

Modification of Development Consent

Section 4.55(1A) of the *Environmental Planning and Assessment Act 1979*

As delegate of the Minister for Planning and Public Spaces, I approve the modification of the development consent referred to in Schedule 1, subject to the conditions in Schedule 2.



Karen Harragon
Director
Social and Infrastructure Assessments

Sydney

30 August

2019

SCHEDULE 1

Development consent:	MP08_0233 granted by the Minister for Planning on 23 November 2008
For the following:	Orange Private Hospital – Medi-Motel (Precinct 2)
Applicant:	James Richmark Pty Ltd
Consent Authority:	Minister for Planning and Public Spaces
The Land:	Lot 1 DP 549856 and Lots 100 and 101 DP 1147525
Development:	Orange Private Hospital – Medi-Motel (Precinct 2), Forest Road, Orange
Modification:	External changes to the approved private hospital building and Medi-Motel, tenancy reconfiguration of the private hospital, internal reconfiguration of the Medi-Motel, and precinct site arrangement changes.

SCHEDULE 2

PART 1 – TABLE 1

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

Application made by:	James Richmark 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 12,630sqm 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:	Formerly project approval under Part 3A, now transitioned to State Significant Development (SSD)
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.

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:

- the EA, Concept Plan EA and PPR.
- Project Application – Medi-Motel.

Except where amended by:

- Section 75W Modification prepared by Peter Basha dated June 2014.
- Section 75W Modification prepared by Peter Basha dated May 2017.
- Section 4.55(1A) Modification prepared by Peter Basha dated October 2018.
- Section 4.55(1A) Modification prepared by Peter Basha dated June 2019.

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

Architectural (or Design) Drawings prepared by TVS Architects			
Drawing No.	Name of Plan	Revision	Date
5420.1W-3.01	Motel – Ground and First Floor	13	18.04.19
5420-1W-3.10	Motel – Elevations	7	18.04.19
Architectural (or Design) Drawings prepared by Leffler Simes Architects			
SK03	Site and Roof Plan	PG	01.05.19
GFA100	GFA Ground Floor	1	06.08.19
GFA101	GDA First Floor	1	06.08.19
GFA102	GFA Second Floor	1	06.08.19
GFA103	GFA Third Floor (also applies to fourth floor)	1	06.08.19
GFA105	GFA Fifth Floor	1	06.08.19
GFA106	GFA Roof Plan	1	06.08.19
SK13	Roof Top Plan	PA	04.07.19
SK_RFG	Roof Top Garden	P	Aug 2019
SK07	North Elevation	PC	01.05.19
SK08	South Elevation	PC	01.05.19
SK09	East Elevation	PC	01.05.19
SK10	West Elevation	PC	01.05.19
SK11	Sections AA and BB	PC	01.05.19
Landscape Plans prepared by Nicholas Bray Landscapes			
L1	Landscape Materials Plan – Bloomfield Private	F	28.05.19
L2	Planting Plan – NE – Bloomfield Private	F	28.05.19
L3	Planting Plan – NW – Bloomfield Private	F	28.05.19
L1	Landscape Concept Plan – The Remington Motel	E	04.07.19
L2	Planting Plan – The Remington Motel	E	04.07.19

**End of modification
(MP 08_0233 MOD 4)**