

ATTACHMENT

ITEM 6.2.4 – DA0159/2011

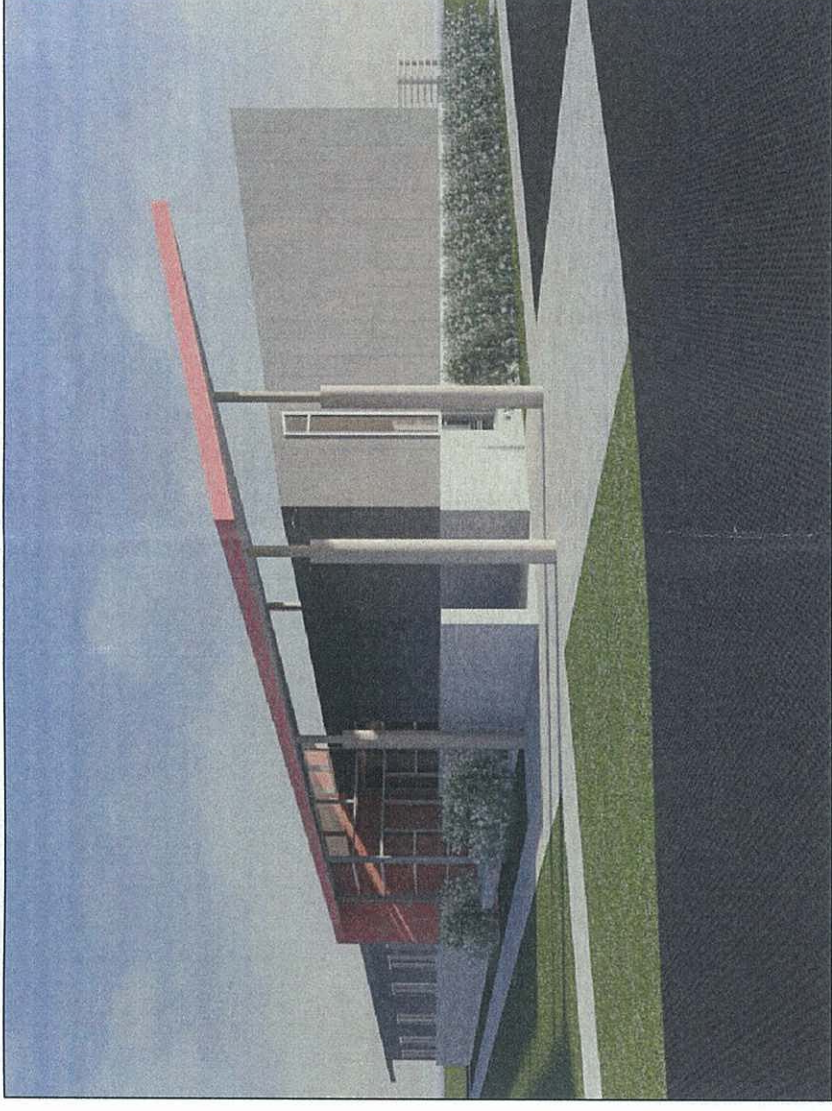
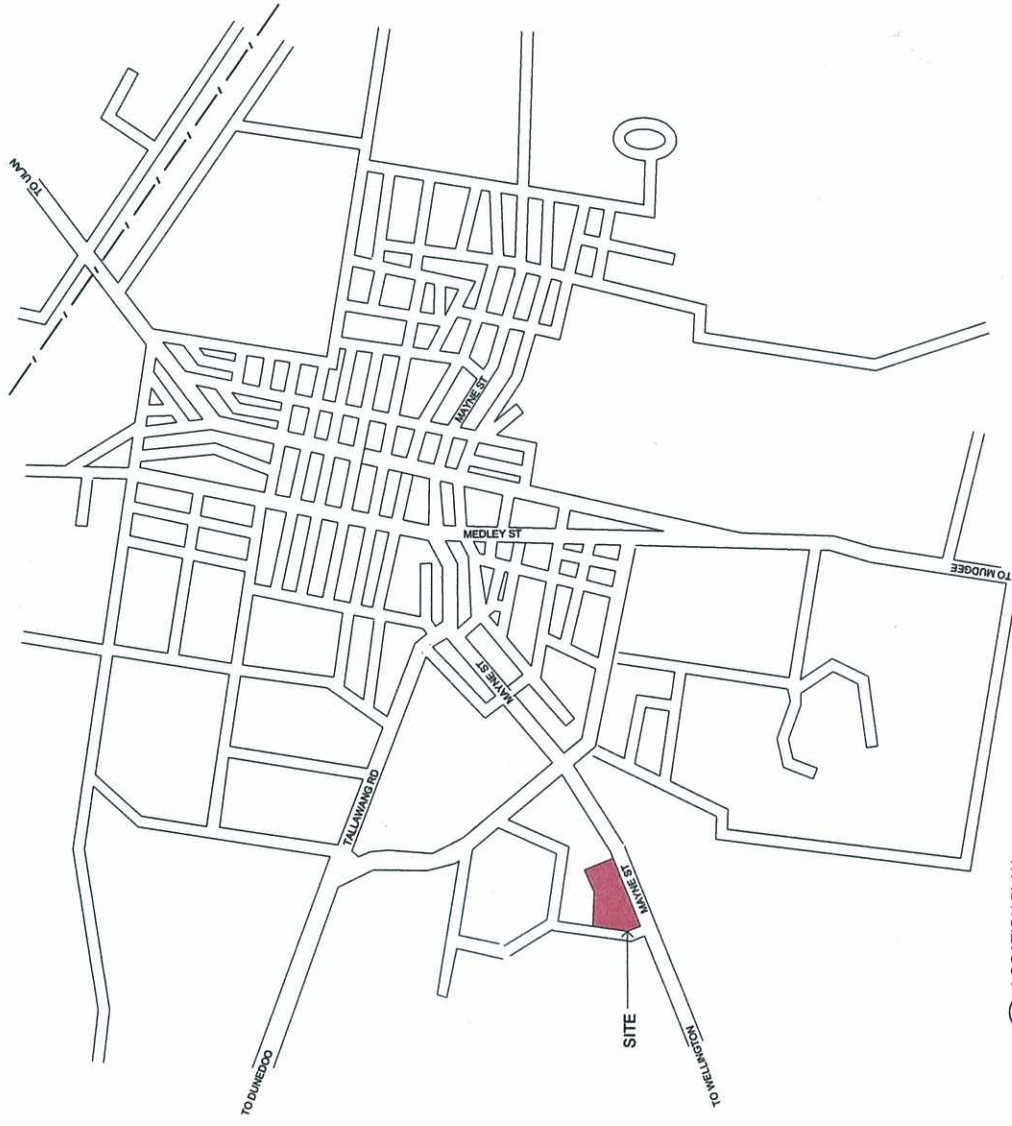
The logo for the Mid-Western Regional Council features three overlapping, curved lines in green, orange, and yellow. Below these lines, the text "Mid-Western" is written in a large, bold, black sans-serif font, and "REGIONAL COUNCIL" is written in a smaller, black sans-serif font below it. A blue curved line is positioned at the bottom of the logo.

Mid-Western
REGIONAL COUNCIL

DEVELOPMENT APPLICATION

DRAWING LIST

- DA01 A COVER SHEET
- DA02 A SITE PLAN
- DA03 A FLOOR PLAN
- DA04 A ELEVATIONS AND SECTIONS
- ST1 A STORMWATER CONCEPT
- SO1 A SOIL MANAGEMENT PLAN
- LO1 1 LANDSCAPE CONCEPT
- 1153/10-1 SURVEY

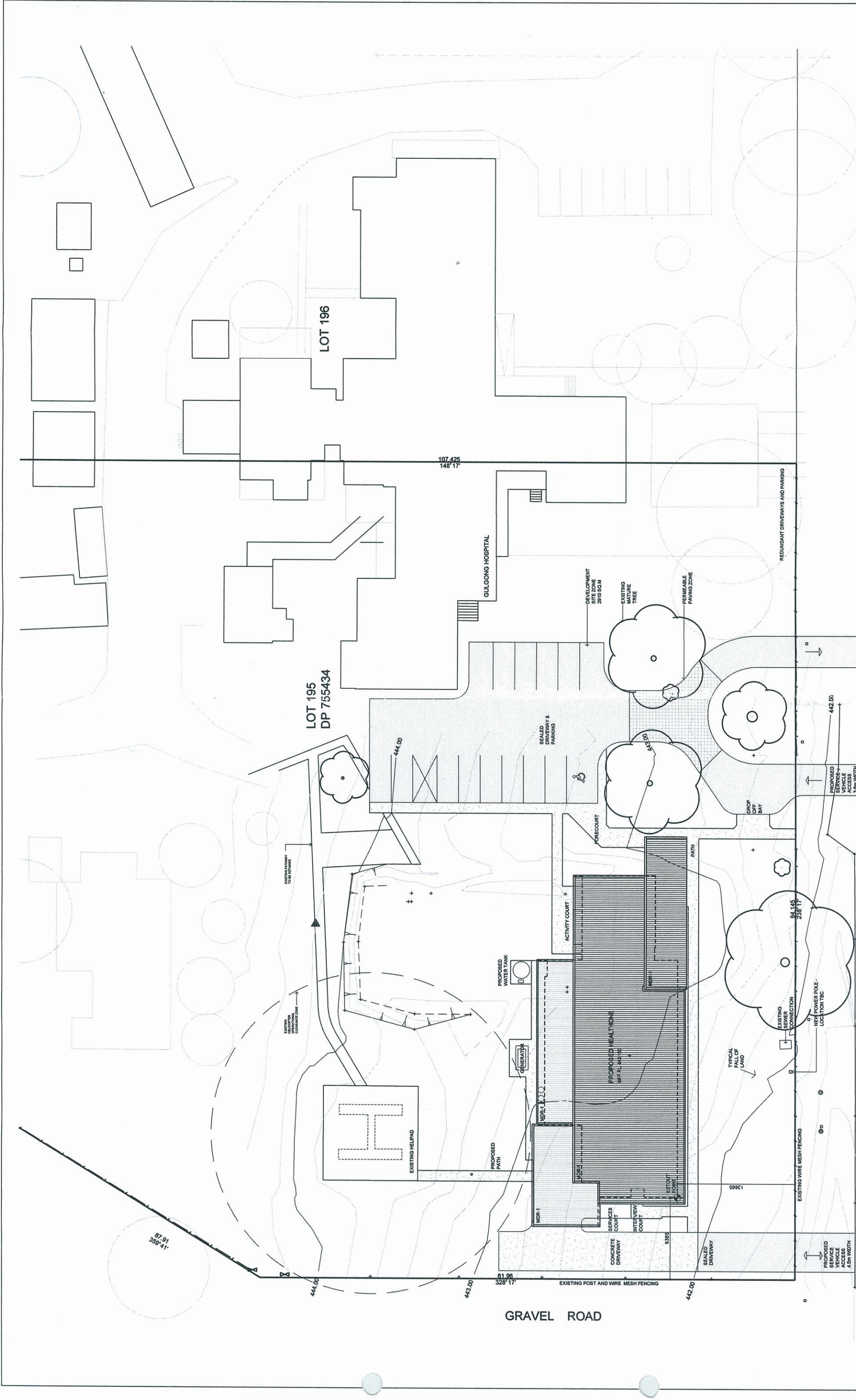


VIEW OF ENTRANCE



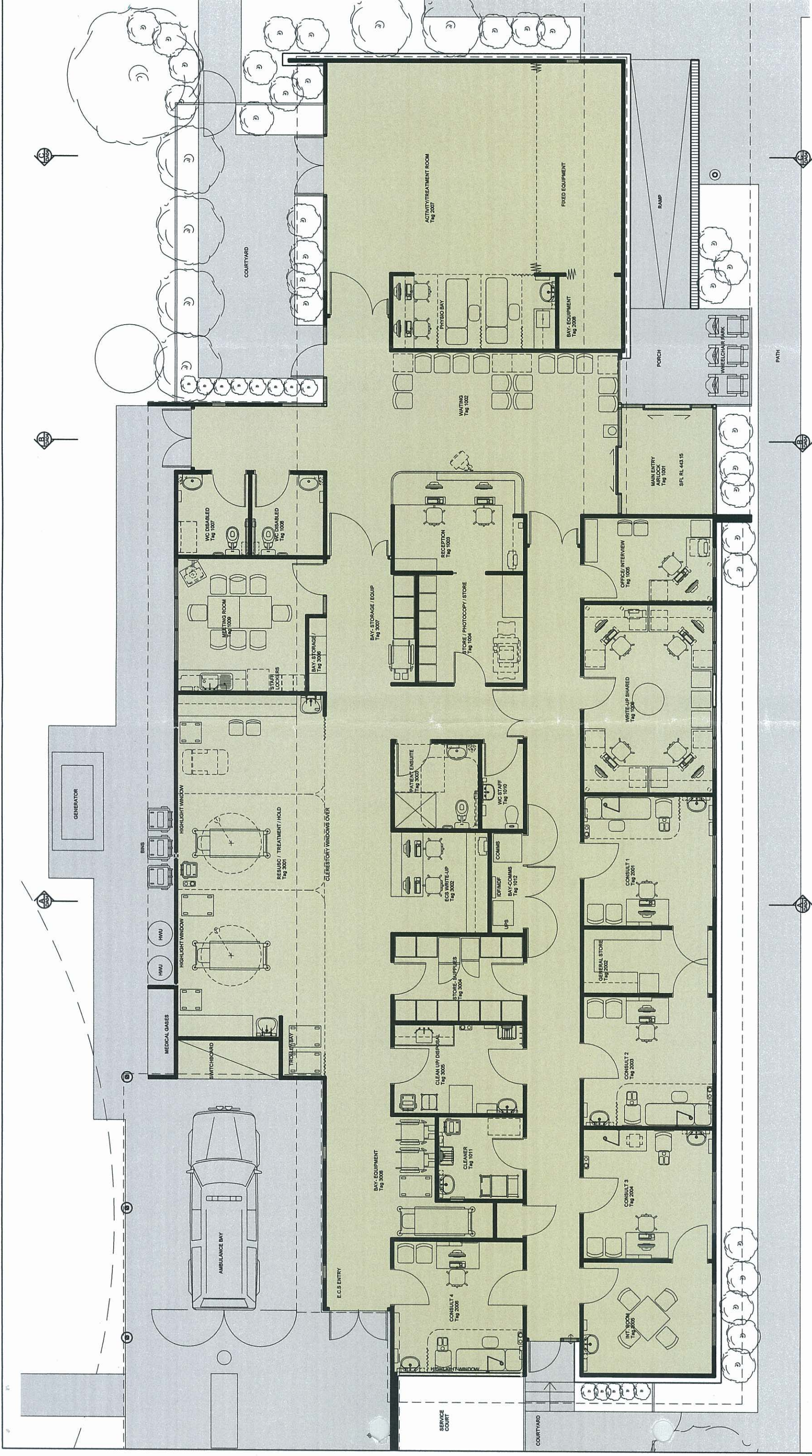
VIEW LOOKING BACK FROM CARPARK

GULGONG HEALTHONE DEVELOPMENT APPLICATION COVER SHEET	PLAN NO NTS	CONTRACT NUMBER DA01
	DRAWN MD, JB	CHECKED MD, JB
PROJECT MANAGER NSW Public Works Project Management	ARCHITECT BLACKWOOD ARCHITECTS	CLIENT GREATER WESTERN AREA HEALTH SERVICE NSW HEALTH
DATE 16/11/10	SCALE NTS	SHEET NO DA01
DRAWN MD, JB	CHECKED MD, JB	ISSUE A



MAYNE STREET (WELLINGTON ROAD)

NOTES	NORTH		<table border="1"> <tr> <th>NO.</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> <tr> <td>A</td> <td>17/11/18</td> <td>DATE SUBMITTED</td> </tr> <tr> <td>B</td> <td>17/12/18</td> <td>DATE SUBMITTED</td> </tr> </table>	NO.	DATE	DESCRIPTION	A	17/11/18	DATE SUBMITTED	B	17/12/18	DATE SUBMITTED	<p>300mm ON ORIGINAL</p> <p>© CROWN COPYRIGHT NEWCASTLE FOOT COURTESY</p>	<p>CLIENT</p> <p>GREATER WESTERN AREA HEALTH SERVICE NSW HEALTH</p>	<p>ARCHITECT</p> <p>J O H N B L A C K W O O D A R C H I T E C T S</p> <p>PROJECT MANAGER</p> <p>NSW Public Works Project Management</p>	<p>WORKING DRAWING</p> <p>SITE PLAN</p>	<p>CONTRACT NUMBER</p> <p>A02</p>
				NO.	DATE	DESCRIPTION											
A	17/11/18	DATE SUBMITTED															
B	17/12/18	DATE SUBMITTED															
<p>PLANNING</p> <p>SCALE: 1:100 @ A1 1:200 @ A3</p> <p>PREPARED MD, JB</p> <p>DATE 07/12/10</p> <p>CHECKED MD, JB</p> <p>DATE JB</p>																	



NOTES
 BUILDING FOOTPRINT 455.1 SQ.M (EXCLUDES AMBULANCE BAY)
 LANDSCAPING IS INDICATIVE - REFER TO LANDSCAPE CONCEPT

CLIENT
 GREATER WESTERN
 AREA HEALTH SERVICE
 NSW HEALTH

ARCHITECT
 JOHN
 BLACKWOOD
 ARCHITECTS

PROJECT MANAGER
 NSW
 Public Works
 Project Management

CONTRACT NUMBER
 DA03

PLAN RATIO
 SCALE 1:50 @ A1
 1:100 @ A3

DATE
 18/11/10

DESIGNED
 M.D., J.B.

CHECKED
 M.D., J.B.

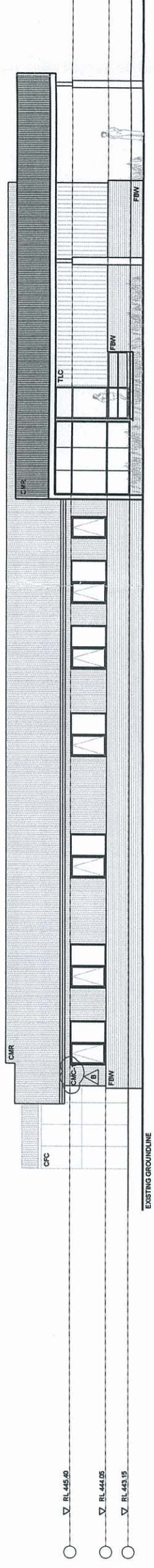
VERIFIED
 J.B.

TITLE
 FLOOR PLAN

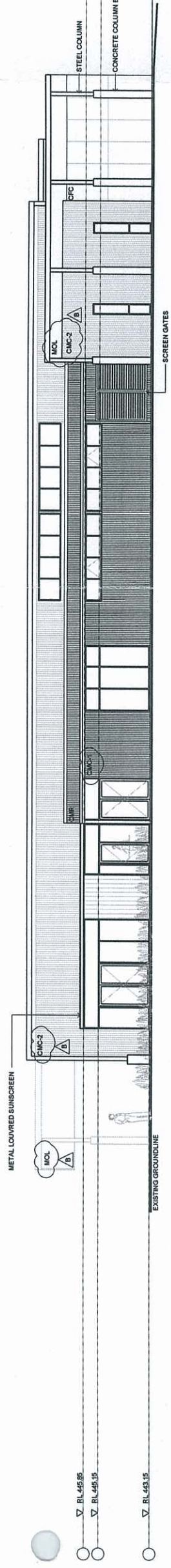
SCALE
 0 10 20 30 40 50 60 70 80 90 100

200mm (81) ORIGINAL

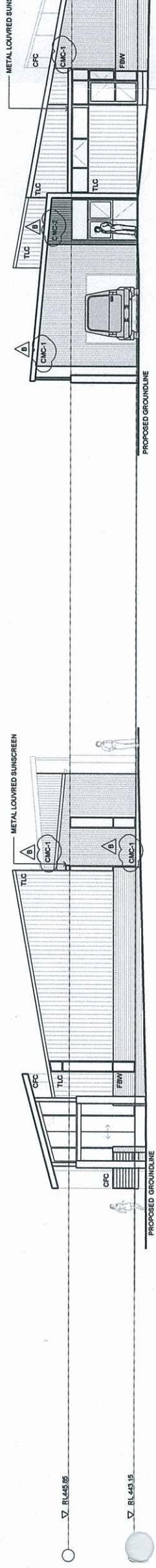
© 2010 JOHN BLACKWOOD ARCHITECTS



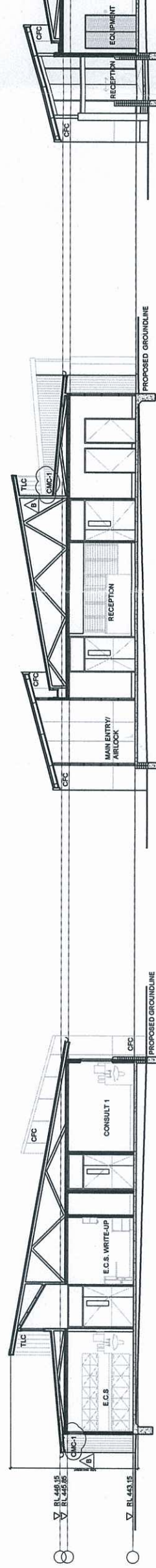
01 SOUTH ELEVATION
SCALE A1:100



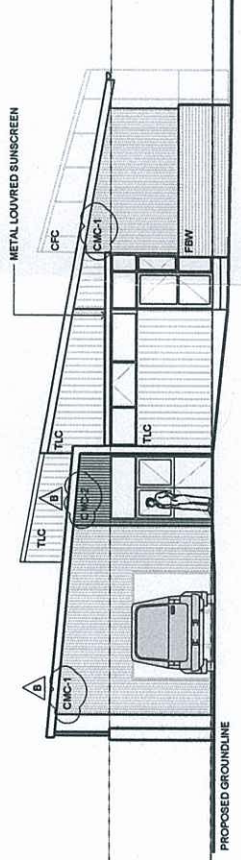
02 NORTH ELEVATION
SCALE A1:100



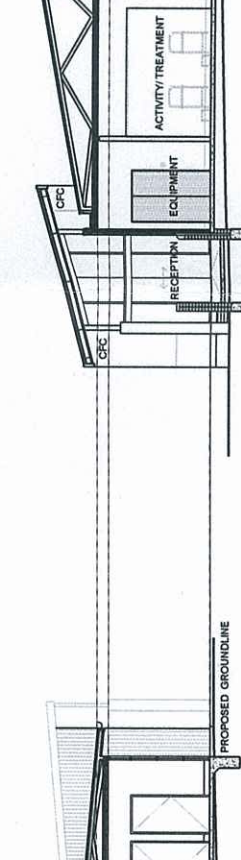
03 EAST ELEVATION
SCALE A1:100



05 SECTION AA
SCALE A1:100



04 WEST ELEVATION
SCALE A1:100



07 SECTION CC
SCALE A1:100

- ▽ RL 445.40
- ▽ RL 441.05
- ▽ RL 443.15

- ▽ RL 445.05
- ▽ RL 445.15
- ▽ RL 443.15

- ▽ RL 445.95
- ▽ RL 443.15

- ▽ RL 445.15
- ▽ RL 445.95
- ▽ RL 443.15

NOTES
1. DIMENSIONS NOT SHOWN
2. FENCING NOT SHOWN FOR CLARITY

LEGEND

CFC	CLADDING FIBRE CEMENT
CMC-#	COLORBOND METAL CLADDING (TYPE 1 & 2)
FBW	FIBRE CEMENT ROOFING
FCS	FACE BRICKWORK
TLC	FIBRE CEMENT SCOFFIT
	TIMBER LINEAR CLADDING



NO.	DATE	COMMENT
A	10/11/10	1/3 SUBMISSION
B	07/11/10	1/3 SUBMISSION

CLIENT
**GREATER WESTERN
AREA HEALTH SERVICE
NSW HEALTH**

ARCHITECT
**BLACKWOOD
ARCHITECTS**

PROJECT MANAGER
**NSW
Public Works
Project Management**

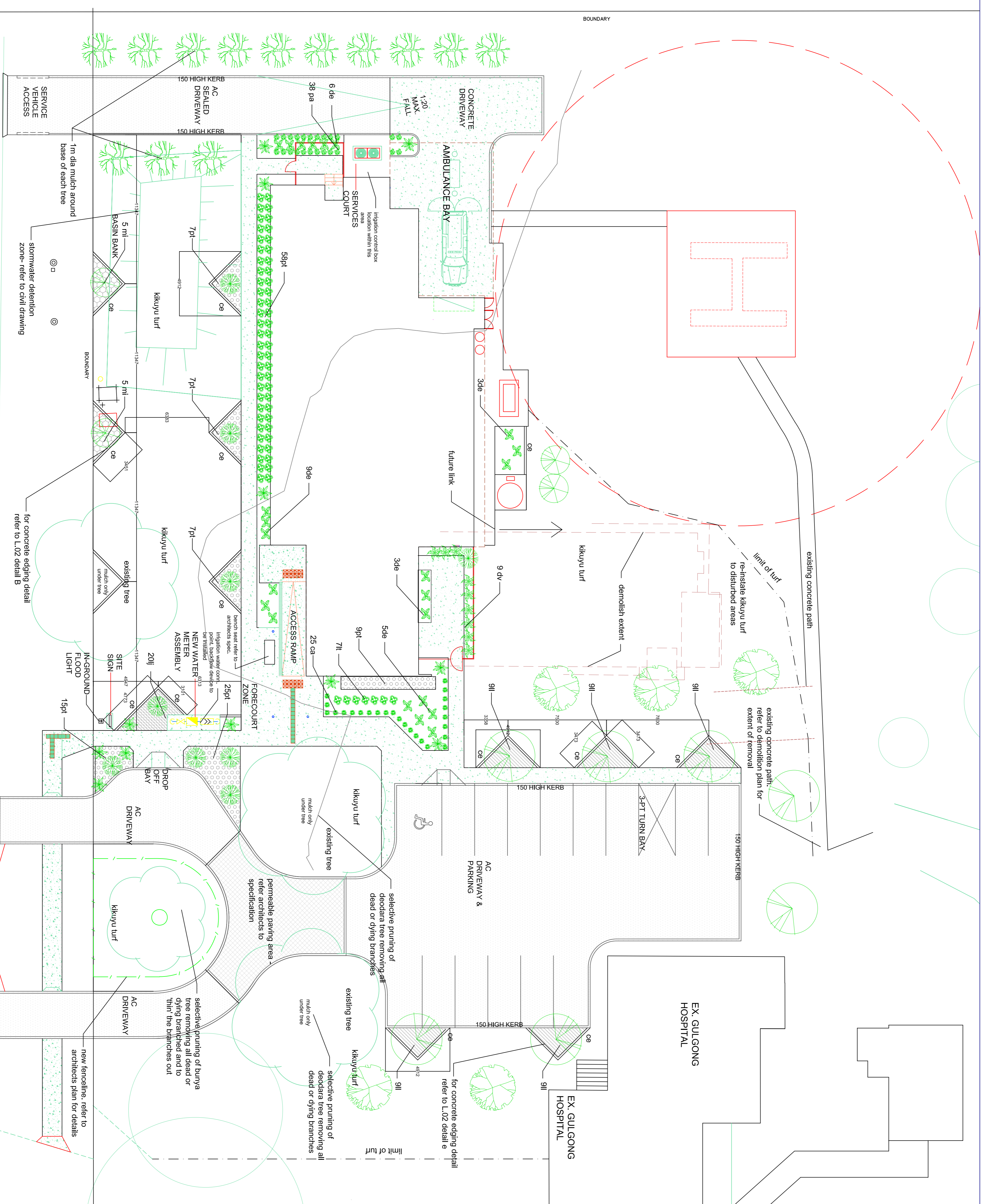
GULGONG HEALTHONE
DEVELOPMENT APPLICATION
ELEVATIONS & SECTIONS

PLAN/NO	SCALE	DATE	STATUS
1:100 @ A1	1:100 @ A1	10/11/10	VERIFIED
1:200 @ A3	1:200 @ A3	10/11/10	VERIFIED

CONTRACT NUMBER: DA04
SHEET: B

code	botanical name	common name	ht.	spread	size	no.
ca	acer palmatum	weeping japanese maple green	1.5m	1m	25lt	9
de	pyrus calleryana	bradford pear	5m	2m	25lt	7
dv	malus loensis 'plena'	crab apple	4m	2m	25lt	4
it	lagerstroemia indica x L. fauriei 'sioux'	crapa myrtle	5m	3m	25lt	13
pl	ceris canadensis	forest pansy	5m	3m	25lt	5
pl	thuja smaragd	yellow buttons	1.5m	0.75m	300mm	10
pl	chrysocephalum apiculatum	yellow buttons	0.4m	1m	150mm	11
pl	dodonaea viscosa 'purplea'	hop bush	1.5m	1m	200mm	20
pl	lomatandra tanka	hop bush	2m	1m	200mm	9
pl	poa labillardieri	hop bush	0.5m	0.5m	150mm	65
pl	dianella silver streak	hop bush	0.5m	0.5m	150mm	35
pl	phormium tenax 'bronze baby'	hop bush	1m	0.75m	150mm	20
pl	mixed iris	hop bush	0.5m	0.5m	150mm	10
pl	amethyst lilhope muscari	hop bush	1m	0.75m	150mm	28
pl	dianella little jess'	hop bush	1m	0.75m	150mm	45

note : irrigation connection point is to be located at the water meter. Suitable backflow protection device is to be installed. Irrigation control box is to be located within the services court



NOTES
 13 CAR SPACES PROVIDED
 CE - CONCRETE EDGING SLOPED & COLOURED CHARCOAL

CLIENT
 J O H N
 B L A C K W O O D
 A R C H I T E C T S

ARCHITECT
 J O H N
 B L A C K W O O D
 A R C H I T E C T S

LANDSCAPE ARCHITECT
 CAROLINE SCOTT
 LANDSCAPE DESIGN

PLAN NUMBER
 GULGONG IPHCS
 NEW HEALTH ONE FACILITY
 TENDER ISSUE
 LANDSCAPE PLAN

SCALES
 1 : 150

DESIGNED
 AS 31 01 11

DATE
 31 01 11

CONTRACT NUMBER
 L.01

SCALE
 F

Post Office Box 124,
Gulgong NSW 2852.

Email:

24 January 2011.

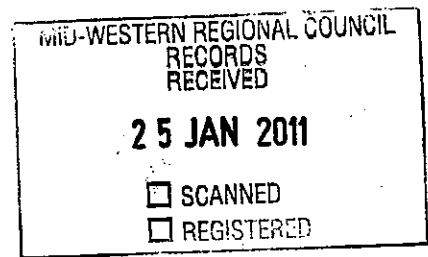
The General Manager,
Mid-Western Regional Council,
86 Market Street,
Mudgee NSW 2850.

Dear Sir,

**RE: SUBMISSION TO OPPOSE THE DA APPLICATION RELATING TO
LOT 195 GOOLMA ROAD, GULGONG NSW (GULGONG HEALTHONE).**

I wish to submit that I oppose the Development Application relating to the above application on the following grounds:-

1. The Exhibited Plans as displayed by Mid-Western Regional Council on the above DA application for the 'Gulgong Healthone' does not show a plan which includes measurements or dimensions of the external or inside structure of the proposed building, which is required in order to determine various factors, including, but not limited to:
 - a. where the proposed 'Gulgong Healthone' building will be constructed on the block of land in Lot 195;
 - b. the proposed proximity of the new 'Gulgong Healthone' building in respect to the existing hospital precinct and other buildings on that site.
 - c. whether the proposed 'Gulgong Healthone' building is likely to infringe on any existing sub-earth structures, such as the old sewerage pit located on Lot 195 Goolma Road, Gulgong.
 - d. whether the inside measurements are going to be suitable for the use that the proposed 'Healthone' facility is meant to be used for according to the requirements of the former GWAHS proposal for it's use, i.e. consulting rooms etc...
2. The exhibited DA Plans show elevation plans showing the east, west, north and south elevations of the proposed building, however, if one looks at these elevations, it appears that the south elevation according to the DA Application is going to infringe upon the existing facility that was built as the 'Hospital Helipad' for the Gulgong Hospital which was in use prior to the closure of the hospital in August 2010. If the Gulgong Hospital is re-opened, then the 'Hospital Helipad' will again be in use and therefore it will be conflicting with the proposed building plan as currently on display, as the new 'Gulgong Healthone' building will be too close to the helipad for the helicopters to land safely. As well as this the loud sound of the helicopter landing will be detrimental to the welfare and condition of patients, as well as medical staff who attend the new medical facility at the proposed 'Gulgong Healthone'.



3. As no dimensions are shown on the current DA Application for the 'Gulgong Healthone' and this DA Application does not show where this proposed building is to be situated on the Lot 195 Goolma Road site it therefore does not show whether the proposed building will be built over, near, or alongside an existing old sewerage pit on the Lot 195 at the southern end of Lot 195, which was put there not long after the original hospital was built on the site in 1900 and first occupied in 1901.

4. According to the "New South Wales Certificate of Title" dated 12 April 1932, the Gulgong Hospital was administered by a body corporate constituted under or by the Public Hospitals Act 1929, which in fact was the 'Trustees of the Gulgong Hospital Board', made up of community members of the township of Gulgong NSW. The land upon which the hospital was built together with its buildings erected therein were owned by the body corporate as trustees of the Gulgong Hospital for the Gulgong community. Therefore, any structural alteration to the Gulgong Hospital or its outbuildings is subject to the approval of the legitimate body corporate trustees of the original hospital. I therefore submit that the current DA Application for the 'Gulgong Healthone' is unlawful as it has not obtained the consent of the body corporate trustees of the Gulgong Hospital.

5. The township of Gulgong derives its tourism from essentially having cultural and historic heritage buildings in its town dating back to around 1870 or so. The old hospital situated at the Goolma Road Gulgong site was built around 1900 and was in continual use up until 29 August 2010 as our community hospital. The proposed 'Gulgong Healthone' building is going to be built to an ultra modern architectural standard building, which in itself is going to be inconsistent with the existing cultural, historical and heritage nature of our township. As was mentioned recently by the Chairman of the Gulgong Health Council on 19 January 2011, "It is going to be an eyesore" or words to that effect.

6. I submit that the proposed "Gulgong Healthone" building does not allow for or include in its plans any proposed plans for any extension or allowance for what is termed an "MPS" Multi-purpose Service, which is the main reason that this proposed building is now being built...

I therefore submit that the DA Application for the 'Gulgong Healthone' on Lot 195 Goolma road, Gulgong should not be approved by the Mid-Western Regional Council and should be denied an application.

Yours faithfully,

Robert Collier

Robert Collier.

Attn: The General Manager

Having viewed the plans for the proposed HealthOne at the former hospital site, I have the following comments.

- 1) It will be preferable to have plans drawn for the MPS to go with this HealthOne so that we have achieved the community objective of obtaining an MPS now that NSW Health has deemed the former hospital unsafe because of OH &S.
- 2) How far does the carpark extend and will this work with the western end of the old hospital?
- 3) Will the guttering from each roof send water to stormwater drains or will a tank collect the extra rain water which could then be filtered and recycled?
- 4) Can optical fibre be installed in Gulgong at the same time as this construction happens (NBN Co) ?

Regards,

Peter Willis

1331 Spring Ridge Road

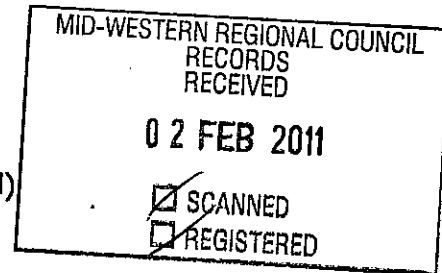
Gulgong NSW 2852

email: peter@midwestvalves.com.au

*E-mail reply stating
that submission will
be addressed to
Council.*

Mid-Western Regional Council
86 Market Street
Mudgee NSW 2850

re : Development Application
For Gulgong HealthONE Development
Lot 195, DP7554343, Mayne Street (Wellington Road)
Gulgong



On behalf of the Community of Gulgong, we, the undersigned, wish to register our approval, in general terms, of the abovementioned Development Application, dated 18 November 2010, and lodged by John Blackwood Architects, of Orange, on behalf of the Greater Western Area Health Service.

It is noted that, in unrelated media and political comment, the design of such has been stated to include possible expansion involving further construction on the site, obviously subject to a future Development Application for construction of a Multi-Purpose Service building to further the health and medical needs of the community.

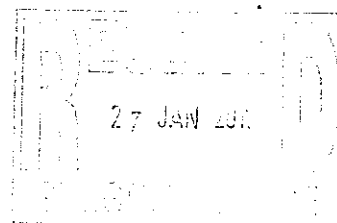
In these circumstances, we consider it would be remiss of us, in the interests of the general community, if we did not make a further request - to provide the community with some indication, in the form of addition to a base site map of the HealthONE facility, of the dimensions and situation of said proposed expansion.

To put it more simply, where would the MPS be, and how would it fit onto the site and attach to this proposed HealthONE facility ?

Sincerely *Yours*

Signed - *B V Haines*

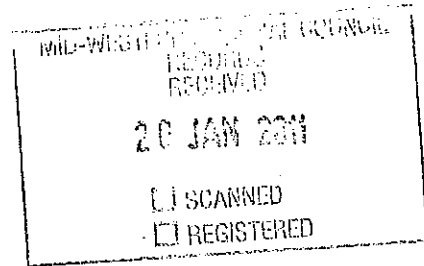
Date - *25/1/11*



7 Moonlight St
Gulgong NSW 2852
20th January 2011.

Mid Western Council
Church Street
Mudgee NSW 2850

Submission
Table
↑



Dear Sir/Madam,

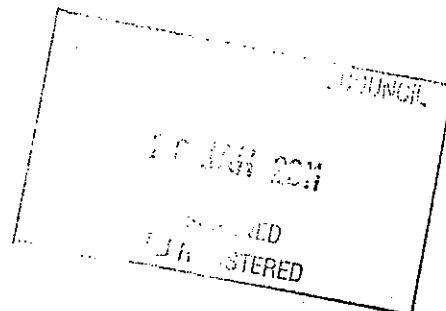
I wish to lodge an objection to the plans submitted for the demolition and construction of a Health One facility on the site known as Gulgong District Hospital Goolma Road Gulgong NSW. (Lot 195).

My reasons for objecting to this are as follows; ---

1. The building which is to be demolished was built to be extended towards Goolma Road at far less expense to the State than is quoted.
2. The plan for the new Health One is non aesthetic to the environment of surrounding buildings.
3. The Helipad would be infringed upon with the plan set out and safety of patients and Practitioners alike would be endangered.
4. The State of New South Wales and Mid Western Council do not own either the land or buildings on that site.
5. The cultural and historic aspect of the Gulgong Community will forever be destroyed if a building in this form which not in character with the existing township is permitted to be constructed.
6. Mudgee Guardian has been informed the building and demolition would cost 1.7 Million whereas the Prime 7 News has been informed the cost would be 2.8 million both are not correct.
7. Where the building will be erected is both a filled in Bore and original Sewerage pit.

Your's Sincerely,

Marion Louise Collier
.....
(Mrs.) Marion L. Collier.



20/1/2011
by HAND

OBJECTION
TO PLAN for DA.

Lot 195 Goolma Rd, Gulgong.

REGIONAL COUNCIL

10 JAN 2011

Mid Western Regional Council
Church St.

Mudgee

2850