

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_0233 granted by the Minister for Planning on 23 November 2008.

For the following:

Construction of a Medi-Motel (Precinct 2) including the following:

- Construction of a new Medi-Motel comprising 80 rooms and 9 consultation suites
- Gymnasium
- Rehabilitation rooms
- At grade car-parking spaces
- Ancillary retail premises (florist, café/restaurant and newsagent)
- Stormwater and infrastructure works
- Road improvements including the construction a four way signalised intersection on Forest Road
- Landscaping.

Modification:

MP 08_0233 MOD 2:

- relocate the private hospital building to this precinct;
- increase the height of the private hospital building to six storeys and reduce the size of the building footprint;
- reconfigure road layout; and
- provide 243 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_0233
On land comprising:	Lot 1 DP 549856
Local Government Area	Orange City council
For the carrying out of:	• Construction of: ○ a Medi-Motel comprising 82 rooms; and ○ a six level private hospital building comprising 12,630 sqm of gross floor area; • Construction of a minimum 243 at-grade car parking spaces. • Stormwater and infrastructure works. • Road improvements including the construction a four way signalised intersection on Forest Road. • Landscaping.
Type of development:	Project approval under Part 3A of the EP&A Act
Determination made on:	23 November 2008
Determination:	Project Approval for Medi-Motel and private hospital building within Precinct 2 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 3
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:
 - a Medi-Motel comprising 82 rooms
 - a six level private hospital building comprising 12,630 sqm of gross floor area;
- construction of a minimum 243 at-grade car parking spaces
- stormwater and infrastructure works
- road improvements including the construction a four way signalised intersection on Forest Road
- landscaping
- closure of Kemp 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 – Medi-Motel

Except were amended by:

- Section 75W Modification 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
5420-3.01	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)
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 the private hospital building. Separate approval/s for the fit-out of the private hospital building, must be obtained for this development, if required by the EP&A Act.

PART E - PRIOR TO ISSUE OF CONSTRUCTION CERTIFICATE

Delete condition E8 and replace with the following:

E8 Utilities and Infrastructure

Prior to issue of any construction certificate or within 90 days of approval of MP 08_0233 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 E11

PART G - DURING CONSTRUCTION

Delete condition G14 and replace with the following:

G14 Car Parking

A minimum of 243 off-street car parking spaces must be provided within Precinct 2.

The parking spaces are to be line marked and constructed in accordance with the requirements of Orange City Council's Development and Subdivision Code and Australian Standard AS 2890.1:1993 Off-street car parking.

Insert after condition G15 the following condition:

G16 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 I - MATTERS FOR ONGOING PERFORMANCE OF THE DEVELOPMENT

Delete condition I4 and replace with the following:

I4 Car parking allocations

A maximum of 100 car spaces can be allocated for exclusive use by the private hospital. All remaining spaces within this precinct must remain available for use by patrons and visitors of the motel.