



20 August 2020

Mr Anthony Witherdin  
Director, Key Sites Assessments  
Department of Planning Industry and Environment

Attention: Amy Watson/ Matthew Rosel

Dear Anthony,

**MP06\_0046 MOD 5, Bonnyrigg - RtS submissions**

I write in response to the Departments request to provide a response to submissions received during the recent notification of the Response to Submissions for Bonnyrigg Concept Plan.

The following agencies provided submissions:

- Fairfield City Council
- Transport for NSW
- DPIE Environment, Energy and Science Group (EES)
- Endeavour Energy

Three public submissions were also received during the notification.

A table is attached at Appendix One to this letter addressing each of these submissions. I note that in particular all of Fairfield Councils previous issues have been resolved and we have established a productive working with relationship with them focused on delivering this important project and its many community benefits.

I trust this response allows DPIE to finalise its assessment expeditiously, please do not hesitate to contact me on 93743652 or by email to [paul.parfenow@fac.s.nsw.gov.au](mailto:paul.parfenow@fac.s.nsw.gov.au) should any remaining issues warrant consideration.

Yours sincerely,

Paul Parfenow  
Development Director, Delivery Division  
NSW Land and Housing Corporation

## Appendix One

Agency Issues		
Submission	Issues	Response
Fairfield City Council	Council advised they are satisfied that the provision of additional community infrastructure/open space as detailed in the RTS is appropriate, and suitable in meeting the scope of the proposed modifications and associated needs of the future population of the Bonnyrigg Communities Project.	LAHC welcomes Councils support for the proposed modification and notes that LAHC is currently in discussions with Council on the form of a revised VPA to support these elements.
Transport for NSW	<p>Transport does not object subject to the following conditions.</p> <ol style="list-style-type: none"> <li>1. Land dedication and a concept plan for the intersection of Cabramatta Road and Humphries Road is required to allow for a left turn slip lane from Cabramatta Road into Humphries Road; and a right turn from Humphries Road onto Cabramatta Road.</li> <li>2. Land dedication and a concept design for Humphries Road and Edensor Road is required for proposes Traffic Control Signals as a double diamond intersection. This entails the applicant to undertake traffic modelling and develop concept design of the intersection to the satisfaction of TfNSW and Council.</li> <li>3. A Transport Infrastructure Contribution (TIC) Deed would be entered into to undertake the works as agreed prior to the issue of construction certificate for any future development of the site.</li> </ol>	<p>LAHC has undertaken extensive consultation with TfNSW regarding the proposed land dedications and detailed design work has commenced.</p> <p>LAHC is happy to accept and comply with the proposed conditions.</p>
DPIE Environment, Energy and Science Group (EES)	<p>EES provided advice that they had no further comments on issue relating to; Aboriginal Cultural Heritage Biodiversity Flooding</p> <p>They further advised EES would have an ongoing role in the assessment of future development applications.</p>	LAHC notes EES advice.
Endeavour Energy	Endeavour raised issues regarding clarity over proposed setback to the Bonnyrigg substation stating there was a lack of information available to them to assess and usual guidance was between 3-4m.	<p>A minimum 5m setback is proposed in the concept plan for the perimeter of the Bonnyrigg substation exceeding the standard requirement.</p> <p>LAHC will consult with Endeavour Energy at detailed DA stage further.</p>

Public Submissions		
Owners of 6 Bonnyrigg Avenue, Bonnyrigg	Raises issues with proposed 10m setback to Bonnyrigg Avenue as being inappropriate for a local road and will impact on housing potential of the land.	The 10m setback proposed will provide for a continuation of the landscaped buffer area provided along Elizabeth Drive and also represents allowance for future enhancement of the Bonnyrigg Avenue intersection which is the main feeder route from the town centre to the major arterial Elizabeth Drive.
Cabramatta Chamber of Commerce	<p>The Chamber of Commerce raised the following issues;</p> <ul style="list-style-type: none"> <li>• Mens Shed to be enlarged to meet the expected population growth of area,</li> <li>• All flat Buildings above 3 storeys to have Lifts,</li> <li>• All 2-3 Bedroom units must have 2 car parking spaces and all flat buildings to have onsite visitor parking spaces,</li> <li>• The Community Facility size area must reflect the population growth,</li> <li>• The Retail commercial area envisaged must have some parking spaces for Customers and Shopkeepers plus proper toilet facilities.</li> <li>• The flat buildings must not have car exits onto Humphries Rd or Elizabeth Dr or near Churches and Schools</li> <li>• Public open space should at least be 15.8 ha or larger to cater for the larger population growth in Bonnyrigg Living Centres Project,</li> <li>• all onsite detention basins must conform to Fairfield City Councils requirements. ,</li> </ul>	<p>In response;</p> <p>The size of the Mens Shed and community facility was the subject of detailed analysis by UTS as well as the current concept approval. Council has advised they are now satisfied with the provision of community facilities including the Mens Shed.</p> <p>All RFBs above 3 storeys will be serviced by lifts</p> <p>GTA has modelled the potential traffic impact and TfNSW has raised no objection. Residential parking rates proposed are;</p> <ul style="list-style-type: none"> <li>• 0.6 spaces per 1 bedroom unit.</li> <li>• 0.9 spaces per 2 bedroom unit.</li> <li>• 1.40 spaces per 3 bedroom unit.</li> <li>• 1 space per 5 units (visitor parking).</li> </ul> <p>Carparking and access arrangements for future retail and commercial development applications will be assessed against Councils DCP.</p> <p>The proposed 13.04 hectares of open space is supported by the detailed UTS study, the ratio in the approved Concept Plan and has been accepted by Fairfield Council as appropriate for the future population.</p> <p>All onsite detention basins will be assessed and approved by Fairfield Council.</p>
Public Submission 3	Issues are raised regarding additional parking for 500 new dwellings.	<p>The following rates are proposed;</p> <ul style="list-style-type: none"> <li>• 0.6 spaces per 1 bedroom unit.</li> <li>• 0.9 spaces per 2 bedroom unit.</li> <li>• 1.40 spaces per 3 bedroom unit.</li> <li>• 1 space per 5 units (visitor parking).</li> </ul>

		<p>GTA have modelled potential traffic impacts from the proposed modification and have found they are within acceptable parameters, TFNSW and Council has raised no objection.</p>
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