

ITEM	ISSUE	DETAIL	RESPONSE REQUESTED	AUTHORITY	CONSULTANT	RESPONSE	COMPLETED
URBAN DESIGN / DWELLING DESIGN							
Density	Compliance with Metro Strategy and DCP	The proposed development does not meet Metro Strategy criteria and will result in dense urban development outside the 'walkable' distance to shops and the transitway	Focus density within 400m of transitway and shops	FCC	Urbis	The proposed Concept Plan focuses the higher density development within the Town Centre boundary (800m radii) and lower density development outside of the Town Centre boundary, which meets the objectives of the Metro Strategy. Approximately 1,800 dwellings will be located within the Town Centre boundary, which equates to about 40% of the dwelling target for Bonnyrigg Town Centre and is considered appropriate. Refer to the PPR for a detailed response.	Yes – no further response required
Dwelling Mix		Lack of one and two bedroom units in overall scheme and Stage 1 to meet tenure mix	Increase 1 and 2 bed dwellings	FCC (Independent Peer Review)	Urbis Billard Leece	The dwelling mix for Stage 1 is considered appropriate, based on the extensive work undertaken in association with the preparation of the application, including demographic analysis and market research. An appropriate range of dwelling types and sizes are provided to accommodate a variety of household types, including: <ul style="list-style-type: none"> <li>• 2 bedroom: 15 attached.</li> <li>• 3 bedroom: 59 attached.</li> <li>• 4 bedroom: 18 attached / 12 detached.</li> <li>• 5 bedroom: 2 detached.</li> </ul> The Concept Plan will be undertaken over 13 years and future stages will include a broader range of dwelling types, taking into account proximity to the town centre and transitway and current market conditions. Refer to the PPR for a detailed response.	Yes – no further response required at this time. Future stages to consider provision of 1 bed and 2 bed dwellings to meet tenure mix
Built Form	Lack of variety of building heights and built form	<ul style="list-style-type: none"> <li>• Housing types reflect large townhouse developments which may appear overpowering</li> <li>• Residential design is overly uniform and lacks any significant diverse built form or architectural features.</li> </ul>	Review housing designs	FCC (Independent Peer Review)	Billard Leece Rust	A detailed design review was undertaken by the proponent, in consultation with FCC, to address the comments made in the Peer Review and during the IHAP meeting. A revised set of architectural drawings have been submitted with the PPR, addressing each of the concerns raised regarding the built form of the proposal. Refer to the PPR for a detailed response.	Yes – revised architectural drawings for Stage 1 Project Application submitted with PPR
	Built form inconsistent with surrounding development	<ul style="list-style-type: none"> <li>• Flats and units are out of style with surrounding homes, not enough space for each family.</li> <li>• Not enough separate dwellings and shared walkways.</li> </ul>		Existing resident	Urbis	Plex-style dwellings are proposed to complement the built form of residential development in surrounding areas and meet both the density requirements for the renewal and market expectations. A variety of dwelling types are proposed for the various stages of the renewal scheme, taking into account proximity to services, transport and public open space. Stage 1 includes more attached dwellings due to the proximity to public open space. Stages 2, 3, 8, 9, 10 and 11 will include more detached dwellings in accordance with the Concept Plan. Refer to the PPR for a detailed response.	Yes – no further response required
	Building site coverage	Two storey built form results in increased site coverage and smaller open space areas to achieve higher density	Provide an urban form with a smaller building footprint	FCC	Urbis	The plex-style dwellings were selected to achieve the density in a more suburban form of development which is more consistent with the dwelling types in the surrounding area so that the site better integrates with the surrounding residential development and is suited to the local market. Lifted apartments to achieve increased density closer to the transitway are proposed in later stages of the development, in anticipation of increased demand for this type of housing in the future, to meet the changing needs of the ageing population. Refer to the PPR for a detailed response.	Yes - revised architectural drawings for Stage 1 Project Application submitted with PPR
Amenity	Amenity of plex dwellings / attached dwellings	A significant proportion of dwellings may not have adequate access to day/sunlight, ventilation and storage Construction materials and thermal performance	Design of the dwelling typologies should be reviewed to provide alternative options for providing a more consistent level of amenity	FCC	Billard Leece Advanced Environmental	A detailed design review was undertaken by the proponent, in consultation with FCC, to address the comments made in the Peer Review and during the IHAP meeting. Modifications to the plans include revisions to the siting and design of dwellings to improve their amenity, including: <ul style="list-style-type: none"> <li>• Solar access/sunlight – dwellings have been reoriented and amended to optimise orientation and solar access outcomes for both internal and external living areas.</li> </ul>	Yes - revised architectural drawings for Stage 1 Project Application submitted with PPR

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						<ul style="list-style-type: none"> <li>Cross ventilation – adequate cross ventilation is achieved in the plex-style dwellings as outlined in the Advanced Environmental memo dated 6 March 2008.</li> <li>Storage – internal layouts of dwellings have been amended to provide increased storage, where required.</li> </ul> Refer to the PPR for a detailed response.	
Internal Amenity	Internal room sizes and facilities	Bedrooms need to be spacious Sufficient bathrooms / toilets in larger homes Kitchens, bathrooms and toilets to be provided with appropriate ventilation	Range of minimum dimensions suggested, up to 4.5m x 4.5m, with ensuite and built-ins to main bed At least two for dwellings with two or more bedrooms. Separate toilet and bathroom recommended	Existing residents Fairfield Migrant Resource Centre	Billard Leece	Dwellings have been designed to meet the requirements of Housing NSW and expectations of the private market, with appropriately sized rooms and amenities. Two toilets are provided for the majority of dwellings.	Yes – no further response required
	Dwelling designs to take into account cultural issues	Front doors should not be in a straight line to back doors Kitchens need to be well ventilated Asian tenants would like veranda, awning and balcony to make home more attractive		Existing residents Fairfield Migrant Resource Centre	Billard Leece	Front doors and back doors do not run in a straight line to address feedback arising from the community consultation regarding feng shui principles. Kitchens will be ventilated to market and social housing requirements. Where natural ventilation is inadequate, additional mechanical ventilation will be provided. Detailed design reviews were undertaken with regard to the cultural needs of different groups, including extensive consideration of elevational treatments to meet the aspirations of the community. Dwelling specific design modifications shall be undertaken where required following social allocations or sales to private buyers. Refer to the PPR for a detailed response.	Yes – no further response required
	Air conditioning	Concerns regarding lack of AC, particularly for elderly people	Provide AC or ceiling fans, if AC not an appropriate alternative	Fairfield Migrant Resource Centre	Advanced Environmental	Thermal comfort studies have shown that the dwellings will be uncomfortably hot for less than 2% of the year with effective natural ventilation, as detailed in the dwelling design report.	Yes – no further response required
	Internal finishes	Non-carpeted floors preferred by most existing tenants		Fairfield Migrant Resource Centre	Billard Leece	Internal finishes will be determined during the construction certificate phase of the project and will be subject to community and market feedback.	Yes – to be resolved at CC
	Visual privacy	Minimum distance of 6m between habitable spaces is unacceptable	Review requirement	FCC (Independent Peer Review)	Urbis	The 6 metre distance separation is considered acceptable having regard to building height, the number of dwellings within each building, the local context and privacy impacts: <ul style="list-style-type: none"> <li>The plex-style dwellings are limited to a maximum of two storeys (with some third storey elements located where adequate building separation is achieved).</li> <li>Dwellings are primarily oriented to the street for passive surveillance reasons, which limits the overlooking of adjoining dwellings and private open space.</li> <li>Only a limited number of dwellings are located along a single side or rear boundary and windows are generally associated with lower activity areas, such as bedrooms, limiting the potential privacy impacts.</li> <li>Where required, screening devices, increased sill heights and other mitigation measures are proposed to avoid direct overlooking, which is considered appropriate and acceptable.</li> </ul> Refer to the PPR for a detailed response.	Yes -revised architectural drawings for Stage 1 Project Application submitted with PPR
	Acoustic performance of plex dwellings	Resistance from residents due to potential acoustic issues	<ul style="list-style-type: none"> <li>Windows and walls to be soundproofed</li> <li>First floor should be concrete rather than timber floorboard</li> <li>Kitchens in upstairs units should not be above bedrooms in downstairs unit</li> </ul>	Existing residents	Billard Leece Acoustic Logic	The acoustic performance of the plex dwellings has been designed to exceed the requirements of the BCA.	Yes – no further response required
	Concern regarding potential adaptability of housing and bathrooms for people with a disability	Dwellings with a bedroom downstairs include toilet facilities but no bathroom facilities	Review doorway and hall widths Provide bathroom facilities on ground floor	Bonnyrigg Public Tenants Group	Billard Leece	Dwelling Type 5 and Type 12 are adaptable dwellings with full bathrooms on the ground floor designed to the Australian Standards relevant to access for people with disabilities.	Yes – no further response required

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External Amenity	Private open space	POS allocation is not acceptable for dwelling houses. Practical use of front semi private/private open space is questionable. Passive surveillance would not necessarily be achieved	Review requirement. Review height/material for second screen fence to allow improved surveillance	FCC (Independent Peer Review)	Urbis Billard Leece	The POS areas provided for the dwelling houses proposed in Stage 1 are well in excess of the minimum requirement of 25m <sup>2</sup> , ranging from 30m <sup>2</sup> to 130m <sup>2</sup> . The current controls do not differentiate between multi-unit dwellings and dwelling houses. If required, the minimum POS area for dwelling houses could be increased, however it is considered that the current control is considered appropriate as it provides appropriate flexibility for future stages, regarding access to POS, the needs/desires of future residents for POS and the like. A revised Fencing Strategy has been prepared, to provide for satisfactory levels of amenity to the external open space, while not compromising passive surveillance and the streetscape. Refer to the PPR for a detailed response.	Yes - revised architectural drawings for Stage 1 Project Application submitted with PPR
	Loss of private outdoor space	Incorporate very high standards of visual and acoustic privacy and other design measures to minimise neighbourhood conflict		Council of Social Service (NCOSS)	Billard Leece Rust	A number of measures have been proposed to provide adequate privacy and minimise neighbourhood conflict, including: <ul style="list-style-type: none"> <li>• Front fences to all residential properties to define lot boundaries and minimise opportunities for trespassing.</li> <li>• Landscaping and fencing treatments to provide semi-private open spaces in front setbacks, while maintaining opportunities for passive surveillance.</li> <li>• Separate ground floor entrances to the majority of dwellings, which are located to provide direct access from the street and avoid privacy impacts to adjoining and nearby neighbours.</li> <li>• Location of first floor living areas to avoid direct overlooking of neighbours' private open spaces.</li> <li>• Privacy screening and other measures, such as increased sill heights, to mitigate potential privacy impacts.</li> </ul> Refer to the PPR for a detailed response.	Yes - revised architectural drawings for Stage 1 Project Application submitted with PPR
	External storage space	External storage space of 1sqm is not acceptable	Review requirement	FCC (Independent Peer Review)	Billard Leece	External storage sheds will be 1.8m <sup>3</sup> (i.e. 1m wide x 1 m depth x 1.8m high) which is considered acceptable for storage of tools and outdoor equipment. Further, a detailed review of all internal and external storage was undertaken to identify opportunities for additional storage and in most cases additional storage has been included within the dwellings and the garage/carport, removing the 1sqm storage shed. In a few cases the storage shed has remained to fulfill the storage criteria. Refer to the PPR for a detailed response.	Yes - revised architectural drawings for Stage 1 Project Application submitted with PPR
	Landscaping	Some tenants do not like trees located close to their homes	Do not plant trees too close to houses	Existing residents Fairfield Migrant Resource Centre	EDAW	Trees have been placed well away from roof lines towards the rear of lots.	Yes – no further response required
Compliance with Planning Controls	Compliance with SEPP 65 Principles	<ul style="list-style-type: none"> <li>• Context - built form/scale.</li> <li>• Scale - 2 storey, homogenous.</li> <li>• Built form - not enough manipulation, differing building heights, architectural elements.</li> <li>• Density - satisfactory amenity standards of all dwellings.</li> <li>• ESD - refer to ESD below.</li> <li>• Landscaping - use of front semi private/private open space.</li> <li>• Amenity - sunlight access, privacy, sun shading, external storage, living room dimensions.</li> <li>• Safety/Security - surveillance.</li> <li>• Social Dimensions - dwell mix.</li> <li>• Aesthetics - choice of external colour and materials.</li> </ul>	Review design of overall development and housing design	FCC (Independent Peer Review)	Urbis Billard Leece	SEPP 65 does <b>not</b> apply to the proposal as none of the proposed buildings in Stage 1 comprise three or more storeys and four dwellings. However, each of the following issues has been addressed on a merit basis in the PPR. Future stages of the project will be subject to the provisions of SEPP 65 and a Design Verification Statement will be provided from a Registered Architect, addressing each of the above issues. Refer to the PPR for a detailed response.	Yes - revised architectural drawings for Stage 1 Project Application submitted with PPR

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	Lack of consistency with FCC existing standards	Town Centre DCP and City Wide DCP not complied with	Review design of development	FCC	Urbis	The application of the current DCP controls will not achieve development that complies with the objectives of the Sydney Metropolitan Strategy or the Draft Subregional Strategy for the West Central Subregion or meets the dwelling density targets prescribed in these strategies. A draft amendment to DCP 28 has been prepared to reflect the approved Masterplan to ensure that any future development of the private lots are consistent with the development approved in the Concept Plan, Stage 1 Project Application and any future development applications. A revised Masterplan is submitted with the PPR, taking into account the comments made by HERE architects, IHAP and FCC. Refer to the PPR for a detailed response.	Ongoing liaison to be undertaken with Council regarding the proposed DCP amendment
	Consent requirements for exhibition homes	Statement of Commitment for Concept Plan and Stage 1 Project Application, which do not require further approval for exhibition homes, are inconsistent with the Draft DCP, which proposes consent period to be extended to 3 years	All exhibition homes will be subject to a formal development approval	FCC	Urbis	It is acknowledged that development consent will be required for exhibition homes.	DAs to be lodged as required
Masterplan / DCP Review	Planning controls needs to be understandable and consistent to avoid future issues with privately owned lots	<ul style="list-style-type: none"> <li>Controls for third storey pop ups to be clarified.</li> <li>Solar access control to be clarified (including solar orientation in dwelling types to be reflected in solar access controls).</li> <li>80% building envelope to be explained.</li> <li>Setback controls for car parking to be consistent and avoid parking on pedestrian / cycle paths.</li> <li>80% max width for garages is unacceptable.</li> <li>Design guidelines for Precinct 2 should be included, as well as height controls.</li> <li>Retail floor area should be specified in Masterplan.</li> </ul>	Planning controls to be amended	FCC	Urbis	<p>The private realm provisions contained in the Masterplan have been reviewed with amendments made to ensure the controls provide clear and appropriate design controls for the proposed dwellings, specifically in relation to the following:</p> <ul style="list-style-type: none"> <li>Third storey elements.</li> <li>Solar access.</li> <li>Site coverage.</li> <li>Setbacks (including relating to car parking and pedestrian movement).</li> <li>Garage dimensions.</li> </ul> <p>The height of the proposed buildings in Precinct 2 is a sensitive issue, having regard to the cultural significance of the temple, as outlined in heritage report. However, the design of these buildings was not identified as an issue of significance and as such, it is not considered appropriate to provide specific design controls.</p> <p>A retail floor area will not be provided in the Masterplan and will be subject to future development application(s).</p> <p>Refer to the PPR for a detailed response.</p>	Yes – no further response required
	Discrepancies between EAR and on plan and discrepancies on the Stage 1 Project Application Plans.	<ul style="list-style-type: none"> <li>ES p(i) of EAR states 'mixture of one and two storey', however no single storey homes.</li> <li>Section 3.2.2 of EAR (Table 2) does not include 3 Attached.</li> <li>Site Analysis Plan is insufficient.</li> <li>North point on site analysis and plans is incorrect / questionable.</li> <li>Balconies and roofs are not shown on the shadow plans.</li> <li>No FSRs shown on plans.</li> <li>Fencing types do not correlate with Concept Plan / Masterplan.</li> <li>Inaccuracies with street elevation views (Lot 10, elevation 5).</li> </ul>	Review EAR for inaccuracies, review Site Analysis Plan and north points on all plans, review shadow plans, include FSRs on plans, review index of fencing types, review street elevation views for Lot 10.	FCC (Independent Peer Review)	Urbis Billard Leece	<ul style="list-style-type: none"> <li>It is acknowledged that all dwellings within Stage 1 are predominantly two storey in height, with some three storey elements.</li> <li>The revised breakdown of the Stage 1 dwellings is as follows: <ul style="list-style-type: none"> <li>➢ Detached: 14</li> <li>➢ 2-Plex: 20</li> <li>➢ 3-Plex: 24</li> <li>➢ 4-Plex: 48</li> </ul> </li> <li>The Site Analysis Plan is considered sufficient and should be reviewed with the Bonnyrigg Masterplan which provides significant information with regard to the site context.</li> <li>The balconies and roof shadows have been included in the shadow plans prepared during the detailed design review.</li> <li>Lot sizes and building areas have been shown on each of the drawings for the single lots.</li> <li>A revised Fencing Strategy has been prepared and is included with the Project Design Report.</li> <li>The inaccuracies are addressed in the detailed design review. Refer to PPR for a detailed response.</li> </ul>	Yes - revised architectural drawings for Stage 1 Project Application submitted with PPR



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	Alternative Housing Type Design prepared for 2 attached, 3 attached and 4 attached.	Alternatives show design rationale is able to be met while improving amenity		FCC (Independent Peer Review)	Billard Leece	Detailed analysis of the alternative housing types was undertaken by Billard Leece and a comprehensive response addressing each of the proposals has been provided to FCC. A number of the issues raised have been addressed in the revised architectural drawings. The remaining issues are addressed by way of justification, having regard to the local site context, safety and security issues and site constraints. Refer to the PPR for a detailed response.	Yes - revised architectural drawings for Stage 1 Project Application submitted with PPR
	Building envelope lines	<ul style="list-style-type: none"><li>Explain 80% building envelope.</li><li>Spaces/uses should be indicated on Housing Type Plans.</li><li>Incorrect referencing of dimensions on Housing Type Plans.</li></ul>	Explanation required	FCC (Independent Peer Review)	Urbis Billard Leece	<ul style="list-style-type: none"><li>Site coverage controls have been clarified in the updated Masterplan.</li><li>Spaces/uses have been provided on Housing Type Plans.</li><li>Plan referencing on Housing Type Plans has been corrected.</li></ul>	Yes – no further response required
	Building footprint	75% building footprint cannot be achieved with minimum 35% soft landscaping area	Review requirement for minimum landscaping area	FCC (Independent Peer Review)	Urbis	Site coverage controls (including built area) have been clarified in the updated Masterplan.	Yes – no further response required
	Side and rear setback lines	Explain minimum 3m side setback and 4.5m minimum rear setback	Explanation required	FCC (Independent Peer Review)	Urbis	Setback controls (including relating to car parking and pedestrian movement) have been clarified in the updated Masterplan.	Yes – no further response required
	Minimum dimensions	Dimensions on Indicative Housing Type Plans do not conform to minimum dimensions under housing type provisions or 'Standard Element Guidelines'	Review Housing Type Plans and Standard Element Guidelines for inconsistencies.	FCC (Independent Peer Review)	Billard Leece	Inconsistencies on Housing Type Plans have been addressed.	Yes – no further response required
	Building Orientation Key (BOK)	Dwellings could be resited to improve northern orientation	Explanation required	FCC (Independent Peer Review)	Urbis Billard Leece	The dwelling design review included a detailed analysis of the orientation of the dwellings. There are a number of constraints with regard to achieving an optimal northern orientation, including the retention of the local road network, the existing private owners and the importance of passive surveillance of the public domain. However, the architectural drawings have been significantly amended to optimise the orientation, where appropriate. Refer to the PPR for a detailed response.	Yes - revised architectural drawings for Stage 1 Project Application submitted with PPR
Stage 1 Architectural Drawings		No differentiation between public and private		Bonnyrigg Public Tenants Group	Billard Leece	The drawings have intentionally avoided labeling the private and public dwellings so to achieve the aims of the SIA, including a lack of differentiation between homes and de-stigmatisation of social housing.	Yes – no further response required
		Lack of room sizes on the drawings		Bonnyrigg Public Tenants Group	Billard Leece	The drawings have been prepared to scale in accordance with standard accepted practice.	Yes – no further response required
		Clarification required regarding meaning of private lots in landscape drawings		Bonnyrigg Public Tenants Group	EDAW	The reference to 'private lot' is with regard to the light grey colour in the key used to identify footpath paving treatment within a lot boundary. A darker colour is used to identify the paving treatment of public areas (i.e. footpaths in road reserve).	Yes – no further response required
SAFETY AND SECURITY							
Passive Surveillance	Use of semi-private / private open space	Passive surveillance from living space/front yard may not be achieved with second 1800mm high screen fence (setback 3m from front boundary)	Review height/material for second screen fence to allow improved surveillance.	FCC (Independent Peer Review)	EDAW	A revised Fencing Strategy has been prepared and is included in the Project Design Report. The revised strategy will improve the streetscape and passive surveillance.	Yes – no further response required
	Location of front door	Main / front door should face road		Existing residents	Billard Leece	Front doors have been located to maximise visibility from the street, which may be achieved by other the front door facing the street or being located on the side, where a person entering the door is clearly visible from the street.	Yes – no further response required

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	Access streets ('access places')	Lack of passive surveillance of access streets ('access places')	Provide windows overlooking service car parking	Bonnyrigg Public Tenants Group	Billard Leece	The dwellings adjoining the access places have been sited and designed to maximise passive surveillance of the access streets, including pedestrian access to dwellings, front door, living room and window placement, location of garages and fencing treatment.	Yes – no further response required
	Open space	Good natural surveillance provided in open spaces so children can play safely		Existing residents	Urbis	Agreed - the renewal scheme has maximised natural surveillance of public open space by the reconfiguration of the existing road network and orientation of dwellings to provide overlooking.	Yes – no further response required
Crime Prevention	Lighting	Insufficient lighting will lead to crime	Provide sufficient street lighting and lighting within open space	Existing residents Fairfield Migrant Resource Centre	EDAW	Desired lighting locations have been included in the Masterplan concept design. It is acknowledged that an appropriate balance is required with regard to lighting, so that lighting is not excessive to attract anti-social behaviour or have a detrimental impact on adjoining residents, while also providing appropriate lighting to achieve passive surveillance.	Yes – no further response required
		Reserves that are unlit tend to be unsafe at night		FCC	EDAW	The playing fields will be lit as per the existing situation and lights switched off after hours. Lighting in the public domain will generally be kept to main roads and access ways. Where there are potential areas for vandalism, crime or antisocial activity in the public domain, there will be no (or limited) lighting in accordance with the recommendations contained in the CPTED Report.	Yes – no further response required
	Maintenance	Maintenance	Low levels of maintenance will not provide public amenity suggested in Masterplan and there is no strategy for higher level of upkeep. Intensive maintenance should be provided in VPA in the initial maintenance period	FCC	EDAW	Landscaping maintenance has been resolved as part of the VPA.	Yes – no further response required
	Dwelling security	Improve security on windows, doors and roofs to prevent theft	Want to provide security grilles on doors and windows, provide sensor lighting	Existing residents Fairfield Migrant Resource Centre	Becton	Dwellings have been designed to satisfy the principles of CPTED with appropriate lighting and dead locks, however security grilles will not be provided.	Yes – no further response required
		Windows should be higher and materials should be strong and hard to break	Windows on lower levels should be higher to prevent break and enter	Existing residents	Urbis	CPTED principles suggest a range of strategies to address crime prevention issues around ground floor windows including ensuring that there is effective passive surveillance from a number of perspectives to these windows. As such, raising the height of windows is not considered to be an appropriate strategy for crime prevention as this may impede vision for passive surveillance and further, ledges may provide a foothold to upper levels of a dwelling.	Yes – no further response required
	Letterboxes	Letter boxes should be lockable		Fairfield Migrant Resource Centre	Becton	Noted and accepted.	Yes – no further response required
	Pedestrian linkages	Pedestrian passageways will lead to delinquency and filthiness		Existing residents	Urbis	The Concept Plan provides for improved integration of vehicle, cycle and pedestrian movements to enhance natural surveillance and avoid under-utilised areas of land, as is the case with the Radburn design.	Yes – no further response required
	Maintenance and site security	Abandoned houses are attracting teenagers, with vandalism, noise disturbances and anti-social behaviour	Inspect vacant housing and provide additional security measures, move trouble makers away from Bonnyrigg	Existing residents	Becton	The management of tenants and vacant dwellings is not an assessment item for this application.	Yes – no further response required
<b>SOCIAL IMPACTS AND COMMUNITY SERVICES</b>							
Density Impacts	Impacts of increased density	Implications of increased population on facilities and services		Council of Social Service (NCOSS)	Urbis	The Social Impact and the Social Infrastructure Needs Analysis lodged with the Concept Plan satisfactorily address this issue. Potential impacts have been identified and where relevant, measures identified to mitigate impacts.	Yes – no further response required
		Impact of increased population on schools		Existing residents	Urbis	A representative from the Department of Education and Training attended the Planning Focus Meeting and responded positively to the proposed renewal of the estate. The school population has been declining and increased population, along with a more diverse demographic will also be valued by the local schools. They look forward to increased enrollments as a result of the project.	Yes – no further response required

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		Increased density may exacerbate neighbour conflict		Sydney South West Area Health Service	Urbis	The proposed development has been designed to minimise opportunities for neighbourhood conflict, including appropriate boundary treatments (fencing/landscaping), driveway location, car parking and the like. Further, extensive consideration has been given to the internal and external amenity of individual dwellings and the additional amenity provided by the public domain improvements.	Yes – no further response required
		Reduction in dwelling size / private open space	Increase size of dwelling / provide larger backyards	Sydney South West Area Health Service Fairfield Migrant Resource Centre Existing residents	Urbis	The Concept Plan includes a range of dwelling types and private open space areas to cater for the different and changing needs of the community. Many residents eschewed their need for greater outdoor private space in community consultation, while others expressed a desire to have larger areas for pets, bbqs and the like. Further, public open space areas have been significantly enhanced as a result of the proposal to provide more passive and active recreation opportunities	Yes – no further response required
Affordable Housing		Home purchase is unachievable for most households in the region	NGOs (incl NCOSS) be consulted during development of Affordable Housing Strategy	Council of Social Service (NCOSS)	Becton	An Affordable Housing Strategy is being prepared in association with the renewal project and it is anticipated that comment may be sought from relevant stakeholders, where considered appropriate and necessary.	Affordable Housing Strategy to be provided to Council
Housing Allocation and Tenure Mix	Housing allocation and tenure mix is outside of scope of assessment under EPAA 1979	Local allocations to be considered in context of Housing NSW role in social housing.	Conditions of approval should not limit Housing NSW ability to deliver social housing	Housing NSW	Housing NSW	Housing NSW correspondence dated 17 January 2008 and submitted to Council states that conditions should not be imposed that have the potential to interfere with allocation of social housing in accordance with Housing NSW policies.	Yes – no further response required
	Reduction in social housing in LGA.	134 replacement dwellings will need to be sourced outside Bonnyrigg. FCC considers there should be no reduction in social housing in LGA	Maintain all 833 public housing dwellings in Bonnyrigg or provide 134 replacement dwellings within Fairfield / Liverpool	FCC Council of Social Service (NCOSS)	Housing NSW	Housing NSW correspondence dated 17 January 2008 states that there may be a slight loss of social housing in Fairfield, however, this is consistent with Housing NSW long term asset plan and any loss will be offset through Housing NSW supply program for Fairfield LGA.	Yes – no further response required
	Housing needs for social housing tenants	Existing residents have made requests for specific types of housing and facilities, location of housing and allocation within specific stages	Various requests for specific types of housing to suit tenant needs (eg detached housing, single level dwelling, air conditioning, large rear yard, etc)	Existing residents	Housing NSW	Housing NSW allocation of social housing is outside the assessment provisions of the EP& A Act and will be addressed in accordance with Housing NSW policies, including provision of accommodation for people with special needs.	Yes – no further response required
	Location of social housing	Social housing for elderly, disabled and mental illness currently located between Plaza and playing field in the plans. Alternate location still close to Plaza and transport but not so noisy	Consider location	FCC Council of Social Service (NCOSS) Sydney South West Area Health Service	Urbis	No specific location has been identified for high needs social housing. Adaptable and accessible dwelling types will be provided across the renewal area, with higher density living closer to the town centre and transitway due to proximity to services. The acoustic report provides glazing requirements for achieving appropriate levels of internal acoustic amenity for all dwellings.	Yes – no further response required
		Concerned that seniors housing is too far away (Stage 12)	Create the seniors complex earlier	Existing residents	Urbis	Adaptable and accessible dwelling types will be provided various stages, which will be appropriate for people with specific needs, such as the elderly or people with mobility issues.	Yes – no further response required
		Avoid clusters of social housing in transport-poor locations. Clusters proposed around creek line and at distance from transport and shops		FCC	Urbis	Housing NSW allocation of social housing is outside of the EPAA assessment provisions and will be addressed in accordance with Housing NSW policies. Social housing will be dispersed across the site to avoid clusters.	Yes – no further response required
		Housing NSW requires control of whole buildings, which makes location of public housing a sensitive issue		FCC	Housing NSW	Housing NSW allocation of social housing is outside the EPAA assessment provisions and will be addressed in accordance with Housing NSW policies. Housing NSW control of whole buildings is required to minimise potential conflicts between residents and provide for ease of maintenance and the like, which is considered entirely appropriate.	Yes – no further response required
	Indistinguishability	Social and private housing should be indistinguishable. Difference in internal design, room size, etc		FCC	Billard Leece	There is no external distinction between public and private dwellings. There may be internal differences in layout and finishes, however, this will not be discernible from the public domain and is considered acceptable.	Yes – no further response required

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Impacts on Existing Tenants	Relocation impacts	Consider impact on existing public households in Bonnyrigg - relocation will involve disruption	Additional measures to mitigate adverse impacts proposed in SIA be incorporated into plans	Council of Social Service (NCOSS)	Housing NSW	Housing NSW allocation of social housing and compensation to existing tenants is outside of the EPAA assessment provisions and will be addressed in accordance with Housing NSW policies.	Yes – no further response required
		Compensation is considered to be insufficient	Housing NSW should subsidise tenants who move out of Bonnyrigg.	Existing residents	Housing NSW	Housing NSW allocation of social housing and compensation to existing tenants is outside of the EPAA assessment provisions and will be addressed in accordance with Housing NSW policies.	Yes – no further response required
		Moving house will be a costly and difficult exercise, particularly for tenants with mobility issues	Tenants with a disability or elderly tenants should have only one move to minimise potential hardship	Existing residents	Housing NSW	Housing NSW allocation of social housing and compensation to existing tenants is outside of the EPAA assessment provisions and will be addressed in accordance with Housing NSW policies.	Yes – no further response required
		Stress associated with relocation		Sydney South West Area Health Service	Urbis	Housing NSW allocation of social housing and compensation to existing tenants is outside of the EPAA assessment provisions and will be addressed in accordance with Housing NSW policies.	Yes – no further response required
	Construction impacts	Dust during construction period		Existing residents	Hughes Trueman	Construction Management Plans for the Concept Plan and Stage 1 Project Application were prepared and submitted with the application to address potential construction impacts and mitigation measures. It is noted that the CMPs have been reviewed by Council and found to be satisfactory.	Yes – no further response required
		Means for public to view complaints during construction and action taken to mitigate or address.	Provide project website or through community liaison group	FCC	Becton	Construction Management Plans for the Concept Plan and Stage 1 Project Application were prepared and submitted with the application to address complaints management procedures. It is noted that the CMPs have been reviewed by Council and found to be satisfactory. It is noted that Bonnyrigg Partnerships will manage a complaints register for the entire construction programme.	Ongoing liaison to be undertaken with community during renewal process
	Health impacts	HIA issues addressed in SIA, with range of positive and negative impacts identified in assessment	SSWAHS Population Health wishes to be involved in project and participate in expert advisory committee and monitoring	Sydney South West Area Health Service	Becton	Becton and Bonnyrigg Partnerships have continued to liaise with SSWAHS during the assessment of the Concept Plan and it is intended that consultation would continue to ensure that relevant matters are identified and resolved.	Ongoing consultation to be undertaken with SSWAHS
	Social impacts	Concern about residents as 'outsiders' with new social mix.		Sydney South West Area Health Service	Urbis	This issue has been assessed at length in the Social Impact Assessment and it is considered that the benefits of redevelopment outweigh the impacts and specific strategies are proposed to maximise the benefits of social mix. It is noted that public and private housing will be indistinguishable in design throughout each precinct so that one particular home type does not become more associated with public households.	Yes – no further response required
Community Centre	Design	Conceived as spaces and office accommodation. Insufficient specification of range of uses will result in inadequate design and fit out. Proposal for flexible spaces is inadequate	Provide a clearly designated purpose with flexible and programmable spaces, including well equipped spaces with dedicated uses (e.g. classroom space with broadband connection). Contain spaces for playgroups and programme delivery such as parenting programmes and wet spaces for art activities.	FCC	Becton	This has been resolved as part of the VPA. It is considered that the space provided in the community centre will be adequate for all the agreed uses. The overall design will be agreed with FCC. The assessment of the uses to be located in the centre will be agreed with Council and the design will be flexible and adaptable to accommodate those uses.	Yes – no further response required
		Maximise budget by taking utilitarian approach to structure, fittings and finishings to provide up-to-date requirements such as soundproofing, broadband, etc	Provide broadband connection, AV equipment, sound recording equipment in a dedicated recording studio.	FCC	Becton	This has been resolved as part of the VPA. It has been agreed with FCC that sound recording facilities will not be provided as it is above and beyond what is considered reasonable for the proposed development.	Yes – no further response required
	Location	Community centre is located too far away from shopping plaza and primary school, two or three bus stops away and in the middle of the residential area, which could cause conflicts	Relocate very close to the shopping centre or primary school	FCC	Becton	This issue was addressed at the Council meeting on 12 February 2008 and it was agreed that the currently proposed location was appropriate and relocation is not required.	Yes – no further response required



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	Facilities	Include at least one retail or commercial premises within the building to provide an income for management of the community centre	\$1.35m identified for commercial centre should be redirected to community centre	FCC	Becton	The retail and commercial facilities proposed within the Bonnyrigg Neighbourhood Centre do not form part of the proposed community centre or the VPA and are considered appropriate to provide for the local convenience needs of residents, while avoiding significant impacts on the plaza and town centre.	Yes – no further response required
	Management	Ongoing management of centre	Provide for facility manager	FCC	Becton	This has been resolved as part of the VPA.	Yes – no further response required
	Accessibility	Be accessible to people with a disability and people on low incomes	It should not be an icon of new wealth but an icon of shared opportunity characterised by functionality, soundness and good equipment	FCC	Becton	The proposed community centre will be designed to cater for all users, including people with mobility issues, parents with prams and the like. The proposed centre will be designed to cater for the community, including both existing and future residents.	Yes – no further response required
Commercial Services Centre	Location of tenancy management activities	Two locations are proposed for tenancy management activities, including plaza and multi-purpose centre, suggesting that one will be a sales office	New facilities, rather than the sales office, will be excellent	FCC	Becton	The assumption made is incorrect. The existing tenancy management facilities in the plaza are temporary and will be relocated to the Bonnyrigg Neighbourhood Centre upon completion of construction of the relevant stage.	Yes – no further response required
	Economic impact	Proposal does not take upgrade of Bonnyrigg Plaza into account and proposed convenience store will not be a social benefit based on the goods sold	Redirect the \$1.35m in the VPA to the construction of a first class, modern community centre in an appropriate location	FCC	Becton	The assumption made is incorrect. The retail and commercial facilities proposed within the Bonnyrigg Neighbourhood Centre do not form part of the VPA. Further, the provision of limited facilities within walking distance of all residents, including those on the eastern portion of the estate, is considered appropriate to provide for the local convenience needs of residents, while avoiding significant impacts on the plaza and town centre.	Yes – no further response required
Community Services	Retention of existing services	Guides building constructed on Housing NSW land by Guides and Council and needs to be replaced with dedicated space for Guides and supported playgroups		FCC	Becton	Girl Guides will be relocated to the new community centre proposed located towards the centre of the estate.	Yes – no further response required
	Community groups	Cambodian Welfare, Vietnamese Womens Association, Mens Sheds, Benevolent Society and Disability South West are currently located on estate and need to be relocated in appropriate accommodation.	Separate accommodation in or not in community facility	FCC	Becton Urbis	The Mens Sheds, Cambodian Australian Welfare, Vietnamese Women's Association, the Benevolent Society and Disability South West will continue to be accommodated within the estate for the immediate period and re-housed into the proposed Bonnyrigg Neighbourhood Centre. It is noted that the accommodation of service providers on the site will be evaluated throughout the project as these are likely to change depending upon specific needs. The new community centre will be designed to accommodate a variety of uses and tenants including the Mens Sheds or other necessary uses.	Yes – no further response required
		Council's Child Care Centre at Tarlington should be replaced, having regard to affordability and need for community based service	Replacement of purpose built children's service to Council	FCC	Becton Urbis	It should be noted that the SIA found that there is no requirement for a child care centre. At the meeting with Fairfield Council officers on 19 March 2008, it was agreed that there is a need for further work to be undertaken on the projected demography of families with children in Bonnyrigg which would affect the centre at Tarlington and the proposed Child Care Centre in the Bonnyrigg Neighbourhood Centre. This has been resolved as part of the VPA.	Yes – no further response required
	Other children's services	Shortfall in services for children, particularly health services	Consider development of facilities for children's health services and supported playgroups service	FCC	Becton Urbis	It should be noted that the SIA found that there is no requirement for additional services for children. This has been resolved as part of the VPA.	Yes – no further response required
	Youth services	Require support for Youth Centre and other facilities for young people in estate including 8-12 year olds.	Renovations and staffing of Youth Centre, skate facilities, sports and recreation space	FCC	Becton Urbis	Bonnyrigg Partnerships has provided a proposal to support coordination of youth programs offered. This is the subject of ongoing discussion between Becton, Bonnyrigg Partnerships and FCC and has been resolved as part of the VPA.	Yes – no further response required

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		Inadequate youth services for civic and cultural participation in 21 <sup>st</sup> century, such as AV equipment, broadband, darkrooms, recording studio. Proposed funding of youth worker for three years considered short timeframe.	Robust and imaginative provision for young people utilising the opportunities available in services to be provided	FCC	Becton Urbis	Bonnyrigg Partnerships has provided a proposal to support coordination of youth programs offered. This has been resolved as part of the VPA.	Yes – no further response required
	Seniors services	Provide a retirement village area with a small community hall / area		Fairfield Migrant Resource Centre	Becton	Provisions for seniors housing and community facilities should adequately address this concern.	Yes – no further response required
	Library services	Council does not run mobile library services and does not support this proposal. Existing library currently in ideal location but too small.	Currently the proposed location for the community centre would not facilitate complementary services run from the Branch library at Bonnyrigg	FCC	Becton Urbis	While FCC does not currently support the concept of a mobile library, these can be effective as a community building tool, particularly if residents take on the administrative role voluntarily (e.g. the community of Gwandalan in Wyong, NSW). This approach, together with a proposal for an IT resource and reading room (JSA SIA report, p 139) would also appear to be a solution to Council's current problem of inadequate floorspace at the Bonnyrigg Branch Library. The Library issue is now being discussed in the context of potential Plaza redevelopment.	Yes – no further response required
		Contribution to redevelopment of library is underestimated	Primary population of 6,032 would be 304sqm, which would have an estimated cost of \$945,622	FCC	Becton	The proposed calculation undertaken by Council does not include a credit for the existing population of the site. The proposed contribution to the library in the VPA is considered appropriate on this basis.	Yes – no further response required
Community Garden	Mitigation	Community garden does not compensate for loss of private open space as it is not private space, access is limited, rules will apply, mental health issues, distance separation and potential vandalism	Gardening requires private open space or provision of secure space for allotment style gardens.	FCC	EDAW	The community garden is proposed to be in the form of a secured allotment style garden with adequate and secure storage for tools. There are many positive impacts of a community garden as outlined in the SIA which include enhancing the sense of pride and ownership of the area by residents and assisting residents to adjust to a change in living arrangements. The community garden is proposed to be accommodated in the Bonnyrigg Neighbourhood Centre to enable existing residents to retain plants with sentimental value and enable residents to grow their own vegetables/produce.	Yes – no further response required
	Demand	No evidence of demand for community gardens.	VPA should require research for demand assessment among public housing tenants	FCC	EDAW	The SIA and community consultation undertaken in association with the Concept Plan has addressed the demand for the proposed community garden.	Yes – no further response required
	Plant nursery	No evidence that an experienced nursery grower would be interested in on site nursery. There is currently a Fairfield Council site nursery.		FCC	EDAW	The site nursery will be run with the help of a local experienced grower (Andreason's Nursery). The Masterplan lists each of the key objectives for the proposed nursery which have been developed with Andreason's Nursery.	Yes – no further response required
Outstanding Documentation	Plans cited in SIA have not been provided / viewed	Affordable Housing Strategy, Community Renewal Services Plan, Employment and Training Strategy, Rehousing Strategy	Mitigation of potential impacts and project outcomes refer to these documents - not submitted.	FCC	Becton	A Community Renewal Services Plan (including an Employment and Training Strategy) has being prepared and is submitted with the PPR. An Affordable Housing Strategy and Rehousing Strategy are being prepared and will be issued to Council following the submission of the PPR.	Yes – no further response required
<b>OPEN SPACE AND RECREATION</b>							
Open Space	Reduced amount per person on estate	Reliance on adjoining open space to accommodate for shortfall in open space. Estate population increasing and private and public provision of open space decreasing. Proposed open space will not be able to cope with new demand.		FCC	Urbis	The Social Infrastructure Analysis clearly articulates the potential impact of the Concept Plan, having regard to the rationalisation of the existing open space, the significant embellishment works to be undertaken to enhance the existing open space and the potential impacts of the increased population. The proposed open space is considered acceptable as it meets the quality, accessibility and equity recommendations. Each recommendation is addressed in Stage 1 and will continue to be addressed in future stages.	Ongoing review of recommendations in future stages
		Facilities will not only be used by community of estate.		FCC	Urbis	It is acknowledged that facilities, including the soccer fields and embellished open space, may be used by residents that do not live on the estate. Stage 1 has been designed to maximise on-street car parking adjacent to the open space to accommodate visitors, with 61 spaces along Road 1 (realigned Bunker Parade). The	Yes – no further response required

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						remaining open spaces are of a more local scale, making them less likely to attract visitors arriving by car.	
		No net loss of usable space. Do not include green corridors and riparian corridors in open space calculations.		FCC	EDAW	There are no 'green corridors' or 'riparian corridors' proposed in the Masterplan. Any loss of 'usable' open space will be offset by provision of quality usable open space which also serves an ecological function in some instances.	Yes – no further response required
		Provision of playground facilities at St Johns Park reserve.		FCC	Becton	The provision of playground facilities at St Johns Park reserve is not required. The proposed open space is considered acceptable as outlined above.	Yes – no further response required
	Hierarchy of open space	Definition of hierarchy of parks required.		FCC	EDAW	The hierarchy of parks is included within the Masterplan.	Yes – no further response required
	Connections	Connect estates adjoining open space to proposed pedestrian and cycle paths.		FCC	EDAW URBIS	Pedestrian and bicycle connections have been included in the Masterplan which link the estate with adjoining and surrounding infrastructure.	Yes – no further response required
Sporting Facilities	Soccer fields	Council preference is 2 full size competition soccer fields in Park 2 rather than 2 junior informal soccer fields within estate. The proposal requires an audit of existing and proposed formal sports playing fields.		FCC	EDAW	The current estate does not include two full-size fields and as such, there will be no loss of sporting facilities. The Masterplan includes a list of all recreational and sporting facilities to account for loss of open space and a user/park ratio to enable comparison with current status.	Yes – no further response required
		Prefer junior soccer field is split between Stage 1 and 2 works		FCC	EDAW	The junior soccer field will be constructed as part of Stage 2.	Yes – no further response required
		Prefer two fields to stay side-by-side		Soccer club	EDAW	Overall the benefits arising from the reconfiguration of the open space, including improved passive surveillance, improved play facilities and improved pedestrian and vehicle connections, outweigh any potential negative impacts.	Yes – no further response required
		Main field to be 100m x 70m, secondary field to be 100m x 50m, fencing to be min 3m away, 5m separation between fields		Soccer club	EDAW	The main field is 100 x 70m with a minimum 3m perimeter buffer zone. The junior field will be 84m x 56m. The fields are 26m apart. These fields match or exceed the current facilities on the site.	Yes – no further response required
		Amenities to have referee room with shower/toilet, home and away dressing rooms with showers/toilets, canteen and public toilets		Soccer club	Becton	An amenities building that includes facilities as required by Council will be provided.	Yes – no further response required
	Basketball courts	Proposed to remove full size basketball court and replace with 1/2 court.		FCC	EDAW	The court will be impacted by the proposed Masterplan. Half will be retained and resurfaced. It is considered that significant alternative embellishment will compensate for reduction in size of this basketball court.	Yes – no further response required
	Tennis wall	Tennis wall - concerned with high maintenance. Vandalism. Not necessary.		FCC	EDAW	The proposed tennis wall is planned to become a canvas for community arts project and a relatively low maintenance piece of sporting infrastructure. It is noted that there are significant sporting benefits associated with tennis walls such as providing opportunities for skilled training. Further, it is considered important to provide a range of sporting facilities for the community.	Yes – no further response required
	Skate facilities	Skate facilities not necessary. Make surfaces skateable. Urban skate equipment.		FCC	EDAW	An existing skate facility is located nearby at Clear Paddock Creek and it is not considered appropriate to direct funds towards an additional facility in this location. The proposed parks include hard stand areas which may be suitable for skate surfaces, however, it is important to manage the amenity needs of adjoining residents as well as skaters to minimise potential conflicts.	Yes – no further response required
Play Facilities and Open Space Infrastructure	Age groups	Mix facilities in park so small children and teenagers can use		Existing residents	EDAW	The Program Analysis Plan contained in the Masterplan clearly demonstrates the provision of facilities for small children, older children and teenagers. It is considered desirable to separate small children and older children to avoid conflicts, while providing facilities for both groups within reasonable proximity of each other to enable parental surveillance.	Yes – no further response required

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		Playgrounds cater primarily for younger age groups. Need playgrounds for 5-12 age group. Playgrounds need to be fenced. Horse shoe fencing to be considered.		FCC	EDAW	Landscape Plans currently cater for all age groups. It is Council's practice not to fence playgrounds. Refer to Program Analysis Plan included in the Masterplan. Playgrounds are consistently positioned at sufficient distances from roads and have parental viewing areas between playground and roads. The strategic positioning of playgrounds has been based on the Recreational Needs Study.	Yes – no further response required
	Park furniture	Placement of park furniture and playgrounds near residences can be problematic (i.e. antisocial activity).		FCC	EDAW	The design of parks (and placement of park furniture) will be further refined as part of design development which will be submitted as a separate DA.	Yes – no further response required
		Use standard furniture for ease of maintenance and replacement.		FCC	FCC EDAW Becton	At the appropriate stage, Council will be requested to provide details of standard furniture used in Fairfield LGA for Bonnyrigg Partnership to review and liaise with Council Assets Recreational Officer with regards to selection of play equipment. This can be resolved as part of future DAs for specific parks.	Yes – no further response required
	Bubblers	Water bubblers usually damage quickly. Not recommended.		FCC	EDAW	Bubblers are to be located in highly protected and visual areas and are considered to be an appropriate inclusion within public open space. Durable and off shelf products will be specified for easy maintenance.	Yes – no further response required
	Bollards	Bollards make mowing operations more difficult. Use trees in groups.		FCC	EDAW	Parks 1-3 have 1:4 turf batters. Remaining parks are to have a combination of strategically placed grouping of trees/shrubs and bollards in 'no mow zones'.	Yes – no further response required
	BBQs	Provide BBQ at district park level only.		FCC	EDAW	BBQ facilities are to be provided in Valley Park and Hill Top Park only.	Yes – no further response required
Lighting	Sports fields	Provide floodlighting in sports fields only. No lighting in parks.		FCC	EDAW	Currently lighting will be provided to main commuter routes only and will be set on a timing device. The Park drawings in the Masterplan have been updated to show desired locations for lighting.	Yes – no further response required
		Training floodlights 100lux, night games 150 lux		Soccer club	Vision	Appropriate lighting will be provided, taking into account the needs of both users of the facilities and potential impacts on nearby residents.	Yes – no further response required
	Antisocial behaviour	Lighting to structures will attract antisocial behaviour.		FCC	EDAW	Lighting to structures will not be provided and have been removed from landscape plans submitted with the PPR.	Yes – no further response required
Shade Structures	Shade structure to be incorporated	Structures are too small to provide shade for more than a few people.	All children's play equipment should be under shade. Priority should also be given to protection for children and older people at other key locations, including bus stops and beside sports fields. Shade structures should provide a pleasing aesthetic in the landscape, be highly functional for foreseeable climate conditions and demonstrate intention to make provision for wellbeing of residents	FCC	EDAW	Shade structures have been incorporated into key locations including BBQ facilities and within parks, as outlined in the Masterplan. Appropriate tree planting can be provided to meet relevant standards, with groups of trees (including existing trees) to provide canopy shade in playgrounds. Detailed design guides for shade structures in playgrounds, including safety assessment (e.g. climbing) and material selection (e.g. graffiti), have been provided in the Project Design Report submitted with the PPR. Bus shelters (selected from off shelf product) will be provided along Bunker Parade and Tarlington Parade. Refer to Shade Structure Plan in the Masterplan. The existing concept sketches are to be further refined at the detailed design stage, addressing the possibility of incorporating shelters into the public art strategy as part of future DAs.	Yes – no further response required
Waste Management	Rubbish bins	Minimise rubbish in parks and streets	Provide more bins	Existing residents	EDAW	The Furniture Plan in the Masterplan has been updated with bin locations and images. Bins will be provided in accordance with Council's standard requirements.	Yes – no further response required
Pet Management	Off-set reduction in private open space	Reductions in both private and public open space for pet management do not appear to have been considered	Provide for fenced, off-leash dog exercise areas across the site. Provide a contribution towards the provision of signage and dog waste collection bins	FCC	EDAW	It is proposed that the temporary car park will act as fenced off dog park. Provision for a dedicated fenced off dog area has been discussed as part of the VPA and it has been agreed that there is not adequate justification or need for it.	Yes – no further response required



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Amenities Building	Facilities	No change room and toilet facilities currently provided	Provide amenities block and change room	Local resident	EDAW	An amenities building is proposed to be provided, including change room, showers and toilet facilities.	Yes – no further response required
	Social impacts	Loitering, graffiti and damages arising from current walkway and location of amenities building will add to problems, including sewage and rubbish odours	Relocate away from existing dwellings in Louise Place	Private owners (Louise Place)	EDAW	The amenities building has been located adjacent to the car park to provide for passive surveillance.	Yes – no further response required
	Car parking	Proposed car park next to Louise Place will increase traffic flow to Louise Place, cause accidents and create noise pollution	Relocate car park to Edensor Road	Private owners (Louise Place)	EDAW	There will be no increase in the number of playing fields or car parking spaces and as such, it is considered unlikely that the proposed car park will increase traffic flows, accidents or noise pollution.	Yes – no further response required
Public Art	Provision	Avoid one off stand alone item. Build art and good design into projects (park shade structures, infrastructure elements)	Strategies to engage the community in the arts creation process to be included in public art plan.	FCC	EDAW	Each of the issues identified by Council has been addressed in the Public Art Strategy which will be provided prior to issue of Construction Certificate.	Yes – ongoing liaison with community built into strategy
	Funding	Budget appears to be insufficient for processes and number of installations proposed	Arts strategy with adequate funding levels and community involvement to be included in VPA	FCC	Becton	The funding of public art is provided to supplement other funding, such as funding for open space.	Yes – no further response required
	Community diversity	Public art spaces in community to reflect community diversity		Existing residents	EDAW	Public Art Strategy includes community input and community diversity objectives.	Ongoing liaison with community built into strategy
Management and Maintenance	Plans of Management	Plans of management are to be completed for all open space areas within estate.		FCC	Becton	In accordance with Council policy, FCC will prepare a standard Plan of Management following dedication of the land for open space.	Yes – no further response required
	Mowing	Concerned about tight corners on structures, play equipment, garden beds, trees for maintenance reasons.			EDAW	Further detail will be provided in design development and construction documentation.	Yes – no further response required
Staging	Park Staging Plan				EDAW	A staging plan of parks and assets has been included in the Project Design Report.	Yes – no further response required
TRANSPORT AND TRAFFIC							
TMAP	Insufficient detail in TMAP	TMAP does not address the directions of the State Plan, Urban Transport Statement and State Infrastructure Strategy.	Need to address these strategies in the TMAP - in particular, how the proposal can achieve consistency with the directions of the State Plan for reduced journey to work trips by private vehicles	MOT	SKM	Each of these strategies has been considered, having particular regard to the opportunities to reduce reliance on the private motor car. Refer to Section 3 of the updated TMAP submitted with the PPR.	Yes – no further response required
		TMAP does not review the objectives and requirements of the Draft Interim TMAP Guidelines	Amend TMAP to incorporate the Draft Interim Guidelines	MOT	SKM	This has been addressed in Section 4.1 of the original and updated TMAP report which responds to the objectives of the Draft Interim Guidelines.	Yes – no further response required
		TMAP should identify those organisations which are responsible for achieving the nominated package of transport measures	TMAP needs to identify organisations responsible for achieving the nominated package of transport measures	MOT	SKM	The responsible funding agent for each of the measures proposed to increase public transport mode share is described in Table 9.1 of the updated TMAP submitted with the PPR.	Yes – no further response required
		All supporting data and calibration should be provided.	Information to be provided	FCC	SKM	The Paramics Modelling Report is included as Appendix A of the updated TMAP submitted with the PPR.	Yes – no further response required
	Mode Shift	The statement that TMAPs universally aim to achieve a 10% modal shift away from private vehicles is not supported	MOT recommends that a maximum mode shift to public transport is achieved and justified through detailed modeling	MOT	SKM	Additional information has been provided to articulate and justify the proposed mode shift to public transport. Refer to Section 4 of the updated TMAP submitted with the PPR.	Yes – no further response required
		TMAP confuses objectives of a TMAP with targets to be achieved.	Public transport patronage must be analysed in terms of 'Journey-to-Work' trips and other trips, and depending on services provided. TMAP needs to test sensitivities for the development area.	RTA	SKM	Additional information has been provided on 'Journey-to-Work' and other trips. Refer to Section 4 and Section 6 of the updated TMAP submitted with the PPR.	Yes – no further response required

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		Not enough justification to demonstrate how future travel demand and trip distribution can support a 50% increase in mode share to public transport	Adequate justification required	MOT	SKM	Measures to improve mode shift and the responsible funding agent for each of the measures are described in Table 9.1 of the updated TMAP submitted with the PPR.	Yes – no further response required
		The TMAP does not address the causal link between car parking supply and mode share to public transport.	Causal link needs to be addressed in TMAP.	MOT	SKM	Reduced parking was considered as one of the measures to improve mode shift (see Table 9.1 of the updated TMAP). The impact of parking on mode shift is described in Section 9.3 of the TMAP submitted with the PPR.	Yes – no further response required
		TMAP only provides a desktop overview of Travel Demand Management (TDM)	TMAP should provide a review of key approaches relevant to Bonnyrigg and likely to achieve mode shift in favour of public transport.	MOT	SKM	Measures to improve mode shift and the responsible funding agent for each of the measures are described in Table 9.1 of the updated TMAP submitted with the PPR.	Yes – no further response required
		Report relies heavily on the current policy and proposals which are based on existing patronage	TMAP needs to test any new strategy which may assist in achieving/not achieving the suggested target	RTA	SKM	Measures to improve mode shift and the responsible funding agent for each of the measures are described in Table 9.1 of the updated TMAP submitted with the PPR.	Yes – no further response required
		Not achieving Public Transport targets affects provision of other infrastructure. Parking supply in development based on mode shift to use of public transport	Increase parking provision rate to current Council policy requirements and ensure increased road capacity (including intersections) provided within and external to redevelopment to accommodate increased traffic flows or provide legally binding guarantee with heavy penalties re mode shift through VPA	FCC	SKM	The Paramics model forecasts were based on standard trip generation rates and the rates were not reduced to reflect increased mode share. As such, a worst case traffic scenario has been prepared.	Yes – no further response required
	Public Transport and Bus Services	A number of statements in the TMAP refer to the reduction / elimination of local bus services - this pre-empt the outcomes of the Integrated Network Planning process for bus contract 3 which is nearing completion.	Remove statements from the TMAP	MOT	SKM	The comments made by MOT are acknowledged. The updated TMAP makes no reference to reducing or eliminating local bus services and includes the MOT Level of Service guidelines.	Yes – no further response required
		MOT currently reviewing services and may not provide service through estate.	Developer to fund additional services until MOT takes over	FCC	SKM	Bonnyrigg Partnerships in close liaison with FCC will continue to consult with MOT on future bus routes, frequencies and operating hours. However, it is inappropriate to propose for Bonnyrigg Partnerships to undertake any funding of services, particularly when MOT has not yet undertaken any consultation or public notification of future services.	Yes – no further response required
		The reference to 'Level of Service' in terms of bus service frequency is outdated.	TMAP needs address MOT's Service Planning Guidelines.	MOT	SKM	The updated TMAP submitted with the PPR includes the MOT Level of Service guidelines.	Yes – no further response required
		No specific proposals to link transport networks are included in TMAP	TMAP should include specific proposals to link the transport network within the development area to Parramatta-Liverpool Transitway	RTA	SKM	Bonnyrigg Partnerships in close liaison with FCC will continue to consult with MOT on future bus routes, frequencies and operating hours. Bus links to the transitway are not precluded and the concept plan has been designed to maximise accessibility across the site, including improved pedestrian and bicycle access and the opportunity to provide a bus service through the site via the proposed connecting road.	Yes – no further response required
		Intersection modeling completed for the TMAP does not address potential mode share benefits of bus priority measures at key intersections together with the needs of pedestrians and cyclists	Refer to VPA	MOT	SKM	It is unlikely that there would be sufficient buses to warrant bus priority at intersection on Edensor Road or Elizabeth Drive. Alternative measures, described in Table 9.1 of the updated TMAP have been proposed to provide for mode shift.	Yes – no further response required

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		A higher proportion of trips by public transport will be partly achieved by utilising traffic congestion as a car deterrent	Junctions to be upgraded to accommodate bus priority measures to improve bus services or accommodate increased traffic generation should additional parking provision be provided as per current Council policies.	FCC	SKM	The TMAP does not propose to achieve mode shift via traffic congestion as a car deterrent. It is unlikely that there would be sufficient buses to warrant bus priority at intersection on Edensor Road or Elizabeth Drive. Alternative measures, described in Table 9.1 of the updated TMAP have been proposed to provide for mode shift.	Yes – no further response required
		Social housing tenants should be located closest to bus stops wherever possible		FCC	Housing NSW	Housing NSW allocation of social housing and compensation to existing tenants is outside of the EPAA assessment provisions and will be addressed in accordance with Housing NSW policies.	Yes – no further response required
		100% of residents to be located within 400 metres of a bus stop during daylight and night time hours		FCC	SKM	The Masterplan has been designed to enable provision of a bus route through the estate, which would achieve the distance requirement, however, it is not possible to confirm the route or its schedule until MOT has undertaken consultation and notification.	Yes – no further response required
	Pedestrians and Cyclists	Indicates that there are 14% walk trips and 28% other trips (non-vehicle and non-public transport).	TMAP should include some discussion and proposed strategies to maintain and encourage pedestrian and cycle trips.	RTA	SKM	A plan of the pedestrian and cycle routes is included in Section 9.2 of the updated TMAP submitted with the PPR. It is noted that the Concept Plan includes significant infrastructure to improve pedestrian and cycle access across the site, including the construction of footpaths and shareways to improve access and installation of improved lighting to improve natural surveillance	Yes – no further response required
Transport for People with Special Needs		An accessibility plan should be provided for people with special needs	The plan should include purchase and operation of a community bus and accommodating for electronic buggies	FCC	Becton	The existing and likely future residents of the proposed estate will be adequately catered for by the existing public transport and community services, as outlined in the SIA submitted with the Concept Plan.	Yes – no further response required
Traffic Impacts	Impacts of Bonnyrigg Plaza	Transport impacts are closely related to the Bonnyrigg Shopping development proposal which is currently under consideration by Council.	TMAP needs to include new proposals for road and transport networks which may provide access to the local shopping centre and other facilities	RTA	SKM	Bonnyrigg Partnerships is engaged in ongoing discussions with the owners of Bonnyrigg Plaza to identify opportunities to improve the connectivity between the two developments and enhance the existing pedestrian and cycle access between the site and the town centre / transitway.	Yes – no further response required
	Intersection improvements	Some doubts on whether the suggested intersection improvements for the 4 intersections are justified.	RTA needs to verify this data prior to approving the TMAP	RTA	SKM	The SIDRA models were updated to address the comments made by the RTA. Refer to Section 8 of the updated TMAP.	Yes – no further response required
	Cost of intersection improvements	Some proposed intersection improvements are grossly underestimated as no costs are allocated to property acquisition.	There should be some indicative plans which can form the basis for discussion between relevant authorities and stakeholders.	RTA	SKM	Aerial photos with proposed intersection improvements were provided to the RTA at a meeting on 14 February 2008.	Yes – no further response required
	Impact on additional key intersections	Need to assess all additional key intersections	Assess additional intersections and provide recommended treatments	FCC	SKM	Edensor Road/Meadows Road and Cabramatta Road/Meadows Road intersections were assessed. Refer to Section 8.6 of the updated TMAP submitted with the PPR.	Yes – no further response required
	Impact on sensitive frontages such as schools	No detailed assessment on sensitive frontages, such as schools	Need to identify impacts of increased traffic generation and potential need for additional school zones	FCC	SKM	A range of additional measures have been recommended for consideration to enhance the safety for school children. Refer to Section 8.7 and Appendix C of the updated TMAP submitted with the PPR.	Yes – no further response required
Road Network	Internal road network	TMAP must reflect proposed future internal road network	Revised road layout to be provided	FCC	SKM	The future Paramics road network is illustrated in Figure 8.1 of the updated TMAP submitted with the PPR.	Yes – no further response required
	Internal road layout	Design needs to avoid traffic penetrating through internal road network		FCC	Hughes Trueman	The proposed network and intersection treatments have been designed such that a clearly defined hierarchy of roads has been created, eliminating “rat runs”. This was discussed and agreed with Council’s Engineers.	Yes – no further response required
	Bifurcation of estate	Continued bifurcation of estate is undesirable as informal pedestrian crossings will have poor natural surveillance and vehicle routes are long & indirect	Masterplan should show two vehicle crossings of Green Valley Creek	FCC	Hughes Trueman	Green Valley Creek is not situated within the development site. It is assumed that Council is referring to Valley Park. The proposed network and intersection treatments have been designed to create a clearly defined hierarchy of roads, which was discussed and agreed upon with Council’s Engineers.	Yes – no further response required
	Width of roads	Road should be wider to facilitate waste collection and emergency access		Existing residents	Hughes Trueman	All road widths satisfy or exceed Council’s design guides and will accommodate the intended traffic, including emergency and waste collection vehicles. Waste collection vehicles will not be required to use the access places as waste collection will occur from the major road.	Yes – no further response required

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	Clarification of terminology in Masterplan	<ul style="list-style-type: none"> <li>Street types on p83-87 should be numbered on p80.</li> <li>2nd example of Local Collector Roads on p80 to be deleted.</li> <li>Road Type 2 on p82 needs to be amended or deleted and all road types renumbered.</li> <li>Road Type 3 on p82 includes a shared way - should be shown on the appropriate diagram.</li> <li>Road cross sections to show relationship of dwelling frontages and road widths for housing types for Collector Rds</li> </ul>	Clarification and standardisation of street terminology required (see detail column)	FCC (Independent Peer Review)	Urbis	All Road Type references have been corrected and the terminology has been clarified in the updated Masterplan.	Yes – no further response required
	Median strips impede accessibility	Median strips impede vehicle turning accessibility		NSW Ambulance Service	Hughes Trueman	All roadworks will be subject to detailed design, including turning analysis of emergency vehicles.	Further information to be provided in detailed design of each stage
	Traffic calming devices can impede emergency vehicles	Traffic calming measures can alter speed of vehicles when locating addresses in an emergency situation		NSW Ambulance Service	Hughes Trueman	All traffic calming measures will be subject to detailed design, including turning analysis.	Further information to be provided in detailed design of each stage
	Adequate turning circles	Ensure adequate turning circles for ambulance vehicles (just over 3m wide)		NSW Ambulance Service	Hughes Trueman	All roadworks will be subject to detailed design, including turning analysis.	Further information to be provided in detailed design stage
	Loss of cul-de-sacs	Private landowners wish to retain 8 specific cul-de-sacs, of which 7 are proposed to be connected with other streets and form a through road.	Detailed submission provided regarding alternate solutions to enable retention of 7 cul-de-sacs in Stages 6, 9, 10, 14, 15 and 17.	Private land owners Sydney South West Area Health Service	Urbis	Removal of cul-de-sacs will facilitate improved crime prevention and is supported by NSW Police. Further, the proposed improvements to connectivity, public domain benefits and accessibility to the open space, schools and other local activity nodes will outweigh any potential or perceived negative impacts.	Yes – no further response required
	Staging	Each stage needs to be self contained and provide appropriate turning areas	Turning areas should be provided at all times in each stage for roads to ensure access for vehicles and enter and leave each road in a forward direction	FCC	Hughes Trueman	Each staged construction package will be designed to ensure that it provides appropriate turning areas for vehicles, as has been created in Stage 1 (refer Stage 1 Concept Approval plans).	Further information to be provided in detailed design of each stage
Access Places	8 metre wide streets	CPTED issues, access, garage. Congestion and safety	Further information, response on additional parking spaces	FCC	Hughes Trueman Urbis	Turning template and sight line analysis have been submitted with the PPR. The issues relating to CPTED, access, garages, congestion and safety have all been resolved with Council and have been addressed in the PPR.	Yes – no further response required
		Concern regarding access for emergency services, waste collection and resident access		Existing residents Fairfield Migrant Resource Centre	Hughes Trueman	Turning templates have been included in the Infrastructure Report submitted with the PPR. Waste collection vehicles will not use the access places as waste collection is intended to occur from the major road (i.e. collector roads or access streets).	Yes – no further response required
		Concern regarding safety and security for vehicles and pedestrians		Bonnyrigg Public Tenants Group	Hughes Trueman	Turning template and sight line analysis have been included in the Infrastructure Report submitted with the PPR to demonstrate that adequate vehicle maneuverability and sight distances are provided within the access places.	Yes – no further response required
Car Parking	Resident car parking	Lock up garage preferred, with at least two car parking spaces for a large family	Garages to be located in close proximity to dwellings	Existing residents Fairfield Migrant Resource Centre Bonnyrigg Public Tenants Group	SKM	<p>The resident car parking rates are considered appropriate, taking into account:</p> <ul style="list-style-type: none"> <li>Parking surveys undertaken at other similar developments that show parking supply exceeds parking demand.</li> <li>Strategic objectives of land use and transport planning.</li> <li>Proximity of the site to the transitway and town centre.</li> <li>Extensive infrastructure investment in improving pedestrian and cycle access across the site.</li> </ul> <p>Refer to the PPR and TMAP for a detailed response.</p>	Yes – no further response required
	Visitor car parking	Provide parking spaces for visitors		Existing residents	SKM	Under statutory requirements, visitor car parking would generally only be required for the proposed 3 and 4 plex dwellings in Stage 1, with one visitor space to be provided per building/lot to accord with Council's standard rates of 0.25 spaces per dwelling for	Yes – no further response required



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						visitors. However, it is considered that the provision of such on-site spaces is inappropriate and the use of on-street car parking is appropriate based on the following: <ul style="list-style-type: none"> <li>• Availability of on-street car parking.</li> <li>• Equity of access.</li> <li>• Proximity of on-street car parking.</li> <li>• Potential negative impacts of providing on-site car parking.</li> </ul> Refer to the PPR and TMAP for a detailed response.	
	Active open space	All car parking for sports parks should be provided off-street and not be shared with other facilities unless demands are compatible		FCC	Urbis	The proposed car parking is considered appropriate, having regard to the retention of the two existing playing fields and off-street car parking spaces. Further, there will be a significant increase in the availability of on-street car parking arising from the realignment of Bunker Parade. Approximately 36 car parking spaces will be provided on the western side of Bunker Parade in close proximity to the playing fields.	Yes – no further response required
	Compliance with city wide DCP- medium density	Provision of on site parking. Inadequate levels of parking, congestion issues.	Increase provision of parking on site or provide guarantee re mode shift through VPA	FCC	SKM	The proposed on-site car parking is considered adequate, as outlined above. Further, the front doors to all dwellings are located on the primary street frontage, which includes on-street car parking, and not the 'access places', which means that there is unlikely to be any congestion impacts on the 'access places'. Refer to the PPR and TMAP for a detailed response.	Yes – no further response required
Signage	Signage required to facilitate rapid firefighting intervention and other emergency service response	All streets and internal roadways are to be prominently signposted, and all buildings are to be clearly identified by their relevant street number, particularly at night.		NSW Fire Brigades NSW Ambulance Service	Urbis Hughes Trueman	Standard Council signage will be provided.	Yes – no further response required
<b>INFRASTRUCTURE ISSUES</b>							
Potable Water	Impact on local water supply	Water booster pumping station and additional lead-in watermain may be required	Provide response	Sydney Water	Hughes Trueman	Sydney Water feasibility application results have indicated that these upgrades would not be required.	Yes – no further response required
Recycled Water and Water Harvesting	Preferred servicing solution	Preferred servicing solution including recycled water expected in Oct08		Sydney Water	Hughes Trueman	Bonnyrigg Partnerships is currently in commercial negotiations with a number of service providers for the provision of recycled water to the site.	Yes – no further response required
	Access to recycled water not confirmed. Compliance with BASIX.	The proponent is negotiating to gain access to recycled water to the development.	What alternatives are proposed if recycled water is not available or if there is a gap in delivery? More information is needed about how BASIX will be met by the use of recycled water.	FCC	Hughes Trueman	If there is a gap in the delivery of recycled water to Stage 1, dwellings will still be provided with the required dual reticulation infrastructure, however, dwellings will initially be serviced with water supply from potable water services on a temporary basis. BASIX compliance will be documented following provision of recycled water on the BASIX website.	Yes – no further response required
	Harvesting and reuse of grey water generated on-site	Each site will generate its own grey water, which is a resource that can be re-used	More details are needed of how grey water is to be harvested and reused from each individual site.	FCC	Hughes Trueman	As discussed with Council, the potential uses for recycled grey or black water on the site is limited as the only potential use was identified to be hosing of the streets. It is considered that this use is not sustainable or politically desirable. Therefore, grey water harvesting is not proposed due to the use of recycled water on site.	Yes – no further response required
		Resident demand for recycled water, water tanks and greywater usage	Provide water tanks and system for gardens	Existing residents Fairfield Migrant Resource Centre	Hughes Trueman	Bonnyrigg Partnerships is currently in commercial negotiations with a number of service providers for the provision of recycled water to the site.	Yes – no further response required
	Harvesting and reuse of stormwater generated from ground surfaces	Each site and surface will generate runoff which is a resource that can be re-used	More details are needed of how stormwater is to be harvested and reused from each individual site.	FCC	Hughes Trueman	As stated previously, grey water harvesting is not proposed due to the use of recycled water on the site.	Yes – no further response required
		Grey water irrigation in sports grounds only		FCC	Hughes Trueman	As stated previously, grey water harvesting is not proposed due to the use of recycled water on the site.	Yes – no further response required
	Harvesting and reuse of rainwater from the roof areas for all buildings	Each building will generate runoff from roof areas which is a resource that can be reused	More details are needed of how rainwater is to be harvested and reused from each individual site.	FCC	Hughes Trueman	Rainwater harvesting is not proposed due to the use of recycled water on the site.	Yes – no further response required
S.73 Compliance Certificate	A S.73 Compliance Certificate is required from Sydney Water	Developer must fund works and should engage a Water Servicing Coordinator to get S.73		Sydney Water	Hughes Trueman	A Section 73 application will be lodged upon receipt of consent for Stage 1.	Section 73 to be sought at CC stage

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Sewer	Increased sewer flows	Reduced infiltration initiatives encouraged in future design of new sewer infrastructure	Reduce maintenance holes by optimising use of maintenance shafts and use of solvent welded joints for reticulation sewers	Sydney Water	Hughes Trueman	Bonnyrigg Partnerships will comply with the Sydney Water's Notice of Requirements in the preparation of construction plans, including reduced infiltration initiatives.	Section 73 to be sought at CC stage
	Overflows and surcharge points	Where do these occur and in which events	Impact on creek system?	FCC	Hughes Trueman	Correspondence with Sydney Water indicates that there are two sewer overflows, however, there are no records of overflow statistics.	Yes – no further response required
Electricity	Electrical load requirements	If the electrical load required for the development is less than 63 amps over 3 phases or less than 100 amps single phase, then no application is required	Seek professional services of an electrician to confirm load requirement and submit an application to IE if required.	Integral Energy	Hughes Trueman	Bonnyrigg Partnerships will engage a Level 3 Electrical Designer to perform the necessary calculations and make an application to Integral Energy following consent.	Application to be lodged, if required, at CC stage
	Overhead power lines	Overhead power lines currently run through back of some residential properties	Underground existing powerlines	Private owner (Louise Place)	Hughes Trueman	The existing high voltage overhead mains are proposed to be buried for a portion of the length. Bonnyrigg Partnerships are currently investigating financial and construction constraints on the extent of the burial. This may include the Louise Place length, however, this is yet to be confirmed and discussed with the residents.	Yes – no further response required
Stormwater and Flooding	Safety of WSUD measures	Uncovered stormwater drains are unsafe for young children		Existing resident	Hughes Trueman	All stormwater drainage infrastructure has been designed in accordance with the relevant statutory safety requirements.	Yes – no further response required
		Uncovered stormwater drains are breeding ground for insects and stagnant water		Existing resident	Hughes Trueman	There are no wet basins contained in the proposal and as such, the proposal does not give rise to concerns regarding insects or stagnant water.	Yes – no further response required
	WSUD Entry Feature	Address potential for graffiti, safety concerns, heights and branding strategies.		FCC	EDAW	The revised Landscape Plans have addressed potential for graffiti, safety and heights. Branding will be included as part of the Public Art Strategy.	Yes – no further response required
	Creek line	Confusion of creek line's purpose and overall function. Provide maintenance manual and maintenance load.		FCC	EDAW	The 'creek line' is a vegetated gravel-lined drainage swale which provides for overland flow and serves as an ecological function. There is an existing stormwater pipe underground. A maintenance manual and maintenance loads have been provided in the Project Design Report.	Yes – no further response required
	Draft DECC Guidelines to be met. Monitoring program needed during construction	Inconsistency of targets in plans	More information needed on what targets are proposed. Developer to meet DECC guidelines. Monitoring programme to be implemented.	FCC	Hughes Trueman	Targets have been confirmed and reports amended where necessary and resubmitted with the PPR.	Yes – no further response required
	Main stream flood modeling - flood risk mapping	Risk maps needed in accordance with Chapter 11 of the City Wide DCP. This information is needed to set floor levels of buildings		FCC	Hughes Trueman	Flood risk maps have been undertaken and are included in the Water Cycle Management report which is submitted with the PPR.	Yes – no further response required
	Overland flood modeling and mapping	Overland risk maps needed in accordance with Chapter 11 of the City Wide DCP. This information is needed to set floor levels of buildings	Influences house floor levels	FCC	Hughes Trueman	Overland flow risk maps have been undertaken and are included in the Water Cycle Management report which is submitted with the PPR.	Yes – no further response required
	Overland flow - design information required	New drains and roads require overland flow to be modeled and assessed	Influences house floor levels	FCC	Hughes Trueman	Modeling and assessment of overland flow for new drains and roads has been undertaken and are included in the Water Cycle Management report which is submitted with the PPR.	Yes – no further response required
Groundwater Flow and Urban Salinity	Soil salinity	Unclear if salinity issues have been checked		FCC	JBS	A detailed site inspection was undertaken as part of the Environmental Site Assessment and no signs of urban salinity were observed (refer to Concept Plan Environmental Site Assessment). Further, the revised Water Cycle Management report submitted with the PPR addresses salinity and states that the proposed development will have a negligible effect on salinity.	Yes – no further response required
	Recharge capacity	Unclear whether proposal addresses the capacity of recharge and whether what is proposed is appropriate		FCC	JBS	With consideration to the proposed Water Sensitive Urban Design (WSUD) initiatives as part of the proposed development - which result in considerably increased recharge - the nett effect on groundwater recharge is positive. However, it is noted that groundwater at the site is present beneath low permeability clays and overall recharge rates are low	Yes – no further response required

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Site Contamination	More testing is required	Preliminary testing is unclear as to the need for further testing	Unexpected findings protocol to deal with contamination found during construction	FCC	JBS	A detailed Environmental Site Assessment Report for Stage 1 has been submitted to Council. In accordance with the recommendation of this report, a Remedial Action Plan will be developed as part of the CC documentation in accordance with the relevant requirements to address site contamination. Each future stage will address site contamination in the relevant application under the Act. Any approvals may contain requirements to comply with appropriate procedures for handling of contaminants and notification requirements, as outlined in the Construction Management Plan.	Yes – no further response required
Road Reserve Infrastructure	Footpaths	Footpaths to be provided on both sides of street	Supported by Council - maintenance costs to be addressed	FCC	EDAW	It is considered appropriate to provide footpaths on both sides of the street, having regard to the local context, including safety, improved accessibility and promotion of walking and cycling as a means of transport, as agreed with Council.	Yes – no further response required
	Shareways	Shared paths pose risk to pedestrians due to different travelling speeds. Inconsistent with aging population.		FCC	EDAW	In some locations streetscapes have 2.5m shareways located on one side of street and normal 1.2m pedestrian path on the other. This is standard practice which is considered to satisfy provision for different traveling speeds.	Yes – no further response required
Street Lighting	Energy efficiency	Council to authorise lighting designs to ensure acceptable financial burden and energy efficiency design	All lighting to be upgraded for energy efficiency and to meet approved lighting standards	FCC	Hughes Trueman	Detailed design of street lighting will be coordinated in liaison with Integral Energy and Council.	Further information to be provided in detailed design
	Funding	Application for funding assistance may be lodged for street lighting	Analyse saving of electricity over multi-year period to identify whether funding can be sought under Energy Savings Fund	FCC	Hughes Trueman	Upon completion of the approved design of the street lighting system, calculations will be undertaken and an application lodged for funding, if appropriate.	Further information to be provided in detailed design
	Spacing	Spacing between street lights	Location of light poles and street trees needs to be assessed to ensure lighting levels are maintained in a sustainable manner	FCC	Vision	The detailed design of street lighting will be undertaken at the detailed design stage to incorporate the existing lighting locations, physical site constraints and minimum lighting levels required to satisfy the various statutory and social requirements.	Further information to be provided in detailed design of each stage
	Emergency services	Adequacy of lighting for emergency service response		NSW Ambulance Services	Vision	The detailed design of street lighting will be undertaken at the detailed design stage to incorporate the existing lighting locations, physical site constraints and minimum lighting levels required to satisfy the various statutory and social requirements.	Further information to be provided in detailed design of each stage
Street Trees	Canopy cover	Vegetation comparison needed for Bonnyrigg Estate. 30% canopy cover required.			EDAW	EDAW have calculated the percentage canopy cover for Stage 1 (using actual tree locations) to be 39% cover. (Stage 1 = 39,757sqm with 15,134sqm canopy cover (mature trees) = 39% canopy cover) The Stage 1 area is based on the residential zone only using the centre line of the perimeter roads as the boundary (i.e. Stage 1 open space is not included in the calculation).	Yes – no further response required
	Cultural tree planting	Provision of cultural trees to represent original home of residents is not supported. Native trees are not regarded as suitable for streets.			EDAW	Concept misunderstood. There are many examples of successful native street trees. The cultural trees are designed to break up the estate into different character zones creating a diverse vegetation environment.	Yes – no further response required
Rain Gardens		Drop in footpath level creates trip hazard. Minimal maintenance and changes in footpath levels			EDAW	This is a detailed design issue and will be provided as part of the Construction Certificate documentation.	Further information to be provided in detailed design of each stage
Fire Hydrants		Fire hydrants need to be incorporated	Reticulated water main needs to incorporate a comprehensive installation of the fire hydrants throughout.	NSW Fire Brigades	Hughes Trueman	A comprehensive design of fire hydrants will be undertaken in the detailed design stage of the project.	Further information to be provided in detailed design of each stage
Noise Wall	Location and drainage	Flooding, ownership and ongoing maintenance	Applicant to liaise with Council staff on appropriate use of dense landscaping to minimise access for graffiti and still allow for maintenance of landscaping and wall, as required	FCC	Urbis	The noise wall is identified within the Concept Plan, however, it should be realised that it will be subject to a separate development application, which will address all relevant issues, including those identified in Council's submission.	Will be addressed in relevant stage

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Graffiti	Protection of public and private elements	Noise wall, shelters, furniture, etc	Graffiti protection and costing	FCC	Becton	All designs are proposed to minimise graffiti opportunities and ease of graffiti removal.	Yes – no further response required
Asset Management Plans	Required by asset class - built - with life cycle costing	Parks, roads, street furniture, lighting , trees	Information to define assets, attributes and final scheduling etc...	FCC	EDAW Hughes Trueman	Life cycle costings are to be provided to Council following receipt of FCC template.	To be provided to FCC following receipt of FCC template
	Required by asset class - natural - with life cycle costing	Natural assets and GPT, etc	Information to define assets, attributes and final scheduling	FCC	Hughes Trueman	Life cycle costings are to be provided to Council following receipt of FCC template.	To be provided to FCC following receipt of FCC template
<b>ENVIRONMENTAL ISSUES</b>							
Reduced Energy Consumption	Reduce electrical consumption	Solar hot water	Extra info required re provision	FCC	Advanced Environmental	Gas-boosted solar hot water systems have been recommended for stretch target approach to the dwellings. This will be further refined with BASIX evaluation.	Yes – no further response required
			Solar system for lights and heating water is recommended	Fairfield Migrant Resource Centre	Advanced Environmental	Efficient LED or compact fluorescent lighting has been recommended for all dwellings. AC is not being provided, so the major energy use is domestic hot water for which gas-boosted solar systems have been recommended.	Yes – no further response required
		Street lighting	Provide information on number of existing light poles	FCC	Hughes Trueman	The detailed design of street lighting will be undertaken at the detailed design stage to incorporate the existing lighting locations, physical site constraints and minimum lighting levels required to satisfy the various requirements.	Further information to be provided in detailed design of each stage
	Reduce greenhouse gases	Hardstand	Use recycled material in road construction material.	FCC	Hughes Trueman	It is proposed that road pavements are to be milled on-site for use as road base and structural fill. Refer to Environmental Construction & Management Plan – Appendix A Waste Management Plan, which has been signed off by Council's Environmental Health Officer.	Yes – no further response required
Substations	Treatment	Review surface treatment of new pad substations	Include public art facilities and build connections with community	FCC	Hughes Trueman	Surface treatment of new and existing pad-mount substations will be in accordance with Integral Energy requirements.	Further information to be provided in detailed design of each stage
			Allocate capital to be spent on upgrading substations to provision of further measures to reduce energy consumption	FCC	Hughes Trueman Advanced Environmental	Energy efficiency BASIX targets will be met and where feasible, stretch targets met. The number of pad-mount substations is subject to detailed electrical design works to be approved by Integral Energy.	Further information to be provided in detailed design of each stage
Impervious Surface Area	Reduce hard site coverage	Level of hardstand area on housing sites and footpaths	Investigate use of non-impervious materials.	FCC	EDAW	The proposed residential designs have achieved minimum hard stand area. Non-impervious materials will be used where possible.	Yes – no further response required
Water Quality	Infiltration	Improve water quality by increase of infiltration	Include information on potential for additional pipes to assist in treatment train by returning water to the ground, including consideration of use of leaky pipes	FCC	Hughes Trueman	Due to the proximity of the majority of pipes to structures and/or pavements and the number of discharge points, no perforated pipes are proposed. A network of bio-retention swales and rain gardens are proposed to return some water to groundwater supplies. It is however, expected that this will be minimal, due to the impermeable nature of the existing clay soils.	Yes – no further response required
	Eastern catchment basin	Potential use of and need for eastern catchment basin to be discussed with Council to ensure adequate controls for quality and quantity	Discuss with Council	FCC	Hughes Trueman	Discussions have taken place with Council. Calculations and costings have been provided to Council in the Stage 1 Infrastructure Report.	Ongoing discussions with Council
	Protection of infrastructure	Examine condition of stormwater infrastructure and ensure it is protected during construction	Proposal requested	FCC	Hughes Trueman	CCTV inspection of the finished stormwater infrastructure (retained and new) will be submitted to Council as part of the handover procedures for infrastructure to be owned and maintained by Council.	Further information proposed to be provided at handover stages
	Water sampling	Ensure no degradation of water quality during the project by undertaking water sampling	Liaise with Council regarding location, type and frequency of testing	FCC	Hughes Trueman	Extensive measures are proposed to avoid water quality impacts. Water quality samples will be undertaken at regular intervals at the downstream end of sediment basins or other locations. Samples will be tested for suspended solids, pH and other tests. All records will be kept on site and made available to the DEC, Fairfield Council and any other authorised person upon request. Refer Section 4.19 of the Environmental Construction and Management Plan, which has been signed off by Council's Environmental Health Officer.	Yes – no further response required



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Water Use	Dual reticulation	Dual reticulation is to be installed without commitment to recycled water supply	Provision of recycled water supply is essential and installation of dual reticulation is required for each dwelling.	FCC	Hughes Trueman	Dual reticulation is proposed for each dwelling (refer to Infrastructure Report).	Yes – no further response required
	Consumption reduction	Council's EMP sets targets for residential water consumption reduction of 40%	Infrastructure and fittings should support EMP targets for reduction in water use	FCC	Advanced Environmental Hughes Trueman	The proposal meets the 40% target for residential water consumption reductions based on the recommendations by Advanced Environmental. The highest available WELS rated fittings and fixtures have been recommended to minimise discharges. A reticulated recycled water loop will provide infrastructure to reduce potable water consumption further.	Yes – no further response required
Sewerage	Minimise discharges	Increase in population will require additional measures to meet stretch targets	Use high efficiency rated fittings to minimise discharge into sewerage system	FCC	Advanced Environmental Hughes Trueman	The highest available WELS rated fittings and fixtures have been recommended to minimise discharges.	Yes – no further response required
Open Space Irrigation	Irrigation of playing fields	Proposal does not include irrigation for open space playing areas and irrigation will be required for adequate maintenance	Water supply for irrigation is to be from a recycled or harvesting system built into the WSUD strategy. The system is to be compatible with Council's existing system and use subsoil irrigation to minimise evaporation	FCC	Hughes Trueman	Playing field irrigation is to be provided from the reticulated recycled water supply and is subject to detailed design for CC.	Further information to be provided in CC
	Amenities building		Non-potable water supply to be provided to toilets	FCC	Hughes Trueman	Non-potable water will be provided to the amenities building for toilet flushing.	Yes – no further response required
Private Swimming Pools	Restrict private swimming pools	Proposal to restrict private swimming pools is supported, however, no information is provided regarding mechanism to enforce this requirement or resulting impact on demand for public swimming facilities	Provide information on how the system is to be implemented and enforced	FCC	Advanced Environmental	The ESD report recommended that swimming pools be avoided. The BASIX certificates require this to be shown on the DA and CC plans. Any amendments to those plans required by individuals would need to be reviewed and approved by Council.	Yes – no further response required
Private ESD Opportunities	Thermal control	Thermal control is not available without heavy building design, which implies increased use of AC and heating	Design to provide thermal comfort such that a majority of occupants are comfortable for 98% of the year	FCC	Advanced Environmental	Thermal comfort studies have shown that the dwellings will be comfortable for more than 98% of the year with effective natural ventilation, as detailed in the dwelling design report. The effectiveness of the cross ventilation in corner units has been addressed in the AE memo dated 6 March 2008.	Yes – no further response required
	Natural light	Natural light is not provided to kitchen, bathrooms and toilets	Include natural light within existing architectural layouts	FCC	Advanced Environmental	Where feasible, kitchens and bathrooms have been provided with windows for the provision of natural light.	Yes – no further response required
Off Site ESD opportunities	ESD initiatives	Commitment to proposals in Section 5 is unclear. WSUD Initiatives for Public Realm are supported	Recommendations in Section 5.2 of Environmental Opportunities Report should be implemented	FCC	Advanced Environmental	WSUD has been included in the Masterplan ESD strategy.	Yes – no further response required
Rate Revenue	Stormwater levy and domestic waste rate	Calculations and values in relation to changes in the Stormwater Levy and Waste Management Charge are unclear as to the changes in Council revenue	Provide more detail on calculations and assumptions, with staging of potential revenue and life cycle costs (operations & maintenance) to allow Council to estimate impact on budget and operations	FCC	Macroplan	The dwelling numbers per stage have previously been provided to Council. The life cycle costs for infrastructure have already been determined by Council. Details of Asset Management will be provided as part of the subdivision certificate process.	Further information to be provided with Subdivision Certificate
Waste Management	Commercial premises	Commercial premises have potential to generate waste	Details are required of methods proposed to reduce waste disposal and increase resource recovery from commercial component	FCC	Hughes Trueman	Waste management processes of the commercial component would be subject to each individual DA and dependant on the type of development proposed.	Further information to be provided with Stage 6 DA
	Residential	Management of future domestic waste is not adequately addressed and is left to Council to implement a system without the applicant proposing any improved methods for waste reduction and management	Liaise with Council in relation to provision of facilities for waste collection	FCC	Hughes Trueman	Residential waste management is proposed to be in accordance with Council's current requirements. Refer to Environmental Construction & Management Plan Appendix A - Waste Management Plan, which has been signed off by Council's Environmental Health Officer.	Yes – no further response required
Sustainability	Additional measures needed to become a	Consider incorporating on-site household water reuse, solar hot	More info needed re: water reuse, solar hot water systems. Review /	FCC (Independent)	Advanced Environmental	The orientation is largely determined by the site constraints, however, it is considered that the siting and design of the dwellings	Yes – no further response required

ITEM	ISSUE	DETAIL	RESPONSE REQUESTED	AUTHORITY	CONSULTANT	RESPONSE	COMPLETED
	leader in sustainability	water systems, sun shading devices, better building orientation, increased roof pitches & different roof materials	response to suggested thermal performance measures.	Peer Review)	Urbis	has been optimised, taking into account the relevant site conditions, including both environmental and social issues and the need for passive surveillance of public spaces. The dwelling design report recommends: <ul style="list-style-type: none"> <li>• A site-wide recycled water system which will achieve better water savings than household water re-use.</li> <li>• Gas-boosted solar hot water.</li> <li>• Shading as required by NatHERS modeling to deliver an optimal thermal solution.</li> <li>• Passive ventilation of the roof space will reduce heat gain into the space as much as changing the tile colour as it stops the build-up of hot air in the roof cavity over a day.</li> </ul>	
<b>ECONOMIC ISSUES</b>							
Retail	Economic assessment does not include Plaza redevelopment	Delete all references to an increase in retail or commercial space within the development area	Provide appropriate economic assessment	FCC	Macroplan	The Concept Plan proposes to incorporate small scale, convenience based retail and commercial services in Stage 6 to cater for local residents, particularly those who are located on the eastern portion of the estate. The Masterplan and Concept Plan Maps clearly show that the potential retail and commercial activities will be of a small scale and integrated with the community facilities to form a central hub within the renewed estate. These will be assessed as part of a separate DA to Council. The economic assessment undertaken by Macroplan identifies potential opportunities for retail and commercial services to be accommodated on the estate and states that additional analysis will be required at the relevant stage to confirm this opportunity.	Detailed EIA to be submitted with future application for retailing in Stage 6
Employment and Training	Provide an employment and training strategy	A primary objective of this project is to provide local employment, training (apprenticeships etc)	Employment and Training Strategy has not been provided	FCC	Becton	An Employment and Training Strategy has been incorporated into the Community Renewal Services Plan and is submitted with the PPR.	Yes – no further response required
Local Business	Provide an economic assessment and development study and strategy.	A primary objective of this project is to provide local business growth and spending.	Use of local supply chains, business development strategy, and retained spending strategy	FCC	Becton	All information relating to local business and development strategy is included in the Community Renewal Services Plan submitted with the PPR.	Yes – no further response required
<b>OTHER ISSUES</b>							
LEP Amendment	Rezoning required to facilitate new zones and controls	Council has previously resolved to request the Minister to use the rezoning procedures available under Part 3A	Minister and Department of Planning to be advised of Council's preference	FCC	Urbis	Bonnyrigg Partnerships is supportive of Council's position and would be happy to assist in liaison with the Minister and / or the Department of Planning regarding this matter.	FCC to be primarily responsible for driving LEP preparation
	Proposed rezoning should include St Johns Park Sports Club	The Club has requested the LEP amendment to include the rezoning of land on the corner of Edensor Rd and Bonnyrigg Ave	Land should be rezoned to part Business B1 and part Residential R1	St Johns Sports Club	Urbis	This issue is a matter for Council to address in the preparation of their Comprehensive LEP.	FCC to be responsible for LEP preparation