

Dean

01/02/2012

**CASE SUMMARY**

Case Number 127207

**CASE INFORMATION**

|                          |                        |                                    |                                                  |
|--------------------------|------------------------|------------------------------------|--------------------------------------------------|
| Lead Address             | THIRLMERE WAY, Picton  | LGA                                | Wollondilly                                      |
| Application Type         | Feasibility            | Development Type                   | Commercial - Retirement (Nursing Home/Aged Care) |
| Application Date         | 31/01/2012             |                                    |                                                  |
| WSC                      | Libby Clarke           | WSC's Reference                    | 30/22493                                         |
| WSC Company Address      | PO Box 6745, BLACKTOWN | WSC Personal Email                 | libby.spargo@rari.com.au                         |
| Developer                | RSL LIFECARE LTD       | Applicant                          | Cardno NSW\ACT Pty Ltd                           |
| Stage Name               |                        | Stage Number                       | 1 of 1                                           |
| Define DSR Responsible   | Jodie Papagna          | Design & Construct DSR Responsible | N/A                                              |
| Finalise DSR Responsible | N/A                    |                                    |                                                  |
| Work description         |                        |                                    |                                                  |

|                              |                          |                                |  |
|------------------------------|--------------------------|--------------------------------|--|
| Subdivision Required         | <input type="checkbox"/> | Major Infrastructure Required  |  |
| Ready to release Certificate |                          | Major Infrastructure Satisfied |  |

**CONSENT AND CERTIFICATE DETAILS**

|                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |            |                                  |  |
|------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|----------------------------------|--|
| Council Consent approved on        | Case Accepted & Assigned on                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | 01/02/2012 | Section 73 Certificate issued on |  |
| Development Council Consent Number | Hydra Download Number                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | 11903638   |                                  |  |
| Development Description            | The site currently consists of the Queen Victoria Memorial Hospital which is a high requirement nursing home and the proposal is to extend the nursing home to approximately 126 beds. The existing sewage treatment is by a septic tank, retention ponds and above ground irrigation sprays as shown in attached plan SK3. It is proposed to demolish the septic tank and divert the gravity sewer flow to a new private sewer pumping station which will pump via a rising main to a sewer manhole located at the highest part of the lot and by gravity sewer and connect to the existing Sydney Water DN375 gravity sewer main in Bridge Street as shown in attached plan SK2. The proposed connection of the planned and existing RACF to the sewer main in Bridge Street by a packaged pump station and rising main which will replace the existing onsite treatment plant. |            |                                  |  |

**LOT DETAILS**

|                                              |                                     |                                                 |                          |                        |                         |
|----------------------------------------------|-------------------------------------|-------------------------------------------------|--------------------------|------------------------|-------------------------|
| Number of Proposed Lots                      |                                     | Number of Proposed Dwellings                    | 126                      | Total Residue Lots     |                         |
| No. of Lots (Excl. Residue/Reserve/Road etc) |                                     | Total Lot Area (Excl. Residue/Reserve/Road etc) |                          |                        |                         |
| Lot Status                                   | Developed                           | Associated Cases                                |                          |                        |                         |
| Lot Number                                   | 31                                  | DP Number                                       | DP1022462                | Current Property Types | COMMERCIAL, VACANT LAND |
| Section Number                               |                                     | Property Number                                 | 5095405                  |                        |                         |
| Total Lot area (m2)                          | 960355.37                           | Total Qty of existing lots                      | 3                        |                        |                         |
| Edition                                      | Sydney UBD Edition 41               | Map No.                                         | 368                      | Grid Ref.              | B14                     |
| Service Potable                              | <input checked="" type="checkbox"/> | Service Sewer                                   | <input type="checkbox"/> |                        |                         |
| Service Recycled                             | <input type="checkbox"/>            | Service Stormwater                              | <input type="checkbox"/> |                        |                         |

**DEVELOPMENT LOCATIONS**

| Property Number | Lot or Portion Number | Section Number | Plan Type and Number | Lot Area Sq m | Street Number | Street Name   | Suburb | Lead Address                        |
|-----------------|-----------------------|----------------|----------------------|---------------|---------------|---------------|--------|-------------------------------------|
| 5095405 ✓       | 31                    |                | DP1022462            | 244281.62     |               | THIRLMERE WAY | Picton | <input checked="" type="checkbox"/> |
| 4668091 ✓       | 32                    |                | DP1022462            | 366501.23     | 615           | THIRLMERE WAY | Picton | <input type="checkbox"/>            |
| 5095413 ✓       | 33                    |                | DP1022462            | 349572.52     |               | THIRLMERE WAY | Picton | <input checked="" type="checkbox"/> |

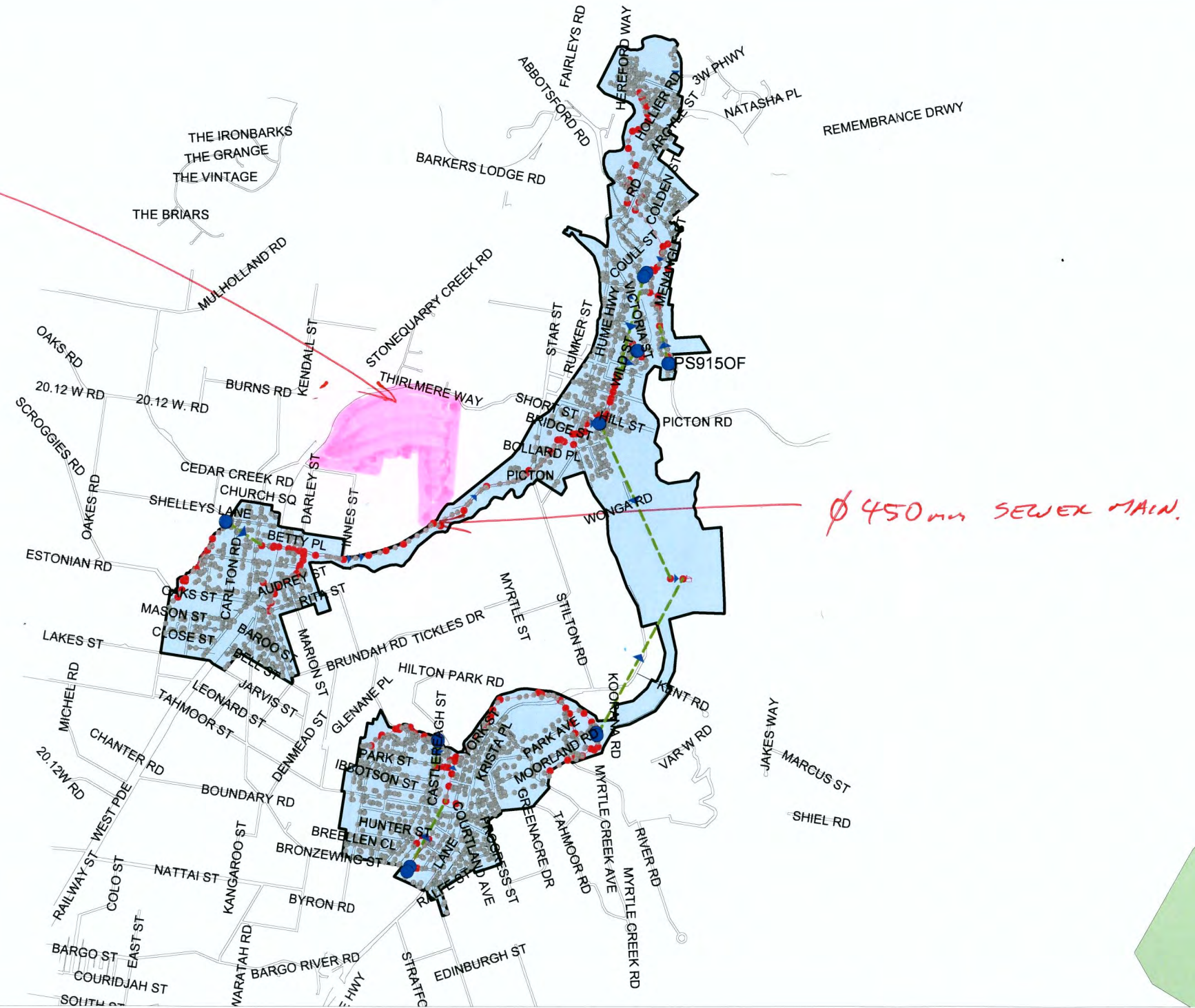
w/pw



# "QUEEN VICTORIA MEMORIAL HOSPITAL"

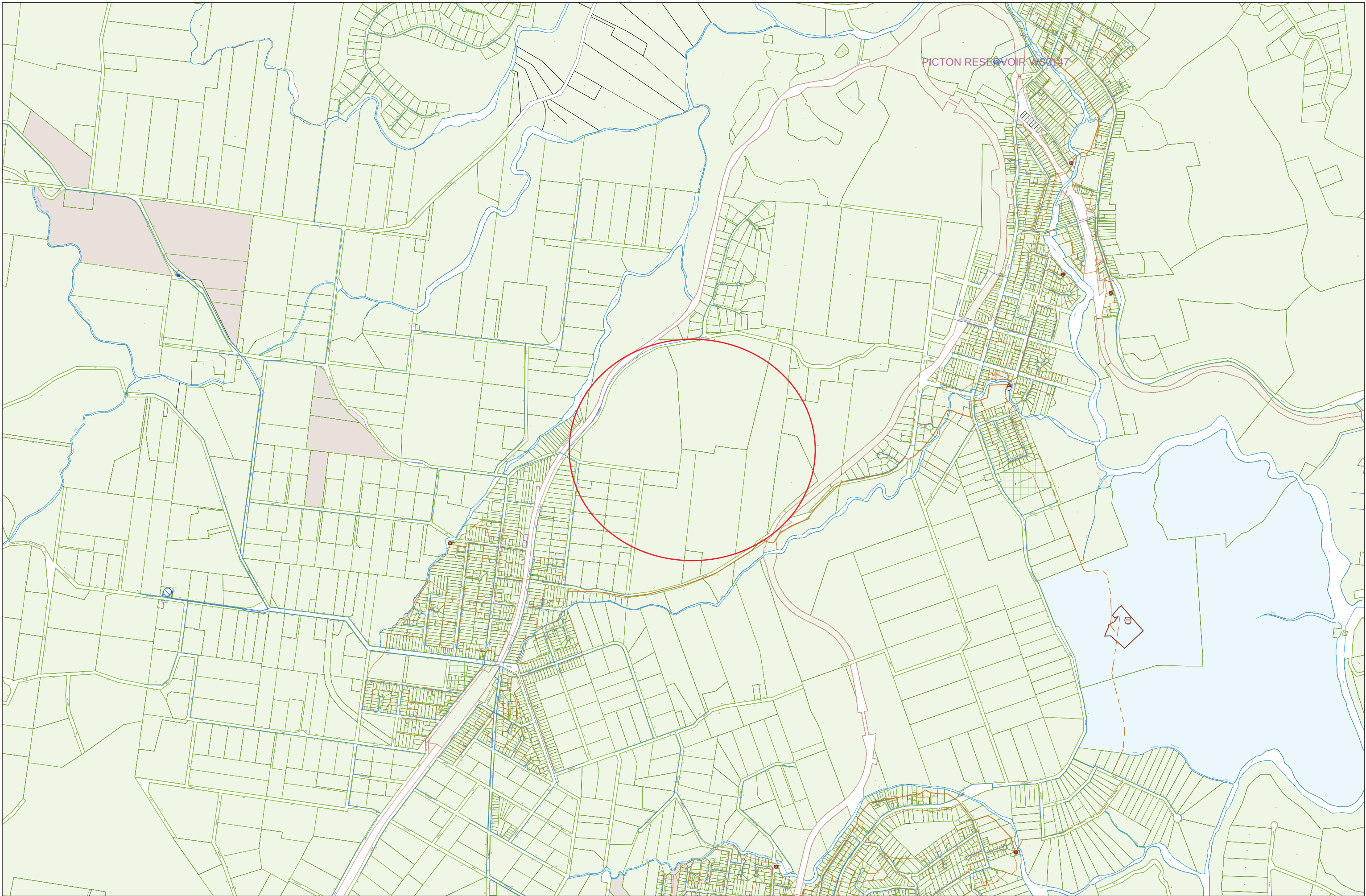
## FEASIBILITY:

- ① PROPOSAL TO EXTEND THE HOSPITAL (ADDITIONAL 126 BEDS)
- ② PROPOSAL TO DISUSE EXISTING ON-SITE WASTEWATER MANAGEMENT AND PUMP TO Ø450mm SWC SEWER.
- ③ NO PROPOSED PUMP RATE PROVIDED. ADOPT 2L/S



CASE NO. 127207  
THIRLMERE WAY, PICTON  
"QUEEN VICTORIA HOSPITAL"





Queen Victory Memorial Hospital  
Case No 127207  
MGA Zone 56 (m) Central Co-ord: 277465 6213888

Suburb: THIRLMERE  
Map:368 Grid:B14 Edition:Sydney UBD Edition 41  
CMA Sheet: 5507-31-12

Scale: 1:21296  
Produced By: Pamini Prabakaran  
Date: 09/02/2012

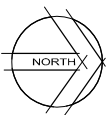
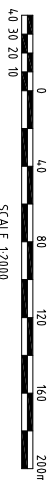
Plot Theme: None  
Plot Request: None

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SYDNEY WATER CORPORATION





PLAN  
SCALE 1:2000



|                                          |              |          |      |          |
|------------------------------------------|--------------|----------|------|----------|
| Status                                   | PRELIMINARY  |          |      |          |
| NOT TO BE USED FOR CONSTRUCTION PURPOSES |              |          |      |          |
| Date                                     | Register     | Scale    | Size |          |
| A.H.D.                                   |              | AS SHOWN | A1   |          |
| Drawing Number                           | 89024413-SK2 |          |      | Revision |
|                                          |              |          |      | 2        |

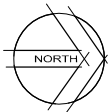
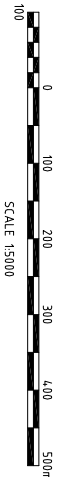


[illegible]

**SITE PLAN**  
**SCALE 1:5000**

**LEGEND**

|                                |                                                                                        |
|--------------------------------|----------------------------------------------------------------------------------------|
| EXISTING GRAVITY SEWER MAIN    | — 5 —                                                                                  |
| PROPOSED SEWER                 | — 8 —                                                                                  |
| PROPOSE SEWER RISING MAIN      | — 20 —                                                                                 |
| PROPOSED SEWER PUMPING STATION |  20 |



PRELIMINARY PLAN ONLY:  
ISSUED FOR DISCUSSION PURPOSES ONLY AND  
SUBJECT TO CHANGE DURING ENGINEERING DESIGN

|                    |                  |                                                                                                                  |                                                         |          |  |  |
|--------------------|------------------|------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------|----------|--|--|
| Drawn<br>P.E.J.    | Date<br>13/10/11 | Client<br><br>RSL LIFECARE<br><br><br>QUEEN VICTORIA MEMORIAL HOSPITAL<br>THIRLMEER WAY, PICTON<br><br>SITE PLAN | Status                                                  |          |  |  |
| Checked<br>V.C.    | Date<br>13/10/11 |                                                                                                                  | PRELIMINARY<br>NOT TO BE USED FOR CONSTRUCTION PURPOSES |          |  |  |
| Designed<br>P.E.J. | Date<br>13/10/11 |                                                                                                                  |                                                         |          |  |  |
| Verified           | Date             |                                                                                                                  |                                                         |          |  |  |
| Approved           | Date             |                                                                                                                  | Drawing Number                                          | Revision |  |  |
|                    |                  | 89024413-SK3                                                                                                     | 2                                                       |          |  |  |



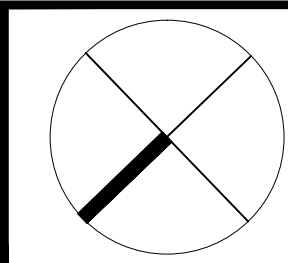


| DEVELOPMENT DATA                                                                               |                                                                             |
|------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------|
| <b>GROUND FLOOR</b>                                                                            |                                                                             |
| EAST WING EXTENSION (12 beds)                                                                  | -12 NEW BEDS                                                                |
| EXISTING WING (30beds)                                                                         | -2 NEW REFURBISHED BEDS<br>-34 EXISTING BEDS<br>(18 standard + 16 Dementia) |
| WEST WING EXTENSION (10 beds)                                                                  | -10 NEW BEDS                                                                |
| <b>GROUND FLOOR TOTAL = 58 BEDS</b>                                                            |                                                                             |
| Required open space per person = 8.5m <sup>2</sup><br>= 58 x 8.5 = 493m <sup>2</sup>           |                                                                             |
| Open space provided = 601m <sup>2</sup> <=> 10.3m <sup>2</sup> per person = +108m <sup>2</sup> |                                                                             |
| <b>FIRST FLOOR</b>                                                                             |                                                                             |
| EAST WING EXTENSION (12 beds)                                                                  | -12 NEW BEDS                                                                |
| EXISTING RACF WING (20beds)                                                                    | -2 NEW REFURBISHED BEDS<br>-36 EXISTING BEDS<br>(20 standard + 16 Dementia) |
| WEST WING EXTENSION (18 beds)                                                                  | -18 NEW BEDS                                                                |
| <b>FIRST FLOOR TOTAL = 68 BEDS</b>                                                             |                                                                             |
| Required open space per person = 8.5m <sup>2</sup><br>= 68 x 8.5 = 578m <sup>2</sup>           |                                                                             |
| Open space provided = 734m <sup>2</sup> <=> 10.7m <sup>2</sup> per person = +156m <sup>2</sup> |                                                                             |
| <b>SUMMARY</b>                                                                                 |                                                                             |
| GROUND FLOOR TOTAL = 58 BEDS                                                                   |                                                                             |
| FIRST FLOOR TOTAL = 68 BEDS                                                                    |                                                                             |
| TOTAL NEW EAST WING - 24 BEDS                                                                  |                                                                             |
| TOTAL EXISTING WING - 74 BEDS (38 standard + 36 dementia)                                      |                                                                             |
| TOTAL NEW WEST WING / HEATH HOUSE - 28 BEDS                                                    |                                                                             |
| <b>OVERALL TOTAL BEDS - 126 BEDS</b>                                                           |                                                                             |

PRELIMINARY

PLOT DATE: 24-11-2011

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|                 |     |      |
|-----------------|-----|------|
|                 |     |      |
|                 |     |      |
|                 |     |      |
| Amendment/Issue | No. | Date |

PROPRIETOR:  
RSL LIFECARE LTD.  
VETERANS PARADE,  
NARRABEEN NSW 2101

PROJECT:  
QUEEN VICTORIA  
RESIDENTIAL AGED CARE FACILITY

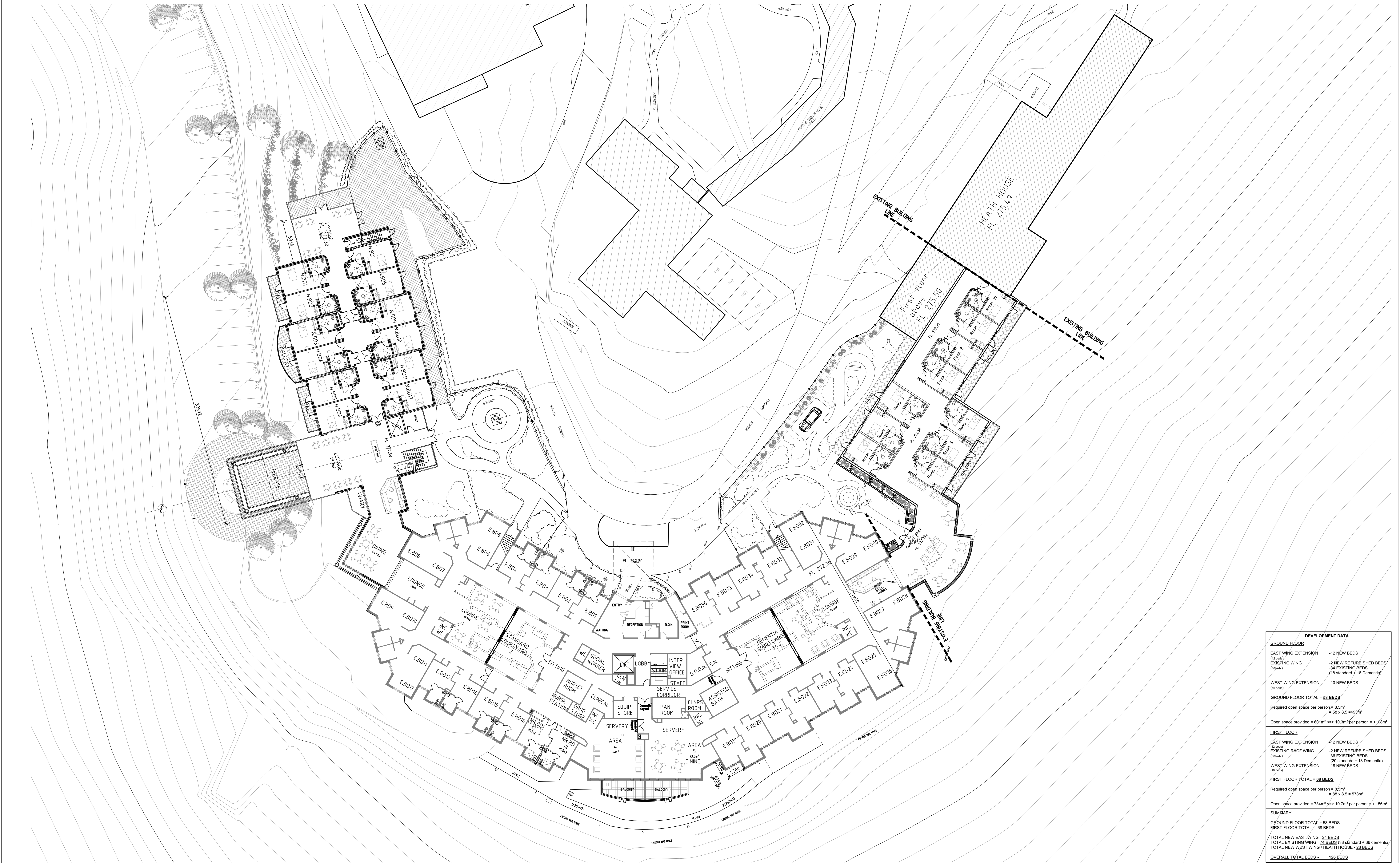
SHEET TITLE:  
FIRST FLOOR PLAN  
Combined Scheme

SCALE 1:200@B1 DATE Nov 2011  
DRAWN AC CHECKED BH

**HUMEL**  
architects  
PO Box 1666 Dee Why NSW 2099  
T 61 2 9981 0511  
F 61 2 9981 1913  
E info@humel.com.au

DRAWING NUMBER 2011.20 - DA03  
REV: SK1



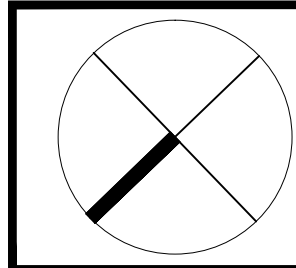


| DEVELOPMENT DATA                                                                               |                                                                             |
|------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------|
| <b>GROUND FLOOR</b>                                                                            |                                                                             |
| EAST WING EXTENSION (12 beds)                                                                  | -12 NEW BEDS                                                                |
| EXISTING WING (30 beds)                                                                        | -2 NEW REFURBISHED BEDS<br>-34 EXISTING BEDS<br>(18 standard + 16 Dementia) |
| WEST WING EXTENSION (10 beds)                                                                  | -10 NEW BEDS                                                                |
| <b>GROUND FLOOR TOTAL = 58 BEDS</b>                                                            |                                                                             |
| Required open space per person = 8.5m <sup>2</sup><br>= 68 x 8.5 = 493m <sup>2</sup>           |                                                                             |
| Open space provided = 601m <sup>2</sup> <=> 10.3m <sup>2</sup> per person = +108m <sup>2</sup> |                                                                             |
| <b>FIRST FLOOR</b>                                                                             |                                                                             |
| EAST WING EXTENSION (12 beds)                                                                  | -12 NEW BEDS                                                                |
| EXISTING RACF WING (20 beds)                                                                   | -2 NEW REFURBISHED BEDS<br>-36 EXISTING BEDS<br>(20 standard + 16 Dementia) |
| WEST WING EXTENSION (18 beds)                                                                  | -18 NEW BEDS                                                                |
| <b>FIRST FLOOR TOTAL = 68 BEDS</b>                                                             |                                                                             |
| Required open space per person = 8.5m <sup>2</sup><br>= 68 x 8.5 = 578m <sup>2</sup>           |                                                                             |
| Open space provided = 734m <sup>2</sup> <=> 10.7m <sup>2</sup> per person = +156m <sup>2</sup> |                                                                             |
| <b>SUMMARY</b>                                                                                 |                                                                             |
| GROUND FLOOR TOTAL = 58 BEDS                                                                   |                                                                             |
| FIRST FLOOR TOTAL = 68 BEDS                                                                    |                                                                             |
| TOTAL NEW EAST WING - 24 BEDS                                                                  |                                                                             |
| TOTAL EXISTING WING - 74 BEDS (38 standard + 36 dementia)                                      |                                                                             |
| TOTAL NEW WEST WING / HEATH HOUSE - 28 BEDS                                                    |                                                                             |
| <b>OVERALL TOTAL BEDS - 126 BEDS</b>                                                           |                                                                             |

PRELIMINARY

PLOT DATE: 24-11-2011

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| Amendment/Issue | No. | Date |
|-----------------|-----|------|
|                 |     |      |
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|                 |     |      |

PROPRIETOR:  
RSL LIFECARE LTD.  
VETERANS PARADE,  
NARRABEEN NSW 2101

PROJECT:  
QUEEN VICTORIA  
RESIDENTIAL AGED CARE FACILITY

SHEET TITLE:  
GROUND FLOOR PLAN  
Combined Scheme

HUMEL  
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E info@humel.com.au

SCALE 1:200@B1 DATE Nov 2011  
DRAWN AC CHECKED BH

DRAWING NUMBER 2011.20 - DA02  
REV: SK1

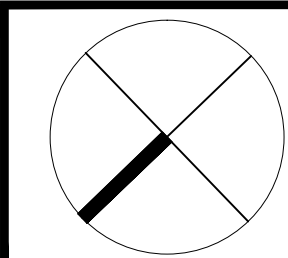




PRELIMINARY

PLOT DATE: 24-11-2011

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| Amendment/Issue | No. | Date |

PROPRIETOR:  
RSL LIFECARE LTD.  
VETERANS PARADE,  
NARRABEEN NSW 2101

PROJECT:  
QUEEN VICTORIA  
RESIDENTIAL AGED CARE FACILITY

SHEET TITLE:  
**LOWER GROUND FLOOR**  
Combined Scheme

**HUMEL**  
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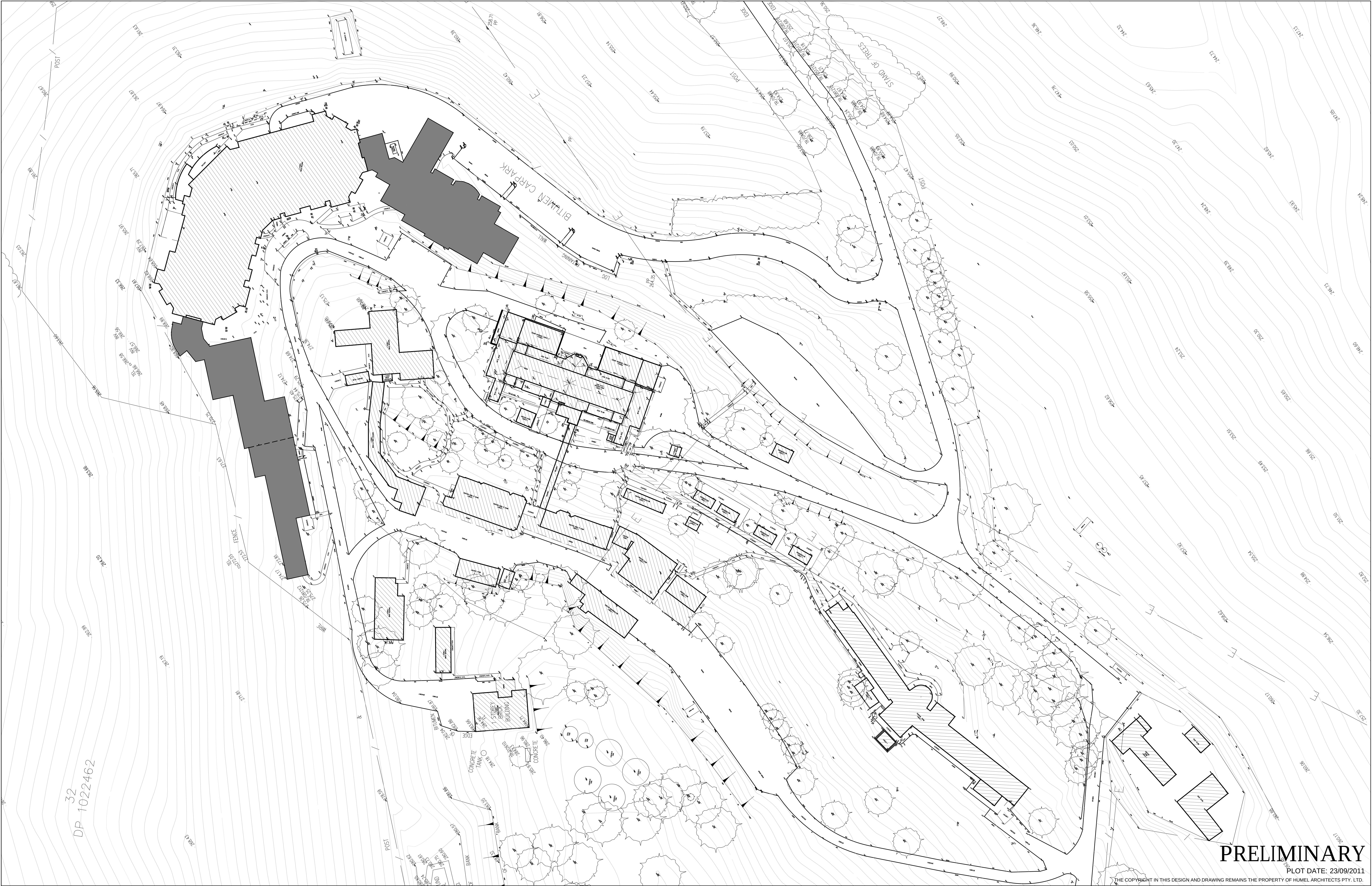
SCALE 1:200@B1 DATE Nov 2011  
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DRAWING 2011.20 -  
NUMBER DA01  
REV: SK1





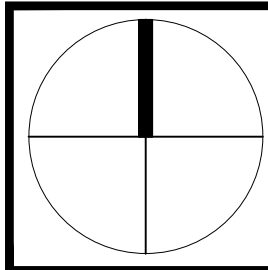




**PRELIMINARY**

PLOT DATE: 23/09/2011

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|                 |     |      |
|                 |     |      |
| Amendment/Issue | No. | Date |

PROPRIETOR:  
RSL LIFECARE LTD  
VETERANS PARADE,  
NARRABEEN NSW 2101

PROJECT:  
QUEEN VICTORIA  
RESIDENTIAL AGED CARE FACILITY

SHEET TITLE:  
Site Plan

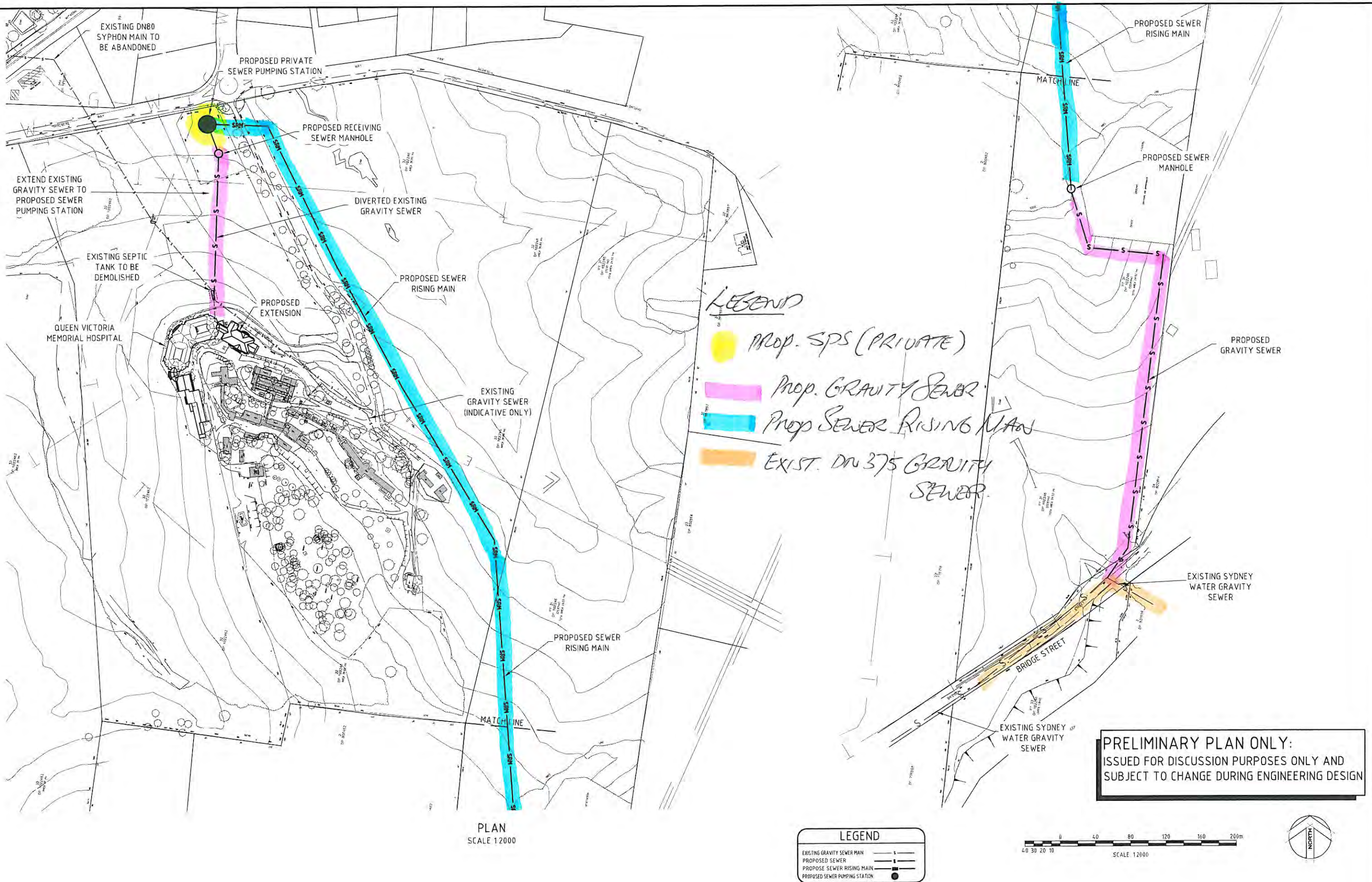
**HUMEL**  
architects

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E info@humel.com.au

SCALE 1:500@A1 DATE Jan 2012  
DRAWN AC CHECKED BH

DRAWING NUMBER 2011-20-DA-06 REV: A

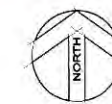
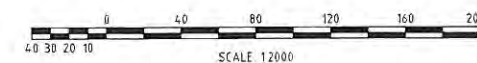




PLAN  
SCALE 12000

PRELIMINARY PLAN ONLY:  
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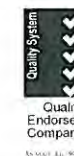
| LEGEND                         |   |
|--------------------------------|---|
| EXISTING GRAVITY SEWER MAIN    | — |
| PROPOSED SEWER                 | — |
| PROPOSED SEWER RISING MAIN     | — |
| PROPOSED SEWER PUMPING STATION | ● |



| Rev | Date     | Description | PEJ | VC | VC |
|-----|----------|-------------|-----|----|----|
| 1   | 13/10/11 | PRELIMINARY | PEJ | VC | VC |

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Email: gosford@cardno.com.au Web: www.cardno.com.au



|          |        |      |          |
|----------|--------|------|----------|
| Drawn    | P.E.J. | Date | 13/10/11 |
| Checked  | V.C.   | Date | 13/10/11 |
| Designed | P.E.J. | Date | 13/10/11 |
| Verified |        | Date |          |
| Approved |        | Date |          |

Client: **RSL LIFECARE**  
QUEEN VICTORIAL MEMORIAL HOSPITAL  
THIRLMERE WAY, PICTON  
**CONCEPT CONNECTION TO SYDNEY  
WATER CORPORATION SEWER**

|                |                                                         |          |       |          |
|----------------|---------------------------------------------------------|----------|-------|----------|
| Status         | PRELIMINARY<br>NOT TO BE USED FOR CONSTRUCTION PURPOSES |          |       |          |
| Datum          | A.H.D.                                                  | Register | Scale | AS SHOWN |
| Drawing Number | 89024413-SK2                                            |          |       | Size     |
| Revision       | 1                                                       |          |       | A1       |

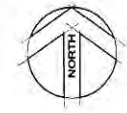




SITE PLAN  
SCALE 1:5000

| LEGEND                         |   |
|--------------------------------|---|
| EXISTING GRAVITY SEWER MAIN    | — |
| PROPOSED SEWER                 | — |
| PROPOSED SEWER RISING MAIN     | — |
| PROPOSED SEWER PUMPING STATION | ● |

**PRELIMINARY PLAN ONLY:**  
ISSUED FOR DISCUSSION PURPOSES ONLY AND  
SUBJECT TO CHANGE DURING ENGINEERING DESIGN



| Rev | Date     | Description | Des | Verif | Appr |
|-----|----------|-------------|-----|-------|------|
| 1   | 13/10/11 | PRELIMINARY | PEJ | VC    | VC   |

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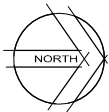
**Cardno**  
Cardno (NSW/ACT) Pty Ltd  
ABN 95 001 145 035  
Suite 34, 207 Albany Street North, Gosford, NSW Australia 2250  
Phone: (02) 4320 2554 Fax: (02) 4324 3051  
Email: gosford@cardno.com.au Web: www.cardno.com.au

|          |        |      |          |
|----------|--------|------|----------|
| Drawn    | P.E.J. | Date | 13/10/11 |
| Checked  | V.C.   | Date | 13/10/11 |
| Designed | P.E.J. | Date | 13/10/11 |
| Verified |        | Date |          |
| Approved |        | Date |          |

|        |                                                            |
|--------|------------------------------------------------------------|
| Client | RSL LIFECARE                                               |
|        | QUEEN VICTORIAL MEMORIAL HOSPITAL<br>THIRLMERE WAY, PICTON |
|        | SEWER CATCHMENT AREA                                       |

|                |                                                         |          |          |          |
|----------------|---------------------------------------------------------|----------|----------|----------|
| Status         | PRELIMINARY<br>NOT TO BE USED FOR CONSTRUCTION PURPOSES |          |          |          |
| Datum          | A.H.D.                                                  | Register | Scale    | Size     |
|                |                                                         |          | AS SHOWN | A1       |
| Drawing Number | 89024413-SK3                                            |          |          | Revision |
|                |                                                         |          |          | 1        |





|                                          |          |          |          |
|------------------------------------------|----------|----------|----------|
| Status                                   |          |          |          |
| PRELIMINARY                              |          |          |          |
| NOT TO BE USED FOR CONSTRUCTION PURPOSES |          |          |          |
| Date                                     | Register | Scale    | Size     |
| A.H.D.                                   | —        | AS SHOWN | A1       |
| Drawing Number                           |          |          | Revision |
| 89024413-SK2                             |          |          | 1        |