

# Modification of Minister's Approval

## Section 75W of the *Environmental Planning & Assessment Act 1979*

As delegate of the Minister for Planning under the delegation dated 14 September 2011, I approve the modification of the concept plan referred to in schedule 1, subject to the modifications to the terms of approval and future assessment requirements in schedule 2.



Secretary  
Department of Planning and Environment

Sydney 23.10. 2014

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### SCHEDULE 1

#### Concept Plan Approval:

**MP 07\_0072** granted by the Minister for Planning on 23 November 2008.

#### For the following:

Concept Plan for the development of the Orange Private Hospital, including:

- a part two/part 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.

#### Modification:

##### **MP 07\_0072 MOD 1:**

- provide additional floor space for more private hospital beds and other medical facilities;
- increase floor space for health services and consulting rooms;
- increase retail floor space to enable additional neighbourhood scale shops;
- increase residential accommodation; and
- reconfigure precinct layouts.

## SCHEDULE 2

### PART D - TERMS OF APPROVAL

#### Delete D1 and replace with the following:

#### **D1 Development Description**

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. The concept plan includes 4 separate precincts:

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

The development includes:

- a part three/part 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
- a 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, take away food and drink premises)
- internal roads and car parking
- landscaping
- a four way signalised intersection on Forest Road.

#### Amend D2 by inserting subsection (4) after (3) as follows:

- (4) The section 75W application prepared by Peter Basha dated June 2014.

#### Delete D3 and replace with the following:

#### **D3 Development in accordance with plans**

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

Drawing Number	Name of Plan	Revision	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



Drawing Number	Name of Plan	Revision	Date
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	

## **PART E – MODIFICATIONS TO THE CONSENT**

### **Delete E1 and replace with the following:**

#### **E1 Car Parking in the Private Hospital and the Medi-Motel, Health Facilities and Retail Precincts**

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

### **Delete E3.2 and replace with the following:**

- E3.2** A four-way signalised intersection is to be provided in Forest Road to serve the development. The final design of the intersection, including any road widening, shall be approved by Orange City Council and Roads and Maritime Services. Subject to the final design of the proposed intersection, any road widening required to accommodate the proposed road works is to be undertaken within land described as Lot 1 DP 549856.

### **Delete E3.4, E3.5 and E3.6**

### **Delete E3.7 and replace with the following:**

- E3.7** All costs associated with the traffic and access works outlined above shall be met by the proponent.

## **PART F – FUTURE ASSESSMENT REQUIREMENTS**

### **Delete F2 and replace with the following:**

#### **F2 Maximum gross floor area**

Future applications for Precincts 3 and 4 shall not exceed the following maximum gross floor areas:

<b>Precinct 3</b>	<b>Community/childcare and residential</b>	<b>7,500m<sup>2</sup></b>
<b>Precinct 4</b>	<b>Residential</b>	<b>17,000m<sup>2</sup></b>

Gross floor area must be measured in accordance with the definition within the Standard Instrument (Local Environmental Plans) Order 2006. Site coverage of all buildings shall not exceed 50 per cent.

### **Delete F3 and replace with the following:**

#### **F3 Built form (residential)**

The dwelling size, mix and floor to ceiling height of future development application(s) for new residential buildings shall comply with the requirements of the Orange City Council's relevant codes and policies.

In particular future application(s) shall demonstrate a mix of dwelling types and sizes to provide high standards of residential amenity, a range of housing choice, and a mix of dwelling types to cater for different household requirements, and where relevant, demonstrate consideration of the principles of *State Environmental Planning Policy No 65 - Design Quality of Residential Flat Development* (including any draft version of the SEPP) and the *Residential Flat Design Code*.

### **Insert F4 Buffer to agricultural land after F3 as follows:**

#### **F4 Buffer to agricultural land**

The proponent is to demonstrate in future development application(s) for development with Precincts 3 and 4 that appropriate buffers and treatments are provided on the edge of these precincts where adjoining agricultural land to the west and north, to manage potential land use conflicts.