

22 June 2017

SF2014/056408; WST11/00038/05

The Manager  
Social and Other Infrastructure Assessments  
Department of Planning & Environment  
GPO Box 39  
Sydney NSW 2001

**Attention: Megan Fu**

Dear Ms Fu,

**Modification request for the Orange Private Hospital Concept Plan  
(MP07\_0072 Mod 2, MP 08\_0232 Mod 2 and MP 08\_0233 Mod 2)**

Thank you for your email dated 7 June 2017 referring MP07\_0072 Mod 2, MP 08\_0232 Mod 2 and MP 08\_0233 Mod 2 to Roads and Maritime Services for comment.

The applications and supporting documentation has been reviewed. Roads and Maritime notes that the application includes:

- Precinct 1 including health facilities, retail shops and a restaurant.
- Precinct 2 including a 12,600m<sup>2</sup> private hospital and motel.
- Change of arrangement of internal trafficable areas, including three proposed accesses from Forest Road (MR245).
- Additional on-site parking spaces.

The information provided is insufficient and, at this stage, Roads and Maritime withholds making comment. For Roads and Maritime to complete an assessment on the proposed modification, Roads and Maritime requires the following additional information:

- Justification for the proposed three additional access points to Forest Road. The justification needs to include an explanation, in accordance with clause 101 of *State Environmental Planning Policy (Infrastructure 2007)*, demonstrating why all vehicular access cannot practicably be obtained via the proposed main entrance and its approved signalised intersection with Forest Road.

**Roads and Maritime Services**

- Should the applicant be able to satisfy the Department of Planning and Environment, as the relevant consent authority, that all vehicular access cannot practicably be obtained via the main entrance, additional information will be required from the applicant to demonstrate that the proposed additional accesses will not impact on the safety, efficiency and operation of the proposed signalised intersection and Forest Road. The submitted documentation does not address the impact of decelerating and accelerating vehicles turning movements on approach and on the departure side of the signalised intersection. In this regard, a revised assessment is to be provided that includes:
  - A network model, using SIDRA, or another agreed software program, including the proposed new signalised intersection, the three proposed new driveways and the Forest Road intersections with Finneran and Kemp Roads. The network model will need to model for opening of the new intersection and ten years after using appropriate background growth. A sensitivity analysis and electronic model files will also be required.
  - Design plans to enable an assessment of intersections and identification of potential safety implications of three driveway connections to Forest Road in close proximity to existing intersections and the proposed signalised intersection.
- Should the applicant not satisfy the Department of Planning and Environment that all vehicular access cannot be obtained via the proposed signalised intersection, amended plans will be required showing all vehicular access/egress between the site and Forest Road via the proposed signalised intersection.

Please confirm with Roads and Maritime that the application will not be determined until such a time that Roads and Maritime has had an opportunity to assess the application following the provision of the additional information. If you have any further questions please contact Andrew McIntyre, Manager Land Use Assessment, on 02 6861 1453.

Yours faithfully



Kellee McGilvray  
Network & Safety Manager  
Western