

MODIFICATION APPLICATION

Section 75W Modification
Major Project MP 08_0232 MOD 1
Precinct 1 – Orange Private Hospital Campus
(now referred to as Bloomfield Private Hospital)
Lot 1 DP 549856 and Lots 100 and 101 DP 1147525,
Forest Road, Orange



Prepared for
James Richmark Pty Ltd
May 2017

Ref: MA5PJB13033

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INTRODUCTION

1.1 OVERVIEW

This Section 75W application seeks to modify Major Project MP 08_0232 MOD 1, which grants approval for a Private Hospital in Precinct 1 of the Orange Private Hospital Campus.

This application is lodged concurrently with separate applications to amend the Approved Concept for Orange Private Hospital Campus (MP07_0072 MOD 1); and the Approved Project for Precinct 2 – Medi Motel & Ancillary Services (MP 08_0233 MOD 1).

The current Project Approval under MP 08_0232 MOD 1 provides for a part 3 and 4 level building with a GFA of 12,620m². The building comprises a 104 bed private hospital complex including in-patient, operating, pathology, cancer care, accident and emergency facilities, and medical consultation suites.

The proposed modification of the Project Approval seeks to change Precinct 1 from the Private Hospital precinct to the Health Facilities and Retail Precinct. To this end, it is proposed to redesign and relocate the private hospital from Precinct 1 to Precinct 2. As a consequence, this enables a single new complex to be established within Precinct 1 in place of the currently approved private hospital.

The proposed single complex within Precinct 1 will provide sufficient space to accommodate the proposed health facilities and retail elements such as pathology, medical imaging, medical suites, chemist and the like; as well as space for ancillary retail activities, including a convenience store; newsagent; hairdresser; shops; restaurant; and takeaway food and drink premises.

The floor area attributed to these uses remains commensurate with those in the current Concept Approval.

The key issues that require further consideration as a result of the proposed modification of MP 08_0232 MOD 1 include:

- Comparison to Approved Project
- Environmental planning instruments
- Other planning provisions
- Traffic and parking
- Urban design
- Heritage
- Flora and fauna
- Social impact

1.2 APPLICANT

James Richmark Pty Ltd
PO Box 7765
Gold Coast Mail Centre QLD 9726

Correspondence to be forwarded to the applicant's consultant:

Peter Basha Planning & Development
PO Box 1827
Orange NSW 2800

1.1 PROJECT TEAM

The project team engaged for this modification application comprises the following:

Site Owner:	James Richmark Pty Ltd
Project Architects:	Leffler Simes Architects TVS Architects
Landscape Architect:	McGregor Coxall
Town Planner:	Peter Basha Planning & Development
Traffic Engineer:	Terraffic Pty Ltd

1.2 DOCUMENTATION

This report is accompanied by the following documentation.

Annexure A

Architectural Drawings by TVS Architects

Annexure B

Traffic and Parking Assessment by Terraffic Pty Ltd

Annexure C

Landscaping Plans by McGregor Coxall

THE PROPOSED MODIFICATION

2.1 CURRENT PROJECT APPROVAL

With reference to the Table in Schedule 2, Part 1 of MP 08_0232 MOD 1, the current approval is for the construction of a private hospital (Precinct 1) including the following elements:

- A part three/part four level building comprising new private hospital complex comprising 12,620m² of in-patient, operating, pathology, cancer care and accident and emergency facilities and medical consultation suites and 101 at-grade car parking spaces.
- Road improvements including the construction of a four way signalised intersection on Forest Road.
- Landscaping.
- Stormwater and infrastructure works.

2.2 PROPOSED MODIFICATION OF THE PROJECT

Pursuant to Section 75W of the EPA Act, and with reference to the architectural drawings provided in *Annexure A*, it is proposed to modify MP 08_0232 MOD 1 (Precinct 1) to change Precinct 1 from the Private Hospital precinct to the Health Facilities and Retail Precinct. To this end:

- It is proposed to redesign and relocate the private hospital from Precinct 1 to Precinct 2. As a consequence, this enables a single new complex to be established within Precinct 1 in place of the currently approved private hospital.
- The proposed new single complex will provide sufficient space to accommodate the proposed health facilities and retail elements such as pathology, medical imaging, medical suites, chemist and the like; as well as space for ancillary retail activities, including a convenience store; newsagent; hairdresser; shops; restaurant; and takeaway food and drink premises.
- The floor area attributed to these uses remains commensurate with those in the current Concept Approval 07_0072 MOD 1 and Project Approval 08_0233 MOD 1. However, the space for health facilities is proposed essentially as a shell and, subject to separate future approvals, may be adapted or fitted-out to suit the needs of individual tenants.

The following Table provides a snapshot comparison between the currently approved development in Precincts 1 and 2 and the proposed modification.

CURRENT APPROVAL MP 07_0072 MOD 1,MP 08_0232 MOD 1, AND MP 08_0233 MOD1		PROPOSED MODIFICATION MP07_0072 MOD 1, MP08_0232 MOD 1, AND MP 08_0233 MOD1	
Private Hospital Precinct 1		Private Hospital & Motel Now Precinct 2	
Storeys	Part 3/Part 4	Provide a 6 storey hospital building as a shell and then allow a future operator to fit out the building in accordance with their particular needs, subject to separate approval.	
Inpatient Unit	4,500m ² (104 beds)		
Administration	325m ²		
General Support	680m ²		
Operating Unit	1,715m ²		
Accident & Emergency	2,000m ²		
Cancer Care	1,400m ²		
Imaging/Pathology	2,000m ²		
Hospital Floor Area	12,620m²	Hospital Floor Area	12,620m²
		Motel	82 rooms
		Motel Restaurant	130m² (90 seats)
		Motel Function	140m²
Health Facilities, Retail And Motel Precinct 2		Health Facilities & Retail Now Precinct 1	
Consulting Rooms	1,311m ²	Provide health facilities floor space as a shell and allow fit-out by future tenants subject to separate approval	
Rehab/Physio/etc.	700m ²		
Imaging/Pathology	1,050m ²		
Health Floor Area	3,061m²	Health Floor Area	3,062m²
Retail	1,498m² (11 shops)	Retail	1,498m² (11 shops)
Restaurant	293m² (150 seats)	Restaurant	293m² (150 seats)
Motel	82 rooms		
Motel Restaurant	130m² (90 seats)		
Motel Function	140m²		

The rationale for the proposed modification is explained below.

Since the last approval was obtained, the owners have been in regular contact with various potential operators and representatives from the sector. As a result, various changes to the Concept have been suggested in order to improve its appeal to potential operators. These are outlined below:

- The construction of a landmark building that is easily recognised as the private hospital.
- A more efficient hospital building layout. The presently approved building floorplan is considered too detailed and inflexible and may not necessarily suit the needs of a prospective operator. The approach now is to provide a hospital building as a shell and then allow a future operator to fit out the building in accordance with their particular needs, subject to a

separate application. The floor area attributed to the proposed private hospital building will remain commensurate with that of the approved private hospital building.

- Combine the retail and health facilities in a single complex. The interaction between these elements is expected to create a more vibrant and synergistic place. The space for health facilities is proposed essentially as a shell and, subject to separate future approvals, may be adapted or fitted-out to suit the needs of individual tenants.
- A simpler internal driveway network.
- Increased parking provision.
- Additional access points along Forest Road to improve access and to facilitate effective separation between patient/customer/guest vehicles and service vehicles.

2.1 AMENDMENTS TO APPROVAL NOTICE AND CONDITIONS

Should the proposed modification be approved, the approval notice and conditions will require amendments as indicated below (additions are shown in red and deletions are struck through)

Amend the Table in Schedule 2, Part 1 to read as follows:

Application made by:	Forest Road Syndicate Pty Ltd James Richmark Pty Ltd
Application made to:	Minister for Planning
Major Project Number:	MP 08/0232
On land comprising:	Lot 1 DP 549856
Local Government Area:	Orange City Council
For the carrying out of:	<p>Construction of a private hospital including the following elements:</p> <ul style="list-style-type: none"> • A part 3/part 4 level building comprising new private hospital complex comprising 12,620m² of in patient, operating, pathology, cancer care and accident and emergency facilities and medical consultation suites and 101 at grade car parking spaces • Construction of a building that provides health facilities such as (but not limited to) pathology, medical imaging, medical suites, chemist and the like; as well as ancillary retail activities, including but not limited to a convenience store; newsagent; hairdresser; shops; restaurant; and takeaway food and drink premises and the like. • 227 at-grade car parking spaces.

	<ul style="list-style-type: none"> Road improvements including the construction of a four way signalised intersection on Forest Road Landscaping Stormwater and infrastructure works
Capital Investment Value:	\$25 million
Type of Development:	Project approval under Part 3A of the EP&A Act
Determination made on:	23 November 2008
Determination:	Project Approval for private hospital health services building and retail shops with Precinct 1 of the Orange Private Hospital development concept plan is granted subject to conditions set out in Parts D, E, F, G, H and I of Schedule 2
Date of commencement of approval:	This approval commences on the date of the Minister's approval
Date approval is liable to lapse:	5 years from the date of determination unless specified action has been taken in accordance with Section 75Y of the EP&A Act

Amend Condition D1 Development Description to read to the following effect:

Project approval is granted only to the carrying out of the following:

- ~~Construction of a new part three/part four level building comprising 12,620m² of in-patient, operating, pathology, cancer care and accident and emergency facilities and medical consultation suites.~~
- Construction of a building that provides health facilities such as (but not limited to) pathology, medical imaging, medical suites, chemist and the like; as well as ancillary retail activities, including but not limited to a convenience store; newsagent; hairdresser; shops; restaurant; and takeaway food and drink premises and the like. Future fitout of the building for health facility purposes to accord with the needs of future operators will be subject to separate approval(s).
- Construction of ~~101~~ **227** at grade car-parking spaces
- Stormwater and infrastructure works
- Road improvements
- Landscaping
- Construction of a four way signalised intersection on Forest Road

Amend Condition D2 Development in Accordance with Plans and Documentation to read to the following effect:

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

- EA, Concept Plan EA and PPR
- Project Application – Orange Private Hospital

Except where amended by:

- Section 75W application prepared by Peter Basha dated June 2014
- Section 75W application prepared by Peter Basha dated May 2017

Drawing Number	Name of Plan	Revision	Date
5420.3S.01.101	Site Master Concept Plan	13	16.04.14
5420.3S.01.104	Private Hospital Precinct – Site Plan	2	16.04.14
5420.3S.02.401	Private Hospital Precinct – Level 1	1	18.03.14
5420.3S.02.402	Private Hospital Precinct – Level 2	1	18.03.14
5420.3S.02.403	Private Hospital Precinct – Level 3	1	18.03.14
5420.3S.02.404	Private Hospital Precinct – Roof Plan	1	18.03.14
5420.02.405	Private Hospital Precinct – Elevations	1	18.03.14
5420.02.406	Private Hospital Precinct – Elevations	1	18.03.14
5420.02.407	Private Hospital Precinct – Sections	1	18.03.14
5420.02.408	Private Hospital Precinct – Sections	1	18.03.14
	Landscape General Concept Plan 00	G	
5420.1.01.2	Location Plan	3	18.05.17
5420.1.02.5	Site Masterplan	6	18.05.17
5420.2.01.3	Health Facilities and Retail	4	18.05.17
5420.2.10.2	Health Facilities – Elevations	3	18.05.17
5420.2.11.2	Health Facilities – Elevations	3	18.05.17
5420.2.12.2	Health Facilities – Perspectives	3	18.05.17
01	Landscape General Concept Plan	E	
02	Precinct 1 and 2 Landscape Masterplan	F	
03	Precinct 3 and 4 Landscape Masterplan	F	
04	Section and Precedents	E	

Amend Condition E10 Water and Sewer Augmentation Charges to read to the following effect:

A Certificate of Compliance, from Orange City Council in accordance with the *Water Management Act 2000*, is to be submitted to the Principal Certifying Authority prior to the issuing of a Construction Certificate. The Certificate of Compliance will be issued subject to the payment of contributions for water, sewer and drainage works – at the level of contribution applicable at that time. The contributions are based on 104 (insert new number to be advised)

by Orange City Council) ETs for water supply headworks and 104 (insert new number to be advised by Orange City Council) ETs for sewerage headworks.

Alternatively, an agreed payment plan between Orange City Council and the proponent is to be in place prior to the issue of a construction certificate.

Delete Condition E12 Distributor Road Contribution and re-impose it on MP_0233 MOD 1

ASSESSMENT OF THE PROPOSED MODIFICATION

This section provides an assessment of the proposed modifications against the relevant environmental planning instruments and policies and the likely environmental impacts.

3.1 SECTION 75W MODIFICATIONS

Section 75W of the Environmental Planning & Assessment Act (the Act) provides as follows:

75W Modification of Minister's approval

1) *In this section:*

"Minister's approval" means an approval to carry out a project under this Part, and includes an approval of a concept plan.

"modification of approval" means changing the terms of a Minister's approval including:

- a) revoking or varying a condition of the approval or imposing an additional condition of the approval, and*
- b) changing the terms of any determination made by the Minister under Division 3 in connection with the approval.*

2) *The proponent may request the Minister to modify the Minister's approval for a project. The Minister's approval for a modification is not required if the project as modified will be consistent with the existing approval under this Part.*

3) *The request for the Minister's approval is to be lodged with the Director-General. The Director-General may notify the proponent of environmental assessment requirements with respect to the proposed modifications that the proponent must comply with before the matter will be considered by the Minister.*

4) *The Minister may modify the approval (with or without conditions) or disapprove of the modification.*

5) *The proponent of a project to which section 75K applies who is dissatisfied with the determination of a request under this section with respect to the project (or with the failure of the Minister to determine the request within 40 days after it is made) may, within the time prescribed by the regulations, appeal to the Court. The Court may determine any such appeal".*

The proponent requests that the Minister for Planning and Infrastructure, as the consent authority, approve the proposed modifications to the Project Application and Conditions of Consent under Section 75W of the Act.

There appear to be no provisions of Section 75W that prohibit or limit the proposed modifications.

3.2 ENVIRONMENTAL PLANNING INSTRUMENTS

3.2.1 State Environmental Planning Policy (Major Development) 2005

The proposed Orange Private Hospital Campus is a Part 3A major project under Schedule 1, Clause 18 of the Major Development SEPP, being a hospital valued at more than \$15 million. Modifications to Part 3A projects can be sought under Section 75W of the EP&A Act, as set out above.

Major Project MP08_0232 was approved under Part 3A of the Act. Part 3A of the Act was repealed on 1 October 2011 and Schedule 6A of the Act sets out the transitional arrangements applying to projects approved under Part 3A.

Clause 2(5) of Schedule 6A of the Act states that:

A transitional Part 3A project extends to the project as varied by changes to the Part 3A project or concept plan application, to the concept plan approval or to the project approval, whether made before or after the repeal of Part 3A.

Accordingly, any modifications to the approved project will continue to be dealt with under Part 3A as Section 75W modifications.

The Minister for Planning and Infrastructure will continue to determine applications made by State agencies and public proponents, with less significant or non-controversial applications being determined by senior officers of the Department under delegation (refer Department of Planning and Infrastructure Fact Sheet, May 2011).

3.2.2 State Environmental Planning Policy Infrastructure 2007

The project (as modified) represents traffic generating development pursuant to Section 104 and Schedule 3 of *State Environmental Planning Policy Infrastructure 2007*. As such the consent authority is required to consult with NSW Roads and Maritime Services.

Traffic matters are addressed in *Section 3.4.1* of this report.

3.2.3 State Environmental Planning Policy No. 55 Remediation of Land

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

3.2.4 Orange Local Environmental Plan 2011

The relevant provisions of Orange Local Environmental Plan 2011 (the LEP) are considered below.

Zoning

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

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

There are no aspects of the proposed modification that are adverse to the zone objectives. In particular:

- The first stated objective is not relevant to the proposed modification.
- The second stated objective is not relevant to the proposed modification.
- The proposed modification is not adverse to the third stated objective.
- In response to the fourth stated objective, the project (as modified) forms part of an evolving medical/hospital precinct and would thus benefit by the various transport modes that service the area.
- The fifth stated objective is not relevant to the proposed modification.

Permissibility

The project within Precinct 1 represents development for the purposes of a *health services facility* and is permissible in the R1 Zone with recourse to *State Environmental Planning Policy (Infrastructure) 2007*.

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

Clause 56 of the SEPP defines a *health services facility* as a facility used to provide medical or other services relating to the maintenance or improvement of the health, or the restoration to health, of persons or the prevention of disease in or treatment of injury to persons, and includes the following:

- (a) *day surgeries and medical centres,*
- (b) *community health service facilities,*
- (c) *health consulting rooms,*
- (d) *facilities for the transport of patients, including helipads and ambulance facilities,*
- (e) *hospitals.*

The proposed uses within Precinct 1 (health facilities, shops, cafe, restaurant) fit within the broad range of ancillary facilities that are included in the definition of *hospital* which is defined as *a building or place used for the purpose of providing professional health care services (such as preventative or convalescent care, diagnosis, medical or surgical treatment, psychiatric care or care for people with disabilities, or counselling services provided by health care professionals) to people admitted as in-patients (whether or not out-patients are also cared for or treated there), and includes ancillary facilities for (or that consist of) any of the following:*

- a) *day surgery, day procedures or health consulting rooms,*
- b) *accommodation for nurses or other health care workers,*
- c) *accommodation for persons receiving health care or for their visitors,*
- d) *shops, kiosks, restaurants or cafes or take away food and drink premises,*
- e) *patient transport facilities, including helipads, ambulance facilities and car parking,*
- f) *educational purposes or any other health-related use,*
- g) *research purposes (whether or not carried out by hospital staff or health care workers or for commercial purposes),*
- h) *chapels,*
- i) *hospices,*
- j) *mortuaries.*

Clause 1.2 Aims of Plan

The particular aims of the LEP are as follows:

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

In consideration of the general aims of LEP 2011, the following comments are provided in support of the proposed modification:

- There are no aspects of the proposed modification that would detract from the character of Orange as a major regional centre [*General Aim (a)*].
- The project as modified maintains the potential to have a positive effect in terms of the social, economic and environmental resources of the City. There are no aspects of the proposed modification that would compromise the principles of ecologically sustainable development [*General Aim (b)*].
- There are no aspects of the proposed modification that would represent a direct threat to the City's water resources [*General Aim (c)*].
- The management of rural land as an environmental resource is not relevant to this proposal [*General Aim (d)*].
- The impact on the City's range and supply of housing choices is not relevant to this proposal [*General Aim (e)*].
- Based on the information provided in this report, the proposed modification will not adversely affect the value of heritage, landscape and scenic features of the City [*General Aim (f)*].

Clause 5.10 Heritage Conservation

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

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

- a) to conserve the environmental heritage of Orange,
- b) to conserve the heritage significance of heritage items and heritage conservation areas, including associated fabric, settings and views,
- c) to conserve archaeological sites,
- d) to conserve Aboriginal objects and Aboriginal places of heritage significance.

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

Heritage matters are addressed at *Section 3.4.3* of this report.

Clause 7.3 Stormwater management

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

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

Clause 7.6 Groundwater vulnerability

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

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

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

3.3 DEVELOPMENT CONTROL PLANS

3.3.1 Orange Development Control Plan 2004 – 07 Development in Residential Areas

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

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

3.3.2 Orange Development Control Plan 2004 – 13 Heritage

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

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

The proposed modification is not adverse to these Planning Outcomes. The heritage impacts of the proposed modification are considered later in this report at *Section 3.4.3*.

3.3.1 Orange Development Control Plan 2004 – 15 Car Parking

The parking requirements of DCP 2004-15 are considered below in *Section 3.4.1*.

3.4 POTENTIAL IMPACTS

3.4.1 Traffic and Parking

Consultants Terraffic Pty Ltd have undertaken a traffic and parking assessment for the proposed modified project (refer *Annexure B*).

The findings and conclusions of the Terraffic report are considered in the assessment below.

Parking Assessment

According to *Orange DCP 2004–15 Car Parking*, the development as approved generates a parking requirement of 749 spaces as calculated in the following table.

PROPOSED USE	DCP REQUIREMENT	CALCULATION UNIT	SPACES REQUIRED
Hospital	1 space for every 3 beds plus 1 space each resident doctor plus 1 space for every 2 visiting doctor plus 1 space for every 2 employees.	104 beds = 35 spaces Allow 130 staff including doctors = 65 spaces	100
Health Consulting Rooms	2 spaces for every 1 practitioner with spaces being available for customer and staff use.	Allow 24 practitioners = 48 spaces	48
Motel	1 space per unit plus 1 space for manager plus 1 space for every 2 employees plus 1 space per 3 seats in restaurant plus 1 space per 10m ² of entertainment or function room areas	82 units = 82 spaces 1 manager = 1 space Say 12 staff = 6 spaces 90 seat restaurant=30 spaces 140m ² function= 14 spaces	133
Restaurant	1 space per 10m ² GFA or 1 space for every 3 seats, whichever is greater	150 seats = 50 spaces	50
Childcare Centre	1 space for every 4 children in attendance	100 places = 25 spaces	25
Residential Units	1.2 spaces per 2 bedroom unit 0.2 visitors spaces per unit	216 x 2 bed units=259 spaces 216 x 0.2 = 43 visitor spaces	302
Shops	6.1 spaces per 100m ² GLFA	GLFA 1,498m ² = 91 spaces	91
TOTAL PARKING REQUIREMENT FOR PROPOSED DEVELOPMENT			749

The proposed modification will retain the same floor areas and/or uses as the Concept Approval and therefore, will not generate an increase in parking demand. A parking provision of 617 spaces was accepted in the current Concept Approval based on the various arguments presented by Terraform pertaining to dual and complementary use. However, the proposed modification will increase the amount of on-site parking by some 186 spaces across the entire site.

A comparison of overall parking provision between the approved concept and the modified concept is provided in the table below.

LAND USE	APPROVED DEVELOPMENT PARKING PROVISION	PROPOSED DEVELOPMENT PARKING PROVISION
Health Facilities	55 spaces	86 spaces
Retail shops and Restaurant	61 spaces	91 spaces (shops)
		50 spaces (restaurant)
Private Hospital	101 spaces	165 spaces
Medi Motel	72 spaces	83 spaces
Precinct 3 Residential	83 spaces	83 spaces
Child Care Centre	25 spaces	25 spaces
Precinct 4 Residential	220 spaces	220 spaces
TOTAL	617 SPACES	803 SPACES

In addition to these spaces, there is a 32 space overflow car park located at the rear of Precinct 1. This overflow car park is not relied upon to satisfy the parking demands of the development.

Based on the above information, it is clear that the development as modified will benefit from a parking surplus. The Terraffix report concludes that the parking provision is adequate and that the proposed development has no unacceptable parking implications.

Servicing Assessment

The Terraffix report concludes that the project will be satisfactory in terms of servicing as follows:

The proposed development will retain the following approved loading arrangements:

<i>Private Hospital</i>	<i>2 x HRV loading bays</i>
<i>Health Facilities</i>	<i>Vans to park in carpark</i>
<i>Retail Shops and Restaurant</i>	<i>2 x MRV loading bays</i>
<i>Motel</i>	<i>1 x MRV loading bay</i>
<i>Child Care Centre</i>	<i>Vans/SRV's to park in carpark during non-peak periods</i>
<i>Residential Units</i>	<i>No loading facilities</i>

The Traffic and Parking Assessment prepared for the approved development estimated that the overall development will generate in the order of 45 to 50 deliveries per day ranging from courier vans to Heavy Rigid Vehicles. This level of activity equates to no more than 10 deliveries to the site during the morning and evening peak periods. This commercial vehicle activity will not be of a level that is likely to have any significant traffic implications.

In the circumstances, the proposed development will have no unacceptable servicing implications.

Traffic Assessment

The currently approved access arrangements that serve the site off Forest Road will be retained and comprise the following:

- A new 4-way signalised intersection on Forest Road that will connect the site to the main access driveway serving the Orange Base Hospital which is located on the eastern side of Forest Road. The new signals will include pedestrian crossings on each leg of the intersection to enhance pedestrian safety.
- Northern access driveway at north eastern corner but it is proposed to amend this access to permit all turns, instead of only left turn out.

To assess the adequacy of the proposed modified access arrangements, the traffic assessment involved:

- Prediction of traffic generation by the development;
- Allowance for traffic growth along Forest Road;
- Modelling of each access point under projected future demand.

Terraffix concludes that the access arrangements are satisfactory as summarised below:

- The approved traffic signals intersection is satisfactory due to the following:
 - The ability of this intersection to accommodate the projected post-development traffic demand has been assessed using the SIDRA traffic model.
 - The access point was modelled under projected future (2024) traffic demand and include the current traffic generation characteristics of the Base Hospital on the eastern side of Forest Road.
 - The results of that SIDRA analysis reveal that the intersection will operate satisfactorily under projected traffic demand in 2024.
- The service access point at the north eastern corner of the site would only be subject to low levels of traffic and will have no adverse impacts on traffic flow or safety.

3.4.2 Visual Amenity

It is submitted that the proposed modification will not generate adverse visual impacts due to the following:

- The current project approval is for the part 3/part 4 storey private hospital building in Precinct 1. The proposed retail and health services building proposed by this modification will replace the currently approved hospital building and in comparison, will be of less bulk, height and scale. It will maintain a modern and contemporary architectural design with high quality materials and finishes.
- The new building is of an appropriate height with raked roof lines; a few taller elements; and mostly simple parapets, which give the development a relatively low-slung, well resolved but interesting silhouette.
- The bulk and mass of the building is addressed by well-articulated facades and architectural detailing that includes commercial glazing; mixed wall finishes; awnings; and parapet treatments.
- A very open and spacious visual environment will be created along the main site frontage. In this regard, the main section of the health facilities/retail building has a setback of some 90 metres; and the restaurant café has a setback of some 60 metres from the Forest Road frontage. The generous front setback provides ample opportunity for landscaping. It is acknowledged that the expansive car park within the front setback area will require softening. It is considered that the proposed landscaping plan addresses concerns in this regard.

- Mechanical plant and equipment is proposed to be accommodated below the roof line so as to not create adverse visual impacts. Where it is not possible for this to be achieved and there is potential adverse visual impact, appropriate architectural screen enclosures will be provided.
- The design of the development is such that the “back-of-house” elements are not easily viewed from Forest Road or the more public areas within the site.
- Site coverage by the buildings is reasonable and will assist to maintain the open scenic character of the area and provide reasonable opportunities for landscaping. The submitted landscape plans demonstrate that a high level of landscaping is proposed across the project site.

3.4.3 European Heritage

Schedule 5 of Orange LEP 2011 identifies the Bloomfield Hospital campus (to the east of the subject land on the opposite side of Forest Road) as a heritage item of State significance. More specifically, the listing refers to *Bloomfield Hospital “Nymagee Lodge” (including landscape features, entry gateway, Elm avenue and grounds)*.

A review of the Bloomfield Hospital Conservation Management Plan (CMP) indicates that this project is located well beyond the primary heritage curtilage and thus presents even less of a potential impact upon the heritage values of the place.

The proposed CPA will result in a more generous front boundary setback when compared to the current Approved Concept. Whilst the private hospital building will be a taller structure, the visual relationship between the heritage item and the overall development within Precincts 1 and 2 will be diluted by this generous front boundary setback and the greater physical separation that it creates.

It should also be noted that the new public hospital which has been constructed in the Bloomfield Hospital campus is a modern and bulky building that now characterises the precinct. This building and its external support areas diminish the visual relationship between the heritage item and the subject land.

3.4.4 Aboriginal Heritage

The potential impacts on Aboriginal heritage were considered in the environmental assessment for the currently approved project.

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

3.4.5 Flora and Fauna

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

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

3.4.6 Social and Economic Impacts

The social and economic impacts of the project were considered as positive in the environmental assessment for the Approved Concept, particularly as the co-location of the private hospital campus with the existing public hospital campus would present numerous benefits for patients, staff, administrators and carers to utilise the complementary medical, social and ancillary services of the two facilities.

The proposed modification to the Approved Project in Precinct 1 retains the mix of uses that have been approved for the broader Concept and will therefore maintain the expected social and economic benefits that have been envisaged throughout the life of this project.

There appear to be no negative social or economic effects generated by the proposed modification. An increase in the offering of health care and support services could only be considered beneficial for the community.

Section 4.0

CONCLUSION

The proposed modification of MP 08_0232 (Precinct 1) seeks to change Precinct 1 from the Private Hospital precinct to the Health Facilities and Retail Precinct. To this end:

- It is proposed to redesign and relocate the private hospital from Precinct 1 to Precinct 2. As a consequence, this enables a single new complex to be established within Precinct 1 in place of the currently approved private hospital.
- The proposed single complex within Precinct 1 will provide sufficient space to accommodate the proposed health facilities and retail elements such as pathology, medical imaging, medical suites, chemist and the like; as well as space for ancillary retail activities, including a convenience store; newsagent; hairdresser; shops; restaurant; and takeaway food and drink premises.
- The floor area attributed to these uses remains commensurate with those in the current Concept Approval 07_0072 MOD 1 and Project Approval 08_0233 MOD 1.

Notwithstanding the reallocation of uses between Precincts 1 and 2, the proposed modification remains consistent with the intent of the original approval which seeks to form a cohesive, harmonious and interrelated whole about a nucleus of health services. This fundamental intent has not been altered.

This assessment demonstrates that the project as modified will not result in any significant adverse impacts on the surrounding environment. In particular:

- The visual impacts are considered satisfactory.
- Parking provision will actually increase as a result of the modification and the potential traffic impacts are considered to be satisfactory based on the assessment undertaken by Terraffic Pty Ltd.
- It has the potential to generate positive social and economic benefits.

It is recommended that this Section 75W application be approved

Yours faithfully

Peter Basha Planning & Development



Per:

PETER BASHA

Annexure A

Architectural Drawings by TVS Architects

Annexure B

Traffic and Parking Assessment by Terraffic Pty Ltd

Annexure C

Landscaping Plans by McGregor Coxall