



NSW GOVERNMENT  
**Department of Planning**

**ORANGE BLOOMFIELD  
HOSPITAL REDEVELOPMENT  
(ORANGE BASE HOSPITAL)  
*Modification MP06\_0111 Mod 1***

Modification of Minister's Approval  
Section 75W of the  
*Environmental Planning and Assessment Act 1979*

(Assessed under delegation by Orange City Council)

September 2008



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## 1 INTRODUCTION

This report is an assessment of the proposed modification of Major Project 06\_0111 for the construction of the Orange Base Hospital pursuant to section 75W of the *Environmental Planning and Assessment Act 1979* ("the Act").

The Minister for Planning approved the Major Project for the construction of the Orange Base Hospital on 9 December 2006. The subject land is described as Lot 230 DP 720596 and Part Lot 206 DP 42900 and is located approximately 4km south of the Orange Central Business District on Forest Road, Orange.

The approval of MP 06\_0111 for the construction of the Orange Base Hospital included:

- 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

A copy of the original approval is at **Tag C** and a copy of the original assessment report is at **Tag D**.

The original project cost for the development was \$170 million.

## 2 THE PROPOSED MODIFICATION

On 8 April 2008, Hansen Yuncken Pty Ltd (the Proponent) on behalf of the NSW Department of Health submitted an application seeking approval to modify the approved Orange Base Hospital redevelopment to permit the changes summarised as follows:

- 1 relocate the general hospital and acute mental health buildings further north on the site
- 2 increase the building footprint and amend the internal layout of the general hospital

- 3 amend the car parking layout, circulation, landscaping and external appearance of buildings
- 4 improve the environmentally sustainable design of the development
- 5 redesign of the Forensic Health Unit

### **3 PREFERRED PROJECT**

A Preferred Project Report was received from the proponent on Wednesday, 13 August 2008. The proponent advised that, following a review of submissions received during the exhibition period and further refinement of the proposal by NSW Department of Health following discussions with clinical users, the preferred project has been modified in regards to the issues of master planning, landscaping, car parking and architectural expression.

The preferred project now incorporates the following amendments.

#### **1 Master Planning**

The proposal seeks to slightly relocate the general hospital and the acute mental health building. The northern façade of the general hospital has moved approximately 15m to the north and the acute mental health building approximately 8m north of the original position. Adjustments are also proposed to alter the internal road and car parking layouts within the complex.

#### **2 Building Footprints**

The preferred project seeks to alter internal departmental arrangements of the general hospital building to facilitate improved clinical operations within the facility. The alterations proposed will provide for an additional 4,925m<sup>2</sup> of gross floor area, which represents an increase in the total floor area of the hospital of approximately 15%. The proposed alterations seek to utilise courtyard spaces that exist internally within the current building footprint together with the areas identified previously as expansion zones in the original consideration of the application. The lower ground floor has expanded by 1,000 square metres, which will not be visible from a public place. The change in gross floor area for the complex is required to accommodate an increase in Radiotherapy, Community Health, Blood Bank, Breast Screen, Intensive Care, Operating and Peri-Operative and Dental Therapy areas.

The footprint of the Acute Mental Health (AMH) building has also been altered to accommodate the operational requirements of the AMH clinical units and to improve the functional relationship with the adjacent general hospital. The alterations proposed will provide for an additional 380m<sup>2</sup> of gross floor area, which represents an increase in the total floor area of the AMH building of approximately 9%. The footprint has been altered to improve sight lines to bedroom and living areas from staff stations whilst improving the security, safety and privacy requirements of staff and patients. Patient courtyards have been relocated to internal spaces.

The proposed changes to the General Hospital footprint to the south has resulted in the AMH building being reconfigured to improve the relationship and linkages at the eastern and western ends of the building.

The forensic mental health facility has been redesigned following consultation with clinicians and submissions received during the exhibition period. The alterations proposed will provide for an additional 110m<sup>2</sup> of gross floor area, which represents an increase in the total floor area of the forensic mental health building of approximately 9%. The facility remains in the approved location, however it has been redesigned such that the building is now orientated to the south. The redesign internalises the courtyards with the wing of the building and landscaping, providing discreet shielding of the courtyards from the proposed road.

The arrangement of splayed bedroom pods has been altered to improve operational and security arrangements within the units. This has led to a revised massing for the building, with the splayed wings to the eastern end of the building moving south.

### **3 Future Expansion**

The Preferred Project has identified future expansion areas in the master planning for the General Hospital. The expansion zones have been identified to assist in future planning of this facility by minimising the infrastructure changes required for expanding clinical services in the future, if required.

### **4 Architectural Expression**

The preferred project seeks approval for alterations to the façade of all new buildings. The proponents advise that the heritage principles previously adopted for the site have been developed to strengthen the new building's relationship to, and connection with, the surrounding existing buildings. A series of "heritage panels" of a modern construction typology, reflecting the scale and colour of existing bricks on site, has been incorporated. This design corresponds with the strength of the buildings' façade at ground floor and provides a clear datum that relates to the floor level of the existing Ward 18 and 19 buildings.

The three entries to the General Hospital (GH) - Main Entry, Emergency and Outpatients - are pronounced through a change in material. High quality finishes utilised in these areas of the building announce the entries and direct visitors and patients to the relevant area of the hospital. Heritage panels acting as screen walls also highlight entry points, improving way-finding for patients and visitors along covered walkways or canopies. AMH and Forensic Mental Health (FMH) buildings have a similar response to architectural language and heritage principles as the GH. The masonry base provides a continuation of the heritage "datum" and colour is a continuous theme. The use of pre-finished, hard-wearing materials such as Vitrapanel replaces metal cladding. The alternative materials increase patient safety and security.

The footprint and the location of the AMH building has been improved with respect to the impact on the eastern landscape and the forecourts to the retained Administration and Clinical Services buildings.

The roof forms of all buildings are enhanced from the approved scheme to continue the ideas expressed in the facades and architecture. Skillion-style roofs float above the building, leading the eye-line past the mass of the GH onto vistas beyond to the north and east. The low-level roofs retain views from the existing building to the south. The strengthening of the roof forms allows sunlight to enter through various courtyards into the buildings.

Colours throughout all new buildings remain sympathetic to the existing buildings on site, whilst expressing a modern language. The use of red/brown masonry links to the brick construction of existing buildings, whilst dark greys and charcoals, provide a sharp and modern language reflecting the architectural forms of the new buildings.

### **5 Car Parking**

The preferred project incorporates an additional 15 off-street car parking spaces. These additional car spaces have been allocated as five staff and ten public spaces. The additional staff car spaces have been incorporated adjacent to the outpatient's entry to the east, allowing for improved staff access to these departments of the hospital.

The western public car park has been amended to incorporate the new dedicated ambulance access road. The eastern staff and public car parks have been altered in their arrangement to

accommodate the inclusion of the Radiotherapy expansion and increased footprint of the General Hospital. Staff parking to the west of the AMH facility has also been relocated south to allow for a dedicated ambulance access area south of the General Hospital.

The overall location of parking arrangements on site has been retained in principle. The majority of public parking is limited to the main western and eastern car parks.

## **6 Landscape Design**

An amended landscape plan has been submitted as part of the preferred project. The landscape design for the Preferred Project seeks to address the amenity of the site and its surrounds. The landscape proposal will retain the landscape character of the hospital site, with large feature trees in lawns and with feature garden plantings.

The Preferred Project maintains the strong avenue to the road (internal) and screening and softening to the car parks and general infrastructure. The entry is maintained and the tree protection zone is not affected. The desired concept of large trees in grass is maintained to the external open space zones.

## **4 STATUTORY CONTEXT**

### **4.1 Part 3A of the *Environmental Planning and Assessment Act 1979***

The approval for Major Project 06\_0111 was granted in accordance with Part 3A of the *Environmental Planning and Assessment Act 1979* ("the EP&A Act" or "the Act") (Section 75J Clause (2)). Section 75W of the Act provides for the modification of the Minister's approval. Under Section 75W(2) of the Act, a Proponent may request the Minister to modify the approval for a project. This section also states that the Minister's approval is not required if the project, as modified, will be consistent with the existing approval under this Part. In this case, it was concluded that the proposed modifications (as listed above) required an application for modification.

Pursuant to Section 75W(2) of the Act, the approval of the Minister for Planning has been sought by the Proponent to modify the approval for the construction of the Orange Base Hospital as outlined in the modification request and the preferred project. Section 75W(3) of the Act provides that the Director-General may notify the Proponent of environmental assessment requirements (DGRs) with respect to the proposed modification that the Proponent must comply with before the matter will be considered by the Minister. Following an assessment of the modification request, it was considered that DGRs were not necessary for the modification application and hence none were issued. It was considered that the impacts arising from the proposed modification are similar to, and in some instances less than, the original proposal.

Under Section 75W(4) of the Act, the Minister may modify the approval (with or without conditions) or refuse the modification. This report is the Council's assessment on behalf of the Director General of the requested modifications and supporting documentation as provided by the Proponent and recommends approving the proposed modifications, with conditions.

### **4.2 Objects of the *Environmental Planning and Assessment Act 1979* and Environmental Planning Instruments**

The Minister's consideration and determination of the application must be consistent with the relevant provisions of the EP&A Act, including the objects set out in section 5 of the Act. As the proposed modification does not materially affect the project as approved, it is considered that the

project remains consistent with the objects of the EP&A Act and the objectives of State Environmental Planning Policy (Major Projects) 2005.

### **4.3 Orange Local Environmental Plan 2000**

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 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 to modify the consent is considered to be consistent with the objectives of Zone Nos 1(a) and 6.

### **4.4 Instrument of Delegation**

Orange City Council has been delegated the planning and assessment functions conferred on the Director-General by Part 3A of the EP&A Act for the proposed modification. Council has responsibility for:

- public consultation and notification of the modification 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

## **5 CONSULTATION AND EXHIBITION**

There is no requirement to exhibit an environmental assessment for the modification of a project approval under Part 3A of the EP&A Act. However, given the considerable community interest in the project, the application was:

- made available on the Department of Planning's website and at the Department of Planning Information Centre
- made available on Orange City Council's website and at the Orange Civic Centre
- advertised in the *Central Western Daily* for a period of 14 days between Monday, 14 April 2008 and Monday, 28 April 2008
- notified to relevant State Government Authorities by letter dated 11 April 2008
- notified to immediate adjoining property owners by letter dated 11 April 2008

The Preferred Project Report was:

- made available on Orange City Council's website
- made available at the Orange Civic Centre

## **6 SUMMARY OF ISSUES RAISED IN SUBMISSIONS**

As a result of the exhibition period, a total of 43 written submissions were received (See Appendix A). These comprised:

- 4 from public authorities
- 39 from the general public

### **6.1 Comments by Public Authorities**

### **Department of Water and Energy ("DWE")**

- Modification is not subject to legislation administered by DWE.
- Has provided guidance to Acor regarding stormwater dam design and is awaiting final design to determine any licensing requirements.

### **Roads and Traffic Authority**

- RTA does not oppose modification. No adverse impact to original proposal.
- Proposed modifications address Part 3(a) conditions B5 (d), (e) and (f).

### **NSW Heritage Office**

- Referenced comments previously made on 6 November 2006.
- Recommends that Forensic Mental Health fencing should be carefully designed to mitigate the impact of views across the site. Possible use of landscaping to soften impacts.
- Noted that applicant addresses some of respondent's previous comments regarding modifications to design and finishes.

### **Department of Environment and Climate Change ("DECC")**

- DECC supports modification.
- DECC advise that the project may need a licence to operate under *Protection of Environment Act* if 2 tonnes of hazardous waste is generated or more than 500kg of hazardous waste is stored on site at any one time.
- Separate application for "waste activity" will need to be made once final approval granted.
- Noise mitigation measures need to be carefully assessed, particularly rooftop plantroom and air-conditioning units.

## **6.2 Comments from the General Public**

During the exhibition period, a total of 39 written submissions were received from the public. A summary of the issues raised in the submissions is provided below:

### **Hospital Operations**

- Fewer general adult overnight beds than current hospital.
- Rehabilitation therapy areas should be retained in acute rehab and mental health units. Inclusion of an accessible kitchen for allied health assessments. Retention of current living skills unit at Bloomfield.
- Ensuring accessibility for bariatric equipment throughout the hospital.
- Assurance that all allied health professionals can access a desk and computer to enable timely completion of paperwork.
- Storage areas must be accessible to allied health staff to ensure safe and timely delivery of equipment to wards and large enough to accommodate multiple numbers of large mobility/assistive equipment.
- All non-urgent medical facilities should be kept in existing location, particularly Breast Screen Clinic.
- Transport issues - lack of bus services, cost of taxis, financial impact on elderly and lower socio-economic groups.
- Problems at Bathurst being repeated in Orange.
- Bed space lacking, completely neglects growth factor.
- Much needed radiotherapy unit a positive but patient services and bed space seem to have disappeared.



## **Forensic Mental Health Unit**

- Forensic Mental Health, as currently planned, does not meet patient requirements for access to outdoor space.
- Full details of fencing surrounding Forensic Mental Health have not been supplied.
- Location of Forensic Mental Health adding to “asylum” stigma attached to existing Bloomfield facilities.
- Concerned for safety of nursing staff and visitors using car park next to Forensic Mental Health.
- Concerned for patients in Forensic Mental Health - building will be subject to light and noise.
- Proposed site for Forensic Mental Health be retained as garden for patients and staff and Forensic Mental Health would be better sited away from the road and other buildings.
- Location of Forensic Mental Health needs rethinking.
- Concerned about appearance of fence around Forensic Mental Health.
- Proposed location for Forensic Mental Health is inappropriate for heritage, aesthetic and environmental reasons. Alternative site to the south would be more suitable. Current proposed site could then be used as open space and gardens for patients, staff and visitors.
- Original DA was misleading/deceptive, did not show Forensic Mental Health as being such.
- Public not adequately informed of what Forensic Mental Health was, nor details of security fencing.
- No consideration of risks associated with locating Forensic Mental Health alongside main road and opposite General Hospital.
- Government-owned site, which is recommended for location of Forensic Mental Health, has not been given proper and transparent consideration.
- Acute mental health too close to “normal” patient area.
- Concerns that “normal” mental patients would be “lumped in” with drug-induced mental problems or criminals.
- Mental health facilities better sited away from General Hospital and main road.
- Forensic Mental Health Unit - proximity to General Hospital.
- Forensic Mental Health Unit - proper design and management to ensure safety of community and users of General Hospital.
- Visual impact of Forensic Mental Health Unit and security fence from General Hospital and Forest Road.
- Impact of Forensic Mental Health Unit on future expansion needs of General Hospital.
- Proper consideration of alternative sites for Forensic Mental Health Unit and easy linkage to “complementary mental health units”.

## **Design**

- Facility, as currently planned, does not meet Australasian Health Guidelines.
- Current plans have less floor area available to the General Hospital and outpatient services than current facilities.
- Council needs to ensure that adequate space is available at Bloomfield for additional building if new hospital is not adequate.
- Rehabilitation areas too small, not as effective as existing Apex House Facilities.
- Proposed rehab gym too small.
- Concerns over lack of space in new hospital.
- Availability of space for future expansion.
- Outpatient services still too small.
- Planners and designers have no idea of the “enormous role” new facility will be required to fill.

## **Landscaping**

- Arborist's report and recommendations have been ignored.
- Flora and Fauna assessment is inadequate.
- Tree removal on Forensic site prior to DA approval.

## **Miscellaneous**

- Comments from health professionals being ignored.
- Proposed facility, if designed correctly, should attract best medical staff.
- Medical staff not happy with plans. Should be avoiding risk of Bathurst-style problems.
- Project objectives have been compromised.
- Public, hospital staff and respondent being led by GWAHS “chief planner”.
- “Downsized” facilities will lead to a loss of medical staff.
- No respect paid to community’s and representative’s views.
- Mistake to engage Public/Private funding.
- Short sighted to be selling off land.
- Consideration of energy saving and global warming in construction of the new buildings
- Closing down of Riverside is a disgrace.

### **6.3 Response to Submissions**

In accordance with the requirements of Part 3A of the EP&A Act, copies of the submissions were forwarded to Hansen Yuncken for review. Hansen Yuncken has addressed the issues raised in submissions on the project in its Preferred Project Report received on the 13 August 2008 (see Appendix C).

Planning officers at Orange City Council have considered the issues raised in the submissions, together with the proponent's response to these issues in this assessment of the proposal.

## **7 ASSESSMENT OF PROPOSED MODIFICATIONS**

### **7.1 Master Planning**

The proposed scheme reflects the master planning strategies of the approved project on site. The new general hospital is located at the north of the site on the existing oval and the acute mental health is located directly to the south. The preferred project proposal received in response to submissions by the proponent dated 12 August 2008 now incorporates an additional 4,425m<sup>2</sup> of Gross Floor Area. The proposed increase in Gross Floor Area of the hospital facilitates better utilisation of space for the various departments within the complex. The proposal to increase the size of the complex has been the result of a recent review of the development by NSW Department of Health.

The modified scheme, in part, seeks approval to relocate the general hospital approximately 15m to the north and the acute mental health building approximately 8m north of the original position so as to create a closer relationship between the Acute Mental Health Building and the operational areas of the general hospital. The proposed relocation of the subject buildings seeks to improve clinical and operational services between the two facilities. The relocation of the Acute Mental Health building will also facilitate improved outcomes in relation to the retention of heritage gardens and their curtilages by providing increased landscaped areas between the new buildings and existing buildings on site.

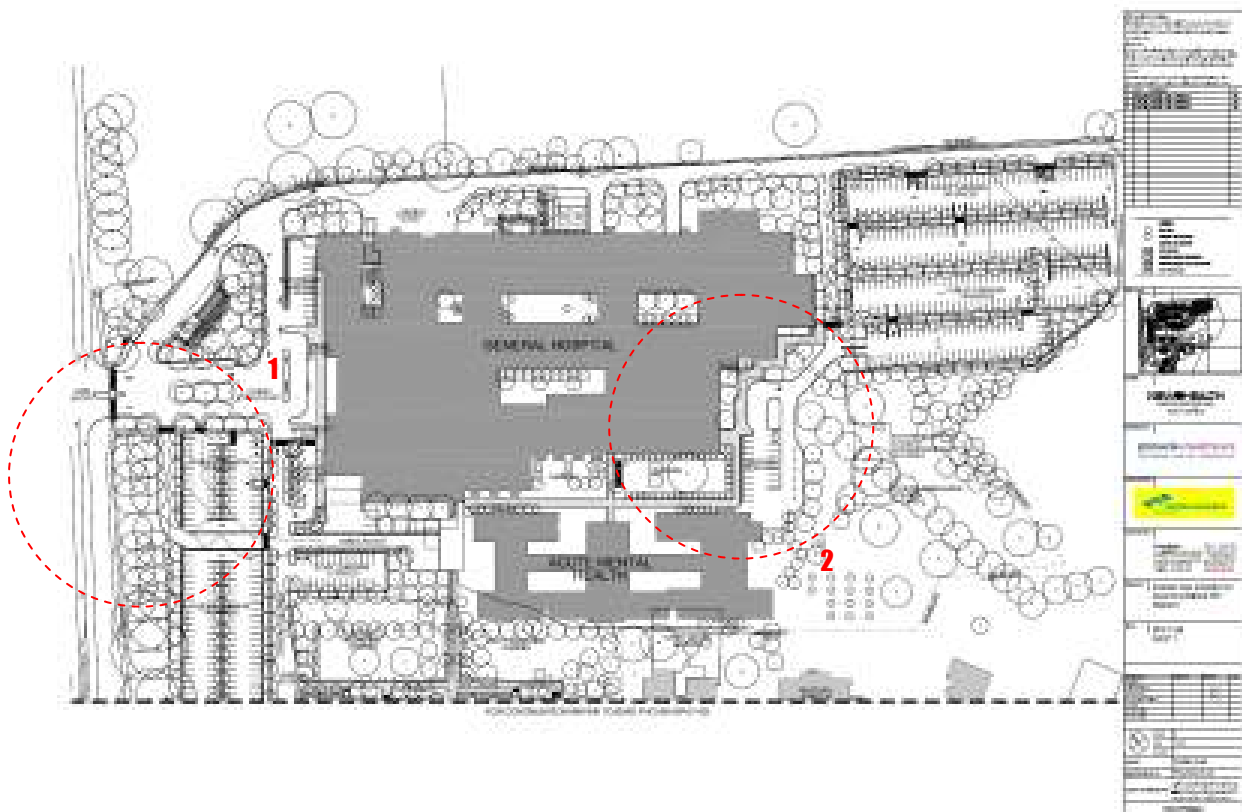
The preferred project incorporates several alterations to internal traffic and parking arrangements on site. A dedicated ambulance entry/exit road has been introduced into the design and is situated to the west of the Forest Road public car park. The proposed emergency access/egress road will directly link the ambulance parking area to the south of the general hospital. The location of this road will ensure unimpeded access to and from the dedicated ambulance parking area on site.

The access road running north/south to the east of the general hospital has been moved east to accommodate the expansion of the General Hospital. The relocation of this access will minimise

the travel distance between the general hospital and the secure entry in the acute mental health facility. The dedicated “drop off” zone for the outpatient’s entry has also been amended to align with the new entry location and building envelope of the General Hospital.

The internal road running north-south along the site now incorporates a curved section adjacent to the FMH facility. The adjustment to the design of this road facilitates an increased landscaping zone between the car park and the FMH building. As a result, the staff car park has also been adjusted and is now approximately 5m further west than the line of the public car park to the north. This inclusion has improved the building’s engagement with the public realm, incorporating an increased setback. The preferred project proposes an improved landscape buffer between this building and public space.

The pedestrian links between the buildings on site has also been altered as a result of the changes to the building footprints. The locations of the pedestrian linkages remain generally unchanged, however the levels have been changed through a series of linear ramps and localised access paths and ramps to individual buildings have been altered to suit the new building envelopes.



**Figure 01. Modified Scheme - Site Plan, Access Roads (SK-SP-01.02)**

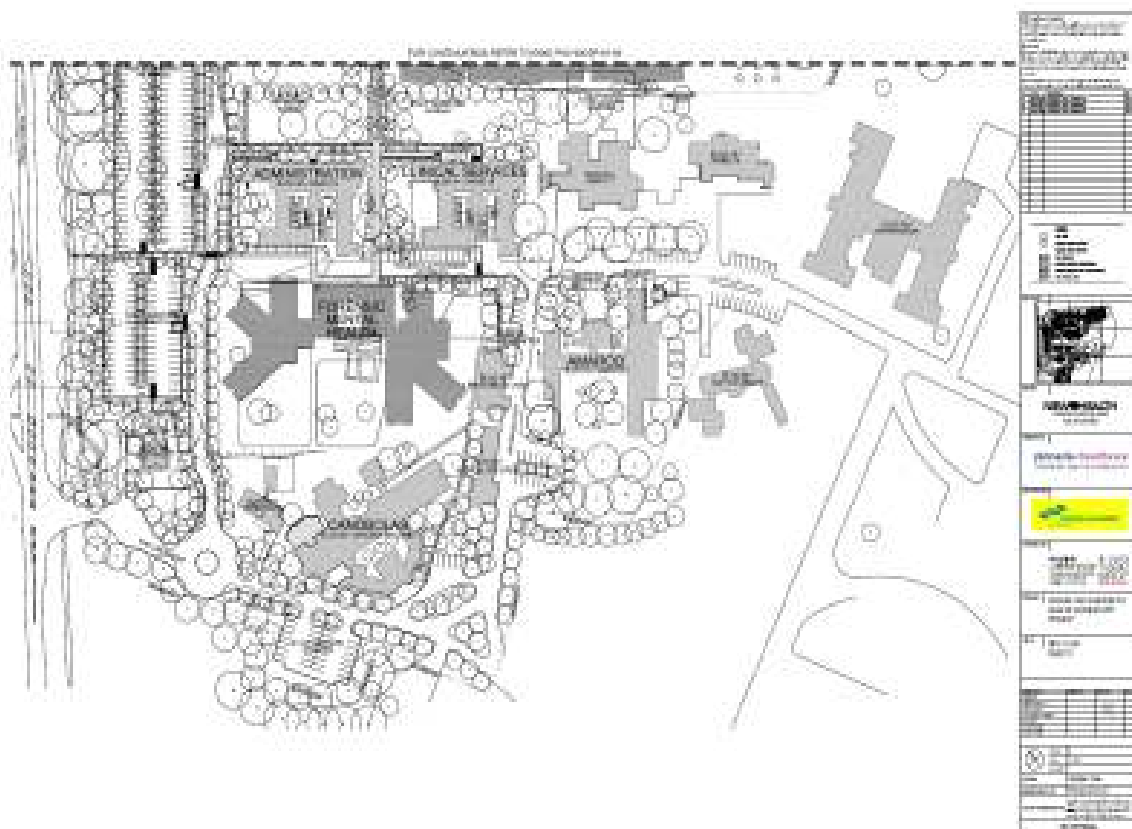


Figure 02. Modified Scheme - Site Plan, Access Roads (SK-SP-01.03)

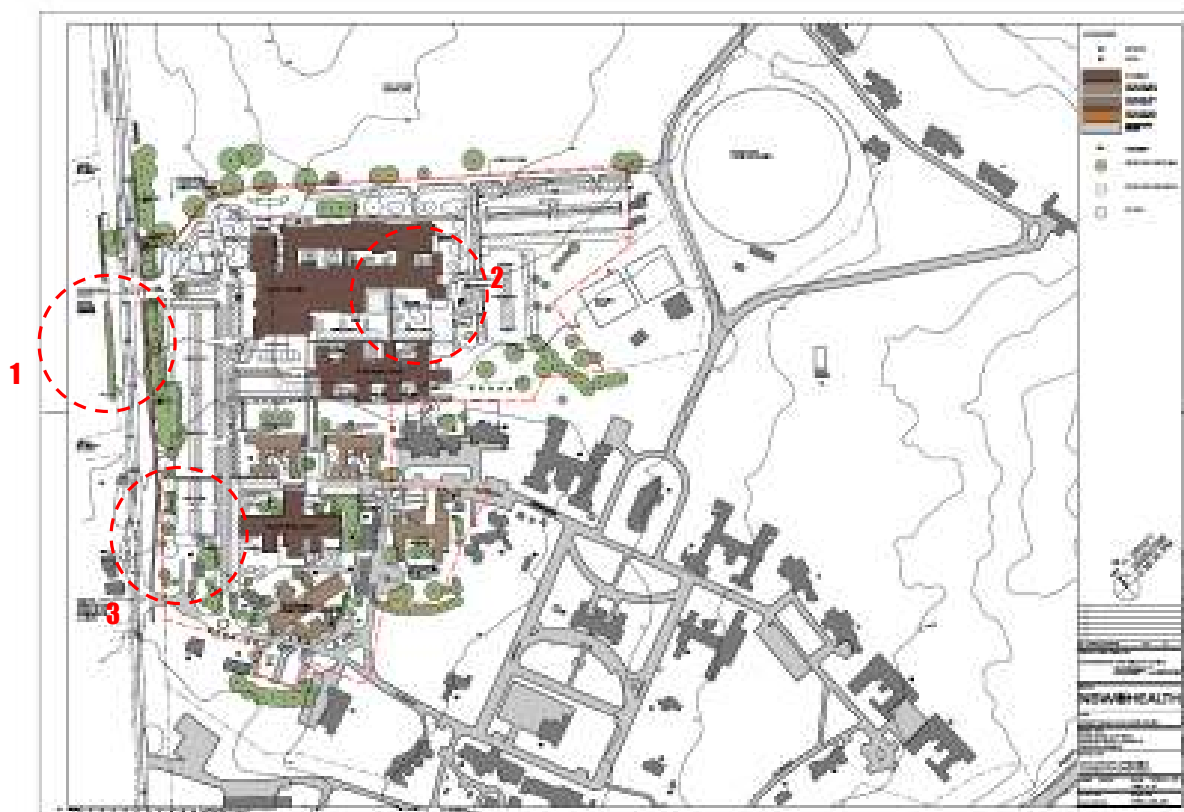


Figure 03. Approved Scheme - Site Plan, Access Roads

## 7.2 Changes to Building "Footprints"

The proposal seeks to alter internal departmental arrangements of the general hospital building to facilitate improved clinical operations within the facility. The alterations proposed will provide for an additional 4,925 m<sup>2</sup> of gross floor area, which represents an increase in the total floor area of the hospital of approximately 15%. The proposed increase in gross floor area, however, is not reflected in the overall growth of the building footprint. The proposed alterations seek to utilise courtyard spaces that exist internally within the current building footprint together with the areas identified previously as expansion zones in the original consideration of the application. The lower ground floor has expanded by 1,000 square metres, which will not be visible from a public place. The change in gross floor area for the complex is required to accommodate an increase in Radiotherapy, Community Health, Blood Bank, Breast Screen, Intensive Care, Operating and Peri-Operative and Dental Therapy areas.

The preferred project for the hospital now incorporates the following floor areas:

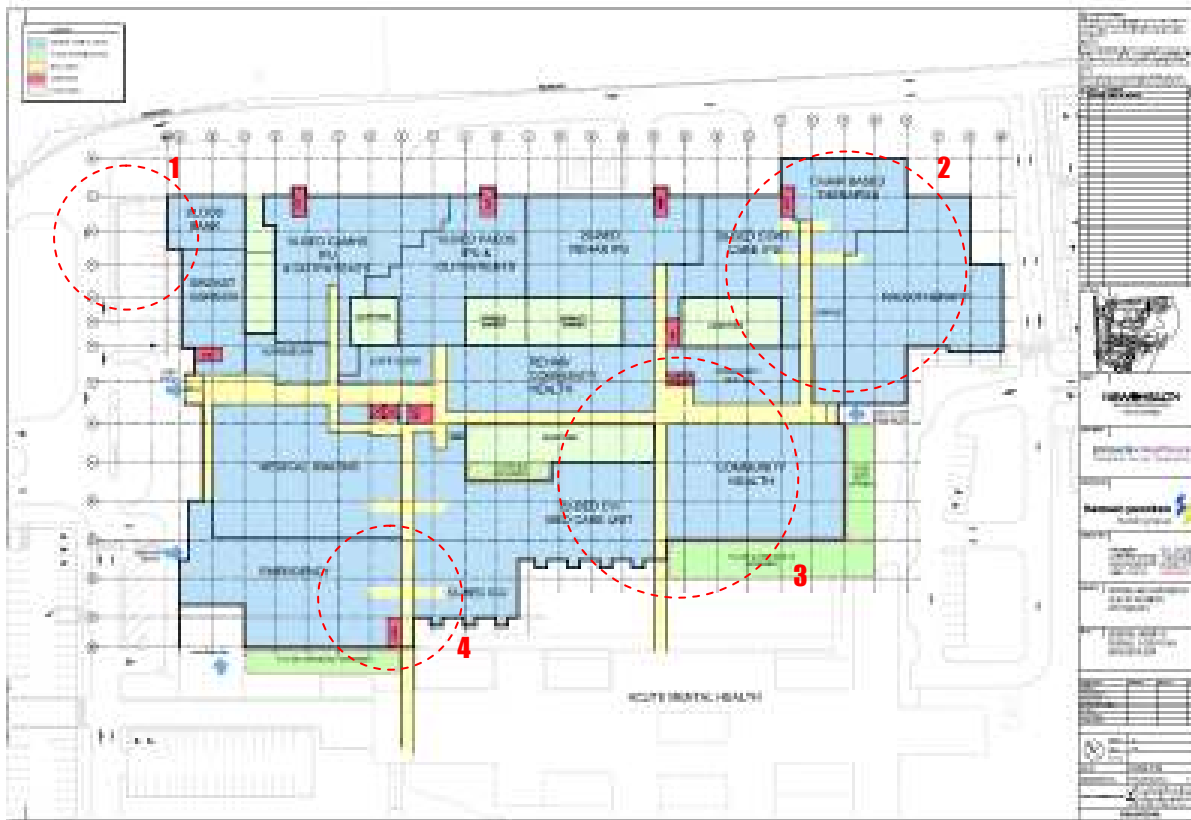
Lower Ground Floor Level	5,640m <sup>2</sup>
Ground Floor Level	17,015m <sup>2</sup>
First Floor Level	8,519m <sup>2</sup>
Second Floor/Plantroom Level	1,752m <sup>2</sup>
<b>Total Building Area</b>	<b>32,925m<sup>2</sup></b>

The Preferred Project has also identified future expansion areas in the master planning for the general hospital. The expansion zones have been identified to assist in future planning of this facility by minimising the infrastructure changes required for expanding clinical services in the future, if required. The proposed expansion areas have the potential to facilitate an additional 40 beds in the future. The proposed expansion zones will also cater for further expansion of Medical Records, Emergency Department, Intensive Care Unit, Allied Health and Operating and Peri-Operative areas. In addition, the submitted plans show expansion areas for a future ambulance station and student accommodation to the east of the general hospital.

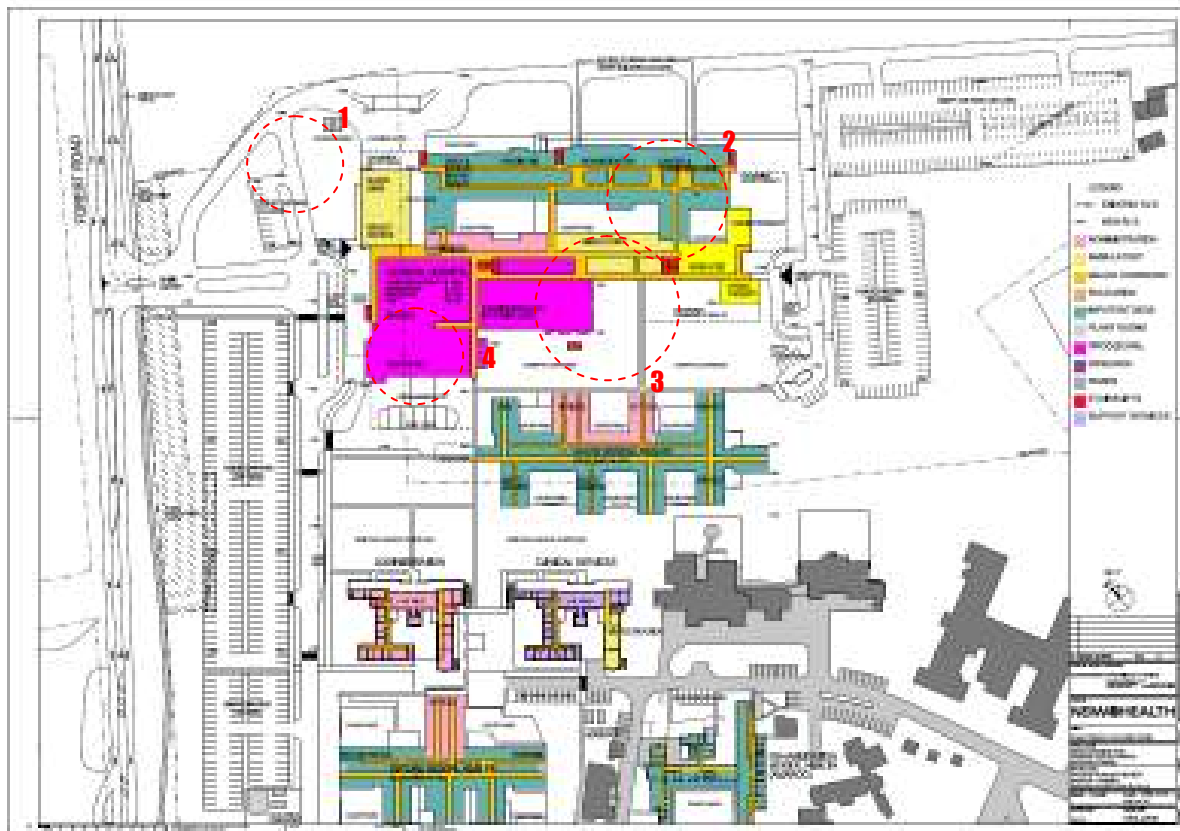
To accommodate these changes, the location of the general hospital and the acute mental health building has been altered. Both buildings have moved north and the distance between the two buildings has decreased. The proposed alteration to the location of these buildings has increased the buffer between the buildings and the curtilage of heritage gardens.

It is considered that the proposed changes to the building footprint are acceptable. The proposed changes to the footprint will not have an adverse impact upon the use and enjoyment of surrounding land. The majority of the expansion areas are located internally within the existing footprint and/or the expansion zones previously identified.

The extent of the proposed changes to the hospital are shown below:



**Figure 04. Modified Scheme - General Hospital, Ground floor**



**Figure 05. Approved Scheme- Site plan, General Hospital, Ground Floor**



Figure 06. Modified Scheme- General Hospital, First Floor

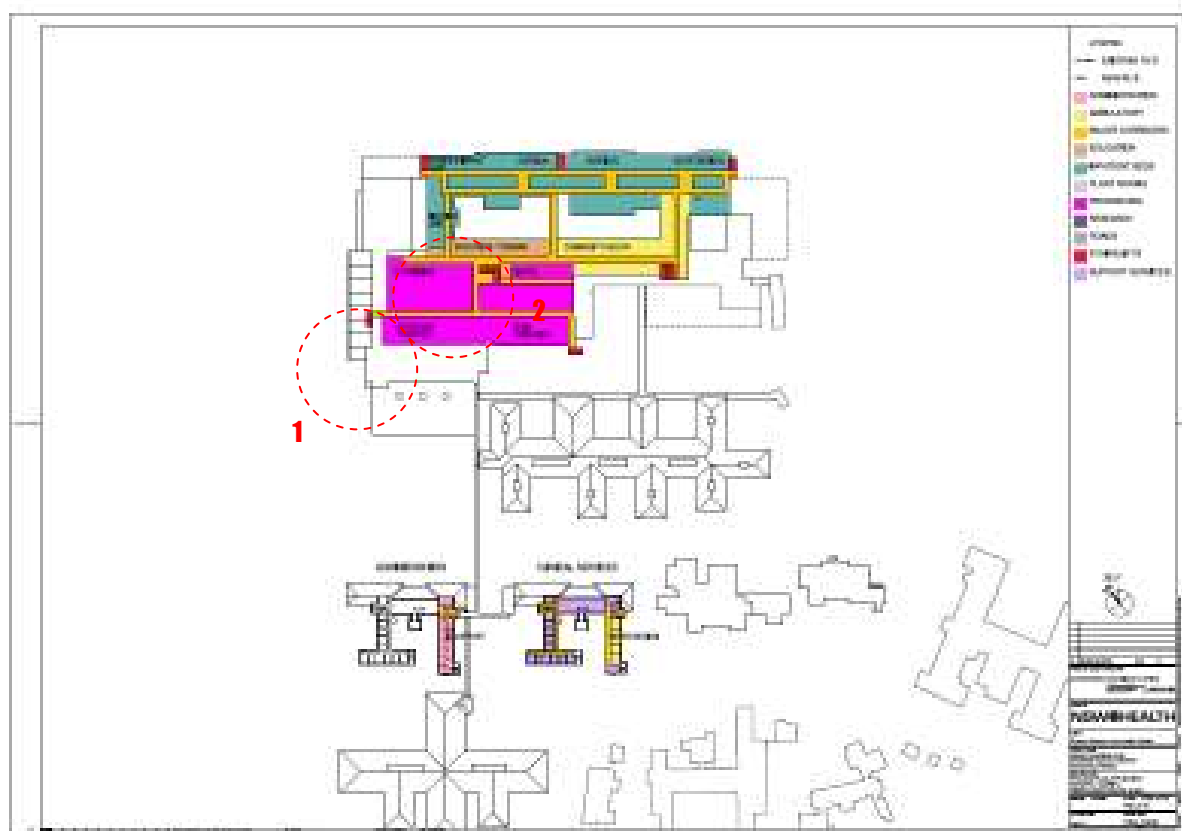


Figure 07. Approved Scheme- General Hospital, First Floor

## 2 Acute mental health (AMH)

The footprint of the acute mental health building has also been altered to accommodate the operational requirements of the clinical units and to improve the functional relationship with the adjacent general hospital. The alterations proposed will provide for an additional 380m<sup>2</sup> of gross floor area, which represents an increase in the total floor area of the AMH building of approximately 9%. The building retains its linear and rigid planning principles, using internal courtyards to allow sun and daylight to penetrate the living spaces. The bedrooms remain aligned to the north and south to allow for sunlight and views to surrounding courtyards and gardens. The use of these courtyards strengthens the garden setting from which the site has gained much value.

It is considered that the proposed changes to the acute mental health building will not have an adverse impact upon the operation and function of the site. The proposed changes are the direct result of further refinement of the project by the Department of Health in response to submissions received by clinicians and the general community.



Figure 08. West elevation of Acute Mental health Facility.

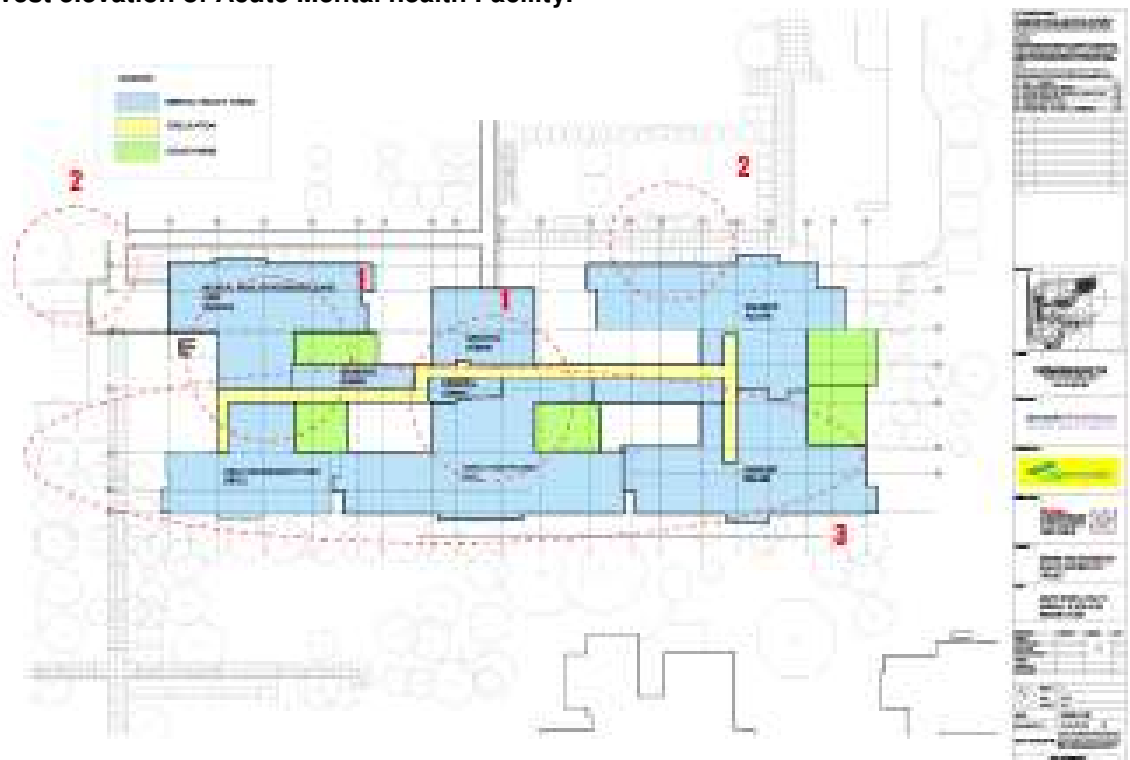


Figure 09. Modified Scheme- Acute Mental Health



### 3 Forensic Mental Health

The Forensic Mental Health Facility has been redesigned following consultation with clinicians and submissions received during the exhibition period. The alterations proposed will provide for an additional 110m<sup>2</sup> of gross floor area. The facility remains in the approved location, however the preferred project proposes an alternative design such that the building is now orientated towards the existing Bloomfield Hospital. The redesign internalises the courtyards with the wing of the building and landscaping, providing discreet shielding of the courtyards from the proposed new road.

The proposed changes seek to strengthen the external amenity for patients and provides for improved staff surveillance of courtyard spaces. The relocation of courtyard spaces and redesign of the proposed security fencing has reduced the visual impact of the facility from Forest Road. The internal road running north south along the site now incorporates a curved section adjacent to the forensic mental health facility. The adjustment to the design of this road facilitates an increased landscaping zone between the car park and this building. It is considered that the proposed amendments have improved the building's engagement with the public realm, incorporating an increased setback. The submitted plans show an enhanced landscape buffer between this building and public space. The development in this regard is unlikely to have an adverse visual impact upon the surrounding locality.

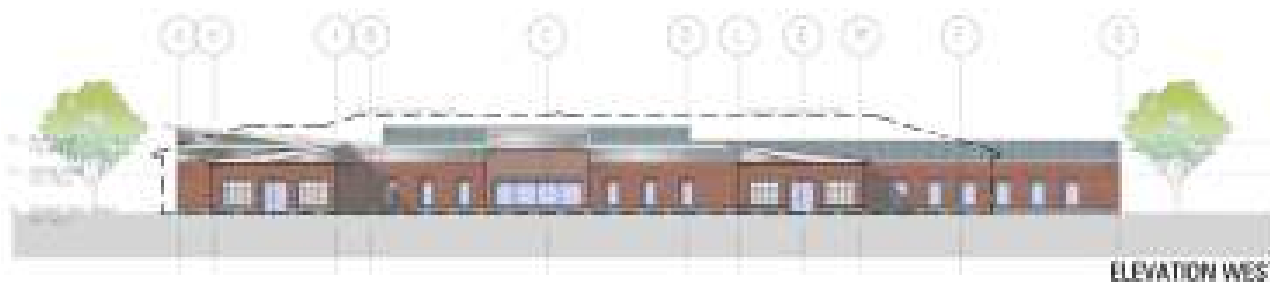


Figure 10. West elevation of Forensic Mental Health facility

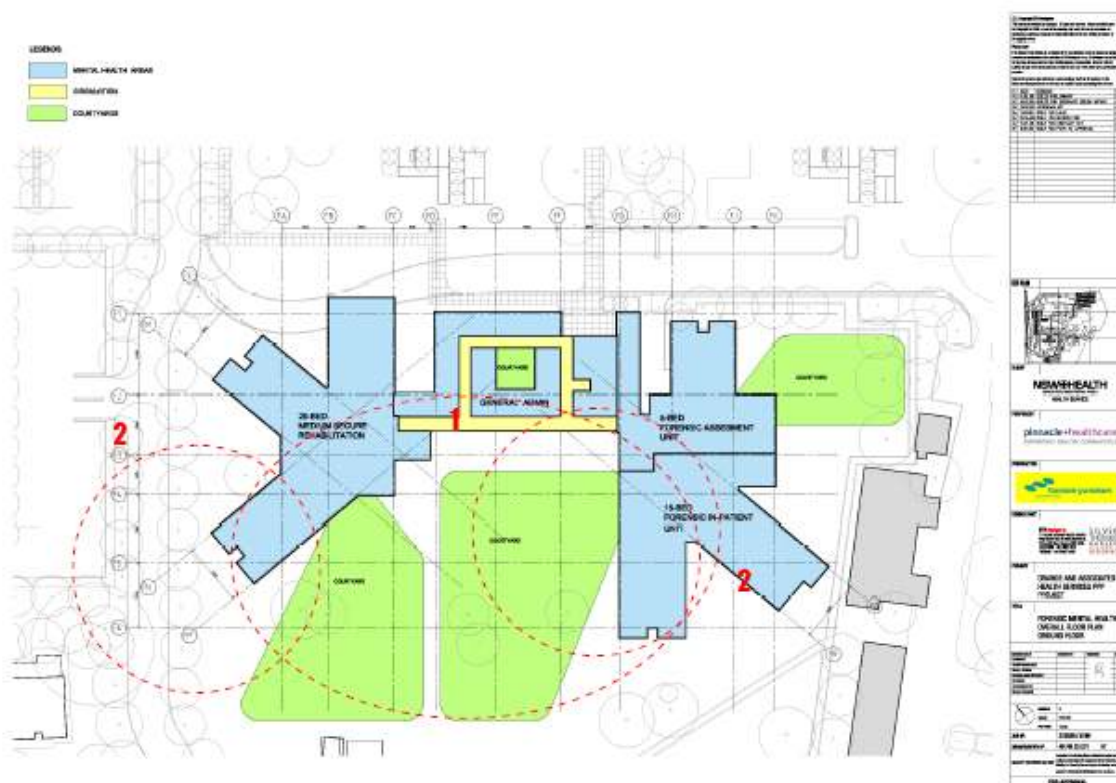


Figure 11. Modified Scheme - Forensic Mental Health



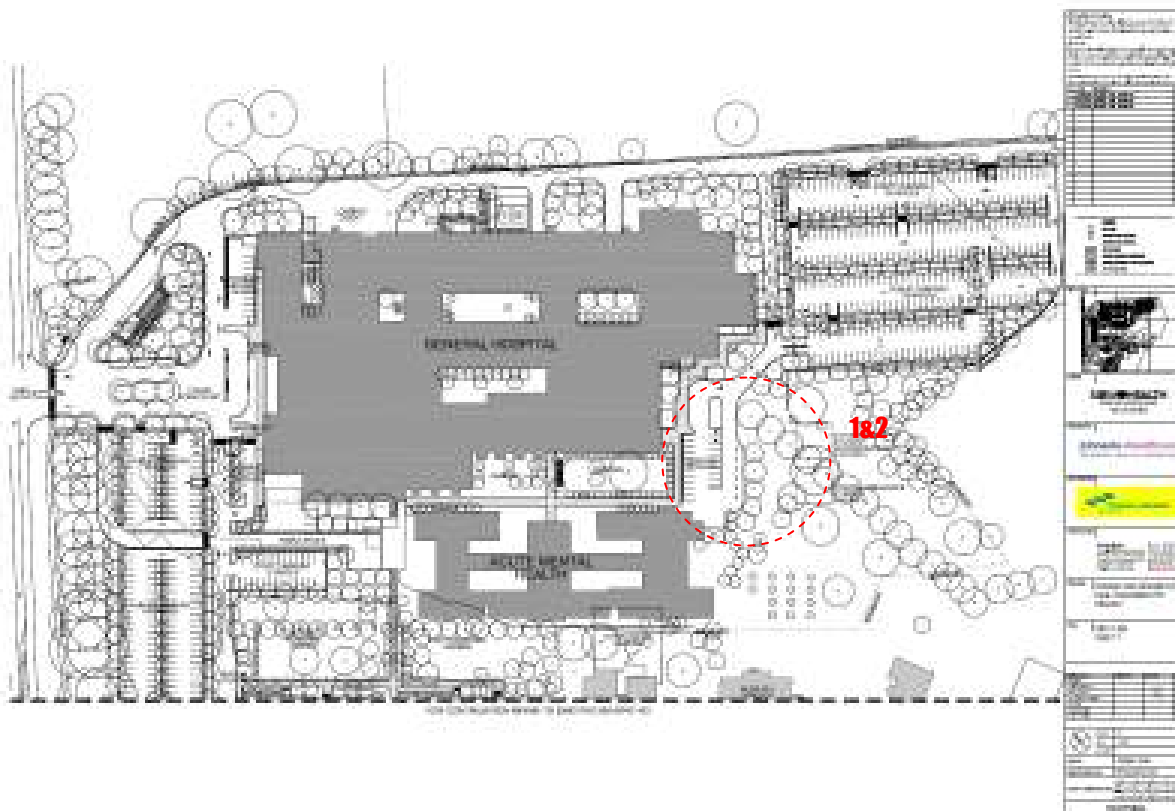


Figure 13. Future Expansion - General Hospital, Ground Floor (SK-GH-02.30)



Figure 14. Future Expansion - General Hospital, 1st Floor (SK-GH-02.31)

## Additional Future Site Expansion Areas



**Figure 15. Future Expansion- Ambulance Station and Staff/Student Accommodation (SK-SP-01.02)**

### 7.3 Car parking

The initial assessment of the development required the provision of 931 on-site parking spaces, based on staff numbers and bed spaces. A total of 1,020 on-site parking spaces were proposed under the original application, which are in excess of the parking requirements.

The preferred project incorporates an additional 15 off-street car parking spaces. These additional car spaces have been allocated as five staff and ten public spaces. The additional staff car spaces have been incorporated adjacent to the outpatient's entry to the east, allowing for improved staff access to these departments of the hospital. The additional public spaces have also been allocated to this area. There are no objections to the location of the proposed spaces given the increased floor space proposed in the eastern area of the general hospital.

The western public car park has been amended to incorporate the new dedicated ambulance access road. The eastern staff and public car parks have been altered in their arrangement to accommodate the inclusion of the Radiotherapy expansion and the increased footprint of the general hospital. Staff parking to the west of Acute Mental Health facility has also been relocated south to allow for a dedicated ambulance access area south of the General Hospital.

The overall location of parking arrangements on site has been retained in principle. The majority of public parking is limited to the main western and eastern car parks. The majority of staff parking is located within these main car parking areas. The proposed parking arrangements are considered to be acceptable.

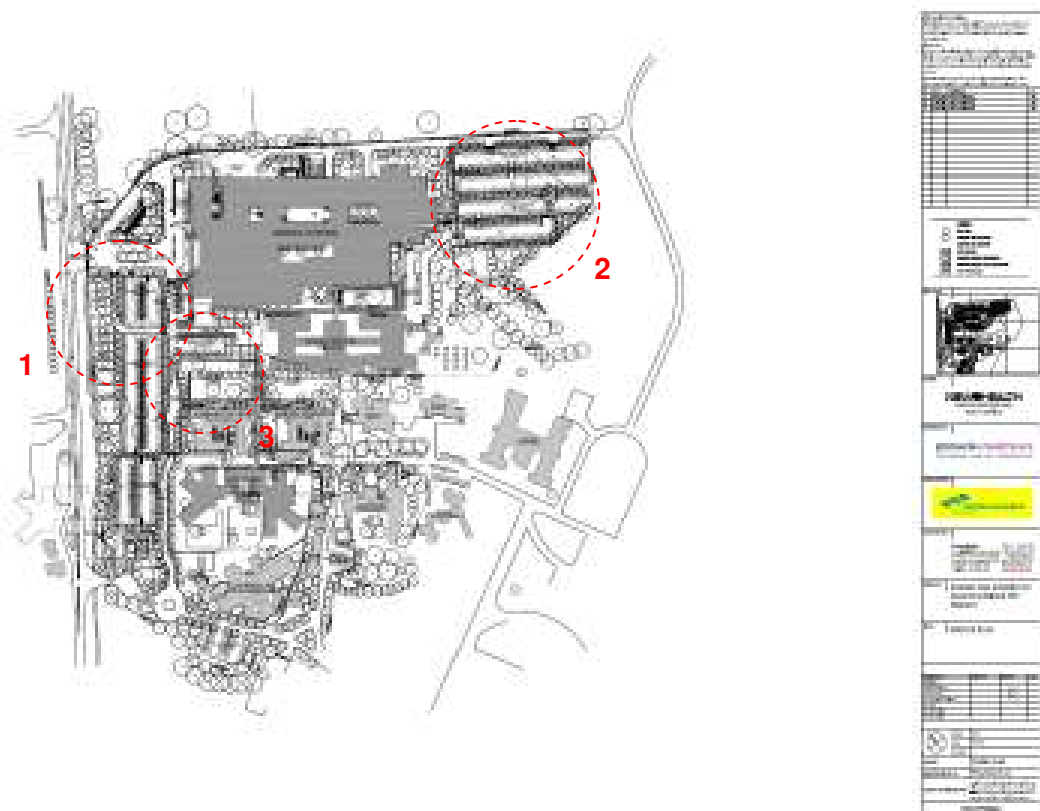


Figure 16. Modified Scheme - Master Plan, On Site Parking (SK-SP-01.01)

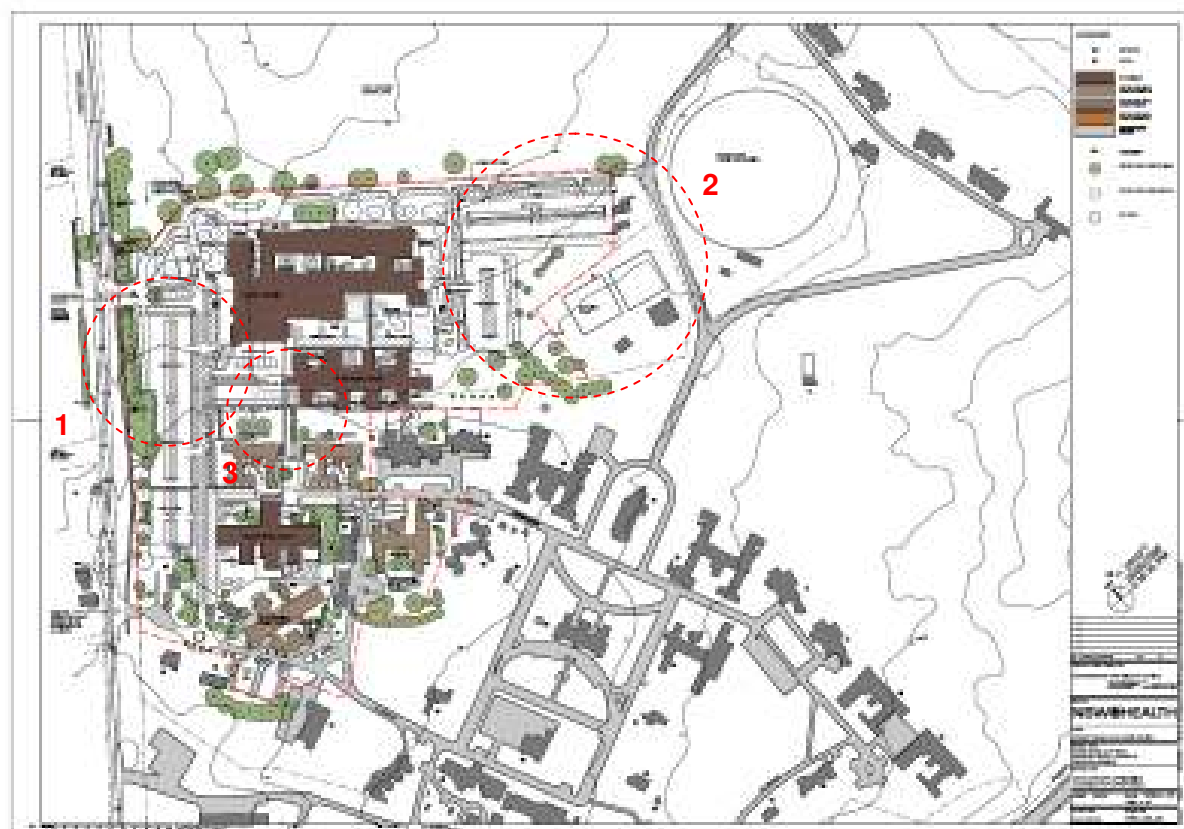


Figure 17. Approved Scheme - Site Plan

## **7.4 Landscaping**

Revised landscape drawings have been submitted as a component of the preferred project, which incorporates the principles of the previously approved landscape drawings. The landscape design addresses the amenity of the site and its surrounds. The landscape proposal will retain the landscape character of the hospital site, with large feature trees located in lawns with feature garden plantings. The amended proposal for landscaping maintains the strong avenue to the road (internal) and screening and softening to the car parks and the general infrastructure.

The Preferred Project for the general hospital maintains the access drive to the main hospital entry. This road is enhanced with the screen planting of mixed species along the golf course boundary. The tree planting forming an avenue to the south enhances the main entry to this precinct. The proposed avenue planting and large feature trees in grassed areas have been retained in the landscape design.

The applicants submit that the arrangement of tree and shrub planting proposed considers views to and from buildings to enhance the wellbeing of the users. It is considered that the proposed tree species will provide solar access (evergreen/deciduous) and seasonal variation in colour and texture. The tree and/or shrub species with a historical significance to the site have been incorporated in the design. Plants that have been propagated (cuttings or seed) from the original site are proposed to be incorporated in the central open areas. A preferred species list was also submitted as a component of the preferred project. The proponent advises that a total 1,048 trees are proposed to be selected from the preferred species list, in consultation with local nurseries.

The submitted plans show landscape concepts for all courtyards. The courtyards will combine landscape and built elements and cater for the needs of the users (staff, patients and visitors). It is considered that the proposed plantings and associated elements will enhance the amenity and complement the style of buildings proposed.

The Bloomfield Memorial Garden and the Staff Memorial Garden are maintained and the new tree planting will act as a backdrop and complement the locality. Large avenues of evergreen trees to the boundary and car parks and feature deciduous trees that provide seasonal variation (autumn leaves) are proposed.

Concern was raised in the submissions received during the exhibition period regarding the loss of vegetation on site, particularly in relation to the trees located in the vicinity of the Forensic Mental Health facility. The proposal to modify the consent relates only to the design and function of this facility. The Minister for Planning has previously determined that the subject site is suitable for the establishment of this development. It was recognised in the initial assessment and determination of the application that it was inevitable that trees would need to be removed to facilitate the development. The Minister's approval included conditions in relation to tree removal and overall landscaping requirements for the development. The proponent is required to retain as many trees within the site as possible.

The modified proposal for concept landscaping on site is considered to be in keeping with the original theme of landscaping proposed. It is considered that the proposed landscaping acknowledges and complements the landscape themes and historical significance of the locality. There are no objections to the proposed landscaping amendments. Conditions of consent in relation to landscaping have been amended accordingly.

## **7.5 Building Design**

The proposal seeks approval to alter the overall appearance of several buildings. The proponent advises that the heritage principle previously adopted for the site has been developed to strengthen the new building's relationship to, and connection with, the surrounding existing

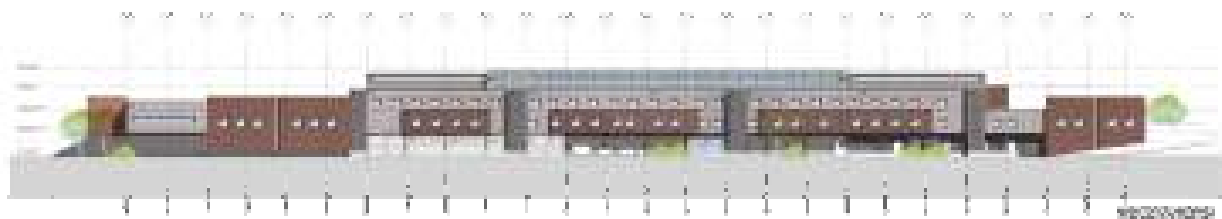
buildings. A series of “heritage panels” of a modern construction typology, reflecting the scale and colour of existing bricks on site, has been incorporated.

The lower ground floor takes on a simple role consistent with the floor’s role of accommodating “back-of-house” departments and services, from which the heritage panels and floors above protrude. The first floor complements the heritage panels by stepping back from the line of the heritage panels and, through change of colour and material scale, assists in pronouncing and strengthening the colours of these panels.

The three entries to the hospital - Main Entry, Emergency and Outpatients - are now enhanced through change of material, with high quality finishes proposed in these areas of the building to pronounce entries and direct patients to the relevant area of the hospital. Heritage panels acting as screen walls, also highlight entry points, leading patients and visitors towards the building, along covered walkways or canopies.

The roof forms for all buildings have been enhanced from the approved scheme to continue the ideas carried through the facades and architecture. Skillion-style roofs are now proposed to maintain existing vistas beyond to the north and east of the site. The proposed alterations are considered to be in keeping with the approved scheme and have resulted from extensive consultation with the NSW Heritage Office.

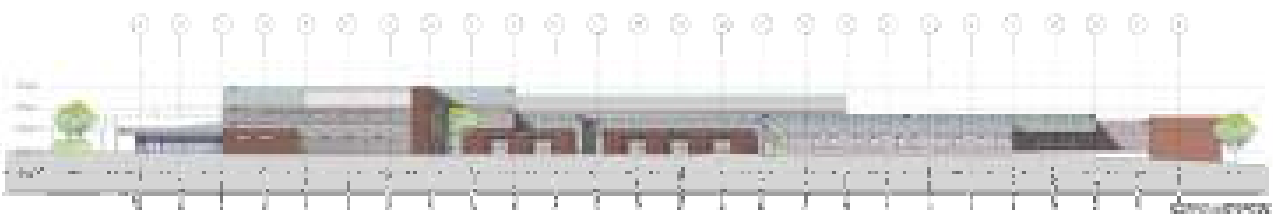
Colours throughout all new buildings remain sympathetic with the existing buildings on site, whilst expressing a modern language. The use of red/brown masonry links to the brick construction of existing buildings, whilst dark greys and charcoals provide a sharp and modern language reflecting the architectural forms of the new buildings. The typical elevations of the general hospital are provided below.



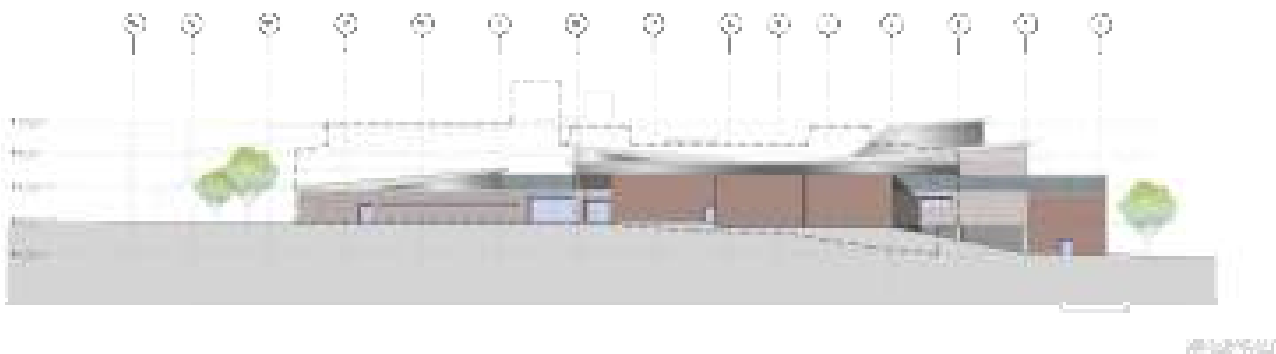
**Figure 18. North Elevation of General Hospital**



**Figure 19. West Elevation of General Hospital**



**Figure 20. South Elevation of General Hospital**



**Figure 21. East Elevation of General Hospital**

## **7.6 Heritage**

Through consultation with the NSW Heritage Office, several key areas of the design have been altered to further strengthen the relationship of the new buildings and existing heritage elements. The proposed amendments do not depart from the bulk and scale envelopes identified in the previously approved scheme and heritage impact statement. The proposed additions located to the east and west primarily accommodate the Radiotherapy and Blood Bank and are an acceptable extension to the building, largely forecasted in the anticipated expansion areas.

The footprint and the location of the Acute Mental Health building has been improved with respect to the impact on the eastern landscape and the forecourts to the retained Administration and Clinical services buildings.

The elevations to the buildings have been altered in an attempt to minimise the impact on the significance of the site, buildings and landscape. The alterations seek to enhance the relationship and connection of the development with the surrounding existing buildings. As described previously, the development now incorporates a series of "heritage panels" of a modern construction picking up on the scale and colour of existing bricks on site and strengthening the buildings' presentation. The proposed cladding types have an increased horizontal theme and the colour scheme exhibits greater variety. There are no objections to the proposed building materials and colours selected.

The elevations to the south-western corner of the hospital building have been amended to provide greater consistency with the northern and eastern elevations, as these face the heritage buildings and their context.

The landscaping meets the requirements and recommendations within the previous heritage impact statement. The additional detail provided for planting, furniture and pavements complements the heritage setting and provides suitable screening.

## **8 CONCLUSION**

The preferred project highlights the proposed modifications of the general hospital and mental health facilities on the existing Bloomfield Hospital. The modifications to the building continue the strong historical association of the site and its buildings with the provision of health care. It is understood that the preferred project was the result of a formal review of the proposal by NSW Health and a response to issues raised by clinicians and the general community as part of the exhibition process.

The proposed increase in gross floor area for the General Hospital is the result of modifications made to Radiotherapy, Community Health, Blood Bank, Breast Screen, Intensive Care, Operating and Peri-Operative and Dental Therapy areas. The preferred project for the hospital represents an increase in gross floor area of approximately 15%.



The Acute Mental Health and Forensic Mental Health buildings have been revised in form and footprint to allow for changes to operational requirements and to improve relationships with adjacent buildings. The preferred project for these facilities also represents an increase in gross floor area of approximately 9%. The alterations to the master planning of this project incorporates provision for the future expansion of the complex.

The internal traffic and parking arrangements have been altered to improve the overall function of the site. The arrangement of car parking has been altered to allow for the increased footprint on the eastern side of the general hospital and to incorporate the additional off-street car parking spaces. A dedicated ambulance access road has been incorporated into the design on the western side of the general hospital to improve the safety of staff and patients.

The increased footprint of both the General Hospital and the Acute Mental Health building has resulted in modifications to the external building envelope and roof designs of the development. The architectural expression and overall appearance has been designed to reflect the nature of the building, its site and landscaping context and the heritage significance of the surrounding locality. The proposed changes to the overall appearance of the buildings has been carried out in consultation with NSW Heritage.

Many of the submissions received during the exhibition period raised concerns in relation to the location and design of the Forensic Mental Health Facility. The Preferred Project has responded to the concerns raised in terms of the design of the facility, particularly in relation to the presentation of the security fence. The forensic mental health building has been re-orientated to address the adjoining Bloomfield development and the redesign of the security fencing and location of courtyards is considered to be an appropriate design response for this facility. The Minister for Planning has previously determined that the location of this facility is acceptable and was satisfied that this site was suitable and that issues in relation to tree removal and integration of the development with surrounding buildings at Bloomfield was appropriate. There is no proposal to alter the general location of this facility.

The submissions received are relevant in the determination of the application. It is considered that the preferred project responds to many of the concerns initially raised during the exhibition of the development. The proposal will improve health service delivery in the Region and will enable the NSW Department of Health to provide new state-of-the-art health facilities that respond to the emerging needs of the community in a cost efficient and equitable manner.

Orange City Council has been delegated the planning and assessment functions conferred on the Director-General by Part 3A of the *Environmental Planning and Assessment Act 1979*. Orange City Council has assessed the Environmental Assessment and preferred project together with the submissions in response to the proposal.

The modification application has demonstrated compliance with the existing environmental planning instruments and is considered to be an improvement on the project previously approved by the Minister for planning in December 2006. The assessment indicates that no amenity impacts or prejudice will result from the modification.

It is considered that the site remains suitable for the proposed development and that the modified project is in the public interest. The Preferred Project, as modified, still achieves the same objectives as assessed for the proposal originally approved under Major Project 06\_0111 and does not alter the overall nature, need or justification for the approved project.

Consequently, it is recommended that the proposal to amend the consent be approved, subject to the attached amended notice of approval.

## **9 RECOMMENDATION**

It is recommended that the Minister for Planning:

- A **consider** the findings and recommendations of this report;
- B **approve** the modification, subject to conditions, under Section 75W of the *Environmental Planning and Assessment Act, 1979*;
- C **sign** the Determination of Major Project (**Tag A**); and
- D **authorise** the Department to carry out post-determination notification.

Prepared by:

Paul Johnston Team Leader - Development Assessments and Steve Brown - Acting Director  
Development Services, Orange City Council.

Endorsed by:

Orange City Council's Sustainable Development Committee on 1 September 2008.

## 10 APPENDIX SUBMISSIONS RECEIVED

# 11 APPENDIX B - ORANGE CITY COUNCIL'S RESPONSE TO AGENCY SUBMISSIONS

## ORANGE - BLOOMFIELD HOSPITAL REDEVELOPMENT

### MAJOR PROJECT 06\_0111

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

Date	Stage of Process	Respondent's Details	Respondent's Comments	Orange City Council's Response
24/04/08	Modification	Dept Environment and Climate Change (DECC) PO Box 1388 Bathurst 2795	<p>DECC supports modification.</p> <p>DECC advise that the project may need a licence to operate under <i>Protection of Environment Act</i> if 2 tonnes of hazardous waste is generated or more than 500kg of hazardous waste is stored on site at any one time.</p> <p>Separate application for "waste activity" will need to be made once final approval granted.</p>	<p>It is noted that Department of Environment and Climate Change NSW advise of requirements or comments on the modified proposal.</p> <p>A condition was attached to the initial consent requiring the proponent to obtain a waste activity licence pursuant to the Protection of the Environment Operations Act 1997.</p> <p>The matters raised by the DECC have been addressed previously in the conditions of consent.</p>
28/04/08	Modification	Dept of Water and Energy (DWE) PO Box 717 Dubbo 2830	Modification is not subject to legislation administered by DWE.	The Department of Water and Energy advise that the amendments proposed in the modification proposal have no bearing on the legislation administered by the Department of Water and Energy.
24/04/08	Modification	Heritage Council NSW Locked Bag 5020 Parramatta 2124	Comments made previously 6 November 2006.	Details Noted
			<p>Recommends that Forensic Mental Health fencing should be carefully designed to mitigate the impact of views across the site. Possible use of landscaping to soften impacts.</p>	<p>The preferred project seeks approval to alter the design of the forensic mental health facility to in part address issues in relation to the visual impacts of the security fence. NSW Heritage advised that careful consideration should be given to the design of the security fence to reduce its visual impact across the site.</p> <p>The proposed changes seek to strengthen the external amenity for patients and provides for improved staff surveillance of courtyard spaces. The relocation of courtyard spaces and redesign of the proposed security fencing has reduced the</p>

Date	Stage of Process	Respondent's Details	Respondent's Comments	Orange City Council's Response
				<p>visual impact of the facility. The internal road running north south along the site now incorporates a curved section adjacent to the forensic mental health facility. The adjustment to the design of this road facilitates an increased landscaping zone between the car park and this building. It is considered that the proposed amendments have improved the building's engagement with the public realm, incorporating an increased setback.</p> <p>The submitted plans show an enhanced landscape buffer between this building and public space. The development in this regard is unlikely to have an adverse visual impact upon the surrounding locality.</p>
			Noted that applicant addresses some of respondent's previous comments regarding modifications to design and finishes.	The proposed alterations to the design and appearance of the facility has been endorsed by NSW Heritage.
	Modification	Roads & Traffic Authority PO Box 334, Parkes NSW 2870	<p>The RTA advises that it does not oppose the modification. The RTA noted that the modifications relative to the RTA, namely the car parks and internal accesses, should have no adverse impact with regard to the original conditions of consent.</p> <p>The RTA advises that the proposed modifications address original conditions B5 (d), (e) and (f) referred to in Schedule 2, Conditions of Approval by the Department of Planning.</p>	<p>It is noted that the Roads &amp; Traffic Authority advises of requirements on the modified proposal.</p> <p>It is further noted that the design of the proposed modifications address original conditions B5 (d), (e) and (f) referred to in Schedule 2, Conditions of Approval by the Department of Planning.</p>

## 12 APPENDIX C - PROPONENT'S RESPONSE TO SUBMISSIONS

### Submission from the Heritage Council

#### Submission:

*The Heritage Council previously made its comments about the proposed development in its letter dated 6 November 2006 to Orange City Council. The Heritage Council further recommends that the impact of the proposed Forensic Mental Health Unit, with its 4-metre high fencing, should be carefully designed to avoid, as far as possible, impacts on the views throughout the site. In this regard, it is recommended that the detailed landscape design should aim to soften the impact of the fences on the surrounding heritage precinct. It is also noted that the applicant addresses some of the comments made by the Heritage Branch in relation to the modified design and materials and finishes of the new hospital buildings.*

#### Response:

The design has responded to the concerns raised by the Secure Forensic Mental fence by locating the western car park a further 5 metres to the west. This has increased the landscape buffer zone to 8 metres between the access road and the Secure Forensic Mental Unit while maintaining the north/south view through the site. The north/south view corridor has been strengthened by the increased landscape zone and also the secure areas, which require the 4 metre high fence, have been relocated internally in the modified design to soften the impact of the fence on the heritage precinct.

### Submission from Department of Environment and Climate Change NSW

#### Submission:

*DECC is able to support the proposed modification in its current form and, furthermore, advise Protection of the Environment Operations Act 1997 ("POEO Act") licence may be required.*

#### Response:

The proponent notes that there is no requirements or comments from the Department of Environment and Climate Change NSW on the modified proposal.

### Submission from Department of Water and Energy

#### Submission:

*The Department of Water and Energy on the application to modify the project approval for the Orange Health Campus at Bloomfield, Orange. The Department appreciates the opportunity to comment and provides the following: The amendments proposed in the modification proposal have no bearing on the legislation administered by the Department of Water and Energy (DWE). As such, DWE has no requirements or comments in relation to the modification proposal.*

**Response:**

The proponent notes that there are no requirements or comments from the Department of Water and Energy on the modified proposal.

**Submission from RTA****Submission:**

*The subject application to modify an existing approval to the proposed Orange Health Campus. The material provided has been examined and the Roads and Traffic Authority (RTA) does not oppose the modification. It is noted that the modifications relative to the RTA, the car parks and internal accesses, should have no adverse impact with regard to the original conditions of consent. Further, the proposed modifications address original conditions B5 (d), (e) and (f) referred to in Schedule 2, Conditions of Approval by the Department of Planning.*

**Response:**

The proponent notes that the RTA does not oppose the modification to the project.

**Submission from Enid Bouffler, J&K Kensit, LR Lancastir, B Mawby, R Walkom, Heather Warby, Margaret Auld, J & N Binns, L & G Coulter, M Hennessy, J Ironmonger, J & H King, CK Manchester, Margaret Norris, Margaret O'Neill, M Thompson, P Thompson****Submission:**

*The lack of space and beds about which our nurses and doctors keep warning us. Time and time again we see our friends, spouses and relatives pushed out of hospital by desperate staff, when they are barely able to get around. This is because there aren't enough beds in the Orange Base Hospital for all of the emergency cases from the region. Frail elderly people, who may not have long to live, are sent out to hospitals in towns such as Canowindra, Blayney and Cowra, whilst waiting for a bed in a Nursing Home in Orange, because there aren't enough beds in Orange Base to allow them to wait there, close to their family and loved ones. Many of us are getting older and require walking frames and/or gophers to get around. It is hard enough as visitors, let alone as patients, to get in and out of these places, for example, the bedrooms, public toilets, lifts and waiting rooms at the current hospital. The waiting area for outpatient services at the new Bathurst Hospital is dangerously small for the number of people who need to wait there for their treatment. We hope that mistake won't be repeated in Orange. The council needs to ensure there is adequate space available at Bloomfield or the health department to build another building if they can't fit everything they need into the building they have already started.*

**Response:**

The Preferred Project has addressed the concerns by ensuring that the current design is in accordance with the current Australian Health Facility Guidelines. Also, the Preferred Project has addressed the concerns by ensuring that the current design is in accordance with the current Australian Health Facility Guidelines. Also, the Preferred Project has responded with:

- the increase in available bed numbers
- a range of specialist services, which will be enhanced on the site as part of a planned upgrading of clinical services

- extension of cardiovascular diagnostic and treatment service capability with the provision of a cardiac catheter laboratory able to provide diagnostic angiography and interventional procedures including stenting of coronary arteries and pacemaker insertion
- progressive development of a Comprehensive Cancer Centre commencing with more appropriate facilities for chemotherapy and palliative care
- provision for development of on-site radiotherapy services as part of the master plan for the hospital
- developing operating theatres, procedure rooms and preoperative services in a single suite to improve patient flow, time management and resource use
- strengthening the interface between inpatient, ambulatory and community health services to support better patient flow and skills sharing by clustering relevant inpatient and ambulatory services together including co-location of allied health therapies - rehabilitation, domiciliary midwifery and early-discharge programs with women's and children's services and the CAPAC team with Emergency and Surgical Services
- also, the current design allows for expansion in a number of departments - for example, general wards to the east, an extra theatre to be added and Nuclear Medicine to be included.

**Submission:**

*Orange township and in particular Bloomfield Hospital has long lived with the stigma of being "The Mental". "Bloomfield" has been synonymous with the "Lunatic Asylum". The placement of a high security forensic unit right at the front of the hospital will do nothing to aid the breakdown of widespread community "attitude" about mental illness and the integration of non-criminals with mental illness into our community. This is extremely important, as the legacy of a 1,700 bed psychiatric hospital in its day is a whole lot of people now living in our community in group homes, etc, who once resided in Bloomfield. Does the forensic unit need to be right at the front of the campus over looking car parks, etc. Could it not be placed a little more discreetly, allowing the public to forget the past reputation of a place where mad people were locked away.*

**Response:**

The Secure Forensic Mental Health Building is not located at the front of the main entrance of the General Hospital and the adjacent car park is a "staff only" car park that will be regulated to allow staff entrance only. The public car park is located further to the north of the Secure Forensic Mental Health Building and increased landscaping has been introduced to provide screening. The increased Landscape buffer zone between the road and the Secure Forensic Mental Health Building has been expanded to 8.4 metres while maintaining the north/south view corridor through the site. The increased landscape zone has been created by relocating the western staff car park a further 5 metres to the west.

In the Preferred Project, the design of the Secure Forensic Mental Health Building has responded to the concerns raised by relocating the Forensic Inpatient Unit of the building further to the east. The Medium Secure Rehabilitation Unit of the building has now been relocated to the west. The building design also provides discreet shielding of the secure external spaces from the road, which will restrict these areas from public view.

**Submission:**

*I am concerned about the safety, security and psychology of the nursing staff and visitors, particularly the females, should the forensic unit go ahead where it is proposed. If you have ever had to walk around hospitals at night, or on your own you will be aware that they can be particularly daunting places. This is even more of an issue in psychiatric hospitals. We really don't need to push the point home by placing a facility which will be housing the baddest and meanest criminally insane prisoners right beside the car park where the nurses and visitors will be walking and getting into their cars*

*at all hours of the day and night. It is rumoured that all that will be between these prisoners and the general public is a wire fence. This will not stop the intimidating taunts from an insane rapist or murderer, which have the potential to scar for life.*

**Response:**

The car park access adjacent to the Secure Forensic Mental Health Building is for staff only and will be regulated so that the general public will not be able to access this area at any time. Way-finding signage will also be provided in the Preferred Project that will limit access of the public to these areas of the site. In the Preferred Project, the design of the Secure Forensic Mental Health building has responded to the concerns raised by relocating the Forensic Inpatient Unit of the building further to the east. The Medium Secure Rehabilitation Unit of the building has now been relocated to the west. The redesign has responded to the concern of intimidating taunts by internalizing the courtyards. Also, by doing this, the wing of the building provides discreet shielding of the courtyards from the road. The landscape buffer zone between the road and the Secure Forensic Mental Health Building has also been expanded to 8.4 metres while maintaining the north/south view corridor through the site. The increased landscape zone has been created by relocating the western staff car park a further 5 metres to the west. The main consideration of the external lighting design is to allow safe movement throughout the site at night.

**Submission:**

*I am concerned for the prisoners who will be held in the forensic unit if it is built in the current planned location. It will be constantly subjected to lights and noise from Forest Rd, including ambulance sirens, trucks and other vehicles, as well as staff and visitors on foot. Obviously, the inmates will be people with a mental illness, who would be far better served being in an area of the grounds which is peaceful and quiet, with ample space available for outdoor activity in privacy. They will effectively be living in a goldfish bowl, with hospital buildings and activity on all sides, except to the west which is flanked by Forest Rd. How therapeutic could this be?*

**Response:**

The design of the Orange Health Campus has responded to the concerns raised by providing an integrated Mental Health Unit into the hospital precinct and, by having this approach, the patients in these buildings are not seen as outcasts. The Preferred Project has responded to the concerns by redesigning the Secure Forensic Mental Health Building. In the redesign, the Forensic Inpatient Unit has been relocated further to the east. The Medium Secure Rehabilitation Unit of the building has now been relocated to the west. The redesign has responded also by internalising the courtyards. By doing this, the wing of the building provides discreet shielding of the courtyards from the road, effectively restricting public view to these areas so that the “goldfish bowl” issue is resolved. The landscape buffer zone between the road and the Secure Forensic Mental Health building has also been expanded to 8.4 metres while maintaining the north/south view corridor through the site. The increased landscape zone has been created by relocating the western staff car park a further 5 metres to the west.

**Submission:**

*I am concerned about the appearance of the fencing which will surround the forensic unit to be built at the Bloomfield hospital site. The usual cyclone style fencing with the barbed wire on top may be effective in keeping prisoners inside, which it does so well at Bathurst Goal, however, it is hardly the most welcoming of sights for people coming to the hospital for medical treatment. If we are endeavouring to develop a treatment centre which nurtures healing and promotes wellness, as well as being pleasant to visit and work in, we are indeed fighting an uphill battle if the first view a person sees as they park their car is a massive barbed wire fence and prison walls. There are many innovative solutions to the fencing issues surrounding these types of facilities. One example is the type of concealed fencing used for the animal enclosures at Dubbo Zoo. This has the advantage of*



*being much more discreet from the point of view of the public, as well as the prisoners. They can look out on the world and feel more a part of it than if they have to look at it through steel mesh. The disadvantage of this type of fencing is that it takes up more space. Possibly, this would not be an issue if the forensic unit is shifted to another site on the Bloomfield campus. This would ensure the people of Orange and all of the visitors to the Hospital are not reminded every time they pull up in the car park that the facility is not only a place to seek help, treatment, reassurance and care, it is also a gaol in the real sense of the word. Few people going into hospital want to be reminded of that! Thank you for considering my views. I hope Orange ultimately gets a hospital facility which will promote the delivery of first class medical and nursing care for all of the people in the Central West.*

**Response:**

The Preferred Project has responded to the community concerns about the fencing of the external secure areas through consultation with the Secure Forensic Mental User Group and the Heritage consultant. The Architect has designed a fence and selected appropriate materials that are acceptable to the clinicians and sympathetic to the site's heritage significance. Also, by internalizing the courtyards, the wing of the building provides discreet shielding of the courtyards from the road, effectively restricting public view.

## **Submission from D & H Bouffler**

**Submission:**

*The lack of space and beds which our nurses and doctors have raised concerns. It is alarming when at present our friends and relatives are asked to go home before they have fully recovered from their medical treatment because there are insufficient beds in our present hospital to cater for the demand of Orange and surrounding areas. What would be achieved if we had a lovely new hospital but this problem wasn't taken into consideration and corrected? The same applies to the size and space allowed in various parts of the hospital. Patients require sufficient space in the bedrooms, public toilets, lifts and waiting rooms to move with ease with attached apparatus or walking frames, etc. The medical staff requires sufficient space to perform their duties efficiently and accurately. This is also an aspect where doctors have raised alarm bells with the present plans of the new hospital.*

**Response:**

The Preferred Project has addressed the concerns by ensuring that the current design is in accordance with the current Australian Health Facility Guidelines. Also, the Preferred Project has responded with:

- the increase in available bed numbers
- a range of specialist services, which will be enhanced on the site as part of a planned upgrading of clinical services
- extension of cardiovascular diagnostic and treatment service capability with the provision of a cardiac catheter laboratory able to provide diagnostic angiography and interventional procedures including stenting of coronary arteries and pacemaker insertion
- progressive development of a Comprehensive Cancer Centre commencing with more appropriate facilities for chemotherapy and palliative care
- provision for development of on-site radiotherapy services as part of the master plan for the hospital
- developing operating theatres, procedure rooms and preoperative services in a single suite to improve patient flow, time management and resource use

- strengthening the interface between inpatient, ambulatory and community health services to support better patient flow and skills sharing by clustering relevant inpatient and ambulatory services together including co-location of allied health therapies - rehabilitation, domiciliary midwifery and early-discharge programs with women's and children's services and the CAPAC team with Emergency and Surgical Services

**Submission:**

*The council needs to ensure there is adequate space provided at Bloomfield or the health department to build another building if the first building is not big enough.*

**Response:**

The Preferred Project has addressed the concerns by ensuring that the current design is in accordance with the current Australian Health Facility Guidelines. Also the Preferred Project currently allows for expansion in a number of departments - for example, general wards to the east, an extra theatre to be added and Nuclear Medicine to be included.

**Submission:**

*The placement of the high security Forensic Unit to be situated at the front of the hospital also requires some consideration and rethinking. Does the forensic unit need to be right at the front of the campus overlooking car parks, etc. Could it be placed a little more discreetly from the public view. To move around hospital at any time of the day or night on your own is particularly daunting with having to confront the forensic unit situated in this position. It is also rumoured that all that will divide the forensic unit and the public will be a wire fence. This also needs to be revised as we consider it would be totally inadequate.*

**Response:**

The Secure Forensic Mental Health Building is not located at the front of the main entrance of the General Hospital and the adjacent car park is a "staff only" car park that will be regulated to allow staff entrance only. The public car park is located further to the north of the Secure Forensic Mental Health Building and increased landscaping has been introduced to provide screening. The increased landscape buffer zone between the road and the Secure Forensic Mental Health building has been expanded to 8.4 metres while maintaining the north/south view corridor through the site. The increased landscape zone has been created by relocating the western staff car park a further 5 metres to the west.

In the Preferred Project, the design of the Secure Forensic Mental Health Building has responded to the concerns raised by relocating the Forensic Inpatient Unit of the building further to the east. The Medium Secure Rehabilitation Unit of the building has now been relocated to the west. The building design also provides discreet shielding of the secure external spaces from the road, which will restrict these areas from public view. The fence is a strong element in the Preferred Project's design of this facility and has responded to the community concerns through consultation with the Secure Forensic Mental User Group and the Heritage consultant. The Architect has designed a fence and selected appropriate materials that are acceptable to the clinicians and sympathetic to the site's heritage significance.

## Submission from K & R Fitzgerald

### Submission:

*Firstly, I would like to say what a wonderful facility this proposed new hospital will be and it should provide for the care of the sick and elderly in Orange and surrounding area.*

### Response:

The proponent notes this comment

### Submission:

*Secondly, if we "get it right" this will surely attract the best doctors and medical staff to work in our hospital and this is vital to the prestige of the hospital.*

### Response:

The proponent notes this comment

### Submission:

*Thirdly, it would seem that medical staff are generally not happy with the proposed plans for our new hospital and I would strongly suggest that the medical staff and building authorities get together to discuss and iron out these differences well before building commences. Why push ahead with the chance that the new Orange hospital will open up with problems like Bathurst hospital is experiencing?*

### Response:

The proponent has worked to address the concerns with the new hospital raised by the Medical Staff. The Preferred Project has responded to those concerns.

### Submission:

*Fourthly, in the hospital plans we need to ensure that there will be adequate space available for future expansion if and when it is needed.*

### Response:

The Preferred Project has addressed the concerns by ensuring that the current design is in accordance with the current Australian Health Facility Guidelines. Also, the Preferred Project has addressed the concerns by ensuring that the current design is in accordance with the current Australian Health Facility Guidelines. Also, the Preferred Project has responded with:

- the increase in available bed numbers
- a range of specialist services, which will be enhanced on the site as part of a planned upgrading of clinical services
- extension of cardiovascular diagnostic and treatment service capability with the provision of a cardiac catheter laboratory able to provide diagnostic angiography and interventional procedures including stenting of coronary arteries and pacemaker insertion
- progressive development of a Comprehensive Cancer Centre commencing with more appropriate facilities for chemotherapy and palliative care

- provision for development of on-site radiotherapy services as part of the master plan for the hospital
- developing operating theatres, procedure rooms and preoperative services in a single suite to improve patient flow, time management and resource use
- strengthening the interface between inpatient, ambulatory and community health services to support better patient flow and skills sharing by clustering relevant inpatient and ambulatory services together including co-location of allied health therapies - rehabilitation, domiciliary midwifery and early-discharge programs with women's and children's services and the CAPAC team with Emergency and Surgical Services
- also, the current design allows for expansion in a number of departments - for example, general wards to the east, an extra theatre to be added and Nuclear Medicine to be included.

**Submission:**

*Fifthly, the positioning of the forensic unit at the front of the hospital is surely quite unacceptable. A hospital is meant to be a place of peace and healing and who would wish to be greeted by the sight of a forensic unit, with high fences and security as you enter the hospital grounds - whether you are a visitor or a patient? There is also the issue of safety and security and the psychological effect on everyone.*

**Response:**

The Secure Forensic Mental Health Building is not located at the front of the main entrance of the General Hospital and the adjacent car park is a "staff only" car park that will be regulated to allow staff entrance only. The public car park is located further to the north of the Secure Forensic Mental Health Building and increased landscaping has been introduced to provide screening. The increased landscape buffer zone between the road and the Secure Forensic Mental Health Building has been expanded to 8.4 metres while maintaining the north/south view corridor through the site. The increased landscape zone has been created by relocating the western staff car park a further 5 metres to the west.

In the Preferred Project the design of the Secure Forensic Mental Health Building has responded to the concerns raised by relocating the Forensic Inpatient Unit of the building further to the east. The Medium Secure Rehabilitation Unit of the building has now been relocated to the west. The building design also provides discreet shielding of the secure external spaces from the road, which will restrict these areas from public view. The fence is a strong element in the Preferred Project's design of this facility and has responded to the community concerns through consultation with the Secure Forensic Mental User Group and the heritage consultant. The Architect has designed a fence and selected appropriate materials that are acceptable to the clinicians and sympathetic to the site's heritage significance.

## **Submission from NL Lodge (1)**

**Submission:**

*The bed space situation is still too short term. Completely neglects the growth factor, from the local area and further out West. This has been a problem with the plans from day 1.*

**Response:**

The Preferred Project has addressed the concerns by ensuring that the current design is in accordance with the current Australian Health Facility Guidelines. Also, the Preferred Project has responded with:

- the increase in available bed numbers
- a range of specialist services, which will be enhanced on the site as part of a planned upgrading of clinical services
- extension of cardiovascular diagnostic and treatment service capability with the provision of a cardiac catheter laboratory able to provide diagnostic angiography and interventional procedures including stenting of coronary arteries and pacemaker insertion
- progressive development of a Comprehensive Cancer Centre commencing with more appropriate facilities for chemotherapy and palliative care
- provision for development of on-site radiotherapy services as part of the master plan for the hospital
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- also, the current design allows for expansion in a number of departments - for example, general wards to the east, an extra theatre to be added and Nuclear Medicine to be included.

**Submission:**

*We, the Public, need to make it understood that it is our Hospital that is being built and there needs to be a semblance of respect both for our Representatives and the Community in general.*

**Response:**

The public are important in the design of Orange Health Campus and the public's concerns and comments have been duly considered and the Preferred Project reflects these submissions made by the public.

**Submission:**

*It is quite unthinkable that there has not been someone allotted to walk people through the plans and to be able to discuss them.*

**Response:**

The proponent notes this comment. However, it is not the function of the Preferred Project report to respond to the exhibition procedure when the Project Application is on display.

**Submission:**

*We should not countenance the destruction of any more trees.*

**Response:**

The current Part 3A approval for the Orange Hospital and Associated Health Facilities has an approved Landscape Strategy. The Preferred Project landscape design for Orange Hospital and Associated Health Facilities addresses the amenity of the site and the district. The landscape proposal will retain the landscape character of the hospital site, with large feature trees in lawns and with feature garden plantings. The revised design maintains the strong avenue to the road (internal) and screening and softening to the car parks and general infrastructure. The entry is maintained and the tree

protection zone is not affected. The desired concept of large trees in grass is maintained to the external open space zones. The arrangement of tree and shrub planting considers views to and from buildings to enhance the wellbeing of the users. Tree species will provide solar access (evergreen/deciduous) and seasonal variation in colour and texture and the lower planting layer of shrubs will enhance the wellbeing of the users by providing colour, texture and perfume.

**Submission:**

*Acute Mental Health Unit being brought closer to the ordinary patient area. It was already too close for both parties and for their mutual welfare.*

**Response:**

The Master Planning of the Orange Health Campus is providing an integrated Mental Health Unit into the hospital precinct. The current application to modify the Part 3A approval for the Orange Hospital and Associated Health Facilities does not include any modification to, or seek to change, the location of the buildings.

**Submission:**

*The writer is aware of forensic area but people with mental health problems should not "in a fit" be lumped together with drug-induced mental problems. Some of the mentally handicapped are so vulnerable and trusting it is not in the least bit fair or reasonable. The writer has been yelling from the rooftops about this since the outset of planning and nobody seems to have bothered to address the situation.*

**Response:**

The current application to modify the Part 3A approval for the Orange Hospital and Associated Health Facilities does not include any modification to, or seek to change, the location of the buildings.

**Submission:**

*It is short sighted to be selling off any of the land.*

**Response:**

The proponent notes this comment but this modification does not seek to modify the approved project in this regard. NSW Health has stated that the funding for the new hospital includes proceeds from the disposal of land that are surplus to future needs. The hospital design incorporates scope for significant future expansion.

**Submission:**

*The spaces for Out Patient Services - all of them are still too space restricted.*

**Response:**

The Preferred Project has responded to the services concerns of the clinicians and the general public by the re-planning and the addition of a number of treatment services available. This has been as a result of the consultation process. The current Preferred Project is in accordance with the current Australian Health Facility Guidelines. There are expansion areas allowed for in the Preferred Project which allow for expansion of the Community Health to the south and the east.

**Submission:**

*There is no evidence of human factor caring. It seems to be all about saving money in the short term and spoiling the concept forever.*

**Response:**

In the Preferred Project, the new General Hospital has been re-planned on the concerns of the clinicians and through the submissions from the general public.

**Submission:**

*The closing down of Riverside is a complete disgrace as presented currently.*

**Response:**

Riverside is not to be closed down but is to be relocated. The current Part 3A approval for the Orange Hospital and Associated Health Facilities has an approved Riverside Strategy. This Preferred Project modification does not seek to change the current approved strategy.

**Submission:**

*The Mental Health Recuperation Area cuts are also a disgrace, as presented. Currently, the specifications do not seem to meet the criteria because of the 5ft pipeline placement.*

**Response:**

The Preferred Project has responded to the concerns by carrying out User Group meetings with the clinicians and medical staff to ensure that all mental health areas are appropriate and that they meet the current standards.

**Submission:**

*One wonders what plans have been put in place to meet Climate Change and Global Warming criteria for the present and future needs of the organisation.*

**Response:**

The preferred Project has responded by including in the current design a number of Economically Sustainable Development (ESD) principles that have improved the design - for example, solar water heaters, rainwater harvesting and energy modelling of the building fabric.

**Submission from NL Lodge (2)****Submission:**

*This submission is not presented with tremendous grace because we, the ordinary citizen and ratepayers, seem to have been excluded from any participation in the planning of OUR PROPOSED HOSPITAL – so, to that end, I am disgusted. Have written to you often about stifling bureaucratic controls, which have become more consuming. Every day, more and more of this country is being sold off to privatisation and the world at large and*

*this brings us step by step closer to the old Roman Empire. Soon, we won't need Governments at any level - just a good manager! To get back to the hospital, I am deeply surprised that Council had not organised a meeting open to the public for information and discussion and answers to questions. I'm fully aware that there are a number of games being played and it is not too pleasing.*

**Response:**

NSW Health has advised that the planning of the hospital has involved wide consultation with community representatives on several occasions. The proponent is only seeking minor change to the project, which followed the government's planning process and received approval.

### **Submission from NL Lodge (3)**

**Submission:**

*It seems to me that everyone is being ignored and it is about time there was an honest endeavour for a change at State Government level. Citizens are disgusted by the controls and bureaucratic behaviour throughout everything we touch in NSW currently.*

**Response:**

The public are important in the design of Orange Health Campus and the public's concerns and comments have been duly considered and the Preferred Project reflects these submissions made by the public.

**Submission:**

*There seems to be a lack of competence on the one hand and a human factor and resource caring on the other. In other words, people CONTINUE not to count.*

**Response:**

In the Preferred Project, the new General Hospital has been re-planned on the concerns of the clinicians and through the submissions from the general public.

**Submission:**

*We need to make it clearly understood that it is our Hospital that is being built and there needs to be a semblance of respect both for our representatives at every level and the community at large.*

**Response:**

In the Preferred Project, the new General Hospital has been re-planned on the concerns of the clinicians and through the submissions from the general public.

**Submission:**

*We have every right to expect someone to be available to walk the public through the plans and to be able to ask questions and gain answers.*



**Response:**

The proponent notes this comment. However, it is not the function of the Preferred Project report to respond to the exhibition procedure when the Project Application is on display.

**Submission:**

*One of the main problems seems to be the penny-pinching attitude at the risk of spoiling the development for foreseeable future.*

**Response:**

In the Preferred Project, the new General Hospital has been re-planned and expanded on the concerns of the clinicians and through the submissions from the general public.

**Submission:**

*Perhaps it has been HUGE, HUGE mistake to engage Public and Private Funding.*

**Response:**

The comment is noted, however it is not a function of the Preferred Project to respond on the issue of Public Private Partnership.

**Submission:**

*It is short sighted to be selling off any of the land.*

**Response:**

The proponent notes this comment but this modification does not seek to modify the approved project in this regard. NSW Health has stated that the funding for the new hospital includes proceeds from the disposal of land that is surplus to future needs. The hospital design incorporates scope for significant future expansion.

**Submission:**

*We should not continue the killing off of any more trees.*

**Response:**

The current Part 3A approval for the Orange Hospital and Associated Health Facilities has an approved Landscape Strategy. The Preferred Project landscape design for Orange Hospital and Associated Health Facilities addresses the amenity of the site and the district. The landscape proposal will retain the landscape character of the hospital site, with large feature trees in lawns and with feature garden plantings. The revised design maintains the strong avenue to the road (internal) and screening and softening to the car parks and general infrastructure. The entry is maintained and the tree protection zone is not affected. The desired concept of large trees in grass is maintained to the external open space zones. The arrangement of tree and shrub planting considers views to and from buildings to enhance the wellbeing of the users. Tree species will provide solar access (evergreen/deciduous) and seasonal variation in colour and texture and the lower planting layer of shrubs will enhance the wellbeing of the users by providing colour, texture and perfume.

**Submission:**

*One wonders if any thought has been applied to the needs of energy saving and global warming challenges in the construction of the new buildings.*

**Response:**

The preferred Project has responded by including in the current design a number of ESD principles that have improved the design - for example, solar water heaters, rainwater harvesting and energy modelling of the building and of the building fabric.

**Submission:**

*The bed space situation is still too short term. Completely neglects the growth factor, from the local area and further Out West. This has been a problem with the plans from day 1.*

**Response:**

The Preferred Project has addressed the concerns by ensuring that the current design is in accordance with the current Australian Health Facility Guidelines. Also, the Preferred Project has addressed the concerns by ensuring that the current design is in accordance with the current Australian Health Facility Guidelines. Also, the Preferred Project has responded with:

- the increase in available bed numbers
- a range of specialist services, which will be enhanced on the site as part of a planned upgrading of clinical services
- extension of cardiovascular diagnostic and treatment service capability with the provision of a cardiac catheter laboratory able to provide diagnostic angiography and interventional procedures including stenting of coronary arteries and pacemaker insertion
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- also, the current design allows for expansion in a number of departments - for example, general wards to the east, an extra theatre to be added and Nuclear Medicine to be included.

**Submission:**

*Acute Mental Health Unit being brought closer to the ordinary patient area. It was already too close for both parties and for their mutual welfare.*

**Response:**

The Master Planning of the Orange Health Campus is providing an integrated Mental Health Unit into the hospital precinct. The current application to modify the Part 3A approval for the Orange Hospital and Associated Health Facilities does not include any modification to, or seek to change, the location of the buildings.

**Submission:**

*The writer is aware of forensic area which will be relocated but people with mental health problems should not “in a fit” be lumped together with drug-induced mental problems. Some of the mentally handicapped are so vulnerable and trusting it is not in the least bit fair or reasonable. The writer has been yelling from the rooftops about this since the outset of planning and nobody seems to have bothered to address the situation.*

**Response:**

The Master Planning of the Orange Health Campus is providing an integrated Mental Health Unit into the hospital precinct. The current application to modify the Part 3A approval for the Orange Hospital and Associated Health Facilities does not include any modification to, or seek to change, the location of the buildings.

**Submission:**

*The closing down of Riverside is a complete disgrace as presented currently. Again lack of human caring for those without an effective voice.*

**Response:**

Riverside is not to be closed down but is to be relocated. The current Part 3A approval for the Orange Hospital and Associated Health Facilities has an approved Riverside Strategy. This Preferred Project modification does not seek to change the current approved strategy.

**Submission:**

*The mental Health Recuperation Area cuts are also a disgrace, as presented. Currently, the specifications do not seem to meet the criteria because of the 5ft pipeline placement.*

**Response:**

The Preferred Project has responded to the concerns by carrying out User Group meetings with the clinicians and medical staff to ensure that all mental health areas are appropriate and that they meet the current standards.

**Submission:**

*Out-patient services, all of them, are still too space-restricted without opportunity for growth.*

**Response:**

The Preferred Project has responded to the services concerns of the clinicians and the general public by the re-planning and the addition of a number of treatment services available. This has been as a result of the consultation process. The current Preferred Project is in accordance with the current Australian Health Facility Guidelines. There are expansion areas allowed for in the Preferred Project which allow for expansion of the Community Health to the south and the east.

## Submission from Maria Brouwers

### Submission:

*I am 55 years old. On 23 May 2007, I suffered a stroke, which has left me with a severe disability. On suffering my stroke, I was admitted to Orange Base Hospital, where I spent a week in the Glenroi Ward. I was then transferred to Apex House, to begin my rehabilitation. When I first arrived in Apex House, I had to learn again all of the simple things that we take for granted - such as being able to sit up without help. After probably 4 of the longest months of my life, I was able to walk again with the aid of a crutch. My rehabilitation was the result of not only my own strong will and desire, but was also the result of the dedication, talent and perseverance of the doctors and nursing staff, as well as the occupational, speech, and physiotherapists. This dedicated team of professionals gave me my life back. Although the facilities in Apex House are by no means modern, the reason I am rehabilitated to the extent that I am is that all of the staff are so accessible to each other at Apex House. At a moment's notice, an Occupational Therapist would assist one of the nurses showering me, so that my needs were more fully assessed; or a physio, whilst teaching me to stretch my wrist, would call in an OT, so that a splint could be made to give me the best results. I have viewed the plans for the new hospital. I am concerned that the rehabilitation service provided in a brand new facility will not be as effective as now exists in the antiquated Apex House. My concerns with the proposed new facility are that it is so small, and that all of the professional team are no longer all together in the one area. I think this is a major factor and flaw in the new design that needs to be addressed.*

### Response:

The existing Apex House is an existing building but it is very inefficient - for example, circulation in existing buildings is more than required, proximity of departments is further apart than required and function of the buildings is not purpose built - which creates dysfunctional space. The Preferred Project has responded by providing a specific-design facility, which has been developed with the clinicians and Medical professionals, that consolidates required functions and enhances proximity of departments into a single building. This will provide an improved service to the community. The Preferred Project has addressed the area concerns by ensuring that the current design is in accordance with the current Australian Health Facility Guidelines.

### Submission:

*Another major concern I have is that the proposed gymnasium in the new facility is so small. I spent an average of 5 hours a day in the gym during my rehab. At times, there were up to ten people receiving treatment. This could not happen in the new facility. Again, I believe it is far too small, and will not cater for the needs of the community. Whilst I realise that it is not your role to advise Mid Western Area Health in the detailed design of their new facility, I felt it was important that you are aware of the concerns of people like me who will rely on and will use the new facility. I have no doubt that, with these recommended changes to the design of the new facility, the Greater Western Area Health will continue to provide the wonderful rehabilitation service they currently provide, and will only enhance the reputation Orange holds as the leading provider of health services in country New South Wales.*

### Response:

The Preferred Project has addressed the concerns by ensuring that the gym has been relocated, on the advice of the clinicians, so that the area is more accessible to people and the floor area complies to the current Australian Health Facility Guidelines.

## Submission from Cheryl Hansen

### Submission:

*I would like to add my concerns to the new plans for the Orange Base Hospital. I did place my concerns about the location of the hospital at the Bloomfield site, as many people were disappointed.*

### Response:

The current application to modify the Part 3A approval for the Orange Hospital and Associated Health Facilities does not include any modification to, or seek to change, the location of the buildings.

### Submission:

*However, now the plans of the hospital are being reviewed, I am hoping that concerns of those that have to work in this environment are not ignored.*

### Response:

During the Preferred Project development, extensive meetings have been held with the User Groups and the clinicians to ensure that the work environment is acceptable to the medical professions. The Preferred Project has also addressed the concerns by ensuring that the current design is in accordance with the current Australian Health Facility Guidelines.

### Submission:

*I would like to see all non-urgent medical procedures remain in the centre of Orange – specifically, the Breast Screen Clinic. I feel this would not only free up vital floor space but would also be a common sense solution to my initial concern of the travel costs and transport issues that many older and disadvantaged residents and out-of-town visitors to Orange will have. Many people travel by train and bus from rural towns such as Forbes, Parkes and Dubbo to access our hospital. The added costs of taxi fees on this will add a huge burden and may also restrict, further, those populations from using these services. I would like to also have issues such as transport looked at as a very real problem as we have limited bus services that all go to the centre of town from all areas around town but not specifically to outer areas - ie, East Orange, the bus goes to Wolsley St and Dalton but no further - and I am sure this is also the case in other areas. I am concerned that many older people and people in the lower socio-economic groups are going to be further disadvantaged. If they do not have a car, they may have to catch two buses to get to appointments or visit family members. At the moment, there are limited bus services to the Bloomfield site and these would have to be extended in time from 6.00am to 10.00pm. There would be greater use of taxis and ambulances after bus services cease. I know, living in Suma Heights off Dalton St, I was very glad the hospital was only minutes away. I know - a couple of times, I had to take my son during the night with upper respiratory tract distress (croup), which is very common with children.*

### Response:

The Master Plan of the Orange Health Campus has responded to the concerns raised by the community by providing an integrated hospital precinct. This could not be achieved by not including vital services such as a Breast Screen Clinic. The Preferred Project has addressed the concerns by ensuring that the current design is in accordance with the current Australian Health Facility Guidelines. Also, the Preferred Project has responded with:

- the increase in available bed numbers
- a range of specialist services, which will be enhanced on the site as part of a planned upgrading of clinical services
- extension of cardiovascular diagnostic and treatment service capability with the provision of a cardiac catheter laboratory able to provide diagnostic angiography and interventional procedures including stenting of coronary arteries and pacemaker insertion
- progressive development of a Comprehensive Cancer Centre commencing with more appropriate facilities for chemotherapy and palliative care
- provision for development of on-site radiotherapy services as part of the master plan for the hospital
- developing operating theatres, procedure rooms and preoperative services in a single suite to improve patient flow, time management and resource use
- strengthening the interface between inpatient, ambulatory and community health services to support better patient flow and skills sharing by clustering relevant inpatient and ambulatory services together including co-location of allied health therapies - rehabilitation, domiciliary midwifery and early-discharge programs with women's and children's services and the CAPAC team with Emergency and Surgical Services
- also, the current design allows for expansion in a number of departments - for example, general wards to the east, an extra theatre to be added and Nuclear Medicine to be included.

The Preferred Project has addressed community transport by locating the Community Health area to the eastern entry of the General Hospital with covered-area and drop-off areas allocated for Community Health bus service. The Community Health area has also been expanded to respond to the concerns raised by the general public during the Preferred Project process.

**Submission:**

*I am concerned with the pressure on ambulance services and therefore the response times with the new hospital location.*

**Response:**

The current Part 3A approval for the Orange Hospital and Associated Health Facilities has an approved Traffic Strategy. The Preferred Project has responded to the concerns by meeting with the Ambulance representatives and, as a result, there has been a dedicated Ambulance road added to the project to assist rapid and safe movement of the ambulance to the Emergency Department of the proposed General Hospital.

**Submission:**

*I would like to see further consultation and less rush to build the new hospital just to appease time-line plans or political pigheadedness. As seen by the mistakes of the Bathurst hospital, it would be much better to get it right the first time.*

**Response:**

The Preferred Project has responded to the submissions from clinicians and the public with:

- the increase in available bed numbers
- a range of specialist services, which will be enhanced on the site as part of a planned upgrading of clinical services

- extension of cardiovascular diagnostic and treatment service capability with the provision of a cardiac catheter laboratory able to provide diagnostic angiography and interventional procedures including stenting of coronary arteries and pacemaker insertion
- progressive development of a Comprehensive Cancer Centre commencing with more appropriate facilities for chemotherapy and palliative care
- provision for development of on-site radiotherapy services as part of the master plan for the hospital
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- also, the current design allows for expansion in a number of departments - for example, general wards to the east, an extra theatre to be added and Nuclear Medicine to be included.

## Submission from Keith Curry

### Submission:

*With the memories of the major mistakes made at the new Bathurst Hospital still fresh in my mind, I would like to make a couple of personal comments regarding the planning process for the new Orange Base:*

- 1 I know nothing about the needs and design of a new hospital. However, it seems dear to me, that comments and suggestions from those who are responsible for the delivery of health services are being ignored. As a person who worked in public schools for 40 years (30 years as a principal), I've experienced the lack of communication that can occur in a large bureaucracy. This mustn't be allowed to happen with the new Orange Base Hospital.*
- 2 There seem to be growing concerns about parts of the new hospital not being large enough to meet the future needs of our growing city. These concerns have been expressed by those in the health services profession and therefore should be taken seriously and, where possible, acted on. To do otherwise, would be both irresponsible and false economy.*

### Response:

The Preferred Project has addressed the concerns by ensuring that the current design is in accordance with the current Australian Health Facility Guidelines. Also, the Preferred Project has responded with:

- the increase in available bed numbers
- a range of specialist services, which will be enhanced on the site as part of a planned upgrading of clinical services
- extension of cardiovascular diagnostic and treatment service capability with the provision of a cardiac catheter laboratory able to provide diagnostic angiography and interventional procedures including stenting of coronary arteries and pacemaker insertion
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- strengthening the interface between inpatient, ambulatory and community health services to support better patient flow and skills sharing by clustering relevant inpatient and ambulatory services together including co-location of allied health therapies - rehabilitation, domiciliary midwifery and early-discharge programs with women's and children's services and the CAPAC team with Emergency and Surgical Services
- also, the current design allows for expansion in a number of departments - for example, general wards to the east, an extra theatre to be added and Nuclear Medicine to be included.

## Submission from Yvette J Black

### Submission:

*I have concerns regarding the plans for the new Orange Base Hospital and I am subsequently making a submission to be considered. The following list of recommendations are to be considered in view of the plans for the new hospital. These recommendations have been made as a result of discussions with various parties whose quality of work could be affected by the size and location of therapy areas and units in the new plans. Other factors to take into consideration when considering the alterations to the current plans are the fact that stroke-affected, obese and frail-aged patients (eg, most commonly as a result of falls) are increasing in numbers each year. The Increase in admissions for diabetes-related illness over 2000-2005 (ASS) shows the need to address the related illnesses such as obesity and limb amputation, and to provide a suitable acute and rehabilitation facility and equipment to manage these patients. One should also note, according to the National Stroke Research Institute, that "due to the expected increasing population numbers and the expected change in age structure of the population the number of strokes would increase from about 42,000 in 1997 to 108,000 in 2030. Please consider the following as areas of concern to improve the health service we have and retain many beneficial areas which will provide for our area for the next few decades:*

- 1 *Rehabilitation therapy areas should be retained where possible in both the acute/acute rehabilitation and mental health units, preferably including an accessible kitchen for allied health functional assessments and retaining the current Living Skills Unit at Bloomfield.*

### Response:

The Master Planning of the Orange Health Campus is providing an integrated Acute/Mental Health Unit into the hospital precinct. It is not the function of the Preferred Project to change the approved strategy for the Living Skills Unit that exists on the campus. In the Preferred Project, there is area designated for the Trans Living Unit that will assist rehabilitation process, therefore the Preferred Project reinforces the Strategy.

### Submission:

- 2 *Ensuring good quality of accessibility for movement of bariatric equipment throughout the hospital (including bedrooms, bathroom and therapy areas) for beds, wheelchairs, commodes, and lifters.*

### Response:

The Preferred Project has addressed the concerns by ensuring that the current design is in accordance with the current Australian Health Facility Guidelines. What this means is that the Preferred Project has incorporated wider corridors to allow for the movement and access for this type of specific equipment and the storage areas have been specifically designed to also cater for the equipment. The proposed lifts have been briefed to



allow for the extra loads and size required to allow for vertical movement within the hospital for the equipment. Working with the clinicians, rooms have been identified that require special lifting equipment to cater for the comfortable and safe patient movement.

**Submission:**

3 *A treatment area for paediatrics which provides a safe and best practice environment to allow for the use of assessments which require significant space: eg, proprioceptive and sensory integration assessments requiring a swinging hammock; and motorised wheelchair assessments. Advice from the Sydney Children's Hospital indicates that an area of 9 metres squared is required for the safe swing of a hammock required for paediatric assessments. Currently, on drawing AR. GH.18.012. 02, the paediatric gym is displayed without the recommended clearance. Expansion of the room into the courtyard area would be beneficial.*

**Response:**

The Preferred Project has addressed the concerns by ensuring that the current design is in accordance with the current Australian Health Facility Guidelines. These areas, due to concerns raised by the clinicians and the general public, have been reviewed extensively with the users during the User Group process and have undergone a number of configurations to allow for the space required for assessments. The paediatric gym has been relocated on the advice of the clinicians and the area complies with the current Australian Health Facility Guidelines.

**Submission:**

4 *Assurance that each allied health professional is able to access a desk and computer to complete paperwork required in a timely manner – eg, allocating specific desks to workforce members/departments.*

**Response:**

The Preferred Project has addressed the concerns by ensuring that the current design is in accordance with the current Australian Health Facility Guidelines. Also, the Preferred Project reflects input from the User Group to ensure that the areas allocated are adequate and accessible for the end use.

**Submission:**

5 *The storage areas for equipment must be accessible to allied health professionals and staff to ensure that the equipment can be delivered to the ward/patient in a safe and timely fashion, and of a reasonable size to accommodate large and multiple numbers of mobility and assistive equipment.*

**Response:**

The Preferred Project has addressed the concerns by ensuring that the current design is in accordance with the current Australian Health Facility Guidelines. Also the Preferred Project reflects input from the User Group to ensure that the space provided and the location of equipment bays are accessible to the health professionals in a timely fashion.

**Submission:**

*The site considered for the Forensic Mental Health Unit will be saved and renovated as a green space for patients and staff. The area has historical significance - not only adjoining the green house and vegetable garden but also as a display of many trees which were planted in the early years of*

*Bloomfield Hospital. In addition, the Forensic Mental Health Unit should be constructed in an area away from the road and other buildings where the Intimidating structure of the building has less impact on visitors, patients and staff at the hospital.*

**Response:**

The current application to modify the Part 3A approval for the Orange Hospital and Associated Health Facilities does not include any modification to, or seek to change, the location of the buildings. The Preferred Project has identified the green house to be relocated to a location to be selected by the Heritage Consultant.

The current Part 3A approval for the Orange Hospital and Associated Health Facilities has an approved Landscape Strategy. The Preferred Project landscape design for Orange Hospital and Associated Health Facilities addresses the amenity of the site and the district. The landscape proposal will retain the landscape character of the hospital site, with large feature trees in lawns and with feature garden plantings. The revised design maintains the strong avenue to the road (internal) and screening and softening to the car parks and general infrastructure. The entry is maintained and the tree protection zone is not affected. The desired concept of large trees in grass is maintained to the external open space zones. The arrangement of tree and shrub planting considers views to and from buildings to enhance the wellbeing of the users. Tree species will provide solar access (evergreen/deciduous) and seasonal variation in colour and texture and the lower planting layer of shrubs will enhance the wellbeing of the users by providing colour, texture and perfume. The Bloomfield Memorial Garden and the Staff Memorial Garden are maintained and the new tree planting will act as a backdrop and complement the heritage value.

The Secure Forensic Mental Health Building is not located at the front of the main entrance of the General Hospital and the adjacent car park is a “staff only” car park that will be regulated to allow staff entrance only. The public car park is located further to the north of the Secure Forensic Mental Health Building and increased landscaping has been introduced to provide screening. The increased landscape buffer zone between the road and the Secure Forensic Mental Health Building has been expanded to 8.4 metres while maintaining the north/south view corridor through the site. The increased landscape zone has been created by relocating the western staff car park a further 5 metres to the west. In the Preferred Project, the design of the Secure Forensic Mental Health Building has responded to the concerns raised by relocating the Forensic Inpatient Unit of the building further to the east. The Medium Secure Rehabilitation Unit of the building has now been relocated to the west. The building design also provides discreet shielding of the secure external spaces from the road, which will restrict these areas from public view.

## **Submission from Maureen Lawrence**

**Submission:**

*I am a resident of Orange as well as being a Registered Nurse at the Base Hospital. The lack of space and decrease in bed numbers will cause the same problems, patient stress and staff stress that happens now but much worse because this area is growing and the Hospital plans are shrinking. How can the State/local leaders allow this to happen?. There will be a shortage of nurses worse than at present because the political unit can fix the problems now, but are not listening to the residents of Orange and surrounding areas. The present nursing staff are “getting older” and we won’t be prepared to work in substandard conditions. The new hospital is an exciting project for Orange and the “west”. Problems such as those facing Bathurst (Base) Hospital need not be repeated if the Orange Hospital staff, doctors, nurses and ancillary are taken notice of. Listen and learn please*

*councillors, Orange is growing and at present has a great team of highly experienced doctors. If we do not provide a top facility then why should these specialists stay. To downsize is not caring for the future.*

**Response:**

The Preferred Project has addressed the concerns by ensuring that the current design is in accordance with the current Australian Health Facility Guidelines. Also, the Preferred Project has responded with:

- the increase in available bed numbers
- a range of specialist services, which will be enhanced on the site as part of a planned upgrading of clinical services
- extension of cardiovascular diagnostic and treatment service capability with the provision of a cardiac catheter laboratory able to provide diagnostic angiography and interventional procedures including stenting of coronary arteries and pacemaker insertion
- progressive development of a Comprehensive Cancer Centre commencing with more appropriate facilities for chemotherapy and palliative care
- provision for development of on-site radiotherapy services as part of the master plan for the hospital
- developing operating theatres, procedure rooms and preoperative services in a single suite to improve patient flow, time management and resource use
- strengthening the interface between inpatient, ambulatory and community health services to support better patient flow and skills sharing by clustering relevant inpatient and ambulatory services together including co-location of allied health therapies - rehabilitation, domiciliary midwifery and early-discharge programs with women's and children's services and the CAPAC team with Emergency and Surgical Services
- also, the current design allows for expansion in a number of departments - for example, general wards to the east, an extra theatre to be added and Nuclear Medicine to be included.

**Submission:**

*My other concern is for the safety, security and psychology of the nursing staff and visitors, especially children and females should the forensic unit go ahead where it is proposed. Walking around the present hospital at night or on your own is daunting and even more of an issue in the psychiatric hospital. The criminally insane prisoners will be housed next to the car park where people of all ages will be going at all hours of the night and day. It is wrong to have the innocent public subject to the fear of an escape - and that does happen all too often. Also, the intimidating taunts or indiscriminate behaviour of the insane rapist or murderer have the potential to scar for life. The forensic unit should be in a pleasant, peaceful and quiet area with ample space for outdoor activity in privacy. As you know, the present site is noisy, not at all therapeutic.*

**Response:**

The Secure Forensic Mental Health Building is not located at the front of the main entrance of the General Hospital and the adjacent car park is a "staff only" car park that will be regulated to allow staff entrance only. The public car park is located further to the north of the Secure Forensic Mental Health Building and increased landscaping has been introduced to provide screening. The increased landscape buffer zone between the road and the Secure Forensic Mental Health Building has been expanded to 8.4 metres while maintaining the north/south view corridor through the site. The increased landscape zone has been created by relocating the western staff car park a further 5 metres to the west. In the Preferred Project, the design of the Secure Forensic Mental Health Building has responded to the concerns raised by relocating the Forensic Inpatient Unit of the building

further to the east. The Medium Secure Rehabilitation Unit of the building has now been relocated to the west. The building design also provides discreet shielding of the secure external spaces from the road, which will restrict these areas from public view.

## **Submission from K Moor**

### **Submission:**

*As a very experienced nurse and midwife who has worked in remote areas, small towns and big cities in Australia as well as other countries, I have been closely following the planning of our new Base Hospital as I am now retired and associated with many people who need multiple health services. When the plans first appeared earlier this year, I went to Council buildings to view them. I was totally confused. I had seen earlier plans but now I could not decipher these at all. We had a radiotherapy unit - much needed and an essential service - but the patient services and bed space seems to have been obliterated. Then the much needed Bathurst Hospital was opened - more disasters. Obviously, Council had not been involved with it, but neither were Health personnel. Now I find the same thing has happened in Orange. Our hospital of Excellence to cover the whole western area will barely be "B" class. Please help the medical personnel to prevent the massive problems that will arise.*

### **Response:**

The Preferred Project has addressed the concerns by ensuring that the current design is in accordance with the current Australian Health Facility Guidelines. Also, the Preferred Project has responded with:

- the increase in available bed numbers
- a range of specialist services, which will be enhanced on the site as part of a planned upgrading of clinical services
- extension of cardiovascular diagnostic and treatment service capability with the provision of a cardiac catheter laboratory able to provide diagnostic angiography and interventional procedures including stenting of coronary arteries and pacemaker insertion
- progressive development of a Comprehensive Cancer Centre commencing with more appropriate facilities for chemotherapy and palliative care
- provision for development of on-site radiotherapy services as part of the master plan for the hospital
- developing operating theatres, procedure rooms and preoperative services in a single suite to improve patient flow, time management and resource use
- strengthening the interface between inpatient, ambulatory and community health services to support better patient flow and skills sharing by clustering relevant inpatient and ambulatory services together including co-location of allied health therapies - rehabilitation, domiciliary midwifery and early-discharge programs with women's and children's services and the CAPAC team with Emergency and Surgical Services

## **Submission from Russell W Moor**

### **Submission:**

*Considering the fact that our new hospital will be the major base hospital providing specialist services to the Greater Western Area Health Service (GWAHS), an area of 60% of NSW, approx 1,000km long and 600km wide, something must be done to take a second look at the facilities provided in the present plan. This hospital will not only service Orange and district but will be the hub of medical services in western NSW. We only have one chance to get this plan correct. And even now as a non-medical person I can see enormous problems in the present plan. It is obvious that the*

*people who put these plans together knew nothing of the enormous role the new hospital will be called upon to fill in the coming years. It is imperative Council takes steps to listen to the advice of people involved in dispensing medical care at our present hospital before these plans are finalised.*

**Response:**

The Preferred Project has addressed the concerns by ensuring that the current design is in accordance with the current Australian Health Facility Guidelines. Also, the Preferred Project has responded with:

- the increase in available bed numbers
- a range of specialist services, which will be enhanced on the site as part of a planned upgrading of clinical services
- extension of cardiovascular diagnostic and treatment service capability with the provision of a cardiac catheter laboratory able to provide diagnostic angiography and interventional procedures including stenting of coronary arteries and pacemaker insertion
- progressive development of a Comprehensive Cancer Centre commencing with more appropriate facilities for chemotherapy and palliative care
- provision for development of on-site radiotherapy services as part of the master plan for the hospital
- developing operating theatres, procedure rooms and preoperative services in a single suite to improve patient flow, time management and resource use
- strengthening the interface between inpatient, ambulatory and community health services to support better patient flow and skills sharing by clustering relevant inpatient and ambulatory services together including co-location of allied health therapies - rehabilitation, domiciliary midwifery and early-discharge programs with women's and children's services and the CAPAC team with Emergency and Surgical Services
- also, the current design allows for expansion in a number of departments - for example, general wards to the east, an extra theatre to be added and Nuclear Medicine to be included.

## **Submission from J and I Moss**

**Submission:**

*In our opinion, our mentally ill people are far better off in a peaceful and quiet area and in a beautiful outdoor setting for them to recover and not attached to the main hospital and away from the main road.*

**Response:**

The Preferred Project has not attached the Secure Forensic Mental Health Building to the General Hospital. The Preferred Project landscape design for Orange Hospital and Associated Health Facilities addresses the amenity of the site and the district. The landscape proposal will retain the landscape character of the hospital site, with large feature trees in lawns and with feature garden plantings. The revised design maintains the strong avenue to the road (internal) and screening and softening to the car parks and general infrastructure. The entry is maintained and the tree protection zone is not affected. The desired concept of large trees in grass is maintained to the external open space zones. The arrangement of tree and shrub planting considers views to and from buildings to enhance the wellbeing of the users. Tree species will provide solar access (evergreen/ deciduous) and seasonal variation in colour and texture and the lower planting layer of shrubs will enhance the wellbeing of the users by providing colour, texture and perfume. The landscape buffer zone between the road and the Secure Forensic Mental Health Building has been expanded to 8.4 metres while

maintaining the north/south view corridor through the site. The increased landscape zone has been created by relocating the western staff car park a further 5 metres to the west. In the Preferred Project, the design of the Secure Forensic Mental Health Building has responded to the concerns raised by relocating the Forensic Inpatient Unit of the building further to the east. The Medium Secure Rehabilitation Unit of the building has now been relocated to the west. The building design also provides discreet shielding of the secure external spaces from the road, which will restrict these areas from public view.

## **Submission from Margaret O'Neill**

### **Submission:**

*As a non-expert, I would like you to give full consideration to the criticisms that have been made by the Orange Medical Staff Council. Their careful and informed study of the plans must be given priority over the bureaucratic posturing of GWAHS and the political buck passing of the Minister.*

### **Response:**

The Preferred Project has addressed the concerns by meeting extensively with clinicians and by ensuring that the current design is in accordance with the current Australian Health Facility Guidelines. Also, the Preferred Project has responded with:

- the increase in available bed numbers
- a range of specialist services, which will be enhanced on the site as part of a planned upgrading of clinical services
- extension of cardiovascular diagnostic and treatment service capability with the provision of a cardiac catheter laboratory able to provide diagnostic angiography and interventional procedures including stenting of coronary arteries and pacemaker insertion
- progressive development of a Comprehensive Cancer Centre commencing with more appropriate facilities for chemotherapy and palliative care
- provision for development of on-site radiotherapy services as part of the master plan for the hospital
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- strengthening the interface between inpatient, ambulatory and community health services to support better patient flow and skills sharing by clustering relevant inpatient and ambulatory services together including co-location of allied health therapies - rehabilitation, domiciliary midwifery and early-discharge programs with women's and children's services and the CAPAC team with Emergency and Surgical Services
- also, the current design allows for expansion in a number of departments - for example, general wards to the east, an extra theatre to be added and Nuclear Medicine to be included.

### **Submission:**

*The exact siting of the Forensic Mental Health Unit, with its security fencing, gives great cause for concern from an aesthetic viewpoint. The area has already been visually compromised by the excessive removal of trees. Further, one would consider that the privacy of the inmates in a quieter, more remote part of the property would be more beneficial to their wellbeing. An examination of the property, both before and after, looking at the plans shows that this is possible (and without further tree removal on a grand scale).*

**Response:**

The Secure Forensic Mental Health Building is not located at the front of the main entrance of the General Hospital and the adjacent car park is a “staff only” car park that will be regulated to allow staff entrance only. The public car park is located further to the north of the Secure Forensic Mental Health Building and increased landscaping has been introduced to provide screening. The increased landscape buffer zone between the road and the Secure Forensic Mental Health Building has been expanded to 8.4 metres while maintaining the north/south view corridor through the site. The increased landscape zone has been created by relocating the western staff car park a further 5 metres to the west. In the Preferred Project, the design of the Secure Forensic Mental Health Building has responded to the concerns raised by relocating the Forensic Inpatient Unit of the building further to the east. The Medium Secure Rehabilitation Unit of the building has now been relocated to the west. The building design also provides discreet shielding of the secure external spaces from the road, which will restrict these areas from public view. The fence is a strong element in the Preferred Project’s design of this facility and has responded to the community concerns through consultation with the Secure Forensic Mental User Group, the Heritage consultant. The Architect have designed a fence that is acceptable to the clinicians and sympathetic to the site’s heritage significance.

The current Part 3A approval for the Orange Hospital and Associated Health Facilities has an approved Landscape Strategy. The landscape proposal will retain the landscape character of the hospital site, with large feature trees in lawns and with feature garden plantings. The revised design maintains the strong avenue to the road (internal) and screening and softening to the car parks and general infrastructure. The entry is maintained and the tree protection zone is not affected. The desired concept of large trees in grass is maintained to the external open space zones. The arrangement of tree and shrub planting considers views to and from buildings to enhance the wellbeing of the users. Tree species will provide solar access (evergreen/ deciduous) and seasonal variation in colour and texture and the lower planting layer of shrubs will enhance the wellbeing of the users by providing colour, texture and perfume.

**Submission from Nancy and Bob Trounce****Submission:**

*As a member of the Orange community for the past 16 years, I would like to take the opportunity to raise some concerns about the new Orange Base Hospital plans on display in the foyer of Orange City Council. This is a really exciting project for our beautiful city of Orange and we would hate to see the same problems happen here as it did in Bathurst Hospital since it’s opening in January. We have concerns for the lack of space and beds which our doctors and nurses keep warning us of. There just aren’t enough beds in the Orange Hospital for emergency cases from the region. The frail and elderly are sent out to hospitals in Blayney and Cowra, etc whilst waiting for a bed in a nursing home in Orange; this is so unfortunate as it takes them away from loved ones and family. The waiting area for outpatient services at the new hospital in Bathurst is dangerously small for the number of people waiting for their treatment and we hope the same mistake will not happen in our beautiful new hospital. The Council needs to ensure there is adequate space available at Bloomfield for the Health Department to build another building if they can’t fit everything they need into the building they have already started. Thank you for considering my views and I hope Orange ultimately gets a hospital facility which will promote the delivery of fast medical and nursing care of all the people living in the Central West.*

**Response:**

The Preferred Project has addressed the concerns by ensuring that the current design is in accordance with the current Australian Health Facility Guidelines. Also, the Preferred Project has responded with:

- the increase in available bed numbers
- a range of specialist services, which will be enhanced on the site as part of a planned upgrading of clinical services
- extension of cardiovascular diagnostic and treatment service capability with the provision of a cardiac catheter laboratory able to provide diagnostic angiography and interventional procedures including stenting of coronary arteries and pacemaker insertion
- progressive development of a Comprehensive Cancer Centre commencing with more appropriate facilities for chemotherapy and palliative care
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- strengthening the interface between inpatient, ambulatory and community health services to support better patient flow and skills sharing by clustering relevant inpatient and ambulatory services together including co-location of allied health therapies - rehabilitation, domiciliary midwifery and early-discharge programs with women's and children's services and the CAPAC team with Emergency and Surgical Services
- also, the current design allows for expansion in a number of departments - for example, general wards to the east, an extra theatre to be added and Nuclear Medicine to be included.

**Submission from AR Wood****Submission:**

*As a member of the Orange community for the past 20 years, I wish to take the time to raise some concerns about our new Base Hospital plans on display. This is an important project and we don't want trouble like there has been at Bathurst. I am concerned about safety, and security for the staff and visitors should the Forensic Unit be built where proposed. I was recently in the Base when a fight broke out in the car park at night and a victim ended up in my ward, not a nice situation. I hope the forensic unit can be placed so not to place risk on nursing staff and visitors.*

**Response:**

The Secure Forensic Mental Health Building is not located at the front of the main entrance of the General Hospital and the adjacent car park is a "staff only" car park that will be regulated to allow staff entrance only. The public car park is located further to the north of the Secure Forensic Mental Health Building and increased landscaping has been introduced to provide screening. The increased landscape buffer zone between the road and the Secure Forensic Mental Health Building has been expanded to 8.4 metres while maintaining the north/south view corridor through the site. The increased landscape zone has been created by relocating the western staff car park a further 5 metres to the west. In the Preferred Project, the design of the Secure Forensic Mental Health Building has responded to the concerns raised by relocating the Forensic Inpatient Unit of the building further to the east. The Medium Secure Rehabilitation Unit of the building has now been relocated to the west. The building design also provides discreet shielding of the secure external spaces from the road, which will restrict these areas from public view. The current Part 3A approval for the Orange Hospital and Associated Health Facilities has an approved Lighting Strategy. The external lighting design for the total site is designed to allow safe movement throughout the site at night for staff and visitors.



## Submission from N Cornish

### Submission:

*I wish to join the other disgruntled ratepayers in Orange who are disgusted at the plans for the new hospital. It is horrifying to think that our new hospital will have less beds and less room than the old Base, after spending all that money. Why build a new hospital at all if we do not have more room for patients, instead of waiting in corridors for a bed to become vacant (see CWD April 12)*

### Response:

The existing buildings are very inefficient - for example, circulation in existing buildings is more than required, proximity of departments is further apart than required and function of the buildings is not purpose-built, which create dysfunctional space. The Preferred Project has responded by providing a specific-design facility, which has been developed with the clinicians and Medical professionals, that consolidates required functions and enhances proximity of departments into a single building. This will provide an improved service to the community.

The Preferred Project has addressed the concerns by ensuring that the current design is in accordance with the current Australian Health Facility Guidelines. Also, the Preferred Project has responded with:

- the increase in available bed numbers
- a range of specialist services, which will be enhanced on the site as part of a planned upgrading of clinical services
- extension of cardiovascular diagnostic and treatment service capability with the provision of a cardiac catheter laboratory able to provide diagnostic angiography and interventional procedures including stenting of coronary arteries and pacemaker insertion
- progressive development of a Comprehensive Cancer Centre commencing with more appropriate facilities for chemotherapy and palliative care
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- developing operating theatres, procedure rooms and preoperative services in a single suite to improve patient flow, time management and resource use
- strengthening the interface between inpatient, ambulatory and community health services to support better patient flow and skills sharing by clustering relevant inpatient and ambulatory services together including co-location of allied health therapies - rehabilitation, domiciliary midwifery and early-discharge programs with women's and children's services and the CAPAC team with Emergency and Surgical Services
- also, the current design allows for expansion in a number of departments - for example, general wards to the east, an extra theatre to be added and Nuclear Medicine to be included.

## Submission from Joan Carty

### Submission:

*The lack of space and beds about which our nurses and doctors keep warning us. Time and time again we see our friends, spouses and relatives, pushed out of hospital by desperate staff, when they are barely able to get around. This is because there aren't enough beds in the Orange Base Hospital for all of the emergency cases from the region. Frail, elderly people who may not have long to live are sent out to hospitals in towns such as*

*Canowindra, Blayney and Cowra whilst waiting for a bed in a Nursing Home in Orange because there aren't enough beds in Orange Base to allow them to wait there, close to their family and loved ones. Many of us are getting older and require walking frames and/or gophers to get around. It is hard enough as visitors, let alone as patients, to get in and out of these places - for example, the bedrooms, public toilets, lifts and waiting rooms at the current hospital. The waiting area for outpatient services at the new Bathurst Hospital is dangerously small for the number of people who need to wait there for their treatment. We hope that mistake won't be repeated in Orange. The council needs to ensure there is adequate space available at Bloomfield or the health department to build another building if they can't fit everything they need into the building they have.*

**Response:**

The Preferred Project has addressed the concerns by extensive meetings with clinicians and by ensuring that the current design is in accordance with the current Australian Health Facility Guidelines. Also, the Preferred Project has responded with:

- the increase in available bed numbers
- a range of specialist services, which will be enhanced on the site as part of a planned upgrading of clinical services
- extension of cardiovascular diagnostic and treatment service capability with the provision of a cardiac catheter laboratory able to provide diagnostic angiography and interventional procedures including stenting of coronary arteries and pacemaker insertion
- progressive development of a Comprehensive Cancer Centre commencing with more appropriate facilities for chemotherapy and palliative care
- provision for development of on-site radiotherapy services as part of the master plan for the hospital
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- strengthening the interface between inpatient, ambulatory and community health services to support better patient flow and skills sharing by clustering relevant inpatient and ambulatory services together including co-location of allied health therapies - rehabilitation, domiciliary midwifery and early-discharge programs with women's and children's services and the CAPAC team with Emergency and Surgical Services
- also, the current design allows for expansion in a number of departments - for example, general wards to the east, an extra theatre to be added and Nuclear Medicine to be included.

**Submission from Cr Fiona Rossiter**

**Submission:**

*As a Councillor of Orange City Council, I have received numerous approaches from the public and particularly the clinicians and medical professionals of the City in relation to the hospital plans on exhibition. Council will be considering the application and I will vote on it in my role as Councillor; however, as a precaution and to ensure the issues are properly considered by the State Government and in the planning report, I wish to relay the following matters in relation to the Forensic Unit, which have been raised with me:*

- *Impact on heritage and environment (refer also to submission by ECCO)*

**Response:**

The current Part 3A approval for the Orange Hospital and Associated Health Facilities has an approved Heritage Strategy and an approved Landscape Strategy. The Preferred Project does not seek to modify either of these strategies but seeks to enhance the strategies. This has been demonstrated by working with a Heritage consultant to ensure that the design is in accordance with the strategy requirements. The Preferred Project heritage consultant is satisfied that the Secure Forensic Mental Buildings' impact upon the heritage significance of the Bloomfield site is acceptable. The assessment is consistent with the consent conditions, previous assessments and the format established by the Dept Public Works Conservation Management Plan.

Issues assessed include the following:

- building height;
- elevation design;
- materials and colours;
- views to and from.

**Submission:**

- *Proximity to general health section of hospital.*

**Response:**

In the original approved design, the location of the buildings was positioned in such a way that the access by the Medical Staff is by a clinical link. This planning has been maintained in the Preferred Project.

**Submission:**

- *Proper design and management of Forensic Unit for the security and safety of the community and the users of the general health section of the hospital.*

**Response:**

The Preferred Project has responded to the concerns raised by relocating the Forensic Inpatient Unit of the building further to the east. The Medium Secure Rehabilitation Unit of the building has now been relocated to the west. The redesign has responded to the concerns by internalising the courtyards. Also, by doing this, the wing of the building provides discreet shielding of the courtyards from the road.

**Submission:**

- *Visual amenity of Forensic Unit and security fences for both the site and from the public road.*

**Response:**

The fence is a strong element in the design of this facility. The proponent has responded to the community concerns through consultation with the Secure Forensic Mental User Group and the Heritage consultant. The Architect has designed a fence that is acceptable to the users and the

materials are sympathetic with the site's heritage significance. The landscape buffer zone between the road and the Secure Forensic Mental Health Building has also been expanded to 8.4 metres while maintaining the north/south view corridor through the site. The increased landscape zone has been created by relocating the western staff car park a further 5 metres to the west. The adjacent car park is a "staff only" car park that will be regulated to allow staff entrance only. The public car park is located further to the north of the Secure Forensic Mental Health building and increased landscaping has been introduced to provide screening.

**Submission:**

- *Impact of location of Forensic Unit on future expansion opportunities for the hospital.*

**Response:**

The Preferred Project has responded to allow for expansion in a number of departments - for example, general wards to the east, an extra theatre to be added and Nuclear Medicine to be included. This expansion can occur without impacting on the Secure Forensic Mental building.

**Submission:**

- *Proper consideration of alternate sites in the parklands vicinity and as a result easy linkage to complementary mental health units. The concerns of the community and health professionals in relation to the above matter, is very real. The large number of people who have contacted me are in support of the relocation of the Forensic Unit and it is hoped that through this and other submissions that proper consideration is given to the matters raised.*

**Response:**

The Preferred Project current application to modify the Part 3A approval for the Orange Hospital and Associated Health Facilities does not include any modification to, or seek to change, the location of the buildings.

## **Submission from Reg Kidd**

**Submission:**

*I wish to object to the new (second DA) for the Orange Hospital. My main grounds are:*

- 1 *The original DA was misleading and/or deceptive. It did not show the Forensic Unit as a Forensic Unit. This misled the public and councillors.*

**Response:**

The Preferred Project has responded to the concerns by clearly locating and indicating all departments on all drawings.

**Submission:**

- 2 *The public were not informed adequately of what a Forensic Unit was, nor what security fencing was required for such.*

**Response:**

The Preferred Project has responded to the concerns raised by relocating the Forensic Inpatient Unit of the building further to the east. The Medium Secure Rehabilitation Unit of the building has now been relocated to the west. The redesign has responded to the concern by internalising the courtyards. Also, by doing this, the wing of the building and landscaping provide discreet shielding of the courtyards from the road. The fence is a strong element in the design of this facility. The proponent has responded to the community concerns through consultation with the Secure Forensic Mental User Group and the Heritage consultant. The Architect has designed a fence that is acceptable to the users and sympathetic with the site's heritage significance.

**Submission:**

3 *Another site recommended, has not been given adequate consideration. Even though professional staff from the hospital recommended (sic).*

**Response:**

The Preferred Project current application to modify the Part 3A approval for the Orange Hospital and Associated Health Facilities does not include any modification to, or seek to change, the location of the buildings

**Submission:**

4 *No consideration has been given to the risk of locating the forensic unit onto the main road and opposite (and in full view of) the general hospital.*

**Response:**

The design of the Orange Health Campus is providing an integrated Mental Health Unit into the hospital precinct and, by having this approach, the Secure Forensic Mental Health Building location has been included in the original Master Planning Strategy. The Secure Forensic Mental Health building is not located on the main road and the Preferred Project has improved the strategy by increasing the landscape buffer zone between the road and the Secure Forensic Mental Health Building. This zone has been expanded to 8.4 metres while maintaining the north/south view corridor through the site. The increased landscape zone has been created by relocating the western staff car park a further 5 metres to the west. The Secure Forensic Mental Health Building is not located at the front of the main entrance of the General Hospital or adjacent to the General Hospital and the adjacent car park is a "staff only" car park that will be regulated to allow staff entrance only. The public car park is located further to the north of the Secure Forensic Mental Health Building and increased landscaping has been introduced to provide screening.

**Submission:**

5 *Public, hospital staff and myself being misled by the previous chief planner (Mr Robert Martin).*

**Response:**

The proponent notes this comment

**Submission:**

6 *Numerous mature and healthy vegetation being removed for the Forensic unit before the DA has approved (sic)*

**Response:**

The current Part 3A approval for the Orange Hospital and Associated Health Facilities has an approved Landscape Strategy. The Preferred Project landscape design for Orange Hospital and Associated Health Facilities addresses the amenity of the site and the district. The landscape proposal will retain the landscape character of the hospital site, with large feature trees in lawns and with feature garden plantings. The revised design maintains the strong avenue to the road (internal) and screening and softening to the car parks and general infrastructure. The entry is maintained and the tree protection zone is not affected. The desired concept of large trees in grass is maintained to the external open space zones. The arrangement of tree and shrub planting considers views to and from buildings to enhance the wellbeing of the users. Tree species will provide solar access (evergreen/deciduous) and seasonal variation in colour and texture and the lower planting layer of shrubs will enhance the wellbeing of the users by providing colour, texture and perfume.

**Submission:**

7 *Finally, a perfectly good site (owned by the Government) exists, and has been recommended for the location of the Forensic Unit. It would be win/win for Government and the public - why has it not been given proper and transparent consideration? The consultation process has been inadequate and not transparent. Therefore, on these grounds, I strongly object to the proposed location (only) of the Forensic Unit, and the lack of adequate consultation and transparency with the DA process to date.*

**Response:**

The Preferred Project current application to modify the Part 3A approval for the Orange Hospital and Associated Health Facilities does not include any modification to, or seeking to change, the location of the buildings.

**Submission from Dr Ruth Arnold****Submission:**

*I object to the proposal in its current form. Negotiations are still under way between the Medical Staff Council of Orange Health Service and the NSW Department of Health regarding the plans and further extensive amendments to the plans are expected, resulting from the current review process. The Plans for the Hospital were rejected by the staff of Orange and Bloomfield Hospitals on the following grounds:*

1 *The facility as currently planned does not meet Australasian Health Facility Guidelines. These are guidelines stating the minimum room sizes and requirements for hospitals. They are readily accessed at [www.healthfacilityguidelines.com.au](http://www.healthfacilityguidelines.com.au). "The Australasian Health Facility Guidelines (HFG) are an initiative of the Health Capital and Asset Management Consortium (HCAMC). The Australasian HFG enables health facilities throughout Australasia to use a common set of base elements as a guide and offers significant benefits including: Australasian best practice approach to health facility planning; and standard spatial components. The Health Minister Reba Meagher has personally made a commitment that the new Orange Hospital "will meet Health Facility Guidelines". The Premier stated when meeting with clinicians that "If a shortfall is identified by the review process, it will be met and funded." The facility was professionally reviewed by Capital Insight and it was found that a further 4,000 square metres would be required for the current plans to meet the Health Facility Guidelines. Clearly the Hospital staff and community are expecting that a further major amendment, including this additional space will be coming soon. The plans currently on display do have expansion zones, but it appears that more space than this will be needed.*

**Response:**

The Preferred Project has addressed the concerns by extensive meetings with the clinicians and by ensuring that the current design is in accordance with the current Australian Health Facility Guidelines. Also, the Preferred Project has responded with:

- the increase in available bed numbers
- a range of specialist services, which will be enhanced on the site as part of a planned upgrading of clinical services
- extension of cardiovascular diagnostic and treatment service capability with the provision of a cardiac catheter laboratory able to provide diagnostic angiography and interventional procedures including stenting of coronary arteries and pacemaker insertion
- progressive development of a Comprehensive Cancer Centre commencing with more appropriate facilities for chemotherapy and palliative care
- provision for development of on-site radiotherapy services as part of the master plan for the hospital
- developing operating theatres, procedure rooms and preoperative services in a single suite to improve patient flow, time management and resource use
- strengthening the interface between inpatient, ambulatory and community health services to support better patient flow and skills sharing by clustering relevant inpatient and ambulatory services together including co-location of allied health therapies - rehabilitation, domiciliary midwifery and early-discharge programs with women's and children's services and the CAPAC team with Emergency and Surgical Services
- also, the current design allows for expansion in a number of departments - for example, general wards to the east, an extra theatre to be added and Nuclear Medicine to be included.

**Submission:**

2 *The current plans have less floor area available to the General Hospital and outpatient services than the current facilities. Some of this lack of space will be addressed when the Health Facility Guidelines have been met. Space for outpatient services such as the Paediatric Clinic are not covered by these Guidelines. So far there is insufficient space for clinics in Renal Medicine, Paediatrics, Community and Family Health for example. I am concerned that if more space is not provided essential services will be lost to the community when the new hospital opens. The current Orange Base Hospital has a floor area of 35,591 square metres including the services which are to be located within the new Hospital building (Breast Screen, Anson Cottage, Apex, Diabetic Clinic). The new plans on display provide only 27,000 square metres (approximate), a difference of approximately 8,000 square metres. It is hard to imagine that a deficit like this will still allow all existing services room to function.*

**Response:**

The existing Orange Base Hospital does have more floor area because the use of existing buildings give more space but it is very inefficient - for example, circulation in existing buildings is more than required, proximity of departments is further apart than required and function of the buildings. Also, multiple sites create dysfunctional space design. The Preferred Project has addressed the concerns by ensuring that the current design is in accordance with the current Australian Health Facility Guidelines. Also, the Preferred Project has responded by providing a specific design that has been developed with the clinicians and medical professionals that consolidates required functions and enhances proximity of departments into a single building, therefore lesser space but improved service.

**Submission:**

- 3 *There are fewer general adult overnight beds than the current hospital, which already runs at occupancy levels greater than the 85% considered safe for patient care. The general adult overnight medical and surgical wards at Orange Base hospital currently run at very high occupancy rates (approximately 95%), which places staff at considerable stress and can mean significant delays for patients while they wait in the Emergency Department for a bed. All the projection data for Orange Base shows that there will be increased demand for services into the future due to the Area-wide role of Orange Base Hospital as a Rural Referral Hospital. The hospital will open in 2011 and yet the overnight beds proposed are not sufficient for current workload at the Health Department's recommended occupancy of 85% or less. The number of beds is currently being reviewed by NSW Health. A further amendment to accommodate additional ward bed space is anticipated.*

**Response:**

The Preferred Project application has responded with the increase in available bed numbers. Also, the current design allow for expansion in a number of departments - for example, general wards to the east, an extra theatre to be added and Nuclear Medicine to be included.

**Submission:**

- 4 *The forensic Mental Health Unit as currently planned does not meet patient requirements for access to outdoor space. This unit is still being reviewed by clinical staff, OWAHS and the Health Department. To meet the needs of patients and staff may need to be relocated.*

**Response:**

The Preferred Project has addressed the concerns by ensuring that the current design responded to the concerns raised by clinicians - for example, the Forensic Inpatient Unit of the building has been relocated further to the east and the Medium Secure Rehabilitation Unit of the building has now been relocated to the west. The Preferred Project has also responded to the concern by internalising the courtyards. This allows easier patient access and staff observation of the external spaces. Also, by doing this, the wing of the building and increased landscaping provide discreet shielding of the outdoor spaces from the road and public.

**Submission:**

- 5 *Full details regarding the fencing of the Forensic Mental health Unit have not been supplied. Currently the unit is placed next to the stall car park. The plans state there is a 2.7 metre high wire fence. No elevations or further detail is given. Is this sufficient to meet the legal requirements of this unit? Some patients in this unit will be high security and 2.7 metres is not a full prison standard fence. Has this proposal been to the NSW Forensic Mental Health Fencing committee? The conditions of Approval from the Department of Planning stated in B2(d) "Details of proposed fencing of the secure mental health Unit shall be submitted to Orange City Council for approval, prior to construction works commencing". Perhaps this was submitted as a separate document. The fencing of this unit must meet the needs of the staff, patients and community. In the current location there is little space to provide environmentally sympathetic screening plants around the fence, to give patients any privacy. A 2.7 metre high fence may not prevent escape of potentially violent patients.*

**Response:**

The Preferred Project notes that the fence is a strong element in the design of this facility. The proponent has responded to the community concerns through consultation with the Secure Forensic Mental User Group and the Heritage consultant. The Architect has designed a fence that is acceptable to the user and sympathetic with the site's Heritage significance. Also, the Proponent has added to the Statement of Commitment the proposed



details of the fence as required under the Department of Planning condition B2(d). These details have been developed with input from the clinical staff.

## **Submission from Environmentally Concerned Citizens of Orange (ECCO)**

### **Submission:**

*Environmentally Concerned Citizens of Orange (ECCO) has examined the Major Project Modification for the Orange Health Campus Redevelopment at Bloomfield, and assessed it in conjunction with the stated Hospital Project Objectives, and wishes to lodge an objection to the proposed location of the Forensic (Secure) Mental Health Unit.*

*ECCO has reached the consolidated viewpoint that:*

- the proposed location of the Forensic Mental Health Unit on a site between Wards 18 and 19 to the north, the Living Skills Unit to the east, the Canobolas Clinic to the south, and the proposed staff car park to the west, is inappropriate for heritage, aesthetic and environmental reasons, as outlined below.*
- an alternative site, to the south of the currently proposed site, would satisfy the Project Objectives and avoid the heritage, aesthetic and environmental issues identified below, and*
- the currently proposed site would then provide an opportunity for it to be used exclusively as open space and garden for the benefit of patients, staff and visitors. The currently proposed location seriously compromises the Hospital Project Objectives as applicable to the Forensic Mental Health Unit, is in direct conflict with the recommendations of the Arborist's Report, and is based on an inadequate Flora and Fauna Assessment.*

*Project Objectives have been compromised. General Objective; "Balance the operational needs of the hospital with the heritage, cultural and environmental issues that affect the site". The operational needs of the Forensic Mental Health Unit (referred to hereafter as "the Unit") have been given an unnecessarily higher priority over heritage, cultural and environmental issues affecting the site. The proposed site is directly in front of heritage listed buildings, Wards 18 and 19, and also contains heritage listed horticultural buildings, in particular, the sunken glasshouse. Locating the Unit on this site will require the demolition of the horticultural buildings and will compromise the appearance of Wards 18 and 19 when viewed from the south. The proposed site has played, and can continue to play, a major role in the provision of the therapeutic and passive recreational opportunities for both patients and staff. The proposed site contains a wide range of exotic shrubs and tree species; many selected on advice from Kew Gardens (England), and some of significant age and appearance, which collectively provide a valuable open space area, as well as flora and fauna habitat, and a buffer to the adjoining buildings.*

### **Response:**

The preferred site option was developed, following the listing of the site as State Significant in July 2006, to reduce the amount of proposed demolition and was based on revised needs for the Tertiary Mental Health facilities. This option consolidated the Acute Mental Health facilities within a single-storey building on the north side of the existing Ward Buildings 18 and 19, which were retained, reused the existing buildings, Amaroo (Building 44) and Canobolas Clinic for inpatient units and constructed a new custom-built single-storey Forensic Mental Health building. The architectural character of the redevelopment is contemporary, with horizontal form characterised by walls rather than roof and does not attempt to

replicate the form of the heritage buildings. The forms are modelled in related detail within the walls through the use of a grid of joints, which express the cladding technology. This visual pattern reflects and complements the dominant rectilinear brick forms within the heritage precincts.

Materials for the new facility include brick panels and lightweight cladding. The red earth colours used specifically in prominent elements on the ground floor elevations, such as the entrances, reflect the colour and character of the historic buildings. The colour scheme for the buildings is intended to reflect and enhance the relationship of the buildings with the landscape. The objective in using darker earth colours and metallic finishes is to allow the landscape and heritage buildings to dominate the visual setting, with the new work being recessive in tone. The current Part 3A approval for the Orange Hospital and Associated Health Facilities has an approved Heritage Strategy. The proponent is working closely with our Heritage Consultant to ensure the Preferred Project is a modern interpretation of the existing strategy. The wards 18 and 19 are to be refurbished to the Heritage Consultant's requirements. The sunken glasshouse is one aspect of the Heritage Strategy and this building is to be relocated and rebuilt to the Heritage consultant requirements.

The landscape forms a dominant element of the Bloomfield site and the new development attempts to fit within the broad landscape parameters established by the original design, primarily in the creation of intimately-scaled spaces within and between the new buildings. The use of courtyards is a pragmatic response to the need for daylight and visual relief in buildings with large floor areas. It also assists in way-finding and provides a reflection of the spaces evident in the master plan between the heritage buildings. Landscaping species have been chosen to reflect both the exotic and indigenous planting legacies found in the existing landscape. The current Part 3A approval for the Orange Hospital and Associated Health Facilities has an approved Landscape Strategy. The Preferred Project landscape design for Orange Hospital and Associated Health Facilities addresses the amenity of the site and the district. The landscape proposal will retain the landscape character of the hospital site, with large feature trees in lawns and with feature garden plantings. The revised design maintains the strong avenue to the road (internal) and screening and softening to the car parks and general infrastructure. The entry is maintained and the tree protection zone is not affected. The desired concept of large trees in grass is maintained to the external open space zones. The arrangement of tree and shrub planting considers views to and from buildings to enhance the wellbeing of the users. Tree species will provide solar access (evergreen/ deciduous) and seasonal variation in colour and texture and the lower planting layer of shrubs will enhance the well-being of the users by providing colour, texture and perfume. The Bloomfield Memorial Garden and the Staff Memorial Garden are maintained and the new tree planting will act as a backdrop and complement the heritage value. Large avenues of evergreen trees to the boundary and car parks and feature deciduous trees that provide seasonal variation (autumn leaves) are selected. All species selected are suitable for the environment and also consider the Hospital requirements.

**Submission:**

*General Objective: "Integrate external spaces with internal areas to provide a therapeutic environment for patients and staff". The proposed Unit has limited external spaces as part of its design and, as such, new landscaping would be limited in scale and size, compromising the therapeutic value of the external spaces. The proposed site formerly played an important role in the therapy of mental health patients in its landscaped gardens and nursery area. The opportunity to assume this role again will be lost if the Unit is located on this site.*

**Response:**

The design, including the provision of courtyards, has been developed with the users to respond to the clinical and therapeutic needs of patients to be accommodated in this facility, having regard to the acuity of the patient and the contemporary design of such a facility. The operational requirements of maintenance of surveillance and privacy of patients in the building has led to changes in the building footprint. The need for single, large

courtyards for each individual unit - which are to be set back from the view roadways and public interface, has extended the building footprint. The courtyards are sheltered in the resultant U- shaped building form. Major amendments have been made to the building's footprint and massing. Multiple small courtyard spaces at the perimeter of the building envelope have been replaced by three consolidated courtyards. This change has strengthened the external amenity for patients and improved staff surveillance in courtyard spaces, in accordance with the outcomes of consultation. The relocation of courtyard spaces has also improved the buffer between the public interface and the perimeter fencing. As well as increasing this zone, landscaping and the building fabric has been further developed to improve patient privacy. This has been achieved through softening the fence's scale, without compromising the clinical and security requirements, in response to public submissions regarding the visual impact. The arrangement of splayed bedroom pods has been altered to improve operational and security arrangements within the units. This has led to a revised massing for the building, with the splayed wings to the eastern end of the building moving south.

**Submission:**

*General Objective: "Provide a sustainable approach to concept planning that identifies expansion zones to accommodate the future growth of the health service. The proposed site will not allow for any future expansion in the size of the Unit as it is surrounded and constrained by existing buildings and by the proposed staff car park."*

**Response:**

The Preferred Project allows for expansion in a number of departments in the General Hospital - for example general wards to the east, an extra theatre to be added and Nuclear Medicine to be included. This expansion will not be affected by the location of the Secure Mental Health Building. Expansion, if required for the Secure Mental Health Building, will be accommodated by expanding into the buffer zone to the south between Canobolas and the Secure Forensic Mental Health Building. Also, the buffer zone to the west and to the east of the Secure Forensic Mental Health Building can allow for expansion.

**Submission:**

*Character Objective: To locate new buildings in harmony with the heritage buildings and create an environment that is human in scale and welcoming to the visitor. The immediate proximity of the proposed Unit and its high security fencing, to heritage listed Wards 18 and 19, seriously impacts on the visual integrity and amenity of these buildings. Contrasting design features and the Unit's planned location would present visitors with an unwelcoming appearance."*

**Response:**

The Preferred Project has developed the buildings in harmony and based on revised needs for the Tertiary Mental Health facilities. This option consolidated the Acute Mental Health facilities within a single-storey building on the north side of the existing Ward Buildings 18 and 19, which were retained, reused the existing buildings Amaroo (Building 44) and Canobolas Clinic for inpatient units and constructed a new custom-built single storey Forensic Mental Health building. Both the single-storey Acute and Forensic Mental Health buildings have been located to respect the existing heritage buildings. The Preferred Project has developed the buildings in consultation with the heritage consultant and to the satisfaction that the Secure Forensic Mental Buildings impact upon the heritage significance of the Bloomfield site is acceptable. The assessment is consistent with the consent conditions, previous assessments and the format established by the Dept Public Works Conservation Management Plan.

Issues assessed include the following:

- building height;
- elevation design;
- materials and colours;
- views to and from.

The fence is a strong element in the design of this facility. The proponent has responded to the community concerns through consultation with the Secure Forensic Mental User Group and the Heritage Consultant. The Architect has designed a fence that is acceptable to the users and sympathetic with the site's heritage significance. Also, the Proponent has added to the Statement of Commitments the proposed details of the fence as required under the condition. These details have been developed with input from the clinical staff.

**Submission:**

*Environment Objective: To promote ecologically sustainable site planning and design. The location of the Unit on the proposed site does not promote ecologically sustainable development. The placement of the buildings will destroy existing mature vegetation, important fauna habitats and biological communities. The restricted area of the site and proximity to other buildings precludes the implementation of any significant water sensitive design features and passive solar landscaping.*

**Response:**

The placement of the unit will have little impact on the important fauna habitat and the biological communities, if this is the case. The mature vegetation has not been identified on the Heritage Register. Advice from the Project Arborist and the Bloomfield Site Staff is that the same species exist on the balance of the site and seeds from mature trees located on the site are to be propagated for future use. The Landscape Architect has identified a number of existing trees to be replanted into other areas on site. The Preferred Project desired concept of large trees in grass is maintained to the external open space zones. The arrangement of tree and shrub planting considers views to and from buildings to enhance the wellbeing of the users. Tree species will provide solar access (evergreen/ deciduous) and seasonal variation in colour and texture and the lower planting layer of shrubs will enhance the wellbeing of the users by providing colour, texture and perfume.

**Submission:**

*Environment Objective: To protect significant tree plantings and individual trees on the site. The location of the Unit on the proposed site will result in the destruction of between 40 and 60 trees, many of which are significant mature specimens and others which form part of pathway avenue plantings. Many of these trees are of significant heritage value and their removal would result in loss of local heritage.*

**Response:**

In the Preferred Project, the new tree planting will act as a backdrop and complement the heritage value. In terms of heritage status, none of the trees on the site are Heritage listed in the Heritage Impact Statement. Large avenues of evergreen trees to the boundary and car parks and feature deciduous trees that provide seasonal variation (autumn leaves) are selected. All species selected are suitable for the environment and also consider

the Hospital requirements. The Preferred Project landscape design has allowed for 1,048 trees of species that are consistent with the existing Orange Hospital campus to be planted on the site and this is consistent with the currently approved Landscape Strategy.

**Submission:**

*Arborist's Report and Recommendations have been ignored. The Arborist's Report identified trees on the proposed site and recommended that they should all be retained as the majority had a Safe Useful Life Expectancy of 20+ years and exhibited other features warranting their retention. An inspection of the site by ECCO members revealed that the Arborist's Report failed to correctly identify some species. The Report recommended that "the least impact siting of the (Forensic Mental Health) Unit according to the supplied proposals would be the area adjacent to buildings 29 and 30 (ie, immediately to the south of the proposed site), as this holds the least significant trees in terms of species and tree condition".*

**Response:**

The proponent has not ignored the Arborist's Report and Recommendations but has, with the Landscape Architect, continually worked with the Arborist who prepared the original report to assess and review all tree removal and tree selection on the site. A further Arborist report and tree removal plan was carried out on 28 February 2008. The Preferred Project landscape design for Orange Hospital and Associated Health Facilities addresses the amenity of the site and the district and, whilst every attempt will be made to preserve large, mature trees within a site such as this, the limitations of the short and long-term OH&S issues means that some trees noted for retention must be removed.

**Submission:**

*Flora and Fauna Assessment is inadequate. A Flora and Fauna Assessment of the proposed Bloomfield Hospital site was restricted to a desktop study and a field inspection of two study areas, neither of which was in near proximity to the proposed site of the Forensic Mental Health Unit. The field study areas only covered the site of the General Hospital and the wetland area in the existing golf course. A recent Fauna Assessment of the site of a proposed Private Hospital, immediately across Forest Road and to the east of the Forensic Mental Health Unit, identified the presence of nesting pairs of the threatened bird species, the Superb Parrot. This species has been frequently observed in the grounds of Bloomfield Hospital and it is highly likely that vegetation throughout the proposed Hospital site, including that of the Unit, would support this species.*

**Response:**

The current Part 3A approval for the Orange Hospital and Associated Health Facilities has an approved Flora and Fauna Strategy. It is not the function of the Preferred Project to amend or change the approved strategy. However, working with the Bloomfield Site staff, there has been extensive work done in terms of fauna relocation and there have been no reports of threatened fauna found on the site for the Secure Mental Health Building.

## **13      APPENDIX D - ENVIRONMENTAL ASSESSMENT**

To be provided on disk.

## **14 APPENDIX E - (preferred project)**

Copy provided on disk

## 15 APPENDIX F - REVISED STATEMENT OF COMMITMENTS

NSW Health has reviewed the Statement of Commitments, the proponent responses to submissions and related condition of approval and provided a revised Statement of Commitments. This section details the proponent's statement of responses to NSW Health's revised commitments as a response to Part B of the document entitled *Determination of Major Project No 06\_0111* prepared by the NSW Department of Planning on 9 December 2006.

This extract from the "Preferred Project" prepared by Silver Thomas Hanley Designinc highlights and responds where applicable to conditions of approval, with reference and comparison to the original approved scheme under Part 3A.

### **Part B - Response to 'Department of Planning's Conditions of Approval':**

#### **B1 Operational**

- b) *Elevation plans of the proposed radiotherapy unit shall be submitted to Orange City Council prior to construction work commencing on that element. The plans shall demonstrate that the extension will complement the design and detailing of the general hospital building.*

- Refer to Appendix A "Architectural Drawings" for elevations of the proposed radiotherapy unit.

#### **B2 European Heritage**

- a) *A detailed schedule of external colour and finishes for the proposed buildings shall be submitted to Orange City Council, prior to construction works commencing.*

- Refer to Schedule A for Finishes and colours of the proposed GH, AMH + FMH.

- b) *A detailed landscaping plan for the development site shall be submitted to Orange City Council, prior to construction works commencing. Landscaping shall be implemented prior to occupation of the project and permanently maintained.*

- Refer to Appendix B for Landscape drawings for LA01, LA02, LA03, LA04 and LA05, prepared by Taylor Brammer Landscape Architects for detailed landscaping plans.

- c) *A heritage management strategy shall be prepared for the balance of the Bloomfield Hospital site and improvements, addressing at least (i) adaptive reuse options; (ii) sympathetic integration of the remaining buildings into the new hospital; and (iii) protection of the cultural landscape values of the site.*

- The strategy will be subject to completion of the current project and coordination with GWAHS over the balance of the site.

- d) *Details of proposed fencing of the secure mental health unit shall be submitted to Orange City Council, prior to construction works commencing.*

- Refer to Figure 16 (SK01) below for proposed FMH fencing details.



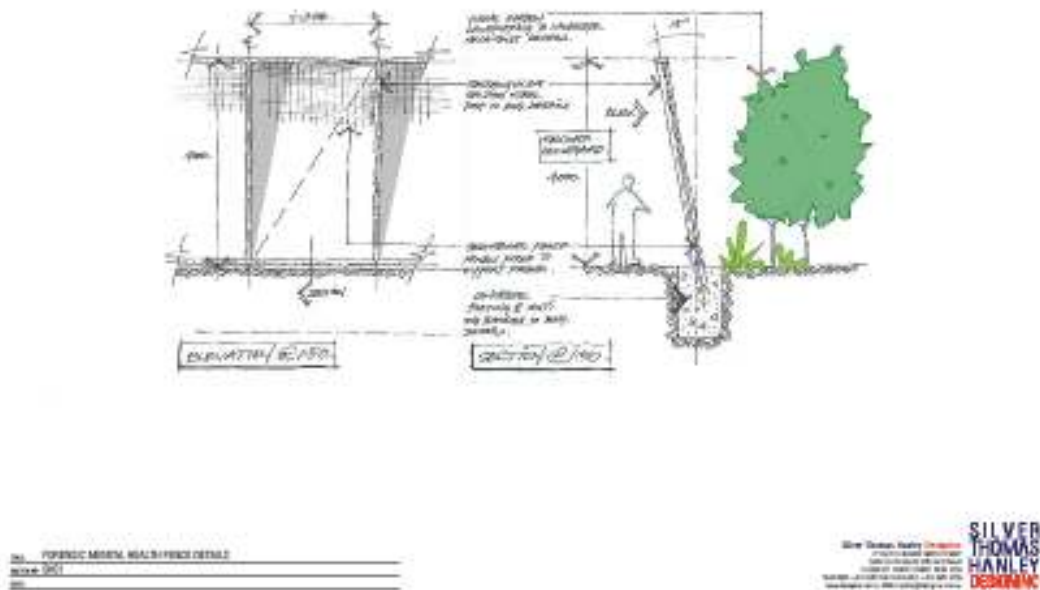


Figure 22. Forensic Mental Health Details (SK01)

- e) *The heritage garden curtilages to the north of building 40 and 41 shall be retained. The acute mental health building shall not encroach within the formal ward gardens.*
- Refer to SK02 below showing the retention of existing landscape curtilages to wards 18 and 19 retained, and strengthened through new planting designed to be in keeping with the existing layout of trees in this area.

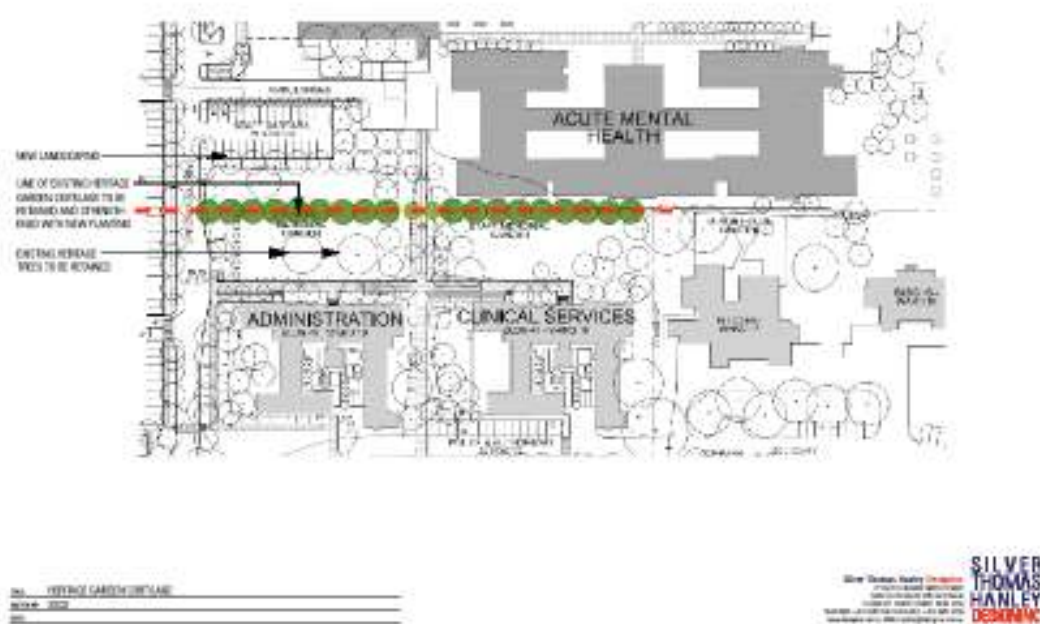


Figure 23. Heritage Culture (SK02)

- f) *The proponent shall investigate options for the relocation and appropriate use of the sunken greenhouse. An investigation report shall be provided to Orange City Council prior to works commencing which affect the building.*
- The Greenhouse is to be relocated in consultation with Bloomfield staff, Heritage architect (David Scobie) and Landscape architect (Taylor Brammer). A report will be provided to Orange City Council prior to works commencing.
- g) *Interpretative signage shall be erected in the vicinity of the ward 20 and the horticultural buildings.*
- Interpretive signage is proposed to be erected in the paved court at the south-west corner of the Hospital building proximate to the public entrance forecourt.
- h) *Infill buildings and alterations to existing buildings shall comply with Design in Context: Guidelines for Infill Development in the Historic Environment (Heritage Office 2005).*
- The Heritage consultant has advised within the reference document on heritage significance and utilised the principles and relevant case studies. This advice will guide the new works and alterations to the existing buildings as well as the landscape.
- i) *Further project application/s and/or development application/s shall be made prior to the erection of business identification or building identification signage for the project.*
- An integrated signage and street furniture strategy is to be developed for these elements within the site. The proposal will be submitted to Orange City Council.

### **B3 Public Recreation**

- b) *Fencing/netting shall be erected along the northern boundary of The Avenue adjacent to the staff car park, sufficient to contain stray golf balls within the golf course, and prevent damage to buildings, vehicles and pedestrians.*
- Please refer to report PHC–SK–RP-00.04-A for revised response to condition B3(b) outlining extent and design of proposed protective fencing on the northern boundary adjacent to staff car parking areas.

### **B5 Traffic Matters**

- c) *The north-south pedestrian crossing through the ambulance entrance shall be deleted.*
- Refer to SK03 and reference scheme part plan below showing the deletion of pedestrian crossing through the ambulance entry.

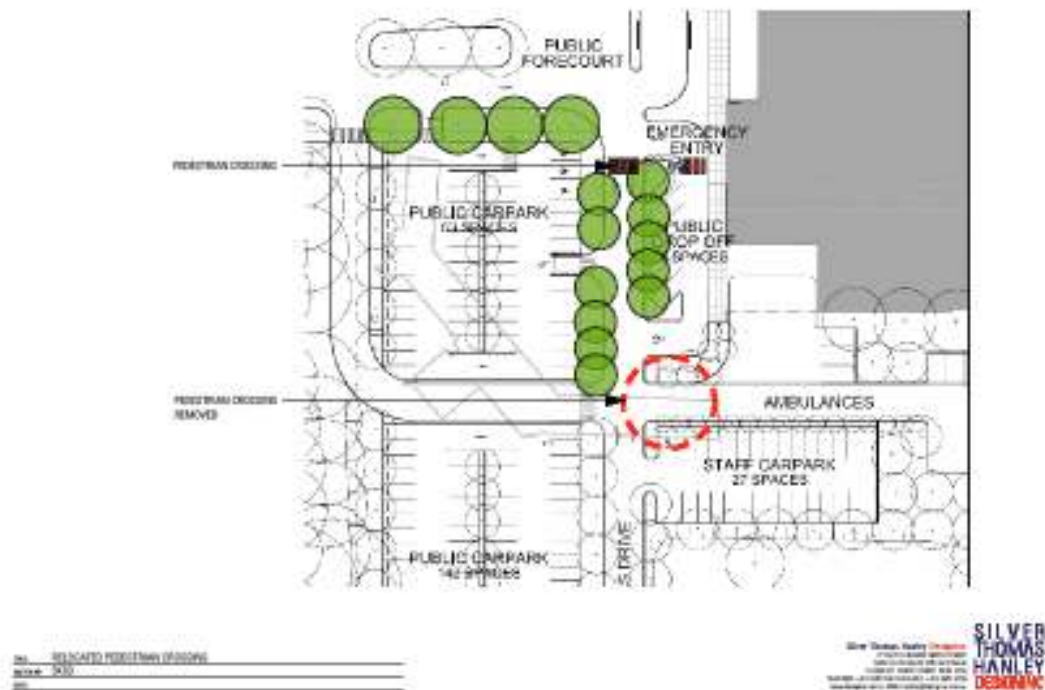


Figure 24. Relocated Pedestrian Crossing (SK03)

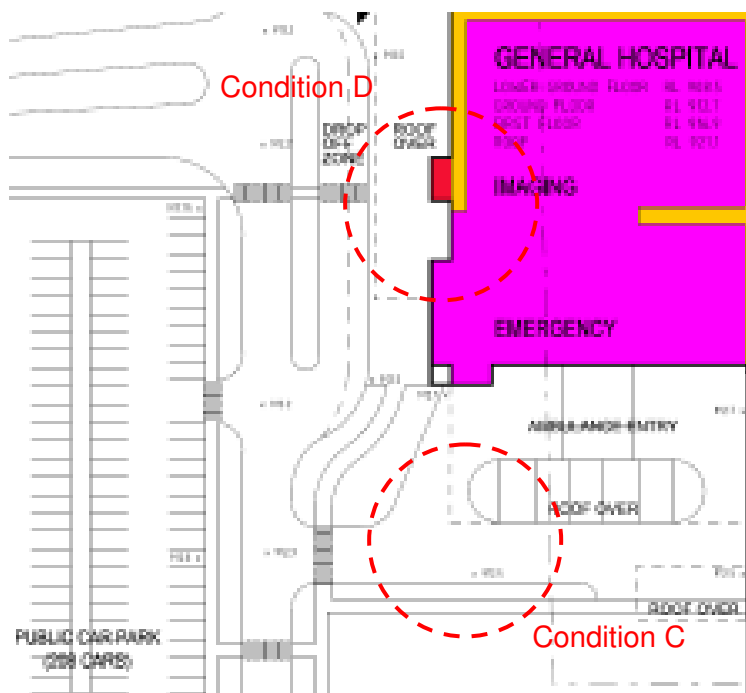


Figure 25. Reference Scheme Part Plan

- d) *The east-west pedestrian crossing to the south of the ambulance entry shall be deleted and relocated to the north of the ambulance entry. All work shall be at full cost to the proponent.*
- Refer to reference scheme (Figure 19) + (Figure 18) SK03 detailing the relocation of the pedestrian crossing from the western car park to the north of the ambulance entry.

- e) *Vehicle access to the most northern public car park containing 11 spaces shall be restricted from adjacent to the main entry to the hospital. Provision shall be made for alternative access from the northern internal road. All work shall be at full cost with the proponent.*
- Refer to (Figure 20) SK04 (Bloodbank) and reference scheme part plan (Figure 21) showing the amended entry to the 11 northern most car parking spaces.



Figure 26. Blood Bank Entry (SK04)

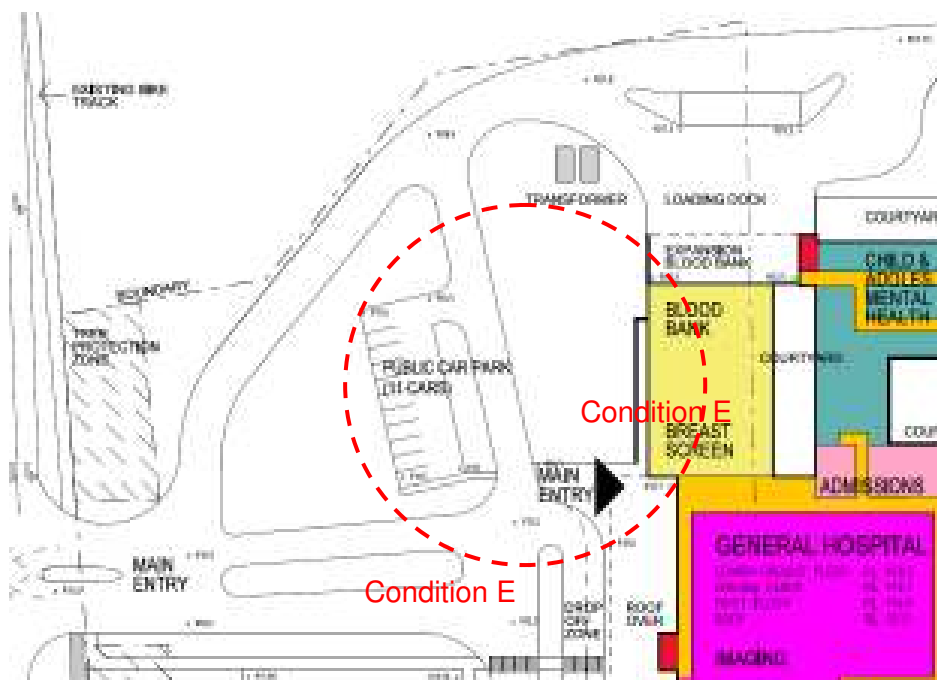


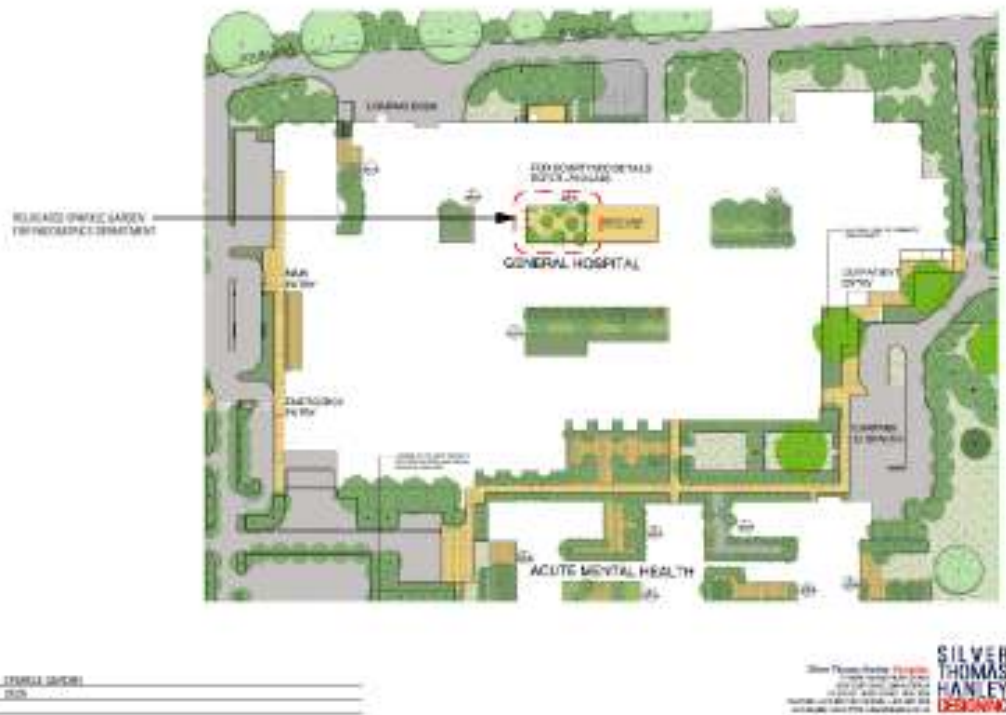
Figure 27. Reference Scheme Part Plan

- f) *Landscaping at internal roads intersections, curves and pedestrian facilities shall not obstruct sight lines.*
- Refer to Figure 22 prepared by Taylor Brammer Landscape architects showing landscaping proposal at internal roads, curves and pedestrian facilities maintaining sightlines.

### Figure 28. Landscaping Proposal

- a) *The proponent will provide landscaping in accordance with drawings prepared by the Government Architects Office (Ref. ORA\_DL01-ORA\_DL02).*
  - Refer to Appendix B Landscape Drawings (LA01 - LA06) prepared by Taylor Brammer Landscape Architects for landscaping details.
- b) *The proponent will seek to retain as many trees as possible within the site.*
  - Refer to Appendix B Landscape Drawings (LA01 – LA06) prepared by Taylor Brammer Landscape Architects for landscaping details, showing extent of trees to be retained.
- c) *All trees on the site within the vicinity of areas of works that are to be retained will be suitably protected by way of tree guards, barriers or other measures as necessary to protect root system, trunk and branches during construction and demolition.*
  - Please refer to Appendix 32 Tree Protection Specification prepared by Taylor Brammer Landscape architects.

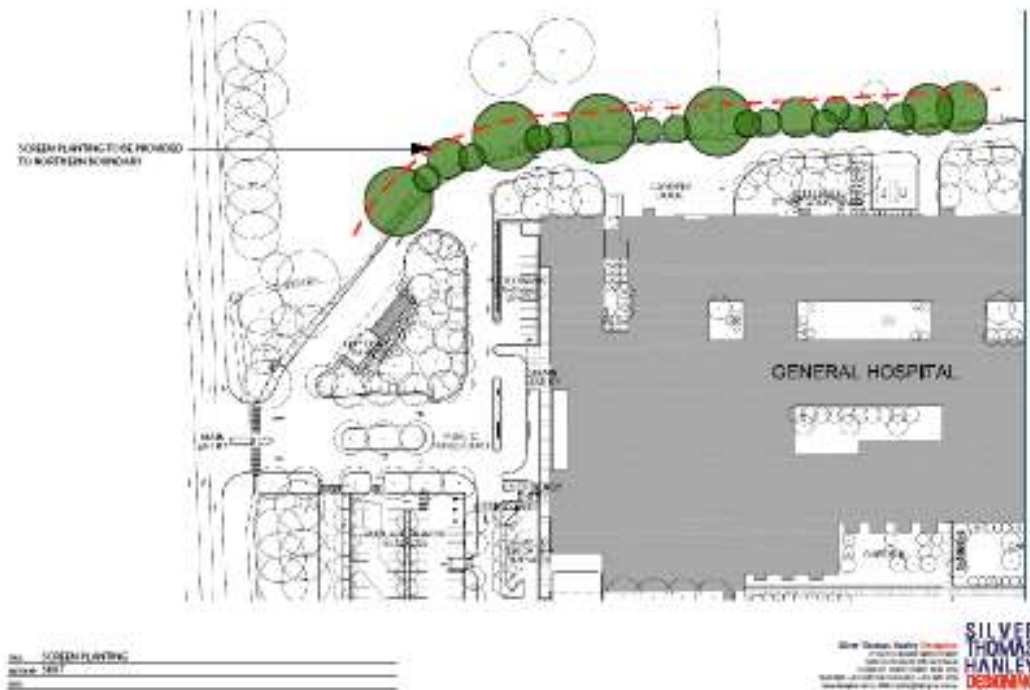
- d) *Where mature trees are removed, consideration will be given to replacement with mature specimens.*
- Refer to Appendix B Landscape Drawings (LA01 - LA06) prepared by Taylor Brammer Landscape Architects for landscaping details, including general size and species of tree specified.
- e) *The Fairy Sparkle Garden currently accommodated at the Orange Base Hospital site will be relocated to the Bloomfield Campus.*
- Refer to Figure 23 (SK05) showing the proposed location of the relocated sparkle garden.



**Figure 29. Sparkle Garden (SK05)**

- f) *The new access road will be screened by vegetation to minimise its visual impact on the site.*
- Refer to Figure 24 (SK07) showing screen planting to the northern boundary adjacent to the access road.





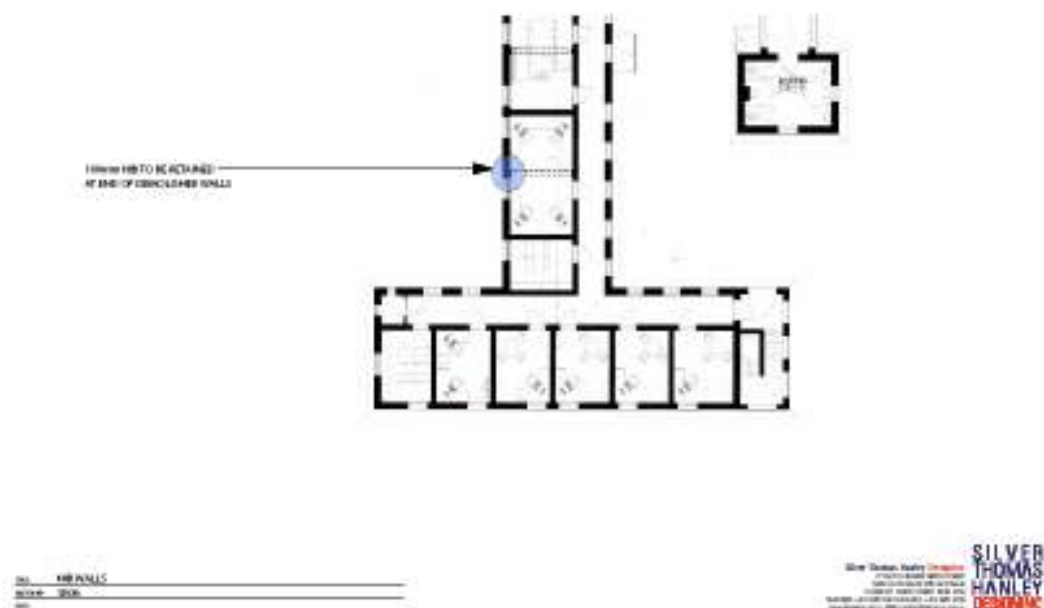
**Figure 30. Northern Boundary Screen Planting (SK07)**

## **C5 European Heritage**

- a) *All heritage aspects of the works will be supervised by an appropriately qualified heritage consultant to ensure that the impact on the significant fabric is minimised and appropriate mitigation measures are taken.*
  - David Scobie Architects Pty Ltd will provide on-going heritage advice throughout the project.
- b) *Detailed architectural recording (including measured drawings, photographic and video recording) of buildings and structures to be demolished, and surrounding landscape will be carried out prior to demolition. These archival records will be compiled with historic records, including copies of original plans, subsequent plans, historic photographs, etc. A set of these documents will be stored on site, as well as off-site locations as required.*
  - David Scobie Architects Pty Ltd will provide the archival records as required.
- c) *Prior to occupation, an interpretation strategy and plan will be prepared in accordance with the Heritage Office's guidelines. This will include a strategy for movable heritage items and be supported by an oral history programme, to convey the heritage significance of the site to users of the site.*
  - David Scobie architects will prepare an Interpretation Plan, consistent with NSWHO Guidelines, and issue to Orange City Council prior to occupation.
  - Robert Willis to produce an oral history programme in conjunction with David Scobie Architects Pty Ltd and issue to Orange City Council prior to occupation.
- d) *All works which affect the existing building fabric or heritage buildings and structures within the site will be carried out in accordance with the Burra Charter.*

- David Scobie Architects to continue to advise and consult with the Project team in relation to all works in existing buildings.
- e) *Significant original fabric from buildings and structures to be demolished, including joinery, will be salvaged for reuse in works to other heritage buildings on the site or retained for future reuse.*
- David Scobie Architects to identify the items for salvage and consult with Project team on suitable locations for the re-use and interpretation of these materials.
- f) *The original painted glass panels from Ward 20 will be retained and reused within the new hospital development in conjunction with detailed interpretation about this building.*
- David Scobie Architects to identify the items for salvage and consult with the Project Team on suitable locations for the re-use and interpretation of these materials.
- g) *Maintenance and repair work to buildings and structures of heritage significance will be undertaken in accordance with policies in the Conservation Management Plan prepared by the Government Architect's Office Heritage Section (July 2006).*
- David Scobie Architects to consult and advise with Project Team in relation to all restoration and repair works to existing buildings.
  - David Scobie Architects to identify appropriate building elements for restoration and consult with Project Team to ensure works are in accordance with the Conservation Management Plan.
- h) *A heritage Architect will be engaged to provide advice in relation to further detailed design and construction involved in the project.*
- David Scobie Architects to continue to advise and consult with the Project Team in relation to all heritage issues throughout the project.
- i) *The original fabric of existing buildings to be refurbished (including joinery, fireplaces and fittings) will be retained where possible.*
- David Scobie Architects to identify items in existing buildings for restoration and retention and, where applicable, advise the Project team on suitable location for retention.
- j) *Detailed recording (including measured drawings and photographic recording) of the existing configuration of buildings to be refurbished as part of the project will be carried out prior to the commencement of works.*
- David Scobie Architects to provide archival recording prior to commencement of works as required.
- k) *Where possible, new internal subdividing walls to be introduced to heritage buildings will be reversible and evidence of walls removed as part of the project will be retained through the use of nib walls and similar devices.*
- Refer to Figure 25 (SK06) detailing typical retention of 100mm nibs of demolished walls in existing buildings.





**Figure 31. NIB Walls (SK06)**

- I) *Building work to heritage buildings will be undertaken by qualified and experienced contractors with an understanding of principles of heritage conservation.*
  - David Scobie Architects to liaise with the Project Team on the selection of appropriate contractors for the scope of works in existing buildings.
- m) *Advice will be sought from the NSW Heritage Council's Fire, Access and Services Advisory Panel regarding changes to services or fire safety upgrades within heritage buildings as appropriate.*
  - David Scobie Architects to liaise with the Project team and NSW Heritage Council Fire, Access and Services Panel as appropriate.

## **C7 Access for People with Disabilities**

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

## **C11 Access and Movement**

- b) *The provision of a minimum 931 parking spaces on the subject land in a manner that is in accordance with Australian Standard AS2890.1 - 993 Car Parking Requirements.*

- Refer to Appendix A Architectural Drawings (PHC-SK-SP-01.03 and PHC-SK-SP-01.04) showing total of 931 car parking spaces.

**h)** *A marked pedestrian crossing will be south of the bus bay and across the Porte Cochere.*

- Refer to Appendix B Architectural Drawings (PHC-SK-SP-01.03 and PHC-SK-SP-01.04) showing the pedestrian crossings to the south of the bus stop and at the Porte Cochere at the main entry of the general hospital.

**16      AMENDED NOTICE OF APPROVAL**