

Department of Planning

ORANGE – BLOOMFIELD HOSPITAL REDEVELOPMENT

PROJECT APPLICATION

**Environmental Assessment Requirements under Part 3A of the
Environmental Planning and Assessment Act 1979**

Project	Orange – Bloomfield Hospital Redevelopment - Construction of a 250 bed facility containing clinical services, inpatient facilities, ambulatory care, service zones, car parking (540 spaces) and landscaping works – Project Application No. 06_0111.
Capital Investment Value	\$141.1 million
Site	Land situated off Forest Road, Bloomfield Lot 206 DP 42900, Lot 230 DP 720596
Proponent	Department of Health
Date of Issue	17 May 2006
Date of Expiration	17 May 2008
Special Provision	<ul style="list-style-type: none"> • Declared to be a Major Project under Part 3A of the Environmental Planning and Assessment Act 1979 by the Minister for Planning on 1 April 2006 under SEPP (Major Projects) 2005. • In accordance with the Instrument of Delegation dated 1 April 2006 certain functions have been delegated to Orange City Council.
General Assessment Requirements	<p>The environmental assessment must include:</p> <ul style="list-style-type: none"> • an executive summary; • a description of the proposal including: <ul style="list-style-type: none"> ○ description of the site, including cadastre and title details; ○ design, construction, operation, maintenance, rehabilitation and staging as applicable; and ○ project objectives and need (if relevant); • an assessment of the environmental impacts of the project, with particular focus on the key assessment requirements specified below; and • a statement on the validity of the environmental assessment, the qualifications of person(s) preparing the assessment and that the information contained in the environmental assessment is neither false nor misleading.
Key Assessment Requirements	<p>Part A – Heads of Consideration</p> <ul style="list-style-type: none"> • Suitability of the site; • Likely environmental, social and economic impacts; • Justification for undertaking the project; and • The public interest. <p>Part B – Relevant EPIs and Guidelines to be addressed</p> <ul style="list-style-type: none"> • Planning provisions applying to the site including permissibility and the provisions of all plans and policies; • Nature and extent of non-compliance with specified EPIs; and • Consideration of alternatives to the proposal. <ul style="list-style-type: none"> • Consideration of the requirement for a Licence under the Protection

	<p>of the Environment and Operations Act 1997;</p> <ul style="list-style-type: none"> • Relevant guidelines (or draft guidelines) issued by the Department of Planning, NSW Heritage or Department of Environment & Conservation (including but not limited to); <ul style="list-style-type: none"> a) Heritage Office Guidelines for Heritage Impact Statements; b) Department of Environment and Conservation Guidelines – Flora and Fauna (where required); and c) Department of Environment and Conservation Guidelines – Aboriginal Cultural Heritage <p>Part C – Key Issues to be addressed</p> <ul style="list-style-type: none"> • Requirements of the Department and other agencies (see Schedule 1 attached); <p>Part D – Statement of Commitments</p> <ul style="list-style-type: none"> • Proposed mitigation and management of residual impacts; and • A draft Statement of Commitments detailing measures for environmental management and mitigation measures and monitoring for the project. <p>Test of adequacy</p> <ul style="list-style-type: none"> • If the Director-General considers that the Environmental Assessment does not adequately address the Environmental Assessment Requirements, the Director-General may require the proponent to submit a revised Environmental Assessment to address the matters notified to the proponent. <p>The Director-General may modify these requirements by further notice to the proponent.</p> <p>General Environmental Risk Analysis (in relation to all components of the project)</p> <ul style="list-style-type: none"> • Notwithstanding the above key assessment requirements, the Environmental Assessment must include an environmental risk analysis to identify potential environmental impacts associated with the project (construction and occupation), proposed mitigation measures and potentially residual environmental impacts after the application of proposed mitigation measures. Where additional key environmental impacts are identified through this environmental risk analysis, an appropriately detailed impact assessment of the additional key environmental impacts must be included in the Assessment.
<p>Consultation Requirements</p>	<p>You should undertake an appropriate and justified level of consultation with relevant following parties during the preparation of the environmental assessment:</p> <p>(a) Agencies or other authorities:</p> <ul style="list-style-type: none"> • Roads and Traffic Authority • NSW Heritage Council • Department of Environment and Conservation • Department of Natural Resources • Crown Lands Office <p>(b) Public:</p> <ul style="list-style-type: none"> • Any additional meetings proposed by the local member or other relevant group. <p>(c) Peer Review Requirements:</p>

	<ul style="list-style-type: none"> List any components of the Environmental Assessment to be independently peer reviewed prior to submission.
Deemed Refusal Period	60 days unless the Director-General notifies otherwise.
Panels Constituted under s75G	No panel under section 75G is required.
Application Fee Information	Assessment fee payable is \$171,654 inclusive of Planfirst fee (\$90,299). The advertising fee payable is \$230.
Landowner Information	Landowner's information is to be provided in accordance with the <i>Environmental Planning and Assessment Regulation 2000</i> .
Documents to be submitted	<p>Fifteen (15) copies of the Environmental Assessment.</p> <p>Two (2) copies of the Environmental Assessment and plans on CD-ROM (PDF format).</p> <p>Fifteen (15) sets of plans to scale, including one set at A3 size.</p>

SCHEDULE 1

Part A: Heads of Consideration

- a) Suitability of the site
- b) Likely environmental, social and economic impacts with a focus on the key issues and the principles of ecologically sustainable development.
- c) The public interest

Part B: Relevant EPIs and Guidelines

- a) Planning provisions applying to the site including permissibility of all plans including but not limited to:
 - i) SEPP 11 – Traffic Generating Development;
 - ii) SEPP 55 – Remediation of Land (where required); and
 - iii) Orange Local Environmental Plan 2000.
- b) Nature and extent of non-compliance with specified EPIs.
- c) Where non compliance or residual environmental impacts occur, consideration of alternatives and/or compensatory works to address impacts.

Part C: Key Issues

Environmental Impacts

The Environmental Assessment must include a description of any contamination and its impacts on the environment, including mitigation and disposal measures as applicable.

Social and Economic Impacts

The Environmental Assessment must include details on:

- a) The justification of the proposed hospital site particularly in relation to accessibility 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;
- b) The relationship of the project to existing development in the locality including (but not limited to) existing Bloomfield Hospital facilities;
- c) 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

Ecological Impacts

The Environmental Assessment must include a description of any impacts on:

- a) Any significant native trees within the site and any mitigation measures proposed;
- b) Any significant or threatened fauna on or passing through the site.

Heritage Impacts

The Environmental Assessment must include a Heritage Impact Statement addressing:

- a) The impact of the new buildings on the heritage values of the site;
- b) Measures proposed to comply with the conservation policies adopted for the site in the CMP and where non compliance reasons and impacts;
- c) Impacts on heritage landscape;
- d) Aboriginal Cultural Heritage and associated Community Consultation where deemed necessary according to the Department of Environment and Conservation Guidelines.

Construction Impacts

The Environmental Assessment must provide details of:

- a) The proposed staging of the development;
- b) Any likely geotechnical impacts for the development on the site;
- c) Likely impacts from, management and mitigation measures for noise, vibration, dust, soil and erosion, and waste material management;
- d) Management of any contamination issues during construction.
- e) Impacts on, and mitigation of disturbance for existing hospital operations during construction, including but not limited to access to facilities, truck noise and movements;

- f) Details of and procedures for managing hazardous materials, including demolition wastes.

Operational Impacts

The Environmental Assessment must include a traffic impact assessment including details of:

- a) The existing traffic conditions, road network and road capacity in the vicinity;
- b) An analysis of any changes to traffic generation in the locality resulting from the project including management measures where required;
- c) An analysis of parking generation and measures to meet parking demand;
- d) An analysis of likely pedestrian movement to and within the site and measures to ensure pedestrian safety.

Services and Infrastructure

The Environmental Assessment must include details of:

- a) the capacity of water, sewer, stormwater, power and telecommunications to serve the project;
 - b) An assessment of any upgrading to infrastructure necessary to service the development and contributions applicable under any adopted contributions plans.
 - c) Permanent sediment and erosion controls, and detention works where required.
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