

Fairfield City Council
86 Avoca Road
Wakeley
NSW 2176

Your Reference
Bonnyrigg Stage 6-7 DA

Our Reference
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Bonnyrigg Stage 6a and 7 Parking Assessment

28 July 2017

Dear Sir/Madam,

Mott MacDonald have assessed the parking plan across stages 1-5, 6a and 7 of the Bonnyrigg Living Communities project in accordance with the Traffic Management and Accessibility Plan (SKM, 2008), the Newleaf Traffic and Parking Assessment (GTA Consultants, 2011) and the Master Plan for the site.

The Traffic Consultants report in 2011 (after stages 1-3 were built) examined the DCP requirements and the resultant demand vs supply that it created and recommended a set of more appropriate parking rates, which are as follows.

Finally, rates for garden and lifted apartments from the Bonnyrigg Masterplan are indicated below.

1.0 Table 1: SKM recommended parking rates supported by the 2011 GTA Consultants Report

Description	Rate	Source
Visitors Parking On-street	0.2 spaces / apartment	Bonnyrigg Masterplan March 2012; SKM 2008 Report; GTA Consultants 2011 Report
Apartment Parking Off-street (<u>Garden</u> Apartments)	1.2 spaces / 2 bed apartment 1.5 spaces / 3 bed apartment	
Apartment Parking Off-street (<u>Lifted</u> Apartments)	0.6 spaces / 1 bed apartment 0.9 spaces / 2 bed apartment 1.4 spaces / 3 bed apartment	
Detached Housing Off-street	2.0 spaces / dwelling	
Attached Housing Off-street	1.5 spaces / dwelling All are 3+ bedrooms	

STAGE 6a and 7

Stage 6a and 7 are subject to a DA application, with the proposed provision for parking as below. The proposed parking provided generally complies with the requirements in Table 1

Dwelling Type	Dwellings	Ratio Required	Parks Required	Parking Provided	Ratio Provided	Compliant with Masterplan
Garden Apartment - 2 bed	15	1.2	18	18	1.2	
Garden Apartment - 3 bed	3	1.5	4.5	4	1.33	-
Visitors on site^	15+3	0.2^	3.6	4	.2	
Garden Apartment Summary	18	-	26.1	26	-	Y
Lifted Apartment - 1 bed	7	.6	4.2	4	0.6	
Lifted Apartment - 2 bed	15	.9	13.5	13	0.9	-
Visitors on site^	7+15	.2^	4.4	5	.2	
Lifted Apartment Summary	22	1.5	22.1	22	-	Y
Attached	16	1.5	24	38	2.4	Y
Detached	105	2.0	210	228	2.2	Y
On Street Parking	161	.2	32.2	85	0.5*	Y
Total	161	-	314.4	399	-	Y

*Note ratio is total dwellings vs available visitor spaces ^Visitor parking may be provided off-street

STAGES 4-5

Stages 4 and 5 are under construction and generally comply with the provisions in Table 1 above.

Dwelling Type	Dwellings	On Site Parking Provided	Ratio Provided	Ratio Required	Compliant with Masterplan
STAGE 4					
Garden Apartment - 2 bed	30	39	1.3	1.2	Y
Attached	12	24	2.0	1.5	Y
Detached	51	104	2.0	2.0	Y
On Street Visitors Parking	-	93	1.0*	.2	Y
Total	93	260	2.8	-	-
STAGE 5					
Garden Apartment - 2 bed	24	29	1.2	1.2	Y
Attached	21	35	1.7	1.5	Y
Detached	46	92	2.0	2.0	Y
On Street Visitors Parking	-	197	2.2*	.2	Y
Total	91	342	3.8	-	-

*Note ratio is total dwellings vs available visitor spaces

STAGES 1-3

Stages 1-3 have been reviewed and generally conform to the requirements in the SKM 2008 Report.

Dwelling Type	Dwellings	Parking Provided	Ratio Provided	Ration Required	Compliant with Masterplan
STAGES 1-3					
Apartment	18	18	1.0	1.0	Y
Attached	226	406	1.8	1.5	Y
Detached	121	242	2.0	2.0	Y
On Street Visitors Parking	-	218	0.6*	.2	Y
Total	365	848	2.8	-	-

*Note ratio is total dwellings vs available visitor spaces



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Stage 2
Number of Dwellings = 104
Number of On-Street Parking = 36
0.35 Spaces per Dwelling



New Leaf
Communities Project

DRAWING TITLE + DESCRIPTION
Stage 2 Parking
Diagram

DATE	22.03.11
SCALE	1:1000
DRAWING NO.	SKC300
REVISION	A



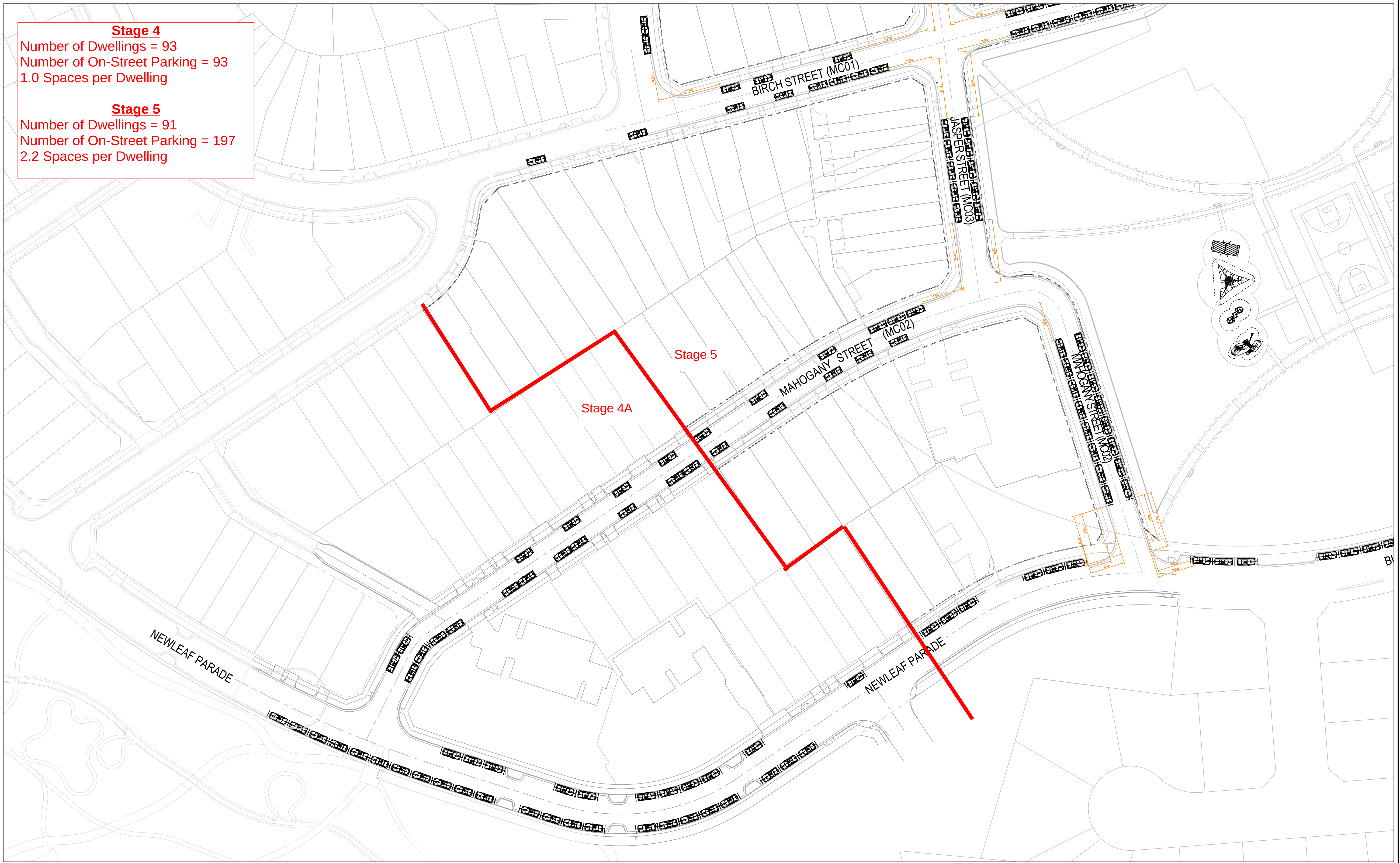
Stage 3
 Number of Dwellings = 155
 Number of On-Street Parking = 88
 0.6 Spaces per Dwelling



New Leaf
 Communities Project

DRAWING TITLE + DESCRIPTION
 Stage 3 Parking
 Diagram

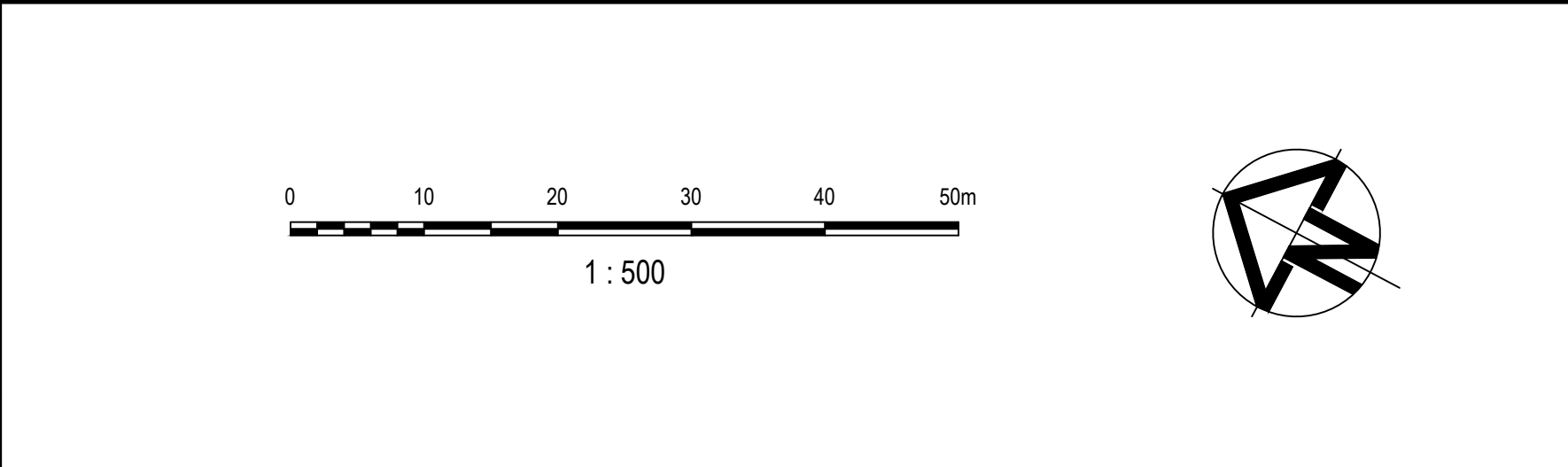
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SCALE	1:1000
DRAWING NO.	S03-P01
REVISION	B



Stage 4
Number of Dwellings = 93
Number of On-Street Parking = 93
1.0 Spaces per Dwelling

Stage 5
Number of Dwellings = 91
Number of On-Street Parking = 197
2.2 Spaces per Dwelling

01	ISSUE FOR INFORMATION	21/07/17
Issue	Description	Date



Client

Status		ISSUE FOR COORDINATION NOT TO BE USED FOR CONSTRUCTION	
Scales	1:500	Current Issue Signatures	
		Drawn M.OLAYA	
Original Size	A1	Designed	
Height	AHD	Checked S.KINSEY	
Datum	MGA	Approved S. KINSEY	
Grid			
Filename:			

Project

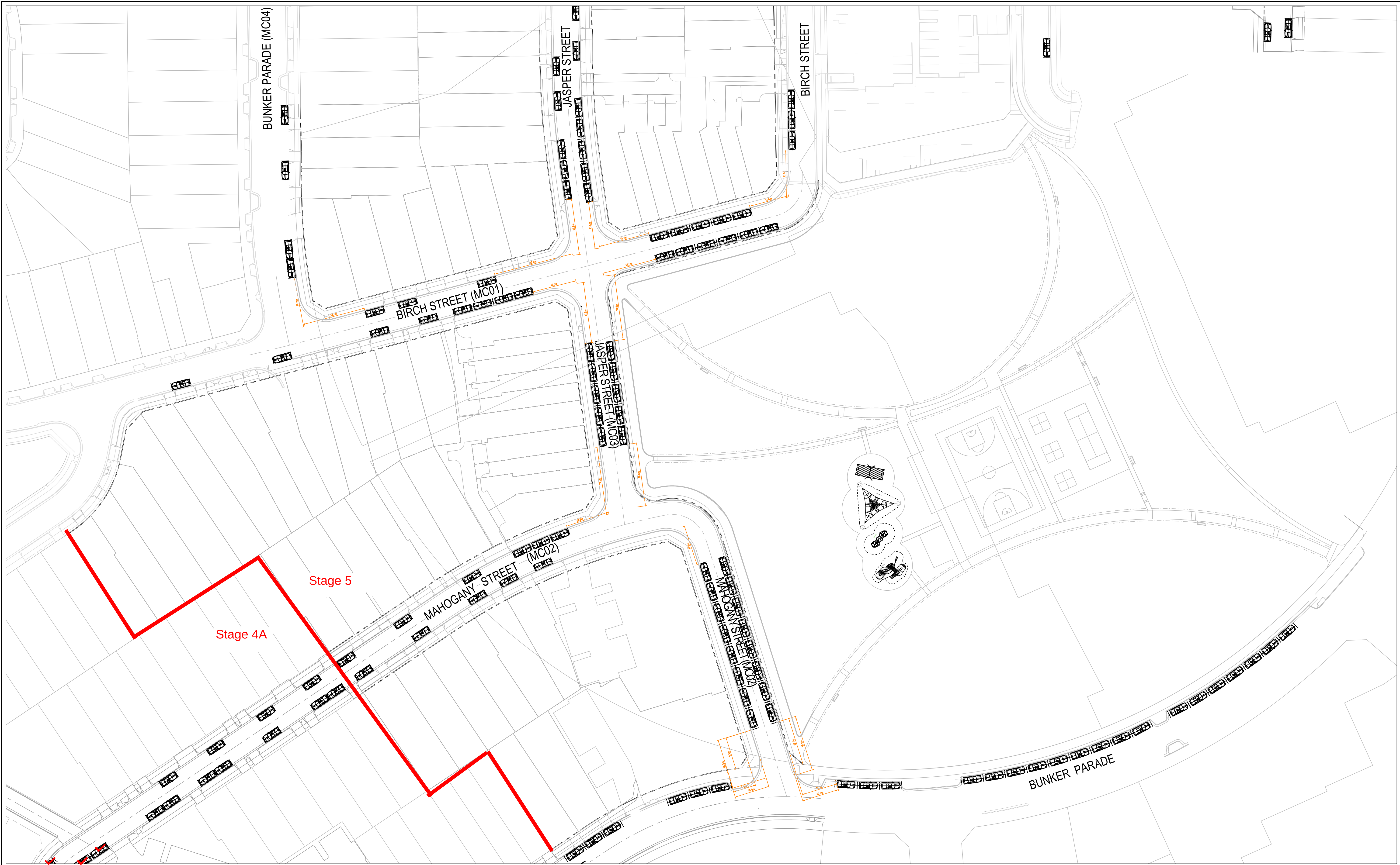
BONNYRIGG LIVING
COMMUNITIES PROJECT
STAGE 4 AND 5

PARKING PLAN
SHEET 1

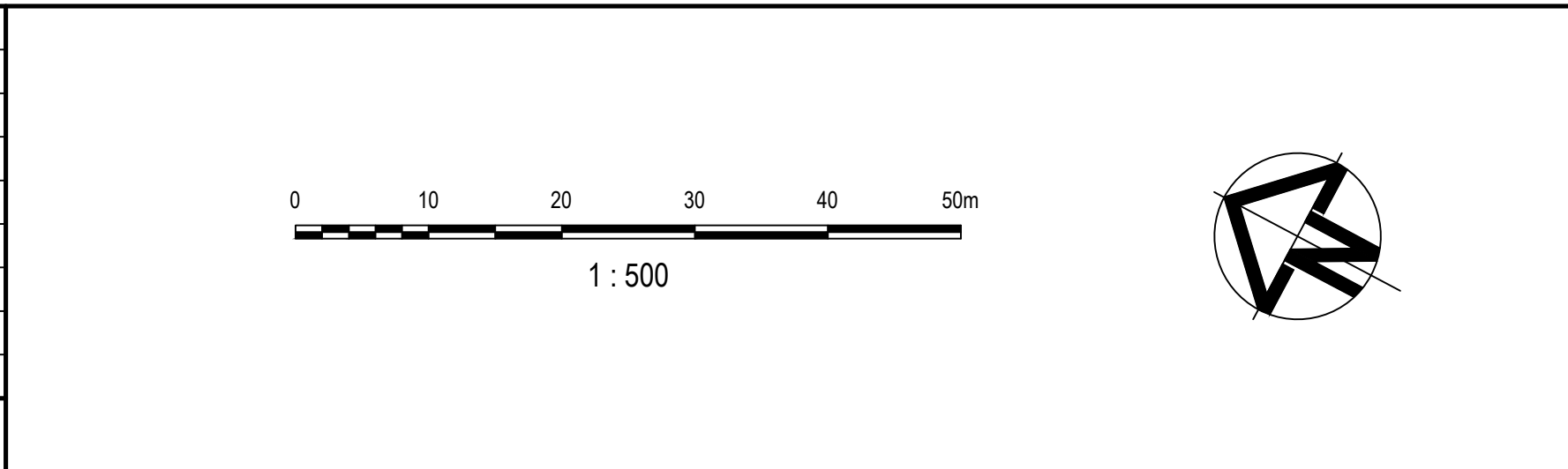
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Drawing No. SK043-1 — Project No. AA004421 — Issue 01



01	ISSUE FOR INFORMATION	21/07/17
Issue	Description	Date



Client

Status	ISSUE FOR COORDINATION NOT TO BE USED FOR CONSTRUCTION		
Scale	1:500	Current Issue Signatures	
Original Size	A1	Drawn	M. OLAYA
Height	AHD	Checked	S. KINSEY
Grid	MGA	Approved	S. KINSEY
Filename:			

Project

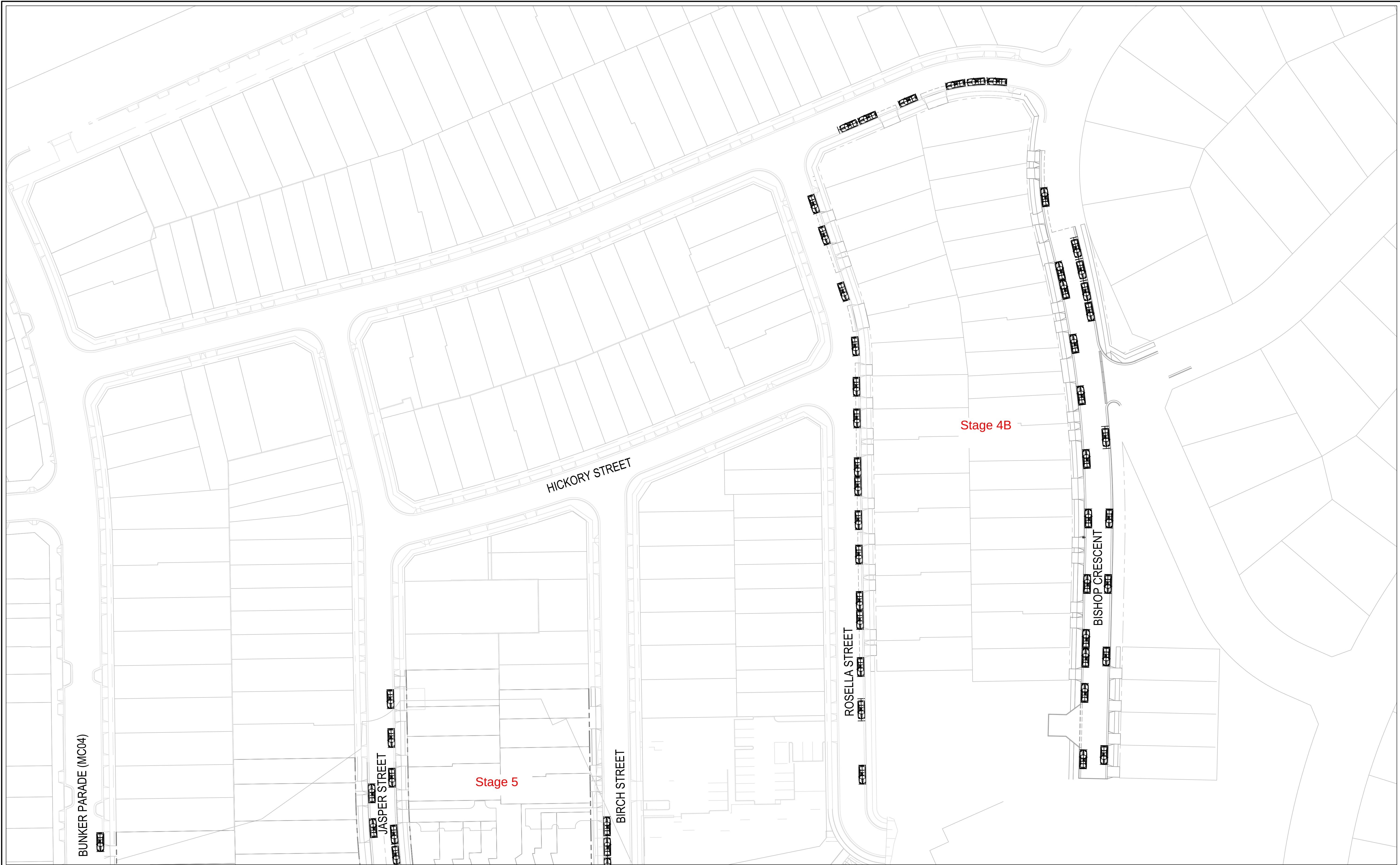
BONNYRIGG LIVING
COMMUNITIES PROJECT
STAGE 4 AND 5

PARKING PLAN
SHEET 2

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Drawing No. SK043-2 — Project No. AA004421 — Issue 01

Ed: by: MGA/2331



01	ISSUE FOR INFORMATION	21/07/17
Issue	Description	Date

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1 : 500

Client

Status

ISSUE FOR COORDINATION
NOT TO BE USED FOR CONSTRUCTION

Scale

1:500

Original Size

A1

Height Datum

AHD

Grid

MGA

Filename:

Current Issue Signatures

Drawn M.OLAYA	
Designed	
Checked S.KINSEY	
Approved S. KINSEY	

BONNYRIGG LIVING
COMMUNITIES PROJECT
STAGE 4 AND 5

PARKING PLAN
SHEET 3

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Drawing No.

SK043-3

Project No.

AA004421

Issue

01

Edt by: MGA2331

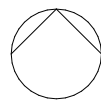
NOTES:
1. Lots fully fenced to Landscape Architect's details
2. Laneway planting and paving treatment to Landscape Architect's details
3. Roads and footpaths to Civil Engineer's details
4. Finished floor levels of garages to be set at construction certificate stage for laneways to marry with kerb levels. Generally to be within 300mm of architectural design levels indicated.

Legend - Parking Types

- Street Parking
- Garage Parking
- Driveway Parking
- Apartment Parking



Rev.	Date	By	Ckd	Description
A	14/07/2017	YW	RD	FOR INFORMATION
B	20/07/2017	YW	RD	FOR INFORMATION



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DKO

Project Name
Project Address
Client
Urban Growth

Project Number
Drawing Name
Scale
Date

Drawing Number
Revision