

D14/18428
PR4072



6 August 2014

NSW Government Planning & Environment
(Attention Megan Fu)
GPO Box 39
SYDNEY NSW 2001

megan.fu@planning.nsw.gov.au

Dear Ms Fu

**EXHIBITION OF MODIFICATION REQUEST FOR THE ORANGE PRIVATE HOSPITAL CONCEPT
PLAN - MP 07_007 MOD 1 - LOT 1 DP 549856 - 1517 FOREST ROAD, ORANGE**

Thank you for the opportunity to comment on the Part 3A modification.

Orange City Council is broadly supportive of this development and looks forward to it adding to a growing medical precinct. We note recent reports on native trees on the site but acknowledge that the previous design would have seen these removed as does the current design. We would encourage some replanting in recognition of this.

We would, however, like to see the following conditions applied to your consent documentation.

The proposed modification removes the need for bus servicing within the development as a bus service is provide to the Orange Base Hospital. Pedestrian access is available to the OBH bus stop. As such, conditions amended or deleted relating to bus servicing is agreed to.

As a result of general modifications to the original development, the following engineering conditions should be amended as follows:

**Major Project Application No MP 07_0072
Schedule 1
Part E- Modifications to the Concept**

(insert condition)

E3.3 Subject to the final design of the proposed intersection on Forest Road any road widening required to accommodate the proposed road works is to be undertaken within land described as Lot 1 DP 549856.

**EXHIBITION OF MODIFICATION REQUEST FOR THE ORANGE PRIVATE HOSPITAL CONCEPT
PLAN - MP 07_007 MOD 1**

6 August 2014

Major Project Application No MP 07_0072

Schedule 2

Part E - Prior to Issue of Construction Certificate

(amended condition)

E10 Water and Sewer Augmentation Charges

A Certificate of Compliance, from Orange City Council in accordance with the Water Management Act 2000, is to be submitted to the Principal Certifying Authority prior to the issuing of a Construction Certificate. The Certificate of Compliance will be issued subject to the payment of contributions for water, sewer and drainage works - at the level of contribution applicable at that time. The contributions are based on 104 ETs for water supply headworks and 104 ETs for sewerage headworks.

Major Project Application No MP 07_0072

Schedule 3

Part E - Prior to Issue of Construction Certificate

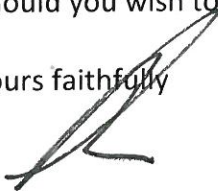
(amended condition)

E11 Water and Sewer Augmentation Charges

A Certificate of Compliance, from Orange City Council in accordance with the Water Management Act 2000, must be submitted to the Principal Certifying Authority prior to the issuing of a Construction Certificate. The Certificate of Compliance will be issued subject to the payment of contributions for water, sewer and drainage works - at the level of contribution applicable at that time. The contributions are based on 26.5 ETs for water supply headworks and 27.5 ETs for sewerage headworks.

Should you wish to discuss the matter please do not hesitate to contact me on 6393 8261.

Yours faithfully



David Waddell

DIRECTOR DEVELOPMENT SERVICES

lgm