

Our Ref: L6PJB13033.doc

14 August 2017

NSW Department of Planning  
Head Office  
GPO Box 39  
Sydney NSW 2001

**Attention: Megan Fu**

Dear Megan

**MP 07\_0072 MOD1 – ORANGE PRIVATE HOSPITAL CAMPUS (CONCEPT)**  
**MP 08\_0232 MOD 1 – PRIVATE HOSPITAL (PRECINCT 1)**  
**MP 08\_0233 MOD 1 – MEDI-MOTEL (PRECINCT 2)**

In regard to the above development, and in response to the matters that have been raised in submissions, we advise as follows:

**Response to Submission by Orange City Council**

- a) Orange City Council (and RMS) are concerned about the two most southern access points along the Forest Road frontage. In response to this concern, these entrances have been deleted and the Site Masterplan has been amended accordingly (refer attached TVS Drawing 5420.102.8).
- b) The amended access arrangements reduce the off-street parking resources by 13 spaces. Even with this minor reduction, and in response to Council's comment regarding parking, it is submitted that the off-street parking resources for the development are ample. In this regard, we reiterate the following points that were provided in the supporting documentation:
  - The proposed modification will retain the same floor areas and/or uses as the current Concept Approval and therefore, will not generate an increase in parking demand.
  - For Precincts 1 to 4, a parking provision of 617 spaces was accepted in the current Concept Approval based on the various arguments presented by Terraflow pertaining to dual and complementary use. However, the proposed modification will see an increase in the amount of on-site parking by some 186 spaces (now 173 spaces) across the entire site (i.e. Precincts 1 to 4).

- In addition to these 173 spaces, there is a 32-space overflow car park located at the rear of Precinct 1. This overflow car park is not relied upon to satisfy the parking demands of the development.

With specific regard to Precincts 1 and 2, the current Concept Approval accepted a parking provision of 289 spaces. With reference to the attached Site Masterplan (TVS Drawing 5420.102.8) the proposed revised Concept for Precincts 1 and 2 provides some 460 spaces (plus the 32-space overflow car park), despite the floor areas and/or uses remaining largely unchanged.

Based on the above information, it is clear that the development as modified will benefit from a parking surplus. Further, it is our submission that the marked increase in on-site parking resources (compared to the current Concept Approval) would justify the deletion of Condition 14 of MP 08\_0233 MOD1 which provides as follows:

*14            Operation of Medi-Motel Restaurant and Function Room*

*14.1        In order to ensure that sufficient car parking is provided for all uses within Precinct, the use of the Medi-Motel restaurant and function room is restricted to night time only (i.e. after 5pm).*

*14.2        Despite 14.1 above, the Medi-Motel restaurant may be used for serving breakfast and lunch to motel guests only.*

- c) Council is correct in assuming that Site Masterplan (TVS) 5420.102.6 overrides SK03 revision C. However, please note that Site Masterplan (TVS) 5420.102.6 is to be replaced by Site Masterplan (TVS) 5420.102.8 because this latest revision shows the removal of the 2 southernmost access points onto Forest Road (as required by Council and RMS).
- d) Council's point that the development will need to tie in with the upgrade of Forest Road is acknowledged. The revised access arrangements will integrate with the Forest Road upgrade works.

**Response to Submission by NSW Roads and Maritime Services**

- a) The Site Masterplan has been amended to delete the 2 southern access points into Forest Road. Further, the northernmost access point onto Forest Road will allow left turn exit only.
- b) The revised access arrangements as described above have been endorsed by RMS via their letter dated 7 August 2017 (attached).
- c) The other relevant requirements of RMS are acknowledged.

**Response to Submission by NSW Heritage Council**

- a) The comments of NSW Heritage Council are noted.
- b) The recommended condition of approval by NSW Heritage Council is acknowledged.

**Response to Submission by NSW Office of Environment & Heritage**

- a) The comments of NSW Office of Environment & Heritage are noted.

**Response to Submission by Transport for NSW**

- a) The comments of Transport for NSW are noted.
- b) There are opportunities across the site for bicycle parking to be provided.
- c) The recommended condition of approval pertaining to a Green Travel Plan and a Construction Pedestrian and Traffic Management Plan is acknowledged.

We trust that this information is satisfactory and please do not hesitate to contact our office in regard to any matter.

Yours faithfully

**Peter Basha Planning & Development**



Per:

**PETER BASHA**

Enc:

Amended Site Masterplan (TVS Drawing 5420.102.8)  
Letter from NSW RMS dated 7 August 2017