



Planning & Infrastructure

29 July 2011

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Diane Cuthbert
Executive Manager Environmental Standards
Fairfield City Council
PO Box 21
Fairfield NSW 1860

Our ref.: MP06_0046 MOD 3

FAIRFIELD CITY COUNCIL	
- 2 AUG 2011	
TO: <i>D. Cuthbert</i>	DOC ID:
FILE: <i>09/02883</i>	SCAN DATE:
CRM:	INITIALS:
LINK REF:	PAGES:
PROP No:	ASSESS No:

Dear Ms Cuthbert,

Subject: Determination of Modification Request for Modification to amend Concept Plan (MP06_0046 MOD 3)

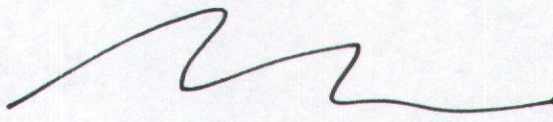
I am writing to inform you that the above application was approved subject to conditions on 28 July 2011 by the Planning Assessment Commission as delegate of the Minister for Planning and Infrastructure under Part 3A of the *Environmental Planning and Assessment Act 1979*.

A copy of the approval and stamped plans is enclosed for your records.

The Director-General's assessment report and Planning Assessment Commission is available on the Department's Major Projects website (<http://majorprojects.planning.nsw.gov.au>).

Your contact officer for this proposal, Simon Truong, can be contacted on (02) 9228 6457 or via email at simon.truong@planning.nsw.gov.au. Please mark all correspondence regarding the proposal to the attention of the contact officer.

Yours sincerely,



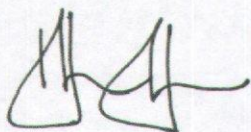
29/7/2011

Michael Woodland
Director
Metropolitan and Regional Projects South

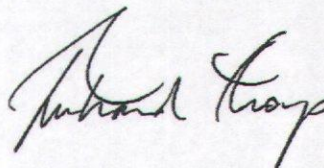
Modification of Minister's Approval

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

As delegate of the Minister for Planning and Infrastructure under delegation executed on 28 May 2011, the Planning Assessment Commission of New South Wales (the Commission) approves the modification of the application referred to in Schedule 1, subject to the conditions in Schedule 2.



Member of the Commission



Member of the Commission

Sydney

28 July 2011

SCHEDULE 1

Concept and Project Application Approval: MP06_0046 granted by the then Minister for Planning on 12 January 2009

For the following:

Concept Plan Approval for the redevelopment of the Bonnyrigg Housing Estate comprising:

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

Two Project Application Approvals for:

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

Modification:

MP06_0046 MOD 3: Modifications to amend the Concept Plan including:

- Reduction to the minimum allotment width for detached dwellings from 8.5 metres to 6.7 metres and minimum allotment depth from 27.5 metres to 25 metres, to allow for more traditional housing options;
- Reduction to the minimum allotment width for duplex (attached dwellings) building types from 15 metres to 12.8 metres and minimum allotment depth from 30 metres to 25 metres, to allow for more traditional housing options;
- Additional criteria to allow walk-up flats in additional locations;
- Re-wording of zero side setback guidelines to enhance privacy, amenity and streetscape;
- Altered staging boundary decreasing the area of Stage 3 by 1,100m²;
- Variation to front boundary fencing types to provide additional privacy to front courtyards of duplex buildings; and,
- Amendment to the Statement of Commitments to allow for greater consultation with Fairfield City Council.

SCHEDULE 2

The above approval is modified as follows:

- a) Condition A3 is amended by deletion of the struck out words and insertion of the **bold and underlined** words 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;

Documentation	Consultant	Date	Submitted with EA / PPR / Post PPR
<i>Concept Plan</i>			
Updated Master Plan (pages 9, 39, 43, 52, 53 and 150 as amended by Section 75W modification application <u>MP06_0046 MOD 2 and pages 53, 67, 148, 150, and 164 as amended by Section 75W modification application MP06 0046 MOD3)</u>	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	Urbis		EA

Community Report			
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

(2) The development shall take place in accordance with the following plans and documentation (including any appendices therein) which are approved as part of the Concept Plan:

- (a) Environmental Assessment Report (EAR) prepared by Urbis, Job No. SA3338, Report No. Concept Plan and Project Application.v12a, dated November 2007;
- (b) Bonnyrigg Masterplan prepared by Urbis, dated September 2008 (pages 9, 39, 43, 52, ~~53 and 150~~ as amended by Section 75W modification application **MP06_0046 MOD 2 and pages 53, 67, 148, 150, and 164 as amended by Section 75W modification application MP06_0046 MOD3**);
- (c) Amended Voluntary Planning Agreement (VPA), dated July 2008;
- (d) Bonnyrigg Infrastructure and Services Delivery Plan prepared by Bonnyrigg Partnerships, Job Code SA3338, Report No. Bonnyrigg Infrastructure and Services Delivery Plan – 180608 – Final, dated June 2008;
- (e) Water Cycle Management Report prepared by Hughes Trueman, Revision C, dated 5 August 2008;
- (f) Transport Management and Accessibility Plan (TMAP) prepared by SKM, Final Report, dated 28 October 2008;
- (g) Stage 1 Infrastructure Report prepared by Hughes Trueman, Revision 5, dated 17 September 2008;
- (h) Project Design Report prepared by EDAW, Project No. 07502505.01, Issue E, dated September 2008;
- (i) Stage 1 Environment and Construction and Management Plan prepared by Hughes Trueman, Revision 5, dated 4 September 2008; and
- (j) Preliminary Environmental Site Assessment prepared by JBS Environmental Pty Ltd, Job No. JBS 40266-11664, dated September 2007.

- (3). The following Preferred Project Report and revised Statement of Commitments are approved:

- (a) *Preferred Project Report (PPR) prepared by Urbis, Job No. SA3338, Report No. SA333.PPR-050608 Final, dated 5 June 2008, and, the Revised Statement of Commitments dated November 2008, **and additional Commitment approved as part of the Section 75W modification application MP06 0046 MOD3:***

"F. Consultation

- 14. 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 establishment of a Working Group (comprising representatives from both 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)."**

- (4). In the event of any inconsistencies,
- (a) the preferred project report and revised Statement of Commitment in (2) prevails to the extent of any inconsistency in the plans and documentation identified in (1), and
- (b) the modifications of the Concept Plan approval identified in Schedule 2 prevail over the documentation listed in (1) and (2) above.
- b) *Part B - Future Assessment Requirements is amended by the insertion of Condition B5 as **bold and underlined** words as follows:*

- "B5 The Proponent shall prepare a report detailing the impacts upon service and infrastructure capacity and delivery for the whole of the Bonnyrigg Estate in the event of any proposal to increase residential densities in any stage of the Concept Plan and as indicated in the Revised Statement of Commitments (F.14)."**

PART THREE STRUCTURE AND CHARACTER OF BONNYRIGG

Built Form Character

3.9 Built Form Character

In general, new built form will deliver a high-quality residential address characterised by suburban leafy amenity. The private domain guidelines presented in Part 5 of the Masterplan will ensure a consistent built form that adds to private and public amenity.

In general, development across the neighbourhood will be two stories in height (with the exception of apartments in key areas). To increase visual interest and improve streetscapes, some homes will have the option for three storey elements. Such buildings will have a distinct presence and will assist with wayfinding.



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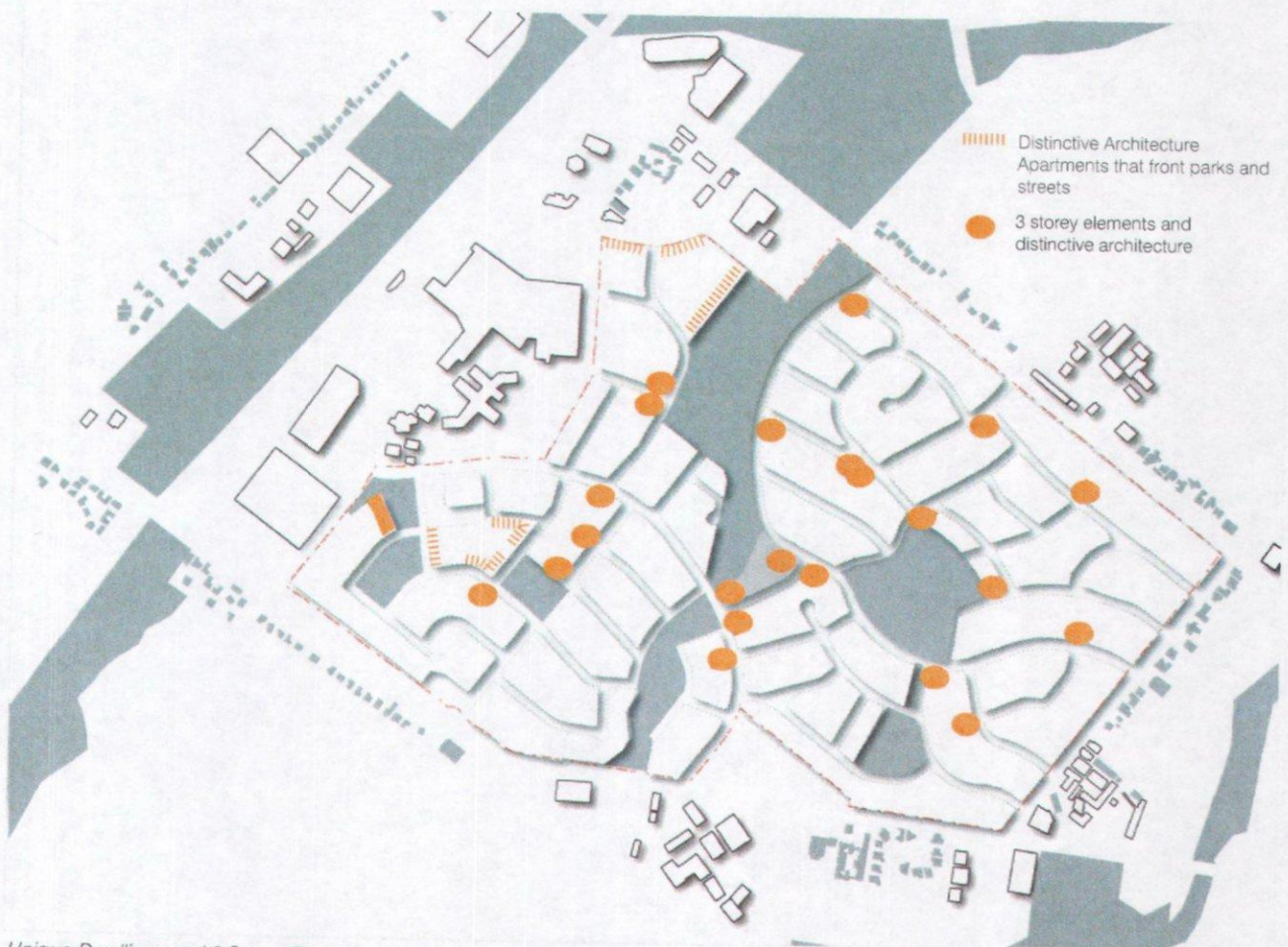
Approved Section 75W Modification Application

No. 3 granted on the 28 July 2011

in respect to MP 06-0046

Signed A. Wahan

Sheet No. 2 of 5



Unique Dwellings and 3 Storey Elements





PART FIVE PRIVATE REALM GUIDELINES

Distribution of Housing

Issued under the Environmental Planning and Assessment Act 1979

Approved Section 75W Modification Application

No. 3 granted on the 28 July 2011

in respect to MP 06-0046

Signed Australian

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5.2 Distribution of Housing

Although the Masterplan allows for flexibility in the ultimate layout and design of individual stages of the project, overall objectives shaping the distribution of new housing include:

- Increasing residential access to transport, services, and parks. This includes locating apartment sites and providing more attached homes close to Bonnyrigg Town Centre and the T-way, lining park edges with attached homes, and planning for all housing to be within 400m of a park;
- Providing for a complete and diverse community through a mix of housing types appropriate for diverse households. New housing types to be introduced include walk up and lifted apartments of 3- to 6-stories, new detached houses, and homes that are attached in groupings of 2-, 3-, 4-, 6-, and 8-attached arrangements. New housing provides a range of bedroom combinations and varying levels of outdoor space and maintenance requirements;
- Increasing density while maintaining the suburban feel and character of the area. This includes designing attached homes to look and feel like large 2-storey houses, and providing more affordable detached dwelling types on lots with reduced lot widths;
- Reducing the stigma of social housing. This includes making social housing indistinguishable from private housing from the street, and providing social housing throughout the neighbourhood; and
- Providing quality apartment dwellings as an area appropriate housing option, including as a solution for aging in place. This includes designing apartment buildings to be accessible and to relate to the leafy suburban character of the area via ground level courtyards and landscaped spaces between buildings.

Flexibility in Design Outcomes

Beyond nominating key 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.





PART FIVE PRIVATE REALM GUIDELINES

Detached and Attached Housing - General Guidelines

Issued under the Environmental Planning and Assessment Act 1979

Approved Section 75W Modification Application

No. 3 granted on the 28 July 2011

in respect to MP 06-0046

Signed Australian

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5.3 Detached and Attached Housing - General Guidelines

The following guidelines have been developed for detached and attached housing within the Bonnyrigg Masterplan area, to deliver high quality living environments for all residents of Bonnyrigg. These guidelines have been developed to ensure that each dwelling type can be placed adjacent to the other with minimum impact on amenity. As the Masterplan will be realised through staged development, design variations within each dwelling type over time is expected. Future potential design variations will be tested to ensure that dwelling types continue to be complimentary to each other.

Lot Size

The size of lots determines the type of dwellings that can be constructed in an area. The following table depicts minimum lot dimensions within Bonnyrigg for each proposed attached and detached dwelling type.

	Minimum Allotment Width	Minimum Allotment Depth	Minimum Number of Street Frontages
Detached House	6.7 metres if north facing rear yard and single garage	25 metres	1
	8.5 metres if south facing rear yard and single garage	25 metres	
	12.5 metres if twin garage	25 metres	
2 Attached Dwellings	12.8 metres if north facing yard	25 metres	1
	15 metres if south facing yard and garages/car parks located at rear	30 metres	
	17 metres if south facing yard and garages located at street front	30 metres	
3 and 4 Attached Dwellings	20 metres	30 metres	1
6 Attached Dwellings	22 metres	30 metres	2
8 Attached Dwellings	28 metres	30 metres	2

Note: All allotment widths are measured 5.5 metres behind the allotment frontage

Site Coverage

The amount of landscape area, along with the size of the building footprint, within individual allotments will help determine useability, privacy, and social opportunities for residents. Landscape area will add to residents' quality of life while providing habitat for indigenous plants and animals. Building footprint can shape both private and public amenity.

For Landscape Area:

- A minimum of 35% of each allotment will be used as landscape area (including soft and hard landscaping, and ancillary structures such as sheds and pagodas, but excluding garages and car parking spaces); and
- A minimum of 30% of the landscape area must be deep soil landscaping, to accommodate the growth of large trees, allow infiltration of rainwater, and reduce stormwater runoff.

For Building Footprint:

- A maximum of 65% of any allotment can be built upon, including garages and car parking spaces.



Soft Landscaping & Deep Soil Landscaping





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PART FIVE PRIVATE REALM GUIDELINES

Walk Up Apartments

Issued under the Environmental Planning and Assessment Act 1979

Approved Section 75W Modification Application

No. 3 granted on the 28 July 2011

in respect to MP 06 - 0046

Signed A. Wabon

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5.5 Walk Up Apartments

Walk-up apartments are to be provided in locations that benefit from higher levels of amenity, being adjacent to or directly opposite public open space and activity centres. These locations are considered to be suitable as they provide 'breathing space' for housing, opportunities for passive and active recreational opportunities, pleasant views, outlooks and circulation space and casual surveillance.

Walk-up apartment buildings will be limited to a maximum of three storeys and located generally in accordance with the built form character for the renewed estate. Apartments will be designed in accordance with the guidelines contained within SEPP 65 and in a manner that allows opportunities for enhanced residential amenity, design quality and environmental sustainability within Newleaf Bonnyrigg. Buildings are to contain high quality materials and finishes, reinforce street edges where required and positively respond to the surrounding characteristics of individual areas within the estate.

Car parking is to be provided either below or behind the building or in an unobtrusive location that avoids a detrimental impact on the streetscape. Vehicle crossovers are to be limited to reduce the impact on the local road network and maximise the availability of on-street car parking.

