 DP 7033. The proposed medical centre comprised two (2) consulting rooms, a diagnostic x-ray area, two (2) minor procedures operating theatres, two (2) "pre-op" waiting areas, a recovery area, associated staff amenities and storage areas. The Council determined the application by granting its consent on 13 February, 1985. Approval was limited to operating the centre between the hours of 8.30 am to 10.30 pm, Monday to Saturday.
- Amended plans were submitted to Council seeking modification of the development consent to relocate the car parking area from the basement to the rear of the dwelling at No. 106 Balmoral Street, proposing also an increase in the basement size and provision of a linen area, laundry, additional amenities and plant room. The layout of the medical centre was proposed to be amended reducing the total floorspace and therefore the need for car parking. An amended development consent was issued on 8 August 1985 acceding to the applicant's requests.
- A further amendment was lodged with Council on 28 April, 1986, proposing to change the hours of operation of the "Hornsby Day Surgery Centre" to 7.00 am to 10.00 pm Monday to Saturday inclusive. This application for modification of the development consent was refused by the Council on 5 June, 1986.

- Development Application No. 147/97 was submitted to Council on 14 April, 1997, for the extension of the operating hours of the approved day surgery centre. Council determined to grant its consent to the extension of hours for a trial period of twelve (12) months only, allowing further consideration to be given to the impacts of the extended hours prior to granting consent in perpetuity. A subsequent application was to be made prior to expiry of this period to remove the conditions that time limited the consent.
- Development Application No. 680/97 was submitted to the Council on 23 December, 1997, for alterations and additions to the existing surgery to provide for an 8 bed recovery ward. The consent of the Council was granted to this application on 21 September, 1998. Various conditions of development consent were attached to the consent to limit staff numbers, operating hours and the maximum number of patients permitted for overnight recovery purposes.



In accordance with your requests, it is then provided that:

1. The details of the appropriate consents as you requested are provided above, and copies of these consents are attached for your perusal; and

2. Confirm for your information that consent has been granted for the use of the site for the purpose of a medical centre and consulting rooms in accordance with the consents hereto attached.

Should you require any further information in relation to the above detail, please do not hesitate to contact Mr Daniel McNamara, Senior Development Planner, on (02) 98476666.

Yours faithfully

A handwritten signature in black ink, consisting of a stylized 'D' and 'M' followed by '6/1/2001'.

D McNAMARA
Senior Development Planner
Planning Division

OM 15

SHIRE OF HORNSBY

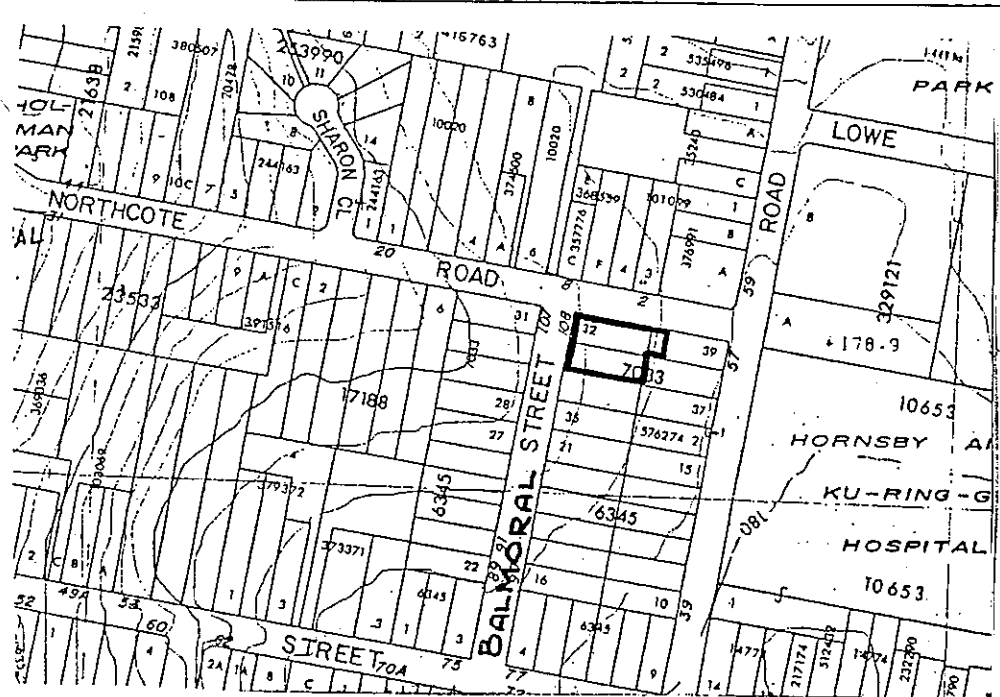
Chief Town Planner's Report No. 186/85

To the Shire Clerk

SUBJECT: Application by Hedley, Carr, Allen and Watts, further amendments to plans for the erection of a Medical Centre on Lots 32,33 and 39, D.P.7033, (Nos.106-108) Balmoral Street, (No.57) Palmerston Road, Corner Northcote Road, Waitara.

REFERENCE: Development Application No.307/84 and Letter 13188 dated 12th July, 1985.

ZONING: Residential A4 - permissible with consent.



1. O.M. 13.2.85, Council approved the erection of a single storey medical centre above basement parking on Lot 32, No.108 Balmoral Street subject to the conditions outlined in Certificate of Consent No.307/84.
2. O.M. 8.5.85, Council approved amended plans providing for relocation of the car parking area from the basement to the rear of the dwelling at No.106 Balmoral Street and some amendments to the layout of the building including 2.5x5.5m 'oxygen and garbage store' in the basement under the western end.
3. Further amended plans have now been submitted increasing the width of the building by 1.4 metres for two thirds of its length and increasing the floor area of the basement level to 132 sq metres containing amenities, 2 plant rooms, laundry, clean store, linen holding, waste holding, battery room and vehicle bay.

The applicants state that the amendments have been made for the following reasons.

- a) To obtain future accreditation a Central Sterilising Department has been included and the Building has been increased towards the South to allow for this.
 - b) The nature of the procedures demands a Laundry facility in lieu of external services or disposable items. The space beneath the Building has been devoted to this facility.
 - c) Additional Plant required has been located at basement level and oxygen and garbage holding have been removed from external locations previously agreed.
 - d) A minor change has occurred at the Front Entrance where Boundary Walls approximately 1.2m high have been introduced to define the Parking Areas and the Entrance itself. Appropriate lettering is envisaged and the Porch itself will be landscaped as is suggested on the plan submitted.
4. Whilst half of the basement is plant and amenities area, the laundry provides for 2 washing machines, 3 tubs and a dryer. There is a quite large linen area. It is considered that the laundry will have one of two employers engaged in it. Additional car parking should be required. Further, the carparking for the private hospital is difficult to estimate. However, the twelve spaces proposed would probably only reflect the staff requirement.

RECOMMENDATION: THAT Certificate of Consent No.307/84 be amended by deletion of ref. to plans registered No.6102 dated 1st April, 1985 and substitute plans Registered No.13188 dated 12th July, 1985 No30-33 subject to the parking spaces to be provided being increased by two because of the likely increase in demand generated by the increased size of the basement area within its laundry facilities for the hospital.



CHIEF TOWN PLANNER

22nd July, 1985

Council ref: 450/108
DM:NS
(19,9/9)

SUBMITTED TO	DM 17/85
DATE OF MEETING	1.8.85
HOW DEALT WITH	

15. 186/85 Hedley, Carr, Allen & Watts, Lots 32, 33 and 39 D.P.7033 (Nos 106-108) Balmoral Street and (No. 57) Palmerston Road, corner Northcote Road, Waitara, application for amendment to plans for the erection of a medical centre - recommending approval.

MOVED BY COUNCILLOR GENNAOUI, seconded by Councillor Griffiths, THAT consideration be deferred for a further report regarding the parking.

AN AMENDMENT WAS MOVED BY COUNCILLOR WILLIAMS, seconded by Councillor Curby, THAT Certificate of Consent No.307/84 be amended by deletion of reference to plans registered No.6102 dated 1st April, 1985, and substitute plans Registered No.13188 dated 12th July, 1985, No 30-33 subject to the parking spaces to be provided being increased by two because of the likely increase in demand generated by the increased size of the basement area within its laundry facilities for the hospital.