

Our Ref: 05909/0802

8 February 2010

Mr Sam Haddad
Director General
NSW Department of Planning
GPO Box 39
Sydney NSW 2001

Dear Sir,

**CONCEPT PLAN APPLICATION - BLOOMFIELD – SOUTH ORANGE
DEPARTMENT OF INDUSTRY AND INVESTMENT – PRIMARY INDUSTRIES**

On behalf of the Department of Industry and Investment – Primary Industries and Energy, we request the Director General's Requirements to prepare a Concept Plan Application for the residential and commercial/retail development for the above project. The proposal relates to part of the Bloomfield Site, which has been determined as a State Significant site under Part 18 of Schedule 3 of the State Environmental Planning Policy (Major Projects) 2005 ("Major Projects SEPP").

The landholdings that form part of the Bloomfield Site under Part 18 are shown on Figure 1. A preliminary masterplan has been prepared for the area that is the subject of this Concept Plan Application (Figure 2), which includes the R2 Low Density Residential Land and the B4 Mixed Use zoned lands and are known as follows.

Table 1 – Subject Landholdings

Land Description	Status and Tenure
Lot 7017 DP 750401 (road)	Reserve 97682 for Public Buildings, notified 15/2/1985
Lots 2 and 134 DP 750401	97682 for Public Buildings, notified 15/2/1985 Reserve
Lot 179 DP 750401	Reserve 1011448 for Future Public Requirements, notified 31/3/2006
Lot 63 DP 750401	Added to Reserve 84622 for Research Station (Agricultural), notified 6/12/1963
Lot 147 DP 750401	Reserve 97682 for Public Buildings, notified 15/2/1985
Lot 143 DP 750401	
Lot 7011 DP 1000831	Reserve 84622 for Research Station (Agricultural), notified 8/11/1963, addition 6/12/1968 (previous TSR:56781-rev'k 6/12/1968)
Lot 145 DP 750401	Reserve 84622 for Research Station (Agriculture), not 8/11/1963

Source: NSW Department of Lands (2007) and Hoynes Wheeler and Thorne Pty Ltd

The following provides an outline of the background of the project to date and a description of the works that are proposed as part of the Concept Plan.

Background

Orange City Council's Sustainable Settlement Strategy (2004) was prepared to support the development of Council's new Draft Local Environmental Plan, conforming to the Standard LEP Template. The Settlement Strategy identified land at South Orange including the Bloomfield Site as having potential for urban residential development and recognises this area as part of a South Orange urban growth strategy.

On 11 February 2008, pursuant to Clause 6 of the Major Projects SEPP, the Minister for Planning formed the opinion that the proposed development constitutes a Major Project and also authorised the submission of a Concept Plan for the Site. In doing so the Minister also formed the opinion that a State Significant Site Study be undertaken to determine whether to list the site a State Significant Site in Schedule 3 of the Major Projects SEPP.

The State Significant Site Study was prepared after consultation with the relevant agencies including the Department of Planning, RTA, NSW Heritage Branch, the then NSW Department of Primary Industries, Department of Environment and Climate Change, and Orange City Council.

On 9 April 2009 the Minister for Planning listed the site as State Significant in Schedule 3 of the Major Projects SEPP. The land is now zoned under Part 18 of Schedule 3 as:

- R2 Low Density Residential
- B4 Mixed Use
- SP2 Infrastructure

Part 18 of Schedule 3 of the Major Projects SEPP also outlines the development standards for each of the zones. In particular, clause 16 of Part 18 has imposed restrictions in relation to the B4 Mixed Use Zone as follows:

- *To provide opportunities for retailing in Zone B4 Mixed Use that will not adversely affect the economic sustainability of Orange CBD;*
- *To set a maximum retail floor space for development in Area 2;*
- *To prohibit retail premises in Area 1;*
- *Retail floor space for all development on land in Area 2 must not exceed 1,500m².*

It is understood that a maximum retail floor space was imposed to ensure that the proposal does not adversely impact the sustainability of the Orange CBD. At the time, there was not any detailed economic analysis undertaken to determine what would be an appropriate amount of retail floorspace for the site. After the gazettal of the State Significant Site, the Department of Industry and Investment – Primary Industries and Energy separately commissioned an Economic Impact Assessment to investigate the market scope and sales potential for a proposed retail facility at South Orange.

The Economic Impact Assessment addresses:

- the local and regional context;
- details of the trade area likely to be served;
- the competitive environment;
- the market scope and the suitability of the current 1,500 m² retail cap; and
- considers the economic effects of the proposed development on other retailers within the Orange Region.

It concludes that the appropriate retail floorspace for this area should be 3,500m² for it to provide appropriate services to meet the needs of the existing and future resident, worker and visitor populations. A convenience store of 1,500m² or less would not be sufficiently large enough to provide the range of shopping needs and services required. Whilst there will be an impact on other retail outlets, the levels of impact projected will not threaten the ongoing viability of the existing or future expansion of retail facilities in the region.

Concept Plan Proposal

Concept Plan approval is being sought for the development of the land zoned R2 Low Density Residential and the B4 Mixed Use Zone. The proposal for the concept plan includes the following and is shown on Figure 2:

- The residential subdivision of the land zoned R2 Low Density Residential and associated infrastructure including:
 - Access onto Forest Road through the B4 Mixed Use Zone;
 - Water Reservoir;
 - Drainage swale;
 - Local open space

The approximate yield for the residential development is 550 lots based on the preliminary masterplan. This includes lots mostly in the 800 to 850m² range with a depth of 35m. However, lot sizes and depths will vary taking into consideration the constraints and opportunities of the site.

- An increase of the retail component on Area 2 in the B2 Mixed Use Zone from 1,500m² to 3,500m², which is based on the Economic Impact Assessment as outlined above.
- A slight amendment to the southern zone boundary between the SP2 Research Station zone and the R2 Low Density Residential zone. This is considered to have a minimal impact.

Access is also proposed from Forest Road in the northern part of the site zoned SP2. The road will connect to the residential area to the south and it allows road access for the Orange Agricultural Institute to monitor its landholdings to the north of the study area. It is noted that Roads are permissible without consent in the SP2 Infrastructure zone.

We look forward to the receipt of the Director General's Requirements to progress this project.

If you require any further information please do not hesitate to contact me.

Yours faithfully,

Vanessa Colclough
Director

Enc.

FIGURE 1
Site Plan

SOUTH ORANGE - DPI LAND

- Legend
- Site Boundary (Total Area = 165 ha)
 - Watercourse (LPMA)
 - 2m Contours (LPMA)
 - Electricity Transmission Line (LPMA)
 - Cadastral (LPMA)
 - Crown Road (LPMA)
 - Waterbodies (LPMA)
 - Easement (DP 269835)
 - Assumed Easement based on Title Search for Lot 145/750401



Scale 1:10,000 (at A3)



Figure 2 - Preliminary Concept Plan

