

SCHEDULE 1**PART A — TABLE**

Application made by:	NSW Health REBOB c/- Bathurst Base Hospital Howick Street BATHURST NSW 2795
Application made to:	Minister for Planning
Major Project Number:	06_0111
On land comprising:	Lot 206 DP 42900 and Lot 230 DP 720596 Forest Road, Orange
Local Government Area	Orange City Council
For the carrying out of:	A detailed description of the development approved to is described in Condition A1, Part A, Schedule 2
Capital Investment Value:	Approximately \$141.1 million
Type of development:	Project approval under Part 3A of the EP&A Act
Determination made on:	9 December 2006
Determination:	Project approval is granted subject to the conditions in the attached Schedule 2.
Date of commencement of approval:	This approval commences on the date identified in the formal notification letter accompanying the Determination.
Date approval is liable to lapse:	9 December 2011

PART B — DEFINITIONS

In this approval the following definitions apply:

Act means the Environmental Planning and Assessment Act, 1979 (as amended).

BCA means the Building Code of Australia.

Council means Orange City Council.

Department means the Department of Planning or its successors.

Director General means the Director General of the Department of Planning

Major Project No. 06_0111 means the project described in Condition A1, Part A, Schedule 2 and the accompanying plans and documentation described in Condition A2, Part A, Schedule 2.

Minister means the Minister for Planning.

Project means development that is declared under Section 75B of the Act to be a project to which Part 3A of the Act applies.

Proponent means the person proposing the carry out of development comprising all or any part of the project, and includes persons certified by the Minister to be the proponent.

Regulations means the Environmental Planning and Assessment Regulations, 2000 (as amended).

RTA means the Roads and Traffic Authority.

Subject Site has the same meaning as the land identified in Part A of this schedule.

SCHEDULE 2**CONDITIONS OF APPROVAL****MAJOR PROJECT NO. 06_0111****PART A – ADMINISTRATIVE CONDITIONS****A1. Development Description**

Project approval is granted only to carrying out the development described in detail below:

- (1) The construction of a new two storey/part three storey purpose built general hospital building with a helipad at roof level.
- (2) The construction of an acute mental health facility building.
- (3) The construction of a secure mental health unit building.
- (4) The demolition of existing buildings.
- (5) The provision of landscaped areas and soft landscaping and removal of specific trees.
- (6) The refurbishment of existing buildings.
- (7) The construction of vehicular and pedestrian access, car parking and associated structures.
- (8) The provision of associated utility services.
- (9) Construction of a radiotherapy unit attached to the eastern façade of the general hospital building.
- (10) Subdivision of Lot 206 DP 42900 to excise the development site and allow transfer to the Health Administration Corporation.

A2. Development in Accordance with Plans and Documentation

The development shall be in accordance with the following plans and documentation:

- (1) The Environmental Assessment Report dated September 2006 prepared by BBC Consulting Planners Pty Ltd (including accompanying Appendices) and drawings prepared by the Government Architects Office (ref. ORA_DA00-ORADA13) and the Preferred Project Report prepared by NSW Health dated November 2006 including Plan of Subdivision of Lot 206 DP 42900 (Surveyors Reference 2636).

Except for otherwise provided by the Department's conditions of approval as set out in Schedule 2, Part B and the proponent's statement of commitments as set out in Schedule 2, Part C.

A3. Inconsistency Between Documentation

In the event of any inconsistency between conditions of this project approval and the plans and documentation described in condition A2, Part A, Schedule 2 referred to above, the conditions of this project approval prevail.

A4. Lapsing of Approval

Approval of Major Project No. 06_0111 shall lapse 5 years after the determination date in Part A of Schedule 1 unless an application for approval is submitted to carry out a project or development for which project approval has been given.

A5. Prescribed Conditions

The Applicant shall comply with the prescribed conditions of project approval under Clause 75J(4) of the Act.

A6. Determination of Future Applications

The determination of future applications for development is to be generally consistent with the terms of approval of Major Project No. 06_0111 as described in Part A of Schedule 1 and subject to the conditions of approval set out in Parts A, B and C of Schedule 2.

PART B – DEPARTMENT OF PLANNING’S CONDITIONS OF APPROVAL**B1 Operational**

- (a) Further project application/s and/or development application/s shall be made for the nominated expansions to the general hospital.
- (b) Elevation plans of the proposed radiotherapy unit shall be submitted to Orange City Council prior to construction works commencing on that element. The plans shall demonstrate that the extension will complement the design and detailing of the general hospital building.

B2 European Heritage

- (a) A detailed schedule of external colour and finishes for the proposed buildings shall be submitted to Orange City Council, prior to construction works commencing.
- (b) A detailed landscaping plan for the development site shall be submitted to Orange City Council, prior to construction works commencing. Landscaping shall be implemented prior to occupation of the project and permanently maintained.
- (c) A heritage management strategy shall be prepared for the balance of the Bloomfield hospital site and improvements, addressing at least (i) adaptive reuse options; (ii) sympathetic integration of the remaining buildings into the new hospital; and (iii) protection of the cultural landscape values of the site.

The strategy shall be prepared within 12 months of full development of the project prior to further project/development application/s for alternative or additional uses on the site.

- (d) Details of proposed fencing of the secure mental health unit shall be submitted to Orange City Council, prior to construction works commencing.
- (e) The heritage garden curtilages to the north of building Nos. 40 and 41 shall be retained. The acute mental health building shall not encroach within the formal ward gardens.
- (f) The proponent shall investigate options for the relocation and appropriate reuse of the sunken greenhouse. An investigation report shall be provided to Orange City Council prior to works commencing which affect the building.
- (g) Interpretative signage shall be erected in the vicinity of the Ward 20 and the horticultural buildings.
- (h) Infill buildings and alterations to existing buildings shall comply with *Design in Context: Guidelines for Infill Development in the Historic Environment* (Heritage Office 2005).
- (i) Further project application/s and/or development application/s shall be made prior to the erection of business identification or building identification signage for the project.

B3 Public Recreation

- (a) A contribution of \$350,000 shall be made towards improvement of recreation facilities on the Bloomfield site, managed by the Orange Ex-Services Club, in accordance with the prior agreement reached between the proponent, Orange City Council and Orange Ex-Services Club.

- (b) Fencing/netting shall be erected along the northern boundary of The Avenue adjacent to the staff carpark, sufficient to contain stray golf balls within the golf course, and prevent damage to buildings, vehicles and pedestrians.
- (c) The proponent shall undertake liaison with the Orange Ex-Services Club in relation to the golf course dam upgrading and enlargement. Stormwater management for the project shall not adversely impact on the operation of the golf course.

B4 Trade Waste

- (a) A trade waste application shall be made to Orange City Council. The proponent shall comply with Orange City Council's Liquid Trade Waste Policy and the Department of Energy, Utilities and Sustainability's Liquid Trade Waste Management Guidelines.
- (b) The proponent shall obtain a waste activity licence pursuant to the Protection of the Environment Operations Act 1997 for the disposal of hazardous waste.

B5 Traffic Matters

- (a) The proponent shall undertake monitoring of the intersection of Forest Road and Huntley Road within 1 year of full development of the project. Appropriate intersection upgrading shall be undertaken as required. The cost of these works to the proponent shall be proportionate to the level of use generated by the proposal and shall be determined by Orange City Council in consultation with the proponent.
- (b) The Huntley Road access shall be closed to all traffic prior to the occupation of the project. All work shall be at full cost to the proponent.
- (c) The north-south pedestrian crossing through the ambulance entry shall be deleted.
- (d) The east-west pedestrian crossing to the south of the ambulance entry shall be deleted and relocated to the north of the ambulance entry. All work shall be at full cost to the proponent.
- (e) Vehicle access to the most-northern public car park containing 11 spaces shall be restricted from adjacent to the main entry to the hospital. Provision shall be made for alternative access from the northern internal road. All work shall be at full cost to the proponent.
- (f) Landscaping at internal roads intersections, curves and pedestrian facilities shall not obstruct sight lines.
- (g) The proponent shall liaise with the Roads and Traffic Authority on the preferred route for emergency vehicles through the City and signposting on classified roads. The provision of signage on classified roads shall be at full cost to the proponent.

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Note:

Sewer augmentation charges are not applicable to the project. Sixteen (16) ET's / beds have been transferred from the existing Orange Base Hospital site in Dalton Street to the development site. The transfer of ET's / beds will accommodate future extension and/or adaptive reuse of existing buildings on the development site. One (1) ET will be retained at the existing Orange Base Hospital site.

PART C – PROPONENT’S STATEMENT OF COMMITMENTS**C1 General**

- (a) The development will be undertaken generally in accordance with the Environmental Assessment Report dated September 2006 prepared by BBC Consulting Planners Pty Ltd (including accompanying Appendices) and drawings prepared by the Government Architects Office (ref. ORA_DA00-ORADA13) and the Preferred Project Report prepared by NSW Health dated November 2006.
- (b) The proponent will obtain all necessary approvals required by State and Commonwealth legislation in undertaking the project.
- (c) The proponent will liaise with the local community during the development process.
- (d) The proponent will continue to liaise with Orange City Council during the development process.
- (e) The proponent will continue to liaise with the Ex-Servicemen's Club.

C2 Demolition

- (a) Demolition will be undertaken in accordance with the requirements of *Australian Standards AS2601 – 2001: The Demolition of Structures* which is incorporated into the Occupational Health and Safety Act 2000 administered by WorkCover NSW.
- (b) A Hazardous Building Materials Management Plan will be prepared prior to demolition commencing.
- (c) Measures to control soil erosion during demolition will be introduced in accordance with currently accepted principles, as described in *Managing Urban Stormwater* (EPA NSW) and *Soil Erosion and Sediment Control* (The Institute of Engineers, Australia).

C3 Services

- (a) The proponent will comply with the requirements of the relevant public authorities in regard to the connection to, relocation and/or adjustment of services affected by the construction of the proposed development.
- (b) All redundant plumbing and drainage is to be capped off in accordance with AS/NZ 3500 and NSW Codes of Practice Plumbing and Drainage.
- (c) The design of the stormwater disposal system will be based on the latest edition of AR&R and Bureau of Meteorology ARI statistics, Authority guidelines and AS3500.
- (d) The proponent will continue to liaise with the Ex-Servicemen's Club with reference to works to be carried out to the dam situated within the golf course.

C4 Vegetation

- (a) The proponent will provide landscaping in accordance with drawings prepared by the Government Architects Office (Ref. ORA_DL01-ORA_DL02).
- (b) The proponent will seek to retain as many trees as possible within the site.
- (c) All trees on the site within the vicinity of areas of works that are to be retained will be suitably protected by way of tree guards, barriers or other measures as necessary to protect root system, trunk and branches during construction and demolition.
- (d) Where mature trees are removed, consideration will be given to replacement with mature specimens.
- (e) The Fairy Sparkle Garden currently accommodated at the Orange Base Hospital site will be relocated to the Bloomfield Campus.
- (f) The new access road will be screened by vegetation to minimise its visual impact on the site.

C5 European Heritage

- (a) All heritage aspects of the works will be supervised by an appropriately qualified heritage consultant to ensure that the impact on the significant fabric is minimised and appropriate mitigation measures are taken.
- (b) Detailed archival recording (including measured drawings, photographic and video recording) of buildings and structures to be demolished, and surrounding landscape, will be carried out *prior to demolition*. These archival records will be compiled with historic records, including copies of original plans, subsequent plans, historic photographs etc. A set of these documents will be stored on site, as well as off-site locations as required.
- (c) Prior to occupation, an interpretation strategy and plan will be prepared in accordance with the Heritage Office's guidelines. This will include a strategy for moveable heritage items and be supported by an oral history programme, to convey the heritage significance of the site to users of the site.
- (d) All works which affect the existing built fabric of heritage buildings and structures within the site will be carried out in accordance with the Burra Charter.
- (e) Significant original fabric from buildings and structures to be demolished, including joinery, will be salvaged for reuse in works to other heritage buildings on the site or retained for future reuse.
- (f) The original painted glass panels from Ward 20 will be retained and reused within the new hospital development in conjunction with detailed interpretation about this building.
- (g) Maintenance and repair work to buildings and structures of heritage significance will be undertaken in accordance with the policies in the Conservation Management Plan prepared by the Government Architects Office Heritage Section (July 2006).
- (h) A Heritage Architect will be engaged to provide advice in relation to further detailed design and construction involved in the project.

- (i) The original fabric of existing buildings to be refurbished (including joinery, fireplaces and fittings) will be retained where possible.
- (j) Detailed recording (including measured drawings and photographic recording) of the existing configuration of buildings to be refurbished as part of the project will be carried out *prior to the commencement of works*.
- (k) Where possible, new internal subdividing walls to be introduced to heritage buildings will be reversible and evidence of walls removed as part of the project will be retained through the use of nib walls and similar devices.
- (l) Building work to heritage buildings will be undertaken by qualified and experienced contractors with an understanding of the principles of heritage conservation.
- (m) Advice will be sought from the NSW Heritage Council's Fire, Access and Services Advisory Panel regarding changes to services or fire safety upgrades within heritage buildings as appropriate.

C6 Aboriginal Heritage

- (a) Liaison with the Orange Local Aboriginal Land Council will be maintained to resolve potential issues in relation to the management of Aboriginal cultural heritage that may arise during the during the development process.
- (b) The Orange Local Aboriginal Land Council will be invited to participate in any additional archaeological investigations conducted *prior to development being carried out at the site*.
- (c) An archaeological monitoring and recording program will be undertaken during the works. If any unexpected archaeological relics are discovered during the construction, the work should be stopped and the Heritage Office, Department of Planning should be notified immediately.
- (d) An archaeological test excavation will be undertaken within the moderate and high archaeological potential zones indicated in the Aboriginal Heritage Impact Assessment (attached at Appendix 4) *prior to development commencing at the site*. A suitably qualified archaeologist will be commissioned to prepare a research design and excavation methodology to guide these excavations.
- (e) If human burials are found during archaeological excavation, or at any time during the development process, excavation work will cease immediately. The NSW Police Service and DEC will be notified and advice sought before recommencement of work on the site.

C7 Access for People with Disabilities

- (a) The design of the facilities will permit effective, appropriate, safe and dignified use by all people, including those with disabilities and will be in accordance with:
 - NSW Health Facility Guidelines, in particular *Part B – Design for Access, Mobility, OH&S and Security*.
 - DDS32 Improved Access for Health Care Facilities.
 - The Building Code of Australia.

C8 Construction Management

- (a) *Prior to the commencement of construction*, a Construction Environmental Management Plan will be prepared. This plan will include:
- Development of a site specific soil erosion and sediment control plan;
 - Details of construction hours;
 - Air quality/dust control procedures;
 - Noise management procedures;
 - Waste Management Plan;
 - Flora and Fauna Protection Plan;
 - Community Safety Plan;
 - Arrangements for pedestrian and vehicular access during construction;
 - Storage and handling of materials procedures;
 - Environmental Training and Awareness;
 - Contact and complaints handling procedures; and
 - Emergency preparedness and response.
- (b) *Prior to the commencement of works at the site* all asbestos based and other hazardous materials that will be disturbed during refurbishment works will be removed. Removal of asbestos based materials will be undertaken in accordance with the regulations and requirements of the NSW Government and the WorkSafe Australia Asbestos Code of Practice and Guidance Notes.
- (c) *Prior to the commencement of works to the Canobolas Clinic* further investigation to determine the extent of contamination in the vicinity of this building will be carried out. Appropriate measures to remediate the site will be undertaken as required.
- (d) Measures to control soil erosion during construction will be introduced in accordance with currently accepted principles, as described in *Managing Urban Stormwater* (EPA NSW) and *Soil Erosion and Sediment Control* (The Institute of Engineers, Australia).
- (e) Access to existing facilities within the site, including the Riverside Centre and recreational facilities leased by the Ex-Servicemen's Club will be maintained during construction.

C9 Ecological Sustainable Development

- (a) The proponent is committed to the principles of sustainability as defined in the Environmental Planning and Assessment Act 1979. The construction and operation of the hospital will be undertaken in accordance with the Premier's Memorandum No. 2003-2 High Environmental Performance for Buildings and the requirements of the Environmental Performance Guide for Buildings (EPGB).
- (b) The engineering services and building passive design will complement each other in design and operation to jointly achieve the functional outcomes for the building, including providing an energy-efficient, healthy, thermally comfortable and acoustically acceptable indoor environment.

- (c) Water conservation and water cycle management will be considered in the design (e.g. rainwater reuse, stormwater management, water recycling).
- (d) Only environmentally sound materials (with minimal impact on the environment, minimised use of non-renewable resources, non-hazardous substances, minimised impact on indoor air quality and high recycled/recyclable content) will be used wherever possible.

C10 Operation

- (a) An operational environmental management plan will be prepared *prior to the opening of the hospital to the public*. The plan will address, but will not be limited to, the following matters:
 - Measures to ensure protection of heritage buildings and assets;
 - Protection of flora and fauna and minimisation of anti-social behaviour;
 - Visitor safety;
 - Site security;
 - Noise management *including noise from emergency helicopter movements*;
 - Traffic and pedestrian management;
 - Storage of materials;
 - Emergency and evacuation procedures;
 - Fire safety;
 - Waste management and ESD initiatives;
 - Lighting; and
 - Signage.
- (b) Appropriate measures will be introduced to prevent golf balls from entering the Health Campus grounds from the adjoining golf course to the north.
- (c) A Waste Management Plan describing the procedures for the disposal of all waste generated by the Health Campus will be prepared, *prior to occupation*.

C11 Access and Movement

- (a) *Prior to construction*, an Access and Safety Plan will be prepared to maintain access and use of the site (including access to existing facilities not associated with the Health Campus development including recreational facilities) during the redevelopment programme to ensure the safety of existing users of the site.
- (b) The provision of a minimum of 931 parking spaces on the subject land in a manner that is in accordance with *Australian Standard AS2890.1 – 1993 Car Parking* requirements.
- (c) The erection of signs that clearly indicate to the drivers of vehicles, both on and off the subject land, the driveway by which they are to enter or leave the subject land.
- (d) Lighting of the accesses, internal roads, pedestrian area and the median will conform to the appropriate level of Australian Standard AS1158.
- (e) Signposting of the access should conform to Australian Standards AS1742.

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- (f) Parking on all internal roads within the site except the short term parking proposed within the Porte Cochere will be banned.
 - (g) *Prior to occupation*, a wayfinding signage plan will be developed for the site.
 - (h) A marked pedestrian crossing will be installed south of the bus bay and across the Porte Cochere.
 - (i) The construction of a new access to the site off Forest Road:
 - The entry will be controlled by a priority controlled intersection.
 - A left turn deceleration lane for traffic travelling southbound on Forest Road will be provided into the site.
 - A protected right turn bay on Forest Road will be provided for northbound traffic.
 - A protected right turn acceleration lane for traffic turning right out of the access will be provided.