

Our Ref: 110670-02-Bonnyrigg Stages 8 to 11 Parking Assessment.docx
MS:GA

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4 Mar 2021

Department of Planning, Industry and Environment

4 Parramatta Square
12 Darcy Street
Parramatta, NSW 2150

Attn: Jared Marsh

Subject: Bonnyrigg Stages 8 to 11 Parking Assessment

Dear Jared,

J. Wyndham Prince have prepared a parking assessment for the Department of Planning, Industry and Environment, at the request of Fairfield City Council. This includes parking provisions as indicated in parking diagrams (110670-02-DA901-904) for Stages 8 to 11 of the Bonnyrigg Living Communities Project (BLCP). The parking was assessed in accordance with the Traffic Management and Accessibility Plan (SKM, 2008), the Newleaf Bonnyrigg Modified Concept Plan Traffic and Parking Assessment (GTA Consultants, 2011) and the Bonnyrigg Masterplan (2012).

The report by GTA Consultants examined the DCP requirements and recommended a set of appropriate parking rates based on the resultant demand vs. supply created. For apartments and dwellings, the rates for on-street visitor parking is shown below:

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

Description	Rate	Source
Visitors Parking	0.2 spaces/ apartment	Traffic Management and Accessibility Plan by SKM (2008)
On-street		Newleaf Bonnyrigg Modified Concept Plan Traffic and Parking Assessment by GTA (2011)
		Bonnyrigg Masterplan (2012)

Overall Site (Stages 8 to 11)

Stages 8 to 11 are subject to a DA application. The proposed provision for parking is shown in the table below:

STAGES 8 TO 11						
Dwelling Type	Dwellings	Ratio Required	Parking Required	Parking Provided	Ratio Provided	Compliant with Masterplan
Apartment Visitors						
Parking						
On-Street	25	0.2	5	18	0.72	Yes
Dwelling Visitors						
Parking						
On-Street	256	0.2	52	282	1.10*	Yes
Open Space Parking						
On-Street	-	-	-	60	-	-
Total	281	0.2	57	360	1.06	Yes

* ratio provided is total new/existing dwellings vs available visitor on-street parking spaces

In summary, the proposed on-street parking exceeds the ratio of parking rate requirements provided in Table 1.0.

Should you have any queries regarding this matter please do not hesitate to contact me.

Yours faithfully



MARK SANTORO

Manager – Civil Design

REFER TO DRAWING DA901 FOR CONTINUATION

NOTE:
ADOPTED MINIMUM PASSENGER ON-STREET
PARKING SPACE OF 6m x 2m.

NUMBER OF NEW ATTACHED DWELLINGS = 12
NUMBER OF EXISTING ATTACHED DWELLINGS = 0
NUMBER OF NEW DETACHED DWELLINGS = 219
NUMBER OF EXISTING DETACHED DWELLINGS = 25
NUMBER OF NEW APARTMENT DWELLINGS = 25
TOTAL NUMBER OF DWELLINGS = 281
NUMBER OF ON-STREET PARKING SPACES FOR DWELLINGS = 282
NUMBER OF ON-STREET PARKING SPACES FOR APARTMENTS = 18
TOTAL NUMBER OF ON-STREET PARKING SPACES = 300

	PASSENGER CAR - ON-STREET PARKING SPACE
	PROPOSED DRIVEWAY LOCATION
	EXISTING DRIVEWAY LOCATION
	PROPOSED FOOTPATH LOCATION
	EXISTING POWER POLE
	EXISTING TELECOM PIT
	EXISTING WATER, STOP VALVE, HYDRANT
	EXISTING SEWER, MANHOLE
	EXISTING ELECTRICITY SUBSTATION
	DRAINAGE LINE & PIT
	MASONRY RETAINING WALL 0.0 - 0.9m HIGH
	MASONRY RETAINING WALL 0.9- 1.5m HIGH



1:500 (AT A1)
1:1000 (AT A3)



10 0 10 20 30 40 50
METRES

J. WYNDHAM PRINCE
CONSULTING CIVIL INFRASTRUCTURE ENGINEERS & PROJECT MANAGERS

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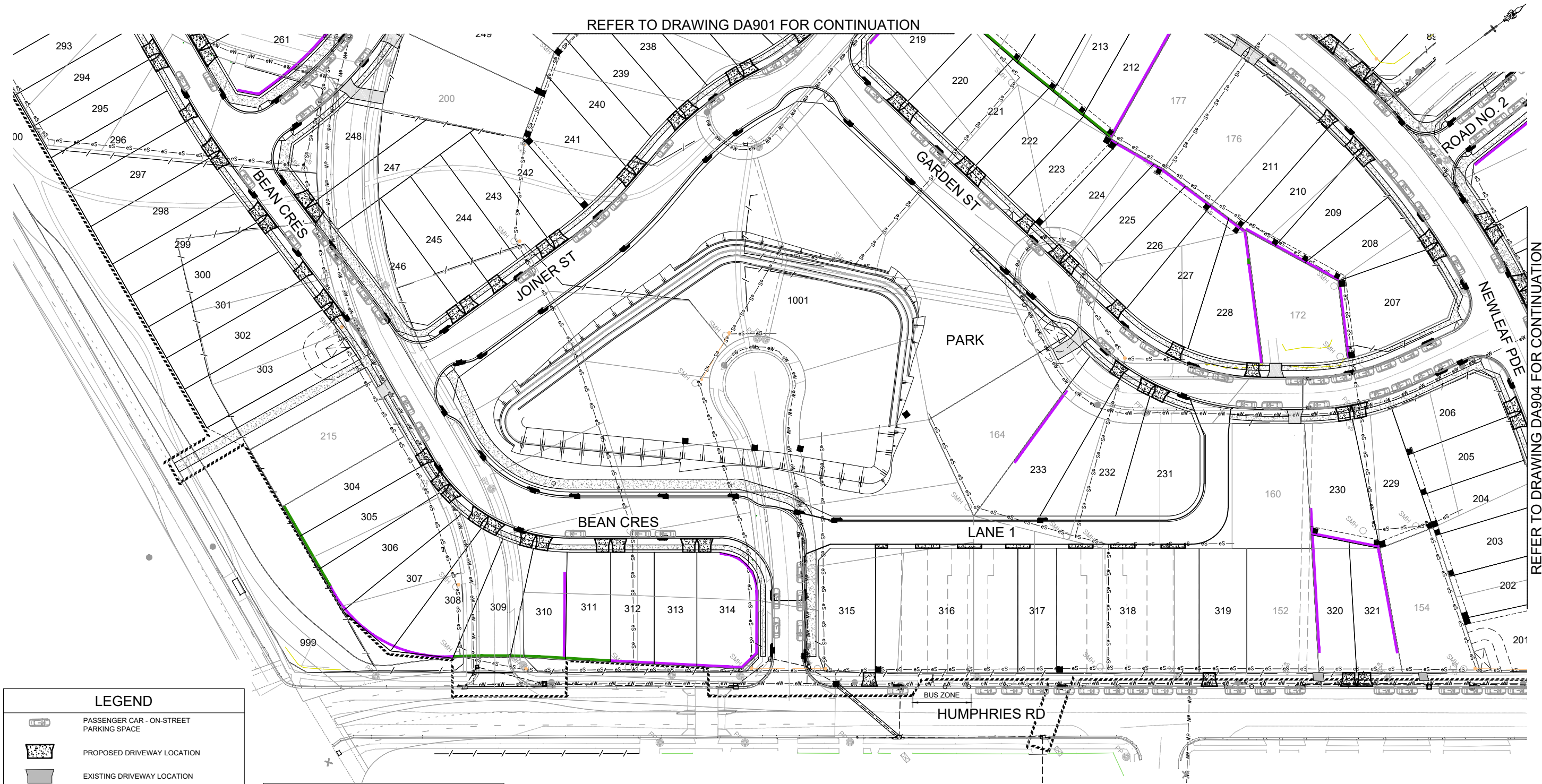
PROJECT No:	110670
SHEET No:	DA902

AZIMUTH: M.G.A.	DATUM: A.H.D.	ORIGIN:	PLAN No: 110670-02-DA902	A
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REFER TO DRAWING DA901 FOR CONTINUATION

REFER TO DRAWING DA904 FOR CONTINUATION



LEGEND

- PASSENGER CAR - ON-STREET PARKING SPACE
- PROPOSED DRIVEWAY LOCATION
- EXISTING DRIVEWAY LOCATION
- PROPOSED FOOTPATH LOCATION
- EXISTING POWER POLE
- EXISTING TELECOM PIT
- EXISTING WATER, STOP VALVE, HYDRANT
- EXISTING SEWER, MANHOLE
- EXISTING ELECTRICITY SUBSTATION
- DRAINAGE LINE & PIT
- MASONRY RETAINING WALL 0.0 - 0.9m HIGH
- MASONRY RETAINING WALL 0.9 - 1.5m HIGH

OVERALL SITE

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NOTE:
ADOPTED MINIMUM PASSENGER ON-STREET PARKING SPACE OF 6m x 2m.

1:500 (AT A1)
1:1000 (AT A3)
METRES

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BONNYRIGG LIVING COMMUNITIES PROJECT
STAGES 1 & 2
PARKING DIAGRAM
SHEET 3

PROJECT No:
110670
SHEET No:
DA903

AZIMUTH: M.G.A. DATUM: A.H.D. ORIGIN: PLAN No: 110670-02-DA903

Plotted: 4 March, 2021 2:36:04 PM. File Name: J:\110670 - Bonnyrigg\02 - Stage 8 To 11\CD\DA110670-02-DA904.dwg

