

Orange Private Hospital – Concept Plan and Project Applications

Summary of issues raised in submissions

Issue	Response
<ul style="list-style-type: none"> ▪ Design <ul style="list-style-type: none"> - South-eastern façade of medi-hotel – impact of rooftop plant on elevation to be addressed - South-eastern façade of medi-hotel – interface with Bloomfield Hospital to be addressed 	<p>The rooftop plant is partially screened by the timber screens at the facade. The location of the plant is in the centre of the roof plan and will therefore be read as a recessive element. The plant will have no visual impact on the elevation.</p> <p>The south eastern façade provides a mixture of façade types, which articulates and creates interest on the Forest Road façade.</p>
<ul style="list-style-type: none"> ▪ Heritage <ul style="list-style-type: none"> - Clarify how colour palette for hospital and medi-hotel relate to Bloomfield Hospital - Include standard clause re archaeology on site - Address previous use of the site as a drive-in through photographing any retaining structures and incorporate interpretive signage into design - Address Aboriginal significance of “The Springs” nearby 	<p>The private hospital colours are drawn from a palette of ochres, 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.</p> <p>The colour palette for the medi hotel is one of natural materials including natural timber in the screens and the raw colour of concrete and clear glass. These materials will form a natural patina [weathering] over time and will not conflict with the Bloomfield Hospital.</p> <p>The previous use of the site as a drive-in theatre is reinterpreted in the ancillary services building housing medical suites [NW building]. This outdoor theatre screen is created by the turning up of the first floor slab to form a vertical wall facing east and inwards to the plaza area. Because of the way we have designed the building with the first floor folding and curving around the building like a ribbon the screen works as both a part of the architecture [when not in use] and as a theatre screen.</p> <p>“The Springs” was used by both Aboriginal and non-Aboriginal workers in the nineteenth century. Consultation with the local heritage community has recommended monitoring of works on the western part of the site. No relics will be affected as a result of the proposal.</p>

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<ul style="list-style-type: none"> ▪ Landscape <ul style="list-style-type: none"> – Provide interpretive signage regarding purpose of the health/productive gardens 	<p>This has been noted. The health/productive gardens will incorporate interpretive signage as part of the user experience. This design detail will be provided as part of the design development and documentation process.</p>
<ul style="list-style-type: none"> ▪ Kemp/Finneran Road intersection with Forest Road to be rationalised ▪ At-grade pedestrian access from Bloomfield to Private Hospital to be integrated with rationalised vehicle access ▪ Forest Road traffic data to be revised to include expansion of Cadia Mine 	<ul style="list-style-type: none"> ▪ Following consultation with Council and the RTA, access arrangements into the site have been rationalised through the introduction of a new 4-way signalised intersection that will connect both the public and private hospital. ▪ Pedestrian signals are to be incorporated into this intersection to improve pedestrian safety. ▪ Access into the site from Finneran and Kemp Roads is to be deleted, and only left-out from Finneran Road is proposed. ▪ A new internal road (parallel to Forest Road) will direct traffic into the site. ▪ Following a review of expected traffic associated with the expansion of the Cadia Mine, modelling of traffic flows to 2017 indicates that the proposed intersection will continue to perform at a satisfactory level of service.
<ul style="list-style-type: none"> ▪ A visual assessment identifying significant vistas is recommended to ensure the significant views towards Bloomfield Hospital and distant Mt Conobolas will be protected ▪ If disturbance or excavation is proposed in areas where relics are likely to be exposed, an Archaeological Assessment should be prepared 	<p>A vista to Mount Canobolas has been identified in the master plan site analysis. A large village green has been developed as an integral part of the precinct to maintain this vista.</p> <p>With regards to the Bloomfield Hospital edge, there is a landscape vista down Forest Road defined by significant trees on the Bloomfield Hospital side. The master plan reinforces this vista with a landscape edge on the west side of Forest Road combined with a generous building setback.</p> <p>The Forest Road vista of trees continues adjacent to the medi-hotel and ancillary services building. The significant set back of the hospital is continued for the medi hotel and ancillary services building.</p> <p>The proposed tree planting along the western edge of Forest Road is sympathetic and complementary to the adjacent existing established trees to the eastern edge of Bloomfield Hospital. This reinforces the Forest Road vista experience and allows for a readable and harmonious arrival experience</p>

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<p>Traffic and Parking</p> <ul style="list-style-type: none"> Proposed use of Finneran Road and Kemp Road limits any future access by the adjoining land on either side Future development on the adjoining land should not be restricted in a negative way by development or traffic restrictions from the proposed hospital development – eg have 50% usage of the roadways 	<ul style="list-style-type: none"> Following discussions with Council and the RTA, access into the site via Finneran and Kemp Roads is no longer proposed. Finneran Road will be used for left-out movements only. The masterplan has been prepared so that use of these roads will not be prevented in the future, should Council promote development on properties adjoining the site.
<p>Ancillary Services</p> <ul style="list-style-type: none"> Detrimental impact on retail store, postal agency, newsagent and take away store on adjoining land to the south 	<p>The ancillary retail uses are designed to complement the services available at the adjacent property, and service the patients and staff of both the public and private hospitals. They are not expected to have a detrimental impact on the services currently available in the vicinity of the site.</p>
<p>Drainage</p> <ul style="list-style-type: none"> Ensure proposed drainage measures are adequate to deal with runoff to adjoining Crown Land, due to the high level of hard surfaces and the relatively small area allocated for the bioswale and native wetland landscaping along the western boundary. 	<p>This has been noted. The landscape design aims to utilise and enhance the natural site conditions and seeks to direct stormwater surface flows into and through constructed ecologies retaining as much stormwater on site as possible. The approach includes the use of bioswales/biotopes and wetlands, which can detain and retain stormwater onsite. Hard surface areas are to be minimised and permeable and semi permeable materials implemented where appropriate. Further co ordination and review will need to be undertaken with environmental and civil and hydraulic engineering consultants to achieve desired outcomes as the project moves forward.</p> <p>This item will be addressed in the detailed civil design of the project. The intent is to have a “NIL Effect” on the neighbouring properties from our development. The rain run-off will not be increased from the existing situation and condition of the site and its adjoining neighbours.</p>
<p>Visual Amenity</p> <ul style="list-style-type: none"> Clarify built form of hospital – two or three storeys Colour scheme should reflect the surrounding environment and promote healing and recuperation rather than the red brick of the adjacent hospital. 	<p>The private hospital is a maximum of three storeys, with some two storey elements as described on the plans, sections, and elevations. This creates a variety of forms as seen from Forest Road.</p>

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	As noted above, the colour scheme for the private hospital derives from the landscape of ochres and grey. This reflection of the landscape is seen as a health promoting palette. While this palette does not reflect the red brick of the Bloomfield Hospital, it is not in conflict with it.
<p>Flora and Fauna</p> <ul style="list-style-type: none"> ▪ Support use of landscaping utilising indigenous flora 	Noted
<p>Landscaping</p> <ul style="list-style-type: none"> ▪ Proposed plant species have limited capacity to withstand the frosts and cold climatic conditions of Orange ▪ Detailed review of the landscape plans is not warranted at this point in time 	This has been noted. The exotic and native planting master lists in the Landscape Masterplan are expanded palettes from which the final planting selection will be taken. Where possible, endemic species, best suited in the site conditions, will be used in the final native planting selection. Other native and exotic species to be used will be chosen with their ability to adapt and establish in the specific site conditions. In particular, their ability to tolerate frost and cold climate conditions will be considered thoroughly. Plants with limited capacity to withstand local conditions will not be used.
<p>Protection of the Environment Operations</p> <ul style="list-style-type: none"> ▪ An environment protection licence (licence) with the EPA is not required for this proposal ▪ The EPA therefore has no requirements in respect of the application ▪ Statement of Commitments to deal with noise, dust, sediment control and vibration are required ▪ Assessment of current background noise, plus noise from construction and post construction operations to be addressed 	<p>Noise associated with construction activities during the development of the site will be assessed and comply with the relevant Australian Standard AS 2436 1981 "Guide to Noise Control on Construction, Maintenance and Demolition Sites".</p> <p>Statement of Commitments will deal with limiting dust, sediment control and vibration. As part of the detailed design, dust and sediment control measures will be proposed for implementation during construction. This will be in accordance with council standards and Australian standards.</p>

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<p>Flora, Fauna, Threatened Species and Aboriginal Cultural Heritage</p> <ul style="list-style-type: none"> Information detailing findings from both a search of the DECC Aboriginal Heritage Information Management System and consultation with the local Aboriginal community required 	<p>A search of the AHIMS locates no items on the site. Several are located within 5 km of the site.</p> <p>Following consultation with the local Aboriginal Land Council, any works in the western (less disturbed) part of the site will be monitored.</p>
<ul style="list-style-type: none"> Identify areas of potential waterlogging and salinity impacts Develop mitigating measures to minimise water accession to groundwater from the use of town water supply and stormwater runoff, and in the construction of bioswales and water retention areas Develop mitigating measures for potential groundwater impedance and to utilise subsurface moisture 	<p>This has been noted. Further co ordination and review will need to be undertaken with environmental and civil and hydraulic engineering consultants to address desired outcomes as the project moves forward.</p> <p>In the detailed design of the civil works, overland flow analysis and flood studies will identify the water flow paths. These will be used in the design of site detention systems and bioswales. The intent is to have a “NIL Effect” on the neighbouring properties from our development. Areas of potential waterlogging will be identified and minimised. The salinity impacts will also be addressed.</p> <p>As part of the detailed design mitigating measures will be developed for potential groundwater impedance and utilising subsurface moisture</p>
<ul style="list-style-type: none"> The traffic figures provided do not include those of the planned base hospital Impact of planned expansion of Cadia Mine on Forest Road to be addressed The multiple access points on Forest Road to both the proposed development and the Base Hospital are likely to cause driver confusion and unnecessary traffic conflict and friction. Pedestrian crossing on Forest Road is not supported. A single, signalised vehicle and pedestrian access to Public and Private Hospitals be provided. The proposed development does not appear to cater for public transport Access to the proposed parking area parallel to Forest Road and near the hotel are confusing Explanation of internal traffic movements is required 	<ul style="list-style-type: none"> Traffic modelling attached to the Concept Plan has addressed the traffic expected to be generated as a result of the proposed public hospital redevelopment. Following discussions with Council and the RTA, arrangements for access into the site have been amended. The proposed new four-way signalised intersection on Forest Road has incorporated expected traffic to be generated from the expanded Cadia Mine and public hospital. Modelling has indicated that Forest Road and the new intersection will continue to operate satisfactorily. Streets in the site have been designed to accommodate a public bus or coach, and space for a bus stop has been allocated near to the entrance of the medi-hotel. Discussions with Orange Bus Lines have suggested that “should” the redevelopment of the Bloomfield Hospital go ahead, a new bus route will be introduced that terminates at the Hospital.

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<p>Water quality</p> <ul style="list-style-type: none"> ▪ Ensure runoff from the site is controlled to prevent ingress of pollutants to the DPI site 	<p>Water quality will be controlled through the use of hydraulic measures and a detailed water quality monitoring system.</p>
<p>Separation of land uses</p> <ul style="list-style-type: none"> ▪ Noise from stock and machinery, and spray from chemicals may impact on the site. A buffer zone or landscaping or building features may alleviate impacts 	<p>Noise associated with construction of the site, and activities of the site will be monitored to minimise impacts on nearby properties.</p> <p>Conversely, new buildings on the site will be appropriately insulated to minimise ingress of noise from external sources.</p>