

**MAJOR PROJECT APPLICATION AND CONCEPT PLAN
ORANGE PRIVATE HOSPITAL**

**Director General's Environmental Assessment Requirements under Part 3A of the
*Environmental Planning and Assessment Act 1979***

Project	Project Application No 07_0072 Orange Private Hospital
Site	Lot 1 DP 549856 - Forest Road, Orange
Proponent	Forest Road Syndicate Pty Ltd
Date of Issue	18 July 2007
Date of Expiration	18 July 2009
Special Provision	The Minister for Planning formed the opinion pursuant to clause 6 of <i>State Environmental Planning Policy (Major Projects) 2005</i> (Major Projects SEPP) that the project is a Major Project under Part 3A of the <i>Environmental Planning and Assessment Act 1979</i> on 20 June 2007. In accordance with the Instrument of Delegation dated 3 July 2007, certain functions have been delegated to Orange City Council.
General Requirements	<p>The Environmental Assessment must include:</p> <ul style="list-style-type: none"> • an executive summary; • a description of the site, including cadastre and title details; • a detailed description of the Major Project components, including: <ul style="list-style-type: none"> ◦ design, construction, operation, maintenance, rehabilitation and staging as applicable; and ◦ project objectives and need (if relevant); • a preliminary description of the Concept Approval components, including: <ul style="list-style-type: none"> ◦ design and staging as applicable; and ◦ project objectives and need (if relevant); • an assessment of the environmental impacts of the project, with particular focus on the key assessment requirements specified below; and • a statement on the validity of the Environmental Assessment, the qualifications of person(s) preparing the assessment and that the information contained in the Environmental Assessment is neither false nor misleading.
Key Assessment Requirements	<p>Part A – Heads of Consideration</p> <ul style="list-style-type: none"> • Suitability of the site; • Likely environmental, social and economic impacts; • Justification for undertaking the project; and • The public interest. <p>Part B – Relevant EPIs and Guidelines to be addressed</p> <ul style="list-style-type: none"> • Planning provisions applying to the site, including permissibility and the provisions of all local environmental plans and State Environmental Planning Policies, including SEPP 11, SEPP 55, Major Projects SEPP, BASIX, etc; • Nature and extent of non-compliance with specified EPIs; and • Where non-compliance or residual environmental impacts occur, consideration of alternatives and/or compensatory works to address impacts; • Consideration of the requirement for a Licence under the <i>Protection of the Environment Operations Act 1997</i>; • Relevant guidelines (or draft guidelines) issued by the Department of Planning, NSW Heritage or Department of Environment and Conservation (relating but not limited to) heritage impact, flora and fauna, aboriginal cultural heritage. <p>Part C – Key Issues to be Addressed</p> <p>Requirements of the Department are as follows (see Schedule 1 attached).</p>

<p>Key Assessment Requirements (cont)</p>	<p>Part D – Statement of Commitments</p> <ul style="list-style-type: none"> Proposed mitigation and management of residual impacts; and A draft Statement of Commitments detailing measures for environmental management and mitigation measures and monitoring for the project, including (but not limited to): <ul style="list-style-type: none"> a staging of the development; b likely impacts from, and management/mitigation measures for, noise, vibration, dust, soil and erosion and waste material management; c management of any contamination issues during construction; d impacts on, and mitigation of disturbance to, existing hospital operations during construction (including but not limited to) car parking, access to facilities, construction traffic management, intersection and traffic control; and e construction and operational waste management. <p>Test of adequacy</p> <p>If the Director General considers that the Environmental Assessment does not adequately address the Environmental Assessment Requirements, the Director-General may require the proponent to submit a revised Environmental Assessment to address the matters notified to the proponent. The Director-General may modify these requirements by further notice to the proponent.</p> <p>General Environmental Risk Analysis (in relation to all components of the project)</p> <p>Notwithstanding the above key assessment requirements, the Environmental Assessment must include an environmental risk analysis to identify potential environmental impacts associated with the project (construction and occupation), proposed mitigation measures and potentially residual environmental impacts after the application of proposed mitigation measures. Where additional key environmental impacts are identified through this environmental risk analysis, an appropriately detailed impact assessment of the additional key environmental impacts must be included in the Environmental Assessment.</p>
<p>Consultation Requirements</p>	<p>You should undertake an appropriate and justified level of consultation with the relevant following parties during the preparation of the Environmental Assessment:</p> <ul style="list-style-type: none"> a Agencies or other authorities: <ul style="list-style-type: none"> Roads and Traffic Authority NSW Heritage Council Department of Environment and Conservation Department of Natural Resources Crown Lands Office b Public: <ul style="list-style-type: none"> Document all community consultation undertaken to date and discuss the proposed strategy for undertaking community consultation. This should include any contingencies for addressing any issues arising from the community consultation and an effective communications strategy. c Peer Review Requirements: <ul style="list-style-type: none"> List any components of the environmental assessment to be independently peer reviewed prior to submission.
<p>Specific Requirements - Project Application</p>	<p>In addition to the general environmental assessment requirements specified above, the following specific detailed requirements relate to preparation of the Stage 1 – Project Application</p> <ol style="list-style-type: none"> A survey plan prepared by a registered surveyor preferably drawn to a scale of 1:200 or 1:500 showing: <ul style="list-style-type: none"> a Site map showing location of the land, the measurement of the boundaries of the land, the size of land parcels and north direction; b Existing levels of the land in relation to buildings and road; c The exact location of the existing buildings and other features on the site; d Position of easements, existing significant vegetation and topographic feature.

<p>Specific Requirements - Project Application (cont)</p>	<p>2 Site development plans preferably drawn to a scale of 1:200 or 1:500 showing:</p> <ul style="list-style-type: none"> a Site analysis and opportunities for development in relation to solar access, prevailing winds and site constraints; b Architectural elevations and floor plans, including a section from at least one direction of the proposal, height of retaining walls and fences, elevations for each direction of the proposal; c Location of building envelopes or any structures on the land in relation to the boundaries of the land and any development on adjoining land; d Proposed lot layouts, configuration and lot sizes e Indicative floor plans of the proposed buildings indicating apartment/dwelling types, layout, size, orientation and gross floor areas; f Location and size of vertical and horizontal separation of any lifts, stairs and corridors, fenestrations, balconies and other features; g Communal facilities and service points; h The height of the proposed development at all levels in relation to the land (to be given in Relative Levels to Australian Height Datum); i Any changes that will be made to the level of the land by excavation, filling or otherwise; j Stormwater concept plan, including calculations for any on-site detention; k View analysis (artist's impression, photomontages, etc) of the proposed development; l Confirmation that the development complies with BCA requirements. <p>3 A schedule of materials and finishes, detailing all proposed materials and finishes.</p> <p>4 Shadow diagrams drawn to scale showing solar access to the site and impacts on adjacent sites relating to summer solstice, winter solstice and equinox at 9.am, 12 midday and 3pm.</p> <p>5 Landscape plans detailing any trees to be removed, existing and proposed planting (for proposed planting documentation on the type of species and their growth at full maturity is needed), retaining walls, garbage enclosures, detention basins, fences and paving.</p> <p>6 Erosion and Sediment Control Plan detailing how soil erosion will be minimised on the site. The plan should be drawn to a scale of 1:200 or 1:500 and show: proposed finished surface contours (to be given in Relative Levels to Australian Height Datum); waste stock pile; location and type of erosion; and sediment control measures.</p>
<p>Deemed refusal period</p>	<p>60 days (see Clause 8E of the <i>Environmental Planning & Assessment Regulation</i>).</p>
<p>Panels constituted under s75G</p>	<p>No Panels under Section 75G are required at this stage.</p>
<p>Application Fee Information</p>	<p>Fees are applicable to the application. The fee is based on estimated cost of works as per the <i>Environmental Planning and Assessment Regulation 2000</i>. A Quantity Surveyor's report is required, verifying the capital investment value of the development.</p>
<p>Landowners Information</p>	<p>Landowner's consent is to be provided in accordance with the <i>Environmental Planning and Assessment Regulation 2000</i>.</p>
<p>Documents to be submitted</p>	<ul style="list-style-type: none"> • Fifteen (15) hard copies of the environmental assessment. • Two (2) copies of the environmental assessment and plans on CD-ROM (pdf format). • Fifteen (15) sets of plans to scale (1:100), including one (1) sets at A3 size.

SCHEDULE 1

Part C: Key Issues to be Addressed

Proposal Description - Concept Plan

The proposal and its components should be designed and illustrated, including:

- a Landuse distribution
- b Road hierarchy/layout, access and car-parking provision
- c Open space and access networks
- d Landscaping areas
- e Community and recreation facilities

Proposal Description - Project Application

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Environmental Impacts

The Environmental Assessment must include a description of any contamination and its impacts on the environment, including mitigation and disposal measures as applicable.

Social and Economic Impacts

The Environmental Assessment must include details on:

- a The justification of the proposed hospital site, particularly in relation to accessibility to the urban population of Orange and surrounding areas
- b The relationship of the project to existing development in the locality including (but not limited to) existing Bloomfield Hospital facilities and the proposed Base Hospital on the Bloomfield site
- c The impact on existing business zones and medical precincts as a consequence of substantial relocation of health consulting rooms and establishment of retail facilities

Ecological Impacts

The Environmental Assessment must include a description of any impacts on:

- a Any significant native trees within the site and any mitigation measures proposed
- b Any significant or threatened fauna on or passing through the site.

Heritage Impacts

The Environmental Assessment must include a Heritage Impact Statement addressing:

- a The impact of the development on the heritage significance, curtilage and setting of adjacent Bloomfield hospital, together with the impact on significant views to or from Bloomfield hospital
- b Impacts on heritage landscape
- c Aboriginal Cultural Heritage and associated Community Consultation where deemed necessary according to the Department of Environment and Conservation Guidelines.

Traffic Impacts

The Environmental Assessment must include a traffic impact assessment including details of:

- a The existing and future traffic conditions, road network and road capacity in the vicinity, taking into account the cumulative impact on the proposed private and public hospitals on either side of Forest Road
- b Changes to traffic generation in the locality resulting from the project including management measures where required
- c An analysis of parking generation and measures to meet parking demand
- d Suitable drop-off and pick-up points
- e Likely pedestrian movement to and within the site and measures to ensure pedestrian safety, with particular reference to pedestrian movement between the proposed hospitals across Forest Road, being an arterial road and major feeder to Cadia Mine
- f Emergency and public access

Construction Impacts

The Environmental Assessment must provide details of:

- a The proposed staging of the development
- b Any likely geotechnical impacts for the development on the site
- c Likely impacts from, and management and mitigation measures for, noise, vibration, dust, soil and erosion and waste material management
- d Management of any contamination issues during construction
- e Impacts on, and mitigation of disturbance for, existing hospital operations during construction, including but not limited to access to facilities, truck noise and movements
- f Details of and procedures for managing hazardous materials, including demolition wastes

Services and Infrastructure

The Environmental Assessment must include details of:

- a The capacity of water, sewer, stormwater, power and telecommunications to serve the project

Services and Infrastructure (cont)

- b An assessment of any upgrading to infrastructure necessary to service the development and contributions applicable under any adopted contributions plans
- c Permanent sediment and erosion controls and detention works where required

Urban Design

The Environmental Assessment must include details of:

- a How the proposed building design, detailing, bulk, scale and siting relates to the surrounding built form and heritage and landscape setting
- b The relationship of the building design and siting to existing and proposed improvements on the Bloomfield Hospital site
- c The suitability of the building design and siting for the gateway entrance to the City

Cumulative Impacts

The Environmental Assessment must consider cumulative impacts associated with the construction and operation of the private hospital and the adjoining Orange Base Hospital on the Bloomfield site.

Ecological Sustainable Development

The Environmental Assessment must detail how the development will incorporate ESD principals in design, construction and ongoing operation phases.