

6 April 2011

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

Dear Andrew,

Re Council Resolution – Modification to Amend Stage 3 of Masterplan (MP06_0046 MOD 3)

On behalf of Bonnyrigg Partnerships, we wish to respond to the matters raised by Council in their correspondence dated 4 April 2011.

It is our view that the concerns raised by Council have already been thoroughly addressed by Bonnyrigg Partnerships through:

- Verbal discussions with Council officers at various meetings during the pre-lodgement and post-lodgement phases of the Section 75W application and Stage 3 development application (including 22 October 2010, 1 March 2011, 16 March 2011 and 24 March 2011).
- Correspondence sent to Council by Urbis on 14 March 2011 outlining the background to the proposed modifications and addressing the matters raised in Council's report to the Outcomes Committee meeting on 8 March 2011.
- A comprehensive Councillor briefing and presentation session held at Council's offices on 29 March 2011, including accompanying handouts that benchmark the current proposal against Stages 1 and 2 (copies attached).

We have prepared a consolidated response to each of the matters listed by Council in Part A of their correspondence, including the previous responses already provided in the points outlined above. A copy of this letter is attached for your review. The key points are summarised below:

- The Section 75W application has been prepared on a clear rationale, including improving affordability, responding to market demand, enhancing the streetscape and improving environmental performance compared to the approved Concept Plan.
- Each of the concerns raised by Council with regard to the proposed compact lots and walk-up apartments has been thoroughly addressed, clearly demonstrating that the proposed modifications will result in an improvement to the current Concept Plan.
- There is no increase to dwelling numbers or dwelling density and accordingly, there is no change to the outcomes of the studies that underpin the original Concept Plan approval and no need to amend the public benefits included within the Voluntary Planning Agreement.
- Consultation regarding the proposed changes to the Bonnyrigg Masterplan and the Stage 3 DA has already been undertaken with the broader community in November 2010, with significant support for the introduction of more traditional housing products to replace the plex-style dwellings. This consultation was in addition to Council's three week public exhibition period (January to February 2011) from which no submissions were received.

Based on the thorough responses to each of Council's issues, withdrawal of the Section 75W application as requested by Council is not warranted or appropriate.

Bonnyrigg Partnerships remains committed to working with all stakeholders, including Council, and is willing to include additional provisions within the Bonnyrigg Masterplan to address Council's concerns and ensure the appropriate location of the proposed compact lots and neighbourhood apartment buildings within any future stages of the planned renewal. A copy of the amended provisions is attached.

We look forward to working with the Department of Planning and Fairfield City Council to resolve the Section 75W application and facilitate the timely determination of the Stage 3 DA and the delivery of the Stage 3 dwellings.

Please contact me on 8233 9931 should you wish to discuss any aspect of our correspondence.

Yours sincerely,

A handwritten signature in blue ink, appearing to read 'Jennifer Cooper', is positioned above the printed name.

Jennifer Cooper
Associate Director