



Newleaf Bonnyrigg: Stage 5 Development Application

Statement of Environmental Effects

November 2012

URBIS STAFF RESPONSIBLE FOR THIS REPORT WERE:

Director	John Wynne
Associate Director	Andrew Harvey & Jennifer Cooper
Consultant	Nicholas Dowman
Job Code	SA3338
Report Number	SA3338

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1 Introduction

1.1 STAGE 5 OF BONNYRIGG LIVING COMMUNITIES PROJECT

This Statement of Environmental Effects has been prepared on behalf of Newleaf Communities (formerly known as Bonnyrigg Partnerships) in support of a development application seeking consent for the renewal of Stage 5 of Newleaf Bonnyrigg (also known as Bonnyrigg Living Communities Project).

The development application seeks approval for the following works:

- Residential subdivision to create 13 superlots comprising 67 Torrens title lots and 24 Strata title lots to facilitate the sale/transfer of individual dwellings to private purchases and Housing NSW.
- Construction of 91 residential dwellings comprising:
 - 45 detached dwellings
 - 4 attached dwellings
 - 18 terraces
 - 24 garden apartments
- Public domain improvements and individual site works including site preparation/earthworks, road resurfacing (where required), public and private landscaping works, stormwater infrastructure upgrades and individual lot servicing.
- Construction of Hilltop Park.

1.2 DEVELOPMENT APPLICATION DOCUMENTATION

This Statement of Environmental Effects has been prepared based on review and analysis of the following information:

- Survey Plans, prepared by Vince Morgan.
- Subdivision plans, prepared by Vince Morgan.
- Development Plans, prepared by dKO Architects.
- SEPP 65 Design Verification Statement, prepared by dKO Architects.
- SEPP 65 Compliance Table, prepared by dKO Architects.
- Compliance Assessment Spreadsheet, prepared by dKO Architects.
- BASIX Certificates issued by dKO Architects.
- Landscape Drawings, prepared by Site Image.
- Stage 5 Civil Infrastructure Drawings prepared by Hyder.
- Construction Management documentation prepared by Hyder.
- Stormwater Design Report prepared by Hyder.
- QS Report prepared by WT Partnership.
- Community Consultation Report prepared by GHD.

2 Background Context

2.1 PRE-DEVELOPMENT APPLICATION MEETING

A Pre-DA meeting was held with Fairfield City Council on 4 April 2012.

The applicant and project team briefed senior officers on the design rationale for Stage 5, and discussed key issues related to the proposal including the arrangement and layout of the proposed dwellings, terraces and garden apartments. The meeting was helpful in gauging officer's views and discussing the submission requirements.

2.2 COMMUNITY CONSULTATION

Structured community consultation was undertaken by GHD to communicate the details of plans for Stage 5 of the development, and to gather community and stakeholder feedback on the proposal.

All households in the Bonnyrigg estate were informed by letter-box drop about the opportunities to view the development plans and provide feedback on the proposal. A total of 97 people were consulted at the consultation events and coffee sessions with five local language groups.

Based on the outcomes of the consultation process, GHD have prepared a report that provides a number of recommendations on potential improvements to the consultation process, dwelling design and community development initiatives to support social housing tenants and existing and new private residents through the renewal process (refer to **Appendix K**).

2.3 PLANNING 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 four 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 (i.e. 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.
- **Modification 4 – Approved 13 July 2012** – this modification was approved by the Planning Assessment Commission (PAC) and updated the Bonnyrigg Masterplan by:
 - Increasing the total number of dwellings across the site from approximately 2,332 dwellings to approximately 2,500 dwellings.
 - Increasing 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.
 - Amending the site and road layout to accommodate the proposed additional total number of dwellings.
 - Refining 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 terms of progress, Stages 1, 2 and 3 have been approved, with Stage 3 of the project currently under construction. Stage 4 has recently been granted approval by the Joint Regional Planning Panel (JRPP) on 13 September 2012.

This development application has been prepared in accordance with the current Concept Plan, as recently modified.

3 Site Context

3.1 THE SITE

The development application comprises Stage 5 of the approved Concept Plan for Bonnyrigg Living Communities Project (now commonly known as 'Newleaf Bonnyrigg'). A locality plan is provided below.

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

FIGURE 1 –NEWLEAF BONNYRIGG LOCATION MAP (UBD)

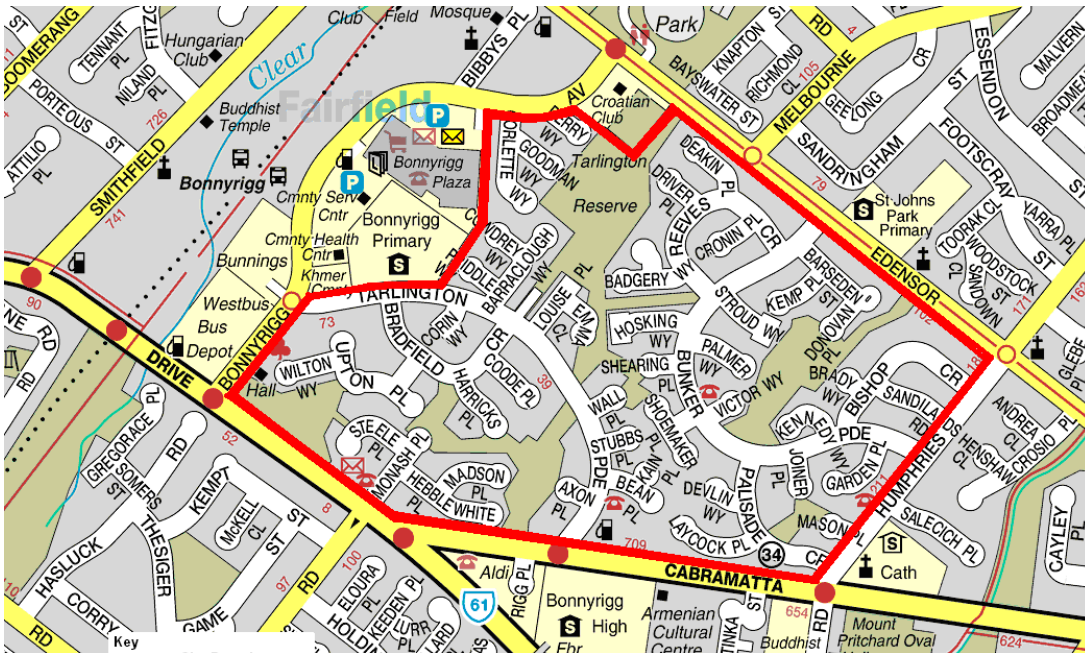
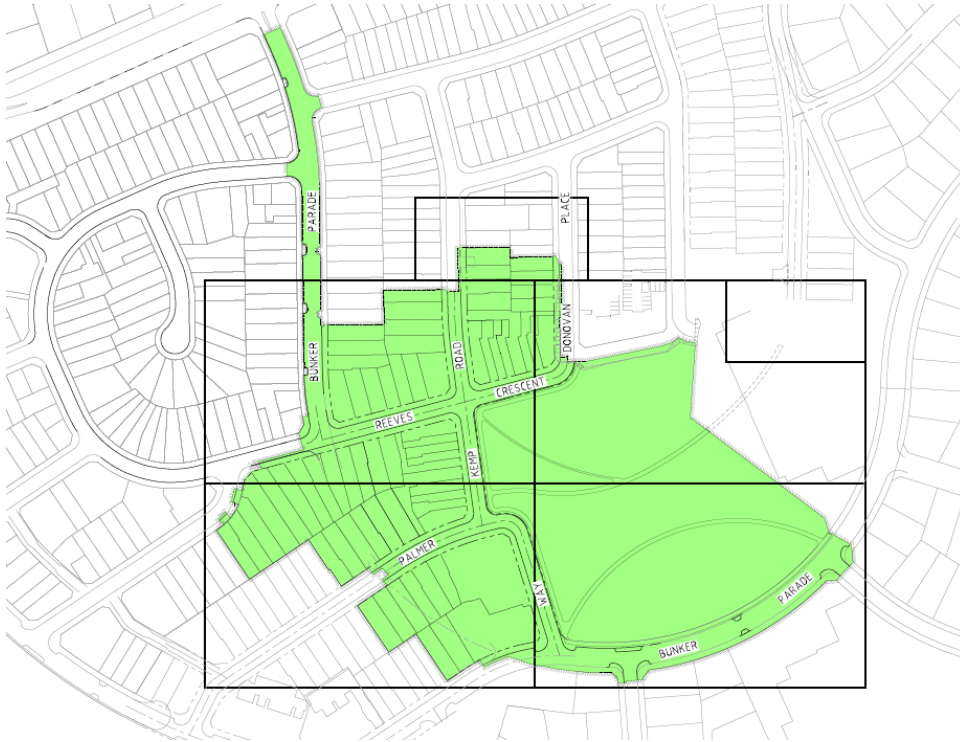


FIGURE 2 – STAGE 5 LOCALITY PLAN (HYDER CONSULTING)



The street addresses and legal descriptions of the properties included within Stage 5 are provided in the site survey is included at **Appendix A**.

FIGURE 3 – HILLTOP PARK COMPONENT OF THE APPLICATION (SOURCE: SITE IMAGE)



3.2 SURROUNDING DEVELOPMENT

The site is located to the south of Stages 1,2 and 3 with Stages 4a and 4b adjoining the west and east of Stage 5 respectively. Refer to Figure 3 below.

FIGURE 4 – STAGE 1 & 2 DEVELOPMENT PHOTOGRAPHS



PICTURE 1 – STAGE 1 EXHIBITION HOMES ON CORNER OF EDENSOR ROAD AND ROAD NO 1 (NEWLEAF PARADE)



PICTURE 2 – STAGE 1 CONSTRUCTION SITE



PICTURE 3 – STAGE 1 DWELLINGS



PICTURE 4 – STAGE 1 DWELLINGS



PICTURE 5 – CENTRAL VALLEY PARK



PICTURE 6 – WATER SENSITIVE URBAN DESIGN

4 Development Description

4.1 OVERVIEW

The development application seeks approval for residential subdivision, construction of dwellings, public domain improvements and individual site works.

To facilitate the timely release of building approvals, it is requested that any conditions of any determination are structured to enable the release of Final Occupation Certificates for individual dwellings upon completion.

4.2 DWELLING CONSTRUCTION

The development application seeks consent for the construction of 91 dwellings. Development Plans are included at **Appendix B**.

A variety of dwellings have been proposed in accordance with the housing types and provisions of the Bonnyrigg Masterplan. A breakdown of the building types is listed below:

- 45 detached dwellings
- 4 attached dwellings
- 18 terraces
- 24 garden apartments

A comprehensive assessment of the compliance of the proposed dwellings, including the ancillary site works, with the provisions of the Concept Plan approval documentation is provided in Section 5.

FIGURE 5 – TERRACE BLOCK A



4.3 RESIDENTIAL SUBDIVISION

The development application seeks consent for superlot subdivision and a residential subdivision to enable the sale of the private dwellings and the transfer of social housing dwellings to Housing NSW. Subdivision Plans are included at **Appendix C**.

The proposed subdivision will create 13 superlots, comprising:

- 67 Torrens Lots
- 24 Development Lots for apartment buildings
- 5 Residue Lots

4.4 PUBLIC DOMAIN, INDIVIDUAL SITE WORKS AND HILLTOP PARK

Public domain improvements and individual site works including site preparation/earthworks, road resurfacing (**Appendix D**), public and private landscaping works (**Appendix E**), stormwater infrastructure upgrades and individual lot servicing (**Appendix F**).

This DA also seeks approval for the construction of Hilltop Park, in accordance with the Bonnyrigg Masterplan. Detailed landscape drawings of this are provided at **Appendix D**.

4.5 TREE REMOVAL

Trees and vegetation are proposed to be removed as part of the application. A Tree Removal Plan (see **Appendix E**). The Tree Removal Plan recommends the removal of 66 trees for the Stage 5 dwellings and 179 trees for Hilltop Park.

FIGURE 6 – LANDSCAPE PLAN - DWELLINGS



FIGURE 7 – LANDSCAPE PLAN - PARK



5 Compliance Assessment

5.1 CONSISTENCY WITH PART 3A CONCEPT PLAN APPROVAL

The Concept Plan was approved by the Minister for Planning on 12 January 2009. The Concept Plan provides the overriding controls that will guide the ongoing renewal of the estate.

The relevant conditions contained in the Concept Plan approval have been considered as part of the Stage 5 application and are addressed as follows:

- **Demolition of Dwellings in Stages:**

Demolition of existing dwellings is to be undertaken in accordance with the approved Concept Plan. No further development consent for demolition is required.

- **Retention of Privately Owned Homes and Roads:**

The Stage 5 Precinct does not include any privately owned dwellings.

The proposal seeks to retain the existing road layout where possible and is provided in accordance with the Concept Plan.

An Environment and Construction Management Plan (see **Appendix F**) has been prepared to manage the construction phase of the project to minimise and where required mitigate the potential impacts on the private owners.

- **Allocation of Land Use Within the Renewed Estate:**

Stage 5 comprises the renewal of existing residential land, which is consistent with the Concept Plan approval.

- **Staged Construction of approx. 2,500 dwellings in 18 stages over 13 years, including lifted apartments, garden apartments, attached homes and row house/terrace configurations and detached homes:**

Stage 5 includes 91 dwellings in a consistent manner with the modifications to the Concept Plan as proposed within the current Section 75W application.

- **Retention and upgrade of existing roads, construction of new roads and provision of a pedestrian and bicycle movement network:**

Stage 5 involves the construction of new roads and the removal of Bunker Parade while retaining some of the existing road network, with minor re-surfacing works where required. The public domain improvements make provision for pedestrian and bicycle connections, including the construction of a shared pedestrian/cycle paths.

- **Stormwater Infrastructure Works including WSUD measures to controls the quantity and quality of stormwater, enhance the appearance of the site and provide passive recreation opportunities:**

A Stormwater Design Report has been prepared by Hyder Consulting in support of the current development application for Stage 5. The stormwater drainage plans illustrate the configuration of individual lot drainage within Stage 5 as well as the location of pipes, stormwater outlets and typical street section drawings. The plans also include erosion and sediment control details.

Hyder Consulting has confirmed that the proposed stormwater works are in accordance with both Council's requirements and the approved Water Cycle Management Report that forms part of the Concept Plan approval.

- **Retention, extension and upgrades of existing services infrastructure to maintain supply through construction and cater for the increased population.**

Services Disconnection Plans have been prepared for both Water & Sewer and Electrical & Communications. These plans have nominated the location of all relevant services, taking into account the need to maintain services to the privately owned dwellings during the construction phase of the Stage 5 renewal and the planned decommissioning of other unnecessary services.

5.2 DEVELOPMENT IN ACCORDANCE WITH PLANS AND DOCUMENTATION

The Stage 5 proposal has been prepared having regard to the requirements of each of the relevant plans and reports that form part of the current Concept Plan approval and the proposed modifications within the current Section 75W application. Compliance with key issues in the approval documentation is outlined below:

- **Updated Master Plan**

The compliance of the Stage 5 development with the relevant provisions of the Bonnyrigg Masterplan is discussed in detail in Section 5.4 of this report.

- **Updated Concept Plan Maps**

The proposal fully complies with the objectives of the Land Use Map.

The proposed apartments positively respond to the surrounding context, and have been designed fully in accordance with the guidelines contained within SEPP 65. These apartments provide passive surveillance, with living rooms, main bedrooms and balconies on upper levels oriented to the street and park. To increase solar access, these apartments also contain secondary private open space (either in the form of courtyards or balconies) to the rear to optimise northern orientation.

Overall, it is considered that the proposed layout and design is appropriate as it meets the principal objective of the Land Use Map (as modified) and provides a better response to the site constraints imposed by the retention of the existing road and optimal amenity outcomes for the individual dwellings.

The Indicative Staging Plan that forms part of the Concept Plan approval includes 128 dwellings within Stage 5. The development application is generally consistent with the Indicative Staging Plan (as proposed to be modified) as it seeks development consent for a total of 91 dwellings.

The proposed roads have been designed in accordance with the Road Hierarchy Plan (as modified).

- **Community Renewal Services and Implementation Plans**

The Stage 5 development is a continuation of the previous work undertaken in Stages 1-4 including the social and physical renewal of Bonnyrigg to:

- Improve the existing quality of life for tenants.
- Better manage tenancy issues.
- Improve resident safety.
- Better match the housing needs of the tenants.

The renewal will continue in Stage 5 through the ongoing improvement of the urban design of the estate, ongoing dilution of the concentration of social housing with privately owned dwellings and better integration of Bonnyrigg with the wider community.

In accordance with the provisions of the approved Concept Plan, the allocation of social and private housing has not been nominated. The external appearance of each of the dwellings has been designed in a consistent manner to avoid their identification as social or private dwellings.

- **Water Cycle Management Plan**

The Stage 5 Stormwater Design Report prepared by Hyder Consulting demonstrates that the proposed stormwater management is appropriate and complies with the provisions of the Concept Plan approval and relevant standards.

- **Transport Management and Accessibility Plan**

A Transport Management and Accessibility Plan (TMAP) was prepared in association with the approved Concept Plan. The TMAP sets out a range of measures for Bonnyrigg in relation to infrastructure enhancements, travel behavioural change and intersection improvements.

The provisions of the TMAP do not include any works that are applicable to the Stage 5 development, taking into account that the projected increase in population does not occur until Stage 8. As such, there are no transport and travel requirements that need to be incorporated into the Stage 5 approval. Further consideration is given to transport and car parking issues in Section 5.3, taking into account the conditions in Schedule 2 of the Concept Plan approval.

- **Project Design Report**

The Living Communities Project Design Report prepared by EDAW and approved as part of the Concept Plan includes a Landscape Masterplan Vision for Bonnyrigg.

The landscape drawings prepared by Site Image and submitted with the development application for Stage 5 comply with the provisions of the Project Design Report, taking into account:

- Provision of the pedestrian and bicycle connections, including the shared pedestrian/cycle paths on the local roads.
- Provision of external lighting in accordance with the provisions of Integral Energy and current Australian Standards.
- Landscaping and fencing of individual dwellings.

- **Masterplan Infrastructure Report**

Each of the required services and utilities will be provided in accordance with the approved Infrastructure Report prepared by Hyder Consulting. The Environment and Construction Management Plan and Services Disconnections Plans also prepared by Hyder Consulting and in support of the Stage 5 development application demonstrate the manner in which services will be retained, disconnected and/or upgraded, as required to meet the needs of the development and the retention of the privately owned dwellings.

5.3 COMPLIANCE WITH SCHEDULE 2 – CONDITIONS

The development application addresses each of the relevant requirements listed in Schedule 2 of the Concept Plan approval as outlined below:

- **Voluntary Planning Agreement and Ongoing Consultation**

The Infrastructure Services Delivery Plan nominates \$3 million of works that will be delivered as part of the Stage 5 development. However, given the recent concept plan modifications (MOD 4), the ISDP is being renewed and this contribution may be subject to change.

Newleaf Communities has continued to liaise with Council, the working group and the local community during the development process.

- **BASIX**

BASIX certification has been obtained for all dwellings and is provided with the development application documentation. Basix certificates are provided at **Appendix H**.

- **Social Impacts**

The Rehousing Services Plan, Community Renewal Implementation Plan and Community Renewal Services Plan will continue to be implemented for Stage 5 and future renewal stages.

In addition, updated CPTED, Social Impact Assessment and Infrastructure Needs Analysis were undertaken as part of the Concept Plan modifications. The principles established within these updated reports have been embodied within the Stage 5 design.

- **Open Space Provision**

All ground level dwellings include an area of private open space that has a minimum dimension of 4 metres and a minimum area of 18sqm. The majority of the private open space areas significantly exceed the minimum requirement.

- **Residential Amenity and Urban Design**

The required covenant restricting the installation of air conditioning units will be imposed on the leases for social housing and the titles of the private dwellings.

- **Traffic and Parking**

A traffic management plan has been submitted in association with the approved demolition of the dwellings in accordance with the Concept Plan.

The intersection improvements are not relevant to the Stage 5 development. These will need to be resolved prior to the issue of a construction certificate for Stage 8.

- **Drainage**

A Stormwater Report has been prepared by Hyder for Stage 5 which demonstrates that the proposed stormwater and drainage works are in accordance with Fairfield City Council's standards and Mott Macdonald's "Water Cycle Management" Report.

- **Landscaping**

The Stage 5 development application has been designed in accordance with the guidelines contained in the Bonnyrigg Masterplan, and as detailed in the Landscape Plan prepared by Site Image.

▪ Economic Impacts

This condition relates to the development of the community precinct stages, which does not form part of Stage 5.

5.4 BONNYRIGG MASTERPLAN

dKO Architects have prepared a series of spreadsheets that summarise the compliance of the individual dwellings with each of the numeric controls listed in Part 5 of the Bonnyrigg Masterplan (refer **Appendix B**). These spreadsheets demonstrate that the Stage 5 development comprehensively complies. A summary of this compliance is provided in the table below.

TABLE 1 – BONNYRIGG MASTERPLAN COMPLIANCE

CONTROL	REQUIRED	PROVIDED	COMPLIES
Part 5: Private Realm Guidelines			
Lot Size	Lot sizes and dimensions to be as per the table on page 150 of Bonnyrigg Masterplan.	All lots comply with the controls table for attached and detached dwellings.	Yes
Site Coverage	Minimum of 35% of site to be landscaped area. Minimum of 30% of the landscape area must be deep soil landscaping. Maximum of 65% of site area to be built upon.	All lots comply with the controls for landscaped area, deep soil landscaping and built upon area.	Yes
Streetscape	All garage must be setback a minimum of 5.5m from the street frontages (not including rear access streets or secondary frontages which are considered on merit) Garages fronting rear access streets and secondary frontages may be constructed to the allotment boundary subject to demonstrating safe vehicle and pedestrian movements can be maintained and an appropriate streetscape.	All garages are setback minimum of 5.5 metres from the street. We note that any secondary frontages are considered on merit.	Yes
Bulk and Scale	Predominate building height of two storeys, with three story elements permitted in select locations. Minimum 2.4m ceiling height measured from finished floor to finished ceiling level in all habitable rooms.	All proposed detached and attached dwellings in Stage 5 are either one or two storeys in height and comply with the minimum 2.4m ceiling height guideline.	Yes

CONTROL	REQUIRED	PROVIDED	COMPLIES
Setbacks	<p><i>For Front Setbacks:</i></p> <p>A minimum of 80% of the front building facade (excluding garages) is to be setback a minimum of 4.5m from the allotment frontage;</p> <p>A maximum of 20% of the front building facade may be setback a minimum of 1.2m from the allotment frontage; and</p> <p>A zero setback may be permitted for limited building elements and only on secondary street frontages.</p> <p><i>For Side and Rear Setbacks:</i></p> <p>80% of the side building facade must be setback a minimum of 0.9m from the side boundary (except for zero setbacks)</p> <p>Where there is a zero side setback, a minimum 0.9m access path must be provided between the front and rear yards elsewhere;</p> <p>Zero side setbacks must not exceed a maximum length of 12m where it adjoins a private allotment;</p> <p>Windows or openings are permitted within these walls only where they satisfy BCA requirements for fire safety and where no privacy impacts arise; and</p> <p>Where a gutter is required on the zero setback boundary, a 0.2m offset from the allotment line must be established, with the placement of a maintenance easement on the adjoining allotment for access.</p>	All dwellings in Stage 5 comply with the setback guidelines contained within the masterplan.	Yes
Privacy	<p>Internal layout to minimise overlooking of living areas and private open space.</p> <p>Balcony or habitable room window must not be located to have direct view into the balcony or habitable window of another dwelling located within 6m.</p> <p>Windows of upper level primary living rooms facing ground level private open space of another dwelling must be of a high level with a deep sill or sill height of minimum 1.5m above floor level or be fitted with a horizontal privacy screen from its</p>	<p>The Stage 5 design has been designed to ensure that windows of adjacent dwellings do not directly face each other.</p> <p>The provision of private open space within front and rear yards, as well as the provision of large rear yards minimises the opportunity for upper floors to overlook dedicated areas of private open space.</p> <p>Where overlooking is unavoidable, screening of upper level windows is provided to maintain privacy.</p>	Yes

CONTROL	REQUIRED	PROVIDED	COMPLIES
	<p>base (or similar) to screen a proportion of the private open space from the window.</p> <p>Air conditioning units are to meet appropriate acoustic standards.</p> <p>Attached dwellings and apartments must be designed (and their material specified) to the relevant BCA requirements for acoustic privacy.</p>		
Safety and Security	<p>Define edges of spaces using a mixture of height change, landscape, hedges, fences, walls, and gates.</p> <p>Ensure each dwelling has safe well-lit access to and from their car parks and their dwelling.</p> <p>Make homes inaccessible from balconies, roofs and windows of neighbouring buildings.</p> <p>Provide direct access from car park to home wherever possible.</p> <p>Orient entrances towards public street and provide clear sight lines.</p> <p>Minimise number of dwellings using shared entrance ways.</p> <p>Orient living areas and provide balconies with views over public and any communal open spaces or areas of car parking.</p> <p>Avoid dead ends and other areas of possible entrapment.</p> <p>Ensure lighting is sufficient to allow for facial recognition of approaching pedestrians within 15m.</p> <p>Avoid blind or dark alcoves near where people will need to walk - such as entrances, car parks, corridors or walkways.</p>	<p>Edges of spaces are clearly defined through the use of fencing and landscaping.</p> <p>All dwellings benefit from direct access to their allocated car parking, whether via the front door or their private open space.</p> <p>Buildings have been designed and located to make homes inaccessible from balconies, roofs and windows of neighbouring buildings.</p> <p>All building entrances are oriented towards public streets and provide clear sight lines to the street.</p> <p>No dwellings utilise shared entrance ways.</p> <p>The dwellings have been designed to achieve overlooking to of the street.</p> <p>Adequate building setbacks are provided to ensure that people walking on public footpaths can do so safely.</p> <p>Lighting complies with the relevant Australian Standards.</p>	Yes

CONTROL	REQUIRED	PROVIDED	COMPLIES
	<p>Provide good lighting along any paths and areas that people are likely to use at night. Such as over entry doors and car parking areas.</p> <p>Utilise white light instead of sodium vapour to ensure proper colour and textural rendition.</p>		
Open Space	<p>Minimum of 25m² of ground level private open space with minimum dimension of 4m or 10m² of above ground level open space with minimum dimension of 2.5m.</p> <p>Private open space should generally be accessible from living area.</p> <p>Private open space should generally be located to maximise solar access.</p> <p>Fencing will be constructed in accordance with the site fencing strategy.</p> <p>Retaining walls will be designed to max 1m height. When located within sight of a public place, the material and colour will be complementary to character and quality of the streetscape.</p>	<p>All lots comply with the minimum private open space requirements.</p> <p>The provision of private open space in both front and rear gardens is designed to maximise the residential amenity of individual dwellings, taking into account the optimal solar access and accessibility from living areas. Dwellings have been designed to incorporate front and rear living areas.</p>	Yes
Car Parking and Garages	<p>Car parking must be designed to ensure cars are not parked across pedestrian or cycle paths.</p> <p>Minimum dimensions of any parking space is 2.5m x 5.5m.</p> <p>Minimum internal dimensions of an enclosed garage must be 3m x 6m.</p> <p>Maximum 6m width of driveways at boundary for individual dwellings.</p> <p>Detached homes will provide two car spaces per dwelling which may be tandem, with visitor parking on street.</p>	<p>All dwellings provide private car parking in accordance with the relevant rates.</p> <p>Minimum dimensions of parking spaces are achieved</p> <p>Minimum internal dimensions of garages are achieved</p> <p>No driveways exceed 6m in width.</p> <p>The minimum garage setbacks of 5.5m allow space for a second vehicle to be parked within the property.</p>	Yes

CONTROL	REQUIRED	PROVIDED	COMPLIES
	Attached home types will provide minimum 1 car space for 1-2 beds and 1.5 car spaces per 3+ beds and visitor parking on-street.		
Service Areas	Each dwelling will have access to a service court for garbage that is screened from the street and placed in a convenient location.	Each dwelling provides space for garbage bins to be screened from the street.	Yes
Storage	Storage space should be provided in addition to kitchen cupboards and bedroom wardrobes - 1 bed – 6m ³ . 2 beds – 8m ³ ; and 3+ beds – 10m ³ .	Storage space is provided to all dwellings contained within Stage 5 in accordance with the minimum requirements.	Yes
Sloping Sites	Maximum 1m cut/fill measured at any corner of the building platform.	Due to the need to lose material on-site, areas of the Hilltop Park exceed 1m depth (up to 1.7m deep). There are some minor areas within the subdivision which exceeds the 1m cut / fill by up to 0.3m (refer to Appendix D). However, in a similar manner to Stage 4 of the project, retaining walls are provided in the rear yards of private dwellings.	Partial
Sustainable Environmental Design and BASIX	Achieve targets specified in tables on pages 158-159 of Bonnyrigg Masterplan.	BASIX certification has been obtained for all dwellings and is provided with this DA.	Yes
Solar Access	Maximise northerly exposure for as many rooms as possible and minimise shadows. Glazing facing west to southwest should be minimised and protected with effective sun shades. Living area windows and >50% of private open space to receive minimum 3 hours direct sunlight between 9am and 3pm on the 21st of June.	100% of dwellings achieve full solar access in accordance with the masterplan.	Yes

CONTROL	REQUIRED	PROVIDED	COMPLIES
Garden Apartments	<p>Garden (or walk up) apartments should be provided in a variety of locations which allow opportunities for enhanced residential amenity, design quality and environmental sustainability within Newleaf Bonnyrigg in accordance with the guidelines contained within SEPP 65.</p> <p>Areas such as those in close proximity to public open space, parks and activity centres will 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.</p> <p>These apartments will be designed in an innovative manner and contain high quality materials and finishes. They will reinforce street edges where required, and positively respond to the surrounding characteristics of individual areas within the estate.</p> <p>Car parking for garden apartments to be provided at the rate referred to in the TMAP (1/dwelling for 1-2 bed and 1.5/dwelling (3+ bed). Visitor parking to be provided on-street.</p>	<p>The proposed garden apartments in Stage 5 respond positively to the objectives of the Bonnyrigg Masterplan. The proposed apartments comply with the guidance contained within the Residential Flat Design Code and within the Bonnyrigg Masterplan.</p> <p>Car parking for apartments is provided in accordance with the RMS guidelines which are 0.9 spaces/2 bed apartment and 1 visitor space per 5 apartments, given that Stage 5 contains over a total of 20 apartments and is deemed as 'high density'.</p>	Yes

5.5 STATE ENVIRONMENTAL PLANNING POLICY 65 – DESIGN QUALITY OF RESIDENTIAL FLAT BUILDINGS

State Environmental Planning Policy No. 65 has been developed along with the Residential Flat Design Code to provide guidelines on standards for quality residential development to ensure adequate levels and amenity and efficiency can be achieved.

The proposed apartment buildings in Stage 5 have been designed with regard to the relevant guidelines contained in SEPP 65. As per the requirements of SEPP 65, DKO Architects have provided an explanation of how the proposals satisfy the ten design principles of SEPP 65, and a checklist of compliance with SEPP 65 (refer to **Appendix I**).

6 Section 79C Consideration

The proposed development has been assessed in accordance with the provisions of Section 79C of the Environmental Planning and Assessment Act 1979, as outlined below.

(a)(i) Any environmental planning instrument

The proposed development is permitted under the Part 3A Concept Plan Approval for the Bonnyrigg Living Communities Project.

Each of the relevant approval documents has been fully assessed to ensure that the Stage 5 development responds to the relevant requirements for the ongoing renewal of Newleaf Bonnyrigg in accordance with the Concept Plan Approval.

(a)(ii) Any draft environmental planning instrument

The Draft Comprehensive Fairfield LEP zones the majority of the Bonnyrigg Estate as *R1 General Residential*. The northern portion of the Estate is identified as a *deferred matter*.

(a)(iii) Any development control plan

The proposal generally complies with the Bonnyrigg Master Plan, as outlined in detail in Section 5.3.

(a)(iia) Any planning agreement that has been entered into under Section 93F

A voluntary planning agreement submitted with the Part 3A application was endorsed by Fairfield City Council and forms part of the Concept Plan approval. This is subject to modifications as part of the Section 75W application submitted concurrently with the application. The VPA is currently being upgraded to reflect these modifications.

(a)(iv) The regulations

The development application has been prepared and lodged in accordance with the relevant provisions of the Environmental Planning and Assessment Regulation 2000.

(b) The likely impacts of that development, including environmental impacts on both the natural and built environments, and social and economic impacts in the locality

The likely environmental, social and economic impacts of the development have been assessed and it is considered that there will be a number of important benefits arising from the Stage 5 renewal. Further, the potential detrimental impacts are minor and can be appropriately mitigated. A summary of the likely impacts and responses is provided below:

- The proposed dwellings have been designed to achieve and exceed the BASIX criteria to minimise demand for services, including water, sewer and power.
- The construction phase for the project will be managed in accordance with the ECMP, Services Disconnections Plans and Traffic Control Plan to minimise the potential impacts on the private land owners and the existing social and private housing occupants in the surrounding residential areas.
- The Bonnyrigg Community Renewal Services Plan and Bonnyrigg Rehousing Services Plan will continue to be implemented to assist social housing residents during the renewal of Stage 5.
- The construction phase of the project will result in increased employment and spending in the local community.

(c) The suitability of the site for the development

The site is suitable for the proposed development, taking into account its existing residential use and compliance with the approved Concept Plan.

(d) Any submissions made in accordance with this Act or the regulations

It is acknowledged that Fairfield City Council will exhibit the development application and any submissions received will be addressed at that time.

(e) The public interest

The proposal is considered to be in the public interest as it has been demonstrated that:

- The proposal is permitted under the provisions of the Concept and generally complies with the relevant planning controls.
- The proposal will have no significant adverse impacts but will deliver a range of economic, social and environmental benefits and is therefore in the public interest.
- The site is suitable for its intended use.

7 Summary and Recommendations

This Statement of Environmental Effects has demonstrated that the development is appropriate for the site, based on the following:

- The proposal is permissible with consent under the provisions of the Part 3A Concept Plan Approval for the Bonnyrigg Living Communities Project.
- The development application is appropriately lodged under Part 4 of the Environmental Planning and Assessment Act 1979 in accordance with the Ministerial declaration.
- The proposed dwellings have been design to achieve full compliance with the provisions of the Bonnyrigg Masterplan.
- The project will deliver a range of positive social, economic and environmental benefits to the community and the region.

Overall, it is considered that the proposal is satisfactory and approval is recommended.

Appendix A

Site Survey Plan

Appendix B Development Plans

Appendix C

Subdivision Plans

Appendix D

Engineering Drawings

Appendix E

Landscape Drawings and Tree Removal Plan

Appendix F

Stormwater Plans

Appendix G

Environmental Construction Management Plan

Appendix H

Basix Documentation

Appendix I

SEPP 65 Compliance & Verification Statement

Appendix J

Waste Management Plan

Appendix K

Community Consultation Report

Sydney

Tower 2, Level 23, Darling Park
201 Sussex Street Sydney, NSW 2000
t +02 8233 9900
f +02 8233 9966

Melbourne

Level 12, 120 Collins Street
Melbourne, VIC 3000
t +03 8663 4888
f +03 8663 4999

Brisbane

Level 7, 123 Albert Street
Brisbane, QLD 4000
t +07 3007 3800
f +07 3007 3811

Perth

Level 1, 55 St Georges Terrace
Perth, WA 6000
t +08 9346 0500
f +08 9221 1779

Australia • Asia • Middle East
w urbis.com.au **e** info@urbis.com.au