

Preferred Project Report and Statement of Commitments

Orange Private Hospital
Forest Road, Orange

Submitted to
Orange City Council
On Behalf of Forest Road Syndicate Pty Ltd

July 2008 ■ 06411

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Signature  Date 04/07/08

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1.0 Introduction

An Environmental Assessment Report (EAR) for the Concept Plan and Project Applications for the Orange Private Hospital Campus was exhibited for 35 days from 20 February to 25 March 2008. Submissions were received from nine agencies and individuals during this period. Orange City Council are assessing this application under delegation from the Department of Planning.

The proponent, Forest Road Syndicate have considered the submissions and, in accordance with clause 75H(6) of the *Environmental Planning and Assessment Act 1979*, has responded to the issues raised.

Submissions were received from State Government agencies, Orange City Council and the general public, and are summarised below:

▪ State authorities and agencies	7
▪ Orange City Council	1
▪ Members of the public	1

Most of the submissions received provided support for certain aspects of the proposal, and made recommendations to improve the Concept Plan and Project Applications. The submission from the member of the public did not support the proposal.

The matters raised in the submissions were based upon the following key issues:

- Access and traffic – pedestrian and vehicle access into the site from Forest Road and access into adjoining properties;
- Heritage – visual impact of the development on Bloomfield Hospital and impact on local Aboriginal heritage;
- Environment – management of stormwater runoff to prevent waterlogging and salinity impacts; and
- Landscaping – location and selection of species.

Forest Road Syndicate's response to these key issues is provided at Section 2 of this Report. Section 3 details amendments to the project, and Section 4 the revised Statement of Commitments. A summary of issues raised, and a response to them is at **Appendix A**.

Key revisions to the project include:

- Introduction of a new central access point off Forest Road into the site and signalised intersection;
- Relocation of private hospital and medi-hotel further to the west within the site to accommodate new access road and at-grade carparking;
- Modification of the internal parking and access arrangements as a result of the new access road and relocated hospital and medi-hotel;
- Including additional heritage interpretation measures in the design, recognising the previous Aboriginal and European heritage values of the vicinity; and
- Associated amendments to the landscaping and public domain treatments used on the site.

Other minor revisions to the proposal have also been made and are outlined in the Preferred Project Report.

2.0 Response to Key Issues

2.1 Traffic and Parking

Original proposal

The originally submitted Concept Plan and Project Applications proposed vehicles would access the Private Hospital Campus Site (described hereafter as “the site”) using the two existing roads that form the northern (Finneran Road) and southern (Kemp Road) boundaries to the site. Pedestrian access to the site is via a new pedestrian crossing across Forest Road toward the southern boundary of the site.

Bloomfield Hospital, which is located opposite the site on Forest Road, is proposed to undergo a significant redevelopment to accommodate the Orange Base Hospital in the near future (the approval for its construction was been granted by the Department of Planning in 2006). Access into that site is via the creation of a new road immediately to the west of the new general hospital, approximately equidistant between Kemp and Finneran Roads.

The Concept Plan proposed the following improvements to Forest Road to accommodate access to both the public hospital and the site:

- The entry to the public hospital will be controlled by a priority controlled intersection;
- A left turn deceleration lane for traffic travelling southbound on Forest Road will be provided into the site;
- A protected right turn bay on Forest Road into the site will be provided for northbound traffic; and
- A protected right turn acceleration lane for traffic turning right out of the site will be provided.

Access to the site by modes of travel other than by private vehicles will be encouraged through support of the augmentation of the existing local bus network, and the extension of current walking and cycling paths from the Orange CBD to the site.

Submissions received

Several submitters to the Concept Plan expressed concern that vehicle access arrangements into the site would be confusing, and may result in conflicts between vehicles accessing the public and private hospitals, and traffic travelling along Forest Road.

Proposed amendments

As a result of consultation with Orange City Council and the Roads and Traffic Authority and submissions received, it is proposed to modify the vehicle access arrangements into the private hospital campus through the introduction of a new, four-way signalised intersection on Forest Road, as shown on the amended plans prepared by Cox Richardson at **Appendix B** and Bureau SRH at **Appendix C** and discussed in the traffic report at **Attachment D**. This intersection will also incorporate access to the Bloomfield (Orange Base) Hospital.

As shown on the plans, access into the site via Kemp Road is no longer proposed (and the connection between Forest and Kemp Roads is to be deleted), and Finneran Road will be used only for left-out turns from the site to Forest Road. Traffic into the site will turn either left or right into a new internal road that is parallel to Forest Road. At-grade angle parking will be available in the reserve between the new internal road and Forest Road.

Kemp and Finneran Roads currently extend for approximately 80-90 metres into the site from Forest Road. It is expected that, should the neighbouring properties to the north, west and south be redeveloped (as is envisaged by the Orange Settlement Strategy), Council will seek to extend those roads to facilitate access.

Pedestrian movements into and around the site have been made safer through the installation of pedestrian crossings at the new traffic lights, and zebra crossings with extended footpaths are introduced throughout the site (particularly near the entrance to the private hospital and medi-hotel).

Discussions with the Group Operations Manager of Orange Bus Lines have indicated that should the redevelopment of the Bloomfield (Orange Base) Hospital proceed, a new bus route, terminating at entrance the public hospital opposite the private hospital, will be introduced. The internal roads have been designed to enable a public bus to safely travel around the site, with a designated bus stop located at the entrance to the medi-hotel.

Traffic flows associated with the proposed Cadia Mine (located further south of Orange along Forest Road) have been considered. The mine operators have indicated that no increase in staff numbers is expected in conjunction with the proposed expansion of operations. Despite this, modelling of traffic movements associated with other users of Forest Road, plus, to facilitate a more conservative assessment of traffic movements on Forest Road to 2017, an additional 200 vehicle trips have been added to the through traffic flows on Forest Road during the AM and PM peak periods.

This conservative assessment has indicated that the proposed four-way intersection will be sufficient capacity to operate at a satisfactory level for the foreseeable future.

2.2 Heritage

The proposed Orange Private Hospital Campus is located on the site of a former drive-in theatre, on the opposite side of Forest Road to the Bloomfield Hospital. "Nymagee Lodge" within the hospital grounds, the entry gateway into the site, Elm Avenue and grounds are listed as heritage items in the *Orange Local Environmental Plan 2000* (OLEP 2000).

It is also understood that there may have been previous use of land in the vicinity of the site by the local Aboriginal and European community.

Submissions raised sought clarification of the impact of the proposed development on the Bloomfield hospital, recommended the former use of the site as a drive-in theatre be further recognised, and recommended there be consultation with the local Aboriginal community regarding potential impacts on relicts in the vicinity of the site.

2.2.1 Bloomfield Hospital

As shown in the Concept Plan, the proposed private hospital campus has been designed to respect the heritage significance of the Bloomfield Hospital and surrounds by:

- Setting back the development 24 metres from Forest Road;
- Supplementing the "Elm Avenue" with plantings of similar exotic species;
- Using materials and finishes seek to echo the natural environment and will not conflict with Bloomfield Hospital; and
- Minimising unnecessary excavation on the site.

The colour palette for the both the proposed private hospital and medi-hotel have been selected to complement the local landscaped setting and not conflict with the Bloomfield Hospital. Specifically, materials used for the private hospital are drawn from a palette of ochres and greys that relate to both the natural bush setting and will not conflict with the colours of the existing Bloomfield hospital which is a clay brick palette.

The colour palette for the medi-hotel is also based on the use of natural materials. Natural timber is used in screens, which complements the raw colours of concrete and clear glass. These materials will weather over time (and will form a natural patina) and will not conflict with the Bloomfield Hospital.

2.2.2 Drive-in Theatre

It is noted that the site was formerly used as a drive-in theatre. This has been recognised in the ancillary services building that is proposed to accommodate the medical consulting suites.

Specifically, an outdoor theatre screen has been created on the wall of the first floor of the medical suites in the medi-hotel, which folding and curving around the building like a ribbon (refer **Figure 1**). Films will be projected onto this wall, and seating for patrons will be available in the medi-hotel lawn courtyard.

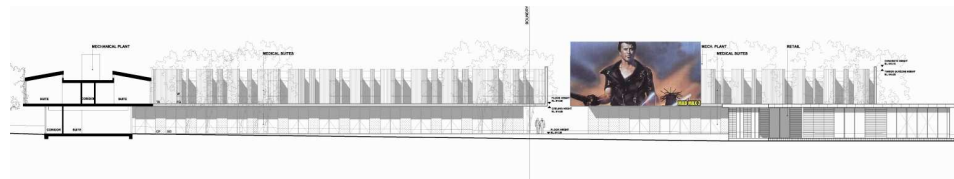


Figure 1 – Inner Eastern and Western elevations showing movie screen

2.2.3 Aboriginal Heritage

As recommended by the Department of Environment and Climate Change, a search of the Aboriginal Heritage Information Management System (AHIMS) sites database and consultation with local Aboriginal communities in accordance with DECC Part 3A guidelines has been undertaken to ascertain the significance of the site to the local Aboriginal community and the likelihood of any Aboriginal artefacts on the site. The Heritage Advice prepared by Umwelt (Australia) Pty Limited at **Appendix E** details the findings of this consultation.

The AHIMS sites database indicated there are no Aboriginal archaeological sites within the site. However, eight Aboriginal archaeological sites are located within a five kilometre radius of the Forest Road Private Hospital.

Consultation with the Orange Local Aboriginal Land Council has indicated there is little potential for artefacts to be found on the part of the site on which the former drive-in theatre was located (the eastern portion of the site ie the Private Hospital and Medi-Hotel Precincts).

However, it is understood a community known as “The Springs”, comprising Aboriginal and non-Aboriginal fruit pickers and their families was centred on the creek approximately one kilometre to the east of the development area. This community camped on Crown Land during the nineteenth and twentieth centuries, before being “moved on” by authorities in the mid 1930s.

As it is not known if the community used the undisturbed part of the site, the Orange Local Aboriginal Land Council has requested monitoring of excavation of the western part of the site, whenever works are scheduled.

2.3 Built Form and Visual Amenity

As noted above, the proposed private hospital campus is located on Forest Road at Orange, opposite the Bloomfield Hospital, which is shortly to be redeveloped as the Orange Base Hospital. Mount Canoblas, which rises 1,395 metres above sea level, is located approximately 17 km to the south west of Orange and may be seen in the distance from Forest Road and the site.

The proposed private hospital campus recognises that maintaining views and vistas to both the Bloomfield Hospital and Mount Canoblas will enhance the development. In fact, views and vistas to these features are identified on the site analysis and master plan for the campus and a generous central viewing corridor that frames, and enhances this vista has been established between the northern (private hospital and residential) and southern (medi-hotel and hostel) precincts (see **Figure 2** below).



Figure 2 – Site Analysis

In addition, maintaining these views has been achieved by:

- Limiting the maximum building height of the hospital to three storeys;
- Creating a large “village green” in the centre of the campus to maintain the vistas;
- Ensuring all buildings are set back significantly from Forest Road, and are extensively screened with landscaping; and
- Rooftop plant is located in the centre of the roof and is obscured from view by timber screens at the building façade.

As shown in the architectural plans prepared by Cox Richardson at **Appendix B**, the built form of the proposed private hospital is predominantly two storeys in height, with some three storey elements on the Forest Road frontage. The visual impact of rooftop plant has been minimised by locating plant toward the centre of the roof, and the use of timber screening at the building façade.

The architectural plans prepared by Bureau SRH at **Appendix C** show that the medi-hotel and ancillary services precinct is limited to two storeys. A porte cochere on the south east corner of the medi-hotel creates both a welcome gesture and shelter for visitors to the precinct.

All buildings on the Forest Road frontage to the site are set well back from the road and are screened by extensive plantings along the western edge of Forest Road that complement the existing Elm Avenue on the eastern edge of Forest Road. These plantings reinforce the Forest Road vista experience and allows for a readable and harmonious arrival experience. They also ensure the important historical and visual qualities of the Elm Avenue and the grounds of the Bloomfield Hospital are not detrimentally impacted by the proposed private hospital campus.

2.4 Landscaping

A key aspect of the design of the concept plan for the proposed private hospital campus is its landscaped character. This facilitates ecologically sensitive design through water management and species and material selection while complementing the “heritage landscape” of the Bloomfield Hospital. It also encourages and enhances health, recuperation and healing by providing positive sensory experiences.

To reinforce this aspect of the development, the values of the health and productive gardens across the campus will incorporate interpretive signage as part of the user experience. The signage will interpret species selection in each of the gardens, and their health and production values. Detailed designs of the signage will be incorporated in the design development and documentation process.

As shown on the landscape plans prepared by McGregor + Partners at **Appendix F**, the landscape design of the private hospital campus aims to utilise and enhance the natural site conditions and direct stormwater surface flows into and through constructed ecologies, which can detain and retain stormwater on site. Opportunities to further expand the bioswale and native wetland areas will be examined as detailed designs are prepared by hydraulic and civil engineers. In particular, drainage measures will be reviewed to ensure they are adequate to ensure there is no runoff from the site onto adjoining properties.

Vegetation components of the landscape masterplan comprise a mix of native and exotic species. An extensive list of species has been developed as part of the overall concept plan for the Orange Private Hospital Campus, which will be refined over time. Specific attention will be paid to the ability of species to adapt and establish in the specific site conditions, and advice will be sought from local horticulturalists. Plants’ ability to tolerate frost and cold climate conditions will be considered thoroughly. Plants with limited capacity to withstand local conditions will not be used in the Campus.

2.5 Environment

The proposed private hospital campus will be developed in such a way that any impacts on nearby properties and the local environment will be minimised.

As discussed in the comments prepared by Structural Design Solutions at **Appendix G**, runoff from stormwater will be prevented from pooling on the site and on adjacent properties, salinity will also be controlled and construction noise will be kept to standard limits.

Civil engineering, hydraulic and landscaping consultants have developed a scheme for the site that uses and enhances the natural site conditions and directs stormwater surface flows into and through constructed ecologies, thus retaining as much stormwater on site as possible.

This approach considers overland flows and uses bioswales/biotopes and wetlands to detain and retain stormwater on site. It will also be further refined during the detailed design for the campus.

In addition, hard surface areas across the site are minimised, and permeable and semi permeable materials are used where appropriate, to further reduce runoff.

Potential for increased salinity and accession into groundwater as a result of the development will be addressed during the detailed design of site works by hydraulic civil engineers. This will include measures such as erosion and sediment control works, and management of flow paths via hydraulic means.

In relation to potential noise impacts from the proposed development, there will be noise during construction associated with normal construction activity including materials delivery and handling, concrete pumping, excavation machinery building superstructure and fit out work. Although there are no residential properties in the vicinity of the site, the Bloomfield Hospital is located on the opposite side of Forest Road. Both properties are set well back from the main road, and are screened using vegetation and the layout of the two sites. Despite this, although the facility is unlikely to have a significant adverse impact on local amenity, all reasonable conditions of approval in relation to construction management will be complied with (refer to the report from Acoustic Logic Consultancy at **Appendix H**). These matters will be addressed in detail in a Construction Management Plan that will be prepared and implemented by the successful tenderer.

In addition, to minimise disturbance associated with any construction activities that may occur concurrently at both the Bloomfield Hospital and the Orange Private Hospital Campus, formal consultation will be entered into with Council and the contractors working on that redevelopment.

Impacts of noise from the nearby Orange Base (Bloomfield) Hospital, including noise from construction activities and helicopter movements will be limited through the use of appropriate construction materials, insulation and glazing.

2.6 Mix of Land Uses

Submissions to the Concept Plan noted that the property adjoining the site to the south contains a general store, newsagency, post agency and café, which has been operating for some years at that location, and expansion of those services may be proposed.

Concerns were raised that the proposed retail uses would impact on these uses.

The proposed Orange Private Hospital Campus incorporates a range of land uses that include, and will complement, the proposed Orange Private Hospital. Specifically, those uses include:

- Hospital;
- Motel;
- Hostel;
- Medical consulting rooms;
- Residential;
- Retail; and
- Restaurant.

In relation to retail activities, the following are proposed:

- Pharmacy and staff cafeteria on the ground floor of the private hospital;
- Café, florist and newsagent in the ancillary retail precinct between the medi-hotel and private hospital; and
- 100-seat restaurant on the ground floor of the medi-hotel.

The retail activities proposed in the concept plan are intended to service the patients, staff, visitors and eventual residents of the site, and not detrimentally impact upon the operations of other retail outlets in the vicinity. That being said, it is assumed that demand for retail facilities will be greatly increased in the Forest Road area, following the commencement of activity at both the Bloomfield (Orange Base) Hospital and the Orange Private Hospital Campus.

3.0 Preferred Project

On the basis of the submissions received and consultation with Orange City Council and other government agencies, the following amendments have been made to the project to minimise any potential environmental impacts.

Accordingly, the Environmental Assessment Report and the amendments discussed below, comprise the Preferred Project.

3.1 Traffic and Parking

Access into the site for pedestrians and motor vehicles will be amended as shown in the plans at **Appendix B and C**. Key amendments are:

- Introducing a four-way intersection on Forest Road to facilitate access to the public and private hospital;
- Limiting access from the site to either the new intersection or left-out via Finneran Road;
- Introducing a new internal access road parallel to Forest Road;
- Closure of Kemp Road at its intersection with Forest Road;
- Ensuring the main internal road has capacity to accommodate a public bus service, should the proposed service extend through the site (space has been allocated for a bus stop opposite the porte cochere to the medi-hotel and on Forest Road);
- Relocating at-grade carparking across the site, including increasing the number of parking spaces allocated to the medi-hotel from 65 spaces to 69 spaces; and
- Recommending Kemp Road be closed at its intersection with Forest Road.

3.2 Heritage

The heritage significance and previous uses of the site will be further recognised through:

- Recognising the previous use of the site as a drive-in theatre by promoting the use of the movie theatre screen in the grounds of the medi-hotel; and
- Engaging with the Orange Local Aboriginal Land Council during any works on the western portion of the site (Residential and Short-Stay Precincts) to monitor any excavation works.

3.3 Built form

The following amendments are proposed to the built form and layout of the proposed private hospital campus, and are shown in the plans at **Appendix C and D**:

- Relocating the central road has been moved approximately 10 metres to the west, to accommodate the new road reserve and relocated at-grade parking; and
- Modifying the location of the Medi-Hotel porte cochere to better respond to the amended road layout and improve recognition of the heritage value of the site.

In addition, the uses proposed throughout the medi-hotel have been clarified.

It should be noted that the internal or external layout of the medi-hotel has not changed from the original Project Application, other than as noted above.

In summary, the following uses are proposed:

- **9 medical consultation suites** (suites 1-5 on the ground floor and suites 6-9 on the first floor, labelled as “medical suites” on the plans at **Appendix D**, in the part of the medi-hotel described as the ancillary services precinct);
- **80 medi-hotel rooms** (suites 1-18 on the ground floor [labelled “medical suites” on the plans at **Appendix D**] and suites 19-80 on the first floor [labelled “medical motel” on the plans at **Appendix D**]);
- **10 rehabilitation rooms** (suites 1-10 on the ground floor and labelled “rehabilitation centre” on the plans at **Appendix D**; and
- Other uses, including retail, gymnasium, restaurant, storage and plant are as labelled on the plans at **Appendix D**.

3.4 Landscaping

The proposed landscaping master plan of the site will be enhanced as shown in the landscape plans at **Appendix E** through:

- Installing signage to interpret the values of the health and productive gardens across the campus;
- Refinement of species selection to ensure all plants are suited to the local environment including climatic conditions; and
- Modifying the location of the health and reproductive gardens as a result of the modifications to the layout of the site.

3.5 Construction Impacts

To minimise any environmental impacts associated with construction of the Orange Private Hospital Campus, a detailed Construction Management Plan will be prepared prior to the issue of construction certificate. The Plan will include:

- A site specific soil erosion and sediment control plan;
- Details of construction hours;
- Air quality/dust control procedures;
- Noise management procedures;
- Waste Management Plan;
- Flora and Fauna Protection Plan;
- Arrangements for pedestrian and vehicular access during construction;
- Storage and handling of materials procedures;
- Environmental Training and Awareness;
- Arrangements for consultation during the construction period with relevant authorities and nearby properties including the Bloomfield Hospital;
- Contact and complaints handling procedures; and
- Emergency preparedness and response.

4.0 Statement of Commitments

A revised Statement of Commitments for the Orange Private Hospital Campus is below:

4.1 Concept Plan – Orange Private Hospital Campus

4.1.1 Staging

Separate project/development applications will be lodged for each precinct.

4.1.2 Construction & Waste Management

A construction and waste management plan will be prepared prior to the issue of construction certificate to address traffic, noise and waste management issues associated with the construction of the Campus.

The Construction Environmental Management Plan will include:

- Development of a site specific soil erosion and sediment control plan;
- Details of construction hours;
- Air quality/dust control procedures;
- Noise management procedures;
- Waste Management Plan;
- Flora and Fauna Protection Plan;
- Arrangements for pedestrian and vehicular access during construction;
- Storage and handling of materials procedures;
- Environmental Training and Awareness;
- Arrangements for consultation during the construction period with relevant authorities and nearby properties including the Bloomfield Hospital;
- Contact and complaints handling procedures; and
- Emergency preparedness and response.

Measures to control soil erosion during construction will be introduced in accordance with currently accepted principles, as described in *Managing Urban Stormwater* (EPA NSW) and *Soil Erosion and Sediment Control* (The Institute of Engineers, Australia).

In addition, retained vegetation will be protected during construction through:

- Primary and critical root zones be protected;
- Construction (cut, compacted fill or trenching) to be restricted in PRZ and CRZ (primary and critical root protection zones);
- Non-permeable surfaces be minimised around trees' PRZ; and
- Trees be maintained in groups where ever possible.

A Waste Management Plan describing the procedures for the disposal of all waste generated by the Health Campus will be prepared, prior to occupation.

4.1.3 Heritage

During any works on the western portion of the site (residential and hostel precincts), the Orange Local Aboriginal Land Council will be invited to monitor works.

Should any should any Aboriginal or Historical Relics be unexpectedly discovered during construction works on the eastern (hospital and medi-hotel precincts), all works will cease and immediately and the Heritage Council of NSW shall be informed in accordance with Section 145 of the *Heritage Act 1977*.

4.1.4 ESD

The Proponent commits to compliance with the NSW Government Building Sustainability Index, targeting:

- A minimum 4 Star Green Star rating for the hospital and commercial part of the development; and
- BASIX water and energy reduction targets for the residential component.

4.1.5 Services

Electricity Supply

All electrical works shall be carried out in accordance with the relevant Australian Standards and the Country Energy requirements.

Communications

The telecommunications installation shall be carried out in accordance with the relevant Australian Standards and the local distributor's requirements.

Sewage

The system shall be designed to comply with all Orange Council requirements, Australian Standards and applicable NSW codes.

Water Supply

The system shall be designed to comply with all Orange Council requirements, Australian Standards and applicable NSW codes.

Gas

The system shall be designed to comply with Alinta's requirements.

4.1.6 Contamination

Prior to the commencement of construction, to ensure the site can be made suitable for the uses proposed:

- A Hazardous Building Material Survey is undertaken by an appropriately qualified consultant;
- All hazardous Building Materials are removed from the site by a licenced contractor and disposed of in an appropriate manner;
- A clearance report of any Hazardous Materials is obtained from a licenced contractor or consultants;

- Any fill imported onto the site for filling or landscaping purposes is certified to be free of contamination; and
- Any suspect fill, sub-surface structures or unusual conditions discovered during earthworks are reported immediately to EIS to allow for suitable management of potential contamination issued.

4.1.7 Geotechnical

Development for the purpose of earthworks, retaining walls, footings and pavements during construction of the project is to be in accordance with the findings and recommendations of the Geotechnical Investigation prepared by Jeffery and Katauskas (October 2007). Should conditions be encountered during construction that is not anticipated by the approved report, a suitably qualified geotechnical consultant shall be engaged on site to supplement the findings and recommendations of the approved report.

4.1.8 Ongoing site maintenance

A management plan will be prepared to ensure any undeveloped parts of the Orange Private Hospital site are regularly maintained and kept in a safe and tidy manner. This would include appropriate installation of security fencing and regular mowing / slashing of grassed areas.

4.1.9 Operation

An operational environmental management plan will be prepared prior to the opening of the facility to the public. The plan will address, but will not be limited to, the following measures:

- Measures to ensure protection of heritage buildings and assets;
- Protection of flora and fauna and minimisation of anti-social behaviour;
- Visitor safety;
- Site safety;
- Noise management;
- Traffic and pedestrian management;
- Storage of materials;
- Emergency and evacuation procedures;
- Fire safety;
- Waste management and ESD initiatives;
- Lighting; and
- Signage.

4.2 Project Application – Orange Private Hospital

4.2.1 Construction Management

A detailed construction management plan will be prepared that addresses the following matters:

- Noise, particularly impacts on the Bloomfield Hospital;
- Vibration and dust;
- Erosion and sediment control;
- Management of demolition waste; and
- Demolition and construction traffic.

Construction activities will be carried out to minimise impacts on vegetation to be retained, through:

- Primary and critical root zones be protected;
- Construction (cut, compacted fill or trenching) to be restricted in PRZ and CRZ (primary and critical root protection zones); and
- Non-permeable surfaces be minimised around trees' PRZ.

4.2.2 Heritage

Should any evidence of any Aboriginal or European relics be unexpectedly be discovered on the site, all excavations or disturbances in the area is to stop immediately and the Heritage Council of NSW shall be informed in accordance with Section 145 of the *Heritage Act* 1977.

4.2.3 ESD

The Proponent commits to deliver of a high quality, environmentally-friendly development; a rating of minimum 4 Star Green Star status for the hospital and commercial part of the development is targeted.

4.2.4 Hazardous Materials

Once proponents and/or operators of the medical facilities on the campus have been appointed, and the designs and uses of each of the facilities have been refined, the proponent commits to approaching the NSW EPA to ascertain whether or not a licence to generate or store hazardous waste on site is required. Should a licence under the POEO Act be required, it will be obtained prior to the issue of an occupation certificate for each of the medical facilities.

4.2.5 Infrastructure and Services

Communications, Gas, Water and Sewer

- The proponent commits that Electrical, Communications, Gas, Water and Sewage services will be provided in accordance with the requirements of the relevant service authority and other requirements including:
 - Orange Council
 - Alinta
 - Country Energy

- local telecommunications provider
- Relevant Australian Standards
- Building Code of Australia
- NSW Health Guidelines
- National Plumbing Code
- NSW Plumbing and Drainage Code of Practice
- NSW Fire Brigade
- The proponent commits to providing a range of water efficient measures including
 - Rainwater run-off shall be collected from all roofed areas and will discharge into the site rainwater harvesting system and overflow to the site stormwater system.
 - All sanitary fixtures and tap ware will be minimum AAAA rated.

Mechanical Services

The mechanical services will be designed in accordance with:

- Building Code of Australia
- AS1668.1 1998 and AS1668.2 1991
- Orange City Council Requirements
- Applicable Health Guidelines
- AS3666
- AS3000.

Fire Services

- The fire sprinkler system will comply with AS 2118.1, the BCA and any alternative building solution.
- The smoke detection system will comply with AS 1670.1, AS 1668.1, the BCA and any alternative building solution.
- The fire fan control system will comply with AS 1668.1, the BCA and any alternative building solution.
- The emergency warning and intercommunication system will comply with AS 1670.4, the BCA and any alternative building solution.
- The fire hydrant system will comply with AS 2419.1, the BCA and any alternative building solution.
- The fire hose reel system will comply with AS 2441, the BCA and any alternative building solution.
- The number and location of fire extinguishers within the building will comply with AS 2444, the BCA and any alternative building solution.

4.2.6 Contribution to Orange Southern Distributor Road

The proponent commits to the payment of \$238,000 towards the proposed Orange Southern Distributor Road. Payment shall be made prior to the issue of a

Construction Certificate for the hospital and indexed to CPI from the date of approval.

4.3 Project Application – Medi-Hotel

4.3.1 Construction Management

A detailed construction management plan will be prepared that addresses the following matters:

- Noise, particularly impacts on the Bloomfield Hospital;
- Vibration and dust;
- Erosion and sediment control;
- Management of demolition waste; and
- Demolition and construction traffic.

Construction activities will be carried out to minimise impacts on vegetation to be retained, through:

- Primary and critical root zones be implemented;
- Construction (cut, compacted fill or trenching) to be restricted in PRZ and CRZ (primary and critical root protection zones); and
- Non-permeable surfaces be minimised around trees' PRZ.

4.3.2 Heritage

Should any evidence of any Aboriginal or European relics be unexpectedly be discovered on the site, all excavations or disturbances in the area is to stop immediately and the Heritage Council of NSW shall be informed in accordance with Section 145 of the *Heritage Act* 1977.

4.3.3 ESD

The Proponent commits to deliver of a high quality, environmentally-friendly development,; a rating of 4.5 Star ABGR status for the ancillary retail part of the development is targeted.

4.3.4 Services

Communications, Gas, Water and Sewer

- The proponent commits that Electrical, Communications, Gas, Water and Sewage services will be provided in accordance with the requirements of the relevant service authority and other requirements including:
 - Orange Council
 - Alinta
 - Country Energy
 - Local telecommunications provider
 - Relevant Australian Standards
 - Building Code of Australia
 - NSW Health Guidelines
 - National Plumbing Code

- NSW Plumbing and Drainage Code of Practice
- NSW Fire Brigade
- The proponent commits to providing a range of water efficient measures including
 - Rainwater run-off shall be collected from all roofed areas and will discharge into the site rainwater harvesting system and overflow to the site stormwater system.
 - All sanitary fixtures and tap ware will be minimum AAAA rated.

Mechanical Services

The mechanical services will designed in accordance with:

- Building Code of Australia
- AS1668.1 1998 and AS1668.2 1991
- Orange City Council Requirements
- Applicable Health Guidelines
- AS3666
- AS3000.

Fire Services

- The smoke detection system will comply with AS 1670.1, AS 1668.1, the BCA and any alternative building solution.
- The fire hydrant system will comply with AS 2419.1, the BCA and any alternative building solution.
- The fire hose reel system will comply with AS 2441, the BCA and any alternative building solution.
- The number and location of fire extinguishers will comply with AS 2444, the BCA and any alternative building solution.

5.0 Conclusion

The amendments proposed in this Preferred Project Report to the Environmental Assessment Report (EAR) for the Concept Plan for the proposed Orange Private Hospital Campus have occurred following the consideration of submissions from government agencies and the community.

The key amendments proposed to the concept plan, including a new four-way intersection and enhanced recognition of the European and Aboriginal heritage of the locality, will deliver significant community benefits.

This proposal will result in a number of positive local and regional outcomes including:

- Construction of a new private hospital to complement the proposed relocated Orange Base Hospital, to facilitate the provision of a broader range of medical treatments to benefit the Orange community and western NSW generally, in a location that has specifically been identified by Orange City Council for that purpose;
- Provision of associated specialist accommodation for patients receiving treatment at both the public and private hospitals;
- Improvements to the local road network including construction of a new signalised four-way intersection; and
- Improved recognition of the European and Aboriginal significance of the locality.

It is therefore recommended that the Minister for Planning approve the Concept Plan for the proposed Orange Private Hospital Campus as described in the Preferred Project Report.