

## Modification of Major Project Approval

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

I, the Director, Metropolitan Projects, as delegate of the Minister for Planning, under Instrument of Delegation dated 25 January 2010, modify, under s.75W of the *Environmental Planning and Assessment Act 1979*, the Project approval referred to in Schedule 1 in the manner set out in Schedule 2.



Michael Woodland  
Director  
Metropolitan Projects

Dated this 19<sup>th</sup> day of APRIL 2010

MP 06\_0046 MOD 2

#### SCHEDULE 1

Approval for the redevelopment of Bonnyrigg Housing Estate (Concept Plan and Stage 1) for a residential development comprising:

A Concept Plan for:

- 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.
- Reconfiguration and upgrade of existing public open space.

Two project applications for :

- Subdivision 106 new lots in stage 1 with associated infrastructure.
- 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.

Project Application (MP 06\_0046) granted by the Minister for Planning on 12 January 2009 as modified by Modification Application MP 06\_0046 MOD 1 granted 7 September 2009.

**SCHEDULE 2**

The above approval is modified as follows:

- (a) **Schedule 1, Condition A3 (1) and (2)(b) is amended by insertion of the words in bold 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>
<b>Concept Plan</b>			
Updated Master Plan ( <b>pages 9, 39, 43, 52, 53 and 150 as amended by Section 75W modification application 06_0046MOD2</b> )	Urbis	Sept 2008	Post PPR
Updated Concept Plan Maps	Urbis	3.06.08	PPR
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
<b>Stage 1 Project Application</b>			
Updated Stage 1 Architectural Plans	Billard Leece	17.06.08	Post PPR
Updated Stage 1 Landscape Plans	EDAW	12.09.08	Post PPR
Updated Stage 1 Infrastructure Plans	Hughes Trueman	18.09.08	Post PPR
Preliminary BASIX Certificates and Preliminary NatHERS Assessment	Advanced Environmental	26.05.08	PPR
Updated Subdivision Plans	Vince Morgan	3.06.08	PPR
Updated Stage 1 Environment & Construction Management Plan	Hughes Trueman	1.05.08	PPR
Updated Stage 1 Infrastructure Report	Hughes Trueman	Sept 2008	Post PPR
Updated Stage 1 CPTED Assessment	Urbis		PPR
Updated Stage 1 Compliance Assessment Table	Urbis/Billard Leece	5.06.08	PPR
Updated Indicative Materials & Finishes Report	Rust	30.05.08	PPR
Stage 1 Environmental Site Assessment	JBS		EA

- (2) (b) Bonnyrigg Masterplan prepared by Urbis, dated September 2008 (pages 9, 39, 43, 52, 53 and 150 as amended by Section 75W modification application 06\_0046MOD2).

**END OF MODIFICATIONS TO MP 06\_0046 (MOD 2)**