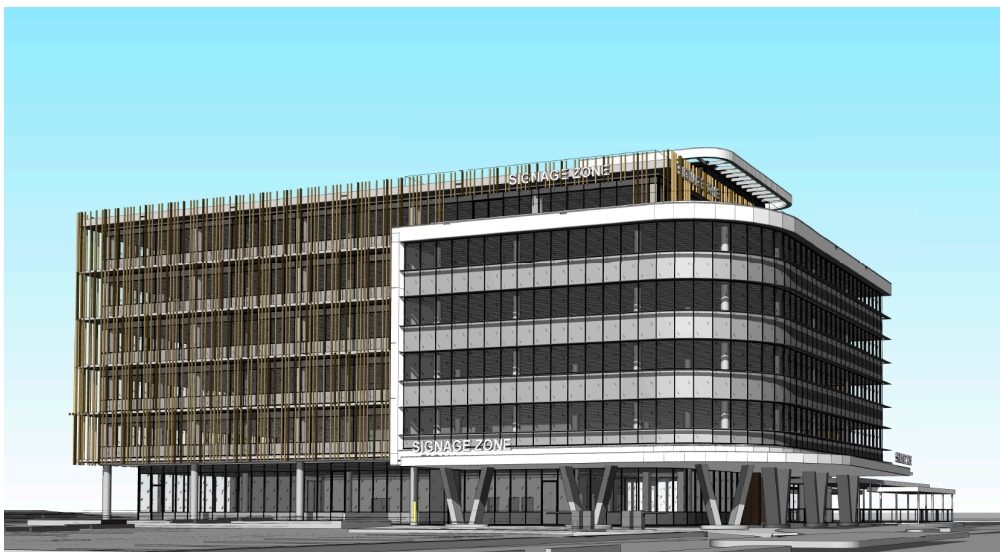


# MODIFICATION APPLICATION

Section 4.55 Application to Modify  
Major Project MP 08\_0233  
Precinct 2 – Bloomfield Private Hospital  
Lot 1 DP 549856 and Lots 100 and 101 DP 1147525,  
Forest Road, Orange



Prepared for  
James Richmark Pty Ltd  
June 2019

Ref: MA8PJB13033

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## THE APPLICATION

### 1.1 INTRODUCTION

This Section 4.55 Application seeks to modify MP 08\_0233 which grants Major Project approval for:

- Construction of:
  - a Medi-Motel comprising 82 rooms; and
  - a six level private hospital building comprising 12,630m<sup>2</sup> of gross floor area.
- Construction of a minimum 243 at-grade car parking spaces.
- Stormwater and infrastructure works.
- Road improvements including the construction of a four-way signalised intersection on Forest Road.
- Landscaping.

It is proposed to modify MP 08\_0233 to effect changes to the approved hospital building; the approved medi-motel; and the site arrangement as described below in *Section 1.6* of this report and the attached plans.

This report describes the proposed modification and provides an assessment of the proposal as required under Section 4.15 of the Environmental Planning and Assessment Act, 1979.

### 1.2 APPLICANT

James Richmark Pty Ltd  
Correspondence to be forwarded to the applicant's consultant:  
Peter Basha Planning & Development  
PO Box 1827  
ORANGE NSW 2800

### 1.3 OWNERSHIP

James Richmark Pty Ltd  
PO Box 7765  
GOLD COAST MAIL CENTRE QLD 9726

### 1.4 LAND

The subject land is described as Precinct 2 – Bloomfield Private Hospital being Lot 1 DP 549856 and Lots 100 and 101 DP 1147525, Forest Road, Orange

### 1.5 DOCUMENTATION

This Modification Application consists of this report and the following:

#### ***Annexure A – Architectural Drawings (Private Hospital)***

SK01 Cover Sheet (by Leffler Simes)  
SK02 Location Plan (by Leffler Simes)  
SK03 Site and Roof Plan (by Leffler Simes)  
SK04 Ground Floor Plan (by Leffler Simes)  
SK05 Levels 1 – 4 Floor Plan (by Leffler Simes)  
SK06 Level 5 Floor Plan (by Leffler Simes)  
SK07 North Elevation (by Leffler Simes)  
SK08 South Elevation (by Leffler Simes)  
SK09 East Elevation (by Leffler Simes)  
SK10 West Elevation (by Leffler Simes)  
SK11 Sections AA and BB (by Leffler Simes)  
SK12 View from North West (by Leffler Simes)  
SK13 Roof Top Plan (by Leffler Simes)  
220 Pharmacy Floor Plan (by Clui Design)

#### ***Annexure B – Architectural Drawings (Medi Motel)***

5420.1.01.5 Location Plan (by TVS Architects)  
5420.1.02.9.3 Site Masterplan (by TVS Architects)  
5420.1W.3.01 Motel Ground and First Floor (by TVS Architects)  
5420.1W.3.10 Motel Elevations (by TVS Architects)  
5420.1S.3.12 Motel Perspectives (by TVS Architects)

## 1.6 PROPOSED MODIFICATION

### 1.6.1 Summary of Proposed Changes

#### *Private Hospital*

When the currently approved hospital building was approved, the supporting documentation explained that the approach was to have it approved as a shell and then allow a future operator to fit out the building in accordance with their particular needs as they become known (subject to separate applications).

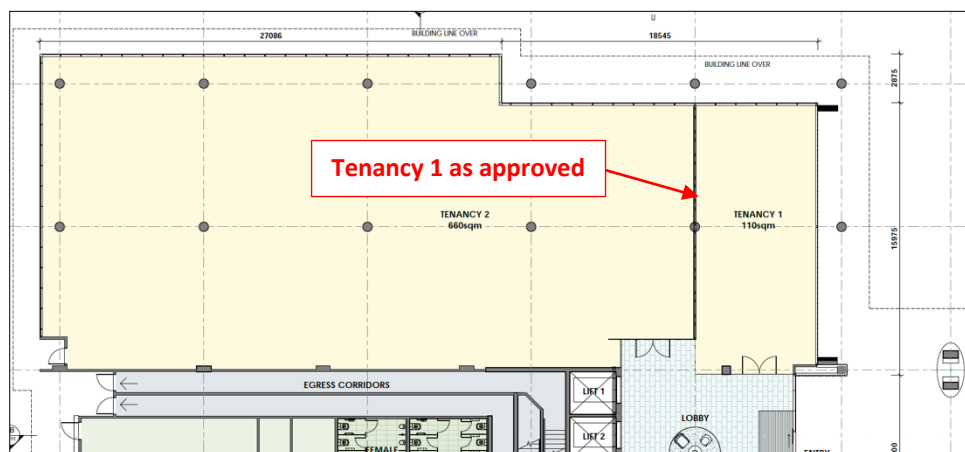
As the project has progressed certain hospital tenancies have now been resolved. As such it is necessary to amend certain elements of the building to accommodate their requirements.

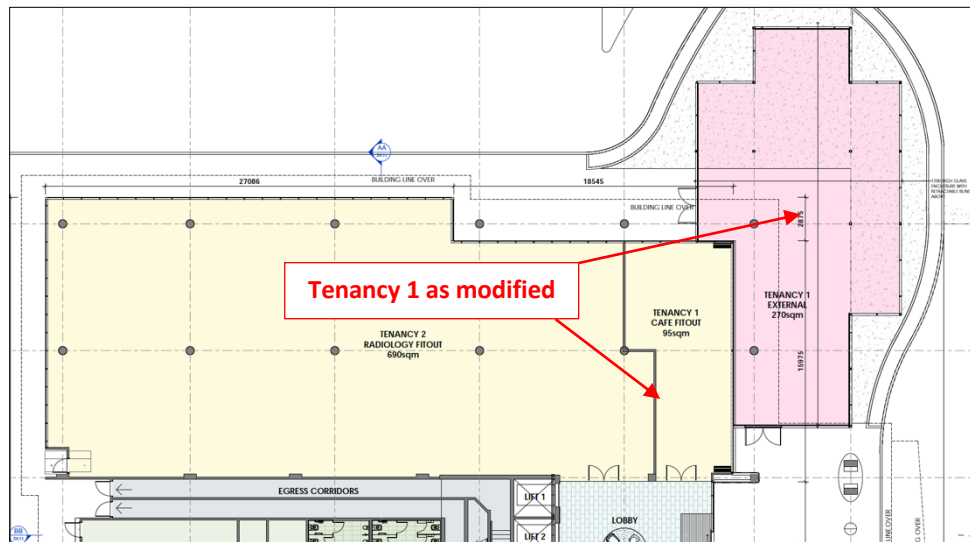
In the context of this approach and with reference to the plans provided in *Annexure A* it is proposed to modify the private hospital as follows:

a) Reconfigure Tenancy 1 on ground floor so that it may be used as the café.  
In this regard:

- The currently approved Tenancy 1 will have its shape altered slightly and it will be reduced in area from 110m<sup>2</sup> to 95m<sup>2</sup>.
- An external seating area of 270m<sup>2</sup> (sheltered by a roof) will be annexed to Tenancy 1.

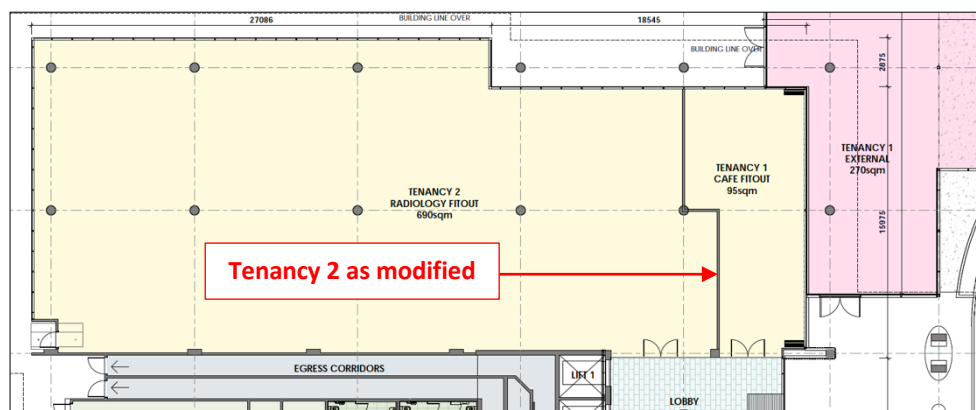
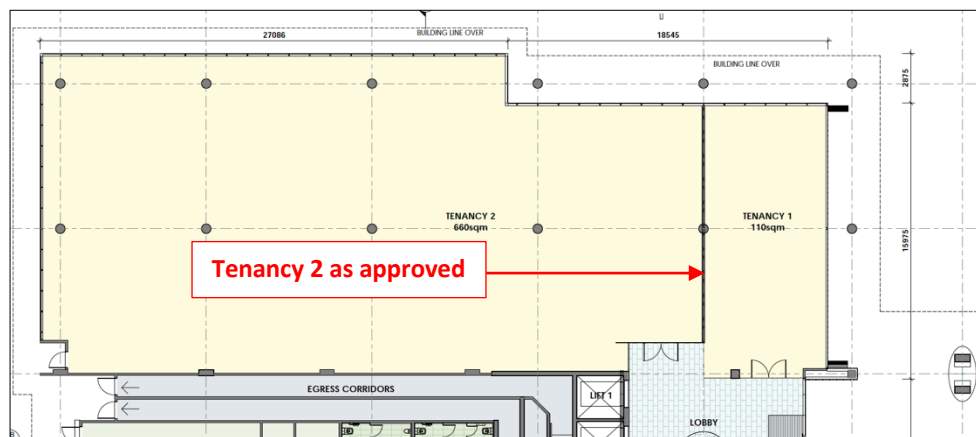
The modification of Tenancy 1 is depicted in the comparative plan extracts below.





- b) Reconfigure Tenancy 2 on ground floor and define its use as radiology. The area of Tenancy 2 will be increased from 660m<sup>2</sup> to 690m<sup>2</sup> due to a minor change in the alignment of the northern wall of Tenancy 2 (common with Tenancy 1) and a reconfigured entrance from the lobby.

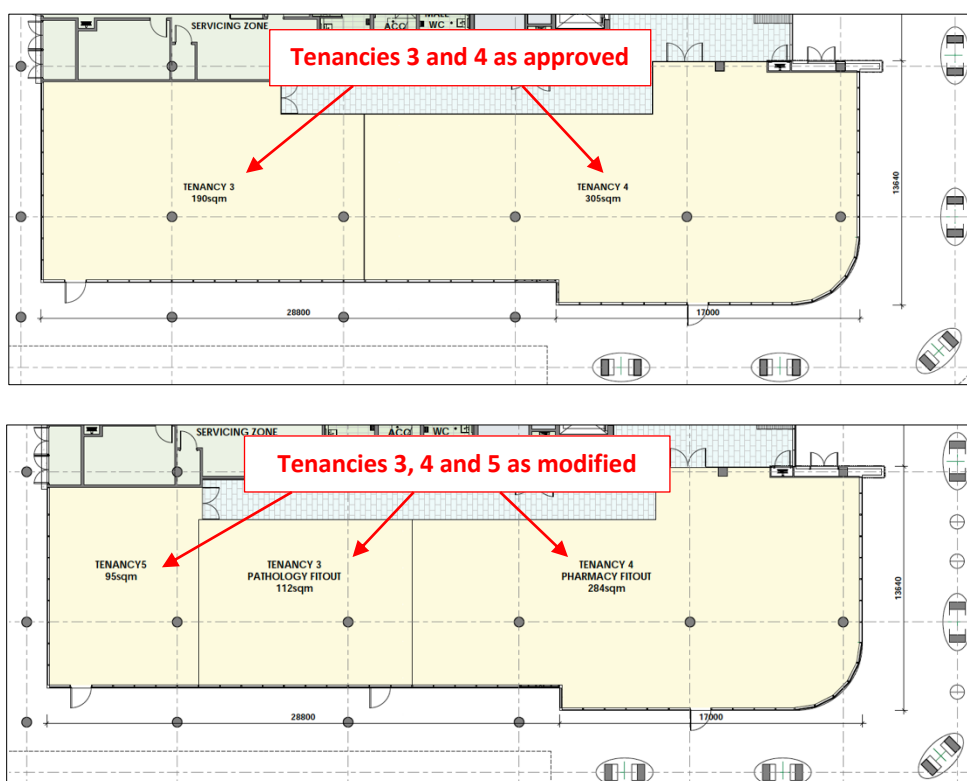
The modification of Tenancy 2 is depicted in the comparative plan extracts below.



c) Reconfigure Tenancies 3 and 4 on ground floor as follows:

- Tenancy 4 will be reduced in area from 305m<sup>2</sup> to 284m<sup>2</sup> and is defined for use as the pharmacy (as per the fit-out plan provided in Drawing 220 by Clui Design).
- Tenancy 3 will be reduced in area from 190m<sup>2</sup> to 112m<sup>2</sup> and is defined for use as the pathology.
- The residual area as a result of the reduction in the size of Tenancies 3 and 4 will be created as an extra tenancy (Tenancy 5) with an area of 95m<sup>2</sup>. A use for this space is yet to be determined.

The modification of Tenancies 3 and 4 is depicted in the comparative plan extracts below.



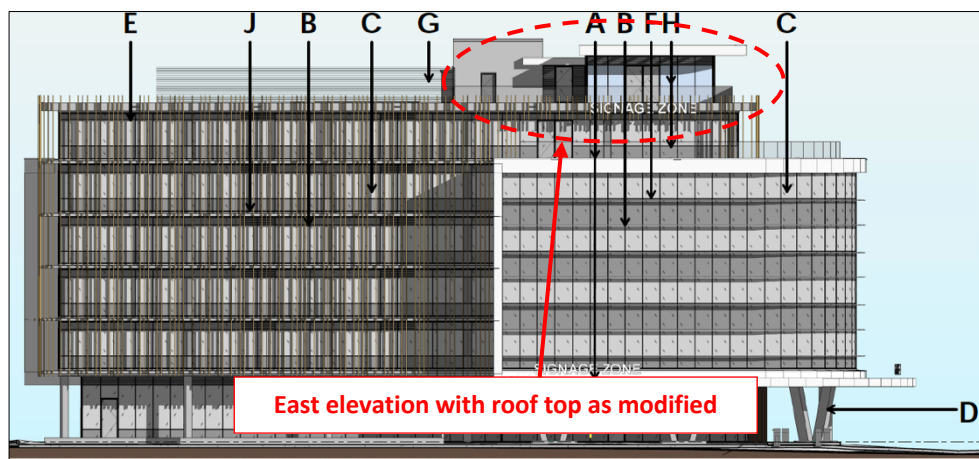
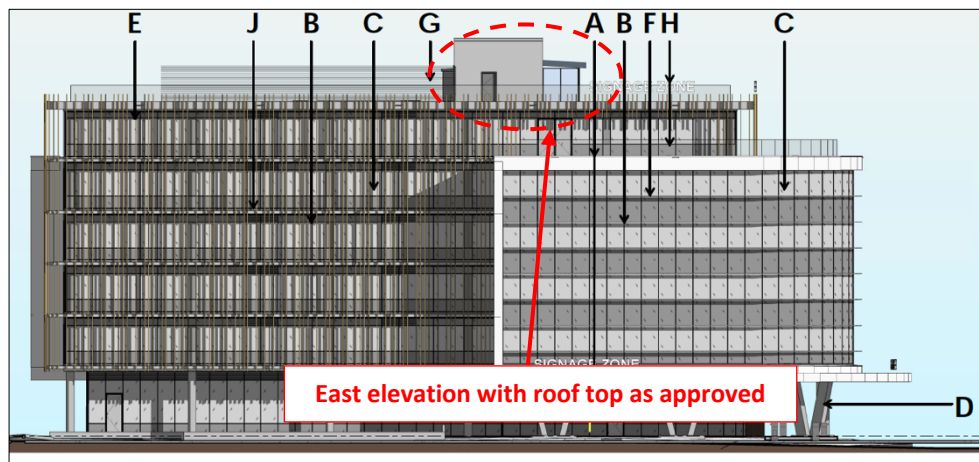
d) It is proposed to extend the currently approved roof-top lift lobby to create a glazed enclosure that will open onto a proposed roof top garden. In this regard:

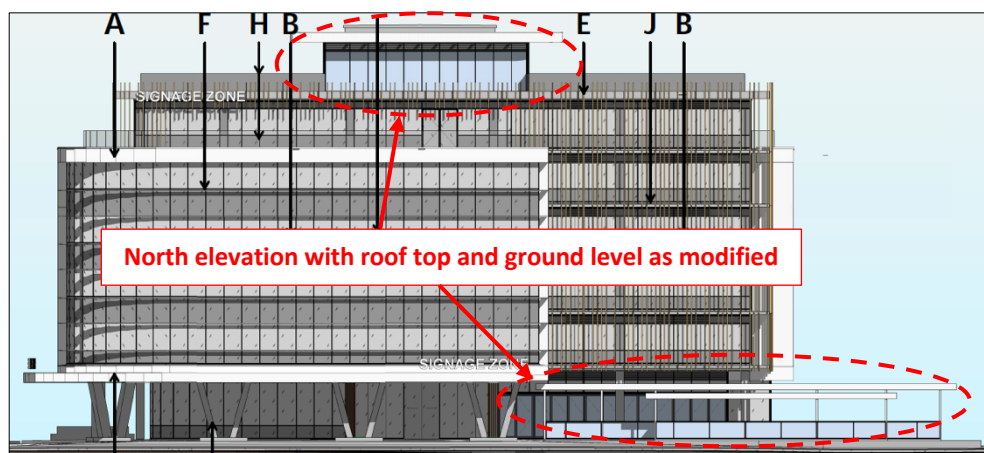
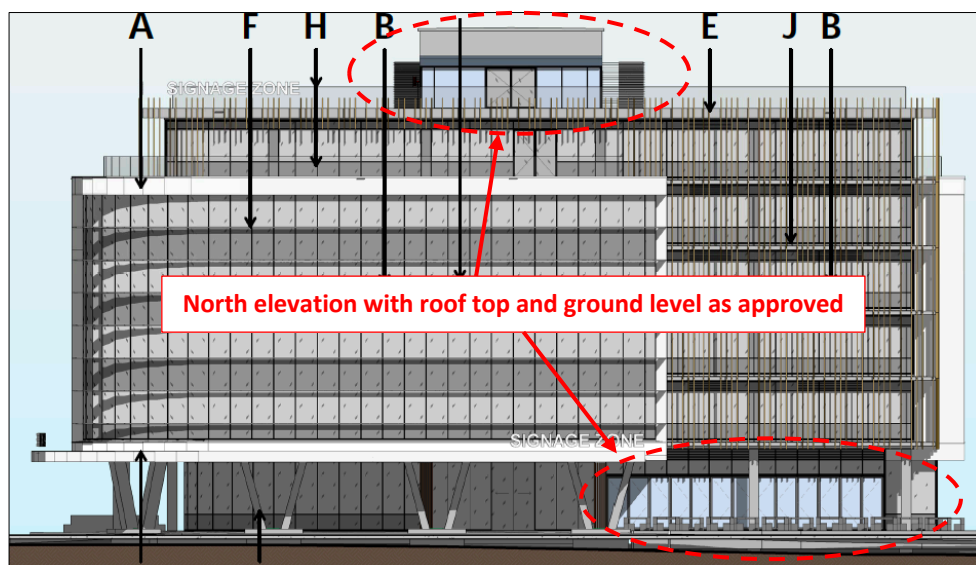
- The glazed enclosure will have an area of 145m<sup>2</sup> and will extend north of the approved lift lobby. A flat roof/pergola will be provided over the enclosure at a height that is lower than the approved lift/stairwell.

- The roof top space that lies to the east and west of the proposed glazed enclosure will be developed as a roof-top garden with planters, outdoor furniture, lighting and shade structures. The garden will be bounded by frameless glass balustrade.

The intention is to capitalise on the outlook and amenity that the roof-top space provides for users of the building.

The roof-top modification is depicted in the comparative plan extracts below.





### ***Medi Motel***

With reference to the plans provided in *Annexure B* it is proposed to modify the medi motel as follows:

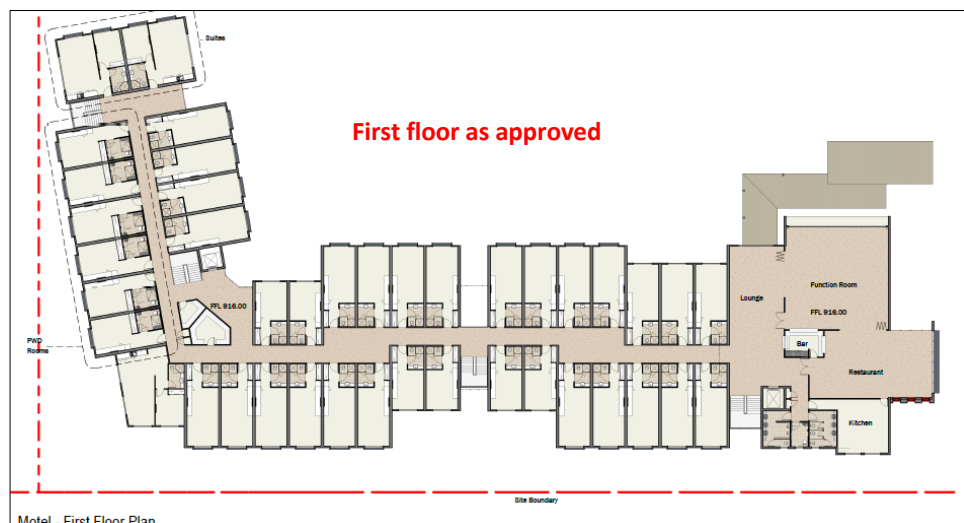
a) Reconfigure the floor plan to the following effect:

- Generally maintain a similar footprint (with a splayed western wing) but slightly reduce the amount of modulation along the northern and southern walls.
- The back-of-house; reception; restaurant/dining; conference/function spaces would be relocated from the eastern side of the building to the western side (essentially within the splayed western wing). This improves the operation of the motel by moving the back-of-house servicing area to the rear of the site, clearly separate from public areas.

- The back-of-house; reception; restaurant/dining; conference/function spaces will all be provided at ground floor level and the splayed western wing will now be single storey only, instead of 2-storey as currently approved.
- External breakout and dining areas will be provided adjacent to the conference/function rooms and restaurant/dining room.
- The conference/function room floor area would increase from 140m<sup>2</sup> (as approved) to 175m<sup>2</sup> as modified.
- The number of motel rooms remains unaltered (i.e. 82 as approved).
- The capacity of the restaurant/dining area remains unaltered (i.e. 90 seats as approved).
- A guest's gymnasium will be added.

The building floor plan changes are depicted in the comparative plan extracts below.

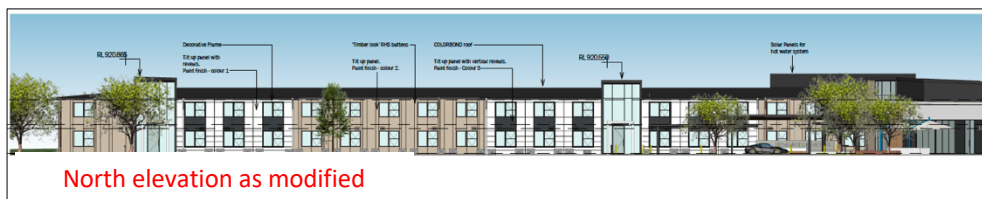




b) The building elevations will change to reflect the proposed modified floor plan. In this regard:

- The building will maintain a 2-storey scale, except that the splayed western wing will now be single storey.
- While the currently approved building adopts a rectilinear profile with a flat roof hidden behind parapets; the motel wing of the building as modified will comprise a low pitched roof profile with central ridge; and the splayed western wing will comprise a skillion roof profile.
- Solar panels are proposed on the building as modified to supplement the hot water system for the motel.
- A porte cochere is proposed for the building as modified to improve the amenity for guests.

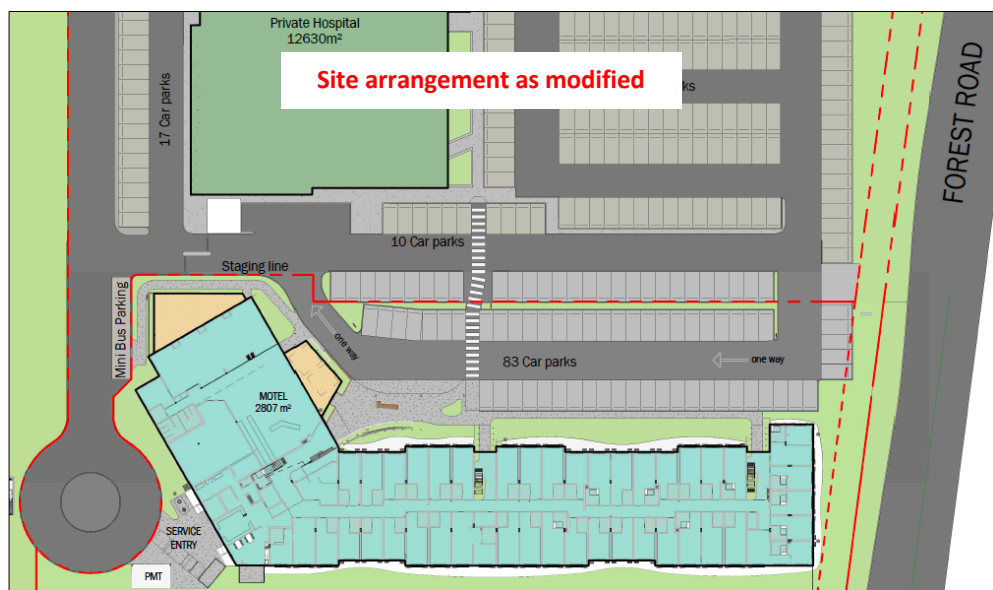
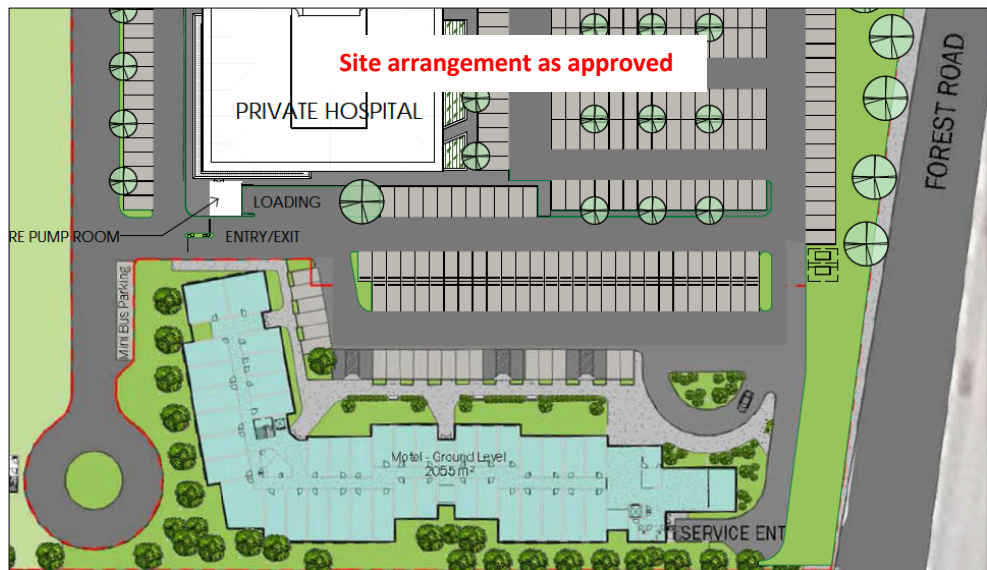
The modification to the building elevations is generally depicted in the comparative drawing extracts below.



c) The site arrangement will be modified as follows:

- The vehicle areas will be altered to:
  - Remove the turning bay at the eastern end of the site.
  - Reconfigure the parking layout to retain the approved number of 83 parking spaces and adopt a one-way traffic flow through the centre of this car park.
  - Relocate the service vehicle area from the front (eastern side) to the rear (western side) of the building.
- The building curtilage will be altered slightly to accommodate the porte cochere as well as the external break out areas that are adjacent to the restaurant/dining and function/conference rooms.

The modification to the site arrangement is generally depicted in the comparative plan extracts below.



### 1.6.2 Substantially the Same Development

The development as modified meets the test of being “substantially the same” development.

The following table provides a comparison between the current approval and the proposed modification to demonstrate that the development remains substantially the same in terms of nature, scale and intensity.

Element	Latest Approval	Proposed Modification	Substantially the Same
Uses	Medi-Motel Private Hospital	No change	Yes
Capacity/Scale	Medi Motel 82 rooms 90 seat restaurant 140m <sup>2</sup> function area	No change Except that the function area will increase to 175m <sup>2</sup>	Yes
	Private Hospital Building GFA 12,630m <sup>2</sup>	No change to GFA. With reference to the Dictionary in <i>SEPP - Standard Instrument LEP</i> the proposed outdoor areas in this modification do not represent GFA	Yes
Building height	Medi Motel	No change	Yes
	Private Hospital	Maintains approved 6 storeys. The proposed glazed is lower than the approved lift and stair overrun.	Yes
Parking	Requires minimum 243 spaces	Maintains minimum of 243 spaces	Yes

The conditions in the instrument of approval for MP 08\_0233 would remain unchanged. However, Condition D2.2 provides reference to approved plans and would need to be amended to read as follows (changes depicted in red):

<b>Architectural (or Design) Drawings prepared by TVS Architects</b>			
<b>Drawing No.</b>	<b>Name of Plan</b>	<b>Revision</b>	<b>Date</b>
5420.1.02.9.3	Site Masterplan		18.04.19
5420.1W.3.01	Motel – Ground and First Floor	13	18.04.19
5420.1W.3.10	Motel – Elevations	7	18.04.19
<b>Architectural (or Design) Drawings prepared by Leffler Simes Architects</b>			
SK03	Site and Roof Plan	PG	01.05.19
SK04	Ground Floor Plan	G	20.05.19
SK05	Levels 1 – 4 Plan	E	05.09.18
SK06	Level 5 Plan	E	05.09.18
SK07	North Elevation	PC	01.05.19
SK08	South Elevation	PC	01.05.19
SK09	East Elevation	PC	01.05.19
SK10	West Elevation	PC	01.05.19
SK11	Sections AA and BB	PC	01.05.19
SK12	View from North West	PC	01.05.19
SK13	Roof Top Plan	PA	01.05.19
<b>Pharmacy Fit out plan prepared by Clui Design</b>			
220	Floor Plan	P7	15.02.19
<b>Landscape Plans prepared by McGregor Coxall</b>			
01	Landscape General Concept Plan	E	May 2017 (as marked)
02	Landscape Masterplan	F	May 2017 (as marked)
04	Section and Precedents	E	May 2017 (as marked)

### 1.6.3 Consistency with Concept Plan Approval

The development as modified is generally consistent with the Concept Plan approved under MP 07\_0072. In this regard:

- The modification remains consistent with the latest approved Precincts 1, 2, 3 and 4 of the site Masterplan in terms of land use, site arrangement, scale and intensity.
- The proposed modification maintains the required minimum amount of off-street parking spaces.
- The approved access arrangements and Forest Road intersection treatment remain unchanged.

## TOWN PLANNING CONSIDERATIONS

In determining the application, consideration must be given to the relevant matters under section 4.15 of the Environmental Planning and Assessment Act, 1979. These are assessed below.

### 2.1 PROVISIONS OF ENVIRONMENTAL PLANNING INSTRUMENTS

#### 2.1.1 Orange Local Environmental Plan 2011

The modification is subject to *Orange Local Environmental Plan 2011* (the LEP). A consideration of the relevant matters is provided below.

##### ***Zoning***

The land is zoned R1 General Residential. The objectives of the R1 Zone are:

- To provide for the housing needs of the community.
- To provide for a variety of housing types and densities.
- To enable other land uses that provide facilities or services to meet the day to day needs of residents.
- To ensure development is ordered in such a way as to maximise public transport patronage and encourage walking and cycling in close proximity to settlement.
- To ensure that development along the Southern Link Road has an alternative access.

The proposed modification is not adverse to the zone objectives, particularly as it does not involve a significant change to the nature or scale of the approved development.

##### ***Permissibility***

The private hospital component represents development for the purposes of a *health services facility* and is permissible in the R1 Zone with recourse to *State Environmental Planning Policy (Infrastructure) 2007*.

Clause 57(1) of the SEPP states that development for the purpose of *health services facilities* may be carried out by any person with consent on land in a prescribed zone. The R1 General Residential Zone is a *prescribed zone*.

Furthermore, the modification to the private hospital component involves uses that all fit within the definition for hospitals as provided in the Dictionary to the LEP and *State Environmental Planning Policy - Standard Instrument Local Environmental Plan*.

The motel component represents development for the purpose of *tourist or visitor accommodation*. The Land Use Table in the LEP lists such development as a permissible use within the R1 General Residential Zone.

Pursuant to Section 4.55(1A) of the Environmental Planning & Assessment Act, 1979 it is proposed to modify MP 08\_0233 in the manner described in this application.

In order for Section 4.55(1A) to apply, it must be determined that the development as modified:

- Is substantially the same development as the development for which the approval was originally granted; and
- Is of minimal environmental impact.

It is submitted is proposed modification satisfies these requirements due to the following:

- The proposed modification does not alter the approved land uses.
- The proposed modification does not significantly transform the nature, scale or intensity of the development.
- The proposed modification will not significantly change the relationship to adjoining properties.
- The impacts of the proposed modification are not expected to exceed those that have already been assessed in relation to the currently approved development.

**Clause 1.2 Aims of Plan**

The aims of the LEP are as follows:

- a) to encourage development that complements and enhances the unique character of Orange as a major regional centre boasting a diverse economy and offering an attractive regional lifestyle,
- b) to provide for a range of development opportunities that contribute to the social, economic and environmental resources of Orange in a way that allows the needs of present and future generations to be met by implementing the principles of ecologically sustainable development,
- c) to conserve and enhance the water resources on which Orange depends, particularly water supply catchments,
- d) to manage rural land as an environmental resource that provides economic and social benefits for Orange,
- e) to provide a range of housing choices in planned urban and rural locations to meet population growth,
- f) to recognise and manage valued environmental heritage, landscape and scenic features of Orange.

The proposed modification is not adverse to the aims of the LEP, as it does not involve a significant change to the nature or scale of the approved development.

**Clause 5.10 Heritage Conservation**

The subject land is not within a Heritage Conservation Area. However, it is in the vicinity of “Bloomfield Hospital” which is identified in the LEP as a heritage item of State significance.

Clause 5.10 of the LEP applies. The objectives of this clause are as follows:

- a) to conserve the environmental heritage of Orange,
- b) to conserve the heritage significance of heritage items and heritage conservation areas, including associated fabric, settings and views,

- c) to conserve archaeological sites,
- d) to conserve Aboriginal objects and Aboriginal places of heritage significance.

Pursuant to Clause 5.10(4), it is necessary to consider the potential impact that the proposed modification may have on any heritage item within the vicinity of the subject land.

There are no aspects of the proposed modification that would generate additional impacts in terms of heritage.

***Clause 7.3 Stormwater management***

Clause 7.3 of the LEP applies. The objective of this clause is to minimise the impacts of urban stormwater on the land to which the development applies, and on adjoining downstream properties, native bushland and receiving waters.

The proposed modification does not involve any alteration to the approved stormwater drainage arrangements that will serve the approved project.

***Clause 7.6 Groundwater vulnerability***

The subject land is defined on the Orange Local Environmental Plan 2011 – Water Map as having groundwater vulnerability. Clause 7.6 of the LEP applies.

The objectives of this clause are to maintain the hydrological functions of key groundwater systems and to protect vulnerable groundwater resources from depletion and contamination as a result of inappropriate development.

There are no aspects of the proposed modification that would cause adverse impact on groundwater resources.

***Clause 7.11 Essential services***

Clause 7.11 states that development consent must not be granted to development unless the consent authority is satisfied that any of the following services that are essential for the proposed development are available or that adequate arrangements have been made to make them available when required:

- a) the supply of water,
- b) the supply of electricity,
- c) the disposal and management of sewage,
- d) storm water drainage or on-site conservation,
- e) suitable road access.

The proposed modification does not alter the approved servicing or access arrangements for the development.

### **2.1.2 State Environmental Planning Policy (State Significant Precincts) 2005**

Major Project MP08\_0233 was originally approved under Part 3A of the Act. When Part 3A of the Act was repealed on 1 October 2011 and Schedule 6A of the Act, transitional arrangements were put in place to enable any modifications to an approved project to continue to be dealt with under Part 3A as a Section 75W modification.

Due to changes to the EPA Act, 1979, Part 3A has been repealed and the transitional arrangements have now been discontinued.

As a result, Part 3A projects are to be transitioned to a State Significant Development pathway. As such, the proposed modification is now subject to assessment via Part 4 of the Act.

### **2.1.3 State Environmental Planning Policy Infrastructure 2007**

The approved project represents traffic generating development pursuant to Section 104 and Schedule 3 of *State Environmental Planning Policy Infrastructure 2007*. The most recent modification was referred to NSW Roads and Maritime Services pursuant to the requirements of the SEPP.

It is suggested that further consultation with NSW Roads and Maritime Authority would not be warranted due to the following:

- The proposed modification does not increase the size or capacity of the approved project.

- The proposed modification maintains the required number of 243 parking spaces within Precinct 2.
- The proposed modification does not alter the approved access/intersection arrangements in relation to Forest Road.

#### **2.1.4 State Environmental Planning Policy No. 55 Remediation of Land**

The provisions of SEPP 55 were addressed in the original environmental assessment for the project. A Stage 1 site assessment was undertaken by Environmental Investigation Services and concluded that the subject land did not indicate any obvious on site activity that could be expected to generate significant soil contamination. Further, the results of laboratory testing on selected soil samples indicated levels below the adopted health-based assessment criteria.

## **2.2 PROVISIONS OF DRAFT ENVIRONMENTAL PLANNING INSTRUMENTS**

There are no known draft regional or state planning instruments that apply to the subject land or proposed modification.

## **2.3 PROVISIONS OF DEVELOPMENT CONTROL PLANS**

### **2.3.1 Orange Development Control Plan 2004 – 07 Development in Residential Areas**

*Orange Development Control Plan 2004 – 7 Development in Residential Areas* is applicable only due to the land being zoned R1 General Residential.

The DCP however does not set specific Planning Outcomes for the type of development described in this project approval.

### **2.3.2 Orange Development Control Plan 2004 – 13 Heritage**

*Orange DCP 2004 – 13 Heritage* applies to the extent that the subject land is in the vicinity of an identified heritage item.

The DCP sets certain Planning Outcomes pertaining to heritage and conservation.

The proposed modification is not adverse to these Planning Outcomes as there are no aspects of the proposed modification that would generate additional impacts in terms of heritage.

### 2.3.3 Orange Development Control Plan 2004 – 15 Car Parking

The parking requirements for the approved project were assessed under *Orange DCP 2004–15 Car Parking*, as part of the most recent modification. As a result of that assessment it was determined that Precinct 2 would be required to provide a minimum of 233 off-street parking spaces on the basis of the following.

APPROVED USE	DCP REQUIREMENT	CALCULATION UNIT	SPACES REQUIRED
Hospital	1 space for every 3 beds plus 1 space each resident doctor plus 1 space for every 2 visiting doctor plus 1 space for every 2 employees.	104 beds = 35 spaces Allow 130 staff including doctors = 65 spaces	100
Motel	1 space per unit plus 1 space for manager plus 1 space for every 2 employees plus 1 space per 3 seats in restaurant plus 1 space per 10m <sup>2</sup> of entertainment or function room areas	82 units = 82 spaces 1 manager = 1 space Say 12 staff = 6 spaces 90 seat restaurant=30 spaces 140m <sup>2</sup> function= 14 spaces	133
<b>TOTAL PARKING REQUIREMENT FOR PROPOSED DEVELOPMENT</b>			<b>233</b>

The project as modified will generate a slight increase in parking demand (4 spaces) in Precinct 2 due to the increased GFA of the conference/function rooms in the motel. The following table updates the parking requirement accordingly.

APPROVED USE	DCP REQUIREMENT	CALCULATION UNIT	SPACES REQUIRED
Hospital	1 space for every 3 beds plus 1 space each resident doctor plus 1 space for every 2 visiting doctor plus 1 space for every 2 employees.	104 beds = 35 spaces Allow 130 staff including doctors = 65 spaces	100
Motel	1 space per unit plus 1 space for manager plus 1 space for every 2 employees plus 1 space per 3 seats in restaurant plus 1 space per 10m <sup>2</sup> of entertainment or function room areas	82 units = 82 spaces 1 manager = 1 space Say 12 staff = 6 spaces 90 seat restaurant=30 spaces 175m <sup>2</sup> function= 18 spaces	137
<b>TOTAL PARKING REQUIREMENT FOR PROPOSED DEVELOPMENT</b>			<b>237</b>

The submitted plans show that a total of 243 spaces will be provided within Precinct 2 and this is reinforced in the approval instrument for MP 08\_0233 which calls for 243 spaces. The project as modified will retain a total of at least 243 spaces.

It is submitted that the following outdoor areas will not generate additional parking demand because they do not increase gross floor area:

- Outdoor area for hospital café.
- Hospital building roof top garden.
- Break out areas for the motel restaurant/dining room and function/conference rooms.

In this regard, the definition of GFA excludes *terraces and balconies with outer walls less than 1.4 metres high* (refer the Dictionary to the LEP and *State Environmental Planning Policy - Standard Instrument Local Environmental Plan*).

It is also submitted that the glazed enclosure on the hospital roof top will not generate additional parking demand. The applicant advises that the principal use of this space is to improve or extend the experience for users already in attendance at the building. In effect, it would offer amenity and utility akin to well-kept ground level landscaping, except that it allows users to capitalise on the panoramic outlook and amenity that this elevated space offers.

## **2.4 MATTERS PRESCRIBED BY THE REGULATIONS**

Clause 92 of the Environmental Planning and Assessment Regulation 2000 prescribes certain matters that must be considered. There are no relevant prescribed matters that apply to the proposed modification.

## **2.5 THE LIKELY IMPACTS OF THE DEVELOPMENT**

The potential impacts of the proposed modification are considered below.

### **2.5.1 Visual Impact**

There are no aspects of the proposed modification that would cause adverse visual impacts.

#### ***Private Hospital***

The discernible changes to the hospital building are:

- The sheltered outdoor area for the cafe on ground level.
- The addition of the glazed enclosure and garden on roof top level.

These elements are considered satisfactory in terms of visual impact due to the following:

- The café shelter is a low slung open structure that will be largely transparent at ground level. The form and finish is intended to tie sympathetically to the architecture of the building.
- The enclosure on the roof top will be glazed on 3 sides to give it a lightweight translucent quality. It does not exceed the existing building height and it is reasonably recessed in relation to the edges of the floor

plate so as to not overly increase building bulk at a higher level. The proposed architectural detailing, particularly the fenestration and the curved pergola fascia, remain consistent with the existing building and demonstrate an integrated approach to the design.

### ***Medi Motel***

The motel as proposed by this modification maintains the characteristics of the currently approved building particularly the 2 storey scale and the modern and contemporary architecture.

Notwithstanding the changes to the motel design, the proposed modification maintains well-articulated facades and high quality architectural detailing, materials and finishes.

Whilst the proposed modification would result in the building being sited closer to the Forest Road frontage, there is some compensation in the fact that the back-of-house and service vehicle area would now be located to the rear of the building. This removes a driveway element at the front of the site and allows that space to be fully landscaped instead.

### **2.5.2 Traffic Impacts**

There are no aspects of the proposed modification that are likely to cause adverse traffic impacts.

The modification does not intensify the activity or increase the scale of the approved development. Notwithstanding the minor alterations to the parking and internal driveway layout around the motel building, the principal access and parking arrangements remain essentially as approved.

As indicated earlier in this report at *Section 2.3.3* the proposed modification does not generate additional impacts in terms of parking.

### **2.5.3 Heritage**

The potential impacts on Aboriginal and European heritage were considered in previous assessments for the currently approved project.

There are no aspects of the proposed modification that would generate additional impacts in this regard.

#### **2.5.4 Flora and Fauna**

The potential impacts on native flora and fauna were considered in previous assessments for the currently approved project.

There are no aspects of the proposed modification that would generate additional impacts in this regard.

#### **2.5.5 Air Quality**

There are no aspects of the proposed modification that would cause adverse impacts on air quality.

#### **2.5.6 Social and Economic Impact**

The proposed modification retains the mix of uses that have been approved for Precinct 2 as part of the broader Concept. As such, it will maintain the expected social and economic benefits that have been envisaged throughout the life of this project.

### **2.6 THE SUITABILITY OF THE SITE FOR THE DEVELOPMENT**

The proposed modification is not constrained by any factors relating to site suitability.

### **2.7 ANY SUBMISSIONS MADE IN ACCORDANCE WITH THIS ACT OR THE REGULATIONS**

The proposed modification does not raise any matters or impacts that warrant public submissions.

### **2.8 THE PUBLIC INTEREST**

The proposed modification is not adverse to the public interest.

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## CONCLUSION

It is requested that the proposed modification as submitted be approved on the following grounds:

- Based on the information provided in this report and the attached plans, it is demonstrated that the development as modified is substantially the same development for which approval has been granted.
- Following consideration of Section 4.15 of the Environmental Planning and Assessment Act, 1979, the potential impacts of the proposed modification are considered to be minimal.
- Accordingly, the proposed modification may be considered pursuant to Section 4.55(1A) of the Environmental Planning and Assessment Act, 1979.

We trust that this application will be given favourable consideration. Any further enquiries may be directed to our office on 6361 2955.

Yours faithfully

***Peter Basha Planning & Development***



Per:

**PETER BASHA**

Annexure A

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*Architectural Drawings (Private Hospital)*

Annexure B

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*Architectural Drawings (Medi Motel)*