



Department of Primary Industries

OUT14/23736

Ms Megan Fu,
Industry, Key Sites and Social Projects
NSW Department of Planning and Environment
GPO Box 39
SYDNEY NSW 2001

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Dear Ms Fu,

Orange Private Hospital Concept Plan and Project Approvals (MP07_0072 Mod 1, MP08_0232 Mod 1, MP08_0233 Mod 1) - Proposed Modifications

I refer to your email dated 17 July 2014 requesting advice from the Department of Primary Industries (DPI) in respect to the above matter.

Comment by Crown Lands

Crown Lands recognise that urban development in the locality of the proposed Orange Private Hospital is increasing and as such sees the development as an extension of this urbanisation. A review of the Modification Application has identified that the change to buildings within Precinct 1, 2 and 3 will have negligible impact on land managed by the Crown within the locality.

It is noted that a number of other managers for Crown land, namely Orange TAFE, the Orange City Parkland Trust, Bloomfield Reserve Trust (Golf Course) and the Black Sallee Reserve Trust (Canobolas Rural Fire Service) have not been mentioned as being consulted with during the planning process. Crown Lands views that consultation is required with the various parties to ensure any concerns raised by the subject land managers have been addressed by the Proponent.

For further information please contact Rebecca Johnson, Co-ordinator Client Services, (Newcastle Office) on 4920 5040 or at rebecca.johnson@lands.nsw.gov.au.

Comment by NSW Office of Water

The NSW Office of Water has reviewed the Environmental Assessments (EA) for the proposed modification to the Orange Private Hospital Concept Plan and related project approvals. The following comments and recommended condition of approval are provided to assist in finalising the assessment of the project.

- It is understood the proposed modification mainly involves reconfiguring the layout of the site. The NSW Office of Water has no comments in terms of the individual building elements proposed for the concept plan or the individual project approvals.
- It is anticipated minor modifications to stormwater management will be required however this is yet to be detailed. As advised by the former Department of Water and Energy (DWE) in response to the initial exhibition of MP07_0072, any storage of water on-site will need to be considered in terms of the Maximum Harvestable Rights Dam Capacity (MHRDC) of the property. It is recommended the proponent consult with the NSW Office of Water in the development of the stormwater management design.
- Where DWE is referred to in previous project approval conditions, it is recommended this be amended to NSW Office of Water (NOW) as appropriate.

Recommended Condition of Approval

The proponent shall prepare a Water and Soil Erosion Control Plan for the project prior to commencement of activities. This plan must be developed in consultation with the NSW Office of Water.

Yours sincerely



Kristian Holz
Director Policy, Legislation and Innovation