

8 February 2010

Mr Andrew Smith
Team Leader
Department of Planning
GPO Box 39
SYDNEY NSW 2001

Dear Andrew,

Section 75W Application to Amend Determination of Major Project MP 06_0046 Bonnyrigg Living Communities Project

This application is lodged on behalf of Bonnyrigg Partnerships to amend the Concept Plan for the Bonnyrigg Living Communities Project (Determination No MP 06_0046, dated 12 January 2009).

In support of the application, please find attached:

- A completed 'Request to modify a major project' form.
- A completed political disclosures form.
- A cheque for \$750.00 being the requisite fee for a minor modification.
- 4 x copies of the following documentation:
 - Site plan, subdivision plan and landscape plans for Stage 2.
 - Architectural plans for Lots 101 and 102.
 - Streetscape elevations identifying examples of 8.5 metre wide and 17 metre wide lots.
 - Photomontages of product house types on 8.5 metre wide and 17 metre wide lots.
- 4 copies of the updated Bonnyrigg Masterplan (page 150).

The application is lodged under the provisions of Section 75W of the Environmental Planning and Assessment Act 1979. It is understood that the Director-General may exercise delegation to determine the request, based on the minor nature of the requested changes.

Further, it is understood that environmental assessment requirements are not required to be obtained as the proposed modification is minor and does not comprise any fundamental change to the approved Concept Plan.

1 Proposed Amendments

The application seeks two minor amendments to the approved Concept Plan for the Bonnyrigg Living Communities Project:

1. Include 15 Deakin Place within the Concept Plan boundaries

Becton is in the process of purchasing 15 Deakin Place, Bonnyrigg (Lot 6 in DP262453), which was privately owned during the preparation, assessment and determination of the Concept Plan.

It is proposed to include this lot within the title details referred to in the Concept Plan approval. This will enable this property to be redeveloped in accordance with the relevant provisions of the Bonnyrigg Masterplan.

15 Deakin Place is located within Stage 2 on the Indicative Staging Plan that forms part of the Concept Plan approval documentation. As part of the Concept Plan, Stage 2 had an indicative dwelling yield of 110 dwellings.

A development application for Stage 2 has been prepared for lodgement with Fairfield City Council under Part 4. The development application has included 15 Deakin Place within Stage 2 to enable a total of 104 dwellings to be realised. Determination of this development application (by the Joint Regional Planning Panel) will rely upon the approval of this Section 75W modification.

The site plan, subdivision plan, landscape plans and architectural plans attached to this correspondence identify the location of 15 Deakin Place and demonstrate the way in which it has been incorporated into Stage 2.

2. Amend the Bonnyrigg Masterplan to include detached dwellings on 8.5 metre wide lots

A continual and ongoing review of the approved urban design approach will occur throughout the renewal of Newleaf Bonnyrigg in accordance with the provisions of the Bonnyrigg Masterplan, which states:

Flexibility in Design Outcomes

Beyond nominating two apartment precincts and outlining a strategy for locating higher density development, the Masterplan does not prescribe specific housing types on specific allotments. This enables each stage to meet social housing requirements while remaining responsive to changes in the community and the market, as well as potential changes to requirements related to building performance.

The new Bonnyrigg Masterplan is intended to be developed in 18 stages to be built over approximately 13 years. Although the Masterplan itself is largely determined by key requirements of the project (including the need to preserve private homes scattered throughout the existing estate), completing the project in stages encourages greater flexibility in design outcomes. However, changes in dwelling design with time are expected to be minor. Regardless, new dwellings will achieve the general requirements of the project.

Detached dwellings have proven to be a popular housing type during the marketing and sale of Stage 1. However, the cost of the detached dwellings with the minimum 9.5 metre wide lot width is higher than the attached dwelling types, which have lesser lot widths for individual dwellings. As such, the detached dwellings may be out of reach for some purchasers in the current format. It is considered desirable to increase the number of detached dwellings in future stages, while maintaining the approved dwelling densities for individual stages, where possible, and a range of housing products at varying price points.

Accordingly, the number of attached dwellings within the staged renewal has been reviewed, particularly with regard to the detailed design process for Stage 2 and the opportunities to better integrate the renewed estate with the surrounding low density residential areas. The detailed dwelling design process for Stage 2 has demonstrated that a detached dwelling can be accommodated on a lot with a minimum width of 8.5 metres while still complying with all other provisions of the Bonnyrigg Masterplan (ie setbacks, private open space, solar access, etc). The reduced site width means that an increased number of detached dwellings can be provided, while still generally meeting the indicative dwelling yields. The reduced lot width also enables a more affordable detached dwelling product to be offered, meeting the demands of the local market.

A number of detached dwellings on 8.5 metre wide lots have been included within the development application for Stage 2. It is anticipated that this housing type will prove to be popular with the local market and as such, this housing type is also likely to be incorporated into future stages. As such, it is considered appropriate to update the Bonnyrigg Masterplan and provide greater certainty for

the acceptance and approval of this dwelling type in the current Stage 2 proposal (which is to be determined by the JRPP) and for any future stages.

The streetscape elevations plans and photomontages attached to this correspondence clearly demonstrate the appropriateness of the proposed modification. It can be seen that a dwelling house on an 8.5 metre wide lot (eg the 'Durham') sits comfortably within the streetscape and that this dwelling type is an appropriate alternative to the 2-attached home on a 17 metre wide lot (eg the 'Corby').

2 Section 75W Modification

In order to accommodate the minor amendments, it is necessary to update the Concept Plan approval as follows:

1. **Condition A3** – the table is proposed to be updated by updating the references to the Bonnyrigg Masterplan and the Concept Plan Title Details as shown below:

<i>Updated Masterplan</i>	<i>Urbis</i>	<i>January 2010</i>	<i>Section 75W</i>
<i>Concept Plan Title Details</i>	<i>Vince Morgan/Urbis</i>	<i>January 2010</i>	<i>Section 75W</i>

2. **Condition A4** – the reference to the Bonnyrigg Masterplan in part 2(b) is proposed to be updated as shown below:

Bonnyrigg Masterplan prepared by Urbis, dated September 2008 (page 150 as amended by a Section 75W modification dated January 2010)

The re-wording of the Concept Plan conditions as shown above will enable Fairfield City Council to finalise their assessment and enable determination of the Stage 2 DA by the Joint Regional Planning Panel. While the proposed 8.5 metre wide lots could be approved as a variation to the Bonnyrigg Masterplan, the Section 75W modification is essential to incorporate 15 Deakin Place and facilitate its redevelopment in accordance with the Concept Plan approval

3 Summary and Conclusion

We trust that our application is satisfactory and we look forward to a timely determination that enables the project to proceed at the earliest opportunity.

It would be appreciated if all correspondence regarding this matter could be forwarded to Bonnyrigg Partnerships, care of Urbis at our nominated address.

If you have any queries regarding our application or should you require any additional information, please do not hesitate to contact me should you wish to discuss.

Yours sincerely,



Jennifer Cooper
Associate Director