

Modification of Minister's Approval

Section 75W of the *Environmental Planning & Assessment Act 1979*

As delegate of the Minister for Planning and Infrastructure under delegation executed on 14 September 2011, we the Planning Assessment Commission of New South Wales approve the modification of the concept approval referred to in schedule 1, subject to the terms of approval and modifications in schedule 2.



Garry Payne AM
Commission Member



Jan Murrell
Commission Member

Sydney 13 July 2012

SCHEDULE 1

Concept and Project Application Approval: MP06_0046 granted by the then Minister for Planning on 12 January 2009.

For the following:

Concept Plan Approval for the redevelopment of the Bonnyrigg Housing Estate comprising:

- demolition of existing dwellings in stages (excluding privately owned dwellings);
- construction of approximately 2,332 dwellings in 18 stages over 13 years;
- construction of new roads, with 50% of existing roads to be retained;
- provision of new infrastructure (including stormwater, sewer, recycled water, gas and electrical);
- staged construction of a new community precinct comprising community, retail and commercial activities; and
- reconfiguration and upgrade of existing public open space.

Two Project Application Approvals for:

- subdivision 106 new lots in Stage 1 with associated infrastructure; and
- construction of 106 new dwellings and associated infrastructure in Stage 1, provision of new open space and facilities required for Stage 1 of the proposal.

At:

Newleaf Bonnyrigg (formerly Bonnyrigg Housing Estate), being land bounded generally by Bonnyrigg Avenue, Bonnyrigg Public School, Bonnyrigg Plaza, Elizabeth Drive, Cabramatta Road West, Humphries Road and Edensor Road (excluding privately owned lots located within the Estate).

Modification:

MP06_0046 MOD 4: modifications to amend the Concept Plan including:

- increase the number of dwellings by 168 to 2,500;
- increase the provision of public open space by 1,300m² to 12.13 hectares;
- increase the community facilities by 140m² to 700m²;
- amend the road and stages site layout;
- introduce row housing/terraces;
- improve the clarity of existing controls in relation to lot size, streetscape and setbacks; and
- undertake housekeeping changes to the Masterplan.

SCHEDULE 2

TERMS OF APPROVAL

The above approval is modified as follows:

- a) Term of approval A2 is amended by the deletion of the ~~struck-out~~ words and numbers and insertion of the **bold and underlined** words as follows:

A2 Approval in detail

Concept approval is only to the following development:

- (1). Demolition of existing dwellings in stages.
- (2). Retention of privately owned homes and approximately 50% of roads.
- (3). Allocation of land uses within the renewed estate.
- (4). Staged construction of approximately ~~2,330~~ **2,500** dwellings in 18 stages over 13 years, including **lifted** apartments, **garden apartments**, attached homes **and row house / terrace** configurations and detached homes.
- (5). Staged construction of the Bonnyrigg Neighbourhood Centre comprising community, retail and commercial uses.
- (6). Reconfiguration and upgrade of existing public open space, including extensive landscaping and infrastructure to cater for a wide range different users and enhance safety and security.
- (7). Retention and upgrade of existing roads, construction of new roads and provision of a pedestrian and bicycle movement network.
- (8). Stormwater infrastructure works including water sensitive urban design measures to control the quantity and quality of stormwater, enhance the appearance of the site and provide passive recreation opportunities.
- (9). Retention, extension and upgrades of existing services infrastructure to maintain supply through construction and cater for the increased population.

- b) Term of approval A3 is amended by the deletion of the ~~struck-out~~ words and numbers and insertion of the **bold and underlined** words as follows:

A3 Development in Accordance with Plans and Documentation

- (1). The development will be carried out generally in accordance with the Environmental Assessment Report dated November 2007 (five volumes) and as amended by the Preferred Project Report dated June, 2007 detailed in the following table;

<i>Documentation</i>	<i>Consultant</i>	<i>Date</i>	<i>Submitted with EA / PPR / Post PPR</i>
<i>Concept Plan</i>			
Updated Master Plan (pages 9, 39, 43, 52 as amended by Section 75W modification application MP06_0046 MOD 2 and pages 53, 67, 148, 150, and 164 as amended by	Urbis	Sept 2008	Post PPR

Section 75W modification application MP06_0046 MOD3) <u>Updated Master Plan</u>		<u>March 2012</u>	<u>MOD 4</u>
Updated Concept Plan Maps	Urbis	3.06.08 <u>March 2012</u>	PPR <u>MOD 4</u>
Updated Community Renewal Services Plan	Urbis	9.05.08	PPR
Community Renewal Services Implementation Plan 2007-2010 (Final Draft)	Urbis	3.09.08	PPR
Submissions Response Table	Urbis	3.06.08	PPR
Updated Water Cycle Management Plan	Hughes Trueman	Aug 2008	Post PPR
Updated TMAP	SKM	30.04.08	PPR
Project Design Report	EDAW	Sept 2008	Post PPR
Updated Masterplan Infrastructure Report	Hughes Trueman	1.05.08	PPR
Updated Environment & Construction Management Plan	Hughes Trueman	1.05.08	PPR
Updated Subdivision Plans	Vince Morgan	3.06.08	PPR
Updated Economic Impact Assessment	Macroplan	26.04.08	PPR
Infrastructure Delivery Plan	Urbis	4.06.08	PPR
Quantity Surveyor Reports	WT Partnership		EA
Concept Plan Title Details	Vince Morgan		EA
Proposed Amendment to Fairfield Local Environmental Plan 1994 Clause 25H	Urbis		EA
Draft Bonnyrigg Town Centre and Residential Renewal Development Control Plan 2007	Urbis		EA
Compliance Assessment Table (Concept Plan and Stage 1 Project Application)	Urbis		EA
Bonnyrigg Focus Groups: Incoming Community Report	Urbis		EA
Social Infrastructure Needs Analysis	Urbis		EA
Demographic Report	Urbis		EA
Social Impact Assessment	Judith Stubbs		EA
Ecological Sustainable Development – Environmental Opportunities Report	Advanced Environmental		EA
Ecological Sustainable Development – Dwelling Design Report	Advanced Environmental		EA
Concept Plan Environmental Site Assessment	JBS		EA
Heritage Impact Assessment	John Oultram		EA
Community Consultation Report - Phase 1	Judith Stubbs		EA
Community Consultation Report - Phase 2	Judith Stubbs		EA
Peer Review of Social Impact Assessment	Urbis		EA
Peer Review of Urban Design	Annand Alcock		EA
Lighting Strategy	Vision		EA
Survey Plans	Vince Morgan		EA
Environmental Noise Assessment Report	Acoustic Logic		Post EA

- (2) The development shall take place in accordance with the following plans and documentation (including any appendices therein) which are approved as part of the Concept Plan:

- (a) Environmental Assessment Report (EAR) prepared by Urbis, Job No. SA3338, Report No. Concept Plan and Project Application.v12a, dated November 2007;
 - (b) Bonnyrigg Masterplan prepared by Urbis, dated ~~September 2008 (pages 9, 39, 43, 52 as amended by Section 75W modification application MP06_0046 MOD 2 and pages 53, 67, 148, 150, and 164 as amended by Section 75W modification application MP06_0046 MOD3)~~ **March 2012.**
 - (c) Amended Voluntary Planning Agreement (VPA), dated July 2008;
 - (d) Bonnyrigg Infrastructure and Services Delivery Plan prepared by Bonyrigg Partnerships, Job Code SA3338, Report No. Bonnyrigg Infrastructure and Services Delivery Plan – 180608 – Final, dated June 2008;
 - (e) Water Cycle Management Report prepared by Hughes Trueman, Revision C, dated 5 August 2008;
 - (f) Transport Management and Accessibility Plan (TMAP) prepared by SKM, Final Report, dated 28 October 2008;
 - (g) Stage 1 Infrastructure Report prepared by Hughes Trueman, Revision 5, dated 17 September 2008;
 - (h) Project Design Report prepared by EDAW, Project No. 07502505.01, Issue E, dated September 2008;
 - (i) Stage 1 Environment and Construction and Management Plan prepared by Hughes Trueman, Revision 5, dated 4 September 2008;
 - (j) Preliminary Environmental Site Assessment prepared by JBS Environmental Pty Ltd, Job No. JBS 40266-11664, dated September 2007;
 - (k) **Newleaf Bonnyrigg Concept Plan Modifications prepared by Urbis, dated December 2011;**
 - (l) **Newleaf Bonnyrigg – Response to Submissions prepared by Urbis, dated April 2012;**
 - (m) **Social Infrastructure Needs Analysis and Social Impact Assessment, prepared by Urbis, dated December 2011;**
 - (n) **Infrastructure review Section 75W Modification of Concept Plan Approval for Newleaf Bonnyrigg prepared by Hyder, dated 12 December 2011;**
 - (o) **Crime Prevention Through Environmental Design prepared by Urbis dated December 2011; and**
 - (p) **Newleaf Bonnyrigg Modified Concept Plan Traffic and Parking Assessment prepared by GTA Consultants, dated 12 December 2011.**
- (3). The following Preferred Project Report and revised Statement of Commitments are approved:
- (a) *Preferred Project Report* (PPR) prepared by Urbis, Job No. SA3338, Report No. SA333.PPR-050608 Final, dated 5 June 2008, and, the Revised Statement of

Commitments dated November 2008, and additional Commitment approved as part of the Section 75W modification application MP06_0046 MOD3.

- (4). In the event of any inconsistencies,
- (a) the preferred project report and revised Statement of Commitment in (2) prevails to the extent of any inconsistency in the plans and documentation identified in (1), and
 - (b) the modifications of the Concept Plan approval identified in Schedule 2 prevail over the documentation listed in (1) and (2) above.

End of Modifications to MP06_0046