

MODIFICATION APPLICATION

Section 75W Modification
Major Project MP 07_0072 Concept Approval
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: MA4PJB13033

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Annexure C
Traffic and Parking Assessment by Terraffic

Annexure D
Landscaping Plans by McGregor Coxall

INTRODUCTION

1.1 OVERVIEW

This Concept Plan Amendment (CPA) is submitted on behalf of the owners of the subject land, James Richmark Pty Ltd for approval under Part 3A of the Environmental Planning and Assessment Act 1979 (the EP&A Act).

The proposal relates to the Orange Private Hospital Campus (now to be known as the Bloomfield Private Hospital) approved on Lot 1 DP 549856, and Lots 100 and 101 DP 1147525 Forest Road, Orange. The CPA seeks to amend the Approved Concept as approved via Major Project MP 07_0072 MOD 1.

The Bloomfield Private Hospital Concept Plan seeks to create a non-institutional health precinct that includes facilities ranging from a private hospital, to accommodation for patients, carers and staff, and complementary amenities such as community/child-care facilities to support these users.

The development history of the site is summarised as follows:

Original Concept Plan Approval (approved 23 November 2008)

The originally approved Concept related to the following precincts:

1. Private hospital precinct
2. Medi-motel precinct
3. Residential precinct
4. Hostel precinct

The original Concept approval allowed:

- A part two/three storey private hospital
- An 80-room Medi-Motel and 9 consultation suites
- Short and medium-term accommodation for hospital staff and students
- A future precinct for residential dwellings and or apartments
- A future precinct for a lodge/hostel for patients and families of patients
- Future child-care facilities and cancer care facilities
- A gymnasium
- Ancillary retail activities (florist, newsagent and café/restaurant)

- Internal roads and car parking
- Landscaping
- A four way signalised intersection on Forest Road

Current Concept Plan Approval (approved 23 October 2014)

The original concept that was approved on 23 November 2008 was modified on 23 October 2014.

The Concept was modified to recognise the following precincts

1. Private hospital precinct
2. Medi-motel precinct, health facilities and retail precinct
3. Community/childcare and residential precinct
4. Residential precinct

The current Concept approval allows:

- A part three/four storey private hospital
- An 82-room Medi-Motel
- A separate health facilities building for rehabilitation, pathology, medical imaging, chemist, medical suites and the like
- Future precincts for residential dwellings and or apartments incorporating short and medium term accommodation for hospital staff and students
- Future community/child-care facilities
- A separate building for ancillary retail activities (including but not limited to a florist, newsagent, café/restaurant, hairdresser, shops, kiosks, takeaway food and drink premises)
- Internal roads and car parking
- Landscaping
- A four way signalised intersection on Forest Road

Proposed Concept Plan Amendment (CPA)

A modification of the latest approved Concept is proposed as outlined below.

The Concept is proposed to be modified to recognise the following precincts:

1. Health facilities and retail precinct
2. Private hospital and medi-motel precinct
3. Community/childcare and residential precinct
4. Residential precinct

The proposed modified Concept approval would allow:

- A building complex in Precinct 1 that provides space for health facilities such as pathology, medical imaging, medical suites, chemist and the like; as well as space for ancillary retail activities, including but not limited to a convenience store; newsagent; hairdresser; shops; restaurant; and takeaway food and drink premises
- A six storey private hospital for Precinct 2
- An 82-room Medi-Motel (as already approved) for Precinct 2
- Future precincts for residential dwellings and or apartments incorporating short and medium term accommodation for hospital staff and students as well as the general public
- Future community/child-care facilities
- Internal roads and car parking
- Landscaping
- A four way signalised intersection on Forest Road plus new access arrangements including:
 - Amendment of the approved left turn exit only driveway in the north eastern corner of the site to permit all turns.
 - A new entry and exit driveway to provide direct access to the medi motel porte cochere and car park. It is proposed that all turns to and from Forest Road be allowed at this access point.
 - A new access at the south eastern corner of the site to provide direct access to and from the medi motel service dock. It is proposed that all turns to and from Forest Road be allowed at this access point.

The CPA continues the key elements of the approved Concept Plan by supporting the need for a mixed use development that forms a cohesive, harmonious and interrelated whole about a nucleus of health services. The CPA more or less maintains the currently approved floor areas.

Applications to modify the approved projects for Precincts 1 and 2 have been lodged under separate cover.

Separate Project Applications will be made for the detailed design of individual buildings and spaces within Precincts 3 and 4.

This application to amend approved Concept Plan MP07_0072 MOD 1 is made under Section 75W of the EP&A Act.

The key issues that require further consideration as a result of the CPA include:

- Comparison to Approved Concept Plan
- 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 CPA 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

Architectural Drawings by Leffler Simes Architects

Annexure C

Traffic and Parking Assessment by Terraffic Pty Ltd

Annexure D

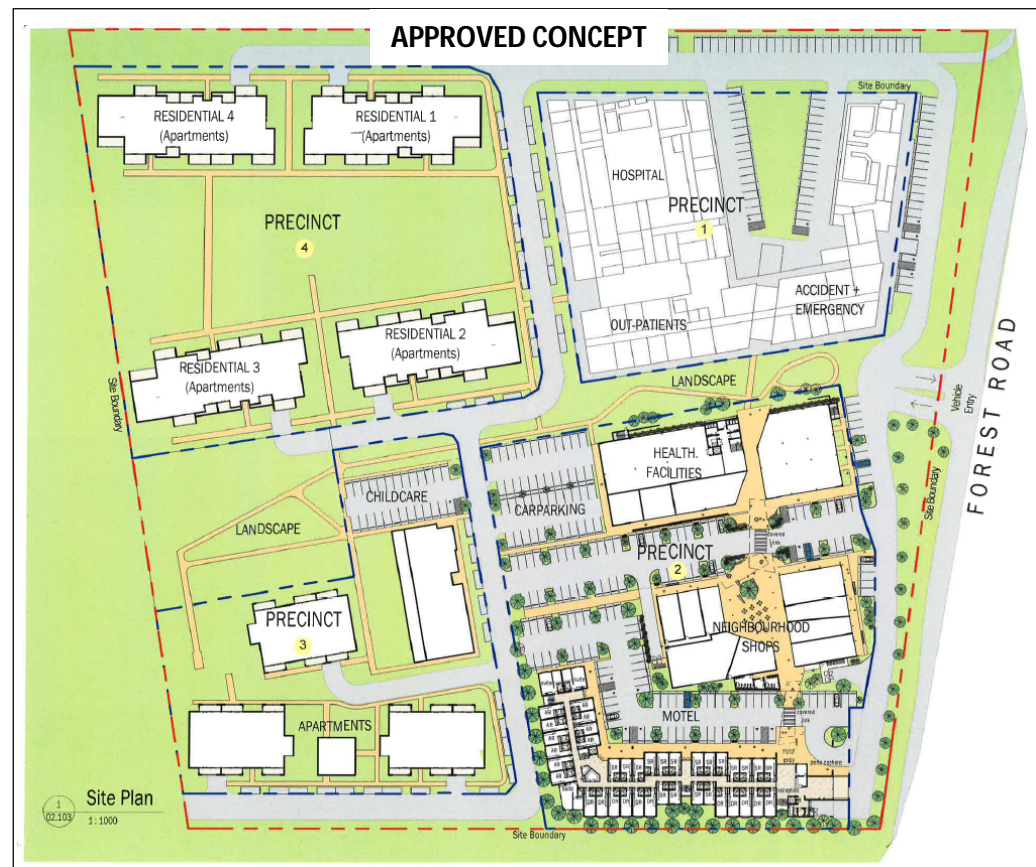
Landscaping Plans by McGregor Coxall

THE CONCEPT PLAN AMENDMENT

2.1 GENERAL

With reference to Part D1 in Schedule 2 of MP 07_0072 MOD 1, the Approved Concept includes 4 separate precincts:

1. Private hospital precinct
2. Medi-motel, health facilities precinct
3. Community/child-care and residential precinct
4. Residential precinct



2.1.1 Current Concept Approval

The currently approved Concept includes:

- A part three/four storey private hospital.
- An 82-room Medi-Motel.
- A separate health facilities building for rehabilitation, pathology, medical imaging, chemist, medical suites and the like.

- Future precincts for residential dwellings and or apartments incorporating short and medium term accommodation for hospital staff and students.
- Future community/child-care facilities.
- A separate building for ancillary retail activities (including but not limited to a florist, newsagent, café/restaurant, hairdresser, shops, kiosks, takeaway food and drink premises).
- Internal roads and car parking.
- Landscaping.
- A four way signalised intersection on Forest Road.

Project approval has been granted to Precincts 1 and 2 pursuant to MP08_0232 MOD 1 (Precinct 1 - Private Hospital); and MP08_0233 MOD 1 (Precinct 2 – Medi-Motel & Health Facilities Precinct).

2.1.2 Proposed Concept Modification

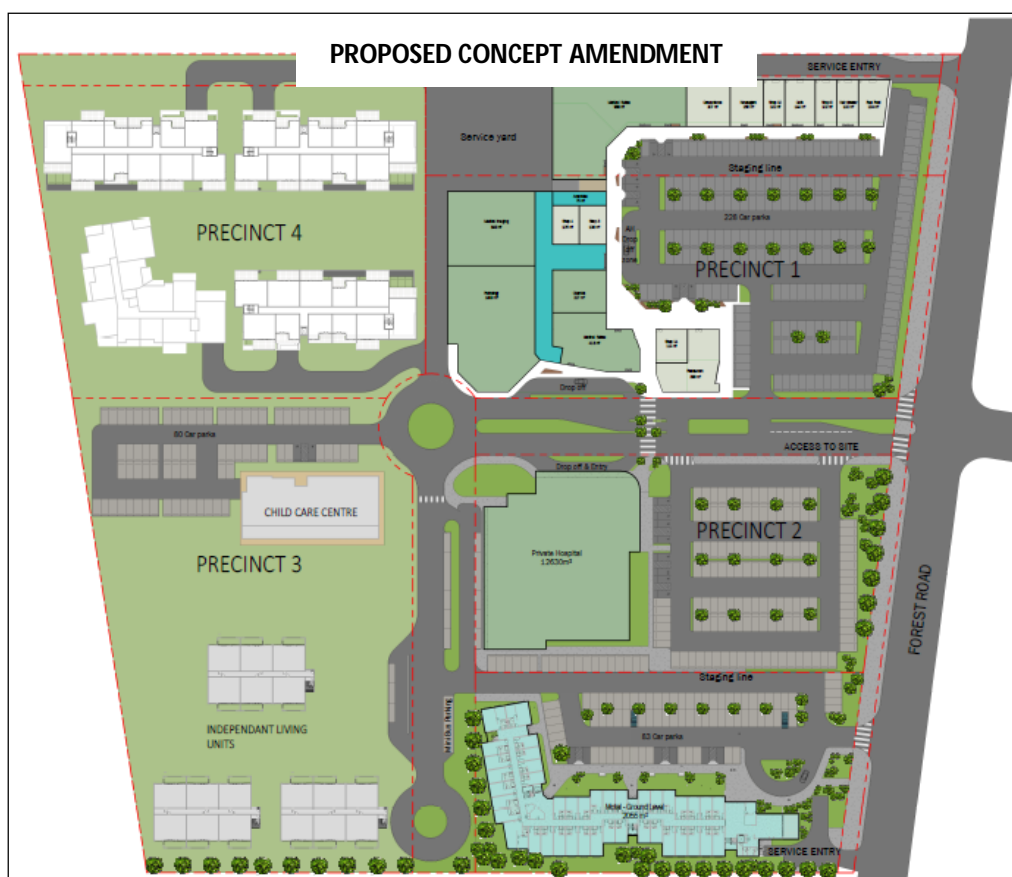
A modification of the current Concept is proposed. Since the last approval was obtained, the owners have been in regular contact with various potential operators and representatives from the sector. As a result, various changes to the Concept have been suggested in order to improve its appeal to potential 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.

Accordingly, the CPA will:

- Largely retain the structure of the four development precincts identified in the Approved Concept Plan, but seeks to alter/update the Approved Concept as explained in the following sections of this report.
- Continue the key elements of the approved Concept Plan by supporting the need for a mixed use development that forms a cohesive, harmonious and interrelated whole about a nucleus of health services.
- Articulate what James Richmark Pty Ltd is seeking to achieve for future development and sets the broad parameters for the development of the site.



2.2 SUMMARY OF PROPOSED CHANGES TO THE PRECINCTS

The following Table provides a snapshot comparison between the currently approved development 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		
Child Care, Community & Residential Precinct 3		Child Care, Community & Residential Stays As Precinct 3	
Residential	59 x 2 bed units	Residential	59 x 2 bed units
Child Care	100 places	Child Care	100 places
Residential Precinct 4		Residential Stays As Precinct 4	
Residential	157 x 2 bed units	Residential	157 x 2 bed units

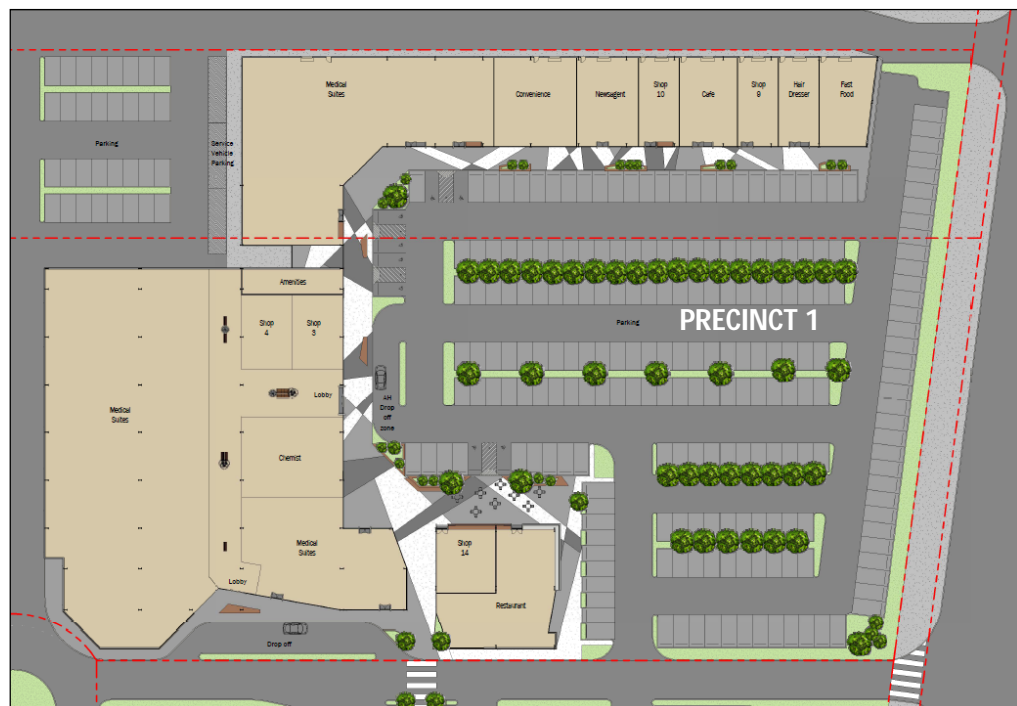
2.2.1 Precinct 1 – Health Facilities and Retail

The CPA seeks to change Precinct 1 from the Private Hospital precinct to the Health Facilities and Retail Precinct.

As explained below in *Section 2.2.2*, 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.

This 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. 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.



Off street car parking and the internal driveway network within the precinct will be reconfigured accordingly. The access points onto Forest Road will remain in the locations approved in the current Concept. However, the access in the north eastern corner is proposed to permit all turns, rather than only left turn out.

Proposed controls for Precinct 1:

- Maximum GFA of 5,500m² (allowing 1,600m² for retail; 3,300m² for health facilities; and 600m² for common space).
- Preferred Use – Health facilities including but not limited to rehabilitation, pathology, medical imaging, chemist, medical suites and the like; ancillary retail premises including but not limited to convenience store; newsagent; hairdresser; shops; café/restaurant; florist, kiosks and takeaway food and drink premises and the like.

2.2.2 Precinct 2 – Private Hospital and Medi-Motel

The CPA seeks to include the private hospital and the medi-motel together in Precinct 2.

A highly revised private hospital design has been adopted. Compared to the current Concept, the private hospital will retain the same floor area but will be a taller building (rising to 6 storeys) with a more compact footprint. The aim of the redesign is to achieve a more efficient layout and to establish it as a landmark building.

Due to its reduced footprint and taller height, it is considered that this building would not sit comfortably on its own in the current Precinct 1. Accordingly, it is proposed to site it adjacent to the medi-motel in Precinct 2 which will not only achieve a satisfactory visual relationship but also a sensible operational relationship by providing accommodation for family and patients closer to the hospital. The medi-motel remains essentially as approved in the current concept.

Off street car parking and the internal driveway network within the precinct will be reconfigured accordingly.

The CPA seeks to create two new secondary access points onto Forest Road in addition to the main access which is already approved in the current Concept. The two new access points aim to improve guest and service vehicle access to and from the medi-motel.



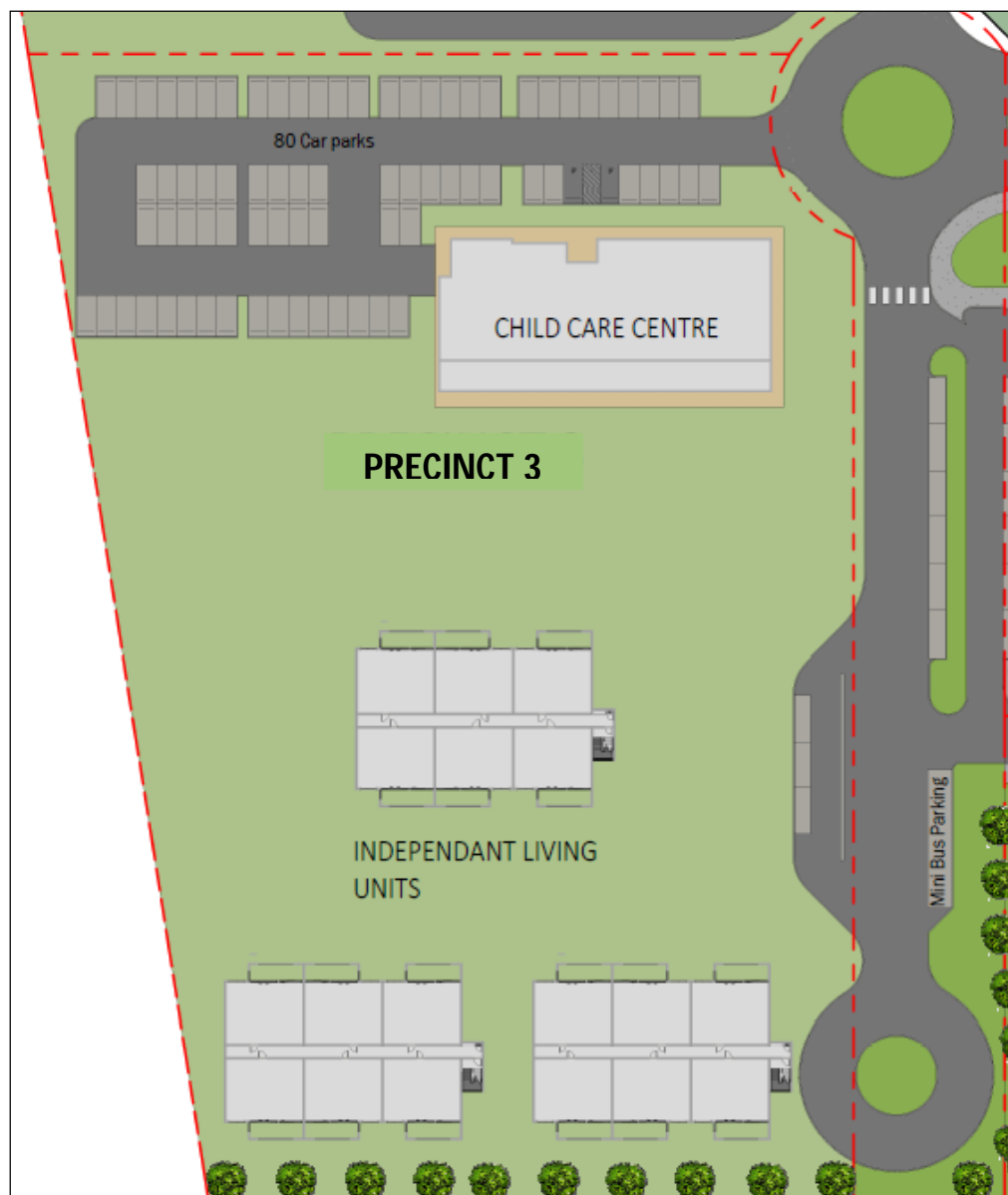
Proposed controls for Precinct 2:

- Maximum GFA of 19,000m² (of which 14,000m² would be attributed to the private hospital and 5,000m² to the medi-motel).
- Building height – 6 storeys (plus lift overruns, plant and the like)
- Preferred Use – hospital and motel

2.2.3 Precinct 3 – Childcare/Community and Residential

The Approved Concept for Precinct 3 provides for GFA of 7,500m² for residential development and community/child care facilities.

The CPA does not alter the uses or GFA. It does however seek to alter the layout of Precinct 3, essentially as a consequence of the proposed changes to Precincts 1, 2 and 4.



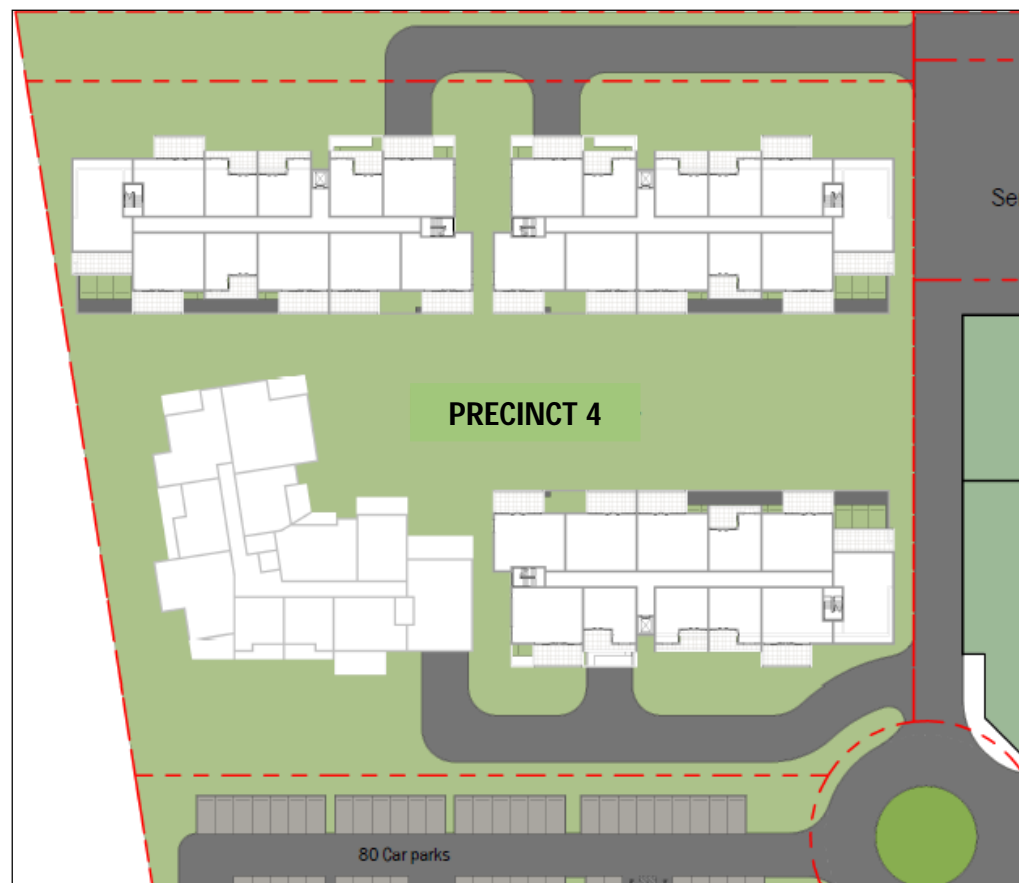
Controls for Precinct 3 (remains as approved in the current Concept):

- Maximum GFA of 7,500m²
- Preferred Use – community/childcare facilities; residential.

2.2.4 Precinct 4 – Residential

The Approved Concept for Precinct 4 provides for GFA of 17,000m² for residential development.

The CPA does not alter the use or GFA. It does however seek to alter the layout of Precinct 4, essentially as a consequence of the proposed changes to Precincts 1, 2 and 3.



Controls for Precinct 4 (remains as approved in the current Concept):

- Maximum GFA of 17,000m²
- Preferred Use – residential

2.3 URBAN STRUCTURE

The CPA retains the structure of the four development precincts identified in the Approved Concept Plan and does not significantly alter the urban structure of the campus.

The network of publicly-accessible driveways, walkways and open spaces is retained. The open spaces are defined by the driveways and the non-institutional buildings which will contribute to a high degree of surveillance and public safety for patients, staff, visitors and carers who move around the site.

Significant areas of the site remain dedicated to open space, in the form of pedestrian walkways and areas for quiet relaxation or more active pursuits.

The on-grade car parking layout has been altered and parking space numbers have been increased. Parking will be distributed throughout the site to meet demand and will be integrated into the landscaping.

2.4 BUILT FORM

The CPA acknowledges that the built form for the campus must respond to the heritage significance of the Bloomfield Hospital site, on the opposite side of Forest Road. In deference, the CPA significantly increases the setbacks along the site frontage and maintains reasonable landscaping.

The buildings within Precincts 1 and 2 will retain a reasonable scale and have a non-institutional character.

The CPA retains a strong sense of address to Forest Road, while delivering a health precinct with a clear focus. To this end, the private hospital building is intended as a landmark building that is reasonably central and clearly distinguished in relation to the other buildings within the site. Not only does the new arrangement emphasise the primacy of the private hospital, it also encourages effective connections and synergy in relation to the health facilities/retail complex and the medi-motel. The planned residential precincts in the western half of the campus remain reasonably connected to the offerings of Precincts 1 and 2.

The “island” position of the restaurant/café element will identify it as a central gathering space, with the provision of external seating areas; easy access for pedestrians; and close to on-site parking.

The architects for the CPA have sought to maintain the architectural character developed for the original approvals, being modern and contemporary, which also compliments the architectural character of the public hospital constructed since the original approvals.

The materials used and the articulation of the building facades are intended to relate to the human scale and deliver a rich pallet of colours and textures.

The CPA envisages that Precincts 3 and 4 will involve taller building forms. The CPA sets these buildings towards the rear of the site and provides for generous landscaped areas and open space in between. These attributes will underpin detailed planning and design of future buildings within these precincts.

Future building forms and potential visual impacts will be assessed in greater detail as part of future applications for development within Precincts 3 and 4.

2.5 LAND USE

The CPA retains the four development precincts identified in the Approved Concept Plan and provides sufficient certainty in the location of each of the precincts. The CPA also provides for some flexibility to alter the layout of the precincts as opportunities arise or circumstances vary.

The CPA maintains the same land uses as the Approved Concept but seeks to rearrange the location of these uses within the precincts. Most notably, it is now proposed to:

- Provide the health facilities and retail elements together in a single complex within Precinct 1.
- Include the private hospital and the medi-motel together within Precinct 2.

2.6 OPEN SPACE AND PUBLIC DOMAIN

The CPA includes a revised landscape concept plan. For continuity and to uphold the original design philosophy, the landscape architects that were engaged on the original concept have been retained.

The revised landscape concept maintains the original focus to create a non-institutional hospital precinct in a landscaped environment that responds to the heritage listed Bloomfield Hospital, located opposite the site on Forest Road. The landscape concept plan for the campus by McGregor Coxall is included in *Annexure D*.

The revised concept maintains the approach of providing specific landscape zones to relate to the buildings and land use components within the campus. Due to certain design changes under the CPA, some landscape zones have been removed, replaced or reconfigured but generally the amount of landscaping and open remains generous, accessible and useable.

In regard to landscaping of vehicle areas, the revised landscape plan retains the key elements of the original concept, including:

- Landscaping along the Forest Road frontage to establish a harmonious interface with the heritage landscape associated with Bloomfield Hospital.
- Screening of the parking areas along the Forest Road frontage and within the campus.

The principles of water sensitive urban design have been applied across the site, in particular in the management of stormwater runoff from streets and hard surface areas. Landscape bio-swales are strategically located to filter and retain as much water as possible within the site, while also collecting runoff from building roof areas.

The revised landscape concept continues the original element of pedestrian links throughout the site. Many of the links will be wheelchair accessible.

2.7 ACCESS AND TRANSPORT

A more efficient and clearly depicted internal driveway route is sought. The proposed modification achieves this by adopting a main central driveway that provides access to the Precinct 1 and 2 car parking areas as well as access to future development within Precincts 3 and 4.

The internal road network will essentially frame the four precincts. The road layout encourages a low vehicle speed environment and signage will further assist in this regard.

The road network is designed to accommodate the turn paths of the largest service vehicles likely to be associated with the campus. Dedicated loading areas will be provided for the private hospital, medi-motel and health facilities/retail complex. The intention is to provide reasonable separation between the routes of service vehicles and main traffic within the site.

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 amended to permit all turns, instead of left turn out only.

However, it is also proposed to create two additional access points for Precinct 2. One would service the motel's porte cochere with the full range of turns to and from Forest Road; whilst the other would provide access to the service area for the medi-motel with the full range of turns.

It is intended to provide some 803 parking spaces across the entire development. The revised Concept Plan shows some 564 marked spaces which are intended to be allocated as follows:

- 227 spaces would serve the health facilities and retail component in Precinct 1;
- 248 spaces would serve the private hospital and medi motel in Precinct 2
- 80 spaces at the northern end of Precinct 3; and 9 spaces along the eastern edge of Precinct 3 are shown. These are intended to serve the child care centre and future residential development in those precincts.
- An additional 239 spaces are intended to be provided in Precincts 3 and 4 to serve future residential development once final building and site layouts are known.

There are 32 overflow spaces that are also shown in the revised Concept Plan. These are not relied upon to satisfy the parking requirements of the development. Excluding the 32 overflow spaces, the proposed parking provision is greater than would be required under Orange City Council *Development Control Plan 2004 – 15 Car Parking*.

The Terraffic report considers the parking arrangements in detail and concludes that the proposed parking provision is adequate and will not generate unacceptable parking implications.

The development site is already served by Route 537 whereby buses currently operate on a daily basis between the Orange CBD and the main entrance to the Orange Health Service (public hospital). The development site is within easy walking distance of that bus stop and pedestrian access will be facilitated by the safe crossings provided in the proposed four-way signalised intersection.

Pedestrian amenity is provided for via the interconnecting path network throughout the campus.

The proposed four way signalised intersection will provide for pedestrian connections between the campus and the public hospital (final path locations will be determined once the intersection has been constructed).

Bike access will be assisted by the existing bike and pedestrian path that extends along the eastern side of Forest Road.

2.8 SERVICES AND INFRASTRUCTURE

The CPA does not significantly increase the level of servicing or infrastructure that was contemplated under the Approved Concept.

Since the original Concept was approved, services and infrastructure have been augmented in the area due to the now developed public hospital and the relatively recent aged care and retirement facility.

2.9 INDICATIVE STAGING

This CPA clarifies that the health facilities/retail complex (Precinct 1) is intended to be developed first with the private hospital and medi-motel (Precinct 2) to follow.

Precincts 1 and 2 have the benefit of separate project approvals which are proposed to be modified in line with the CPA. These modification applications have been lodged under separate cover. Separate Project Applications will be made for the detailed design of individual buildings, spaces and further parking resources within Precincts 3 and 4.

Staging is indicative only and may alter subject to a variety of factors and circumstances beyond the control of the proponents.

2.1 PREFERRED PROJECT AND STATEMENT OF COMMITMENTS

The CPA varies the Preferred Project as follows:

- The hospital building height increases from 4 storeys to 6 storeys. The intention is to maintain views to the west to Mount Canobolas and the western rural hinterland of Orange. Notwithstanding the increase in height, the more compact footprint for the hospital building in conjunction with the revised layout for Precincts 1 and 2 opens up corridors through the site that will provide these views.
- Through the life of this project, a 24 metre setback from the Forest Road boundary of the site has been encouraged, essentially to respect the heritage values of the Bloomfield Hospital Campus. Under this proposed modification, the medi-motel and health facilities/retail buildings sit within the 24 metre setback. The medi-motel setback is in the order of 13 metres; and the health facilities/retail building setback is in the order of 15 metres. The variation is justified on the following grounds:
 - The encroaching sections of the buildings will not appear imposing. They have a relatively modest spread along (or elevation to) Forest Road and more or less frame the southern and northern edges of the site.

- A very open and spacious visual environment is expected along the main site frontage. Except for the encroachments referred to above, the main building elements sit considerably further than 24 metres from the Forest Road boundary. In this regard, the main section of the health facilities/retail building has a setback of some 90 metres; the restaurant café has a setback of some 60 metres; and the private hospital has a setback of some 75 metres.
- The generous front setback for the majority of the site 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.
- As stated earlier, the 24 metre setback was motivated by heritage considerations for the Bloomfield Hospital Campus. 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.
- The CPA retains the approved land use mix but alters the layout and configuration as explained and justified throughout this report.

There are no other aspects of the CPA that conflict with the Statement of Commitments.

2.2 AMENDMENTS TO APPROVAL NOTICE AND CONDITIONS

Should the CPA be approved, the approval notice and terms will require amendments as suggested below (additions are shown in red and deletions are struck through).

Amend D1 Development Description to read to the following effect:

Concept approval is granted only to carrying out the development solely within the concept plan area as described in the Environmental Assessment Report titled “Orange Private Hospital” prepared by JBA Urban Planning Consultants and dated February 2008 and the Preferred Project Report prepared by JBA Planning Consultants dated August 2008 (as amended) as amended by the Section 75W application prepared by Peter Basha dated June 2014; and further amended by the Section 75W application prepared by Peter Basha dated May 2017. The concept plan includes 4 separate precincts:

1. ~~Private hospital precinct~~ **Health facilities and retail precinct**
2. **Private hospital and** ~~medi-motel health facilities and retail precinct~~
3. Community/childcare and residential precinct
4. Residential precinct

The development includes:

- A ~~part three/part four~~ **six** storey private hospital
- An 82 room Medi-Motel
- ~~A separate health facilities building for rehabilitation, pathology, medical imaging, chemist, medical suites and the like~~
- **A building complex that provides space for health facilities such as (but not limited to) pathology, medical imaging, medical suites, chemist and the like; as well as space for ancillary retail activities, including but not limited to a convenience store; newsagent; hairdresser; shops; restaurant; and takeaway food and drink premises and the like.**
- ~~A future~~ **Future** precincts for residential dwellings and or apartments incorporating short and medium-term accommodation for hospital staff and students
- Future community/child-care facilities
- ~~A separate building for ancillary retail activities (including but not necessarily limited to florist, newsagent, cafe/restaurant hairdresser, shops, kiosks, take away food and drink premises)~~
- Internal roads and car parking
- Landscaping
- A four way signalised intersection on Forest Road **and other ancillary access points along the site frontage.**

Amend D2 to the following effect:

Amend D2 by inserting subsection (5) after (4) as follows:

(5) The section 75W application prepared by Peter Basha dated May 2017.

Amend D3 Development in Accordance with Plans to read to the following effect:

- 1) The development will be undertaken in accordance with the following plans:

Drawing Number	Name of Plan	Revision or Issue	Date
5420.3S.01.101	Site Master Concept Plan	13	16.04.14
5420.3S.01.102	Precinct 2 Site Plan	8	16.04.14
5420.3S.01.103	Precinct 2 Elevations and Sections	4	09.10.14
5420.3S.02.101	Health Facilities Ground Floor	5	09.10.14
5420.3S.02.102	Health Facilities Level 1	4	09.10.14
5420.3S.02.103	Health Facilities Elevations and Sections	6	09.10.14
5420.3S.02.104	Health Facilities Perspectives	1	18.03.14
5420.3S.02.201	Neighbourhood Shops Ground Floor	6	09.10.14
5420.3S.02.202	Neighbourhood Shops Elevations	5	09.10.14
5420.3S.02.203	Neighbourhood Shops Perspectives	1	18.03.14
5420.3S.02.301	Motel Ground Floor	6	09.10.14
5420.3S.02.302	Motel First Floor	5	09.10.14
5420.3S.02.303	Motel Elevations	4	09.10.14
5420.3S.02.304	Motel Elevations and Section	4	09.10.14
5420.3S.02.305	Motel Perspectives	1	18.03.14
5420.3S.06.001	GFA Ground Level	5	18.03.14
5420.3S.06.002	GFA Level 1	4	18.03.14
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	C	
	Landscape Masterplan 01	E	
	Landscape Section and Planting List 02	D	
5420.1.00.2	Cover Sheet	3	18.05.17
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
5420.3.01.3	Motel – Ground and First Floor	4	18.05.17
5420.3.10.2	Motel – Elevations	3	18.05.17
5420.3.12.2	Motel – Perspectives	3	18.05.17
4123.SK01	Cover Sheet (Private Hospital)		Feb 2017
4123.SK02	Location Plan (Private Hospital)	C	18.05.17
4123.SK03	Site and Roof Plan (Private Hospital)	C	18.05.17
4123.SK04	Ground Floor Plan (Private Hospital)	C	18.05.17
4123.SK05	Levels 1 – 4 Plan (Private Hospital)	C	18.05.17
4123.SK06	Level 5 Plan (Private Hospital)	C	18.05.17
4123.SK07	North Elevation (Private Hospital)	C	18.05.17
4123.SK08	South Elevation (Private Hospital)	C	18.05.17
4123.SK09	East Elevation (Private Hospital)	C	18.05.17
4123.SK10	West Elevation (Private Hospital)	C	18.05.17
4123.SK11	Sections AA and BB (Private Hospital)	C	18.05.17
4123.SK12	View from NW (Private Hospital)	C	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 E1 Car Parking in the Private Hospital and the Medi-Motel, Health Facilities and Retail Precincts to read to the following effect:

- E1.1 A minimum of ~~101~~ 165 at-grade parking spaces for use by the public and staff shall be provided for the Private Hospital Precinct; and 83 at-grade parking spaces shall be provided for the Medi Motel in Precinct 2.
- E1.2 A minimum of ~~188~~ 227 at-grade parking spaces for use by the public and staff shall be provided for the ~~Medi-Motel~~, Health Facilities and Retail Precinct.

ASSESSMENT OF THE PROPOSED MODIFICATION

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

3.1 SECTION 75W MODIFICATION

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 applicant requests that the Minister for Planning and Infrastructure, as the consent authority, approve the CPA.

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

3.2 ENVIRONMENTAL PLANNING INSTRUMENTS

3.2.1 State Environmental Planning Policy (Major Development) 2005

Major Project MP07_0072 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 State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004

SEPP (Building Sustainability Index: BASIX) 2004 (the BASIX SEPP) requires certain types of residential development be accompanied by a list of commitments by the applicant as to the manner in which the development will be carried out. Those commitments show how that development will meet certain water and energy saving targets applying to that development.

BASIX also overrides provisions of other environmental planning instruments and development control plans that would otherwise add to, subtract from or modify any obligations arising under the BASIX scheme.

The residential component of the Orange Private Hospital campus will be designed to satisfy the energy and water targets applying to the site. BASIX certificates showing compliance with this SEPP will accompany future applications for residential development in Precincts 3 and 4.

3.2.5 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 proposed modification maintains residential opportunities and is entirely consistent with the first and second stated objectives.
- The proposed modification is entirely consistent with the third stated objective in that it will continue to provide a range of other compatible land uses and services that meet the day to day needs of residents.
- 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 Concept as modified remains permissible as follows:

- The projects identified for Precincts 1 and 2 represent development for the purposes of a *health services facility* and are permissible in the R1 Zone under *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*.
- In regard to the proposed community/childcare facilities within Precinct 3, the Land Use Table in Orange LEP 2011 indicates that *community facilities* and *child care centres* are permissible in the R1 Zone.
- In regard to the proposed residential components in Precincts 3 and 4, the Land Use Table in Orange LEP 2011 indicates that *dwelling houses*; *multi dwelling housing*; *residential accommodation*; *residential flat buildings*; and *semi-detached dwellings* are all permissible in the R1 Zone.

Clause 1.2 Aims of Plan

The aims of the LEP are as follows:

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

In consideration of the aims of Orange 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 proposed modification 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 proposed modification would enhance the City's range and supply of housing choices [*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 applies to the subject land. The DCP sets Planning Outcomes for residential development pertaining to open space, solar access, parking, urban design and the like.

Future development within Precincts 3 and 4, where relevant, would be subject to these Planning Outcomes at the time that project applications are made.

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 C*). 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 Terraflow 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 Terraflow report concludes that the parking provision is adequate and that the proposed development has no unacceptable parking implications.

Servicing Assessment

The Terrafix 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.

However, it is also proposed to create two additional access points for Precinct 2. One would directly service the motel's porte cochere with the full range of turns to and from Forest Road; whilst the other would provide access to the service area for the medi-motel with the full range of turns.

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 proposed access arrangements are satisfactory as summarised below:

- The approved traffic signals intersection and the new southern access serving the medi-motel porte cochere are satisfactory due to the following:
 - The ability of these intersections to accommodate the projected post-development traffic demand has been assessed using the SIDRA traffic model.
 - The access points were 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 both intersections will operate satisfactorily under projected traffic demand in 2024.
- The service access points at the north eastern and south eastern corners of the site would only be subject to low levels of traffic and will have no adverse impacts on traffic flow or safety.

Terraffix suggests that the current roadworks design plans for the Forest Road upgrade (as prepared by GHD) will require amendment to accommodate the proposed access arrangements for this development. The proposed median island currently extending to the south of the new traffic signals will require an appropriate gap to permit the right turn movements to occur.

3.4.2 Visual Amenity

The CPA will alter the bulk and scale of the buildings originally envisaged by the Approved Concept. However the potential visual impacts are considered satisfactory due to the following:

- The retail and health services building proposed by this modification maintain the characteristics of the currently approved project, particularly in terms of building height and scale and the modern and contemporary architecture.

- The hospital building height increases from 4 storeys to 6 storeys to characterise it as a landmark building. The intention is to maintain views to the west to Mount Canobolas and the western hinterland of Orange. The revised layout and taller building height will open up these view corridors which are considered more effective than what would be achieved by limiting the hospital building to a lower height.
- A very open and spacious visual environment is expected along the main site frontage. Except for the encroachments at the northern and southern edges of the frontage, the main building elements sit considerably further than 24 metres from the Forest Road boundary. In this regard, the main section of the health facilities/retail building has a setback of some 90 metres; the restaurant café has a setback of some 60 metres; and the private hospital has a setback of some 75 metres.
- High quality materials and finishes are proposed.
- The generous front setback for the majority of the site 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.
- It is envisaged that Precincts 3 and 4 will involve taller building forms. The Concept sets these buildings towards the rear of the site and provides for generous landscaped areas and open space in between. These attributes will underpin detailed planning and design of future buildings within these precincts. Future building forms and potential visual impacts will be assessed in greater detail as part of future applications for development within Precincts 3 and 4.

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

However, should any Aboriginal or European Relics be unexpectedly discovered during works associated with the concept plan, all excavations or disturbances in the area will stop immediately and the NSW Heritage Office and NSW National Parks and Wildlife Service shall be informed immediately.

3.4.5 Flora and Fauna

The potential impacts on native flora and fauna were considered in the environmental assessment for the currently approved Concept. 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 CPA does not alter the mix of uses that have been approved and will therefore maintain the expected social and economic benefits that have been envisaged throughout the life of this project.

CONCLUSION

The CPA remains consistent with the intent of the Approved Concept which sought to form a cohesive, harmonious and interrelated whole about a nucleus of health services. The CPA responds to circumstances that have occurred since the original Concept Approval was granted and subsequently modified.

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. The intent is to create it as a building shell that is flexible enough to accommodate an internal layout that suits the needs and operation of a future operator.
- 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.
- A simpler internal driveway network.
- Increased parking provision.
- Additional access points along Forest Road.

Accordingly, the CPA:

- Retains the structure of the four development precincts identified in the Approved Concept Plan, but alters/updates the Approved Concept as explained in this report and the submitted plans.
- Continues the key elements of the approved Concept Plan by supporting the need for a mixed use development that forms a cohesive, harmonious and interrelated whole about a nucleus of health services.
- Articulates what James Richmark Pty Ltd is seeking to achieve for future development and sets the broad parameters for the development of the site.

The environmental assessment demonstrates that the CPA will not result in any significant adverse impacts on the surrounding environment and will be likely to generate positive social and economic impacts.

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

Architectural Drawings by Leffler Simes

Annexure C

Traffic and Parking Assessment by Terraffic

Annexure D

Landscaping Plans by McGregor Coxall