

Modification of Minister's Approval

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

As delegate of the Minister for Planning, I modify the Concept Plan for the redevelopment of the Bonnyrigg Housing Estate referred to in Schedule 1, subject to the conditions in Schedule 2.

A. Watson

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Key Sites Assessments

Sydney

19 December 2022

SCHEDULE 1

Concept Approval:	MP 06_0046 granted by the Minister for Planning on 12 January 2009
For the following:	Concept Plan for the redevelopment of the Bonnyrigg Housing Estate and two Project Applications
Applicant:	NSW Land and Housing Corporation
Consent Authority:	Minister for Planning
The Land:	Newleaf Bonnyrigg (formerly Bonnyrigg Housing Estate), being land bounded generally by Bonnyrigg Avenue, Bonnyrigg Public School, Bonnyrigg Plaza, Elizabeth Drive, Cabramatta Road West, Humphries Road and Edensor Road (excluding privately owned lots located within the Estate).
Modification:	MP 06_0046 MOD 6: modifications to the Concept Plan to change the timing of the Transport Infrastructure Contributions Deed and remove a condition requiring dedication of land for intersection works.

SCHEDULE 2

PART A – CONCEPT PLAN APPROVAL

1. Condition A1 is amended by the insertion of **bold and underlined words** and deletion of the ~~**bold and struck out words**~~ as follows:

A8 Transport Infrastructure Contributions

- (1) The Proponent shall enter into a Transport Infrastructure Contribution (TIC) deed with Transport for NSW (TfNSW) to undertake the following works prior to the issue of **a subdivision certificate** ~~**construction certificate**~~ for any future **subdivision development** of the site:
 - (a) Land dedication and a concept plan for the intersection of Cabramatta Road and Humphries Road is required to allow for a left turn slip lane from Cabramatta Road into Humphries Road; and a right turn from Humphries Road onto Cabramatta Road
 - ~~(b) Land dedication and a concept design for Humphries Road and Edensor Road is required for proposes Traffic Control Signals as a double diamond intersection. This entails the applicant to undertake traffic modelling and develop concept design of the intersection to the satisfaction of Transport for NSW and Council.~~

End of Modification
(MP 06_0046 MOD 6)