

Modification of Minister's Approval

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

As delegate of the Minister for Planning, 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.



15/11/2017

Karen Harragon
Director
Social and Other Infrastructure Assessments

Sydney

2017

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 2:

- increase the height of the private hospital building;
- increase total floor space by 500 sqm;
- increase car parking for the campus; and
- reconfigure campus and precincts layout.

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 and the Section 75W Modification prepared by Peter Basha dated May 2017. The concept plan includes four separate precincts:

- Precinct 1
- Precinct 2
- Precinct 3
- Precinct 4

The development includes:

- a six storey private hospital
- an 82 room Medi-Motel
- health facilities buildings for rehabilitation, pathology, medical imaging, chemist, medical suites and the like
- future precincts for residential dwellings and or apartments incorporating short and medium term accommodation for hospital staff and students
- future community/child-care facilities
- separate buildings 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 (5) after (4) as follows:

(5) The Section 75W Modification prepared by Peter Basha dated May 2017.

Delete the table in D3 and replace with the following:

Architectural (or Design) Drawings prepared by TVSarchitects			
Drawing No.	Name of Plan	Revision	Date
5420-1.02	Site Masterplan	11	28/09/2017
5420-2.01	Health Facilities and Retail	6	18/08/2017
5420-2.10	Health Facilities – Elevations	4	18/08/2017
5420-2.11	Health Facilities – Elevations	4	18/08/2017
5420-3.01	Motel - Ground & First Floor	5	18/08/2017
5420-3.10	Motel - Elevations	4	18/08/2017
Architectural (or Design) Drawings prepared by Leffler Simes Architects			
SK 03	SITE & ROOF PLAN	E	SEP 2017
SK 04	GROUND FLOOR PLAN	D	AUG 2017
SK 05	LEVELS 1-4 FLOOR PLAN	D	AUG 2017
SK 06	LEVEL 5 FLOOR PLAN	D	AUG 2017
SK 07	NORTH ELEVATION	A	FEB 2017

SK 08	SOUTH ELEVATION	A	FEB 2017
SK 09	EAST ELEVATION	A	FEB 2017
SK 10	WEST ELEVATION	A	FEB 2017
SK11	SECTION AA SECTION BB	A	FEB 2017
Landscape Plans prepared by McGregor Coxall			
01	LANDSCAPE GENERAL CONCEPT PLAN	E	May 2017 (as marked)
02	LANDSCAPE MASTERPLAN	F	May 2017 (as marked)
03	LANDSCAPE MASTERPLAN	F	May 2017 (as marked)
04	SECTION AND PRECEDENTS	E	May 2017 (as marked)

PART E – MODIFICATIONS TO THE CONSENT

Delete E1 and replace with the following:

E1 Car Parking in Precincts 1 and 2

- E1.1 A minimum of 214 at-grade car parking spaces for use by the public and staff shall be provided for Precinct 1.
- E1.2 A minimum of 243 at-grade car parking spaces for use by the public and staff shall be provided for Precinct 2.

Delete E3 Traffic and Access

Delete E4.1 to E4.4 and replace with the following:

A planning agreement must be executed with Council in accordance with the letter of offer made by James Richmark Pty Ltd to Orange City Council dated 31 October 2017.

Insert after E4 the following:

E5 Landscaping

The two additional vehicle access points from Forest Road wholly within Precinct 2 are not approved. Landscaping must be provided where these two vehicle access points along Forest Road are shown on the landscape plans.

PART F – FUTURE ASSESSMENT REQUIREMENTS

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 and the Apartment Design Guide*.

Insert after F3 the following:

F4 Utilities and Infrastructure

Each development application for development within Precincts 3 and 4 must identify how the development is consistent with an executed planning agreement.