



Newleaf Bonnyrigg: Concept Plan Modifications

Section 75W Application to Modify MP06_0046

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Executive Summary

This application has been prepared on behalf of Newleaf Communities (formerly known as Bonnyrigg Partnerships) and seeks to modify the Concept Plan approval (MP06_0046) for Newleaf Bonnyrigg (formerly known as the Bonnyrigg Living Communities Project) under Section 75W of the Environmental Planning and Assessment Act 1979 (EPAA).

The original Concept Plan approval was issued by the Minister for Planning on 12 January 2009. Since that time, the approval has been subject to a number of modifications by way of Section 75W. Each of these applications has been assessed concurrently with a Part 4 development application (DA) lodged with Fairfield City Council, enabling the proposed amendments to be thoroughly tested.

The most recent Section 75W modification introduced more traditional housing types, including three storey garden (walk-up) apartments and compact lots for detached and two attached dwellings. It also approved other minor amendments to facilitate improved levels of privacy, including more flexible zero lot line requirements and more appropriate fencing treatments.

Each of the above modifications aimed to improve the affordability of dwellings and respond to local market demands. It was recognised that the proposed modifications also offered the potential to increase the total number of dwellings that could be achieved across the estate. This could enable the amount of off-estate social housing dwellings to be reduced and allow more residents to remain on the estate. However, it was not possible to fully assess this opportunity within the time constraints associated with the delivery of the Stage 3 dwellings, including community consultation. Accordingly, it was resolved to defer further consideration of the proposed modification until the next stage of the renewal process.

A series of workshops and meetings have since been held with Council officers, stakeholders and the community to discuss further modifications to the Concept Plan approval, including the potential to increase the total number of dwellings. Key issues arising from these discussions included:

- Recognition of the potential social benefits arising from the reduced number of social housing dwellings to be delivered off-estate and increased housing opportunities for existing residents who would prefer to remain on the estate.
- Need for additional public open space areas and community centre floorspace to accommodate the additional residential population arising from the proposed increase in dwellings.
- Appropriateness of the existing and revised dwelling types to cater for the needs of social housing residents and private purchasers, having regard to the specific needs of the local community.
- Potential impacts of new/refined building typologies on the general amenity of the residential area, including maintaining or enhancing levels of solar access, privacy and the like.
- Provision of adequate car parking to meet the needs of the different dwelling typologies, including lifted and garden apartments.

Each of the above matters has been incorporated into the final application which seeks approval for the key amendments outlined below:

- Increase in the total number of dwellings across the site from approximately 2,332 dwellings to approximately 2,500 dwellings.
- Increase in the amount of public open space to be delivered across the estate from 12 hectares to 12.13 hectares and an increase in the size of the future community centre building from 560m² to 700m².
- Amendments to the site and road layout to accommodate the proposed additional total number of dwellings.
- Refinement of the existing attached dwelling controls to enable row houses/terraces to be accommodated in future stages.

- Provision of specific car parking rates for lifted and garden apartments.
- Housekeeping amendments to the Bonnyrigg Masterplan to incorporate the previous and currently proposed modifications and to improve the clarity and interpretation of a number of existing controls for attached dwellings.

In order to facilitate the above amendments, it will be necessary to modify the Concept Plan approval, including the total number of dwellings to be delivered across the estate. It will also be necessary to update the approved plans and documentation to include the following:

- The existing Bonnyrigg Masterplan will be replaced within an updated version which includes:
 - Minor text changes to Parts 1 and 2 to reflect the increased number of dwellings and general housekeeping changes to reconcile the previous and proposed amendments
 - Updating the graphics in Part 3 to reflect the amended site layout.
 - Comprehensive review and update of the Part 4 Public Domain controls, including both graphic and text changes, to incorporate the revised site layout and the enhanced public domain improvements required to meet the needs of the increased residential population.
 - Comprehensive review and update of Part 5 Private Domain to improve the legibility of the existing development controls and provide additional controls to facilitate the increased dwelling density across the estate.
- The existing Concept Plan Maps will be replaced with updated versions, including the revised site layout (land uses), road hierarchy and indicative staging/dwelling yields.
- The following reports will supplement the current list of plans and documentation in the Concept Plan approval:
 - Social Infrastructure Needs Analysis and Social Impact Assessment report that assesses the adequacy of the revised public open space and community centre building and the potential social impacts arising from the proposed modifications.
 - Crime Prevention Through Environmental Design (CPTED) that assesses the potential implications of the amended site layout.
 - Traffic and Car Parking report that assesses the potential impacts of the additional vehicle movements arising from the additional dwellings and recommends appropriate car parking rates for the lifted and garden apartments.
 - Services Report that assesses the potential impacts of the proposed modifications with regard to the proposed siteworks and services.
 - Stage 4 and Revised Masterplan Community Issues and Outcomes Report that outlines the feedback provided from the community consultation activities undertaken prior to the lodgement of the Section 75W application.

The proposed modifications are assessed in detail both within this report and within the specialist reports listed above. A summary of the key findings and recommendations is provided below:

- It is considered that the proposal is consistent with strategic planning policy to locate residential density in areas that benefit from high levels of accessibility to public transport and services.
- There are a number of benefits arising from the proposed modifications, including:
 - Provision of additional social housing dwellings within the renewal area will reduce the amount of off-estate housing and provide further opportunity for existing residents to remain within Newleaf Bonnyrigg.

- Provision of additional dwellings at an affordable price point will create more housing opportunities for private purchasers.
- Location of higher density dwellings around public open spaces will provide for increased natural surveillance.
- Additional residential population will result in increased spending within the local community with associated direct and indirect economic benefits.
- It has been demonstrated that the demands generated by the additional residents can be accommodated by the increased public open space and community centre building and the existing site infrastructure (ie roads, utility services).
- The proposed updates and amendments to the Bonnyrigg Masterplan will provide improved clarity and greater certainty for the assessment of development applications for future stages within the approved renewal.

Overall, the proposal is considered to be in the public interest and approval is recommended.

1 Introduction

This application is submitted on behalf of Newleaf Communities (formerly known as Bonnyrigg Partnerships) under the provisions of Section 75W of the Environmental Planning and Assessment Act 1979 to modify the Concept Plan approval for Newleaf Bonnyrigg (formerly known as the Bonnyrigg Living Communities Project) (Determination No MP 06_0046, dated 12 January 2009).

The Section 75W application is lodged with the Department of Planning and Infrastructure for determination by the Minister for Planning (or the Planning Assessment Commission). It is lodged concurrently with a Part 4 development application for the construction and subdivision of the Stage 4 dwellings, which will be assessed by Fairfield City Council and determined by the Joint Regional Planning Panel.

This report provides a comprehensive assessment of the proposed modifications to the Concept Plan approval. The following sections of the report are identified below:

- **Site Context** – description of the key features of the site, including the original subdivision and recently completed stages.
- **Approvals History** – overview of the Concept Plan approval, including the rationale for the previously approved modifications.
- **Proposed Modifications** – detailed description of the key issues to be addressed by way of this Section 75W application.
- **Assessment of Key Impacts** – identification and discussion of the key environmental, social and environmental impacts of the proposed modifications.
- **Consultation** – details regarding the pre-lodgement consultation undertaken with Fairfield City Council, key stakeholders and the local community during the preparation of the application.
- **Section 75W Application** – suggested amendments to the current conditions listed within the Concept Plan approval to accommodate the requested modifications.
- **Summary and Conclusion** – summary of the key findings outlined within the report and recommendation for the determination of the application.

The proposed modifications are based on a number of specialist reports prepared by other consultants that are also submitted with the Section 75W application. These reports include:

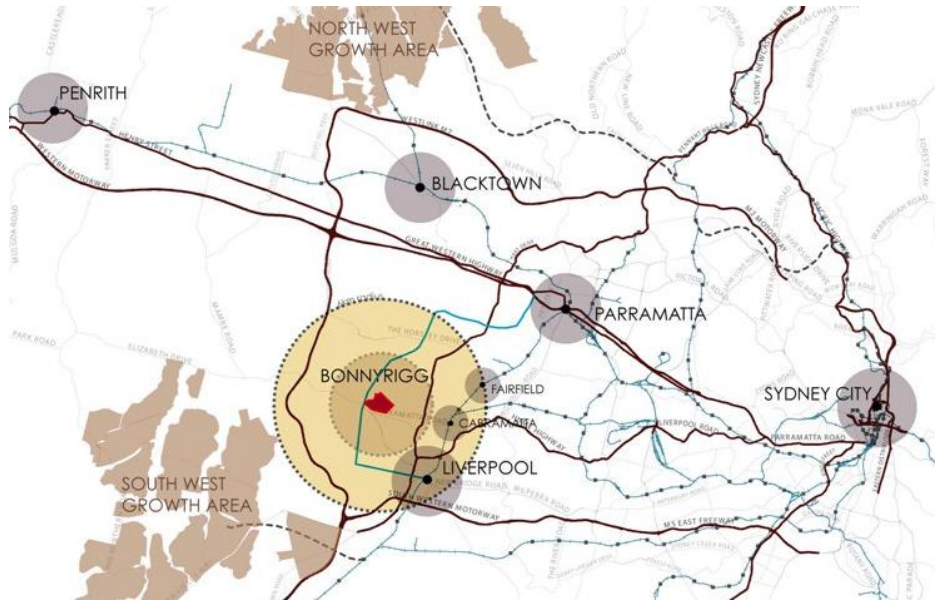
- Concept Plan Maps – dKO Architects
- Bonnyrigg Masterplan – Urbis, dKO Architects and Site Image
- Social Infrastructure Needs Analysis and Social Impact Assessment - Urbis
- Crime Prevention Through Environmental Design (CPTED) - Urbis
- Traffic and Parking Assessment – GTA Consultants
- Infrastructure Review - Hyder Consulting
- Stage 4 and Revised Masterplan Community Issues and Outcomes Report – GHD

2 Site Context

2.1 REGIONAL CONTEXT

Newleaf Bonnyrigg is located in the Fairfield local government area in Western Sydney, approximately 40 kilometres west of the Sydney Central Business District and six kilometres north west of the Liverpool City Centre.

FIGURE 1 – REGIONAL CONTEXT MAP (URBIS)



Excellent access is available to the metropolitan road network, with the Westlink M7 and M5 Motorways located nearby and accessed via Elizabeth Drive and the Cumberland Highway. Public transport services are also located in close proximity of the renewal area. The Liverpool to Parramatta Transitway provides regional bus services within walking distance of the site.

2.2 LOCAL CONTEXT

Newleaf Bonnyrigg is located within a predominantly residential area, including St Johns Park to the north-east, on the opposite side of Edensor Road and Cabramatta West to the west of the site. The balance of the suburb of Bonnyrigg is located to the south on the opposite side of Cabramatta Road and Elizabeth Drive and Bonnyrigg Heights is located to the south-west of the site.

The site adjoins Bonnyrigg Plaza, which is a single level district shopping centre, comprising a discount department store, supermarket and specialty shops. A number of development applications have been lodged over the past few years to facilitate alterations and additions to the shopping centre, however, this expansion is yet to be progressed. Bonnyrigg Community Centre and Bonnyrigg Youth Centre are located within the general precinct which forms the Bonnyrigg Town Centre. A Bunnings Warehouse, light industrial and commercial uses are situated to the west and north-west on the opposite side of Bonnyrigg Avenue.

A linear open space system is located to the north east and on the opposite side of Edensor Road, including St Johns Park, which comprises passive and active recreation facilities. The St Johns Bowling Club is located adjacent to the open space, comprising a large multi-level club with entertainment and dining facilities, as well as outdoor bowling greens.

There are a number of culturally significant sites surrounding Newleaf Bonnyrigg which contribute to its character and the surrounding streetscapes. These include:

- Chinese Temple on Cabramatta Road.
- Catholic Church on Humphries Road (Our Lady Carmel Church).

- Anglican Church on Edensor Road.
- A Vietnamese Temple on Bibbys Place.
- Turkish Mosque on Bibbys Place.
- Lao Temple on Smithfield Road (parallel to Bonnyrigg Plaza).
- Parkside Church on Smithfield Road (parallel to Bonnyrigg Plaza).

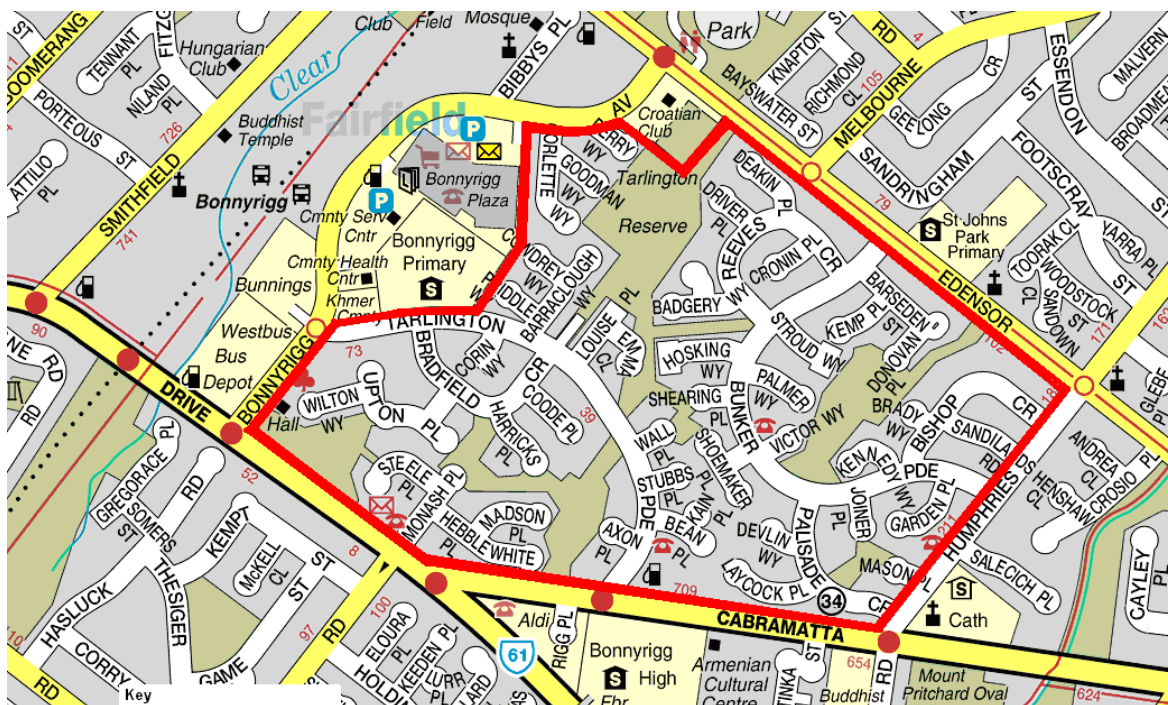
Several schools and public facilities are also located nearby. Bonnyrigg Public School adjoins the north western boundary of the site, Bonnyrigg High School is located to the south on the opposite side of Cabramatta Road, St Johns Park Public School is to the north east on Edensor Road and Our Lady of Mt Carmel Catholic Primary School is located to the east on the corner of Humphries Road and Cabramatta Road.

Overall, the location of Newleaf Bonnyrigg within an established area provides existing and likely future residents with a range of retail, commercial, recreational, cultural and educational services that may not be available within a greenfield location.

2.3 SITE DESCRIPTION

Newleaf Bonnyrigg is generally bound by Bonnyrigg Avenue, Bonnyrigg Public School, Bonnyrigg Plaza, Edensor Road, Humphries Road and Cabramatta Road as shown in **Figure 2** below.

FIGURE 2 – LOCATION MAP (UBD)



The site has been partially renewed in accordance with the Concept Plan approval for the Bonnyrigg Communities Project (now known as 'Newleaf Bonnyrigg'). The detailed approvals include a Part 3A Project Approval for Stage 1 which is now fully constructed and occupied and a Part 4 development application for Stage 2, which is nearing completion. A Part 4 development application for Stage 3 is in the final stages of determination and is yet to be commenced. The balance of the estate has not yet been redeveloped and remains in the 'Radburn' design, with separation between pedestrian and vehicular access, walkways providing links between different sections of the estate and open space and community and retail facilities.

The new dwellings comprise a variety of single and two storey dwellings, some with three storey elements, and a variety of building materials to create a vibrant and attractive streetscape. The pre-

existing dwellings are built of a variety of materials, brick, fibro and weatherboard often with long sloping roofs over a low eaves height. The estate has many mature trees and a park like feel with extensive grassed areas along the pedestrian routes. Many of the gardens have been fenced, latterly with picket fences of various colours.

Photographs of the newly constructed dwellings and public domain improvements completed as part of the Stage 1 Project Approval are provided below.

FIGURE 3 – NEW DWELLINGS AND CENTRAL VALLEY PARK IN STAGE 1 (URBIS AND DKO ARCHITECTS)



PICTURE 1 – 3 PLEX DWELLING (URBIS)



PICTURE 2 – DWELLINGS ON NEWLEAF PARADE (DKO ARCHITECTS)



PICTURE 3 – PLAYGROUND EQUIPMENT (DKO ARCHITECTS)



PICTURE 4 – PARK AND NEWLEAF PARADE (DKO ARCHITECTS)

The original road pattern will be amended as part of the staged renewal of the existing estate. The two main loop roads through the estate - Bunker Parade and Tarlington Parade - and other existing roads will be retained, however, there will be ongoing changes to the local road network throughout the site renewal. To date, the major change has been the introduction of Newleaf Parade, which formed part of the Stage 1 Project Approval and introduced a new link to Edensor Road. Other changes have been more localised and contained within the site boundaries, including the introduction of a small street network to facilitate rear vehicle access for dwellings located along Newleaf Parade and overlooking Central Valley Park (or Tarlington Reserve).

There are privately owned dwellings scattered through the estate, with a cluster of recently constructed dwellings in the centre of the estate located within Louise Place and Emma Close. It is important to realise that the Concept Plan approval does not apply to these lots, however, detailed consideration has been given to the potential impacts of the proposed modifications on their existing and likely future residential amenity.

3 Approvals History

The Newleaf Bonnyrigg Renewal Project (or Bonnyrigg Community Renewal Project) was approved by way of a Concept Plan application that was determined by the Minister for Planning on 12 January 2009. The Concept Plan provides for the renewal of the Bonnyrigg Housing Estate, comprising:

- *Demolition of existing dwellings in stages (excluding privately owned dwellings)*
- *Construction of approximately 2332 dwellings in 18 stages over 13 years*
- *Construction of new roads, with 50% of existing roads to be retained*
- *Provision of 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*

There have been three modifications of the original Concept Plan which have been approved by way of Section 75W of the EPAA since its original approval. Each of these modifications is outlined below.

- **Modification 1 – Approved 7 September 2009** – this modification rectified minor errors and technical issues associated with the Concept Plan and Stage 1 Project Approval conditions.
- **Modification 2 – Approved 19 April 2010** - this modification reduced the allotment widths for detached dwellings and included a formerly privately owned lot in Deakin Place within the Concept Plan boundaries.
- **Modification 3 – Approved 28 July 2011** – this modification was approved by the Planning Assessment Commission (PAC) and updated the Bonnyrigg Masterplan by:
 - Introducing three storey garden (walk-up) apartments where there is a higher level of amenity, such as adjacent to public open space.
 - Amending the minimum requirements for detached dwellings and two-attached dwellings where lots benefit from higher levels of solar access (ie north facing private open space)
 - Rewording the zero side setback guidelines to enhance privacy for the future dwellings, while maintaining appropriate levels of amenity for the privately owned lots.
 - Amending the front boundary fence types to provide additional privacy to front courtyards of dwellings.

The amendments approved by way of Modifications 1 and 2 were relatively minor and did not have any significant impact on the Concept Plan approval. However, by Stage 3, it became apparent that there needed to be a number of changes to the Concept Plan approval to enable the feedback obtained from the marketing and sale of the Stage 1 and 2 dwellings to be incorporated into the future stages of the project. The key issues that needed to be addressed were:

- **Improved affordability** - a target price point was set to guide an improvement in the affordability profile of future dwellings (refer to **Figure 3**). The key objective of improving affordability was to encourage an increased share of owner-occupiers within the dwellings to be made available for private sale (refer to **Figure 4**) and facilitate a more stable and sustainable population. Accordingly, Modification 3 sought to introduce narrower building lots (or compact lots) to enable detached and two-attached dwellings to be delivered at a more affordable price point (refer to **Figure 5**), while still achieving the residential amenity controls outlined in the Bonnyrigg Masterplan.

FIGURE 4 – TARGET PRICE POINT (NEWLEAF COMMUNITIES)

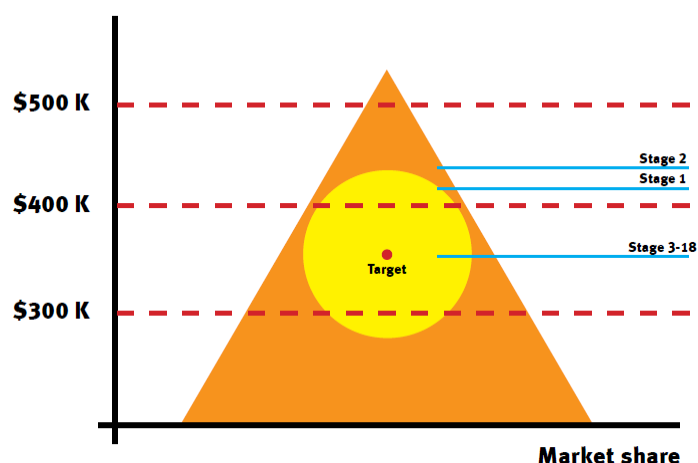


TABLE 1 – PURCHASER PROFILE BY STAGE (NEWLEAF COMMUNITIES)

	Stage 1 106 Dwellings	Stage 2 104 Dwellings	Stage 3 (Half sold) 159 Dwellings
Owner occupiers	25%	20%	60%
Investors	37%	42%	5%
Community tenants	38%	38%	35%
Total	100%	100%	100%

TABLE 2 – AFFORDABILITY PROFILE (NEWLEAF COMMUNITIES)

	Original Proposal 2006	Stage1 2009	Stage2 2010	Stage3 2011
4 Bed Detached	\$550k	\$495k	\$485k	\$480k
3 Bed Detached	\$465k	\$465k	\$445k	\$435k
3 Bed Duplex	\$420k	\$420k	\$420k	\$385k
2 Bed Plex	\$365k	\$325k	\$320k	N/A
Garden Apartment	N/A	N/A	N/A	\$305k

- **Respond to market demand** – the preliminary market research undertaken prior to the lodgement of the Concept Plan application indicated a preference for a more ‘suburban’ style dwelling. As such, it was proposed to accommodate the required residential densities primarily within plex-style dwellings. However, these dwellings proved to be difficult to sell during Stage 1 and a more ‘traditional’ building typology was required to better meet the demands of the local market, while maintaining the required dwelling densities in accordance with the Concept Plan. Accordingly, Modification 3 sought to introduce garden (or walk-up) apartments adjacent to the public open space. This new dwelling typology offered the opportunity to better locate density closer to amenity, as well as provide a more traditional product that is better understood by the local market.

- **Improve streetscape and privacy** – Modification 3 also sought to amend the fencing types in the front or side setbacks to address privacy concerns raised by residents in the first two stages. The Masterplan requires fencing on the street or park frontages to be “visually permeable” and with vegetation selected that complements passive surveillance of all public areas. In order to satisfy this objective, and respond to the ongoing concerns of current residents, it was proposed to introduce ‘superslat’ fencing which enables a high quality finish and additional privacy provision while still retaining visual permeability.

It was recognised that the proposed amendments offered the potential to review the number of dwellings that could be achieved across the estate, which in turn, could reduce the number of social housing dwellings required to be delivered off-site and enable more residents to remain on the estate. However, due to the contractual arrangements associated with the Public Private Partnership, it was not possible to fully assess this opportunity within the time constraints associated with the delivery of the Stage 3 dwellings, including an appropriate level of consultation with Council, key stakeholders and the community.

It was resolved to defer further consideration of this opportunity until the next stage of the renewal process to enable sufficient time to assess the potential impacts of the proposed additional dwellings and undertake community consultation to seek feedback regarding the proposed changes. It was also agreed that a new Statement of Commitment should be included within the modified Concept Plan approval to formalise the requirement to consult with Fairfield City Council regarding the proposed modifications.

4 Proposed Modifications

4.1 OVERVIEW

As previously discussed in **Section 3**, it was recognised that there may be potential to increase the total number of dwellings that could be achieved within the renewal area, subject to further assessment and consultation.

It was also considered a timely opportunity to undertake a comprehensive review of the Bonnyrigg Masterplan to address a number of issues that have arisen during the assessment of the first three stages of the renewal process and ensure that it incorporates the previous and current amendments.

Each of the modifications proposed within this Section 75W application is discussed in detail within the following sub-sections of the report. The potential impacts of the proposed modifications are considered in further detail within **Section 5**.

4.2 INCREASED TOTAL NUMBER OF DWELLINGS

One of the key elements of the current application is the proposed increase in the total number of dwellings across the site from approximately 2,332 dwellings to approximately 2,500 dwellings. The proposed increase is considered important for the ongoing sustainability of the project, having regard to the social and economic benefits associated with reducing the amount of off-estate housing that is required to be delivered to ensure that there is no net loss in social housing.

Consideration was given as to whether the proposed modification would allow all 134 off-estate social housing dwellings to be accommodated within the renewal area, however, it was resolved that there should not be any change to the 70:30 private-social dwelling split at this stage in the renewal process. Accordingly, the additional 168 dwellings proposed to be achieved by way of this modification would enable 62 additional social housing dwellings to be provided on-estate (ie 30% of the additional dwellings). The remaining balance would continue to be delivered off-estate in accordance with the current approval.

A series of workshops attended by Fairfield City Council and Newleaf Communities identified the key potential environmental, social and economic impacts of the proposed modification. It was generally agreed that there would be a positive social impact arising from the increased opportunities for existing residents who would prefer to remain on the estate. However, it was also acknowledged that the potential demands generated by the additional residential population would need to be assessed in detail, having particular regard to the implications for public open space and community services. This matter is addressed further within **Section 4.3** below.

4.3 INCREASED PUBLIC OPEN SPACE AND COMMUNITY CENTRE

It was recognised that the proposed increase in the total number of dwellings would result in an increase in the residential population. Accordingly, the public open space and community centre building would need to be increased in size to meet the demands generated by the additional residents.

The Section 75W application seeks to reconfigure and increase in the amount of public open space to be delivered across the estate from 12 hectares to 12.13 hectares. It also seeks to increase in the size of the future community centre building from 560m² to 700m² to meet the needs of the additional population. Detailed justification for the proposed changes is provided within the Social Infrastructure Needs Analysis and Social Impact Assessment report prepared by Urbis and within **Section 5.3.1** of this report.

4.4 AMENDED SITE AND ROAD LAYOUT

The modifications outlined in **Section 4.2** and **Section 4.3** require the existing site layout and road layout to be amended. The general principles underpinning the original layout are proposed to be retained, including the location of density towards the town centre and public open space areas, retention of key access routes (Bunker Parade and Tarlington Parade) and integration of the eastern and western parts of

the renewal area through a new connecting road. The proposed modifications will accommodate the increase and reconfiguration of the public open space network and facilitate the location of garden apartments adjacent to or in close proximity to those public open space areas.

4.5 PROVIDE FOR ROW HOUSES/TERRACES IN FUTURE STAGES

It is proposed to refine the existing requirements for attached dwellings by introducing a specific reference to row houses or terraces within the Bonnyrigg Masterplan.

While this dwelling type has previously been delivered in Stage 2 by way of the current controls, it is considered that further recognition of this dwelling typology is required, including specific controls with regard to lot requirements and vehicle access. The amenity based provisions, such as solar access, storage and the like, will be applied, as per the other attached dwelling types (ie plex dwellings).

The proposed amendments to the Bonnyrigg Masterplan are further described within **Section 7.2.3**.

4.6 IMPROVE CLARITY OF EXISTING CONTROLS

The preparation and assessment of the detailed applications for the first three stages of Newleaf Bonnyrigg found that the wording of certain development controls could be improved to clarify their intent and ensure the delivery of dwellings in accordance with the project objectives. These include:

- **Lot Size** – it has been recognised by both the proponent and Fairfield City Council that the retention of existing roads and the private allotments creates site constraints that restrict compliance with the lot size requirements prescribed within the Bonnyrigg Masterplan. To date, variations have been considered on a merit basis, taking into account the compliance of individual lots with the amenity controls and the potential for alternative solutions to be accommodated. This approach is considered to be appropriate and an additional note is proposed to be included within the Bonnyrigg Masterplan to ensure this approach is continued throughout the life of the project.
- **Streetscape** – a minimum 5.5 metre setback to garages was proposed so they did not dominate the streetscape and provided for a second vehicle to be accommodated within the driveway. However, it has been acknowledged that the minimum setback is difficult to achieve on secondary frontages, where garages are located to the rear to facilitate adequate separation between intersections and driveway locations. The secondary frontage generally has a reduced dwelling setbacks and/or boundary fencing along the side boundary and compliance with the minimum setback is not considered necessary, provided that a double garage or second car space can be accommodated, where required for a detached dwelling. The previous detailed approvals issued for Stages 1-3 have recognised that variations to the minimum garage setback are appropriate for the secondary frontages. However, it is considered appropriate to include a specific reference within the Bonnyrigg Masterplan to provide for a consistent approach throughout the renewal of the entire estate.
- **Setbacks** – it has been recognised by both the proponent and Fairfield City Council that the wording of the front and side/rear setback controls needs to be amended. The setback controls aim to achieve a staggered building line and variation in the streetscape, however, the current control is poorly worded and needs to be amended so that it is interpreted correctly in future development applications.

4.7 CAR PARKING RATES FOR APARTMENTS

The Stage 3 development did not provide any visitor car parking for the proposed garden apartment adjacent to Hilltop Park. The proponent demonstrated that this was appropriate, having regard to the significant number of on-street car parking spaces that were able to accommodate visitors and the consistency of this approach, having regard to the approved provision of visitor car parking on the street for the plex style dwellings which have a comparable residential density. However, in the absence of any definitive controls within the Bonnyrigg Masterplan, the Joint Regional Planning Panel applied the standard visitor car parking rates from Council's DCP.

The continuation of the above approach is not considered to be appropriate as it is inconsistent with the provisions of the original Concept Plan approval. The approved Transport Management Accessibility Plan

includes appropriate resident and visitor car parking rates that were devised based on a comprehensive analysis of the site, the standard local planning controls and other more appropriate car parking controls. It was concluded that the DCP rates would contribute to poor urban outcome as the resultant car parking would encourage the continued use of the private motor car as a primary means of transport discouraged the use of alternative forms of transport, such as public transport, cycling and walking, and a poor quality visual environment.

It is proposed to update the Bonnyrigg Masterplan to include the specified car parking rates for apartments (which already form part of the approved TMAP and Concept Plan approval) to avoid any confusion in the assessment of future development applications.

4.8 HOUSEKEEPING CHANGES

In addition to the modifications outlined in **Sections 4.2-4.7**, it was considered appropriate and necessary to undertake a general update of the Bonnyrigg Masterplan to ensure that the previous and proposed modifications are reflected throughout the entire document. The proposed housekeeping changes to the Bonnyrigg Masterplan are described in more detail within **Section 7.2.3** of this report.

5 Assessment of Key Impacts

5.1 OVERVIEW

The environmental, social and economic impacts of the proposed modifications are discussed in the following sub-sections of the report.

Each of these impacts has been identified through assessment of specific matters addressed within the consultant reports and through ongoing liaison with Council, key stakeholders and the community, which is outlined further in **Section 6**.

Recommended measures to manage, mitigate, off-set and/or ameliorate impacts are identified where necessary and incorporated into the proposed Section 75W modifications outlined within **Section 7**.

5.2 ENVIRONMENTAL IMPACTS

5.2.1 TRANSPORT AND TRAFFIC

GTA Consultants (GTA) was engaged to review the Transport Management and Accessibility Plan prepared by SKM in association with the original Concept Plan application and assess the potential impacts of the proposed increase in the total number of dwellings. GTA was also requested to provide advice with regard to the application of appropriate visitor car parking rates to future stages within Newleaf Bonnyrigg, having particular consideration to the garden apartments that were introduced as part of Modification 3.

A copy of the Traffic and Parking Assessment prepared by GTA is attached as **Appendix A**. A summary of the key findings is provided below:

- **Traffic Impacts:** the proposed increase in the total number of dwellings to be delivered across the estate will result in 143 additional vehicle movements during the weekday AM and PM peak hours. The approved mitigation works will remain effective and there is no need to provide additional mitigation works.
- **Car Parking:** the car parking rates recommended in the approved Transport Management and Accessibility Plan should be adopted, as shown in **Table 3** below. Visitor car parking for medium density apartment developments (being 20 dwellings or less) can be accommodated on the street. Reductions in off-street visitor car parking in high density apartment developments (over 20 dwellings) should be considered to avoid underutilisation or abuse by residents.

TABLE 3 – CAR PARKING RATES

CAR PARKING USE	DETACHED HOUSING	MEDIUM DENSITY (ATTACHED DWELLINGS AND APARTMENT DEVELOPMENTS WITH 20 DWELLINGS OR LESS)	HIGH DENSITY (APARTMENTS WITH OVER 20 DWELLINGS)
Resident Parking	2/dwelling	1/dwelling(1-2 bed) 1.5/dwelling (3+ bed)	0.6/apartment (1 bed) 0.9/apartment (2 bed) 1.4/apartment (3 bed)
Visitor Parking	on-street	on-street	0.2/apartment

Based on the above, it is considered appropriate to update the Bonnyrigg Masterplan to include car parking rates for the lifted and garden apartments, with separate rates applying to developments with 20 or less dwellings and developments with over 20 dwellings.

5.2.2 SITE INFRASTRUCTURE AND SERVICES

Hyder Consulting has undertaken a review of the site works and utility services associated with the proposed modifications of the Concept Plan Approval. A copy of the report is attached as **Appendix B**. A summary of the key findings is provided below:

▪ Proposed Site Works

- **Staging:** the proposed modifications to the staging boundaries is consistent with the original objectives of minimising impacts on existing home owners and tenants, including vehicle access and service provision.
- **Earthworks:** the proposed modifications will maintain the original objective for earthworks, being to generally provide a balance of cut and fill across the entire development.
- **Roadworks:** while the road layout is to be amended as part of the current modifications, including a reduction in the total amount of hardstand area, there is no change to the proportion of existing road to be retained.

▪ Proposed Services

- **Stormwater:** the proposed modifications will match or better the pervious/impervious distributions and retain the design principles of the original Concept Plan approval.
- **Water:** the proposed modifications will not impact upon the planned review of amplification needs for water supply at the detailed design (ie development application) phase of the project.
- **Sewer:** the provision of services to meet the increased demands generated by the additional residential population will need to be coordinated with Sydney Water. However, it is anticipated that the proposal will not impact on the previous detailed analysis carried out for the approved Concept Plan.
- **Electrical:** the planned number of substations is considered to be sufficient for the proposed modifications. The existing infrastructure can support 1,400 dwellings (ie until 2013), however, further discussion will be required with Integral Energy to discuss the timing for delivery of the augmentation of the existing substation and delivery of a new substation to meet the ongoing needs of the renewal project in accordance with the original Concept Plan approval.
- **Telecommunications:** the proposed modifications are not considered to have any impacts with regard to the planned delivery of telecommunications to Newleaf Bonnyrigg in accordance with the original Concept Plan approval.
- **Gas:** similar to the above, the proposed modifications are not considered to have any impacts with regard to the planned delivery of gas supply to Newleaf Bonnyrigg in accordance with the original Concept Plan approval.

Overall, it is considered that the proposed modifications are appropriate and will not result in any additional environmental impacts that cannot be addressed at the detailed design phase in accordance with the original Concept Plan approval.

5.3 SOCIAL IMPACTS

5.3.1 SOCIAL INFRASTRUCTURE NEEDS ANALYSIS AND SOCIAL IMPACT ASSESSMENT

Urbis was engaged to assess the potential impacts arising from the proposed modifications to the Concept Plan approval, including:

- Increased dwelling densities around public open spaces.

- Changes to the site layout to accommodate the additional dwelling density.
- Revisions to open space boundaries and facilities as a result of the amended site layout.

The report was based on the following methodology:

- Revised demographic analysis of the Estate and surrounds, based on recent population projections and revisions to the proposed dwelling typology and tenure mix
- Assessment of any additional social infrastructure and open space required as a result of amendments to the Concept Plan
- Consideration of any new social impacts in addition to those identified in the original Concept Plan application.

The key findings of the assessment are summarised in the following dot points. A copy of the Social Infrastructure Needs Analysis and Social Impact Assessment report is attached as **Appendix C**.

- The proposed amendments to the Concept Plan do not alter the findings of the original social impact assessment undertaken by Judith Stubbs and Associates (JSA). The amended Concept Plan remains consistent with all and the mitigation measures identified by JSA should continue to apply.
- The proposed amendments to the location and boundaries of open space are not anticipated to produce any negative social impacts at Newleaf Bonnyrigg. It is expected that the principles underpinning the delivery of open space in the original Concept Plan approval will continue to apply and that embellishments and appropriate additions to open space will be considered as necessary.
- The proposed amendments to the Concept Plan are considered to have no negative impacts on the availability of community facilities and services in the local area. There is adequate capacity in the majority of social infrastructure categories to accommodate the likely population growth. Many service providers, in particular sport and recreation clubs, saw potential benefits in having additional patronage. However, medical facilities and services remain an existing deficiency in the local area. The community centre will continue to meet demand, including that generated by the additional 168 residences proposed under the amendments. The proposed 140m² of additional community centre space is considered to be more than adequate.
- The proposed changes to the location and boundaries of open space will not detract from the improved connectivity of the renewal area, with retention of the green linkages between open space in the centre of the site, and in the east and west. The relocation of Bonnyrigg Avenue Entry Park further east on Tarlington Parade to protect a significant tree is considered acceptable, subject to addressing safety measures associated with the nearby school.
- It will be important to manage the construction of the Newleaf Community offices in Stage 4 and the vacant areas set aside for Middle Valley Park (to be developed in Stages 6 and 7) to minimise disruption to residents of nearby dwellings.
- The proposed increase in the total number of dwellings will enable an additional 62 social housing dwellings to be provided on-estate. This will enable more existing residents to remain living within the renewal area, lessening the potential disruption to community networks associated with moving off-estate, which is considered to be a positive impact
- The proposed amendments have been considered against the Premier's Council for Active Living Development & Active Living: Designing Projects For Active Living. Both the proposed amendments and the broader redevelopment of Newleaf Bonnyrigg are considered to perform positively with respect to the relevant principles, including:
 - Further improvements to connectivity between open spaces by providing green linkages on some block edges.
 - Maintaining legibility and directness of the street layout, as approved under the original Concept Plan

- Locating open space appropriate to facilities
- Contributing to a high quality public domain through appropriate landscaping and observation of Crime Prevention Through Urban Design principles.

Overall, the report makes the following conclusions:

It has been found that the proposed amendments do not significantly alter the approved Concept Plan and subsequently there are very few social impacts identified in addition to those previously determined and approved. The findings of previous social planning studies, in particular Judith Stubbs and Associate's Social Impact Assessment, remain accurate and the mitigation measures proposed should be adhered as necessary.

The primary impact associated with the proposed amendments is the introduction of additional residents as a result of the 7.2% uplift in development yield. This report has assessed the implications of these additional residents in regard to the provision of open space and community facilities. The revised level of provision of both open space and community facilities is considered adequate.

5.3.2 CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN (CPTED)

Urbis was engaged to prepare a Crime Prevention Through Environmental Design (CPTED) report to assess the potential impacts arising from the proposed changes to the site layout and the Bonnyrigg Masterplan. The report considered the potential safety impacts of the proposed modifications, having regard to local demographic characteristics, trends in criminal activity, and CPTED principles.

The key findings of the CPTED report are provided below. A copy of the report is attached as **Appendix D**.

- The majority of the findings in the original CPTED assessment continue to be relevant to the current revision of the Concept Plan, given that no significant changes are proposed in relation to the majority of features.
- Higher densities adjacent to amenities and centres of community activity (i.e. open space, schools and Bonnyrigg Plaza) will provide valuable natural surveillance to these public areas. Natural surveillance should be maximised by locating habitable rooms towards public spaces and by ensuring sightlines are not obscured by landscaping or public facilities.
- It will be important that distinction is made between the public and private realms in order to minimise conflict between users of open space and community facilities and residents that live adjacent to them. Physical cues such as signage and changes to design features (eg paving) can be used to communicate the transition from public to private realms, and space management strategies, including landscaping, may also be considered. Access control will also play an important part in managing the interface between public areas and private residences.
- The site layout plan for the remaining stages is to be amended to better reflect market demand by including compact lots and 3-storey garden apartments in lieu of the 6 and 8-plex dwellings. The proposed changes are not considered to have adverse impacts on safety within the renewal area and will, in a number of ways enhance safety.
- Minor amendments to the boundaries and dimensions of open space have been necessitated by changes to the composition and density of adjacent dwellings. The proposed changes are not considered to have any significant impact, subject to:
 - Management of vacant areas during staged development
 - Maintaining connectivity between open spaces
 - Providing clear sightlines to open spaces from the surrounding local road network

Overall, the report makes the following conclusions:

The proposed amendment were found to have few impacts in relation to the overall safety of the renewal area, perhaps attributable to there being relatively minor changes. Minor impacts were identified in relation to:

- *Ensuring a clear distinction is maintained between the public and private realms where higher density development is located adjacent to community areas.*
- *Ensuring that the relocation of garages, while lessening the potential for conflict between pedestrians and vehicles, are well lit and subject to passive surveillance to deter loitering, concealment or criminal activity.*
- *Careful management of vacant areas during staged development.*
- *Maintaining connectivity between open space.*
- *Managing on-street parking around open space areas.*

These impacts are further considered able to be minimised to an acceptable standard through measures which can be implemented in the design process, such as lighting, natural surveillance, traffic calming devices, access control and signage.

A number of benefits of the proposed design changes were also identified with regard to safety on the renewal area, including:

- *An increase in natural surveillance to public areas, through increased densities adjacent. This can be enhanced through locating habitable rooms towards public spaces and by ensuring sightlines are not obscured by landscaping or public facilities*
- *Improving the location of car parking such that fewer garages face the street, lessening the potential for conflict between pedestrians using public open spaces and vehicles entering and existing residential properties.*
- *Improving privacy for residents in redesigned dwelling types, minimising the need for privacy screens and plantings that obscure sightlines to public areas.*
- *Maintaining and extending connectivity between open spaces, supplemented by appropriate lighting and signage.*

5.4 ECONOMIC IMPACTS

Macroplan Australia undertook an Economic Impact Assessment for the original Concept Plan application. This assessment included the following key findings with regard to the likely economic impacts of the proposed renewal:

Total expenditure impact of the Bonnyrigg Living Communities project is estimated at \$902 million (in net present value terms) over a 20 year period from 2008, comprising \$265 million in construction (infrastructure, residential and community), \$122 million in maintenance and \$515 million in resident expenditure.

It is difficult to measure the proportion of the impacts outlined above that will flow to the local area. However, it is expected that the proposed residential component will induce an increase in local income and spend activity. A significant share of retail expenditure is likely to flow to the local area given the location of the project to the Bonnyrigg Plaza and other local retail facilities.

Rates revenue over the 20-year period flowing to the City of Fairfield is expected to be approximately \$4.5 million. Stormwater Levy and Wastewater Management is expected to total \$5.4 million. This revenue injection will equal \$9.9 million in net present value terms.

The boost to rate revenue will provide the City of Fairfield with the opportunity to expand services to the community as the population grows in the future.

Total direct employment generated from construction and development will average 265 per annum during the construction phase. There will also be 111 jobs per annum generated from ongoing maintenance and 575 jobs from residential expenditure over the 20 year assessment period.

In addition, 1,196 indirect jobs will be located in and around the Fairfield LGA flowing from expanding activities at the site on an ongoing basis (this includes jobs supported elsewhere in the Fairfield and in NSW from all expenditure).

It was not considered necessary to prepare an updated Economic Impact Assessment, having regard to the high level findings of the previous assessment. It is considered that the proposed modification will have a number of positive economic impacts, including:

- Promoting the ongoing feasibility of the renewal project through accommodating additional social housing dwellings within the renewed estate and reducing the associated costs with delivering off-estate social housing.
- Facilitating the ongoing delivery of private dwellings that are appropriate and affordable for the existing and likely future local market.
- Direct and indirect effects of increased spending within the local community arising from the additional residents.

6 Consultation

6.1 OVERVIEW

Extensive consultation has been conducted as part of the proposed modifications, in accordance with the following Statement of Commitment, which was approved as part of the Section 75W modification application MP06_0046 MOD 3:

“The proponent will commit to timely and ongoing consultation with Fairfield City Council throughout the life of the project, particularly with regard to any application for major modifications to the Concept Plan approval (e.g. residential density increases, major staging boundary changes etc). The consultation process could include the establishing of a Working Group (comprising representatives from both the Council and the proponent) to resolve an appropriate scope of works for review of potential impacts and mitigation measures to off-set the identified impacts (e.g. physical and/or social infrastructure upgrades).”

In addition to the above requirement to consult with Fairfield City Council, a range of other stakeholders have been consulted during the preparation of the Section 75W application, as shown in **Figure 5** and as described within the following sub-sections of the report.

FIGURE 5 – STAKEHOLDER CONSULTATION GROUPS (URBIS)



6.2 LOCAL RESIDENTS AND COMMUNITY GROUPS

Newleaf Communities, in consultation with GHD, conducted a number of events and activities to seek feedback from the community regarding the proposed modifications to the Concept Plan approval.

A letterbox drop of all households within the Concept Plan boundaries advised local residents of the opportunities to review and comment on the revised plans. Consultation events were conducted in the main community languages with collateral and reference material available in eight languages - English, Vietnamese, Lao, Khmer, Arabic, Assyrian, Spanish and Mandarin. These events included:

- September 27 – Cultural Coffee Session
- October 13 - Bonnyrigg Plaza Stall

- October 13 - Stakeholder Consultation
- October 14 and 15 - Community Consultation

A copy of the *Stage 4 and Revised Masterplan Community Issues and Outcomes Report*, prepared by GHD and dated November 2011 is attached as **Appendix E**. A summary of the key findings and recommendations is provided below:

- Participation in community consultation activities increased compared to the previous events held in association with the original proposal and subsequent stages.
- The majority of respondents were social housing residents, followed by private residents and private non-residents (ie residents living outside of the general boundaries of the Concept Plan approval).
- Feedback included particular areas of support for the revised Masterplan, as well as issues and questions regarding the proposed changes.
- Supportive feedback generally related to the responses made to previously expressed community sentiment, including consultation, sales, design/appearance and privacy.
- Concerns were primarily related to consultation, allocation/timing (rehousing of existing social housing residents), windows (absence of windows in bathrooms in zero lot line dwellings) and fit-out (generally referring to the type of finishes and provision of air conditioning).

The report concluded that the majority of design concerns have been responded to as a result of the changes to the Concept Plan approval. The only design suggestion that remained unresolved at the time of the report preparation was the opportunity to provide for energy neutral ventilation to be incorporated into bathrooms in zero lot line dwellings. It is understood that the proponent has subsequently agreed to the installation of mechanical ventilation ducted to external air within the first floor bathrooms and to the ground floor bathrooms where practical and feasible to provide for increased natural ventilation of bathrooms.

6.3 DEPARTMENT OF PLANNING AND INFRASTRUCTURE

Two meetings were held with senior officers at the Department of Planning and Infrastructure on 5 October 2011 and 12 December 2011. These meetings were held primarily to brief the Department of Planning and Infrastructure with regard to the proposed modifications and provide updates with regard to the ongoing liaison with the Fairfield City Council Working Group.

It was acknowledged that the Department of Planning and Infrastructure would be the relevant planning authority for the assessment of the Section 75W application. However, the Planning Assessment Commission may be responsible for the determination of the application, depending on the number and/or type of submissions that are received in response to the public exhibition of the Section 75W application.

6.4 FAIRFIELD CITY COUNCIL

A working group was established to guide the preparation, lodgement and assessment of the Section 75W application to modify the Concept Plan approval. The aim of the working group was to achieve consensus between the proponent and Fairfield City Council with regard to the work to be undertaken by the proponent in reviewing the original Concept Plan approval documentation and assist Council with its assessment of the modifications proposed by the Section 75W application.

The core members of the working group from Fairfield City Council were David Niven, Amanda Bray and Andrew Mooney. However, additional Council officers attended meetings as required to respond to specific issues, such as public open space provision/maintenance, etc. A range of issues were discussed at each of the working group meetings, which was largely influenced by the attendees and their existing knowledge of/previous involvement with the Concept Plan and its implementation. The key issues that were identified during the working group meetings that warranted further detailed consideration in the preparation of the Section 75W application are listed below:

- The potential positive social impacts arising from the reduced amount of off-estate housing and the increased opportunities for existing residents who would prefer to remain on the estate.
- The adequacy of the revised public open space areas and community centre building to accommodate the additional residential population arising from the proposed increase in dwellings.
- The appropriateness of the existing and revised dwelling types to cater for the needs of both social housing and private tenants, having regard to the specific needs of the local community.
- The potential impacts of the new or revised building typologies on the general amenity of the residential area, including maintaining or enhancing levels of solar access, privacy and the like.

Each of the above matters has been thoroughly responded to within this report and the supporting documentation that is appended to the report. It is anticipated that separate negotiations will be required between the proponent and Council with regard to the delivery of additional physical and social infrastructure by way of an updated Voluntary Planning Agreement and Infrastructure Services Delivery Plan.

6.5 NSW HOUSING

It is acknowledged that NSW Housing was consulted regularly during the preparation of the Section 75W application, noting their involvement in the Public Private Partnership responsible for the delivery of the renewal scheme.

The key issues identified during the ongoing consultation and liaison with NSW Housing included the delivery of housing that will meet the specific needs of social housing tenants and the current commitment to maintaining a 70:30 private-public tenure mix.

Each of these matters has been addressed within the proposed modifications and the detailed design work associated with the preparation of the Part 4 development application for the Stage 4 dwellings.

6.6 SERVICE PROVIDERS

The Infrastructure Services Review report prepared by Hyder Consulting addresses the previous and proposed future consultation with each of the relevant utility service providers.

7 Section 75W Application

7.1 OVERVIEW

A comprehensive update of the Concept Plan approval, including the plans and documentation that facilitate the staged delivery of the approved renewal, has been undertaken to:

- Achieve each of the modifications listed within **Section 4**,
- Address each of the potential impacts identified within **Section 5**, and
- Address the matters raised during the consultation process as identified in **Section 6**.

Schedule 1 of the Concept Plan approval needs to be updated to include:

- An amended development description, including the revised total number of dwellings and dwelling typologies.
- Updates to the approved plans and documentation, including replacement and supplementary reports that justify the proposed modifications.

The following section of the report lists each of the proposed modifications, including the approved plans and documentation and conditions that will be replaced or supplemented by way of this Section 75W application.

7.2 CONDITION A1 – TABLE

Each of the changes proposed with regard to Condition A1 are listed below:

- **Development Description** - the second dot point listed within the Concept Plan component of the 'Approval in summary for' reference is to be updated to reflect the proposed increase in the total number of dwellings:
 - *Construction of approximately 2500 dwellings in 18 stages over 13 years*

Each of the other bullet points listed within this section will remain as originally approved.

- **Capital Investment Value** - it is recognised that the Capital Investment Value of the project has increased as a result of the increase in the total number of dwellings to be delivered across the site. As such, the reference to the Capital Investment Value in the seventh row of the table has been updated to read '\$545,245,957'.

7.3 CONDITION A2 - APPROVAL IN DETAIL

It is proposed to amend the current wording of the fourth point in Condition A2 to reflect the most recent modification, as well as the current proposed modification. This includes the increased total number of dwellings proposed within this Section 75W application. It also includes the expanded dwelling typologies approved by way of the introduction of the garden (walk-up) apartments in Modification 3 and the proposed introduction of row houses or terraces within the current modification.

The proposed replacement wording for Part (4) is as provided below:

'Staged construction of approximately 2,500 dwellings in 18 stages over 13 years, including lifted apartments, garden apartments, attached homes (in 2, 3, 4, 6 and 8-plex and row house/terrace configurations) and detached homes, comprising private dwellings and public dwellings'. Each of the other points listed within this section will remain as originally approved.

7.4 CONDITION A3 – DEVELOPMENT IN ACCORDANCE WITH PLANS AND DOCUMENTATION

The approved plans and documentation listed within Condition A3 will either need to be replaced or supplemented with the additional documentation submitted with this Section 75W application. Each of these documents is discussed in the following sub-sections.

7.4.1 BONNYRIGG MASTERPLAN

The Bonnyrigg Masterplan has undergone a comprehensive update to incorporate each of the following modifications:

- Increase in the total number of dwellings.
- Increase and reconfiguration of the public open space and community centre building.
- Revised site layout, road layout and indicative staging/dwelling yields.
- Refinement of the existing attached dwelling controls to provide for row houses/terraces.
- Rewording of existing development controls to provide for improved clarity and consistency in future development assessment.
- Appropriate car parking rates for lifted and garden apartments.
- General housekeeping changes to reflect the previous and current modifications to the Concept Plan approval

An updated copy of the Bonnyrigg Masterplan highlighting each of the proposed changes has been submitted with the Concept Plan application (refer to **Appendix F**). A detailed schedule that lists each of the proposed modifications is attached as **Appendix G**.

7.4.2 CONCEPT PLAN MAPS

Each of the Concept Plan Maps has been updated to reflect the changes arising from the proposed increase in the total number of dwellings, including:

- **Land Use Map:** it is proposed to amend the Land Use Map to incorporate the proposed modifications including the reconfiguration and revised areas of public open space. It was also considered prudent to review the current approach to achieving residential density across the renewal area.

The previous approach aimed to deliver density by providing for 'more attached' product and 'less detached' product in higher amenity locations. However, the introduction of the compact lots has meant that this approach is no longer appropriate.

The Land Use Map has been updated to provide a hierarchy of density based on the dwelling typologies that can be achieved, depending on proximity to the town centre and public open space:

- Lifted apartments – higher density dwellings to be provided in close proximity to the town centre
 - Garden apartments, attached dwellings and detached dwellings – mixture of dwellings to be provided adjacent to or in close proximity to public open space
 - Attached and detached dwellings – lower density dwellings to be provided across the balance of the renewal area
- **Indicative Staging Plan:** it is proposed to update the indicative staging and indicative lot yields to incorporate the increased total number of dwellings on a stage-by-stage basis. No changes are proposed to the current approach of providing for 'indicative' staging boundaries and dwelling yields, noting that ongoing flexibility will be required throughout the project and the total number of dwellings will be capped by way of the Concept Plan approval.

- **Road Hierarchy Plan:** relatively minor changes are proposed to the overall road layout, arising from the changes to the siting and layout of the future dwellings across the estate. The road hierarchy will generally remain as originally approved.

Copies of the Updated Concept Plan Maps are attached as **Appendix H** to this report.

7.4.3 SUPPLEMENTARY DOCUMENTATION

The following additional reports have been submitted with the Section 75W application, which may need to be referenced within any modification of the current Concept Plan approval:

TABLE 4 – SUPPLEMENTARY DOCUMENTATION LIST

DOCUMENTATION	CONSULTANT	DATE	SUBMITTED WITH EA/PPR/POST PPR
Social Infrastructure Needs Analysis and Social Impact Assessment	Urbis	December 2011	Post PPR
Crime Prevention Through Environmental Design	Urbis	December 2011	Post PPR
Traffic and Parking Assessment	GTA Consultants	12 December 2011	Post PPR
Infrastructure Review	Hyder Consulting	12 December 2011	Post PPR
Stage 4 and Revised Masterplan Community Issues and Outcomes Report	GHD	December 2011	Post PPR

8 Summary and Conclusion

This application has been prepared on behalf of Newleaf Communities (formerly known as Bonnyrigg Partnerships) and seeks to modify the Concept Plan approval (MP06_0046) for Newleaf Bonnyrigg (formerly known as the Bonnyrigg Living Communities Project) under Section 75W of the Environmental Planning and Assessment Act 1979 (EPAA).

The proposed modifications have been assessed in detail both within this report and within the specialist reports. A summary of the key findings is provided below:

- The proposed modifications can be assessed under the provisions of Section 75W of the Environmental Planning and Assessment Act 1979.
- It is considered that the proposal is consistent with strategic planning policy to locate residential density in areas that benefit from high levels of accessibility to public transport and services.
- There are a number of benefits arising from the proposed modifications, including:
 - Provision of additional social housing dwellings within the renewal area will reduce the amount of off-estate housing and provide further opportunity for existing residents to remain within Newleaf Bonnyrigg.
 - Provision of additional dwellings at an affordable price point will create more housing opportunities for private purchasers.
 - Location of higher density dwellings around public open spaces will provide for increased natural surveillance.
 - Additional residential population will result in increased spending within the local community with associated direct and indirect economic benefits.
- It has been demonstrated that the demands generated by the additional residents can be accommodated by the increased public open space and community centre building and the existing site infrastructure (ie roads, utility services).
- The proposed updates and amendments to the Bonnyrigg Masterplan will provide improved clarity and greater certainty for the assessment of development applications for future stages within the approved renewal.

Overall, the proposal is considered to be in the public interest and approval is recommended.

Appendix A

Traffic and Parking Assessment (Supplementary)

Appendix B

Infrastructure Services Review (Supplementary)

Appendix C

Social Infrastructure Needs Analysis and Social Impact Assessment (Supplementary)

Appendix D

Crime Prevention Through Environmental Design Report (Supplementary)

Appendix E

Stage 4 and Revised Masterplan Community Issues and Outcomes Report (Supplementary)

Appendix F

Bonnyrigg Masterplan (Updated)

Appendix G

Schedule of Changes - Bonnyrigg Masterplan

Appendix H

Concept Plan Maps (Updated)

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