

NEWLEAF BONNYRIGG: STAGE 6A AND 7 DEVELOPMENT APPLICATION

STATEMENT OF ENVIRONMENTAL EFFECTS



PREPARED FOR
URBANGROWTH NSW

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1. EXECUTIVE SUMMARY

- This report has been prepared on behalf of UrbanGrowth NSW and Land and Housing NSW (LAHC), and supports a Development Application for the redevelopment of Stages 6a and 7 of the Newleaf Bonnyrigg Renewal Project.
- The proposal is the next stage in the continued renewal of Bonnyrigg, which has been subject to several development applications since the original Part 3A approval in 2009 (MP 06_0046). The project is achieving the long-term vision to revitalise the suburb to a high quality, modern and diverse community with a total of 2,500 new dwellings across 18 stages. It will provide high quality social housing and encourage a mixture of private and social housing within the suburb.
- The subject site is strategically significant, has a large site area and is within walking distance to Bonnyrigg Town Centre, and is surrounded by a range of other local community, residential and open space uses.
- As detailed in this Statement of Environmental Effects (SEE), the development seeks approval for subdivision of the site and construction of 161 new residential dwellings, comprising a mix of detached and attached dwellings, and garden apartments. In addition, the application also seeks approval for landscape and public domain works which will complement the proposed built form.
- The proposal is permissible and compliant with the Concept Plan Approval as modified (MP 06_0046 MOD 4), and notably the detailed guidance within the Bonnyrigg Masterplan. The proposed residential apartments are also consistent with SEPP65 and the NSW Apartment Design Guidelines (ADG).
- The applicant has engaged closely with Fairfield City Council over the last 12 months during the preparation of the application, and has addressed this feedback into the final form of the application.
- In summary, the proposed development will provide a high-quality outcome with significant public benefits and should be approved subject to Council's standard conditions of consent. These benefits include:
 - Urban renewal of a key strategic site within Bonnyrigg which seeks to facilitate high quality residential dwellings and apartments for both private and social housing.
 - Provision of a high diversity of housing typologies which would appeal to a wide variety of residents at a range of price points for homebuyers.
 - Provision of affordable housing opportunities close to nearby public transport options.
 - High quality landscape and public domain enhancements to complement the proposed built form.
 - Provision of additional local jobs in an accessible location which has a strong range of supporting social infrastructure.

2. INTRODUCTION

2.1. STAGE 6A & 7 OF NEWLEAF BONNYRIGG RENEWAL PROJECT

This Statement of Environmental Effects has been prepared on behalf of UrbanGrowth NSW in support of a development application seeking consent for the renewal of Stage 6a and 7 of Newleaf Bonnyrigg.

The development application seeks approval for the following works:

- Residential subdivision to create 121 Torrens title lots, 2 Strata title lots (40 apartments) and 4 Residue Lots to facilitate the sale/return of individual dwellings to private purchases and Land and Housing NSW.
- Construction of 161 residential dwellings comprising:
 - 75 detached dwellings;
 - 46 attached dwellings; and
 - 40 garden apartments.
- Individual site works including site preparation/earthworks, road resurfacing (where required), public and private landscaping works, stormwater infrastructure upgrades and individual lot servicing.

2.2. 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 Surveyors.
- Subdivision plans, prepared by Vince Morgan Surveyors.
- 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 6a and 7 Civil Infrastructure Drawings prepared by Arcadis.
- Construction Management documentation prepared by Arcadis.
- Stormwater Design Report prepared by Arcadis.
- QS Report prepared by WT Partnership.

3. BACKGROUND CONTEXT

3.1. PROJECT BACKGROUND – CONCEPT PLAN APPROVAL AND MODIFICATIONS

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 2,332 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.*

There have been four modifications of the original Concept Plan which have been approved by way of Section 75W of the Act 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 garden 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.

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

3.2. STAGED REDEVELOPMENT OF THE PROJECT

Since the original Concept Plan approval in 2009, five stages of the project have been approved and constructed (with some construction of Stage 5 currently underway).

In addition, there have been other smaller applications approved, such as the Bonnyrigg Neighbourhood Centre Office (NCO) adjacent to this development application, and the road connection between Tarlington Parade and Bunker Parade.

3.3. PRE-DEVELOPMENT APPLICATION MEETING FOR STAGE 6A AND 7

Pre-application meetings were held with Fairfield City Council in November 2016 and May 2017, to discuss the Stage 6a and 7 Development Application.

The applicant and project team briefed senior officers on the design rationale for Stage 6a and 7, and discussed key issues related to the proposal including the form and intent of the proposed dwellings, terraces and garden apartments.

Discussions have also been held, and are ongoing, regarding the wider aspects of the estates renewal. These include delivery of the Infrastructure Services Deliver Plan, delivery of future stages as well as an upcoming application to modify the Concept Plan.

Discussions relating to a proposed revision of the Concept plan relate to the delivery of Stages 8-18 and are a response to the Department of Planning's recent advice and guidance regarding the future administration of existing Part 3A approvals. There are no non-compliance items within this Development Application that require a modification to the Concept Plan, and minor design variations being within the design intent and flexibility of the current plan, and within the remit of Council to assess.

Ongoing discussions are independent of the works detailed in this development Application, and therefore should have no impact on timely assessment of this proposal.

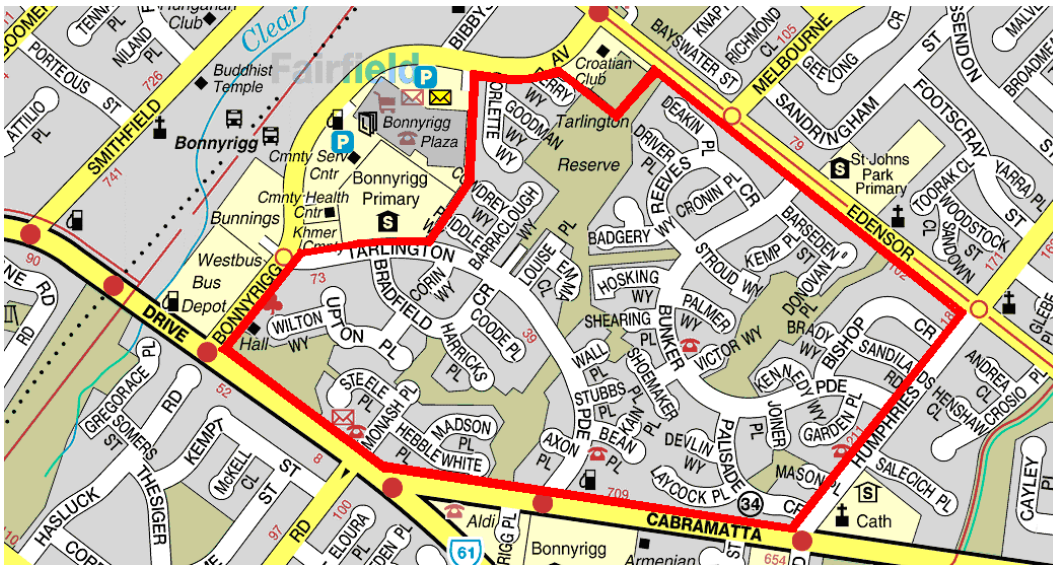
4. SITE CONTEXT

4.1. BONNYRIGG RENEWAL MASTERPLAN

The site is part of the Newleaf Bonnyrigg renewal, as illustrated in Figure 1.

The Bonnyrigg renewal is master planned with 18 stages which are to be completed over approximately 13 years. It will provide approximately 2,500 dwellings, community facilities and open space close to the existing Bonnyrigg Plaza Shopping Centre.

Figure 1 – Newleaf Bonnyrigg Location Map (UBD)



4.2. SUBJECT SITE

The site is known as Stage 6a and 7 of Newleaf Bonnyrigg and is located within the Fairfield City Council Local Government Area (LGA). The site is irregular in shape, and is bound by Bunker Parade to the north-east, Palisade Crescent to the east, Tarlington Parade to the west and Wall Place to the north west.

Figure 2 – Stage 6a & 7 site boundary (Source: DKO)



4.3. SITE CONTEXT

Stage 6a & 7 of the project is located in the southern portion of the Newleaf Bonnyrigg site as shown in the figure below.

To the north of the site is Bunker Parade and Hilltop Park and to the north-west is Stages 4a and 5a of the project. To the east of the site is Stage 9 of the project. To the south of the site is existing dwellings which have a frontage to Cabramatta Road West. To the west of the site is the Newleaf Community Office, future community land and Valley Creek Community Park.

There are five private dwellings (not part of the DA site) through part of this stage that will be retained and adapted within the new road layout. Two of these dwellings front Stubbs Place, and three dwellings to be retained are located in the northern part of the site, fronting Shoemaker Place.

Figure 3 – Aerial photo of the site



Figure 4 – Surrounding development



Picture 1 – Newleaf Community Offices (Wall Place)



Picture 2 – Cleared site at corner of Wall Place and Tarlington Parade



Picture 3 – Dwellings to be retained, being No 2 Stubbs Place and No 10 Tarlington Parade



Picture 4 – Dwellings to be retained, being No 1 and 3 Shoemaker Place



Picture 5 – Example of Stage 1 Dwellings



Picture 6 – Example of Stage 1 Dwellings

5. THE PROPOSED DEVELOPMENT

5.1. OVERVIEW

The development application seeks approval for the following works:

- Residential subdivision.
- Construction of 161 residential dwellings
- Landscape and public domain works.

It is requested that any conditions of any determination are structured to enable subdivision certificates to be issued progressively following completion of civil works, to allow for individual dwelling construction certificates to be issued early and in a timely manner. It is also requested that draft conditions be provided in accordance with Section 89 of the Act.

5.2. RESIDENTIAL SUBDIVISION

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

The proposed subdivision will create the following:

- 121 Torrens Lots;
- 2 Development Lots for apartment buildings; and
- 4 Residue Lots.

5.3. DWELLING CONSTRUCTION

The development application seeks consent for the construction of 161 dwellings. Development Plans are included at **Appendix A**.

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:

- 75 detached dwellings;
- 46 attached dwellings (14 terraces and 32 semi-detached dwellings)
- 40 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 6.

5.3.1. Detached dwellings

The proposal includes a mix of detached dwelling products across the development, providing a wide variety of housing typologies which will appeal to a range of residents at a range of price points for homebuyers.

Housing typologies include single and double storey detached dwellings. These dwellings contain either front loaded single or double garages.

5.3.2. Attached dwellings

The proposed subdivision includes 16 dwellings (attached terraces or semi-detached) which have rear loaded double garages accessed via laneways.

The dwellings are designed to a high standard to provide good amenity for residents, with generous internal living space, 2 to 4 bedrooms and private open space above the minimum requirement.

5.3.3. Garden Apartments

High quality garden apartments are proposed close to areas of public open space and amenity, and ensure a level of diversity in apartment typologies which offer a range of unit sizes and affordable price points available to public and private occupants.

The Development Application proposes two (2) Garden Apartment blocks fronting Wall Place and located opposite existing and proposed community facilities. To provide a high level of amenity and minimise impacts on lower density areas, all apartments are designed with living areas and bedrooms fronting the street, providing passive surveillance over Wall Place and the community open space.

The first consists of 3 storey private 'row-style' apartments to be located on the corner of Wall Place and Tarlington Parade (Figure 5). This block will contain 18 two or three bedroom apartments which will be accessed via shared stairwells. Private parking will be provided to the rear of the apartment block, accessed from Tarlington Parade.

The second will be adjoining the private apartments fronting Wall Place, and on the corner of the extended Shoemaker Place. This block will contain 22 one or two bedroom apartments for social housing, targeted, but not restricted to, occupation by the elderly. The proposed building will be 3 storey where it adjoins the private apartments and have a partial fourth floor at the eastern corner and on the Shoemaker Place elevation as shown below in Figure 6.

Figure 5 – Photomontage of the proposed Private Garden Apartments



Source: DKO

Figure 6 – Photomontage of the proposed Social Garden Apartments



Source: DKO

The Social Garden Apartments will be installed with a communal lift to meet the current and future needs of residents needing to be rehoused on the estate. Parking will also be provided at the rear of the building, which will be accessed via Shoemaker Place.

5.4. PUBLIC DOMAIN AND LANDSCAPE WORKS

Public domain improvements and individual site works including site preparation/earthworks, road resurfacing, public and private landscaping works are proposed as part of this development application. Detailed landscape drawings of this are provided at **Appendix D**.

6. COMPLIANCE ASSESSMENT

6.1. 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 6a and 7 application and are addressed as follows:

- **Demolition of Dwellings in Stages (excluding privately owned dwellings):**

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

- **Construction of approximately 2,500 dwellings in 18 stages over 13 years:**

No change proposed.

- **Construction of new roads, with 50% of existing roads to be retained:**

No change proposed to overall layout. Some minor enhancements are proposed, which as suggested in the Concept Approval, are within Council's ability to approve.

- **Provision of infrastructure (including stormwater, sewer, recycled water, gas and electrical):**

No change proposed.

- **Staged construction of a new community precinct comprising community, retail and commercial activities:**

No change proposed. Components of the community precinct have already been provided (including the Newleaf Community Office) in advance of the ISDP.

- **Reconfiguration and upgrade of existing public open space:**

Maintained with the exception of a minor section of landscaping to be relocated in a more logical and useable location, such relocation permitted within the terms of the Concept and Infrastructure and Services Delivery Plan.

6.2. DEVELOPMENT IN ACCORDANCE WITH PLANS AND DOCUMENTATION

The Stage 6a and 7 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 approved modifications. Compliance with key issues in the approval documentation is outlined below.

6.2.1. Updated Master Plan

The compliance of the Stage 6a and 7 development with the relevant provisions of the Bonnyrigg Masterplan is discussed in detail in Section 6.4 of this report.

6.2.2. Road Layout

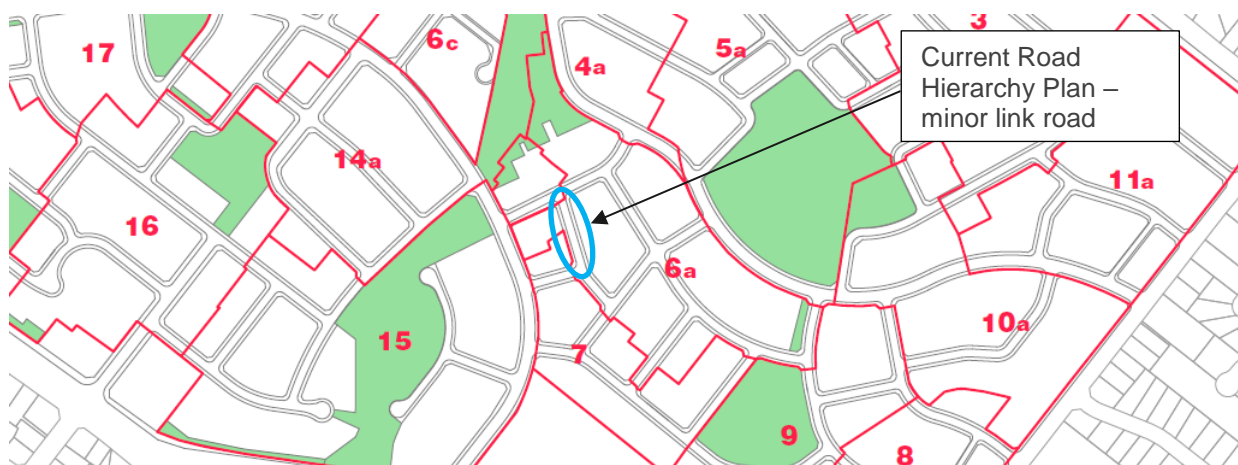
The Concept Plan Approval requires that up to 50% of existing roads should be retained, and new road infrastructure is to be provided to enhance connectivity within the estate. The proposed development is consistent with this requirement. Two minor enhancements to the indicative road layout are proposed as part of the application (which relate to previously proposed, rather than existing roads in the 'Road Hierarchy Plan' in the Bonnyrigg Masterplan).

Enhancement 1

A minor link road (shown indicatively on the 'Road Hierarchy Plan') which connects Wall Place to Stubbs Place in the Bonnyrigg Road Hierarchy Plan, has been rationalised as part of the detailed design of Stage 6a and 7. The reasons for this omission are as follows:

- The location in the concept plan for this road link is directly adjacent to the boundary of an existing private dwelling (on Stubbs Place). The construction of a new link directly adjacent to the existing property fence would be a less than desirable outcome for these residents. Removing this connection will create a better outcome for these residents.
- The connection is unnecessary, inefficient, and detrimental to the overall design of this stage. Its removal provides a more coherent arrangement both in terms of both the road layout and the housing design and provides a safer outcome in relation to adjacent intersections and driveways.
- The omission of the connection enhances the streetscape presentation along Wall Place with additional opportunities for on street parking.
- Its omission will permit a safer and more efficient traffic flow and will not have a significant impact on journey times.

Figure 7 – Extract of Indicative Staging Plan (December 2011) identifying the road not to be constructed within Stage 6a

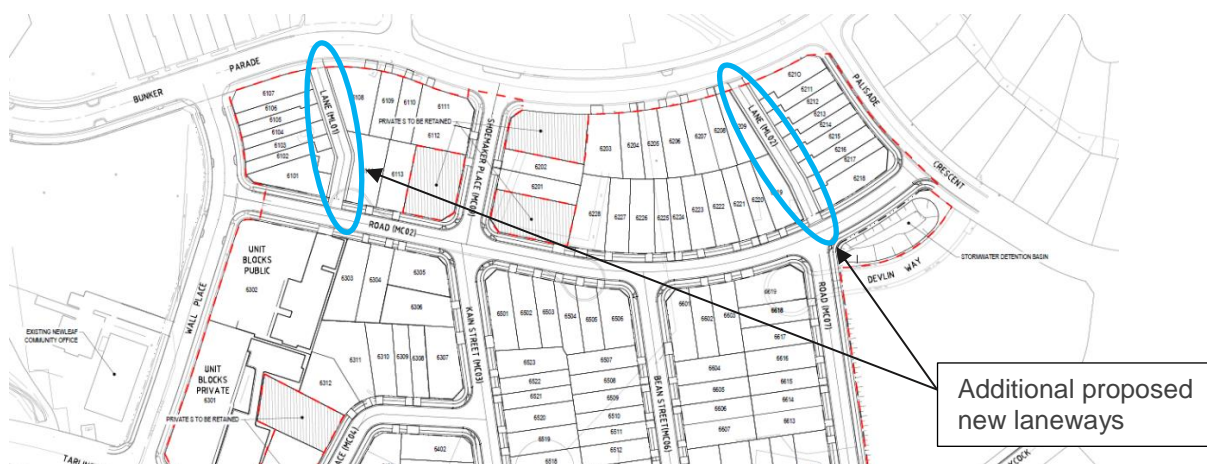


Source: Urbis

Enhancement 2

The proposed development also seeks to introduce two rear laneways off Newleaf Parade to service two proposed terrace developments (identified in Figure 9). These terraces are proposed to be located on prominent lots. The laneways allow for parking to be located at the rear of the lots, providing a high-quality streetscape presentation on visually important road junctions and reducing traffic risk of accessing lots on the narrow frontage to Wall Place. These laneways (examples of which have been approved in previous Stage 4) can demonstrate the positive outcome these laneways will provide.

Figure 8 – Extract of Stage 6a Civil Works Plan identifying new laneways



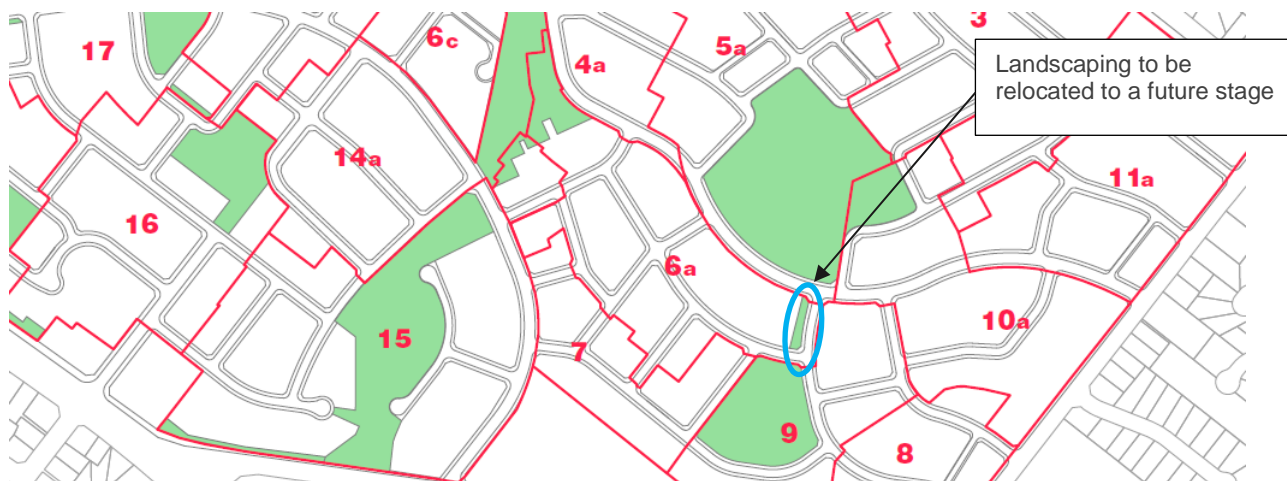
Source: Arcadis

In summary, the proposed road enhancements to the Road Hierarchy Plan will create a better outcome for existing private residents, improve road safety, and improve the functionality and efficiency of the subdivision.

6.2.3. Open Space and Landscaping

Stage 6(a) of the Indicative Staging Plan provides a narrow landscaping strip adjacent to the eastern edge of this stage. NSW Land and Housing has considered the physical dimensions, location and amenity of the open space in this location and see there being more value in providing this space in a future stage where it would provide a more useful and meaningful contribution to the project.

Figure 9 – Extract of Indicative Staging Plan (December 2011) identifying the road not to be constructed within Stage 6a



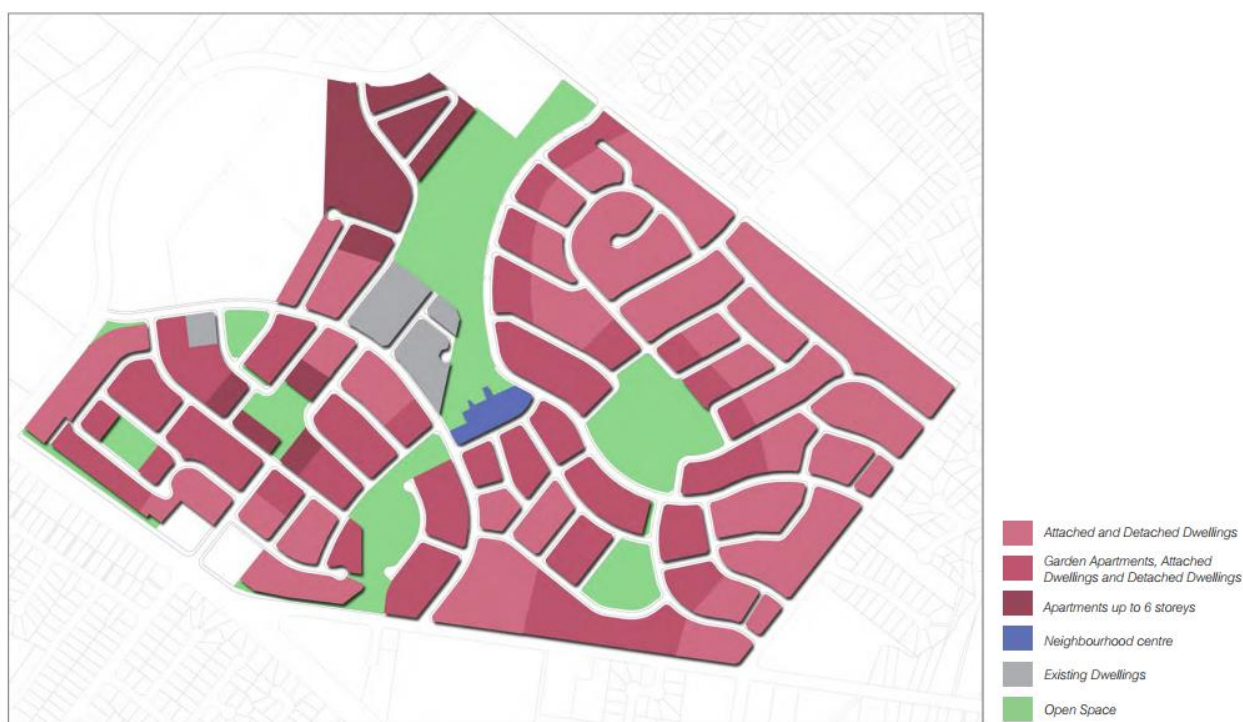
Source: Urbis

The applicant seeks flexibility to provide residential dwellings in this location to create a stronger streetscape presentation. As such, there will be no net loss of open space throughout the estate, and the relocation of open space will provide a positive and logical outcome. Section 6.2.5 of this report provides additional information related to the relocation of this landscaped area.

6.2.4. Garden Apartments

Garden apartments were introduced into the Bonnyrigg to provide additional dwelling diversity, housing choice and affordability across the project. The location of garden apartments (as shown below) is to be generally provided adjacent to open space and areas of high amenity.

Figure 10 – Bonnyrigg Land Use Map



The proposed apartments are located close to Bunker Park and future community land and directly opposite the Bonnyrigg Neighbourhood Centre, in accordance with the Bonnyrigg Land Use Map. The design of the apartments responds positively to the surrounding context, with a very high design quality and amenity in accordance with the guidelines contained within SEPP 65 and the Apartment Design Guidelines (ADG). These apartments provide passive surveillance, with living rooms, main bedrooms and balconies on upper levels oriented to the street and community facilities. 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.

The two Garden Apartment buildings have been designed to provide a cohesive built form with little visual distinction between its private and social residents, to encourage a holistic, and equitable community.

As shown in the figure below, a partial fourth level is proposed as part of the Social Garden Apartment building to assist in achieving the dwelling yield in this stage. By introducing this partial fourth storey element it becomes viable for a lift to be incorporated into the building. This will enable all apartments to be made accessible for those with mobility issues on all floors.

The proposed partial 4 storey design element creates a strong built form outcome for a prominent corner location opposite the Newleaf Community Centre, with very negligible difference to the scale of other 3 storey apartments in earlier stages of the project. Indeed, when compared to a 3-storey option (as shown below in the comparison images), this provides a much more resolved corner statement, with the upper level setback and recessive in its scale and form.

Figure 11 – Comparison of Social Garden Apartments



Picture 7 – With 4 storeys (as proposed)



Picture 8 – With 3 storeys

Source: DKO

To ensure that the project retains a degree of variety in built form, the proposed garden apartments (compared to earlier garden apartments in the project) provide a very high design quality, a different material palette and varied roof forms. An image of garden apartments from Stage 3 of the project is provided below.

Figure 12 – Garden Apartments approved in Stage 3 of the project (Source: DKO)



A Design Verification Statement has been prepared by DKO Architects, which outlines how the proposed development responds to the nine Design Quality Principles of SEPP 65. Consideration of SEPP 65 and the 'design guidance' of the Apartment Design Guidelines (ADG) is addressed in Section 6.5 of this SEE.

In summary, the proposed garden apartments are:

- Provided in a location in accordance with the Bonnyrigg Land Use Map
- Directly adjacent to community facilities, and bus stops which connect to surrounding areas.
- Of a very high design quality and offer a variety of apartment typologies, unit sizes and price points for future residents.
- Consistent with the design quality principles and design guidance within SEPP 65 and the Apartment Design Guidelines.
- Attractive to residents who require access to a lift and ease of accessibility.

6.2.5. Indicative Staging and Dwelling Yield

The Concept Plan Approval provided an indicative staging plan to assist with managing the yields for each of the stages of development, and to ultimately ensure that the overall dwelling density does not exceed 2,500 dwellings.

Stage 6 has an indicative dwelling yield of 179 dwellings, and Stage 7 of 76 dwellings (or 255 dwellings in total). The proposed yield for Stage 6a and 7 is 161 dwellings. As such, the yield for combined Stages 6a and 7 is 42 dwellings below the indicative dwelling yield.

The major portion of the shortfall is a result of deleting the 34 walk up units in Stage 7 across the road from the proposed pocket park. Due to the significant downstream flooding issues in Green valley creek, the pocket park will be relocated closer to Humphries Road. A review of housing types adjacent to the relocated park will be considered as part of future DAs.

In summary, whilst there is a slight variation (i.e. less yield) in Stage 6a and 7, this is not significant (representing less than 2% of the total dwelling yield for the overall renewal) and will be picked up in later stages of the development. As such, the dwelling density for the Bonnyrigg renewal remains consistent with the Original Concept Approval and any redistribution of dwelling yield between stages will be of low impact.

Indeed, the staging plan is indicative and has always been intended to be treated in a flexible manner as the project evolves. Therefore, the proposal complies with the indicative staging and dwelling yields in the Concept Plan Approval.

6.2.6. Water Cycle Management Plan

The Stage 6a and 7 Stormwater Design Report prepared by Arcadis demonstrates that the proposed stormwater management is appropriate and complies with the provisions of the Concept Plan approval and relevant standards.

6.2.7. 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 6/7 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 6/7 approval.

In accordance with Condition B1 of the Concept Plan Approval, a Parking Analysis and Needs Assessment has been prepared by Mott MacDonald (see **Appendix H**) which examines the completed and occupied stages of the development, with regard to car parking demands. This Assessment concludes that there is sufficient car parking available to residents, and that the surrounding streets have ample capacity.

6.2.8. 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 6a and 7 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 Endeavour Energy and current Australian Standards.
- Landscaping and fencing of individual dwellings.

6.2.9. Masterplan Infrastructure Report

Each of the required services and utilities will be provided in accordance with the approved Infrastructure Report prepared by Arcadis. The Services Disconnections Plans also prepared by Arcadis and in support of the Stage 6a and 7 development application demonstrate the manner in which services will be retained, disconnected and/or upgraded, as required to meet the needs of the development.

6.2.10. Community Infrastructure

The Newleaf Bonnyrigg project is a very long term project, with a framework for the flexible staged provision of infrastructure over 18 stages articulated within the Infrastructure Services and Delivery Plan (ISDP) and VPA.

This development application is not seeking consent for any community facilities. However, discussions are ongoing between UrbanGrowth NSW, LAHC and Fairfield City Council as to the appropriate form and timing of items set out in the ISDP.

LAHC have committed to providing appropriate community facilities as soon as discussions on these have reached a conclusion, with LAHC offering to consult with the Council progressively on the design requirements of these facilities.

In any event, these facilities will be subject to a separate development application once the design has progressed further. Delivery of these facilities will be enforceable through the Voluntary Planning Agreement (VPA) and Infrastructure Delivery Services Plan (ISDP) which include flexibility with regard to the timing and delivery of these community infrastructure.

6.3. 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**

This Development Application is consistent with the principles of and will facilitate the required works detailed in the ISDP.

The timing and appropriate design of the required works for these stages are being discussed with Council and where necessary, will be the subject of a further Development Application.

- **BASIX**

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

- **Social Impacts**

The Relocating Services Plan, Community Renewal Implementation Plan and Community Renewal Services Plan will continue to be implemented for Stage 6a and 7 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 6a and 7 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.

- **Traffic and Parking**

A Traffic Management Plan has been approved as part of the Concept Plan Approval (and updated as part of recent Concept Plan Modifications). The proposal is consistent with the Traffic Management Plan.

- **Drainage**

A Stormwater Report has been prepared by Arcadis for Stage 6a and 7 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 6a and 7 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. The Newleaf Community Office has been completed early, and a separate development application will be submitted for other community facilities once an appropriate form and timing are agreed with the Council.

6.4. 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 A**). These spreadsheets demonstrate that the Stage 6a and 7 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	All garages are setback minimum of 5.5 metres from the street. We note that any secondary frontages are considered on merit.	Yes

Control	Required	Provided	Complies
	may be constructed to the allotment boundary subject to demonstrating safe vehicle and pedestrian movements can be maintained and an appropriate streetscape.		
Bulk and Scale	<p>Predominate building height of two storeys, with three story elements permitted in select locations.</p> <p>Minimum 2.4m ceiling height measured from finished floor to finished ceiling level in all habitable rooms.</p>	All proposed detached and attached dwellings in Stage 6a and 7 are either one or two storeys in height and comply with the minimum 2.4m ceiling height guideline.	Yes
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>The dwellings in Stage 6a and 7 are generally compliant with the setback guidelines contained within the masterplan.</p> <p>The exception is Lot 6701, which has a front façade setback of 2.9m, which is below the minimum requirement of 4.5m.</p> <p>This is considered a special case due to the constrained nature of the lot on an awkward corner and on the edge of the stage boundary.</p> <p>Lot 6701 was discussed during the Pre-Lodgement meeting with Council and is requested to be considered based on merit. The driveway is located an adequate distance from the tangent of the intersection, and the dwelling is designed to address the street on primary and secondary frontages.</p>	<p>Yes</p> <p>Minor variation to Lot 6701</p>

Control	Required	Provided	Complies
	<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>		
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 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>	<p>The Stage 6a and 7 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
Safety and Security	<p>Define edges of spaces using a mixture of height change, landscape, hedges, fences, walls, and gates.</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</p>	Yes

Control	Required	Provided	Complies
	<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>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>	<p>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>	
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>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</p>	Yes

Control	Required	Provided	Complies
	<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>accessibility from living areas. Dwellings have been designed to incorporate front and rear living areas.</p>	
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>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.</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> <p>Four lots being Lot 6402, 6501, 6601 and 6701 have a setback below the minimum requirement and hence, do not provide driveway parking. However, we request these variations be considered as a merit based assessment.</p> <p>The subject lots include a double garage with space for two cars, and on street visitor parking is available, which satisfies the requirements of the masterplan in relation to parking requirements and is considered an acceptable outcome.</p>	Yes

Control	Required	Provided	Complies
		The setback to garage in regards to a visual impact is considered minor and an exception due to the heavily constrained nature of the corner lots. The limited use of this approach in previous stages has been accepted by Council and we seek similar flexibility on this occasion.	
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 6a and 7 in accordance with the minimum requirements.	Yes
Sloping Sites	Maximum 1m cut/fill measured at any corner of the building platform.	There are some minor areas within the subdivision which exceeds the 1m cut / fill by up to 0.3m (refer to Appendix C). 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 6a and 7 respond positively to the objectives of the Bonnyrigg Masterplan. The social Garden Apartments are proposed with a partial additional level and fitted with a lift. 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

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

State Environmental Planning Policy No. 65 and the NSW Apartment Design Guidelines (ADG) provide guidance on standards for quality residential development to ensure adequate levels and amenity and efficiency can be achieved.

The proposed apartment buildings in Stage 6a and 7 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 G**).

Overall, the apartments have a very high design quality, and provide a very high level of consistency with the design principles in the ADG. This is discussed in further detail below.

6.5.1. Apartment Design Guidelines

The Apartments Design Guide Report prepared by DKO demonstrates the proposed public and private Apartments are generally designed in accordance with the controls and objectives of the ADG.

The following summary is provided in the key areas of considerations:

- **Building Separation:** The proposal complies with the building separation considerations with regard to existing and proposed development surrounding the site.
- **Solar access:** All apartments achieve adequate direct sunlight, well in excess of the minimum 70% requirement in the ADG.
- **Cross Ventilation:** 68% of all apartments are subject to cross ventilation compliance.
- **Ceiling heights:** All habitable rooms are proposed at 2.7m (or more) and are compliant with the requirements of the ADG.
- **Apartment sizes and layout:** All apartments comply with the minimum apartment sizes and layout.
- **Private Open Space:** All apartments meet the ADG requirements for balcony or ground floor open space.
- **Common circulation:** The design is compliant with the ADG requirements.
- **Storage:** All apartments are provided with storage which is compliant with the requirements of the ADG.
- **Communal open space:** The proposal is directly opposite community facilities, and is also directly adjacent to private dwellings being retained and which have had to be accommodated as part of the apartment design. This has resulted in an irregular lot shape and size, requiring a design response which continues to provide adequate private parking to meet parking requirements in the Bonnyrigg Masterplan. As such, space for communal open space is constrained and the proposed apartments therefore rely upon its close proximity to the public open space Bunker Park, which is part of the wider masterplan of 'Newleaf'. As such, the apartments have good access to large, open spaces which would be more desirable than on site communal open space.

The ADG acknowledges that flexibility should be applied in circumstances where developments can "demonstrate good proximity to public open space". Therefore, the proposed quantum of communal open space is considered adequate, and consistent with previous approvals for garden apartments in Stages 3, 4 and 5.

- **Deep Soil:** The constraints of the site as stated previously prevent the ability for deep soil planting areas within the site boundaries. The ADG acknowledges that 'achieving the design criteria may not be possible on some sites where the location and building typology have limited or no space for deep soil at ground level'. The ADG further advises that "where a proposal does not achieve deep soil requirements, acceptable stormwater management should be achieved and alternative forms of planting provided".

The proposed apartments have adequately designed stormwater management and are in good proximity to public open space, with large areas of deep soil planting. This open space is being provided as part of the overall 'Newleaf' development and whilst the provision of on-site deep soil zones is not necessarily compliant with the numerical controls of the ADG, the provision of high quality public open space with deep soil planting in close proximity to the site is considered to achieve compliance with the objectives and design guidance of the ADG.

The proposed Landscape and Public Domain plans provide that the apartments will have generous street trees and planting to complement the proposed built form.

6.5.2. Summary

Overall, the proposed Garden Apartments are designed to comply with SEPP 65 and the objectives of the ADG. The design is considered to provide a high level of amenity for future residents with a generous amount of private open space and internal living area, good cross ventilation and solar access.

The Garden Apartments enjoy close proximity to large open space with deep soil planting and significant trees, which provide a desirable space for future residents. In this regard, the objectives of the ADG are satisfied.

7. 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 6a and 7 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)(iii) 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. A voluntary planning agreement submitted with the Part 3A application was endorsed by Fairfield City Council and forms part of the Concept Plan approval. The proposal is generally consistent with the ISPD, which provides flexibility for the delivery of infrastructure to fit the needs of the ongoing staging of the project, without requirement for modification to the Part 3A application.

(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 6a and 7 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 6a and 7.
- 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.

8. 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 variations to the Concept Plan are minor and fall within the flexibility provided by the Infrastructure Services Delivery Plan, and are acceptable for Council to approve without requiring a modification to the Part 3A Approval.
- The proposed dwellings have been designed to achieve compliance with the provisions of the Bonnyrigg Masterplan.
- The proposed dwellings are of a high level of design quality to enhance the streetscape and provide a desirable built form consistent with future character of the area.
- 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.

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