

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 project approval referred to in schedule 1, subject to the modifications to the development description and conditions in schedule 2.



15/11/2017

Karen Harragon
Director
Social and Other Infrastructure Assessments

Sydney

2017

SCHEDULE 1

Project Approval:

MP 08_0232 granted by the Minister for Planning on 23 November 2008.

For the following:

Construction of a private hospital (Precinct 1) including the following elements:

- a three-level building comprising new private hospital complex comprising 10,350m² of in-patient, operating, pathology, cancer care and pharmacy facilities, medical consultation suites and 149 at grade car parking spaces
- road improvements including the construction a four way signalised intersection on Forest Road
- landscaping
- stormwater and infrastructure works.

Modification:

MP 08_0232 MOD 2:

- relocate the single storey health facilities and retail buildings to this precinct;
- reconfigure road layout; and
- provide 214 car parking spaces.

SCHEDULE 2

PART 1 - TABLE

Delete the table in PART 1 and replace with the following:

Application made by:	Forest Road Syndicate Pty Ltd
Application made to:	Minister for Planning
Major Project Number:	MP 08_0232
On land comprising:	Lot 1 DP 549856
Local Government Area:	Orange City Council
For the carrying out of:	Construction of: • single storey health facilities and retail buildings comprising 5,313 sqm of floorspace; • a minimum 214 at-grade car parking spaces; • road improvements including the construction a four way signalised intersection on Forest Road; • landscaping; and • stormwater and infrastructure works.
Type of development:	Project approval under Part 3A of the EP&A Act
Determination made on:	23 November 2008
Determination:	Project Approval for health facilities and retail buildings within Precinct 1 of the Orange Private Hospital development concept plan is granted subject to conditions set out in Parts D, E, F, G, H and I of Schedule 2
Date of commencement of approval:	This approval commences on the date of the Minister's approval.
Date approval is liable to lapse:	5 years from the date of determination unless specified action has been taken in accordance with Section 75Y of the EP&A Act.

PART D - ADMINISTRATIVE CONDITIONS

Delete condition D1 and replace with the following:

D1 Development Description

Project approval is granted only to the carrying out of the following:

- construction of single storey buildings comprising 5,313 sqm of gross floor area for health related purposes and retail
- construction of a minimum 214 at-grade car parking spaces
- stormwater and infrastructure works
- road improvements
- landscaping
- construction a four way signalised intersection on Forest Road.

Delete condition D2 and replace with the following:

D2 Development in Accordance with Plans and Documentation

D2.1 The development shall be in accordance with the following documentation:

- EA, Concept Plan EA and PPR
- Project Application - Orange Private Hospital

Except were amended by:

- Section 75W application prepared by Peter Basha dated June 2014.

- Section 75W Modification prepared by Peter Basha dated May 2017.

D2.2 The development shall be in accordance with the following plans:

Architectural (or Design) Drawings prepared by TVSarchitects			
Drawing No.	Name of Plan	Revision	Date
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
Landscape Plans prepared by McGregor Coxall			
01	LANDSCAPE GENERAL CONCEPT PLAN	E	May 2017 (as marked)
02	LANDSCAPE MASTERPLAN	F	May 2017 (as marked)
04	SECTION AND PRECEDENTS	E	May 2017 (as marked)

Insert after condition D4 the following condition:

D5 Limits of Approval

This consent does not approve fit-out of any buildings. Separate approval/s for the fit-out of the building/s, must be obtained for this development, if required by the EP&A Act.

PART E - PRIOR TO ISSUE OF CONSTRUCTION CERTIFICATE

Delete condition E7 and replace with the following:

E7 Utilities and Infrastructure

Prior to issue of any construction certificate or within 90 days of approval of MP 08_0232 MOD 2, whichever occurs first, 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.

Delete condition E10

Delete condition E12

PART G - DURING CONSTRUCTION

Insert after condition G13 the following condition:

G14 Impact of Below Ground (sub-surface) Works – Non-Aboriginal Relics

Historical archaeological resources are protected under the relics provisions of the NSW Heritage Act 1977. If, during the course of development works, significant relics are discovered, work must cease in the affected area(s) and the Heritage Council of NSW must be notified. Additional assessment and approval may be required prior to works continuing in the affected areas(s) based on the nature of the discovery.

PART H - PRIOR TO THE ISSUE OF AN OCCUPATION CERTIFICATE

Insert after condition H8 the following:

H9 Vehicle Access Arrangements

H9.1 Prior to occupation of the development, “No Entry” (R2-4) signs are provided on the land at each side of the exit driveway for service vehicles (shown as service entry on

the approved plans). The signs are to face Forest Road to advise motorists not to enter the site from Forest Road via the exit driveway.

- H9.2** Prior to occupation of the development, a sign is to be positioned at the service egress driveway facing the overflow parking car park advising all non-service delivery traffic to not enter the service egress driveway.