

28 July 2011

Bonnyrigg Housing Estates Concept Plan – Modification 3

Concept Plan

The Bonnyrigg Housing Estates Concept Plan was approved by the then Minister for Planning on 12 January 2009. The Concept Plan provides for the redevelopment of the Bonnyrigg Housing Estate, comprising:

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

Modification Application

The Proponent is now seeking to modify the concept plan to:

- Reduce the minimum allotment widths to 6.7 m for detached dwellings with north facing rear yards, and 12.8 m for duplex buildings with north facing rear yards.
- Reduce the minimum allotment depth to 25 m;
- Include additional criteria to allow walk-up flats in additional locations;
- Re-word the zero side setback guidelines to enhance privacy, amenity and streetscape;
- Alter the staging boundary, reducing the area of stage 3 by 1,100 m²;
- Varying the front boundary fence types to provide additional privacy to front courtyards of duplex buildings; and
- Amend the statement of commitments to include greater consultation with Fairfield City Council.

Delegation to the Commission

On 20 July 2011, the Director-General of the Department of Planning and Infrastructure referred the application to the Planning Assessment Commission for determination under Ministerial Delegation.

The Commission consisted of Emeritus Professor Kevin Sproats (chair) and Mr Richard Thorp.

The Department's Assessment Report

The Director-General's Environmental Assessment Report provided an assessment of the following key issues:

- the reduced site area for stage 3;
- the impacts of revised dwelling mix and reduced allotment widths;
- the potential density increase in future stages; and
- fencing.

The assessment found that the proposed modifications do not result in any increase in density and do not change the original assessment to the site's suitability for this development.

Meetings with the Department, Council and the Proponent

On 27 July 2011 the Commission met firstly with representatives from the Department, followed by a meeting with staff from Fairfield City Council and finally with the Proponent and their consultants.

In its briefing, the Department outlined the history of the project and confirmed that the proposed modifications would apply to all subsequent stages. The Department also confirmed that the modification does not seek to increase the residential density or number of dwellings provided in the Concept Plan approval.

Fairfield City Council has a number of concerns with the proposal. In particular Council staff raised concerns that:

- the reduced lot sizes would impact on the streetscape and its ability to adequately accommodate resident's vehicles, particularly given Council's experiences with stage 1, which has now been completed;
- there may be alternative housing patterns that would achieve a better urban form and amenity; and
- the distribution of residential densities across the estate may change as a result of the modification.

The Commission then met with the Proponent and their consultants who noted that the proposal has been designed to accommodate the particular needs of the area and the local market. The Commission noted that the total number of dwellings proposed has not changed, but sought clarification on the size (number of bedrooms) of the dwellings to be constructed, as compared to the original proposal. The Proponent indicated the proposal would not significantly alter the size of the dwellings.

Commission's Determination

The Commission has considered the Department's Assessment Report and associated documents including the notice of modification. The Commission considers that the proposed narrow lots and 3 storey walkups are an improvement on the 'plex-style' development in the approved concept plan.

The Commission has determined that the proposed modification should be approved subject to the Department's amended instrument of approval.



Kevin Sproats
PAC Member



Richard Thorp
PAC Member