



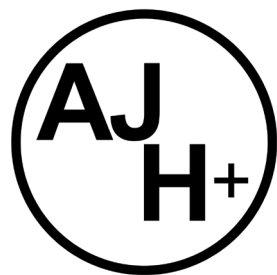
Traders
In
Purple

BONNYRIGG GREENS

LOT 4099 DP 1182418

SEPP 65 DESIGN REPORT

JUNE 2024



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1.0 INTRODUCTION

The Bonnyrigg Greens proposal is a site forming part of the approved Land and Housing Corporation (LAHC) broader masterplan for the Bonnyrigg precinct. The masterplan whilst defined and approved by Fairfield City council is yet to be built and includes new roads and infrastructure.

AJH+ has led the architectural response to the site considering the future context and providing a response that presents a considered and sensitive proposal celebrating its location.

Bonnyrigg Greens site is part of the masterplan and is approved to contain a residential flat building. The proposed 25-dwelling project sensitively responds to the future context and defines its "gateway" corner site adjacent to Bunker Park.

Our design intelligently responds to the site using landscape, built form, articulation and materiality to thoughtfully locate Bonnyrigg Greens to respond to its location sensitively and provides excellent amenity for residents.

This SEPP 65 report has been prepared in support of the Development Application for the site. It evaluates the proposed architecture considering the public realm, building mass, articulation/ scale, vehicle and pedestrian access and amenity.



1.0 INTRODUCTION

The site is situated on Newleaf Road in Bonnyrigg, to the east of Bunker Park. It occupies a corner lot, defining the intersection between Newleaf Road and a future road and the southeastern edge of the park

Bunker Park is a large park located at the heart of the precinct, serving as a focal point for the community. It offers children's play areas, walking and cycling facilities, all amidst a beautiful collection of silver gum trees.

The presence of the park and the majestic gum trees serves as a reminder of the area's agricultural past, which once featured orchards. Plums, pears, and apples were cultivated right here in the early 1900's to mid-century, providing a strong sense of community through farming activities and cultivation for their livelihoods.

Bonnyrigg Greens aims to create a social housing project that extends the communal spirit and landscape, paying homage to the magnificent gum trees and reflecting on the site's agricultural heritage.



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2.0 SEPP 65 DESIGN PRINCIPLES

APARTMENT DESIGN GUIDE
PRINCIPLE 01: CONTEXT AND NEIGHBOURHOOD
CHARACTER

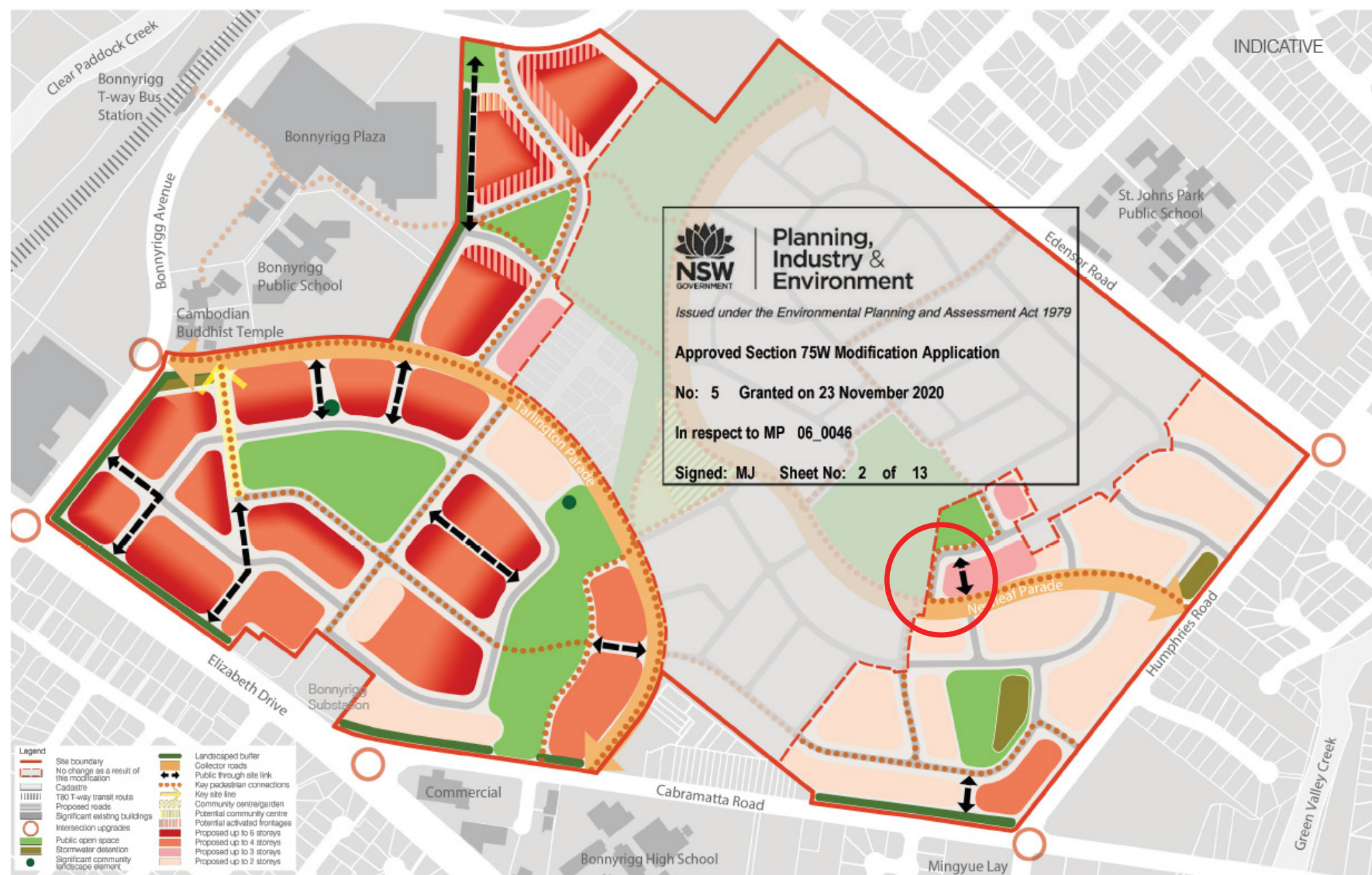
Good design responds and contributes to its context. Context is the key natural and built features of an area, their relationship and the character they create when combined. It also includes social, economic, health and environmental conditions. Responding to context involves identifying the desirable elements of an area's existing or future character. Well-designed buildings respond to and enhance the qualities and identity of the area including the adjacent sites, streetscape and neighbourhood. Consideration of local context is important for all sites, including sites in established areas, those undergoing change or identified for change.

The proposal for Land and Housing Corporation (LAHC) addresses the changing context surrounding the site, which is approved to accommodate approximately sixty new dwellings. Situated on a future corner where Newleaf Parade intersects with an approved but yet-to-be-constructed new road along the eastern edge of Bunker Park, the site boasts three street frontages, with a boundary shared to the east with two new dwelling lots.










Within the approved LAHC masterplan for the precinct, the proposed site is designated for a residential flat building comprising 25 dwellings. The design aligns with the approved building type allocated for the site and takes into consideration its future context.

To maximise separation from the neighbouring eastern dwelling, the proposal positions the three-story (partly four-story) building towards the western boundary. This configuration creates a significant deep soil landscape buffer towards the east, ensuring good separation between the future dwelling and the proposal. The majority of the building consists of three stories, with a recessed fourth story housing four dwellings in the southwest corner. This arrangement locates the upper level as far as possible from the neighbouring eastern dwelling while addressing the new corner.




The building is set back from all street frontages, allowing for extensive landscaping along all sides, seamlessly extending the existing landscape outlook towards the park and the streetscape. The design incorporates substantial modulation and breaks down the building volumes in a manner that sensitively responds to both the park and the anticipated future dwelling context in the immediate vicinity.





- | | | | |
|---|-------------------------------------|---|-----------------------------|
|  | PLAYGROUND / SPORT COURTS |  | 2 STOREY DWELLINGS / HOUSES |
|  | BUNKER PARK |  | 3 STOREY APARTMENTS |
|  | FUTURE NEW ROAD |  | PUBLIC TRANSPORT |
|  | HEAVY TRAFFIC ROAD (NEWLEAF PARADE) |  | PARK VIEW HIGH POINT AREA |
| | |  | GATEWAY SITE |



-  PRIVACY CONSIDERATION/ SENSITIVE TRANSITION
-  SHADOWS PROJECTION OVER ROADS MOSTLY
-  POTENTIAL TO ADDRESS GATEWAY CORNER

PRINCIPLE 2: BUILT FORM AND SCALE

Good design achieves a scale, bulk and height appropriate to the existing or desired future character of the street and surrounding buildings. Good design also achieves an appropriate built form for a site and the building's purpose in terms of building alignments, proportions, building type, articulation and the manipulation of building elements. Appropriate built form defines the public domain, contributes to the character of streetscapes and parks, including their views and vistas, and provides internal amenity and outlook.

The proposal has considered sensitively the context of the site and its future context. The bulk and scale has been a primary consideration of the design mediating between addressing its corner location, the future dwelling to the east, the visibility of the site from all frontages and the park outlook. The location of the built form towards the western edge of the site locating the mass away from the future eastern dwellings. The built form is located above the driveway integrating it into the project whilst also maximising the distance between the built form and the eastern boundary

The proposal is significantly modulated “breaking” down the scale to be conducive with the residential precinct and providing zones for the landscape to “wrap” around the modulations. Insets into the built form break down the building mass and accentuate the corner with a built form that “turns the corner” to address it. The fourth level is setback and finished in a different set of materials to the remainder of the building, therefore, creating a recessive gesture reading as the separate “top” roof portion.

The proportions of the built form elegantly reflects the individual apartments expressing individual balcony zones and defining the rhythm of the building. Screening and balustrade are used not only for functional purposes but also finished in varying materials. Their varying air gaps further breaking down the built form and expressing the modulation of the building



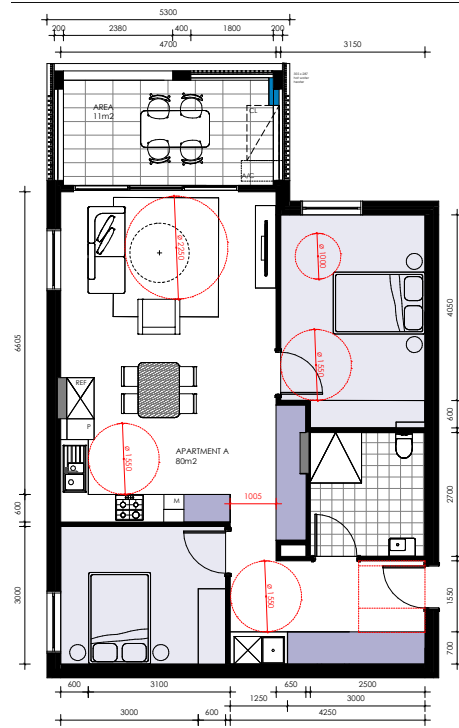
PRINCIPLE 3: DENSITY

Good design achieves a high level of amenity for residents and each apartment, resulting in a density appropriate to the site and its context. Appropriate densities are consistent with the area's existing or projected population. Appropriate densities can be sustained by existing or proposed infrastructure, public transport, access to jobs, community facilities and the environment.

The design proposal aims to align with the approved plan's objectives regarding density, future character, and scale of the precinct. The specific site does not face any density constraints as it has been approved within the overall density requirements for the precinct. These requirements consider factors such as projected population growth, future context, demographic needs and highlighted the inclusion of a residential flat building within the masterplan for the site.

The proposed design consists of a total of 25 dwellings, including one 1-bedroom apartment and twenty-four 2-bedroom dwellings. All the apartments are designed to be accessible and are situated above a basement car park, adhering to the guidelines set out in the approved plan.



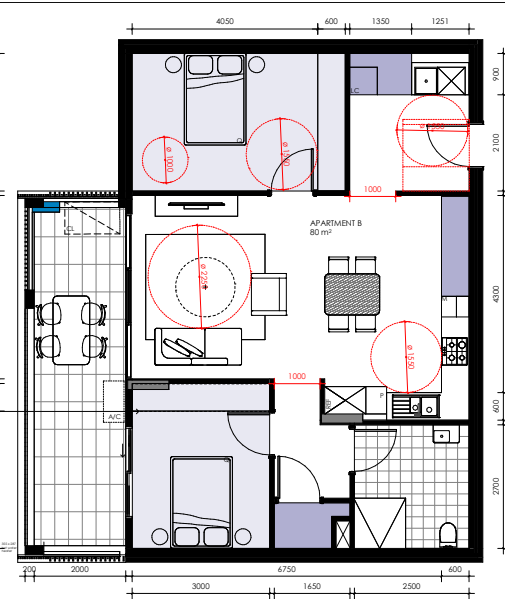


STORAGE
APARTMENT A (2 BED)
4.50 m² x 2.4 m = 10.80 m³

TARGET = 8 m³

A/C BALCONY UNIT (PROVISIONAL ONLY)
CL CLOTHES LINE
FAN
HOT WATER HEATER

1 Apartment Type A
1:30

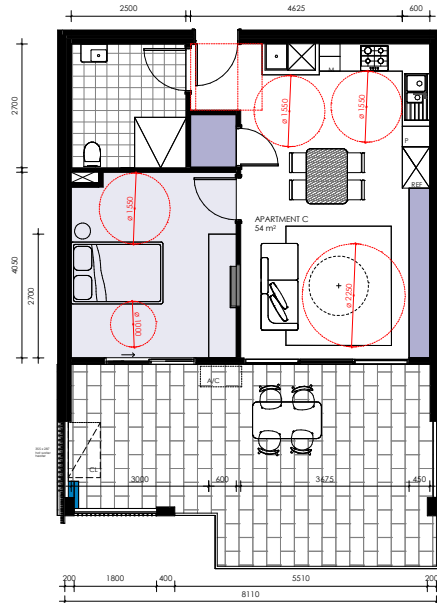


STORAGE
APARTMENT B (2 BED)
3.90 m² x 2.4 m = 9.36 m³

TARGET = 8 m³

A/C BALCONY UNIT (PROVISIONAL ONLY)
CL CLOTHES LINE
FAN
HOT WATER HEATER

2 Apartment type B
1:30



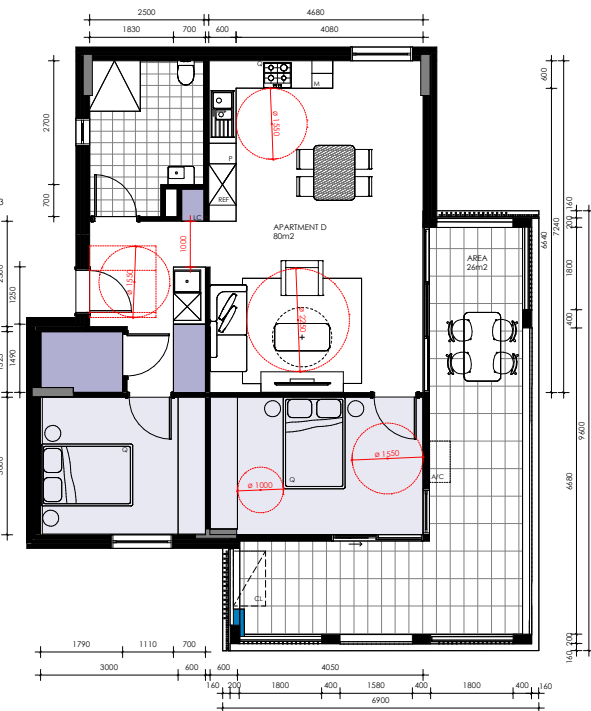
STORAGE
APARTMENT C (1 BED)
2.80 m² x 2.4 m = 6.72 m³

TARGET = 6 m³

A/C BALCONY UNIT (PROVISIONAL ONLY)
CL CLOTHES LINE
FAN
HOT WATER HEATER

5 Apartment type C
1:30

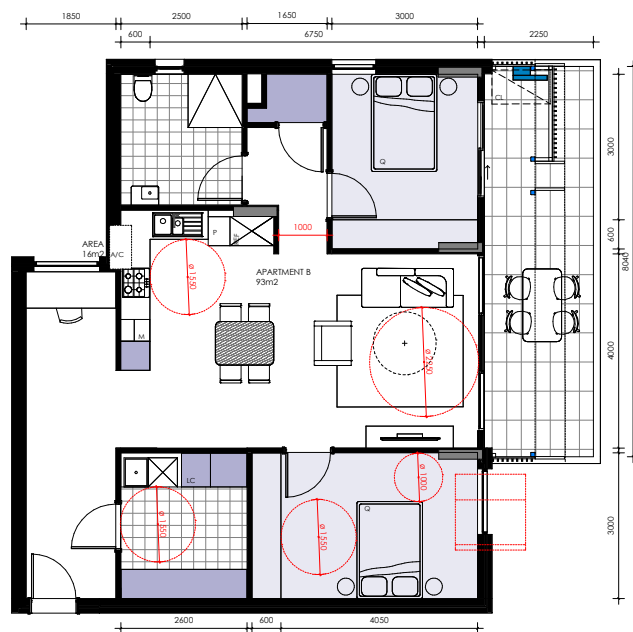
3 Apartment type D
1:30



STORAGE
APARTMENT D (2 BED)
3.68 m² x 2.4 m = 9.19 m³

TARGET = 8 m³

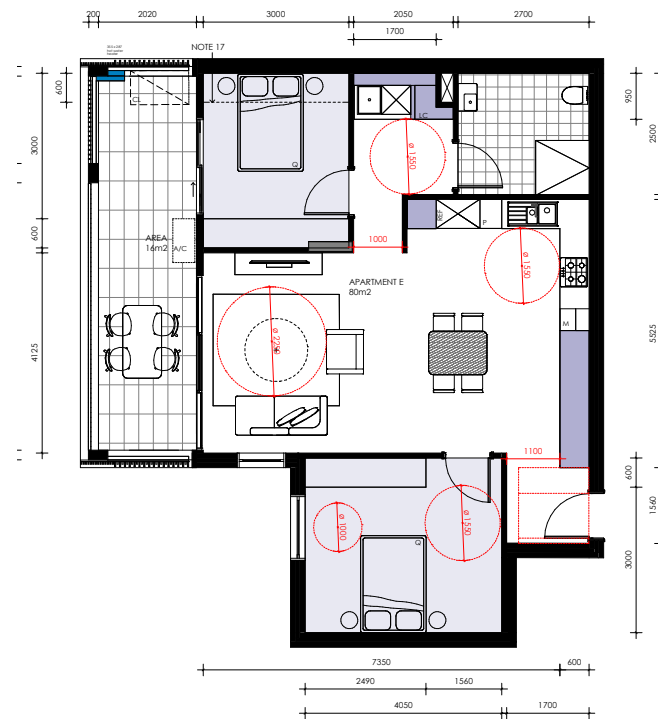
A/C BALCONY UNIT (PROVISIONAL ONLY)
CL CLOTHES LINE
FAN
HOT WATER HEATER



STORAGE
APARTMENT B (2 BED)
4.29 m² x 2.4 m = 10.30 m³

TARGET = 8 m³

A/C BALCONY UNIT (PROVISIONAL ONLY)
CL CLOTHES LINE
FAN
HOT WATER HEATER

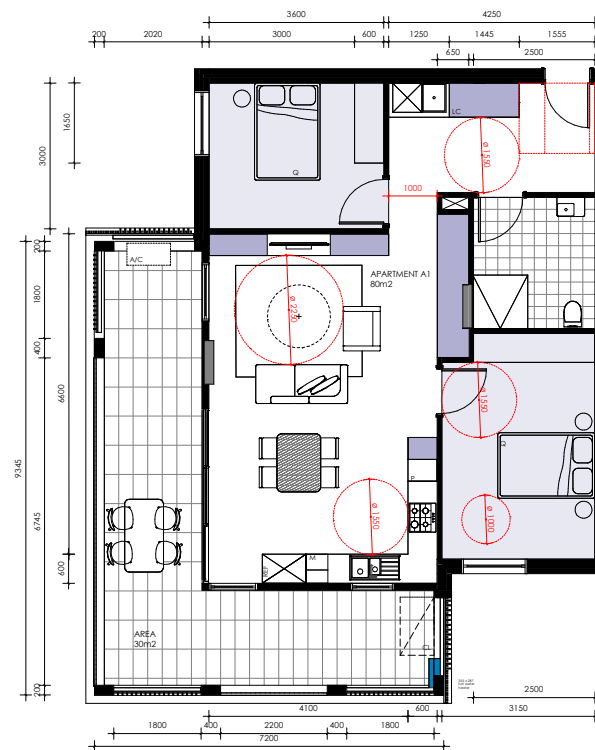


STORAGE
APARTMENT E (2 BED)
2.93 m² x 2.7 m = 8.00 m³

TARGET = 8 m³

A/C BALCONY UNIT (PROVISIONAL ONLY)
CL CLOTHES LINE
FAN
HOT WATER HEATER

2 Apartment type E
1:30



STORAGE
APARTMENT E (2 BED)
4.10 m² x 2.4 m = 9.84 m³

TARGET = 8 m³

A/C BALCONY UNIT (PROVISIONAL ONLY)
CL CLOTHES LINE
FAN
HOT WATER HEATER

1 Apartment Type A1
1:30

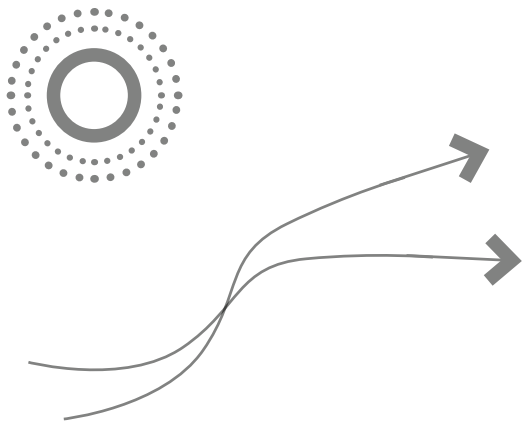
Good design combines positive environmental, social and economic outcomes. Good sustainable design includes use of natural cross ventilation and sunlight for the amenity and liveability of residents and passive thermal design for ventilation, heating and cooling reducing reliance on technology and operation costs. Other elements include recycling and reuse of materials and waste, use of sustainable materials, and deep soil zones for groundwater recharge and vegetation.

The proposed design considers the site's orientation, with the street frontage and shortest boundaries facing north and south, while the longest boundaries are east and west. Sustainability is a key focus of the proposal, aiming to maximize passive environmental design principles and enhance the longevity of both the building and apartments.

As a result, the design achieves excellent solar access for 88% of the dwellings, surpassing the minimum requirements of SEPP 65 (minimum of 70% solar access). Additionally, 68% of the dwellings achieve cross ventilation (exceeding the SEPP 65 minimum of 60%), and the lobbies have been provided with a window providing daylight, ventilation and offering external views. The proposal exceeds the SEPP 65 requirements and environmental metrics.

The sustainability aspect is further emphasised through the proposal's focus on adaptability and durability. All apartments comply with a minimum silver level of liveability design and 100% of the apartments can be modified to meet Australian Standards requirements. The exterior materials of brick, concrete, powder-coated aluminium, and minimal painted surfaces are robust, prefinished, and require minimal to no maintenance providing extended durability for the building.

The well-being of residents is a significant consideration, both on a macro and micro scale, providing opportunities for landscape views. Intentionally located towards the western edge of the site, the proposal offers vistas of Bunker Park to the west through "bay windows" and a landscape-rich outlook to the east for the dwellings. The proposed landscaping includes a mix of



PASSIVE DESIGN

Apartments have been designed to receive sunlight throughout the year with protection by balconies and hoods used to protect openings as required.

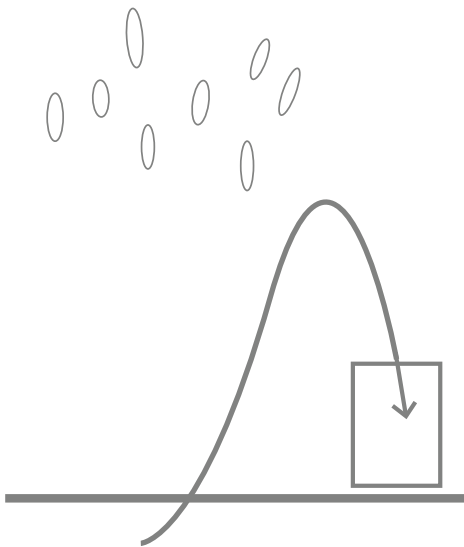
Screening to balconies minimise summer solar heat gain and shield apartments from harsh summer sun.

Winter daylight will penetrate deep into the interior of by ways of balconies and their screening cinfuration



BASIX TARGET

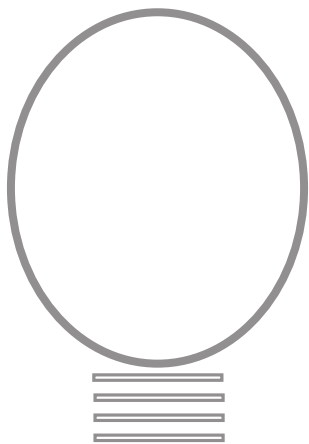
The proposal complies and exceed the NSW BASIX requirements. Landscaping local indigenous and low maintenance plants will minimise water use and create a robust native landscape.



RAINWATER

Rainwater will be collected and reused via rainwater tanks. The water will beused for irrigation of the communal gardens.

The BASIX certificate submitted demonstrates that the development meets the government's criteria for energy efficiency.



LOW ENERGY

Low-energy lighting and energy efficient water heater will be used throughout the building.

The proposal will use water saving fixtures and fittings, energy efficient lighting, , lifts, air-conditioning and appliances to minimise water and energy loads.

PRINCIPLE 5: LANDSCAPE

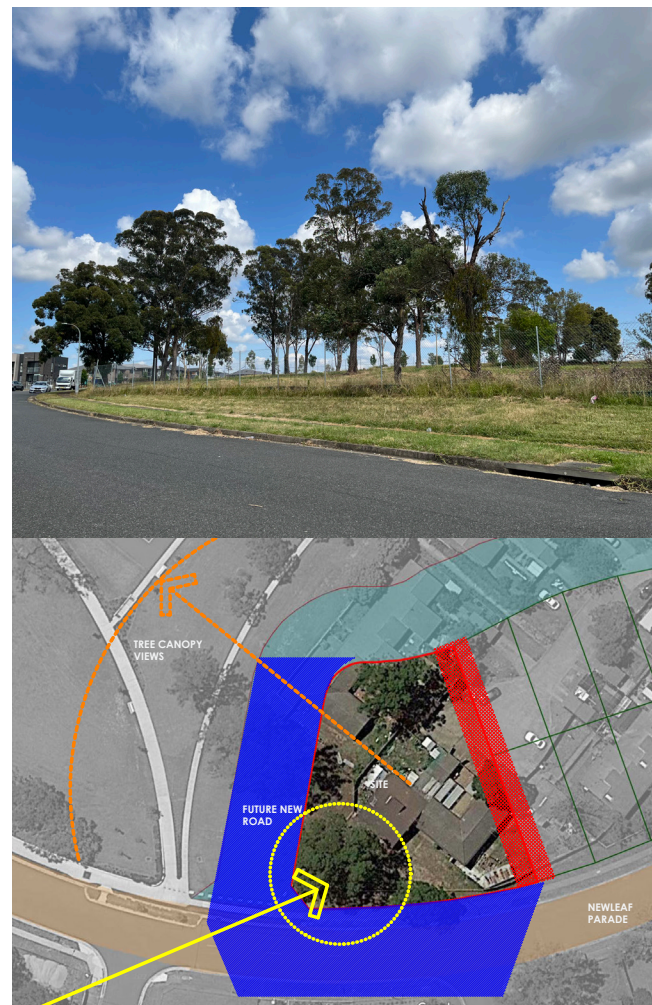
Good design recognises that together landscape and buildings operate as an integrated and sustainable system, resulting in attractive developments with good amenity. A positive image and contextual fit of well designed developments is achieved by contributing to the landscape character of the streetscape and neighbourhood. Good landscape design enhances the development's environmental performance by retaining positive natural features which contribute to the local context, co-ordinating water and soil management, solar access, micro-climate, tree canopy, habitat values, and preserving green networks. Good landscape design optimises usability, privacy and opportunities for social interaction, equitable access, respect for neighbours' amenity, provides for practical establishment and long term management.

The proposal aims to maintain the existing landscape pattern prevalent in the Bonnyrigg area, seamlessly integrating with the surrounding environment. The landscape spaces at ground level are designed to "wrap" around the modulated architecture, creating a sense of continuity and extending the park-like quality towards the proposal. This approach not only enhances the streetscape but also contributes to the visual buffer and character of the site in relation to its surroundings.

The design incorporates Water Sensitive Urban Design (WSUD) principles, with on-site water detention systems implemented to capture stormwater runoff. The topography of the site is leveraged to maximise the capture area for stormwater. The proposal includes significant planting zones, which serve to define amenity areas for residents while also providing public benefits such as shading and visual aesthetics that enhance the local context. The proposed landscaping primarily features low-water and minimal-maintenance plants, ensuring a sustainable and long-term solution.

Overall, the proposal emphasises the integration of landscaping elements to create a cohesive and visually appealing environment. It incorporates WSUD principles for sustainable stormwater management and carefully selects plantings that contribute to the overall aesthetics and long-term sustainability of the site.

landscape mood/ plans courtesy of Distinctive Landscape



Objective 3E-1

Deep soil zones provide areas on the site that allow for and support healthy plant and tree growth. They improve residential amenity and promote management of water and air quality

Design criteria

1. Deep soil zones are to meet the following minimum requirements:

Site area	Minimum dimensions	Deep soil zone (% of site area)
less than 650m ²	-	7%
650m ² - 1,500m ²	3m	
greater than 1,500m ²	6m	
greater than 1,500m ² with significant existing tree cover	6m	

SITE AREA = 1875 m2

TARGET 7% = 131.25 m2

DEEP SOIL AREA			
Name	Area	Site Area	Percentage %
1.Deep Soil	102 m ²	1875 m ²	5.4%
2.Deep Soil	123 m ²	1875 m ²	6.6%
3.Deep Soil	36 m ²	1875 m ²	1.9%
4.Deep Soil	40 m ²	1875 m ²	2.2%
PROPOSED DEEP SOIL	302 m ²		16.1%

COMPLIES

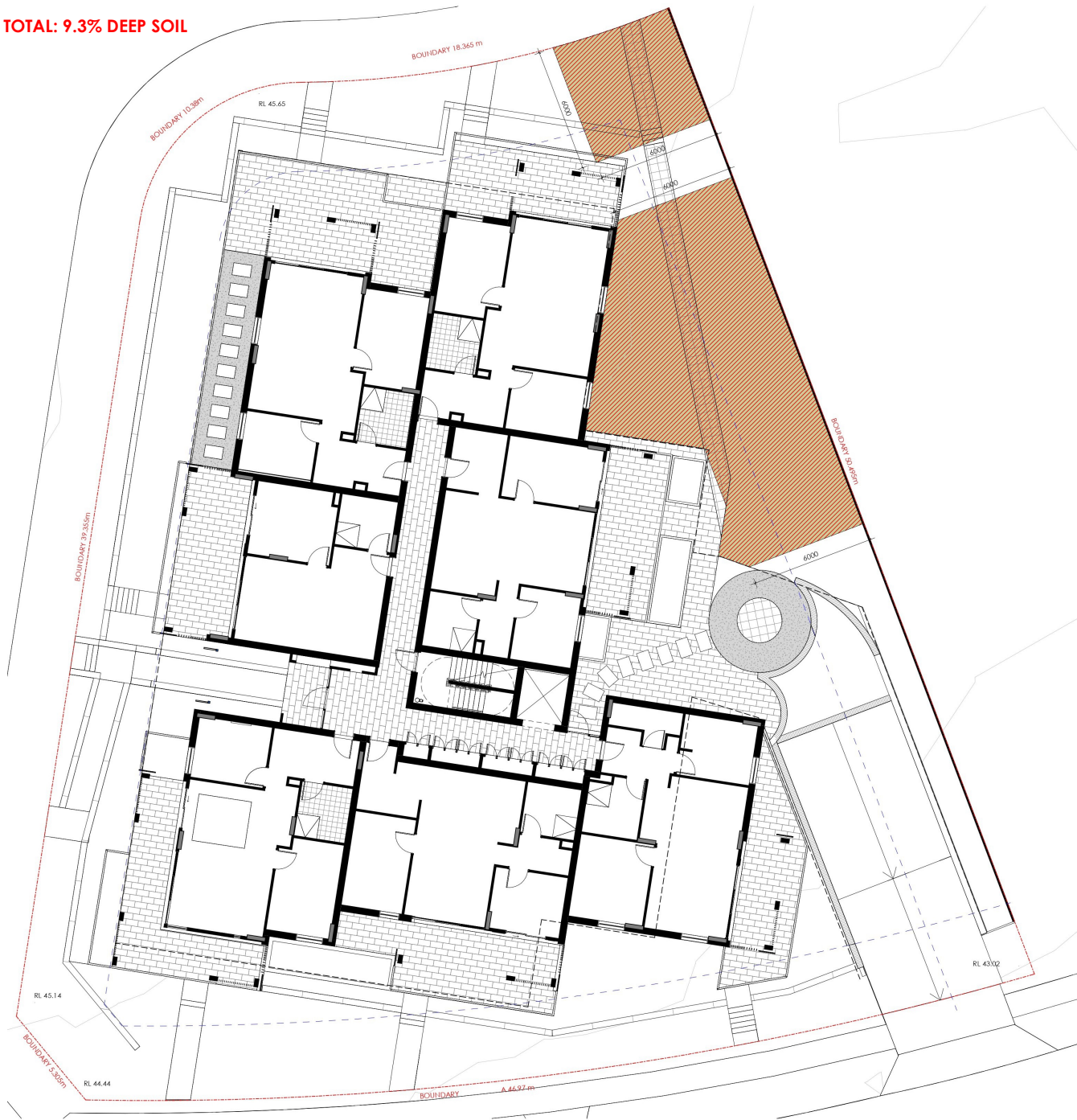


LANDSCAPE CALCULATIONS
Comparison

PREVIOUS DA SUBMISSION:

DEEP SOIL AREA = 175 m²

TOTAL: 9.3% DEEP SOIL



Objective 3E-1
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Design criteria
1. Deep soil zones are to meet the following minimum requirements:

Site area	Minimum dimensions	Deep soil zone (% of site area)
less than 650m ²	-	-
650m ² - 1,500m ²	3m	-
greater than 1,500m ²	6m	7%
greater than 1,500m ² with significant existing tree cover	6m	-

SITE AREA = 1875 m²

TARGET 7% = 131.25 m²

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COMPLIES

CURRENT PROPOSED:

DEEP SOIL = 302 sqm

TOTAL: 16.1%



PRINCIPLE 6: AMENITY

Good design positively influences internal and external amenity for residents and neighbours. Achieving good amenity contributes to positive living environments and resident well being. Good amenity combines appropriate room dimensions and shapes, access to sunlight, natural ventilation, outlook, visual and acoustic privacy, storage, indoor and outdoor space, efficient layouts and service areas, and ease of access for all age groups and degrees of mobility

The proposal demonstrates careful consideration for various factors such as cross-ventilation, solar access, indoor/outdoor spaces, visual and acoustic privacy, layout efficiency, outlook, privacy and resident storage areas. The inclusion of a basement addresses the need for residential parking as well as bulk waste collection areas. The composition of the proposed units consists of twenty-four 2-bedroom apartments and one 1-bedroom apartment, aligning with the broader population growth and market requirements defined by LAHC for the precinct.

The orientation of the building follows a north-south axis, maximising the availability of daylight to the dwellings, with the majority (88%) exceeding the minimum requirements set by SEPP 65/ADG. The design also prioritizes natural cross-ventilation, surpassing the SEPP 65 requirements, with 68% of the dwellings meeting the criteria. To further enhance ventilation opportunities, all dwellings include a ceiling fan in the living room. The planning and arrangement of the units have been carefully designed to maximize the potential for an indoor/outdoor lifestyle while maintaining privacy and ensuring adequate solar penetration.

Overall, the design proposal offers a high level of amenity and compliance, exceeding or meeting the criteria set by SEPP 65.



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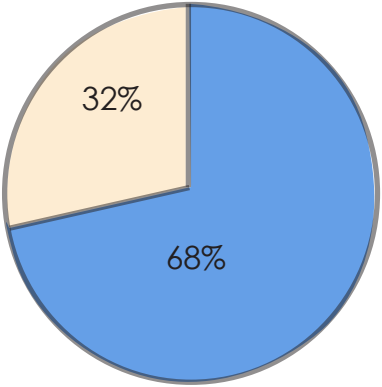


APARTMENT DESIGN GUIDE

PRINCIPLE 6: AMENITY NATURAL VENTILATION

Natural ventilation is the movement of sufficient volumes of fresh air through an apartment to create a comfortable indoor environment. Sustainable design practice incorporates natural ventilation by responding to the local climate and reduces the need for mechanical ventilation and air conditioning. To achieve adequate natural ventilation, apartment design must address the orientation of the building, the configuration of apartments and the external building envelope.

The proposal is orientated to benefit from the prevailing breezes that approach the site. The planning consists of shallow, open plan apartments with openable doors and windows on at least two walls promoting good ventilation to all habitable rooms. These are generally large and openable. The proposed design achieves a high percentage of well-ventilated units. Doors and windows are generally large and designed to capture the breezes.

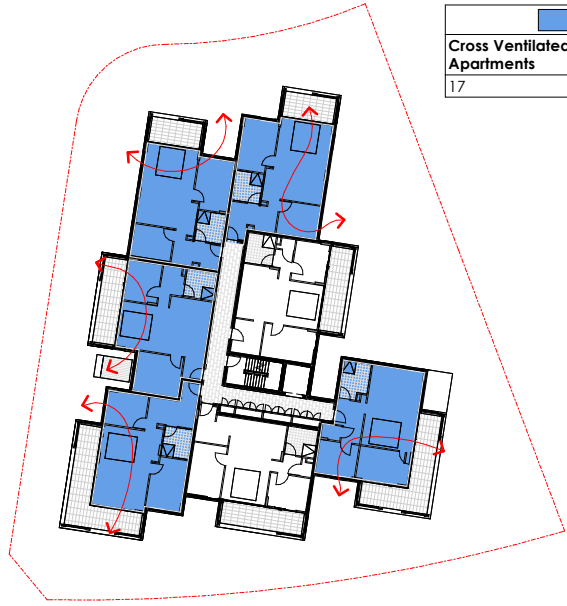


- Apartments with natural cross ventilation
- Apartments without natural cross ventilation

5 Ground Floor Level
1:250



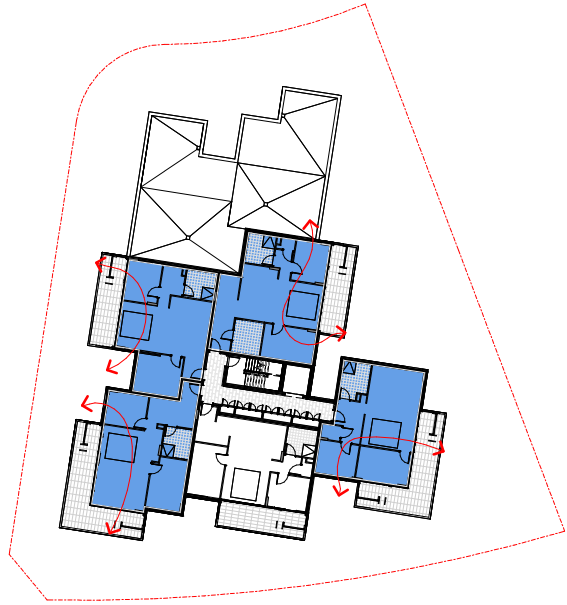
6 Level 01
1:250



7 Level 02
1:250



8 Level 03
1:250



TARGET 60%

Cross Ventilation		
Cross Ventilated Apartments	Total Apartments	Percentage %
17	25	68%

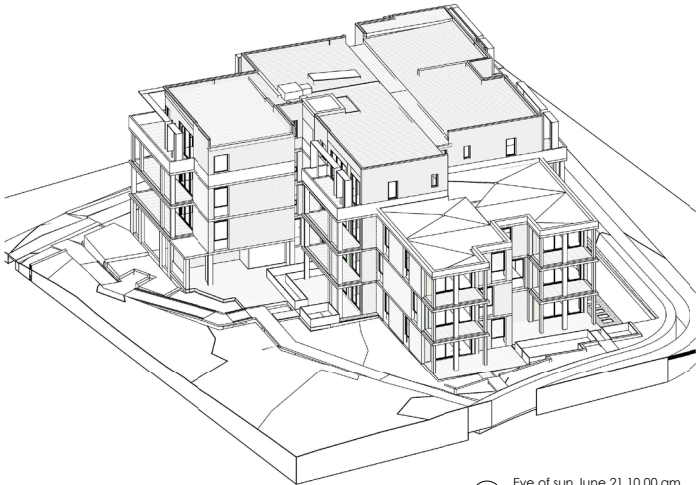
COMPLIES

PRINCIPLE 6: AMENITY SOLAR ACCESS

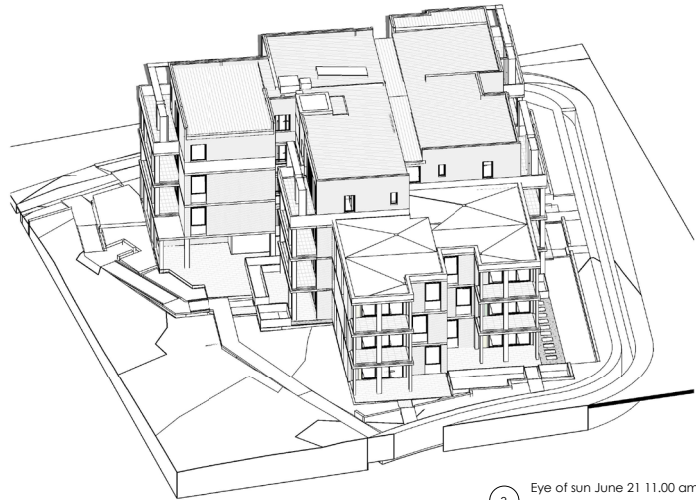
The proposed development is designed to provide the maximum solar amenity to a majority of the dwellings. The proportion apartments that achieve a minimum 2 hours of sunlight into living room windows between 9 am and 3 pm during mid winter is 88%.



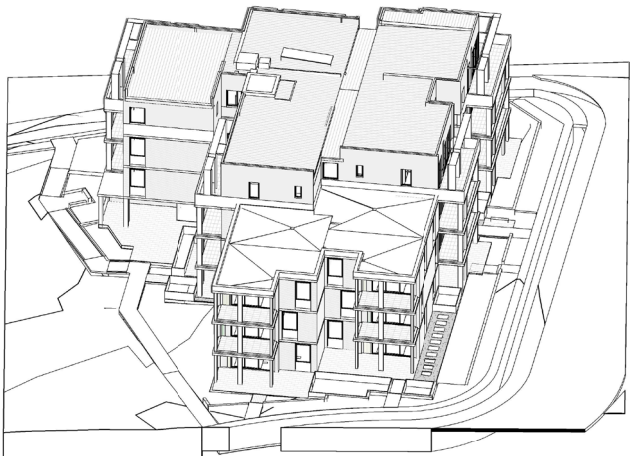
1 Eye of sun June 21 9:00 am



2 Eye of sun June 21 10:00 am



3 Eye of sun June 21 11:00 am



4 Eye of sun June 21 12:00 pm



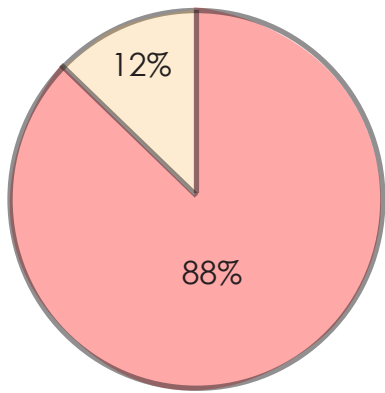
5 Eye of sun June 21 1:00 pm



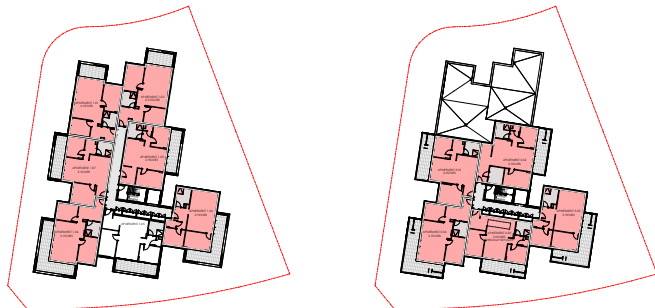
6 Eye of sun June 21 2:00 pm



7 Eye of sun June 21 3:00 pm



■ Apartments with June 21 > 2 hours solar access
■ Apartments with June 21 < 2 hours solar access



APARTMENT DESIGN GUIDE

PRINCIPLE 6: AMENITY BALCONY SIZES

The development provides private balconies or Ground floor terraces to each apartment. The ADG minimum balcony areas and dimensions are:

1 Bedroom units 8 m² balcony required

2 Bedroom units 10 m² balcony required

3 Bedroom units 12 m² balcony required

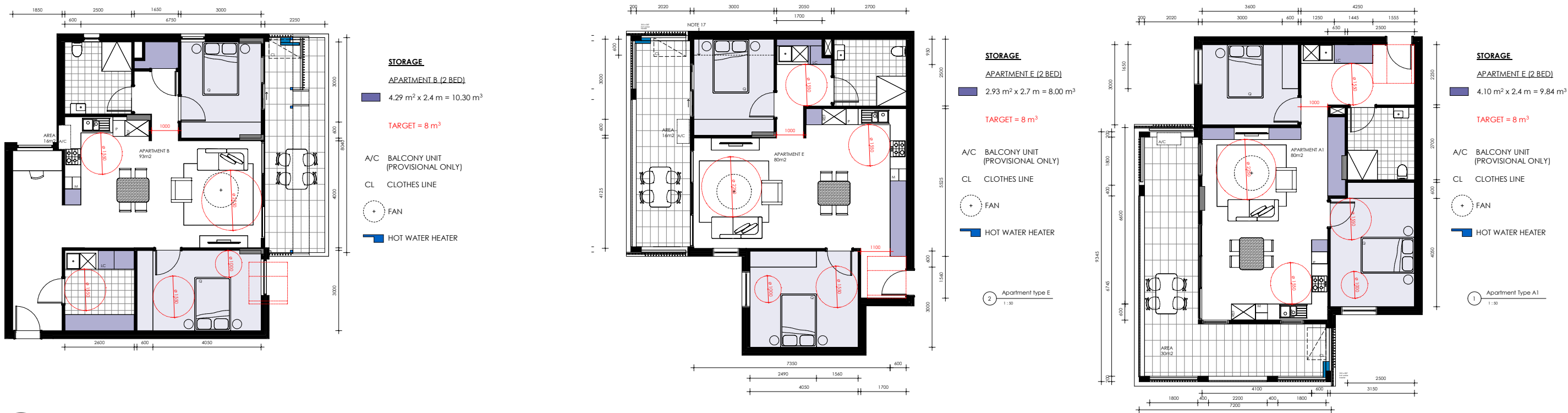
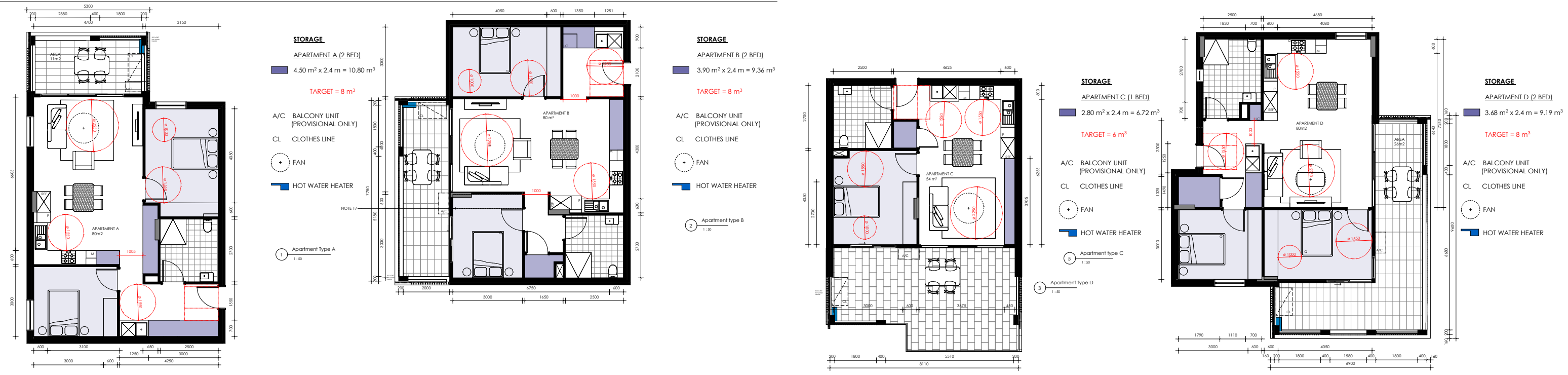
Ground Level units 15m² courtyard required

The proposal complies and generally significantly exceeds these requirements.



APARTMENT DESIGN GUIDE
PRINCIPLE 6: AMENITY STORAGE

A minimum of
1 Bedroom units 6 m³ storage required
2 Bedroom units 8 m³ storage required
The proposal complies and generally exceeds these requirements and locates it all within the apartment



PRINCIPLE 7: SAFETY

Good design optimises safety and security, within the development and the public domain. It provides for quality public and private spaces that are clearly defined and fit for the intended purpose. Opportunities to maximise passive surveillance of public and communal areas promote safety. A positive relationship between public and private spaces is achieved through clearly defined secure access points and well lit and visible areas that are easily maintained and appropriate to the location and purpose.

The design proposal includes a clearly defined main entrance to the building, which is well-illuminated and offers unobstructed views. This entrance area will benefit from passive surveillance by residents whose apartments overlook it, contributing to increased safety and security.

To further enhance safety and interaction, the ground-floor apartments will have direct entrances from the surrounding footpaths. This design feature creates active frontages within the landscape settings, promoting a sense of safety and fostering opportunities for social interaction. Additionally, the landscape design incorporates multiple clear sightlines, which contribute to improved visibility and further enhance overall safety measures.



APARTMENT DESIGN GUIDE

PRINCIPLE 8: SOCIAL DIMENSIONS AND HOUSING AFFORDABILITY

Good design achieves a mix of apartment sizes, providing housing choice for different demographics, living needs and household budgets. Well designed apartment developments respond to social context by providing housing and facilities to suit the existing and future social mix. Good design involves practical and flexible features, including different types of communal spaces for a broad range of people, providing opportunities for social interaction amongst residents.

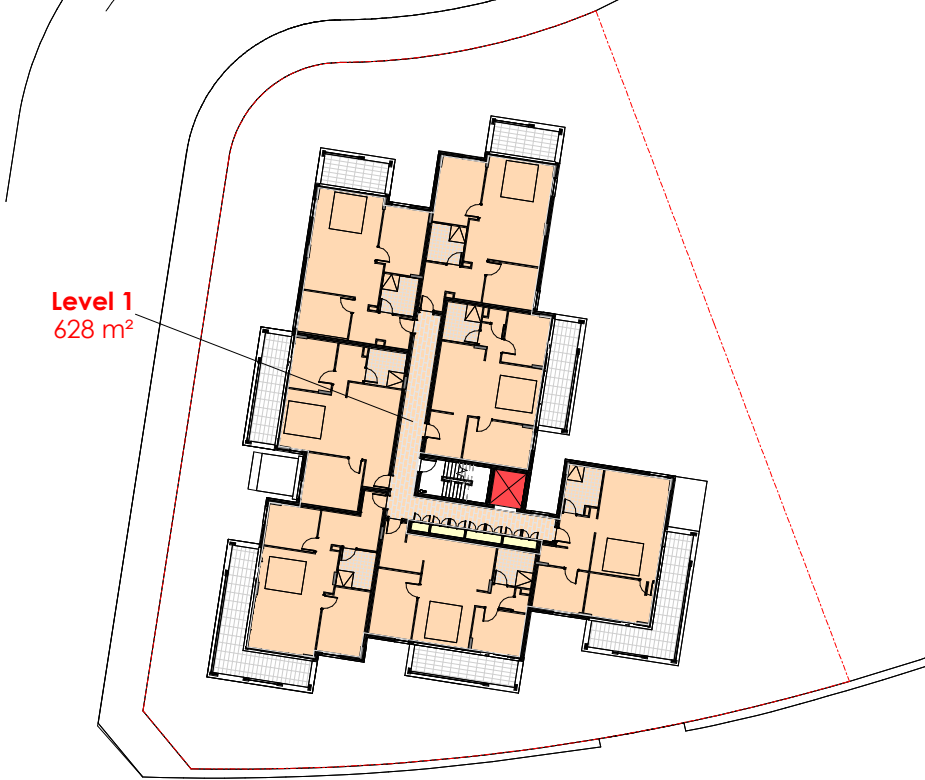
The proposed development for LAHC is entirely social housing with a mix of 1 and 2 bedroom apartments, aligning with the projected population growth and future character of the area. The apartments are designed to be fully accessible and adaptable, conforming to AS4299 standards and complying with NCC livable housing requirements. This design approach allows for adjustments to internal amenities and offers flexibility for future residents.

The proposal exceeds the requirements of SEPP 65/ADG apartment sizes and storage areas. This intentional design choice provides versatility in accommodating variety of tenants and resident types, ensuring the housing can cater to various needs.

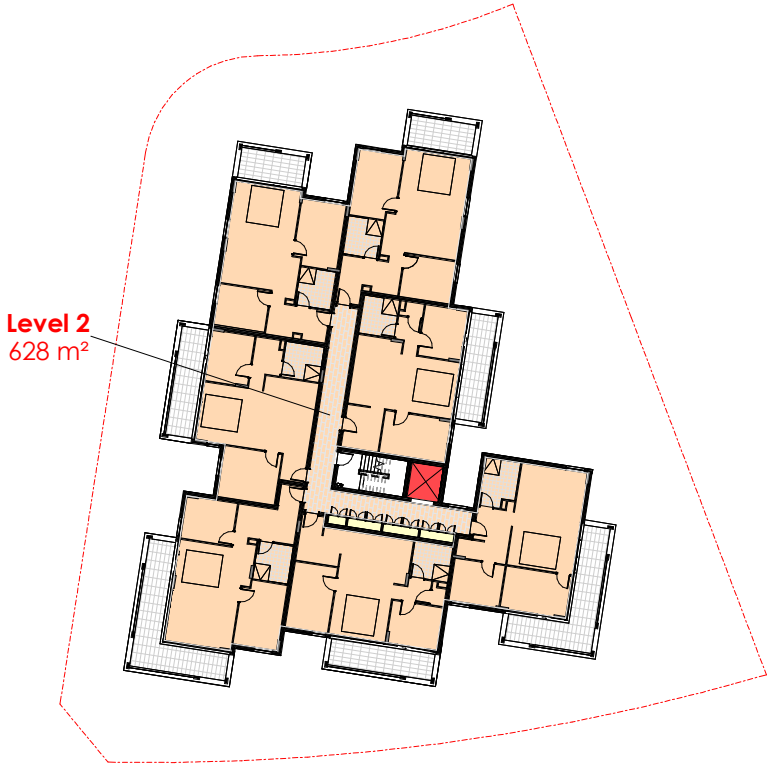
To foster a strong sense of community, all apartments will share a range of common external amenities, including seating areas in various locations, bbq areas, pergola, paths, hard and soft landscaped areas. These communal spaces create opportunities for residents to interact, socialize, and form connections, enhancing the overall livability of the development within a verdant landscape setting.



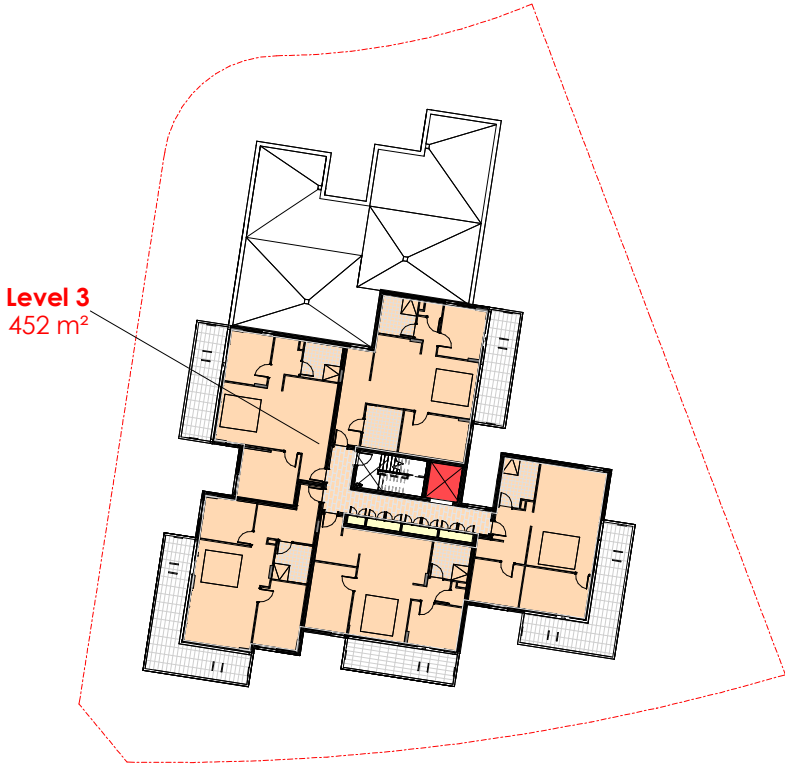
4 Ground Floor Level
1:250



5 Level 01
1:250



7 Level 02
1:250



6 Level 03
1:250

APARTMENT DESIGN GUIDE
PRINCIPLE 9: AESTHETICS

Good design achieves a built form that has good proportions and a balanced composition of elements, reflecting the internal layout and structure. Good design uses a variety of materials, colours and textures. The visual appearance of well designed apartment development responds to the existing or future local context, particularly desirable elements and repetitions of the streetscape.

The design proposal puts forth a contemporary garden-style apartment building that harmoniously integrates with the surrounding landscape. The composition of building elements, textures, materials, and articulation has been carefully considered to complement its corner location, Bunker Park, and the future context of the area.

The colour selections strike a balance between dark and light elements, effectively breaking up the building volume into distinct sections: a clearly defined base and a recessed top level. The base, constructed with heavy brick and concrete, features sculpted patterned openings that add depth and visual interest. The protruding balconies not only contribute to the modulation of the building form but also create a sense of human scale in the facades. The balconies are designed with screening battens in a variety of colours, batten depth and spacing indicated in drawings, creating a loggia-style treatment that connects with the landscape, enhances the indoor/outdoor lifestyle, and provides privacy. The balcony walls are white, with subtle vertical green banding that fosters a connection to the park's trees and alludes to the site's agricultural history.

The upper level, built with lightweight recessive materials, creates a distinct contrast with the heavy base, serving as a visually lighter, articulated "top" for the building. These darker recessive elements contribute to a reduced building profile and visually minimise its height.

Overall, the design proposal exhibits a clean and modern aesthetic through its carefully crafted built form and thoughtfully selected palette of materials. This approach not only anchors the building to its specific location but also addresses the anticipated future context of the site.



1. SCREENS

VARYING SEPARATION TO FULL HEIGHT SCREENS



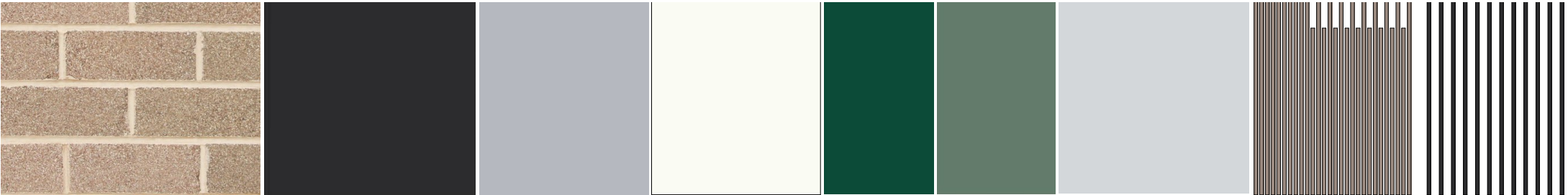
2. LAYERED FACADE

CONSISTANT MATERIALS BETWEEN SLAB FINISHES WITH RECESSED UPPER DARK FACADE



3. FACADE HOODS

UPPER LEVEL FACADE HOOD



BK:01 AUSTRAL BRICKS: BOWRAL 76 SIMMENTAL SILVER
CD:01 COLORBOND: MONUMENT
PA:01 DULUX: BRETZ
CD:04 COLORBOND: SURFMIST
CD:03 COLORBOND: COTTAGE GREEN
CD:02 COLORBOND: PALE EUCALYPT
PA:02 DULUX: PARAMOUNT DESIGN
MF:11 SCULPTFORM BATTEN: POWDERCOAT COLOUR FUDGE
MF:12 MF:13 MF:01 SCULPTFORM BATTEN: POWDERCOAT COLOUR MONUMENT

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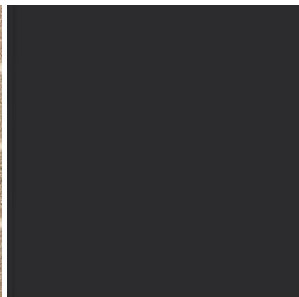
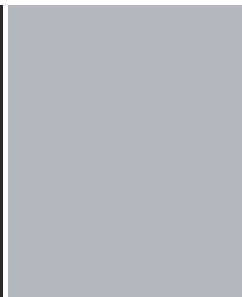
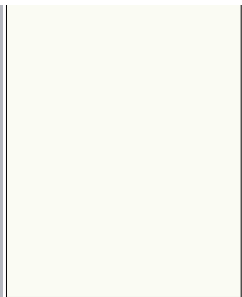
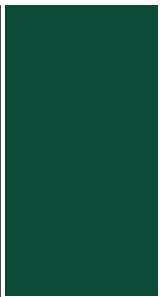

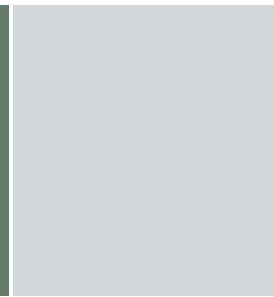
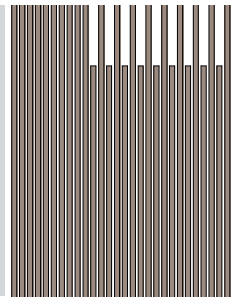
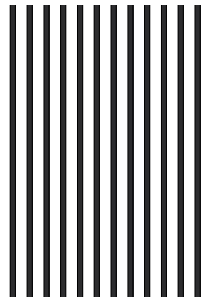


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BALCONY BALUSTRADE/ SCREEN DETAILS



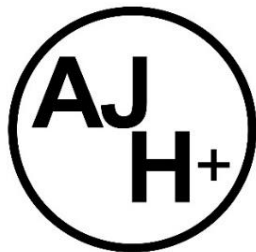




3.0 COMPLAINTS TABLE

SEPP 65 BONNYRIGG APARTMENTS							
LEVEL	APARTMENT NUMBER	APARTMENT Type	AREA	BALCONY	ADAPT (YES/ NO)	SOLAR ACCESS (min 70%) (TBC)	Cross Ventilation (min 60%)(TBC)
Ground Level							
	G.01	2 Bed/ 1 Bath	80 sqm	30 sqm	YES	YES	YES
	G.02	2 Bed/ 1 Bath	80 sqm	32 sqm	YES	YES	YES
	G.03	2 Bed/ 1 Bath	80 sqm	27 sqm	YES	YES	NO
	G.05	2 Bed/ 1 Bath	80 sqm	36 sqm	YES	NO	NO
	G.06	2 Bed/ 1 Bath	80 sqm	40 sqm	YES	YES	YES
	G.07	1 Bed/ 1 Bath	55 sqm	33 sqm	YES	YES (1:30-3:30)	NO
Level 1							
	1.01	2 Bed/ 1 Bath	80 sqm	11 sqm	YES	YES	YES
	1.02	2 Bed/ 1 Bath	80 sqm	11 sqm	YES	YES	YES
	1.03	2 Bed/ 1 Bath	80 sqm	15 sqm	YES	YES	NO
	1.04	2 Bed/ 1 Bath	80 sqm	26 sqm	YES	YES	YES
	1.05	2 Bed/ 1 Bath	80 sqm	15 sqm	YES	NO	NO
	1.06	2 Bed/ 1 Bath	83 sqm	28 sqm	YES	YES	YES
	1.07	2 Bed/ 1 Bath	80 sqm	15 sqm	YES	YES (1:30-3:30)	YES
Level 2							
	2.01	2 Bed/ 1 Bath	80 sqm	11 sqm	YES	YES	YES
	2.02	2 Bed/ 1 Bath	80 sqm	11 sqm	YES	YES	YES
	2.03	2 Bed/ 1 Bath	80 sqm	15 sqm	YES	YES	NO
	2.04	2 Bed/ 1 Bath	80 sqm	26 sqm	YES	YES	YES
	2.05	2 Bed/ 1 Bath	80 sqm	15 sqm	YES	NO	NO
	2.06	2 Bed/ 1 Bath	83 sqm	28 sqm	YES	YES	YES
	2.07	2 Bed/ 1 Bath	80 sqm	15 sqm	YES	YES (1:30-3:30)	YES
Level 3							
	3.01	2 Bed/ 1 Bath	80 sqm	18 sqm	YES	YES	YES
	3.02	2 Bed/ 1 Bath	80 sqm	18 sqm	YES	YES	YES
	3.03	2 Bed/ 1 Bath	80 sqm	18 sqm	YES	YES	NO
	3.04	2 Bed/ 1 Bath	83 sqm	32 sqm	YES	YES	YES
	3.05	2 Bed/ 1 Bath	80 sqm	30 sqm	YES	YES	YES
COMPLIES					YES	YES	YES
					25/25 = 100%	22/25 = 88%	17/25 = 68%

ADG RULES OF THUMB	%		PROPOSED	COMPLIES
Overall Sunlight Access (TBC) to Living Rooms & Private Open Space	70%		88% (22 apartments)	Yes
Natural Cross Ventilation	60%		68% (17 apartments)	Yes
South Aspect Units	15%		3 (12% south facing)	Yes
Accessibility	20%		100% (25 apartments)	Yes
Minimum Apartment Sizes	100%		All apartment areas comply	Yes
Habitable Room depths	-		Max 8m depth	Yes
Living rooms internal width	100%		All bedroom dimensions comply	Yes
Bedroom Dimension/Area (excluding wardrobe)	100%		All bedroom dimensions comply	Yes
Minimum Ceiling Heights	100%		2.7m	Yes
			2.4m	
			3.3m	
Primary Balcony/Private Open Space Minimum	100%		10 sqm	Yes
Minimum Storage	-		6 sqm 8 sqm	Yes
Common circulation	-		Max 7 units per core	Yes
Building Depth	-		Max 23m	Yes
Building Separation	-		Adequate separation	Yes
Deep Soil Zone	7%		16.1% (302 sqm)	Yes
Communal Open Space (C.O.S.)	25%		17.5% (326.5 sqm))	Yes



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Suite 6.14
55 Miller Street
Pyrmont NSW 2009

URBAN
ARCHITECTURE
INTERIOR DESIGN

SYDNEY
MELBOURNE
BRISBANE

Fourteenth June 2024
Council of Submission:
Fairfield City Council
86 Avoca Road
Wakeley NSW 2176

BONNYRIGG GREENS
HUMPHRIES ROAD,
BONNYRIGG
LOT 4099 DP 1182418

To Whom It May Concern

DESIGN VERIFICATION STATEMENT

Pursuant to Clause 50 (1A) of the Environmental Planning and Assessment Regulation 2000, I hereby declare that I am a qualified designer, which means *a person registered as an architect in accordance with the Architects Act 2003* as defined by Clause 3 of the Environmental Planning and Assessment Regulation 2000.

I directed the design of the residential flat development stated above and confirm that the design achieves the design quality principles and meets the objectives set out in the Apartment Design Guide 2015, published in conjunction with the State Environmental Planning Policy No 65—Design Quality of Residential Apartment Development 2015.

Yours sincerely,

Adrian Hernandez
Director
NSW reg #8047



Traders
In
Purple

BONNYRIGG GREENS

LOT 4099 DP 1182418

SEPP 65 DESIGN REPORT

JUNE 2024