

# Concept Approval

## Section 75O of the *Environmental Planning & Assessment Act 1979*

The Planning Assessment Commission of New South Wales (the Commission), having considered all relevant matters prescribed under Section 75O(2) of the *Environmental Planning and Assessment Act 1979*, including those relevant matters prescribed by Section 75I(2) as contained in the Director General's Environmental Assessment report determine:

- (a) to approve the concept plan referred to in Schedule 1, subject to the terms of approval and modifications in Schedule 2; and
- (b) pursuant to section 75P(1)(b) of the *Environmental Planning and Assessment Act 1979*, that approval to carry out the project or any stage of the project is subject to the provisions of Part 4 of the EP&A Act; and
- (c) pursuant to section 75P(2)(c) of the *Environmental Planning and Assessment Act 1979*, the further environmental assessment requirements for approval or consent to carry out the project or any stage of the project are as set out in Schedule 3; and
- (d) pursuant to section 75P(1)(c) of the *Environmental Planning and Assessment Act 1979*, that no further environmental assessment is required for Stage 1 (consolidation, subdivision and realignment of lots), as set out in Schedule 5, and pursuant to section 75J of the *Environmental Planning and Assessment Act 1979* approve Stage 1, subject to conditions of approval as set out in Schedule 6.



Member of the Commission



Member of the Commission



Member of the Commission

Sydney

5 August 2011

### SCHEDULE 1

**Application No.:**

MP 10\_0021

**Proponent:**

State Property Authority

**Approval Authority:**

Minister for Planning & Infrastructure

**Land:**

Lots 2, 63, 133, 134, 143, 145, 147, 179 DP750401  
Lot 7011 DP1000831  
Lot 7302 DP1134965

**Project:**

- Bloomfield Concept Plan, including:
- Urban Structure Plan which identifies the various uses, specifically:
    - o 91.17 hectares of land to be retained for agricultural research purposes;
    - o 40.6 hectares reserved for residential lots;
    - o 17.8 hectares reserved for the roads space and the public domain;
    - o 4.69 hectares reserved for open; and
    - o 3.16 hectares for commercial/retail development.
  - Increasing the maximum retail floor space cap from 1,500m<sup>2</sup> to 2,000m<sup>2</sup>;
  - Street layout plan and street typologies;
  - Consolidation, subdivision and realignment of 10 lots into five lots;
  - Staging plan;
  - Utilities and servicing plan; and
  - Development principles to support further residential lots within the residential area.

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## DEFINITIONS

|                               |                                                                                                                                                                                                                                                                                                                                              |
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| Advisory Notes                | Advisory information relating to the approved project but do not form a part of this approval.                                                                                                                                                                                                                                               |
| BCA                           | Building Code of Australia                                                                                                                                                                                                                                                                                                                   |
| Carmen Property               | Lot 142 DP750401                                                                                                                                                                                                                                                                                                                             |
| Construction                  | Any works, including earth and building works                                                                                                                                                                                                                                                                                                |
| Council                       | Orange City Council                                                                                                                                                                                                                                                                                                                          |
| OEH                           | Office of Environment and Heritage or its successors                                                                                                                                                                                                                                                                                         |
| Department                    | Department of Planning & Infrastructure or its successors                                                                                                                                                                                                                                                                                    |
| Director-General              | Director General of the Department of Planning & Infrastructure, or nominee                                                                                                                                                                                                                                                                  |
| EA                            | Environmental Assessment titled <i>Bloomfield Concept Plan Environmental Assessment</i> , prepared by <i>Peter Andrews + Associates Pty Ltd</i> , dated August 2010, including appendices                                                                                                                                                    |
| EP&A Act                      | <i>Environmental Planning and Assessment Act 1979</i>                                                                                                                                                                                                                                                                                        |
| EP&A Regulation               | Environmental Planning and Assessment Regulation 2000                                                                                                                                                                                                                                                                                        |
| Minister                      | Minister for Planning & Infrastructure, or nominee                                                                                                                                                                                                                                                                                           |
| PPR                           | Letter prepared by <i>State Property Authority</i> , dated 22 December 2010, titled <i>Response to Submissions Bloomfield Concept Plan (MP 10_0021)</i> , including appendices and letter prepared by <i>State Property Authority</i> , dated 31 January 2011, titled <i>Bloomfield Concept Plan (MP 10_0021) - Preferred Project Report</i> |
| Project                       | The project described in Modification 1, Schedule 2 and the accompanying plans and documentation described in Modification 2, Schedule 2.                                                                                                                                                                                                    |
| Proponent                     | State Property Authority, or anyone else entitled to act on this Approval                                                                                                                                                                                                                                                                    |
| Reasonable and Feasible       | Reasonable relates to the application of judgement in arriving at a decision, taking into account: mitigation benefits, cost of mitigation versus benefits provided, community views and the nature and extent of potential improvements. Feasible relates to engineering considerations and what is practical to build.                     |
| Stage 1                       | Consolidation, subdivision and realignment of 10 lots into five lots                                                                                                                                                                                                                                                                         |
| Subject Site                  | Is comprised of the following lots: <ul style="list-style-type: none"> <li>• Lots 2, 63, 133,134, 143, 145, 147, 179 DP750401;</li> <li>• Lot 7011 DP1000831; and</li> <li>• Lot 7302 DP1134965.</li> </ul>                                                                                                                                  |
| SEPP 55                       | <i>State Environmental Planning Policy No 55—Remediation of Land</i>                                                                                                                                                                                                                                                                         |
| SEPP (Major Development) 2005 | <i>State Environmental Planning Policy (Major Development) 2005</i>                                                                                                                                                                                                                                                                          |
| SEPP (Infrastructure) 2007    | <i>State Environmental Planning Policy (Infrastructure) 2007</i>                                                                                                                                                                                                                                                                             |
| Statement of Commitments      | The Proponent's Statement of Commitment in Schedule 3                                                                                                                                                                                                                                                                                        |

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## **SCHEDULE 2**

### **MODIFICATIONS TO CONCEPT PLAN**

#### **A - TERMS OF APPROVAL**

1. Approval of the Bloomfield Concept Plan, except as modified by this approval, including but not limited to:
  - (a) Urban Structure Plan which identifies the various uses and specifies:
    - (i) 91.17 hectares of land to be retained as Industry and Investment research agricultural uses;
    - (ii) 40.6 hectares reserved for residential lots;
    - (iii) 17.8 hectares reserved for the roads;
    - (iv) 4.69 hectares reserved for open space and the public domain; and
    - (v) 3.16 hectares for commercial development.
  - (b) Increasing the maximum retail floor space cap from 1,500m<sup>2</sup> to 2,000m<sup>2</sup>;
  - (c) Street layout plan and street typologies;
  - (d) Consolidation, subdivision and realignment of 10 lots into five lots;
  - (e) Staging Plan;
  - (f) Utilities and servicing plan; and
  - (g) Development principles to support further subdivision into residential lots within the residential area.
2. The development shall be generally in accordance with the following plans and documentation:
  - (a) EA;
  - (b) PPR;
  - (c) The following plans:
    - (i) South Orange DII Site Urban Structure Plan, dated 27 July 2011; and
    - (ii) South Orange DII Site Street Types Plan, version 2 (as marked), dated 16 December 2010.
  - (d) Statement of Commitments (Schedule 3); and
  - (e) The modifications contained within this approval.
3. Inconsistency between plans and documentation  
If there is any inconsistency between the plans and documentation referred to above, the most recent document shall prevail to the extent of the inconsistency. However the modifications of this Concept Plan approval prevail to the extent of any inconsistency.
4. Limits on Approval
  - (a) This approval does not allow any components of the Concept Plan to be carried out without further approval or consent being obtained except Stage 1.
  - (b) This approval will lapse five years from the date of this approval unless works the subject of any related application are physically commenced, on or before that lapse date.
  - (c) The urban structure plan does not include any uses for the northern mixed use area and the northern mixed use area does not form part of any future residential subdivision or commercial/retail forming part of this Concept Plan.

#### **B - MODIFICATIONS TO THE CONCEPT PLAN**

##### **Retail Floor Space**

5. The Concept Plan is modified so that a maximum of 2,000m<sup>2</sup> of retail floor gross floor area (GFA) is provided on the site.

##### **Bushfire Protection**

6. The Proponent must provide a Bushfire Assessment Report, prepared in consultation with the NSW Rural Fire Service, and incorporate in the Concept Plan (if required) to the satisfaction of the Director-General, any mitigation measures identified in the Report, including the proposed location of, and ongoing management arrangements for any Asset Protection Zones. If any bushfire mitigation measures are located within the woodland area or the wetland area, the Proponent must provide a revised Flora and Fauna Assessment to demonstrate that the bush fire mitigation measures would not have a detrimental impact on the biodiversity values of these areas, to the satisfaction of the Director-General. The assessment(s) must be provided prior to any future application.

##### **Electricity Easement**

7. No residential lots created on site shall be burdened by the current electricity easement.

### **SCHEDULE 3**

#### **FURTHER ENVIRONMENTAL ASSESSMENT REQUIREMENTS FOR APPLICATIONS UNDER PART 4**

Note: If there is any inconsistency between the following environmental assessment requirements and the Statement of Commitments in Schedule 4, the following environmental assessment requirements prevail to the extent of the inconsistency.

##### **General Requirements**

1. The Proponent shall ensure that any future applications shall include:
  - (a) a detailed description of the layout and design of the proposed development; and
  - (b) a demonstration that the project is consistent with the requirements of this approval.

##### **Adjoining land uses**

2. Prior to the approval of any future application for residential subdivision within each stage of the Concept Plan and the commercial/retail development, the Proponent must demonstrate to the consent authority that any safety zone on the subject site for the adjoining rifle range is no longer operational.

##### **Transport and Access**

3. Prior to the lodgement of any future application for residential subdivision within each stage of the Concept Plan and the commercial/retail development, the Proponent must demonstrate to the satisfaction of the consent authority, that adequate access and linkage of the agricultural research land has been incorporated into the urban structure plan and appropriate measures (easements, rights of way, covenants or restrictions) have been included to protect this land for any agricultural research purposes.
4. Any future application for residential subdivision within each stage of the Concept Plan adjoining the Carmen property and any future application for commercial/retail development adjoining the Carmen property must identify appropriate points of access into the Carmen property and demonstrate that adequate access has been provided in any subdivision plan.
5.
  - a) Future applications for residential subdivision within each stage of the Concept Plan and the commercial/retail development should include a transport and accessibility impact study in accordance with RTA's Guide to Traffic Generating Developments, NSW Planning Guidelines for Walking and Cycling and the Integrated Land Use and Transport policy package, including identifying measures to manage travel demand and increase the use of public and non-car transport modes.
  - b) The transport and accessibility impact study should demonstrate that the proposed road layout and intersection design can achieve a high level of pedestrian and cycle access, can support future bus access and demonstrate consistency with the measures outlined in the Colston Budd Hunt & Kafes Pty Ltd *Transport and Accessibility Impact Assessment for Proposed Development, South Orange*, dated June 2010.
6. Any future applications, where relevant, should demonstrate appropriate access and carriageways are incorporated into the design to provide connectivity between the residential subdivision and the commercial site.
7. With each subsequent application for residential subdivision within each stage of the Concept Plan and the commercial/retail development, the Proponent must demonstrate that the Forest Road/Huntley Road and Forest Road/Sharp Road intersections are operating efficiently, with consideration of the cumulative traffic impacts from traffic generated by the hospital developments and Cadia mine workers, and upgrade works are not required. If upgrade works are required with that stage of residential development or the commercial/retail development, details of the proposed intersection upgrade works for the Forest Road/Huntley Road and Forest Road/Sharp Road intersections shall be provided with the relevant application.
8. With each subsequent application for residential subdivision within each stage of the Concept Plan and the commercial/retail development, the Proponent must provide further analysis of the impacts to the level railway crossing at Huntley Road and Ash Street and if any mitigation or upgrade works are required, details shall be provided with the relevant application.

##### **Public Domain and Open Space**

9. Prior to the lodgement of any future application for residential subdivision within each stage of the Concept Plan and the commercial/retail development, the Proponent is to provide details to Council of the proposed ownership and management arrangements for publicly accessible land including roads, parks, and riparian areas. In particular, detailed long term management and maintenance arrangements for open space areas.
10. Future applications for residential subdivision within each stage of the Concept Plan and the commercial/retail development shall provide a detailed public domain plan for any open space and public domain areas located within and adjoining the relevant site and demonstrate that any pedestrian or cycling connections have been incorporated into the plans.

## **Heritage**

11. Prior to the lodgement of any future application for residential subdivision within each stage of the Concept Plan and the commercial/retail development, a further Aboriginal Cultural Heritage assessment shall be undertaken in consultation with the OEH and provided to the consent authority, including further on site investigations to determine the likeliness of any items of Aboriginal cultural significance. If any items of Aboriginal cultural significance are found the Proponent must provide:
  - (a) A description of any Aboriginal objects and places located within the area of the proposed development;
  - (b) A description of the cultural heritage values, including the significance of any Aboriginal objects and places, that exist across the whole area that will be affected by the proposed development, and the significance of these values for the Aboriginal people who have a cultural association with the land;
  - (c) A description of how the requirements for consultation with Aboriginal people have been met if any Aboriginal objects and places are found;
  - (d) The views of those Aboriginal people regarding the likely impact of the proposed development on their cultural heritage if any Aboriginal objects and places are found;
  - (e) A description of the actual or likely harm posed to any Aboriginal objects or places from the proposed activity, with reference to the cultural heritage values identified;
  - (f) A description of any practical measures that may be taken to protect and conserve any Aboriginal objects or Aboriginal places; and
  - (g) A description of any practical measures that may be taken to avoid or mitigate any actual or likely harm, alternatives to harm or, if this is not possible, to manage (minimise) harm any Aboriginal objects or Aboriginal places found.
12. Future applications for residential subdivision within each stage of the Concept Plan and the commercial/retail development shall address any impacts on the significance of the Bloomfield Hospital heritage item, where relevant, and should be undertaken in accordance with the guidelines in the NSW Heritage Manual, including any impacts to the curtilage of the heritage item, identifying potential view impacts and how future development will be sympathetic to the heritage item.

## **Contamination**

13. Prior to any future application for the northern mixed use area, the Proponent must address State Environmental Planning Policy No 55—Remediation of Land requirements.

## **Construction impacts**

14. All future applications seeking to carry out works shall provide an assessment of construction impacts and identify appropriate mitigation measures. This should include (but is not limited to) construction noise, air quality, water quality, soil and erosion, groundwater impact, and traffic in accordance with relevant guideline.
15. All future applications seeking to carry out works shall identify strategies to minimise impacts on the ecological values of the public open space areas, as well as to minimise the extent of vegetation clearing within the development area.

## **Ecologically Sustainable Development**

16. All future applications for residential subdivision within each stage of the Concept Plan and the commercial/retail development shall detail how the development will incorporate ESD principles in the design, construction and ongoing operation phases of the development; including a description of the measures that would be implemented to minimise consumption of resources, water and energy, including any proposed alternative water supplies, proposed end uses of potable and non-potable water, and water sensitive urban design.
17. All future applications for residential subdivision development shall demonstrate that any residential development can achieve the objectives of the State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004.
18. All future applications for commercial/retail shall demonstrate that the development can achieve a minimum 4 Green Star rating.

## **Contributions**

19. All future applications shall address Council's Section 94 Contribution Plan and/or details of any Voluntary Planning Agreement.

## **Drainage, Stormwater and Groundwater Management**

20. Prior to any future application a Water Management Plan shall be prepared in consultation with NSW Office of Water. All future applications for residential subdivision within each stage of the Concept Plan and the commercial/retail development shall consistency with the Water Management Plan including identifying drainage, stormwater and groundwater management issues, on site stormwater detention, and drainage

infrastructure. Any impacts to dam ecology from increased run-off and rain water harvesting should also be addressed in all future applications.

21. All future applications for residential subdivision within each stage of the Concept Plan and the commercial/retail development shall provide detailed plans of the proposed erosion and sediment control measures during demolition, construction and operation shall also be provided.

#### **Utilities**

22. In consultation with relevant agencies, future applications for residential subdivision within each stage of the Concept Plan and the commercial/retail development shall address the existing capacity and any augmentation requirements of the development for the provision of utilities including staging of infrastructure works. Prepare an Infrastructure Servicing Strategy that addresses existing capacity and requirements of the development for sewerage, water, electricity, waste disposal, telecommunications and gas in consultation with relevant agencies. Identify and describe staging, if any, of infrastructure works.

#### **Residential Subdivision/Development**

23. Any future application for residential subdivision must include:
  - (a) subdivision plans in accordance with Council's requirements and illustrate the following:
    - (i) dimensions of the proposed allotments;
    - (ii) location of all structures proposed and retained on the site;
    - (iii) access points;
    - (iv) a detailed survey showing existing and proposed levels and quantities of fill; and
    - (v) any easements, rights of way, covenants or other restrictions either existing or required on the site;
  - (b) demonstration that the design is consistent with Council's design guidelines and orientates allotment configuration to maximise solar access, aspect and views;
  - (c) stormwater management incorporating water sensitive design principles;
  - (d) roads designed in accordance with Council's specifications;
  - (e) identification of the type of subdivision proposed (torrens title, community title, strata title, etc);
  - (f) details of potential building envelopes, built form and housing typologies;
  - (g) location of existing trees and justification for removal of any trees; and
  - (h) adequate measures (including easements, rights of way, covenants or restrictions) or treatments (including fencing and planting) are included for any residential allotments adjoining the Orange Agricultural Institute or any residential allotments on the western boundary of the site to ensure appropriate buffers are provided to agricultural research land and private agricultural land, respectively.
24. Any future application for subdivision must demonstrate that the project is consistent with the findings and any mitigation measures identified in Modification 6, including demonstration that any Asset Protection Zone's required for the site are shown on the subdivision plans.

#### **Commercial/ Retail development**

25. Any future application for commercial/retail development must include plans, elevations and sections to sufficiently detail the design of all buildings, including height, setbacks, gross floor area, modulation and articulation. Consideration must be given to bulk and scale in relation to the surrounding development context, topography, streetscape and adjoining the site.

## SCHEDULE 4 STATEMENT OF COMMITMENTS

| Subject                                               | Commitments                                                                                                                                                                                                                                                                                                                                                             | Responsibility             | Timing                                                            |
|-------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------|-------------------------------------------------------------------|
| 1.0 General                                           | The development proposal is in accordance with the Environmental Assessment Report (June 2010) prepared by Peter Andrews + Associates Pty Ltd.                                                                                                                                                                                                                          | Department of Planning     | Concept Plan Approval                                             |
| 2.0 Staging                                           | Staging of the development will be in accordance with the staging of works set out in the Staging Plan.                                                                                                                                                                                                                                                                 | Department of Planning     | Concept Plan Approval                                             |
| 3.0 Development Contributions and Works In Kind       | The entering into a Voluntary Planning Agreement with Orange Shire Council or the payment of appropriate development contributions for works to be determined.                                                                                                                                                                                                          | Council and Proponent      | Prior to commencement of works                                    |
| 4.0 Design                                            | Detailed design to be generally in accordance with the Concept Plan documentation.                                                                                                                                                                                                                                                                                      | Proponent                  | To provided as part of any future application                     |
| 5.0 Statutory Requirements                            | Project Approval or construction certificate is to be issued prior to the commencement of any works.                                                                                                                                                                                                                                                                    | Department of Planning     | Project Application Approval                                      |
| 6.0 Construction (Supersedes previous commitment 6.0) | Construction works will be undertaken in accordance with the provisions of <i>"Interim Construction Noise Guidelines (DECC 2009)"</i><br><br>An erosion and sediment control sub plan to the construction Environmental Management Plan will be developed that incorporates the principles of the DECCW <i>Managing Urban Stormwater: Soils and Construction 2004</i> . | Proponent<br><br>Proponent | During Construction<br><br>Prior to issue of the project approval |
| 7.0 Roadworks and Traffic Management                  | Design and construction of intersection works at the entry to the development with Forest Road to be a seagull intersection. To be designed in liaison with Orange City Council and RTA.                                                                                                                                                                                | Orange City Council /RTA   | Prior to the issue of Project Approval                            |
| 8.0 Utility Services                                  | Provision of internal water, sewer, electrical, gas and telecommunication services for the proposed development.                                                                                                                                                                                                                                                        | Relevant Utility Authority | Prior to Subdivision Certificate for each stage                   |
| 9.0 Land Management                                   | I&I agrees to manage vegetation fuel loads on the northern land parcel to maintain or improve the current fire risk scenario. I&I will maintain the boundary access for fire fighting vehicles in accordance with the requirements of the Rural Fire Service.                                                                                                           | Proponent                  | Ongoing                                                           |
| 10.0 Road works and Traffic Management                | I&I or the land owner shall engage in discussion with the owners of the "Carman" site in order to negotiate a logical design solution that includes access to the "Carman" site in the design and construction of the Forest Road seagull intersection. No warranties are given as to the cost sharing arrangement of this access.                                      | Proponent                  | Project Application Approval                                      |

## **SCHEDULE 5**

|                            |                                                                                              |
|----------------------------|----------------------------------------------------------------------------------------------|
| <b>Application No.:</b>    | MP 10_0021                                                                                   |
| <b>Proponent:</b>          | State Property Authority                                                                     |
| <b>Approval Authority:</b> | Minister for Planning & Infrastructure                                                       |
| <b>Land:</b>               | Lots 2, 63, 133,134, 143, 145, 147, 179 DP750401<br>Lot 7011 DP1000831<br>Lot 7302 DP1134965 |
| <b>Project:</b>            | Stage 1 – Consolidation, subdivision and realignment of 10 lots into five lots.              |

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## DEFINITIONS

|                         |                                                                                                                                                                                                                                                                                                                                              |
|-------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Advisory Notes          | Advisory information relating to the approved project but do not form a part of this approval.                                                                                                                                                                                                                                               |
| BCA                     | Building Code of Australia                                                                                                                                                                                                                                                                                                                   |
| Certifying Authority    | Has the same meaning as Part 4A of the EP& A Act.                                                                                                                                                                                                                                                                                            |
| Construction            | Any works, including earth and building works                                                                                                                                                                                                                                                                                                |
| Council                 | Orange City Council                                                                                                                                                                                                                                                                                                                          |
| OEH                     | Office of Environment and Heritage or its successors                                                                                                                                                                                                                                                                                         |
| Department              | Department of Planning & Infrastructure or its successors                                                                                                                                                                                                                                                                                    |
| Director-General        | Director General of the Department of Planning & Infrastructure, or nominee                                                                                                                                                                                                                                                                  |
| EA                      | Environmental Assessment titled <i>Bloomfield Concept Plan Environmental Assessment</i> , prepared by <i>Peter Andrews + Associates Pty Ltd</i> , dated August 2010, including appendices                                                                                                                                                    |
| EP&A Act                | <i>Environmental Planning and Assessment Act 1979</i>                                                                                                                                                                                                                                                                                        |
| EP&A Regulation         | Environmental Planning and Assessment Regulation 2000                                                                                                                                                                                                                                                                                        |
| Incident                | A set of circumstances that causes or threatens to cause material harm to the environment, and/or breaches or exceeds the limits or performance measures/criteria in this approval                                                                                                                                                           |
| Minister                | Minister for Planning, or nominee                                                                                                                                                                                                                                                                                                            |
| PPR                     | Letter prepared by <i>State Property Authority</i> , dated 22 December 2010, titled <i>Response to Submissions Bloomfield Concept Plan (MP 10_0021)</i> , including appendices and letter prepared by <i>State Property Authority</i> , dated 31 January 2011, titled <i>Bloomfield Concept Plan (MP 10_0021) - Preferred Project Report</i> |
| Project                 | The project described in Condition A1, Part A, Schedule 5 and the accompanying plans and documentation described in Schedule 5, Part A, Condition A2.                                                                                                                                                                                        |
| Proponent               | State Property Authority, or anyone else entitled to act on this Approval                                                                                                                                                                                                                                                                    |
| Reasonable and Feasible | Reasonable relates to the application of judgement in arriving at a decision, taking into account: mitigation benefits, cost of mitigation versus benefits provided, community views and the nature and extent of potential improvements. Feasible relates to engineering considerations and what is practical to build.                     |
| RTA                     | Roads and Traffic Authority                                                                                                                                                                                                                                                                                                                  |
| Subject Site            | Is comprised of the following lots: <ul style="list-style-type: none"> <li>• Lots 2, 63, 133,134, 143, 145, 147, 179 DP750401;</li> <li>• Lot 7011 DP1000831; and</li> <li>• Lot 7302 DP1134965.</li> </ul>                                                                                                                                  |

## **SCHEDULE 6**

### **PART A - ADMINISTRATIVE CONDITIONS**

#### **Terms of Approval**

- A1. Except as amended by the conditions of this approval, approval is granted only to carrying out the development as described in Schedule 5.

#### **Development in Accordance with Plans and Documents**

- A2. The Proponent shall carry out the project generally in accordance with the:
- (a) EA;
  - (b) PPR;
  - (f) the Figure 9: Boundary Adjustment Plan, dated 27 July 2011; and
  - (c) conditions of this approval.

#### **Inconsistency between plans and documentation**

- A3. If there is any inconsistency between the plans and documentation referred to above, the most recent document shall prevail to the extent of the inconsistency. However, conditions of approval prevail to the extent of any inconsistency.

#### **Prescribed Conditions**

- A4. The Proponent shall comply with the prescribed conditions under Part 6, Division 8A of the Regulation.

#### **Limits on Approval**

- A5. This approval will lapse five years from the date of this approval unless a subdivision certificate has been registered, on or before that lapse date.

#### **Subdivision Certificate**

- A6. Prior to the registration of the final subdivision plan in the Office of the Registrar-General, a part 4A certificate shall be obtained under section 109C(1)(d) of the EP&A Act.

### **PART B – PRIOR TO ISSUE OF A SUBDIVISION CERTIFICATE**

#### **Subdivision Plan**

- B1. Prior to the issue of a subdivision certificate, a survey plan and a subdivision plan must be submitted to the Director-General for endorsement and illustrate the following:
- (a) dimensions of the proposed allotments;
  - (b) location of all structures proposed and retained on the site;
  - (c) access points;
  - (d) any Asset Protection Zones, if required; and
  - (e) any easements, rights of way, covenants or other restrictions either existing or required on the site including any documentary easements for services, drainage, support and shelter, or any other encumbrances and indemnities required for joint or reciprocal use of part or all of the proposed lots as a consequence of the subdivision.
-