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Department Generated
Correspondence (Y)

Ms Vanessa Colclough
Director – Peter Andrews + Associates Pty Ltd
PO Box 494
Terrigal NSW 2260

Dear Ms Colclough

SUBJECT: BLOOMFIELD CONCEPT PLAN APPLICATION, SOUTH ORANGE

I refer to your letter to the Director General on 8 February 2010 requesting the Director-General's requirements for the Bloomfield Concept Plan Application, South Orange.

I have attached a copy of the Director-General's requirements for the project. These requirements have been prepared in consultation with the relevant agencies, and are based on the information you have provided to date. I have also attached a copy of the agencies' comments for your information.

Please note that the Director-General may alter these requirements at any time.

If your proposal is likely to have a significant impact on matters of National Environmental Significance, it will require an approval under the *Commonwealth Environment Protection Biodiversity Conservation Act 1999* (EPBC Act). This approval is in addition to any approvals required under NSW legislation. It is your responsibility to contact the Department of Environment, Water, Heritage and the Arts in Canberra (6274 1111 or <http://www.environment.gov.au>) to determine if the proposal requires an approval under the EPBC Act. The Commonwealth Government has accredited the NSW environmental assessment process so if it is determined that an approval is required under the EPBC Act, please contact the Department immediately as supplementary Director-General's requirements may need to be issued.

I would appreciate it if you would contact the Department at least two weeks before you propose to submit your Environmental Assessment for the project. This will enable the Department to determine the:

- applicable fee (see Division 1A, Part 15 of the *Environmental Planning and Assessment Regulation 2000*);
- consultation and public exhibition arrangements; and
- number of copies (hard-copy or CD-ROM) of the Environmental Assessment that will be required for exhibition purposes.

Once it receives the Environmental Assessment, the Department will review it in consultation with the relevant agencies to determine if it adequately addresses the Director-General's requirements, and may require you to revise it prior to public exhibition.

The Department is required to make all the relevant information associated with the project publicly available on its website. Consequently, I would appreciate it if you would ensure that all the documents you subsequently submit to the Department are in a suitable format for the web.

If you have any enquiries about these requirements, please contact Megan Webb (9228 6495).

Yours sincerely

  17/3/10
Daniel Keary
Director
Government Land and Social Projects
As delegate of the Director-General

Director-General's Requirements

Section 75F of the *Environmental Planning and Assessment Act 1979*

Application No.	MP 10_ 0021
Project	Bloomfield Concept Plan
Site	Forest and Rifle Range Roads, Bloomfield, Orange LGA Lots 2, 63, 133, 134, 143, 145, 147, 179 DP750401; and Lot 7011 DP1000831
Proponent	Industry and Investment NSW
Date of Issue	17 March 2010
Date of Expiry	2 years from the date of issue (above). If the Environmental Assessment is not exhibited within this time, the applicant must consult further with the Director-General in relation to the preparation of the environmental assessment.
Key Issues	The Environmental Assessment must address the following key issues: 1. Relevant Environmental Planning Instruments, Policies and Guidelines to be addressed – including: - describe the planning provisions applying to the site, including permissibility and the provisions of all plans and policies including: - Objects of the EP&A Act; <i>State Environmental Planning Policies (SEPPs), including:</i> <i>SEPP (Major Development) 2005;</i> <i>SEPP (Infrastructure) 2007;</i> <i>SEPP 55 - Remediation of Land;</i> - NSW State Plan; - justify any deviations from the development standards specified in Schedule 3, part 18 of <i>SEPP (Major Development) 2005</i>; and - consider the Orange City Council Instruments, policies and strategies, including the Orange Sustainable Settlement Strategy and Local Environmental Study. 2. Layout and Future Character – including: - a site analysis to identify the relevant natural and built environmental features. The site analysis should form the basis for justifying the configuration of the development of the land; - details of the proposed layout, demonstrating incorporation of the principles for: - sustainable subdivision design; - appropriate mix of lot sizes and future housing diversity, with consideration of provisions for affordable housing; - safe subdivision design, including traffic, road design, pedestrian safety and Crime Prevention through Environmental Design Principles; - suggested controls and urban design guidelines applicable to the development, including the subdivision pattern, lot sizes and yield, road hierarchy and design, development controls, future built form, character and management arrangements;

- details of the proposed uses in the B4 - Mixed Use zone, with consideration of function and relationship of uses given the fragmented nature of the zone;
 - details of the proposed landscaping and open space areas;
 - view analysis, including artist's perspective and photomontages;
 - links with existing and proposed urban development in the area; and
 - integration with the existing character of the surrounding land uses.
- 3. Staging** – including:
- details of any proposed staging, including:
 - the extent of the area and works proposed for each stage; and
 - the predicted timing for each stage (and the implications for the delivery of infrastructure and services required).
- 4. Economic Impacts** – including:
- provide a detailed description of the proposed retail space including:
 - consideration of the likely demand for retail space; and
 - justification for the proposed floor space, number and type of retail spaces to be provided;
 - provide an economic impact assessment to determine the potential impacts on the Orange Town Centre (including consideration of existing and likely future retail development within the Orange LGA); and
 - demonstrate there is sufficient demand for the proposed retail space and that the space would not significantly impact on the viability and vitality of the Orange Town Centre.
- 5. Social and Community** – including:
- identify the social and community facilities required to provide for the community and ensure social integration; and
 - describe the measures to be implemented to provide for the timely provision of these facilities.
- 6. Agricultural Land** – including:
- an assessment of the impact on primary production and practices for adjoining rural areas and consider any potential impacts on food production.
- 7. Ecologically Sustainable Development (ESD)** – including:
- a description of how the development will incorporate ESD principles in the design of the area, including consideration of infrastructure for:
 - rainwater harvesting and water reuse;
 - energy efficiency and renewable supply; and
 - waste recycling, minimisation and trip containment.
- 8. Transport & Accessibility Impacts** – including:
- provide a Transport & Accessibility Impact Assessment prepared in accordance with the RTA's *Guide to Traffic Generating Developments* and making reference to the *NSW Planning Guidelines for Walking and Cycling* and the Integrating Land Use and Transport policy package, considering the following issues:
 - adequacy of access arrangements to surrounding areas and consideration of the impacts on access for neighbouring sites;
 - traffic generation including daily and peak traffic movements likely to

be generated by the project and cumulatively at various stages of the development (taking into consideration the traffic likely to be generated from proposed and approved developments and predicted future growth); the impact on the safety and capacity of the surrounding road network and nearby intersections; and the need and provision of upgrade, road improvement works, or funding;

- road design, in accordance with Australian Standards, and demonstrating how the road layout design supports safe and efficient bus access in accordance with the *NSWTI Metropolitan Servicing Guidelines*;
- car parking (note: the Department supports reduced parking provision, if adequate public transport is available to access the site);
- measures to promote sustainable means of transport including public transport usage, pedestrian and bicycle linkages both within the site and to key destinations, and the potential for implementing a location specific sustainable travel plan;
- demonstrate how users of the development will be able to make travel choices that support the achievement of relevant State Plan targets;
- describe the existing pedestrian and cycle movements within the vicinity of the site and determine the adequacy of the proposal to meet the likely future demand for increased public transport and pedestrian and cycle access; and
- provide an assessment of the implications of the proposed development for non-car travel modes (including walking and cycling, and the provision and cost of public transport and supporting infrastructure).

9. Soil and Water – including:

- a site water balance for the project, including a description of the measures that would be implemented to minimise the use of potable water;
- a description of any watercourses or riparian corridors on site and details of the measures to protect and enhance these waterways;
- consideration of potential impacts on groundwater, with details of any groundwater interception and dewatering required during construction and an assessment of the impacts on the quality and quantity of groundwater;
- an assessment of impacts on adjacent water users (including any groundwater dependent ecosystems);
- plans of the proposed sediment and erosion controls (during construction);
- plans of the proposed drainage and stormwater infrastructure, in accordance with the principles of Water Sensitive Urban Design, including details of any water management structures; and
- consideration of the potential flooding (with consideration of climate change), contamination, and salinity impacts.

10. Heritage – including:

- impacts on both Aboriginal and non-Aboriginal Heritage; and
- proposed mitigation and management measures.

	11. Biodiversity – including: • an assessment of the potential impacts of the project on threatened species, migratory species and endangered ecological communities; and • a description of the measures proposed to enhance the biodiversity conservation value of the site. 12. Bushfire Risks – including: • provide an assessment in accordance with the requirements of <i>Planning for Bushfire Protection 2006</i> and identify the ongoing management arrangements for any asset protection zones required. 13. Utilities and Services – including: • describe any existing utilities and services onsite; • prepare an utility and infrastructure delivery strategy, to provide for the supply of water, sewerage, stormwater, gas, electricity and telephone services; and • consider technologies and options to reduce the demand or need for servicing or provide for the supply of sustainable services. 14. Developer Contributions and/or Planning Agreements – including: • an assessment of the demand for local and regional services and an outline of the proposed mechanisms to ensure suitable funding and timely provision of these services; and • details of the scope of any proposed planning agreement and/or developer contributions between the proponent, Council and other agencies for matters such as community, regional and local infrastructure. 15. Noise – including: • a quantitative assessment of the potential construction and traffic noise impacts of the project.
References	The Environmental Assessment must take into account relevant State government technical and policy guidelines.
Consultation	During the preparation of the Environmental Assessment, you should consult with the relevant local, State and Commonwealth Government authorities, service providers, community groups and affected landowners. In particular you must consult with: • Orange City Council; • The Department of Environment Climate Change and Water; • The Roads and Traffic Authority; • NSW Transport and Infrastructure; and • Relevant service providers for energy, gas and water etc. The consultation process and the issues raised must be described in the Environmental Assessment.
Deemed Refusal Period	60 days

Plans and Documents to accompany the Application

General	The Environmental Assessment (EA) must include: 1. An executive summary. 2. A detailed description of the project, including: a. a description of the site including cadastre and title details; b. a thorough site analysis and description of the existing environment and approved operations/facilities; c. suitability of the site for the project; d. likely environmental impacts; e. design, construction, operation, maintenance, rehabilitation and staging, as applicable; f. the alternatives considered; and g. justification for the project taking into consideration the environmental impacts of the project, the suitability of the site and whether or not the project is in the public interest. 3. A risk assessment of the potential environmental impacts of the project, identifying the key issues for further assessment and a detailed assessment of these key issues, which includes: a. a description of the existing environment, using sufficient baseline data; b. an assessment of the potential impacts of all stages of the project, including any cumulative impacts, taking into consideration any relevant laws, policies, plans, guidelines and statutory provisions; and c. a description of the measures that would be implemented to avoid, minimise, and if necessary, offset the potential impacts of the project. 4. Consideration of the following with any variations to be justified: a. all relevant State Environmental Planning Policies; b. applicable local planning instruments and relevant legislation and policies. 5. A Statement of Commitments, outlining commitments to the proposal's management, provision of infrastructure, mitigation and monitoring measures with clear identification of who is responsible for these measures. 6. A conclusion justifying the project, taking into consideration its environmental and construction impacts, mitigation measures to address these impacts, its cumulative impacts, suitability of the site and whether or not the project is in the public interest. 7. A signed statement on the validity of the Environmental Assessment, the qualifications of person(s) preparing the Assessment and that the information contained therein is neither false nor misleading.
Plans and Documents	The following plans, architectural drawings, diagrams and relevant documentation shall be submitted; 1. An existing site survey plan drawn at an appropriate scale illustrating: a. the location of the land, boundary measurements, area (sq.m) and north point; b. the existing levels of the land in relation to buildings and roads; c. location and height of existing structures on the site; d. location and height of adjacent buildings and private open space, and e. all levels to be to Australian Height Datum. 2. A Site Analysis Plan must be provided which identifies existing natural elements of the site (including all hazards and constraints), existing vegetation, existing pedestrian and vehicular access points and other facilities, slope and topography, utility services, boundaries, orientation, view

	corridors and surrounding infrastructure and land uses. 3. A locality/context aerial photograph and plan drawn at an appropriate scale should be submitted indicating: a. the site and project footprint; b. significant local features such as parks, community facilities and open space and heritage items; c. the location and uses of existing buildings, medical, shopping and employment areas; and d. traffic and road patterns, pedestrian routes and public transport nodes. 4. Concept drawings at an appropriate scale, illustrating any proposed earth, road and/or infrastructure works or changes that would be made to the level of the land by excavation, filling or otherwise. 5. Stormwater Concept Plan - illustrating the concept for stormwater management. 6. Landscape/Public Domain Concept plan - illustrating treatment of open space/public domain areas, screen planting along common boundaries and tree protection measures both on and off the site. 7. View Analysis - Visual aids such as a photomontage must be used to demonstrate visual impacts of the proposed area, having regard to the siting, density, bulk and scale.
Documents to be submitted	1 copy of the EA, plans and documentation for the Test of Adequacy; 12 hard copies of the EA (once the EA has been determined adequate); 12 sets of architectural and landscape plans to scale, including three (3) sets at A3 size; and 10 copies of the Environmental Assessment and plans on CD-ROM (PDF format), each file not exceeding 5Mb in size. Precise number of required copies to be confirmed prior to public exhibition.