

Our Ref: L4PJB18001.docx

21 March 2019

The General Manager
Orange City Council
PO Box 35
ORANGE NSW 2800

Attention: Craig Mortell

Dear Craig

**PLANNING PROPOSAL TO REZONE PRECINCT 1 BLOOMFIELD PRIVATE HOSPITAL SITE
FROM R1 GENERAL RESIDENTIAL TO B2 LOCAL CENTRE, 1517 FOREST ROAD, ORANGE**

In response to the matters raised in your email of 6 March 2019 and our subsequent discussions, we advise as follows:

1. It is agreed that the separate service driveway at the northern end of the site should only be a left turn exit only.
2. The staging line relates to buildings and not parking areas. It is confirmed that parking and site circulation will be provided as required. Further, the number of parking spaces will be provided in line with the uses and rates that are outlined in the parking assessment on pages 42 – 44 of the Planning Proposal.
3. In regard to the existing B2 Zone in the “DPI Land” to the south of the site, we maintain that the Proposal would not conflict with the strategic objective that seeks to maintain the viability of other centres. In this regard:
 - a) The future development plans and timing for the DPI site are not clear; whereas the intention under this proposal is to augment the approved retail offering within the Bloomfield site immediately.
 - b) Further to the above point, the *Orange Blayney and Cabonne Regional Economic Development Strategy, 2018 – 2022* seems to imply that the DPI land has a role to play as part of the Regional Action Plan to “develop agriculture, agricultural processing, agri-technology and manufacturing.” In this regard, Part 7.1 of the Regional Action Plan identifies the following as an “Early Stage Priority Action”:

NSW DPI maintains a research focus on current and future needs of the region’s agricultural sectors with an early focus of the livestock and wine industries. New agricultural start-ups are achieved through the DPI’s GATE program.

- c) The potential for a meaningful retail offering within the DPI site is limited by the fact that it is subject to an FSR control of 0.0421:1. Based on its site area of 34,930m², the maximum floor area for any purpose allowed in the B2 Zone (and not necessarily retail) is approximately 1,470m².
- d) The site that is the subject of this Planning Proposal represents a better location than the DPI site. In conjunction with the approved mixed-use development that is known as the Bloomfield Private Hospital Site (comprising private hospital, medical centres, medi-motel and the like) the proposed supermarket will contribute to a health/service/convenience precinct that will serve:
- The local workforce associated with Orange Health Service; Allity Aged Care; Agricultural Research Station; Rural Fire Service; TAFE Western; Wangarang; the nearby Leewood industrial areas; and the new private hospital itself.
 - The existing residential population in South Orange.
 - The expected residential population in the emerging Shiralee estate.
 - Commuters between Orange and Cadia Mines; Orange and Blayney/Millthorpe.
 - Visitors to the Orange Health Service; Allity Aged Care; and the new private hospital itself.
 - Users of the local recreation facilities (Bloomfield golf course; Jack Brabham Sports Fields; and the Gosling Creek Reserve.
4. In regard to the staging of FSR, the applicant would agree to the following approach:
- a) Stage 1:
- Zone the entire subject site as described in the Planning Proposal to B2 Local Centre.
 - Apply an FSR control that reflects Stage 1 retail requirements as outlined in the Planning Proposal.
 - Introduce an APU mechanism that allows additional floor space for non-retail uses that are permissible in the B2 Zone.

b) Stage 2:

- Apply for a new FSR (via a separate Planning Proposal) to accommodate the Stage 2 retail requirements as outlined in the Planning Proposal. This would occur around the time when it is envisaged that the population thresholds outlined in the Economic Impact Assessment will be achieved.
- Extinguish the abovementioned APU mechanism.

This approach would facilitate the following:

- The rezoning of the entire subject site to B2.
- The total floor area for Precinct 1 to be created in advance.
- Imposition of appropriate FSR controls to accommodate Stage 1 retail but also allow additional FSR to accommodate other non-retail uses that are permitted in the B2 Zone.
- An increase in FSR to accommodate the Stage 2 retail, subject to a separate Planning Proposal.

We trust this is satisfactory but would be pleased to discuss any aspect further.

Yours faithfully

Peter Basha Planning & Development



Per:

PETER BASHA