



NSW GOVERNMENT  
**Department of Planning**

**ORANGE - BLOOMFIELD  
HOSPITAL REDEVELOPMENT  
LOT 230 DP 720596 &  
PART LOT 206 DP 42900  
FOREST ROAD, ORANGE  
Proposed by Department of Health**

Director-General's  
Environmental Assessment Report  
Section 75I of the  
Environmental Planning and Assessment Act 1979

November 2006



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NSW Department of Planning  
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# 1 EXECUTIVE SUMMARY

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The Department of Health (the Proponent) is proposing comprehensive redevelopment of health care facilities in Orange. The project forms part of a State program to restructure health service provision (service delivery and physical infrastructure) in the Greater Western Area Health Service (GWAHS). The redevelopment of Bathurst Hospital was the first project within the restructuring program to proceed.

The Orange-Bloomfield hospital redevelopment is a Major Project under *State Environmental Planning Policy (Major Projects) 2005*, to which Part 3A of the Environmental Planning and Assessment Act 1979 applies. The project involves construction of a new hospital and mental health facilities at the site of the existing Bloomfield Mental Hospital. The project will facilitate the consolidation of the majority of health services provided across Orange to a single site and will include the relocation of Orange Base Hospital and other health services from Orange to the Bloomfield campus.

The Bloomfield site comprises various allotments and tenures. The existing hospital is located on land described as Lot 230 DP 720596. The proposed development will be situated on land described as Lot 230 DP 720596 and part Lot 206 DP 42900, Forest Road, Bloomfield.

The \$141.1 million redevelopment of health care facilities in Orange involves:

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

During the exhibition period, the Department received a total of 4 submissions from public authorities, 1 draft submission from a public authority and 1 submission from the public. Key issues considered in the Department's assessment included:

- Onsite and onstreet traffic arrangements
- Heritage significance
- Natural vegetation
- Stormwater management
- Environment protection licences

Orange City Council was sub-delegated the planning and assessment functions conferred on the Director-General by Part 3A of the Environmental Planning and Assessment Act 1979. The Department has assessed the merits of the project and is satisfied that the impacts of the proposed development have been addressed via the Proponent's Statement of Commitments and the Department's recommended conditions of approval, and can be suitably mitigated and/or managed to ensure a satisfactory level of environmental performance. On these grounds, the Department is satisfied that the site is suitable for the proposed development and that the project will provide environmental, social and economic benefits to the region. In addition, all statutory requirements have been met.

Consequently, the Department recommends that the project be approved, subject to conditions of approval.

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## 2 BACKGROUND

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### 2.1 Site Location and Description

The subject site is contained within the Local Government Area of Orange City. The Bloomfield precinct is located some 4km to the south of the Orange Central Business District, and is bounded by Huntley Road to the north and east, Bloomfield Road to the south and Forest Road to the west.

The Bloomfield site comprises various allotments and tenures. Bloomfield Mental Hospital is located primarily on land described as Lot 230 DP 720596, owned by the Health Administration Corporation. New hospital buildings will be located on Lot 230 DP 720596 (held by the Health Administration Corporation) and part Lot 206 DP 42900 (comprising Crown Land).

In addition to the hospital use, the subject site is currently used for community service activities, open space and public recreation. Adjoining landuse / development comprises open space and industrial to the north and north-east, general rural to the east and rural environment protection (water catchment) to the south.

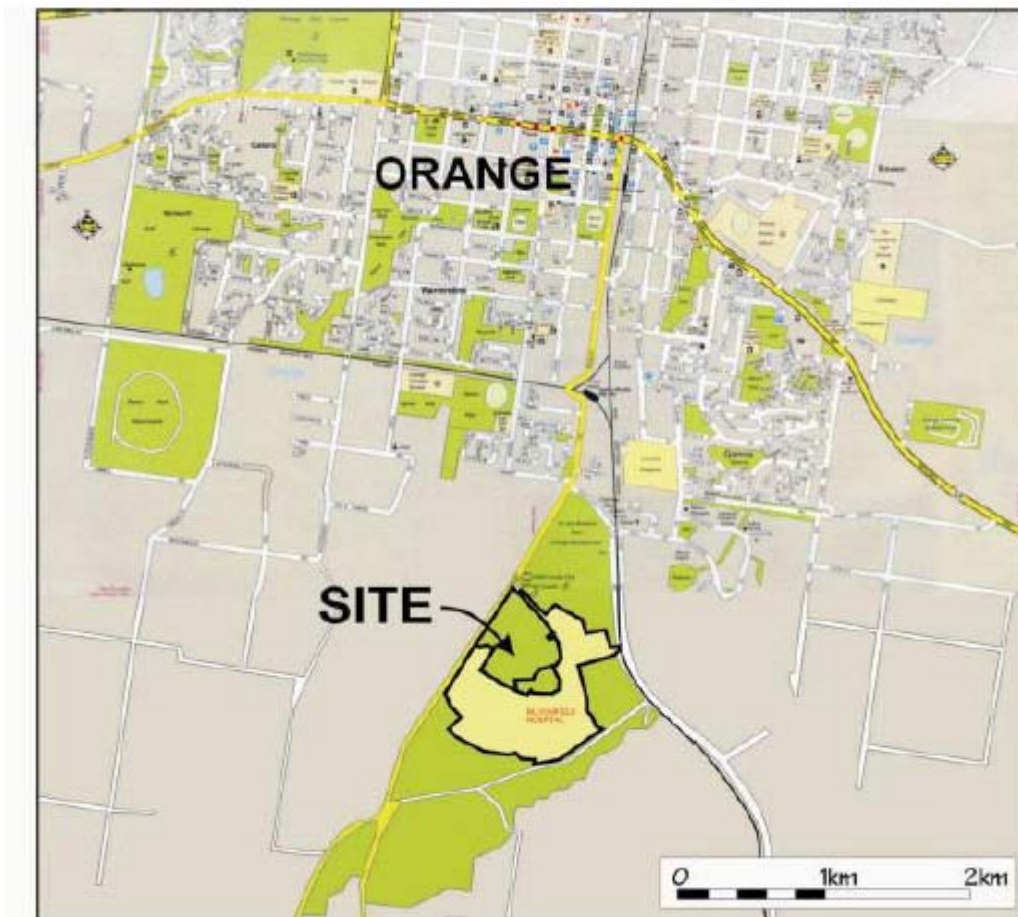


Figure 1. Site location (UBD)

## 2.2 Built Environment

The Bloomfield site is comprised of 3 distinct precincts.

The western portion of the site comprises the main hospital precinct. Some 40 buildings are located in this part of the site including the main hospital building, administration building, ward buildings, leisure centre, workshops, kitchen and stores, outbuildings, chapel, museum and Central West Linen Service. Ward 20 or the TB Ward is also located to the north of this precinct and isolated from other hospital buildings. The Health Administration Corporation owns this part of the site, described as part Lot 230 DP 720596.



*Photo 1 Ward 20 / TB Ward*



*Photo 2 Administration Building*

The central portion of the Bloomfield site comprises various recreation uses including golf course, playing fields, cricket oval, bowling green and swimming pool. Associated buildings including bowling club and storage sheds are located in the vicinity of the recreation uses. This part of the site, described as Lot 206 DP 42900, comprises Crown Land under the trusteeship of Orange City Council and leased to the Orange Ex-Services Club.

The eastern portion of the site comprises the secondary hospital precinct. Some 15 buildings are located in this part of the site including caretakers / staff dwellings, hostel, guest house and ward buildings. The Health Administration Corporation owns this part of the site, described as part Lot 230 DP 720596.



*Photo 3 Ward 1 Nymagee Lodge*



*Photo 4 Gosling Creek Guest House*

The site precincts are defined by internal access roads, which are generally east-west and north-south in orientation. Buildings are arranged on an east-west axis and address public recreation spaces and landscaped grounds. The symmetrical axial layout of building, roads, formal gardens and parklands creates a residential village character.

The original buildings on the Bloomfield site were constructed between 1920-1930, with Federation, Arts & Craft and Interwar architecture prevailing. The built form comprises a mix of single and two storey buildings. Architectural features common to the site include symmetrical building design, recessed verandah decoration, columns and portico details, and articulated facades. External finishes commonly comprise face brick and stucco wall facades and terracotta roof tiles.

The site has been the subject of a number of alterations and additions to existing buildings circa 1930-1970; and construction of new buildings circa 1980-1990. Notwithstanding, the site layout and neighbourhood character has been retained.

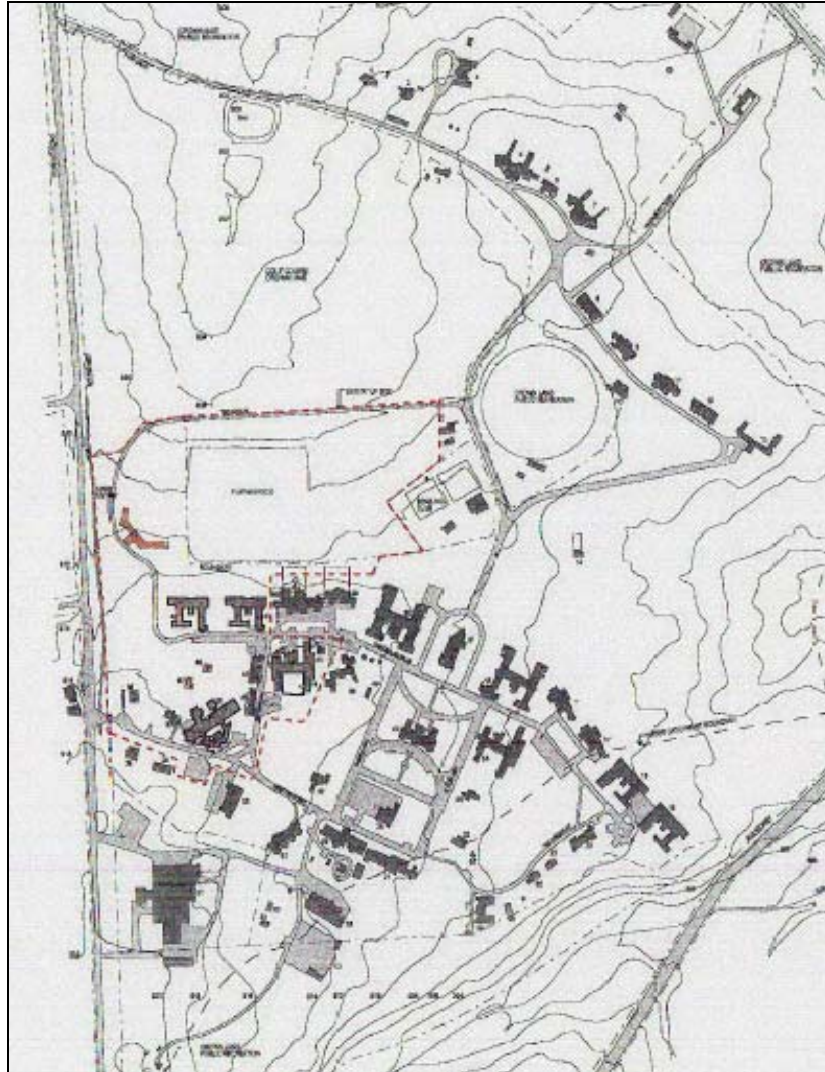


Figure 2 Existing Site Plan (development site shown outlined in red)

### 2.3 Natural Environment

A north-south ridgeline traverses the site and slopes gently to the southeast and north. Total fall across the site is some 20m. The ridgeline has created 2 hydrological catchments, with dams in the golf course and near the southern boundary providing stormwater retention. The southern portion of the site adjoining Bloomfield Road is contained within the city's water supply catchment and is subject to flooding.

The soil composition generally comprises Pyroxene Olivine Basalt. Minor and localised lead contamination has been identified in the western portion of the site containing the main hospital buildings.

Indigenous and exotic vegetation is located on the site. Grassy woodland exists in the southeastern portion of the site, close to Brandy and Gosling Creeks; remnant woodland comprising individual trees exists in the developed areas and golf course; and large mature eucalypts with patches of native understorey exist throughout the site. Exotic vegetation was introduced to the site during establishment of the hospital and comprises poplars, oaks, elms, conifers and palms. Exotic plantings are located along entry roads, at road axes and in formal gardens. The site does not contain any known threatened species of flora or fauna habitat.

The ridgeline that traverses the site affords significant vistas to industrial and rural land to the northeast; Mount Canobolas and Gosling Creek to the south and southwest; and recreation / open space to the north.

## 2.4 Access

Vehicular access is available to the Bloomfield site from Forest and Huntley Roads. Both roads are classified rural roads, with a two-lane formation and 80km/hr speed limit. The site comprises 4 vehicle access points along the Forest Road frontage, including single lane entry to the hospital, single lane entry to the golf course and dual access to the Central West Linen Service. A single lane entry is available to the site from Huntley Road and connects with internal access roads.

## 2.5 Cultural Values

The original inhabitants of the subject land were people of the Wiradjuri language group. The subject land does not contain sites or objects of Aboriginal significance.

The subject site is located on the following (European) heritage lists and registers:

Register	Date	Details
State Heritage Inventory	10 March 2006	Bloomfield Hospital
Orange Local Environmental Plan 2000 (amended)	12 May 2000	Nymagee Lodge and landscape features including entrance gateway, Elm Avenue and Grounds
Department of Health Preliminary Heritage and Conservation Register	February 1992	Bloomfield psychiatric precinct comprising Nymagee Lodge, Gwydir and Yuambi Buildings, grounds and entrance gates
Orange Heritage Study	1985	Bloomfield Hospital Nymagee Lodge

## 2.6 Utilities

All utility services (electricity, telecommunications, water and sewer) are available to the site and of suitable capacity for the existing landuse and improvements.

## 3 PROPOSED DEVELOPMENT

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### 3.1 Project Description

The project includes the following elements:

- The construction of a new two/part three storey purpose built general hospital building including basement car park and roof top helipad
- The construction of an acute mental health facility building
- The construction of a secure mental health unit building
- The demolition of existing buildings including Ward 20 and horticultural buildings
- The provision of landscaped areas and soft landscaping and removal of specific trees
- The refurbishment of existing buildings
- The construction of vehicular and pedestrian access, car parking and associated structures
- The provision of associated utility services
- Construction of a radiotherapy unit attached to the eastern façade of the general hospital building
- Subdivision of Lot 206 DP 42900 to excise the development site

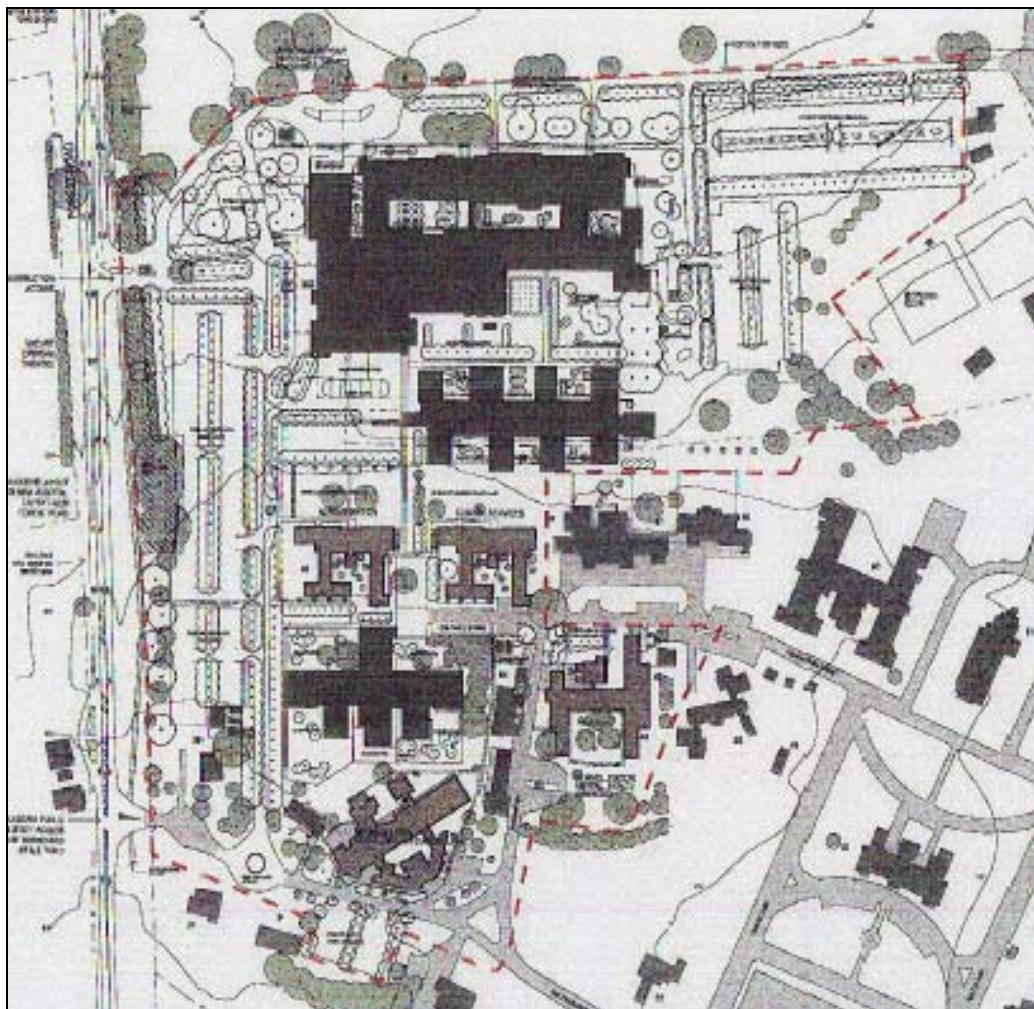


Figure 3 Proposed site plan

## 3.2 Project Elements

### General Hospital

The general hospital building will be sited on playing fields to the north of the existing mental hospital buildings. The 2-3 storey hospital will comprise 28,000m<sup>2</sup>, and provide the following health service functions:

Lower ground floor -	staff car parking and support services (food services, supply and cleaning, records, pharmacy and pathology)
Ground floor -	administration, inpatient beds (child and adolescent mental health, paediatric, rehabilitation, cancer), procedural care (emergency, imaging, intensive care) and ambulatory care (blood bank, breast screen, chemotherapy)
First floor -	education / training, inpatient beds (maternity, surgical, acute medical), procedural care (operating theatres, sterilizing, dental) and ambulatory care (community health)
Roof -	Helipad

The building will be sited and designed to address Forest Road. The main entrance to the hospital will be located on the western (Forest Road) elevation, with secondary public access on the eastern elevation at the rear of the building. The ambulance and emergency access will be sited on the southern elevation.

The new hospital building will be of contemporary design and detailing with an emphasis on the horizontal. The building will generally comprise rectangular façades articulated by horizontal openings and a mix of external finishes (precast concrete panels, terracotta wall panels and metal cladding).

It is noted that provision is made in the project plans for future expansion of the general hospital to provide for radiotherapy to the east, blood bank to the north and community health to the south. The design and detailing of the future additions to the general hospital are unknown. The radiotherapy extension has now been incorporated into the project (see Pat 3.3 below). A condition is attached requiring further project application/s be made for the other nominated expansions.

### Helicopter Landing Site

A helicopter landing site will be provided on the roof of the general hospital building. The helipad will be used exclusively for emergency aero medical evacuation, retrieval and rescue purposes.

### Acute Mental Health Facility

The Acute Mental Health Facility building will be sited immediately to the south of the general hospital building. The single storey building will comprise an area of some 900m<sup>2</sup> and will accommodate administration activities and inpatient beds for acute mental health patients.

The facility will provide an interface between old and new buildings on the site. The building design and detailing will complement the modernist styling of the general hospital to the north (horizontal built form and openings); and the traditional styling of the ward buildings to the south (roof pitch, external colours and finishes). The building form comprises a central spine with wards extending to the north and south, each of which will be separated by garden spaces. The use of 'wing' wards will be reflective of the layout of the original buildings.

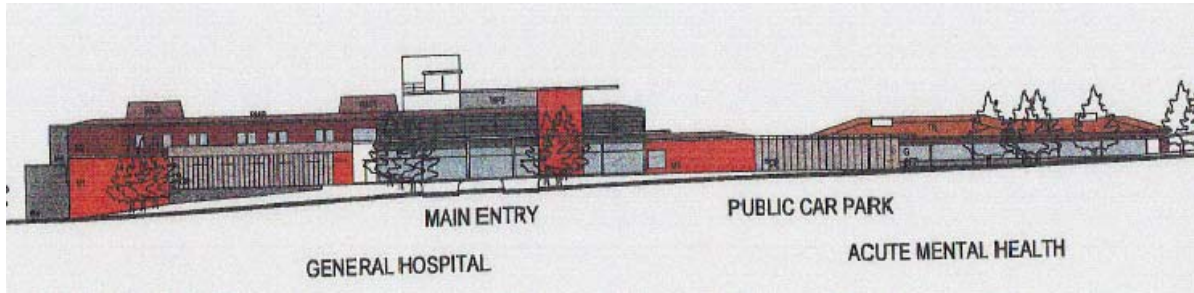


Figure 4 Western elevation (from Forest Road)

### Secure Mental Health Facilities

The Secure Mental Health Facility building will be contained within the group of existing hospital buildings along the Forest Road frontage. The single storey building will comprise an area of some 900m<sup>2</sup> and will accommodate administration activities and inpatient beds for secure mental health patients. The building will be similar in bulk and scale, design and detailing with the Acute Mental Health Facility building.

### Demolition of Existing Buildings

Ward 20 and horticultural buildings including the sunken greenhouse, potting shed, aviary and associated nursery will be demolished. Ward 20 is located adjacent to Forest Road and to the west of the existing playing fields. Removal of the ward building will facilitate construction of vehicle parking and manouevring areas for the main hospital. The horticultural buildings are contained within the group of existing hospital buildings, with frontage to Forest Road. Removal of the horticultural buildings will facilitate construction of the Secure Mental Health Facility.

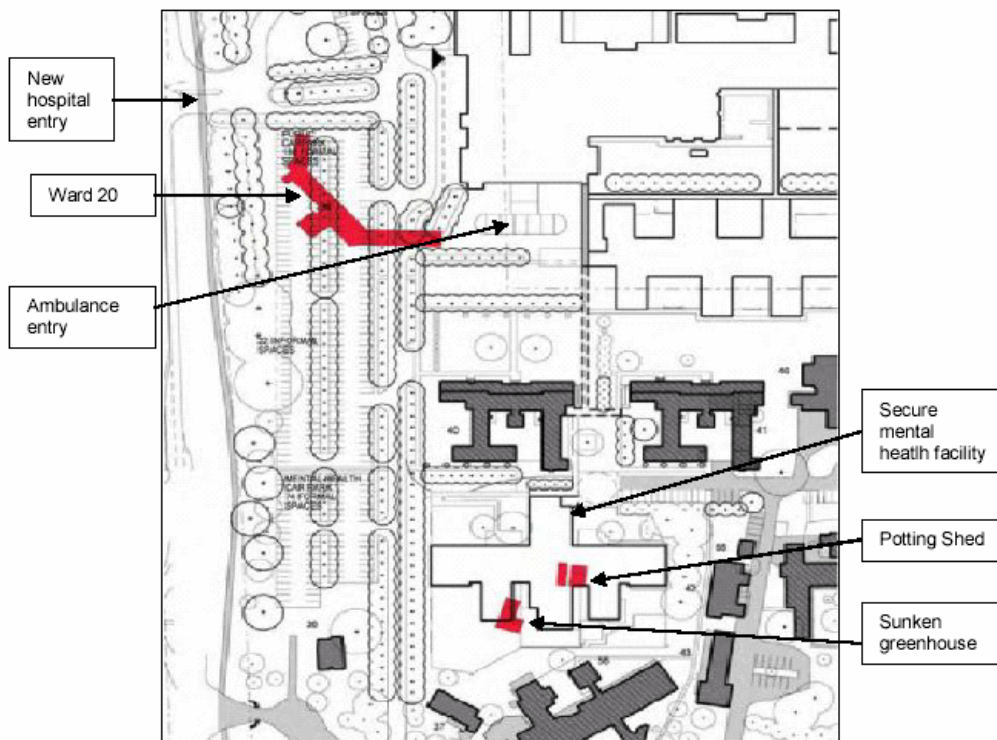


Figure 5 Buildings proposed for demolition



*Photo 6 Sunken Greenhouse*

## Landscaping

Major landscaping components of the project will include:

- Retention of the tree avenue along Forest Road, including replacement planting as required and additional infill planting
- Provision of a 'Fairy Sparkle Garden' in the vicinity of the paediatric unit
- Creation of tree avenues along internal service roads
- Screening of service areas and carparks with mass plantings
- Provision of hard and soft landscaping in courtyards

## Refurbishment of Existing Buildings

Existing Wards 18 and 19, Amaroo and the Canobolas Clinic will be refurbished. Wards 18 and 19 comprise the most north western buildings in the group of existing hospital improvements, with Amaroo and the Canobolas Clinic located near the existing hospital site access. Refurbishment works will involve minor internal changes to convert the buildings for administration, clinical services and rehabilitation functions. No external works to the buildings are proposed.



*Photo 7 Ward 19*



*Photo 8 Canobolas Clinic*

## Access

Alterations to site access arrangements will comprise an additional access for the new hospital buildings and an upgraded access for the existing hospital buildings.

A new entry off Forest Road will be constructed immediately to the west of the general hospital. Intersection works will comprise a left turn deceleration lane for southbound traffic; a protected right turn bay for northbound traffic; and a protected right turn acceleration lane for southbound traffic exiting the site.

The existing entry to the Bloomfield Mental Hospital will be altered to provide left turn only ingress and left and right turn egress. The intersection will be upgraded to provide a left turn deceleration lane for southbound traffic.

## Parking

A total of 1,020 onsite parking spaces will be provided for the health campus, with the main area of parking provided along the site frontage to Forest Road. Car parking for the project will include:

- 326 public spaces for the new hospital
- 244 staff spaces, including 52 spaces located on the lower ground level of the general hospital
- 102 public and staff spaces for the mental health facility, and
- Retention of 348 of the existing parking spaces within the Bloomfield Hospital site

Additionally, designated parking will be provided for police vehicles, ambulances, special visitors and undertakers.



Figure 6 Proposed traffic, parking and access arrangements

## Signage

Comprehensive signage will be provided for the health campus, comprising directional signs, public information and business identification signs. Details of signage are not contained in the project application.

### 3.3 Preferred Project

Advice from the proponent as to the preferred project was received on 16 November 2006. The proponent advises:

*'In response to the submissions made and comments from the community and stakeholders, no significant changes have been made to the Project as exhibited. Changes proposed are:*

- 1 *Approval is sought for the subdivision of land. This plan is a plan of subdivision of Crown Land comprising Lot 206 in DP42900 to enable Crown Land on which the project is to be constructed to be transferred to the Health Administration Corporation. [The plan of subdivision is attached at Appendix E.]*
- 2 *Approval is sought for the construction of a Radiotherapy Unit. Provision was made in the project application for the future expansion of the general hospital building at ground floor level on the eastern end of the Inpatient Cluster for Radiotherapy. The proponent wishes to seek approval for the construction of this facility as part of this application.*

*The facility will contain 2 radiotherapy bunkers and associated technical support and clinical support areas. The facility would be constructed in the area designated for this purpose and indicated on the project application drawing ORA\_DA06. The building will be constructed of external materials that are compatible with the general hospital building that the Radiotherapy Unit will be part of. This unit will be constructed in an area currently proposed for soft landscaping in the form of lawn and gardens.*

*Consideration has been given to the environmental impacts of this unit. The project already provides a wide range of services in cancer care and treatment on an inpatient and outpatient basis. The Radiotherapy Unit will complement these services in a manner that will have no significant adverse impact on the amenity of the area. The environmental impacts of the project with the Radiotherapy Unit will be the same as those assessed in the Environmental Assessment prepared as part of the project application. The unit will have significant benefits in health service delivery to the area.'*

## 4 STATUTORY CONTEXT

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### 4.1 Major Project

The project is declared to be a Major Project under *State Environmental Planning Policy (Major Projects) 2005* being *Schedule 1 Group 7 Clause 18 'Hospitals.'* The Director-General formed the opinion on 1 April 2006. As such, the development is a project to which Part 3A of the Environmental Planning and Assessment Act 1979 applies, for the purpose of Section 75B of that Act.

### 4.2 Permissibility

Pursuant to Orange Local Environmental Plan 2000 (amended), the site is zoned Part 1(a) General Farming and Part 6 Open Space. The proposal is defined as a 'hospital.' Hospitals are permissible with Council's consent in the 1(a) General Farming zone pursuant to Clause 29(2)(b). Hospitals are permissible on that part of the land zoned 6 Open Space, pursuant to Clause 26 of the LEP. The proposal is considered to be consistent with the objectives of Zone Nos. 1(a) and 6.

### 4.3 Instrument of Delegation

Orange City Council was sub-delegated the planning and assessment functions conferred on the Director-General by Part 3A of the Environmental Planning and Assessment Act 1979, on 1 April 2006. Council assumed responsibility for the following tasks:

- Preparation of Director-General's Environmental Assessment requirements
- Preparation of a 'test of accuracy' of the Environmental Assessment
- Public consultation and notification of the project application
- Consultation with relevant government departments as part of the assessment process
- Preparation of the report to the Director-General
- Preparation of a draft instrument of approval

Orange City Council (under the delegation of the Department of Planning) has met its legal obligations and the Minister has the power to determine this project.

### 4.4 Environmental Planning Policies

The assessment of the proposed development is subject to the following environmental planning instruments and strategies:

- *State Environmental Planning Policy (Major Projects) 2005*
- *State Environmental Planning Policy No 11 - Traffic Generating Development*
- *State Environmental Planning Policy No 55 - Remediation of Land*
- *Orange Local Environmental Plan 2000 (amended)*

The proposal has also been considered against the following non-statutory documents:

- *Orange Development Control Plan 2004*

The proposed development has been assessed against these controls in Appendix F to this report.

## 5 CONSULTATION AND ISSUES RAISED

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### 5.1 Public exhibition

The Major Project application was exhibited for a period of 30 days, commencing 20 September 2006 until 20 October 2006.

Copies of the proponent's Environmental Assessment and associated documents were available for inspection at the offices of the Department of Planning, Sydney and Dubbo; Orange City Council; and Orange City Library. Details of the application were placed on the websites of the Department of Planning and Orange City Council.

Copies of the proponent's Environmental Assessment were forwarded to relevant government agencies, including the Roads and Traffic Authority, Department of Environment and Conservation, Department of Natural Resources, Department of Lands and Heritage Office. Details of the application were forwarded to all landowners directly adjoining the subject land.

### 5.2 Public Authorities

Four (4) submissions were received from the following agencies in response to the public exhibition of the project:

- Roads and Traffic Authority & Regional Development Committee - Western Region
- Department of Environment and Conservation
- Department of Lands
- Heritage Office

A Draft submission was also received from RailCorp. Subsequent correspondence was received from Australian Rail Track Corporation (ARTC) after the close of the exhibition period, requesting an extension of time to provide a Final submission. ARTC was advised submissions would be accepted until 5.00 Friday 10 November. A Final submission was not received. The Draft RailCorp submission has been referred to the proponent.

Issues raised in the submissions are outlined below.

#### **Roads and Traffic Authority & Regional Development Committee - Western Region**

- Monitoring of the intersections of (i) Forest Road and Huntley Road; (ii) Moulder Street and Lords Place; (iii) Moulder Street and Peisley Street; and (iv) Peisley Street and Mitchell Highway will be required. Intersection alterations / upgrading may be necessary
- A median should be installed at the proposed Forest Road access
- The existing Forest Road access should include a widened sealed shoulder or left turn lane
- Access points should be illuminated in accordance with AS 1158
- Access points should be signposted in accordance with AS 1742
- An ambulance only access should be provided; this will necessitate rearrangement to onsite parking and manoeuvring arrangements
- Internal roads and intersections should be illuminated in accordance with AS 1158
- Internal roads and intersections should be signposted in accordance with AS 1742
- Sight lines should be maintained for all vehicle and pedestrian areas
- Bicycle access and secure parking should be provided for visitors and staff

- Intersections and curved roadways should accommodate vehicle swept paths on the left side of the internal road centrelines
- Detailed construction plans for access points onto Forest Road should be submitted to the RTA for approval
- An onsite pedestrian crossing or similar should be provided between the public car park and general hospital building
- Pedestrian facilities should be provided in Forest Road to provide pedestrian access to the post office and shop opposite the site
- Provision should be made / retained for shared footpaths and cycleways at each intersection
- Median refuge at the proposed site access should have a minimum width of 2.4m to accommodate bicycles
- All parking should be contained within the site
- The Huntley Road formation should be widened to allow passing opportunity
- The existing Huntley Road access should be upgraded
- The RTA should be consulted on the preferred route for emergency vehicles through the City, and signposting on classified roads
- All work is to be at no cost to the RTA

#### Department of Environment and Conservation

- An environmental protection licence should be obtained pursuant to the Protection of the Environment Operations Act 1997.

#### Department of Lands

- The stormwater system should have sufficient capacity to manage flows without affecting natural watercourses and adjoining Crown land
- Natural vegetation should be protected
- The development should not impact on public use of Crown land adjoining the site

#### Heritage Office

- The general principle of the project is noted and supported
- The project will have impacts on the heritage values of the site; the following measures should be considered to minimise those impacts:
  - Appropriate separation should be maintained between old and new buildings. The formal ward gardens to the north of building nos. 40, 41, 46, 47 and 48 should be retained
  - Infill buildings and alterations to existing buildings should comply with *Design in Context. Guidelines for Infill Development in the Historic Environment* (Heritage Office 2005)
  - The visual connection between the historic ward buildings and landscape setting should be conserved. Consideration should be given to relocating the proposed general hospital building and acute mental health building further to the west
  - Further applications should be prepared for building works and for detailed landscaping of the site
  - A management strategy should be prepared for the site addressing (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.
  - An interpretation strategy and plan should be prepared and implemented

- All heritage aspects of the project should be supervised by an appropriately qualified heritage consultant.
- Archaeological monitoring and recording should be undertaken during construction works. The Heritage Office should be informed of any relics discovered. The Department of Environment and Conservation should be informed of any Aboriginal objects discovered.

#### **RailCorp**

- The development should comply with *Interim Guidelines for Councils - Consideration of Rail Noise and Vibration in the Planning Process (RailCorp)*
- Stormwater discharge onto the rail corridor is unacceptable
- The Ash Street level crossing over the railway line should be upgraded or a contribution paid towards same

### **5.3 Public Submissions and Special Interest Groups**

One (1) submission was received from the public in response to the public exhibition of the project. The issues raised in the submission are outlined below.

- The proposed access point from Forest Road should be relocated to the south to allow direct paths of travel by ambulances to the ambulance and emergency entrance to the main hospital

The Department's response to the submissions received is contained in Appendix A. Key issues are also addressed in detail in Section 6 below, as relevant.

## 6 ASSESSMENT OF ENVIRONMENTAL IMPACTS

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### 6.1 Environmental Impacts

The Environmental Assessment requirements of the project form the basis for consideration of the following key issues:

- Heritage significance
- Traffic matters
- Relocation of existing health services
- Recreation facilities
- Native vegetation and significant or threatened fauna
- Potential site contamination
- Services, infrastructure and trade waste
- Helipad

### 6.1.1 Heritage Significance

*Issue:*

The impact of the project on the heritage significance of the site.

*Raised by:*

Department of Planning; Heritage Office; Orange City Council

*Consideration:*

The subject site is located on the following heritage lists and registers:

Register	Date	Details
State Heritage Inventory	10 March 2006	Bloomfield Hospital
Orange Local Environmental Plan 2000 (amended)	12 May 2000	Nymagee Lodge and landscape features including entrance gateway, Elm Avenue and Grounds
Department of Health Preliminary Heritage and Conservation Register	February 1992	Bloomfield psychiatric precinct comprising Nymagee Lodge, Gwydir and Yuambi Buildings, grounds and entrance gates
Orange Heritage Study	1985	Bloomfield Hospital Nymagee Lodge, Forest Road tree avenue

Bloomfield Hospital has historic, associative and aesthetic significance as an example of a mental hospital designed according to the philosophy and treatment regimes of the late 19th and early 20th century. It was the last of the large purpose built mental hospitals in NSW and one of only three built in rural areas. It has remained largely intact with regard to its original intention and layout as little development of the site has occurred since the completion of the original hospital buildings. Indeed, some of buildings continue to be used for mental health purposes.

The site is a landmark in the area, and stands out as a fine grouping of buildings in a village-like landscape setting. Through its physical fabric, layout and park-like setting, it demonstrates a humane method for the treatment of the mentally ill that is no longer carried out on such a large scale. The continual use of the site as a place of treatment for the mentally ill also makes Bloomfield significant, as does its tradition of promoting a close association with the local community through social, cultural and sporting activities.

A Heritage Impact Statement (HIS) (NSW Government Architect 2006) with submitted with the project application. The HIS considers the impact of the proposed development on the heritage significance of the site; and reviews the project against conservation policies contained in the *Bloomfield Hospital Conservation Management Plan (CMP)* (NSW Government Architect 2006).

The HIS concludes that the project will have positive and negative impacts on the heritage significance of the site. The major impacts are outlined below.

#### Continuation of landuse

The proposal comprises an intensification of the existing and historical use of the land. The extension of health care facilities is logical and appropriate. The project will retain most of the historic buildings from the early phases of site development, together with the site layout. Many areas of open space are unaffected by the proposal and will be retained. Some of the early and significant ward buildings are proposed for sympathetic adaptive re-use and the new landscape design reinforces the existing significant landscape character.

The CMP encourages continuation of the historic landuse (Policy 15). The HIS indicates that the project will have positive impacts on the heritage significance of the site. The Heritage Office notes and supports the project principle, which will continue the historic landuse for psychiatric care.

## Demolition of buildings

The project involves demolition of horticultural buildings and Ward 20.

The horticultural buildings, comprising the sunken greenhouse, potting shed, aviary and nursery, are situated to the south of Wards 18 and 19. The CMP identifies that this collection of structures contribute to the understanding of the processes and management of the hospital and its grounds. The horticultural buildings lie within the footprint of the proposed secure mental health facility building.

Ward 20 is situated immediately adjacent to Forest Road, to the south west of the new general hospital building. The CMP identifies Ward 20 as being of exceptional heritage significance, primarily linked to its rarity as an extant example of a Tuberculosis Ward in a mental hospital in NSW. This section of the site will be used for the development of the new hospital entry, internal access road and car parking.

The CMP provides that buildings from early phases of the use of the site should be conserved (part Policy 1). The HIS indicates that demolition of the buildings will have adverse impact on the significance of the site. The Heritage Office raised no objection to demolition of the buildings.

The heritage impacts associated with demolition of the horticultural buildings and Ward 20 have been carefully balanced against the operational requirements of the new health campus. Demolition of the horticultural buildings will enable functional integration of the proposed secure mental health facility with other mental health buildings in the vicinity, in accordance with NSW Health's policy to integrate facilities. It is noted that alternative locations for the new facility were considered, but were found to be unsuitable.

Removal of Ward 20 will ensure the safe and efficient operation of the health campus in terms of traffic and pedestrian amenity. The existing location of Ward 20 will prevent efficient ambulance entry to the site; disrupt vehicle movements within the campus; compromise car parking capacity within acceptable distance of the hospital; and prevent ease of pedestrian movement and way-finding to the main entrance of the hospital. Demolition of the building will provide for functional vehicle and pedestrian movements within the site.

The project was referred to Orange City Council's Heritage Advisor, Ms B Hickson (*B Arch (Syd) (First Class Honours), Master Applied Science (UWS)*) for independent assessment. The Heritage Advisor raised no objection to proposed removal of the horticultural buildings, however consideration should be given to relocating the sunken greenhouse. This building is the most significant in the group and relocation to a public place for reuse would be appropriate. A condition is recommended requiring the proponent to investigate options for relocation and appropriate reuse of the sunken greenhouse.

The Heritage Advisor indicated that removal of Ward 20 would not have a great material affect on the significance of the hospital site as a whole, due to the siting, condition, and existing use of the building. The TB ward is a stand-alone structure that differs in scale and character to other buildings on the site. It does not contribute to the aesthetic wholeness of the existing building collection. It is currently vacant and in a significant state of disrepair. Its lack of present use or purposes leaves it exposed for further disregard from the medical or recreation functions of the site.

Subject to archival recording, reuse of original fabric and erection of interpretive signage, demolition of the buildings will not materially affect the heritage significance of the site. The HIS concurs that reuse of original fabric and archival recording will minimise the impacts of demolition on the site's significance. Appropriate measures are contained within the proponent's Statement of Commitment in this regard.

## Open Space and Views

The general hospital building will be constructed to the north of existing hospital buildings, on land currently occupied by playing fields. The siting of the building will result in the loss of open space, landscaping and views to and from the site.

The CMP provides that existing open spaces and parkland setting should be maintained (Policy 24), and that new development should avoid intrusion on the outlook or views from the early buildings (Policy 35). The HIS indicates that the proposal will result in negative impacts on the institutional parkland and the setting of the main axis of male wards. The Heritage Office also raised concern in respect of the loss of visual connection between the historic ward buildings and the parkland setting.

The operational requirements of the hospital have been a major factor in the design and siting of the hospital. From an operational perspective the chosen location provides good access to Forest Road and facilitates the integration of existing Bloomfield hospital buildings into the new health campus. This location also enables the new hospital to capitalise on the natural fall of the landform to minimise bulk and scale and the associated visual impact of the new building on the adjoining heritage buildings.

The new buildings will obstruct only a *part* of the east-west axis, with the visual connection between the natural and built environment to be retained for 8 of the 11 historic buildings along the axis. The siting of buildings will allow visual clustering of old and new buildings, will not disrupt the traditional site layout and will allow retention of the historic garden curtilages. The proposed location will allow for retention and infill of the Forest Road tree avenue, with positive visual impacts on the streetscape.

Orange City Council's Heritage Advisor indicates that the part loss of open space and views is not unacceptable as the playing fields and associated view corridor are not of core value to the site usage and its historic interpretation and significance, that is, the playing fields historically comprised an adjunct to patient care, rather than a core part of medical treatment. No objection is raised to the proposed siting of buildings.

## Generally

On balance, the project design seeks to minimise potential adverse impacts on the significance of the site as follows:

- Minimising the intrusion into the site by clustering new development towards the west of the site
- Maintaining the historic axis of Bloomfield
- Relating the existing buildings to the new hospital by respecting historic gardens and curtilage where appropriate
- Use of the sloping site to minimise the visual impact of the buildings immediately adjacent to Wards 18 and 19
- The new general hospital has been limited to two storeys when viewed from Wards 18 and 19
- Heritage buildings, including Wards 18 and 19 and Amaroo, are to be incorporated into the Health Campus and adaptively reused for administrative and clinical services
- Landscaping surrounding the new development is in keeping with the existing character of the site and will include a mixed vegetation palette of native and introduced species. New planting will include species that are already found on the site and others that are sympathetic to the character of the site and suited to local conditions
- The retention of the majority of key elements of the existing historic complex and landscape, including its layout and most of its existing buildings
- The existing ward buildings while surrounded by the new development will be separated by gardens to recognise the original heritage gardens
- Views to / from 8 of the 11 historic ward buildings along the east-west axis will be maintained

*Resolution:*

The site has provided mental health services for the last 80 years. The proposed extension of general and mental health services on an established hospital site is both logical and desirable. The proposed development provides a valuable opportunity to revitalise the Bloomfield Hospital site and will ensure the long term productive use of the site and the conservation of its buildings.

The introduction of the Orange health campus to the Bloomfield Hospital site will have both positive and negative heritage impacts on the site and its character. Significant effort has been expended in exploring options for the proposed development including consideration of schemes to retain various existing buildings and the use of various parts of the existing hospital. Careful design of the new facility has ensured that demolition will be kept to a minimum. The majority of existing buildings will be retained and some will be refurbished to accommodate health uses. New development will be confined to the west of the site, in the vicinity of the southern group of existing hospital buildings. The design and siting of the health campus seeks to minimise potential impacts on the significance of the site. Appropriate measures are contained within the Department's conditions of approval and the proponent's Statement of Commitment in this regard.

## 6.1.2 Traffic Matters

### *Issue:*

The impact of the development of localised traffic arrangements; the suitability of proposed access and onsite traffic facilities; and capacity of onsite parking.

### *Raised by:*

Department of Planning, Orange City Council, Roads and Traffic Authority, Regional Development Committee - Western Region, Dr. P Bilenkij

### *Consideration:*

## Traffic Generation & Intersection Performance

Orange Health Campus Redevelopment -Traffic Report (Masson, Wilson and Twiney 2006) was submitted with the project application. Traffic generation associated with the development is estimated to comprise 383 vehicle trips in the morning peak and 330 vehicle trips in the evening peak.

The Traffic Report considers the capacity of the local road network in the vicinity of the site. This assessment confirms that the intersections comprising the various site accesses, Forest Road and Huntley Road, would operate satisfactorily during the morning and afternoon peak periods. Notwithstanding, the intersection of Forest Road and Huntley Road would operate *near* to capacity during the evening peak. The subject intersection is located along the alignment of the Southern Distributor Road (SDR). The Traffic Report states:

*The future intersection performance of Huntley Road / Forest Road will depend upon whether the assumed background traffic growth was realised and on the timing of an intersection upgrade that would occur as part of the Orange Ring Road... As construction of the ultimate hospital development will take some 10 years, it is recommended that counts be undertaken close to the date of commissioning of the hospital to allow the needs of the intersection to be better explored at that time*

Monitoring of this intersection and the potential for intersection upgrading was also raised by the Roads and Traffic Authority. A condition is recommended requiring monitoring of the intersection within 1 year of full development of the project and appropriate intersection upgrading as required at full cost to the proponent.

It is noted that the performance of other intersections was also raised by the Roads and Traffic Authority including Moulder Street and Lords Place; Moulder Street and Peisley Street; and Peisley Street and Mitchell Highway. It is understood that these intersections are the subject of various investigations and grant proposals. The City of Orange Traffic Committee and Orange City Council will consider intersections upgrading or alterations as required.

## Access Arrangements

Alterations to site access arrangements will comprise an additional access for the new hospital buildings and an upgraded access for the existing hospital buildings.

A new entry off Forest Road will be constructed immediately to the west of the general hospital. Intersection works will comprise a left turn deceleration lane for southbound traffic; a protected right turn bay for northbound traffic; and a protected right turn acceleration lane for southbound traffic exiting the site. The existing entry to the Bloomfield Mental Hospital will be altered to provide left turn only ingress and left and right turn egress. The intersection will be upgraded to provide a left turn deceleration lane for southbound traffic.

Orange City Council is responsible for the design and construction of Forest Road access points. Consultation with the RTA will continue in relation to this matter. The submitted Traffic Report indicates that the proposed new access and upgraded existing access will operate with a satisfactory level of service during peak periods of traffic generation.

A single lane entry is also available to the site from Huntley Road. While this entry is not intended to provide access to the health campus, the entry connects with internal roads and would provide convenient access to public and staff carparks to the east of the general hospital. Conditions are recommended requiring minor upgrading of the entry prior to occupation, and intersection monitoring and upgrading as required, within 12 months of full development of the project.

### **Onsite Vehicle Arrangements**

The onsite vehicle arrangements for the project will accommodate a maximum vehicle size of 19m (semi-trailer). The proposed internal road layout will provide for functional distribution of vehicles entering the site. Staff and service vehicles will be directed to the northern access road, with public vehicles to enter either the Porte Cochere or the main public car park. The current proposal minimises vehicle conflict and promotes efficient vehicle access to key destinations. Minor alterations to vehicle areas and facilities are addressed in the proponent's Statement of Commitment and the draft Instrument of Approval.

### **Onsite Parking**

Pursuant to the submitted Traffic Report, the project will generate a requirement for 931 onsite parking spaces, based on staff numbers and bed spaces. A total of 1020 onsite parking spaces will be provided, in excess of parking requirements. The proposed parking areas comply with Australian Standard AS 2890.1.

#### *Resolution:*

Monitoring of the intersection performance of Forest Road and Huntley Road will be required. A condition is recommended requiring monitoring of the intersection within 1 year of full development of the project and appropriate intersection upgrading as required at full cost to the proponent. The proposed access, onsite traffic facilities and car parking arrangements are considered to be appropriate.

### 6.1.3 Relocation of Existing Health Services

*Issue:*

The justification of the proposed hospital site, particularly in relation to the urban population of Orange and surrounding areas, taking into account the proposed relocation of services from the existing location near the centre of Orange.

*Raised by:*

Department of Planning, Orange City Council

*Consideration:*

The Bloomfield site was chosen over two other sites for the project, namely the existing Orange Base Hospital site, Dalton Street, and Sydney University site, Leeds Parade. The Bloomfield site will provide good functional layouts for the new hospital, and allow integration with existing mental health facilities on the land. The new facility would not interrupt delivery of existing health services at the existing Orange Base Hospital or at the Bloomfield Mental hospital during construction. The site allows for the development of major hospital and future expansion within a rural site offering pleasant ambience, open views and appropriate orientation.

An important advantage of the Bloomfield Hospital site is the ability to retain the existing mental health services provided on the site and integrate these services with mainstream acute and ambulatory care services. Unlike other sites investigated, the Bloomfield site is of an adequate size to accommodate tertiary mental health services alongside mainstream health services. The integration of mental health services with other hospital and community health services is consistent with NSW Health's preferred approach to mental health service delivery.

Development of the Bloomfield site for the proposed health campus will involve the relocation of existing health services from the Orange CBD. This will have implications for future landuses in the CBD and access to services for residents.

#### **Future Landuses**

The health services quarter located some 600m to the north of the CBD comprises the existing Orange Base Hospital and various health and medical related facilities. There is a clear trend for private medical services to cluster in the area of Orange Base Hospital, particularly along Dalton and Anson Streets; relatively few are located outside the central area or south of Summer Street.

Private clinical services fulfill a major economic and social role for Orange generating employment and income, both directly and indirectly in the wider community. They are also a fundamental part of the wider health and medical industry. In economic terms, these services constitute one of the main land uses to the north of Orange CBD and contribute to the vitality and viability of the town centre.

Local businesses, particularly health and medical related facilities on and in the vicinity of the Base Hospital, are likely to be affected by the proposed relocation of existing facilities to Bloomfield. The level of impact is likely to depend on the relocation of private facilities and facilities that replace the hospital at the existing site.

Where clinics choose to relocate from Orange to Bloomfield, the properties vacated could be converted to appropriate uses. Orange Local Environmental Plan provides for various complementary business and community uses in the 2(a) Urban Residential Zone. Clinics which choose to remain in Orange may find their businesses are incompatible with the future land use planning vision for the old Orange Base Hospital site. These clinics may also be threatened by new competitors that locate at Bloomfield.

The proponent submits that given the current strength and diversity of the Orange CBD, it is unlikely that the viability and vitality of the town centre would be adversely affected by the proposed relocation of the Orange Base Hospital. A Business Centre Strategy Review has recently been prepared for Orange City Council by Leyshon Consulting Pty Ltd (November 2005). The Review demonstrates that the existing base hospital site is located outside of the CBD. As such, relocation of health services will not have demonstrable affect on the viability of the CBD. It is noted that private health and medical related facilities in the health services quarter are primarily located in former dwelling houses, and may be converted to the former use and alternative business or community uses.

### Access to Health Services

The proposal involves the relocation of the existing hospital from its current location close to Orange CBD to a more peripheral location to the south of the City. Surveys carried out in respect of the Traffic Impact Assessment for the project highlight that the majority of staff and visitors travelling to the existing hospital do so by private car. Of note, a significant proportion of the hospital's users are people who live outside the Orange LGA.

For the financial year 2002/03 and 2003/04 inpatient activity at Orange Base Hospital was provided as follows:

- 54% to residents of Orange
- 22% to the residents of Bathurst, Parkes, Forbes, Cabonne and Blayney LGAs
- 16% to residents in other LGAs in the south eastern sector of the GWAHS, and
- The remaining 8% to residents of other locations.

The Department of Health's own benchmark for accessibility states that in the event of an emergency it should not take more than 20 minutes to get to hospital from all residences within the township. This is achievable in almost any location within the LGA to the Bloomfield site.

Of note, a significant proportion of the hospital's users are people who live outside the Orange LGA which means that for many its location within the city is largely irrelevant provided that the road network enables direct and safe vehicle access. Car travel is expected to be the principle mode of transport to the new hospital and will result in greater usage of the surrounding road network.

The proposed development incorporates specific improvements to Forest Road to facilitate the increase in traffic that will be generated as a result of the relocation of the hospital to Bloomfield. There is currently no public transport provision to the Bloomfield site. Measures to facilitate safe and convenient bus services to the site have been incorporated into the design of the health campus. Bus drop off zones will be provided within the site. Discussions have taken place with local bus service providers and buses will be made available to the new hospital once operational.

#### *Resolution:*

The proposed health campus at Bloomfield will not have demonstrable impacts on the viability of the Orange CBD. Reuse of former health related premises to the north of the CBD is permissible under the operative planning controls. The health campus will remain accessible to hospital users.

#### 6.1.4 Recreation Facilities

*Issue:*

The impact of the project on existing recreational facilities within and adjacent to the site and measures proposed to address any loss of, or impact on those facilities

*Raised:*

Department of Planning, Orange City Council

*Consideration:*

The Bloomfield site comprises a number of existing recreation facilities including playing fields, cricket/football oval and golf course. The recreation facilities are located on Crown Land under the trusteeship of Orange City Council and leased to the Orange Ex-Services Club.

The project will impact on existing recreation facilities as follows:

- The new general hospital will be constructed on existing playing fields, resulting in a loss of recreation space.
- The existing playing fields currently provide onsite stormwater detention for Bloomfield hospital buildings. The introduction of built development in this location will have implications for site drainage from existing and proposed buildings and impervious areas.
- A staff parking area will be constructed to the north of the new general hospital and adjoining the golf course. There is potential for stray golf balls to damage vehicles and buildings or injure pedestrians.

Measures proposed to mitigate these impacts are outlined below.

Notwithstanding the loss of the subject playing fields, the proposal will not impact on the cricket / football oval located to the east of the health campus. In order to offset the loss of recreation space, a condition is recommended requiring the proponent to contribute towards improvements to public recreation on the Bloomfield site. An agreement has been reached between the Department of Planning, Orange City Council and the Ex-Services Club in relation to this matter. Improvements may include (but are not limited to) the provision of perimeter lighting to the cricket oval. Lighting will allow evening and night use of the oval.

The project will upgrade and augment the existing stormwater system and drain all stormwater from the site into the existing dam on the golf course. The dam will be upgraded and enlarged to provide wetland and retention capabilities. Measures to effectively manage stormwater have been incorporated into the design of the proposed development. A condition is recommended that stormwater management for the project shall not adversely impact on the operation of the golf course; the proponent shall liaise with the Orange Ex-Services Club in relation to stormwater management.

The project will not alter the existing operation or use of the golf course. The staff parking area will be screened from the golf course by existing and proposed trees. Landscaping will provide a degree of screening and protection from stray golf balls. The nearest tee off area in the vicinity is located to the north of the car park, with balls to be travelling in a westerly direction, parallel to the new carpark. In order to provide appropriate protection, a condition is recommended that fencing / netting be erected adjacent to the car park. All fencing works shall be at full cost to the proponent.

The loss of the playing fields has been carefully balanced against the benefits associated with developing the Orange Health Campus at the Bloomfield site and in the location proposed. The siting of the new building has distinct advantages. Firstly, it is conveniently located close to the main vehicular arrival point to the site on Forest Road. Secondly, the building is sited to reduce its visual impact on the existing Bloomfield campus, the fall in the site at this point will reduce the visual impact of the new hospital building on existing heritage buildings; and thirdly, the chosen location is relatively flat and unencumbered. Building in this location also minimises the need to remove trees from the site.

*Resolution:*

There will be no net loss in recreation facilities associated with the project. Appropriate conditions will be imposed to mitigate / minimise the impacts of the project on adjoining recreation facilities.

### 6.1.5 Native Vegetation and Significant or Threatened Flora and Fauna

*Issue:*

Impacts on any significant native trees within the site and any mitigation measures proposed; and impacts on any significant threatened flora or fauna.

*Raised by:*

Department of Planning; Department of Lands, Orange City Council

*Consideration:*

A Tree Assessment Report (prepared by Agile Arbor Tree Service) was submitted with the project application. The Bloomfield hospital site does contain some large mature eucalypts and although the area is highly weed invaded, some patches of native understorey are evident. These mature trees provide habitat for a variety of bird species.

Where possible, existing trees in the development site will be retained however, new development will necessitate the removal of individual specimens. Those trees removed as part of the proposed development, and which are capable of being relocated within the site will be retained and protected.

The existing avenue of Pin Oaks and Cottonwoods along Forest Road will be retained and protected. The proposed development will have a minimal impact on these trees. A second row of Cottonwood trees, affected by drought, will be replaced with appropriate species.

A Flora and Fauna Assessment (Capital Insight Pty Ltd 2006) was submitted with the project application. The assessment demonstrates it is unlikely that any threatened species are present within the site. It is noted that one threatened species is recorded as occurring within the Orange LGA, namely the Blue-billed duck. This species is unlikely to be present within the site.

*Resolution:*

There are no significant native trees within the development site or significant threatened flora or fauna that will be affected by the project.

### 6.1.6 Potential Site Contamination

*Issue:*

Any contamination and its impacts on the environment, including mitigation and disposal measures as applicable.

*Raised by:*

Department of Planning; Orange City Council

*Consideration:*

A Stage 1 Environmental Site Assessment (prepared by Macquarie Geotech) was submitted with the project application. Site investigations and testing were undertaken over that part of the site to be developed. No contamination was identified over the proposed location for the general hospital building; however, some lead contamination was identified in the vicinity of the proposed secure mental health building. Further investigation will be required in this regard. Notwithstanding this, the contamination found within the site was considered to be of no significant risk to the surrounding population.

Site investigations also revealed the presence of a number of potentially hazardous materials within the site. These issues will be managed during the demolition/refurbishment process in accordance with the proponent's Statement of Commitments.

*Resolution:*

Environmental Site Assessment indicates that the site is generally not subject to significant contamination and is considered suitable for the proposed development. Notwithstanding the minor and localised lead contamination, the proponent's Statement of Commitment provides for further investigation of the affected area and appropriate remediation as required.

### 6.1.7 Services, Infrastructure and Trade Waste

*Issue:*

The capacity of water, sewer, stormwater, power and telecommunications to serve the project; an assessment of any upgrading to infrastructure necessary to service the development; permanent sediment and erosion controls and detention works were required; and proposed arrangements for the disposal of trade waste.

*Raised by:*

Department of Planning; Department of Lands, Orange City Council

*Consideration:*

The existing infrastructure and services within the Bloomfield site will be extended and modified to service the new and refurbished buildings. Orange City Council has been contracted to design and construct reticulated (boosted) water supply and sewerage to the hospital boundary.

The project will upgrade and augment the existing stormwater system and drain all stormwater into the existing dam on the golf course. The existing dam will be upgraded and enlarged to provide wetland and retention capabilities.

The project will provide accepted sediment and erosion controls and detention works as described in *Managing Urban Stormwater* (Environment Protection Authority) and *Soil Erosion and Sediment Control* (The Institute of Engineers Australia).

In order to manage liquid trade waste associated with the hospital operations, a condition is recommended requiring the proponent to comply with Orange City Council's Liquid Trade Waste Policy and the Department of Energy, Utilities and Sustainability's Liquid Trade Waste Management Guidelines. A liquid trade waste application shall be considered by Orange City Council and forward to DEUS for concurrence. In respect of hazardous waste, a condition is recommended requiring the proponent to obtain a waste activity licence pursuant to the Protection of the Environment Operations Act 1997 for the disposal of hazardous waste.

#### Headwork Charges

Orange City Council is the Water Authority for the City of Orange and under Division 5 of Part 2 of Chapter 6 of the Water Management Act 2000 is able to charge water and sewerage headwork charges for the increased demand / loading on Council's water and sewerage infrastructure.

The demand / loadings on water and sewerage systems generated by various developments is defined by Public Works tables and the specific loadings tables for hospitals state:

#### PWD Manual of Practice

HOSPITALS - HYDRAULIC LOADINGS			
	Loading	Unit Adopted	ET/Unit
a	Sewerage	1 Bed	1 ET
b	Water **	1 Bed	1 ET

\*\*Water loading based on average litres per day for a residential house in Orange is 1000 litres per day and a hospital bed is 1000 litres per day.

Therefore for both water and sewerage the loading is 1 bed = 1 ET.

Orange City Council current headwork charges are:

i	Water Supply Headworks	\$6,050.20 per ET
ii	Sewerage Headworks	\$3,338.08 per ET

These contributions are indexed by CPI on 1 July each year.

The Environmental Assessment Report dated September 2006 prepared by BBC Consulting Planners Pty Ltd states:

### 3.13 Bed Spaces (page 56)

*The existing Orange Base Hospital currently provides a total of 190 bed spaces. A further 158 bed spaces are accommodated at the Bloomfield site. There will be an increase of 99 bed spaces. The proposed development will provide for a total of 447 bed spaces, including existing, relocated and new bed spaces, as detailed below:*

**Table 10 Bed Spaces**

<i>Facility</i>	<i>Proposed Bed Space</i>	<i>Details</i>
<i>General Hospital</i>	<i>217</i>	<i>190 bed spaces (including 4 CAMHS bed spaces) to be relocated from existing Orange Base Hospital.</i>
<i>Mental Health 1 - Acute Mental Health, SMHSOP &amp; Low Rehabilitation</i>	<i>64</i>	<i>28 bed spaces to be relocated from existing Audley Clinic. 24 bed spaces to be relocated from existing Amaroo Low Secure Rehabilitation Unit.</i>
<i>Mental Health 2 - CAMHS, SMHSOP Assessment, PICU</i>	<i>30</i>	<i>-</i>
<i>Mental Health 3 - Secure &amp; Medium Secure Rehabilitation</i>	<i>40</i>	<i>-</i>
<i>Turon House Secure Rehabilitation</i>	<i>16</i>	<i>As existing</i>
<i>Manara Clinic Secure Rehabilitation</i>	<i>16</i>	<i>As existing</i>
<i>Wattlegrove Geriatric Rehabilitation</i>	<i>16</i>	<i>As existing</i>
<i>Canobolas Clinic Low Secure Rehabilitation</i>	<i>20</i>	<i>Existing number of bed spaces to be retained within newly refurbished building</i>
<i>Moonya Cottages Low Secure Rehabilitation</i>	<i>12</i>	<i>As existing</i>
<i>Poplars Sub-Acute Mental Health Care</i>	<i>16</i>	<i>As existing</i>
<b><i>TOTAL</i></b>	<b><i>447</i></b>	

### Summary of Loadings (Table 10)

<b>Site</b>	<b>Existing Loadings</b>	<b>Proposed Loadings</b>
Base Hospital	190	217
Bloomfield / Mental Health	158	230
<b>Totals</b>	<b>348</b>	<b>447</b>

The development proposes to transfer all existing loading credits from the Orange Base Hospital site in Dalton Street and all Mental Health facilities at Bloomfield to the new Health Campus to offset the payment of water and sewerage headwork charges.

However using the figures supplied by the proponent there is difference of 99 additional beds which equates to 99 ET's.

## Historical Loadings

Appendix 2, Bloomfield Hospital Conservation Management Plan Vol 1, July 2006 report no. 05/18 advises, on page 50, that at the time of an intensive review in 1989 there were 274 beds and 195 patients at Bloomfield but patient numbers were expected to reduce to 150 during the 1990's. It would appear that the existing bed loading at Bloomfield could historically be 274 beds.

It is recommended that the historical bed loading for the Bloomfield site be assessed as 274 beds. Therefore the adjusted Summary of Loadings would be:

### Adjusted - Summary of Loadings

Site	Existing Loadings Historical	Proposed Loadings
Base Hospital	190	217
Bloomfield / Mental Health	274	230
<b>Totals</b>	<b>464</b>	<b>447</b>

Therefore there are no additional beds proposed in association with the new health campus. There is however a surplus of 17 beds associated with the transfer of beds from the Orange Base Hospital and the existing Bloomfield site to the new health campus at Bloomfield.

### Existing Base Hospital Site

The project does not involve reuse of the existing Orange Base Hospital site in Dalton Street. Sixteen (16) ET's / beds have been transferred from the Orange Base Hospital 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.

#### *Resolution:*

All utility services are available to the site and subject to augmentation and extension, will be adequate for the project. The proponent's Statement of Commitment provides for appropriate connection, relocation and adjustment of services as required. Sewer augmentation charges are not applicable to the project, as ET's / beds will be transferred from the existing Orange Base Hospital to the development site.

### 6.1.8 Helipad

*Issue:*

The suitability of the design and siting of the proposed helipad.

*Raised by:*

Department of Planning; Orange City Council

*Consideration*

The project involves construction of a helicopter landing site (HLS) on the roof of the general hospital. The HLS will be sited above the critical care units with direct access to lifts.

A 'Concept Design Report Helicopter Landing Sites' was submitted with the project application. The design features of the proposed helipad comprise:

- Helipad dimensions - 26m x 26m
- Final approach and take off area (FATO) - 37m diameter
- Ground effect area - 18.5m diameter
- Landing and lift off area - 9m x 9m
- Flight paths - 37m diameter widening at 10° splay to 58.8m in a north-west and south-east direction

The design of the proposed HLS is based on (but not limited to) the following:

- Civil Aviation Safety Regulations 1998
- Civil Aviation Advisory Material - CAAP 92-2[1] *Guidelines for the establishment and use of helicopter landing sites*
- NSW Department of Health Circular based on CAAP 92-2[1]
- Various interstate and international guidelines and circulars.

The submitted Concept Design Report maintains that the rooftop facility is the preferred solution for helicopter accessibility for the project. Elevated landing sites at hospitals have significant advantages over surface-levels sites including fewer security issues; improved safety to non-participants; less environmental impacts in terms of noise and rotor wash; and efficient transfer of patients from the aeronautical environment to the hospital environment.

The siting of the hospital and HLS is acceptably removed from residential areas to prevent landuse conflicts associated with operation of the helipad. Notwithstanding the flight paths to the north-west and south-east, the diameter of the FATO will ensure helicopters are removed from future urban areas as identified in the Orange Sustainable Settlement Strategy (Parsons Brinckerhoff 2004).

*Resolution:*

The design of the HLS will comply with relevant legislation, circulars and guidelines. The siting of the helipad is considered to be appropriate for both hospital operations and non-participants on / in the vicinity of the site.

## 6.2 Other Matters

### 6.2.1 Public Benefits and the Public Interest

The development of the site is considered to be in the public interest in that:

- It is consistent with the objects of the Environmental Planning and Assessment Act 1979
- It has been designed in a manner that will minimise the impact on the natural and built environment
- It incorporates a best practice planning approach with high quality site design consistent with principles of ecological sustainability
- It has been designed to respond to the Bathurst – Orange Health Service Improvement Program objectives and is consistent with current NSW Health Service policies
- The proposal is generally in accordance with the provisions and requirements of the relevant planning instruments and will not have any known negative impact on the environment, property values or public health.
- The development of the site will generate significant economic benefits
- The proposal will not pose undue risk to the safety and security of the surrounding community and public in general.
- The proposal will enable the more efficient and effective operation of Orange – Bloomfield Health Services and meet the functional requirements of the NSW Department of Health
- The new hospital will contribute towards meeting the health, employment and social needs of the Orange community
- The design and siting of the health campus seeks to minimise potential impacts on the significance of the site.
- The development provides the opportunity to revitalise the existing Bloomfield site and some of its heritage buildings consistent with the principles of urban design and with modern health care practices.

The project has been found to impact on some elements of the heritage significance of the site and will result in a change in the way the local community access health care services. Notwithstanding these impacts, the overall improvement in health service delivery by the NSW Department of Health as a consequence of the development results in a development that, on balance, is in the public interest.

## 6.2.2 Suitability of the Site

The site is considered suitable for the proposed development for the following reasons:

- The location of the proposed development is considered suitable. The site is peripheral to the City of Orange, and although located further from the CBD it remains accessible to hospital users.
- The site will provide good functional layouts for the new hospital, and allow integration with existing mental health facilities on the land. The site allows for the development of major hospital and future expansion within a rural site offering good ambience, open views and appropriate orientation.
- The site will facilitate retention of the existing mental health services provided on the site, and integrate these services with mainstream acute and ambulatory care services. The site is of an adequate size to accommodate tertiary mental health services alongside mainstream health services. The integration of mental health services with other hospital and community health services is consistent with the preferred approach to mental health service delivery.
- The proposed development is considered to be compatible with existing development in terms of its use and bulk and scale relationships. The development provides the opportunity to revitalise the existing Bloomfield site and some of its heritage buildings consistent with the principles of urban design and with modern health care practices. The new buildings are contained within the site and are designed to fit in with the existing Bloomfield hospital complex.
- The nature and siting of the new work will not result in any adverse impacts on neighbourhood amenity.
- The proposed development will not adversely affect the natural environment to any significant extent. The new buildings have been positioned to compliment the existing topography, which will facilitate site drainage and stormwater run-off.
- The proposal comprises an intensification of the existing use of the land. The extension of existing health care facilities which have operated on the site successfully for more than 80 years is logical and appropriate. It is considered that the proposal is compatible with surrounding land uses.
- The development will ensure the long term productive use and conservation of existing buildings and will help to continue the historic use of the site as a hospital.
- All utility services are available to the site and subject to augmentation and extension, will be adequate for the project.
- The site is not subject to known natural hazards.
- The site is not subject to significant contamination and is considered suitable for the proposed development.

### 6.2.3 Future Opportunities

The proposal will provide opportunities for future development as follows:

- Appropriate redevelopment of the existing Orange Base Hospital site in Dalton Street
- Further development of the Bloomfield site or land in the vicinity for private health and medical related businesses relocating from the existing health quarter in the Orange town centre
- Potential for establishment of a private hospital on land in the vicinity of the Bloomfield site
- Conversion of relocated health and medical related business premises in the Orange town centre to appropriate uses
- Sympathetic adaptive reuse of buildings on the Bloomfield site for complementary and ancillary development
- Revitalisation of the heritage significance of the Bloomfield site.
- Development of a supporting hospital suburb to the south of the existing Orange urban area
- Construction of the southern distribution road to the north of the hospital site

## 7 CONCLUSION

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Orange City Council was sub-delegated the planning and assessment functions conferred on the Director-General by Part 3A of the Environmental Planning and Assessment Act 1979. The Department has assessed the EA and considered the submissions in response to the proposal. The key issues raised in submissions related to the heritage significance of the site, and onstreet and onsite traffic amenity.

The Department has considered these issues and a number of conditions are recommended to ensure the satisfactory addressing of these issues and minimal impacts as a result of the proposal.

The proposed development will allow for redevelopment of health care facilities in Orange comprising a general purpose hospital, acute and secure mental health unit, demolition of buildings, construction of vehicle areas, and provision of landscaping and utility services.

The project application has largely demonstrated compliance with the existing environmental planning instruments.

On these grounds, the Department considers the site to be suitable for the proposed development and that the project is in the public interest. Consequently, the Department recommends that the project be approved, subject to conditions of approval.

## 8 RECOMMENDATION

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It is recommended that the Minister:

- (A) consider the findings and recommendations of this report;
- (B) approve the project application, subject to conditions, under Section 75J of the *Environmental Planning and Assessment Act, 1979*, and
- (C) sign the Determination of Major Project (**tagged A**).

Prepared by:

Endorsed by:

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Senior Planner  
ORANGE CITY COUNCIL

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ORANGE CITY COUNCIL

## APPENDIX A. SUBMISSIONS

### ORANGE - BLOOMFIELD HOSPITAL REDEVELOPMENT MAJOR PROJECT 06\_0111

#### Summary of all agency submissions received for this application

*NB. Because of the varying degree of detail provided in agencies' submissions from DGRs stage to exhibition stage (ie. some agencies submitted detailed comments at DGRs stage yet did not respond during exhibition), this summary seeks to record all matters raised by agencies as well as provides a Departmental response.*

DATE	STAGE OF PROCESS	AGENCY COMMENT	DEPARTMENT'S RESPONSE
<b>Roads and Traffic Authority and Regional Development Committee - Western Region</b>			
4/10/2006 and 6/10/2006	Exhibition	Monitoring of the intersections of (i) Forest Road and Huntley Road; (ii) Moulder Street and Lords Place; (iii) Moulder Street and Peisley Street; and (iv) Peisley Street and Mitchell Highway will be required. Intersection alterations / upgrading may be necessary.	<p><i>(i) Forest Road and Huntley Road</i></p> <p>The subject intersection is located along the alignment of the Southern Distributor Road. A condition is recommended requiring monitoring of the intersection within 3 years of full development of the project and appropriate intersection upgrading at full cost to the proponent.</p> <p><i>(ii) Moulder Street and Lords Place; (iii) Moulder Street and Peisley Street; (iv) Peisley Street and Mitchell Highway</i></p> <p>It is understood that intersections (ii) and (iv) above are the subject of investigations and Federal grant proposals for upgrading. The City of Orange Traffic Committee and Orange City Council will consider intersections upgrading or alterations as required.</p>
		A median should be installed at the proposed Forest Road access	A 2.4m wide median will be installed at the proposed Forest Road access.
		The existing Forest Road Bloomfield access should include a widened sealed shoulder or left turn lane	The proposed development will include widening of the shoulder at the Forest Road Bloomfield access.
		Access points should be illuminated in accordance with AS 1158	This matter is addressed in the proponent's Statement of Commitments
		Access points should be signposted in accordance with AS 1742	This matter is addressed in the proponent's Statement of Commitments

	An ambulance only access should be provided	The current proposal will allow an ambulance to enter the site and travel unimpeded to the ambulance parking area with priority over all other traffic; providing a separate entrance to the north would require an ambulance to give way to entering traffic where the service road meets the main entry. No objection is raised to the proposed entry / exit arrangements.
	An onsite roundabout should be provided adjacent to the proposed Forest Road access to distribute road users	The proposed internal road layout will provide for functional distribution of vehicles entering the site. Staff and service vehicles will be directed to the northern access road, with public vehicles to enter either the Porte Cochere or the main public car park. The current proposal minimises vehicle conflict and promotes efficient vehicle access to key destinations. An onsite roundabout is considered to be unnecessary.
	Access to the main carpark should be restricted from the Porte Cochere by 'no right turn' arrangements	Right turn movements from the southern end of the Porte Cochere will be required in order that vehicles may utilise right turn egress to Forest Road from the proposed site access. Utilising the existing Bloomfield access for right turn egress to Forest Road would be inefficient. Sight lines are appropriate to prevent conflict between vehicles turning right from the Porte Cochere and vehicles travelling along the internal road.
	Remove pedestrian crossings through the 'drop off zone' and 'ambulance entry'	<p>The pedestrian crossing through the Porte Cochere will provide direct pedestrian access from the public carpark to the main hospital entry and should be retained. The Porte Cochere will comprise a low speed environment with parking not permitted in close proximity to the pedestrian crossing.</p> <p>The pedestrian crossing through the ambulance entry however, may cause conflict / congestion between pedestrians and emergency vehicles. It is recommended that a condition be imposed requiring the deletion of the pedestrian crossing through the ambulance entry and the relocation of the nominated pedestrian crossing from the south of the ambulance entry to the north.</p>
	Parking should occur in designed parking areas only and not on internal roads	This matter is addressed in the proponent's Statement of Commitments.
	Access to the most northern car park (containing 11 spaces) should be via the northern internal road	Restricting access to the most northern carpark from the main carpark would provide for more functional distribution of road users and minimise conflict between vehicles accessing key destinations (eg. site exit, public carpark and Porte Cochere). A condition is recommended requiring deletion of the access to the northern carpark from adjacent to the main entry to the hospital and provision of alternative access from the northern internal road.
	Internal roads and intersections should be illuminated in accordance with AS 1158	This matter is addressed in the proponent's Statement of Commitments.

	Internal roads and intersections should be signposted in accordance with AS 1742	This matter is addressed in the proponent's Statement of Commitments.
	Sight lines should be maintained for all vehicle and pedestrian areas	This matter is addressed in the proponent's Statement of Commitment. In order to further maintain sight lines, a condition is recommended requiring establishment and maintenance of appropriate landscaping at internal road intersections, curves and pedestrian facilities.
	Bicycle access and secure parking should be provided for visitors and staff	The project provides bicycle access and accommodation. Staff parking will be fitted with security alarms; the layout and landscaping of public carparks has been designed with regard to the principles of Crime Prevention Through Environmental Design.
	Intersections and curved roadways should accommodate vehicle swept paths on the left side of the internal road centrelines	The internal road network and intersections have been designed to comply with AutoTURN. The road layout is satisfactory.
	Detailed construction plans for access points onto Forest Road should be submitted to the RTA for approval	Orange City Council is responsible for the design and construction of Forest Road access points. Consultation with the RTA will continue in relation to this matter.
	An onsite pedestrian crossing or similar should be provided between the public car park and general hospital	Pedestrian crossings are provided between the public car park and general hospital.
	Pedestrian facilities should be provided in Forest Road to provide pedestrian access to the post office and shop opposite the site	A pedestrian refuge is currently located adjacent to the existing access to the site. The refuge will be maintained during intersection upgrading works.
	Provision should be made / retained for shared footpaths and cycleways at each intersection. The median refuge at the proposed access from Forest Road should have a minimum width of 2.4m to accommodate bicycles	Shared footpaths and cycleways will be provided at the site frontage between the existing and proposed accesses. The centre median at the proposed Forest Road access will have a width of 2.4m.
	All parking should be contained within the site	Forest Road is classified a rural road, with a two-lane formation and 80km/hr speed limit. Measures are not currently in place to restrict parking along Forest Road. The City of Orange Traffic Committee and Orange City Council will consider the erection of No Standing / No Parking signs to be provided by the proponent as required. Due to the provision of onsite parking for the hospital, onstreet parking within the frontage of the subject land is unlikely to occur.

		The Huntley Road formation should be widened to allow passing opportunity; the existing Huntley Road access should be upgraded	A single lane entry is available to the site from Huntley Road and connects with the internal access roads. The existing Huntley Road access will be retained. The proponent submits that signage will be erected prohibiting access to the hospital via the Huntley Road access. Notwithstanding, it is likely that the access point will be subject to additional traffic associated with the project. In order to improve the standard of the intersection, a condition is recommended requiring the Huntley Road access be upgraded to a minimum 6m, with a sealed BAL / BAR intersection. In order that the intersection treatment is commensurate with traffic volumes, a condition is recommended requiring monitoring of the intersection within 12 months of full development of the project and appropriate intersection upgrading at full cost to the proponent.
		The RTA should be consulted on: the preferred route for emergency vehicles through the City; and signposting on classified roads	A condition is recommended requiring the proponent to liaise with the RTA 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 of the proponent.
		All work shall be at no cost to the RTA.	A condition is recommended to this effect.
<b>Department of Environment and Conservation</b>			
4/10/2006	Exhibition	An environmental protection licence should be obtained pursuant to the Protection of the Environment Operations Act 1997.	A condition is recommended requiring the proponent to obtain a waste activity licence pursuant to the Protection of the Environment Operations Act 1997.
<b>Department of Lands</b>			
19/10/2006	Exhibition	The stormwater system should have sufficient capacity to manage flows without affecting natural watercourses and adjoining Crown land	The project will upgrade and augment the existing stormwater system and drain all stormwater into the existing dam on the golf course. The dam will be upgraded and enlarged to provide wetland retention capabilities. A condition is recommended requiring the proponent to undertake appropriate liaison with the Orange Ex- Services Club in order to minimise potential impacts on the operation of the golf course.
		Natural vegetation should be protected	A Tree Assessment Report and Flora and Fauna Assessment was submitted with the project application. There are no significant native trees within the site or significant threatened flora or fauna.
		The development should not impact on public use of Crown land adjoining the site	There will be no net loss in recreation facilities associated with the project. Conditions are recommended to mitigate / minimise the impacts of the project on adjoining recreation facilities including perimeter lighting to cricket oval and blade netting on southern boundary of the golf course.
<b>Heritage Office</b>			
6/11/06	Exhibition	The Heritage Council notes and supports the general principle of the project which will continue the historic use of the land	The proposal comprises an intensification of the existing and historical use of the land. The extension of health care facilities is logical and appropriate.

		<p>Appropriate separation should be maintained between old and new buildings. The formal ward gardens to the north of building nos. 40, 41, 46, 47 and 48 should be retained</p>	<p>A condition is recommended requiring retention of the heritage garden curtilages to the north of building Nos. 40 and 41; the acute mental health building shall not encroach within the heritage gardens.</p>
		<p>Infill buildings and alterations to existing buildings should comply with <i>Design in Context: Guidelines for Infill Development in the Historic Environment</i> (Heritage Office 2005)</p>	<p>A condition is recommended requiring infill buildings and alterations to existing buildings to comply with <i>Design in Context: Guidelines for Infill Development in the Historic Environment</i> (Heritage Office 2005).</p>
		<p>The visual connection between the historic ward buildings and landscape setting should be conserved. Consideration should be given to relocating the proposed general hospital and acute mental health buildings further to the west (ie. towards Forest Road)</p>	<p>Eleven (11) historic buildings are situated along the east-west axis of Canobolas Drive, and address the public recreation space to the north. The general hospital and acute mental health building will be sited to the north of the 3-most western buildings. As such, the view corridor between historic buildings Nos. 40, 41 and 46 and the parkland setting will be partly obstructed.</p> <p>The proponent is not amenable to relocating the general hospital and acute mental health building to the west. The proponent submits that numerous design and siting options have been investigated; the proposed location of buildings will meet the functional needs of the hospital and provide integration of existing and proposed mental health functions.</p> <p>No objection is raised to the proposed siting of buildings. The new buildings will obstruct only a <i>part</i> of the east-west axis, with the visual connection between the natural and building environment to be retained for 8 historic buildings. Relocation of the proposed buildings to the west would impact on the Forest Road tree avenue, with adverse visual impacts on the streetscape. The siting of buildings will allow visual clustering of old and new buildings and will not disrupt the traditional site layout.</p>
		<p>Further project applications should be prepared for building works and for the detailed landscaping of the site</p>	<p>Further project / development application/s will not be required for buildings works associated with the development. A landscape plan has been submitted in support of the proposal. The plan is indicative only, with a proposed species list and areas nominated for 'trees,' 'turf,' and 'mass plantings.' A condition is recommended requiring submission of a detailed landscaping plan to Orange City Council; and implementation of the plan.</p>
		<p>A management strategy should be prepared for the remaining parts of the Bloomfield site addressing (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</p>	<p>A condition is recommended requiring preparation and implementation of a heritage management strategy for the balance of the Bloomfield Hospital site and improvements. The Conservation Management Plan submitted in support of the proposal does not provide sufficient detail in respect of (but not limited to) the integration of the remaining buildings into the new hospital.</p>

		An interpretation strategy and plan should be prepared for all parts of the site; the plan should be implemented prior to completion of building works	This matter is addressed in the proponent's Statement of Commitments.
		All heritage aspects of the project should be supervised by an appropriately qualified heritage consultant	This matter is addressed in the proponent's Statement of Commitment.
		Archaeological monitoring and recording should be undertaken during construction works. The Heritage Office should be informed of any relics discovered. The Department of Environment and Conservation should be informed of any Aboriginal objects discovered.	This matter is addressed in the proponent's Statement of Commitment.
<b>RailCorp</b>			
18/10/2006	Exhibition	The project should comply with <i>Interim Guidelines for Councils - Consideration of Rail Noise and Vibration in the Planning Process</i> (RailCorp)	The development site is located outside the 'acoustic assessment area' pursuant to <i>Interim Guidelines for Council- consideration of rail noise and vibration in the planning process.</i>
		Stormwater discharge onto the rail corridor is unacceptable	The project will upgrade and augment the existing stormwater system and drain all stormwater into the existing dam on the golf course. The dam will be upgraded and enlarged to provide wetland retention capabilities.
		The Ash Street level crossing over the railway line should be upgraded or a contribution paid towards same	This matter will be addressed during liaison over emergency vehicle routes and way-finding signage.

## APPENDIX B. PROPONENT'S RESPONSE TO SUBMISSIONS

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### SUBMISSION FROM REGIONAL DEVELOPMENT COMMITTEE WESTERN REGION (RTA)

**Submission:**

*Forest – Huntley Roads Intersection:*

*Intersection performance is adequate at present but will require monitoring on an annual basis or should crashes increase significantly. An assessment of the required upgrade should be considered when the worst approach level drops to LOS C. Analysis of an appropriate treatment then should be undertaken that allows for projected future growth, and the plans referred to relevant agencies. Intersection upgrade should occur before worst approach level of service drops of LOS D.*

**Response:**

As detailed in the Environmental Assessment (EA) traffic report (Appendix 5), the trip distribution assumed for the hospital was formulated after discussions with Council's Traffic Engineer. An ongoing review of traffic flows through this intersection would allow confirmation of assumptions in the traffic report and an assessment of changing background traffic flows through this intersection.

It is proposed that an audit of traffic movement at this intersection be undertaken no later than 12 months, and no sooner than 6 months, after the project is completed for the purpose of confirming the assumptions in the traffic report of the EA.

**Submission:**

*Moulder Street – Lords Place and Peisley Street Intersections:*

*Lords Place intersection: Based on the trip distribution identified in the environmental assessment, and the crash history of this intersection, there is a potential for increased east-west traffic flow and an increased risk at the intersection. It may therefore be beneficial to change priority at the intersection to give Moulder Street traffic priority.*

**Response:**

Traffic travelling to / from the hospital across the highway will have a number of north – south route options available. Our traffic report noted that there is the potential that traffic volumes in Moulder Street may increase slightly. Reversing of intersection priority is a local matter to be dealt with by Council.

**Submission:**

*Peisley Street intersection:*

*As per point c) the Peisley Street intersection should be monitored over the life of the development for traffic and safety problems associated with changing traffic flows.*

**Response:**

The proponent concurs with this statement however this monitoring will be the responsibility of Council and the RTA.

**Submission:**

*Forest Road Accesses*

*Opposing traffic should be separated through the installation of a minimum 1.2m wide median.*

**Response:**

A 2.4m wide median is proposed at the Forest Road access to the hospital.

**Submission:**

*The Bloomfield access should include a widened sealed shoulder or left turn lane.*

**Response:**

The proposed development will include widening of the shoulder at the Bloomfield entrance. The design of these works should comply with RTA Road Design Guide standards.

**Submission:**

*Ensure lighting of the accesses and the median conforms to the appropriate level of Australian Standard AS1158.*

**Response:**

The proponent agrees and a statement of commitment has been made.

**Submission:**

*Signposting of the access should conform to Australian Standards AS1742.*

**Response:**

The proponent agrees and a commitment has been made.

**Submission:**

*Internal Access and Parking:*

*The committee expressed concern with the proposed main entrance where emergency vehicles must mix with heavy vehicles making deliveries, patients being dropped off or picked-up at the main entrance, visitors searching for a parking space, and pedestrians crossing the internal roads. The committee considered a separate priority access should be constructed for ambulance only access, and it should be the aim to separate ambulance access from general parking access. Hence the following is considered appropriate:*

- *Construct an ambulance only access north of the main access to join with the north-south internal road currently proposed to provide access to the 11 car public car park.*

**Response:**

The proponent does not agree with concerns that the existing entry arrangements for ambulances would cause delays by mixing with other traffic. The current proposal allows an ambulance to enter the site and travel unimpeded to the ambulance parking area with priority over all other traffic. Providing a separate entrance to the north would require an ambulance to give way to entering traffic where the service road meets the main entry.

Therefore the proponent and its traffic consultant recommend the as proposed entry / exit arrangements be maintained.

- *Consideration should be given to a roundabout opposite the centre of the main parking area to distribute road user types (i.e. delivery – left, emergency / drop off – straight, and parking – right) and provide direct access to the main parking area (208 car public car park) from the north.*

**Response:**

The proponent does not recommend a roundabout be provided adjacent to the Porte Cochere. The traffic generated by the public is by far the greatest volume of traffic travelling into and out of the main entry. The design of the main entry has given careful consideration to provide the public with a clear choice in their desired route of travel. That is, to either enter the Porte Cochere or to travel to the main public car park.

The provision of a roundabout to accommodate a 19.0m semi trailer would result in a large amount of land lost at the main entry of the hospital. Traffic volumes to and from the service road would be low, and would consist of mainly staff or service vehicles. The peak period of staff generated traffic would occur at shift changeover, outside the expected peaks of the public travelling to and from the hospital. The current proposal is considered the preferred layout as it minimises vehicle conflict and promotes efficient vehicle access to key destinations.

- *Close the main car park access opposite the 'drop off zone' exit. Signpost the 'drop off zone' exit "No Right Turn".*

**Response:**

The proponent's traffic advisers does not recommend a "No Right Turn" sign at the southern end of the Porte Cochere. Right turn movements out of the Porte Cochere must be accommodated as the Forest Road access provides the only opportunity to turn right out of the site. Vehicles undertaking this right turn will have a clear view of traffic exiting the main car park. The majority of vehicles who enter the Porte Cochere will not turn right out of the Porte Cochere and instead travel straight or turn left to access the main public car park. The proposed Porte Cochere and driveway access arrangements are considered satisfactory.

- *Remove the pedestrian crossing from the main car park and through the 'drop off zone' and from across the ambulance area entrance. Fence or landscape the parking area to encourage pedestrians to access the main entrance from the south of the main entrance and via the pedestrian crossing immediately north of the bus bay.*

**Response:**

The proponent does not agree with removing the proposed pedestrian access through the Porte Cochere. The pedestrian crossing and pathway which crosses the Porte Cochere would mainly be used by visitors who parked at or near the northern end of the public car park. The majority of visitors would cross at the second pedestrian crossing on the northern side of the bus bay.

The Porte Cochere has been designed as a very low speed environment with parking not permitted in close proximity to the pedestrian crossing point. The proposed design is considered satisfactory.

- *Ban parking on internal roads*

**Response:**

The proponent concurs with this condition and parking would be banned on all internal roads within the site except the short term parking proposed within the Porte Cochere.

- *Change access to the 11 car public car park to the northern internal road, maintaining separation from the separate ambulance access recommended ban.*

**Response:**

As the separate ambulance access is not supported for reasons listed above, no changes are deemed necessary for the car park in question.

- *Signposting of the internal roads and intersections must be clear, concise and conform to Australian Standard AS1742.*

**Response:**

The proponent concurs with this condition. This is a matter for Council's signage policy and would most appropriately be dealt with by Council's planners in their consideration of the application. A commitment to prepare a wayfinding signage plan has been made.

- *Sight lines must be maintained at all internal road intersections, curves and pedestrian facilities.*

**Response:**

The internal road network has been developed with the aim of minimising vehicle conflict points and maximising available sight distances at internal intersections. As stated above parking on internal roads around the hospital will be banned therefore preventing vehicles parking close to intersections impeding sight distance.

- *Bicycle access and secure parking should be provided for both visitors and staff.*

**Response:**

The proponent agrees and notes that appropriate bicycle parking and shower facilities have already been planned into the design of the site.

- *Intersections and curves must accommodate vehicle swept paths on the left side of all internal road centrelines.*

**Response:**

Roads throughout the site have been tested using the AutoTURN vehicle swept path program which has analysed the largest vehicle expected on each road. This analysis has found the internal road network and all internal intersections to be satisfactory in their layout.

- *Lighting of all internal roads and pedestrian areas is to conform to Australian Standard AS1158.*

**Response:**

A commitment to this effect has been made.

**Submission from RTA**

The following provides comments on matters raised in the letter dated 6 October 2006 from the RTA to the General Manager of Orange Council.

- *RTA concurs with all issues raised by the Western Regional Development Committee in particular the requirements for the various intersections located throughout the City of Orange and the need for appropriate street lighting along Forest Road. All of these points must be considered and addressed by the determining authority.*

**Response:**

No further comment required.

- *A copy of the detail construction plans for the proposal roadworks associated with both access points onto Forest Road are to be submitted to RTA for approval prior to works commencing. The plans are to include details of all proposed signage and linemarking. The design should be appropriate for the current speed zoning however the speed zone will be assessed for appropriateness upon receipt of the detail plans.*

**Response:**

Orange City Council is responsible for the design and construction of all road works in Forest Road associated with the new hospital.

- *Provisions for crossing the internal service road from the main public car park area to the hospital are to be made. It is suggested to provide a painted pedestrian crossing (zebra) to the south of the ambulance path.*

**Response:**

The pedestrian crossing points throughout the site have had regard to the pedestrian desire lines between the hospital and car parks. The proponent concurs with this suggestion and a commitment has been made accordingly.

- *RTA will need involvement or opportunity to comment in regard to the development of the preferred emergency route for emergency vehicles particularly in regard to crossing the Mitchell Highway.*

**Response:**

The proponent agrees with this request and suggests that NSW Health, the ambulance service and the RTA convene a workshop to determine the best emergency routes to / from the new hospital.

- *The internal road network and parking areas should be clearly signposted to avoid confusion. Signage should direct the public to the additional public parking areas in the event that one car parking area is full.*

**Response:**

The proponent agrees and as stated above a way-finding signage plan will be developed.

- *RTA will need to be involved in any signposting scheme located within the city particularly in regard to classified road sign locations and sign design.*

**Response:**

Agreed.

- *Pedestrian facilities are to be maintained / provided in Forest Road to assist pedestrians wishing to access the existing Post Office / shop opposite.*

**Response:**

The design of the existing Bloomfield access has maintained the pedestrian refuge. Linemarking for the proposed 'seagull' intersection into the site has also accounted for the chevron linemarking of the existing pedestrian refuge.

- *Provision for the existing shared footpath / cycleway are to be made at each intersection. The refuge in the centre of the access needs to be a minimum of 2.4m wide to accommodate bicycles.*

**Response:**

The proposed central median of the main access driveway in Forest Road has been designed at a width of 2.4m and therefore is considered satisfactory.

- *All parking is to be contained with the site.*

**Response:**

The provision of parking within the site has been determined from surveys of the existing Orange Base Hospital. All parking will be contained with the site.

- *It appears as though the hospital is still accessible from the access on Huntley Road. If this is the case the standard of this existing access should be assessed and addressed. It is suggested that a minimum the formation of Huntley Road should be widened to allow passing opportunity.*

**Response:**

The proponent and its traffic advisers do not believe that Huntley Road will require widening as part of this development. There are a number of existing passing opportunities along this road corridor.

Whilst a road connection will exist to Huntley Road, signposting will be installed advising the public that access to the hospital is not permitted via the internal road both at the Huntley Road end and the rear staff car park. If 'public' traffic is observed to use this road connection to access the hospital, consideration should then be given to determining what best course of action is appropriate to deter this from continuing. This will be a management issue for the new hospital with assistance from Council and the RTA. It is noted there are passing opportunities along this road connection.

## SUBMISSION FROM DR PETER BILENKIJ

The following provides comments on matters raised in the letter from Dr Peter Bilenkij, not dated, which suggested an alternative access arrangement to improve access to the proposed ambulance bay for ambulances.

Whilst the proposal would reduce travel times slightly for ambulances, it would impact on general vehicle traffic movements in and around the main entry of the hospital. As the public traffic would not have a clear view of the Porte Cochere, this would create confusion near the intersection adjacent to the ambulance bays. As these confused motorists would have passed the entry to the car parks, they would be required to turn right and travel south along the spine road to access the car park.

Overall the negatives of the alternative access arrangement outweigh the positives of improving ambulance travel times marginally.

## SUBMISSION FROM DEPARTMENT OF ENVIRONMENT AND CONSERVATION

The DEC advises that it can support the proposal in its current form and advises that a POEO licence may be required. The proponent notes this submission.

## SUBMISSION FROM THE HERITAGE COUNCIL

The application was submitted to the NSW Heritage Council. The Heritage Council resolved that the Heritage Council notes and supports the general principle of the project at Bloomfield Hospital of consolidating a new general hospital with the existing mental health facilities on the site thereby continuing its historic use for psychiatric care.

The Heritage Council acknowledges that the proposal will have impacts on the heritage values of the site and strongly recommends that, in order to minimise those impacts, a number of measures be considered for inclusion in the conditions of consent. These measures are discussed below with the response of the proponent provided.

### Submission:

- a) *To maintain sufficient separation between the new buildings and the existing buildings and their landscape setting, there be no new buildings located between the northern alignment of the formal ward gardens of building numbers 40, 41, 46, 47, 48 as shown on plan ORA\_DA01) Forest Road to the west and the above buildings, as shown on the application drawings.*
- b) *Any new or infill buildings and alterations to existing buildings on the site south of the proposed 'Acute Mental Health' building should comply with the Heritage Council's Design In Context infill guidelines.*
- c) *To better maintain the visual connection between the historic ward buildings (buildings no. 40, 41, 46, 47, 48, 50, 51, 15 to 19 as shown on plan ORA\_DA01) the parklands and the integrity of the landscape setting, further design options should be investigated to relocate the proposed General Hospital and Acute Mental Health buildings to the west of a line being parallel to Forest Road from the intersection of Artisan Way and Canobolas Drive.*

**Response:**

The proponent does not accept that the project should be changed as requested by the Heritage Council. Numerous design and siting options have been investigated by the Government Architects Office and NSW Health as summarised in Section 1.3 and 1.4 of the EA. This included consultation with Heritage Office during design and in the preparation of the application. The proposed design is considered to be the best solution that meets both the functional needs of the proposed hospital and the integration of the existing and proposed mental health functions and the existing site conditions.

Any alternatives which retain the buildings and their outlook will require the removal of vegetation and buildings elsewhere on the site and are likely to be within the City's water supply area. These alternatives have associated problems. The project as submitted represents the preferred option in that it provides an acceptable trade-off between heritage and other environmental and operational issues and results in a functional and efficient development accessible to the population of Orange and the surrounding area.

**Submission:**

- d) *That there be further project applications for building works on the site and for the detailed landscaping proposed for the whole of the site.*

**Response:**

The proponent does not agree that further project applications are required. Plans of the proposed new buildings will continue to be developed in detail through the detailed design phase. A detailed landscape plan has been submitted for the development area of the site as part of this application and an additional plan for the whole site is not necessary or required for this development.

**Submission:**

- e) *In order to establish a framework for long term management for the heritage values of the whole of the historic Bloomfield site, an effective management strategy should be prepared for the remaining parts of the historic hospital site. This strategy should include appropriate adaptive re-use options and integration of the remaining buildings into the new hospital in a sympathetic manner and management of the cultural landscape values of the site.*

**Response:**

The Conservation Management Plan submitted as part of this application provides a strategy for the management of the site. This will be used as a basis for any future development. As a result, no additional strategies are required and will not be produced as part of this application.

**Submission:**

- f) *An interpretation strategy and plan should be prepared in accordance with the Heritage Office's guidelines. The interpretation plan should include all parts of the site and after its approval the plan should be implemented prior to the completion of any building works approved for the site.*

**Response:**

The proponent undertakes to produce an interpretation strategy for the site that forms part of this development. A commitment has been made accordingly.

**Submission:**

- g) *All heritage aspects of the works should 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.*

**Response:**

The proponent agrees and a commitment has been made..

**Submission:**

- h) An archaeological monitoring and recording program should 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 immediacy.*

**Response:**

It is noted that the DEC has no objection to the project. If any unexpected archaeological relics are discovered during the construction, they will be dealt with in accordance with the provisions of the Heritage Act in relation to relics. A specific commitment has been made, nonetheless.

**Submission:**

- i) Should any Aboriginal objects be uncovered, excavation or disturbance of the area is to stop immediately and the Department of Environment and Conservation is to be informed.*

**Response:**

The proponent agrees and this has already been addressed in the Statement of Commitments.

## APPENDIX C. ENVIRONMENTAL ASSESSMENT

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To be provided on disk.

## APPENDIX D. ENVIRONMENTAL PLANNING INSTRUMENTS CONSIDERATION

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### AD.1 State Environmental Planning Policy (Majors Projects) 2005

SEPP Major Projects 2005 is applicable to the proposal. The relevant provisions of the SEPP include:

#### Clause 6 Identification of Part 3A projects

Clause 6 states in part:

- (1) Development that, in the opinion of the Minister, is development of a kind:
  - (a) that is described in Schedule 1 or 2...is declared to be a project to which Part 3A of [the Act](#) applies.

#### Schedule 1 Part 3A projects - classes of development (in part)

Group 7 - Health and public service facilities - 18 Hospitals

- (1) Development that has a capital investment value of more than \$15 million for the purpose of providing professional health care services to people admitted as in-patients (whether or not out-patients are also cared for or treated there), including ancillary facilities for:
  - (a) day surgery, day procedures or health consulting rooms, or
  - (b) accommodation for nurses or other health care workers, or
  - (c) accommodation for persons receiving health care or for their visitors, or
  - (d) shops or refreshment rooms, or
  - (e) transport of patients, including helipads and ambulance facilities, or
  - (f) educational purposes, or
  - (g) research purposes, whether or not they are used only by hospital staff or health care workers and whether or not any such use is a commercial use, or
  - (h) any other health-related use.
- (2) For the purposes of this clause, professional health care services include preventative or convalescent care, diagnosis, medical or surgical treatment, psychiatric care or care for people with disabilities, care or counselling services provided by health care professionals.

#### Consideration

The development comprises a major project to which Part 3A of the Environmental Planning and Assessment Act 1979 applies, pursuant to Clause 6 and Schedule 1 (Group 7 Part 18 Hospitals) of SEPP Major Projects 2005. The project has been assessed in accordance with the provisions of Part 3A of the Act.

## AD.2 State Environmental Planning Policy No 11 Traffic Generating Developments

SEPP 11 is applicable to the proposal. The relevant provisions of the SEPP include:

### Clause 2 Aims, objectives, etc

The aims, objectives, policies and strategies of this Policy are to ensure that the Traffic Authority:

- (a) is made aware of, and
  - (b) is given an opportunity to make representations in respect of,
- development referred to in Schedule 1 or 2.

### Clause 7 Development applications to be referred to the Traffic Authority (in part)

- (1) Subject to subclause (2), this clause applies to applications for development consent to carry out development specified in Schedule 1 or 2.
- (2) Where the Traffic Authority has notified a consent authority that this clause does not apply to a development application (whether by reference to the type, purpose or location of the development the subject of the application or otherwise) this clause shall not apply to that development application.
- (3) Where a consent authority receives a development application to carry out development specified in Schedule 1, the consent authority shall, within 7 days of its receipt of the application, forward a copy of the application to the Traffic Authority.
- (4) Where a consent authority receives a development application (other than a development application to which subclause (3) relates) to carry out development specified in Schedule 2, being development on or of land that has direct vehicular or pedestrian access to:
  - (a) an arterial road, or
  - (b) a road connecting with an arterial road, if the access is within 90 metres (measured along the road alignment of the connecting road) of the alignment of the arterial road,

the consent authority shall, within 7 days of its receipt of the application, forward a copy of the application to the Traffic Authority.

### Schedule 1 (in part)

Development for the purpose of or being: (l) heliports, airports or aerodromes

### Schedule 2 (in part)

Development for the purpose of or being: (o) the erection of a building for the purposes of a hospital with accommodation for 100 or more beds or the enlargement or extension of a building for the purposes of a hospital where that enlargement or extension provides accommodation for 100 or more beds,

### *Consideration*

The development comprises traffic generating development pursuant to Clause 7 and Schedules 1 and 2 of SEPP 11. The Roads and Traffic Authority (RTA) and the Regional Development Committee has been consulted in the planning of the project. The development (as amended by conditions of approval) incorporates the RTA's requirements.

### AD.3 State Environmental Planning Policy No 55 Remediation of Land

SEPP 55 is applicable to the proposal. The relevant provisions of the SEPP include:

#### Clause 7 - Contamination and Remediation to be Considered in Determining Development Application

- (1) A consent authority must not consent to the carrying out of any development on land unless:
  - (a) it has considered whether the land is contaminated, and
  - (b) if the land is contaminated, it is satisfied that the land is suitable in its contaminated state (or will be suitable, after remediation) for the purpose for which the development is proposed to be carried out, and
  - (c) if the land requires remediation to be made suitable for the purpose for which the development is proposed to be carried out, it is satisfied that the land will be remediated before the land is used for that purpose.

#### *Consideration*

A Stage 1 Environmental Site Assessment (prepared by Macquarie Geotech) has been submitted in support of the proposal. Site investigations and testing were undertaken over that part of the site to be developed. No contamination was identified over the proposed location for the general hospital building; however, some lead contamination was identified in the vicinity of the proposed secure mental health building. Further investigation will be required in this regard. Notwithstanding this, the contamination found within the site was considered to be of no significant risk to the surrounding population.

#### **AD.4 Orange Local Environmental Plan 2000 (amended)**

Orange LEP 2000 is applicable to the site. The relevant provisions of the LEP include:

##### **Clause 2 Aims of plan**

The aims of this plan are to:

- (a) encourage development which complements and enhances the character of the City,
- (b) provide for a range of development opportunities which contribute to the social, economic and environmental resources of the City in a manner that allows present and future generations to meet their needs by implementing the principles for ecologically sustainable development,
- (c) conserve and enhance the water resources on which the City depends, particularly water supply catchments,
- (d) manage rural land as an environmental resource that provides economic and social benefits for the City,
- (e) provide a range of housing choices in planned urban and rural locations to meet population demands,
- (f) recognise and manage valued environmental heritage, landscape and scenic features of the City,
- (g) manage development in the vicinity of major industry and utilities for the benefit of the community,
- (h) improve accessibility within and around the urban area of Orange by providing for traffic relief routes.

##### **Clause 13 - Sewage Disposal (in part)**

Before determining an application for consent to development that will result in the generation of sewage or other effluent, consideration shall be given by the consent authority to:

- (a) whether the site of the proposed development should be connected to public sewerage facilities and, if so, whether the land is capable of being connected to public sewerage facilities either now or in the future

##### **Clause 16 - Contaminated Land**

- (1) Before the consent authority determines an application for consent to development on land which has been identified to the satisfaction of the consent authority as being contaminated land or in the consent authority's opinion is likely to be contaminated land:
  - (a) the type and extent of the land contamination must be identified to the satisfaction of the consent authority, and
  - (b) a plan for remediation must be prepared according to the contamination identified on the land to the satisfaction of the consent authority.
- (2) When consent is granted to development on land subject to this plan, conditions may be imposed which:
  - (a) require further investigation, sampling and testing of the site area, and
  - (b) require remediation to be carried out to an appropriate standard, and
  - (c) require evidence that remediation has been carried out in accordance with the plan of remediation and to the appropriate standard.
- (3) Nothing in this clause affects the application of State Environmental Planning Policy No 55 – Remediation of Land.

### Clause 26 Development near zone boundaries (in part)

- (1) Development may be carried out with consent on land that is not within Zone 7 and that adjoins land within another zone if the development is allowed with or without consent within the other zone.
- (4) Consent may be granted for development, as referred to in subclause (1), only if, in the opinion of the consent authority:
  - (a) the development is desirable due to planning, design, ownership, servicing or similar requirements relation to the optimum development of the land, and
  - (b) the development would not have an adverse impact on:
    - (i) a waterbody, or
    - (ii) the amenity of a residential area, and
  - (c) an area of land, sufficient and suitable for development allowed within the adjoining zone, is provided in the zone within which the development is carried out.

### Clause 29(1) General Controls for Zone 1(a) General Farming Zone

The objective of zone 1(a) is to provide for an area with an open rural character comprising agriculture, other primary industries and development consistent with a rural location, and which includes some rural living opportunities that do not reduce the potential for productive primary industries.

### Clause 68(1) General Controls for Zone 6 Open Space and Recreation Zone

The objective of zone 6 is to ensure that public and private open space meets a range of recreational needs of residents of the City, and enhances and protects the environment of Orange.

### Clause 75 - Heritage Items and Heritage Conservation Areas (in part)

Clause 75 of the LEP states:

- (1) *Development consent is required, subject to subclause (2), for the following development:*

#### ***Heritage Items***

- (a) *demolishing or moving a heritage item, or a building, work, relic or tree on the site of a heritage item,*
- (b) *altering a heritage item by making structural or non-structural changes to its exterior, including changes to the detail, fabric, finish or appearance,*
- (c) *erecting a building on land, or subdividing land on which a heritage item is located,*

### Clause 76 - Consideration of Development Affecting Heritage Items or Heritage Conservation Areas

Clause 76 of the LEP states:

- (1) *When determining a development application required by this Part, the consent authority shall take into account the extent to which the development would have an impact on the heritage significance of heritage items or heritage conservation areas.*
- (2) *The consent authority may decline to grant consent for development in respect of a heritage item designated in Schedule 8 as having "national", "State" or "regional" significance until it has considered a conservation management plan, explaining the heritage significance of the item and the impact of the proposed development on the significance of the item and its setting.*

- (3) *Before granting a consent for demolition of a building required by this Part, the consent authority shall consider a plan or description of any building which is proposed to take the place of the building to be demolished.*

### **Consideration**

The following comments are provided in consideration of the relevant provisions of Orange LEP 2000 (amended).

The project is consistent with the general aims of the LEP and the zone objectives (Clauses 2, 29 and 68):

- Relocation of the existing Orange Base Hospital will vacate a city centre site, providing an opportunity for appropriate and comprehensive redevelopment
- The proposal involves the development of a state-of-the-art medical facility which will meet the health needs of the Central West
- The proposed development will not have adverse impact on the city's water resources
- The subject land is located on the periphery of the city and is currently used as a hospital. Existing recreational facilities will be safeguarded and / or improved as part of the proposed development
- The project has been designed to complement the heritage buildings on the site. The redevelopment of the site will ensure the continued use of the site for its intended purpose and will help conserve existing buildings
- Site landscaping will be enhanced
- Public transport is not currently available to the site; however, the proponent will liaise with local public transport providers in order to establish regular services
- The project comprises an intensification of the existing hospital use of the land and will not result in a loss of productive agricultural land; the development is consistent with the rural location
- There will be no net loss in recreation facilities associated with the project; appropriate conditions will be imposed to mitigate / minimise the impacts of the project on adjoining recreation facilities.

The project will be connected to the reticulated sewerage system, pursuant to Clause 13 of the LEP.

A Stage 1 Environmental Site Assessment has been submitted in support of the proposal. Site investigations and testing were undertaken over that part of the site to be developed. No contamination was identified over the proposed location for the general hospital building; however, some lead contamination was identified in the vicinity of the proposed secure mental health building. Further investigation will be required in this regard. Notwithstanding, Environmental Site Assessment indicates that the site is not subject to significant contamination and is suitable for the proposed development, pursuant to Clause 16 of the LEP.

The proposal is defined as a 'hospital.' Hospitals are permissible with Council's consent in the 1(a) General Farming zone pursuant to Clause 29(2)(b). Hospitals are permissible on that part of the land zoned 6 Open Space, pursuant to Clause 26 of the LEP. A suitable area of land within Zone 6 is available for development permissible in Zone 6.

In accordance with Clause 26, the project is considered to be desirable. The project comprises an intensification of the existing use of the land; will provide health service improvements for the city and Central West Region; and will contribute to the conservation of an important historic site. The development will not adversely impact on any waterbody and is well removed from residential areas.

The subject land is listed on various heritage registers, including the State Heritage Register pursuant to Clause 75. A conservation management plan (CMP) has been submitted in support of the proposal in accordance with Clause 76. The project is partly outside the parameters of the CMP. The introduction of the Orange Health Campus to the Bloomfield Hospital site will have both positive and negative heritage impacts on the site and its character. The majority of existing buildings will be retained and some will be refurbished to accommodate health uses. New development will be confined to the west of the site, in the vicinity of the southern group of existing hospital buildings. The design and siting of the health campus seeks to minimise potential impacts on the significance of the site. A number of measures are included in the Instrument of Approval to minimise and/or mitigate potential impacts.

#### AD.5 Orange Development Control Plan 2004

Orange Development Control Plan 2004 is applicable to the site. The relevant provisions of the DCP include:

- Part 2 Natural Resource Management
- Part 4 Special Environmental Considerations
- Part 6 Rural Development
- Part 11 Land used for Open Space and Recreation
- Part 13 Heritage
- Part 15 Car Parking

#### *Consideration*

The project is not inconsistent with the relevant Planning Outcomes of the DCP.

## APPENDIX E. PLAN OF SUBDIVISION (PREFERRED PROJECT)

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