

# Bonnyrigg Communities Plus Project

Modification to Concept Plan Approval for Bonnyrigg Housing Estate (MP06\_0046 MOD 5)

Drawing List	
MOD0000	Cover Sheet
MOD0001	Land Subject to Modification
MOD0002	Structure Plan
MOD0003	Building Heights
MOD0004	Street Frontage Heights - Residential Flat Buildings
MOD0005	Street Setbacks - Residential Flat Buildings
MOD0006	Street Wall Sections A & B
MOD0008	Street Wall Sections C1 & C2
MOD0009	Street Wall Sections D, E & F
MOD0010	Street Wall Section G & Private Open Space
MOD0011	Activation
MOD0012	Open Space
MOD0013	Access
MOD0014	Maximum Gross Floor Area / Dwellings

Drawing List	
MOD0015	Open Space - Pedsheds
MOD0016	Preliminary Staging Plan

Project Information		
	Current Approval	Proposed
Maximum Height (storeys)	6 storeys	6 storeys
Dwelling Yield	2,500 dwellings	3,000 dwellings
Open Space Area	12.13 hectares	13.04 hectares

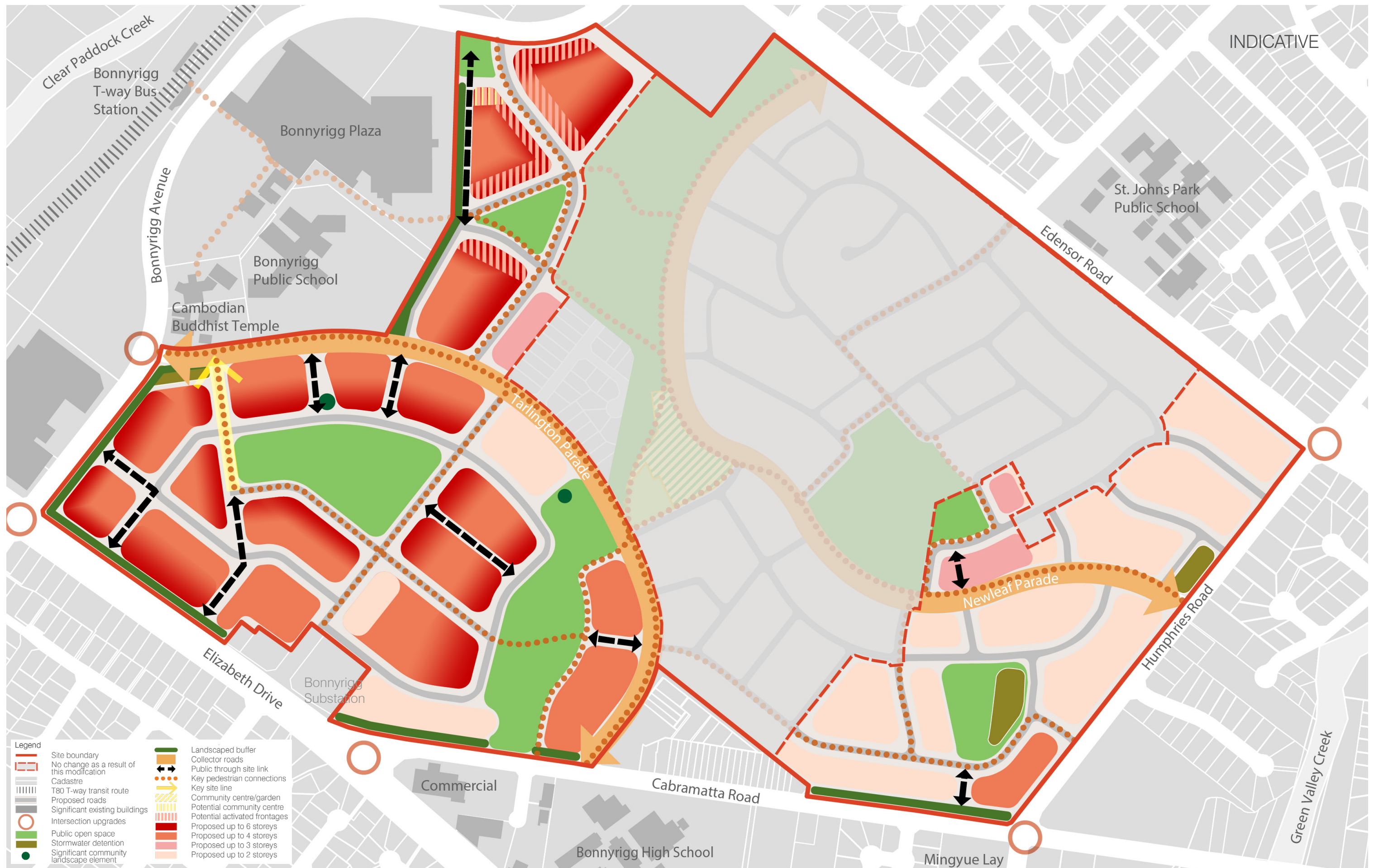


Stage	DA No.	Dwellings	Status
Stage 1	MP06-0046	106	Completed
Stage 2	123.1/2010	104	Completed
Stage 3	1303.1/2010	159	Completed
Stage 4a	1098.1/2011	55	Completed
Stage 4b	1098.1/2011	39	Completed
Stage 5	843.1/2012	91	Housing under construction
Stage 6a	4221.1/2017	91	Civil works under construction
Wall Place	251.3/2016	0	Superlot (under construction with Stages 6/7)
Stage 7a	4221.1/2017	51	Civil works under construction
Stage 7b	4221.1/2017	19	Civil works under construction



Bonnyrigg Estate in approved stages and areas subject to modification. Source: Nearmap, annotations by Architectus.

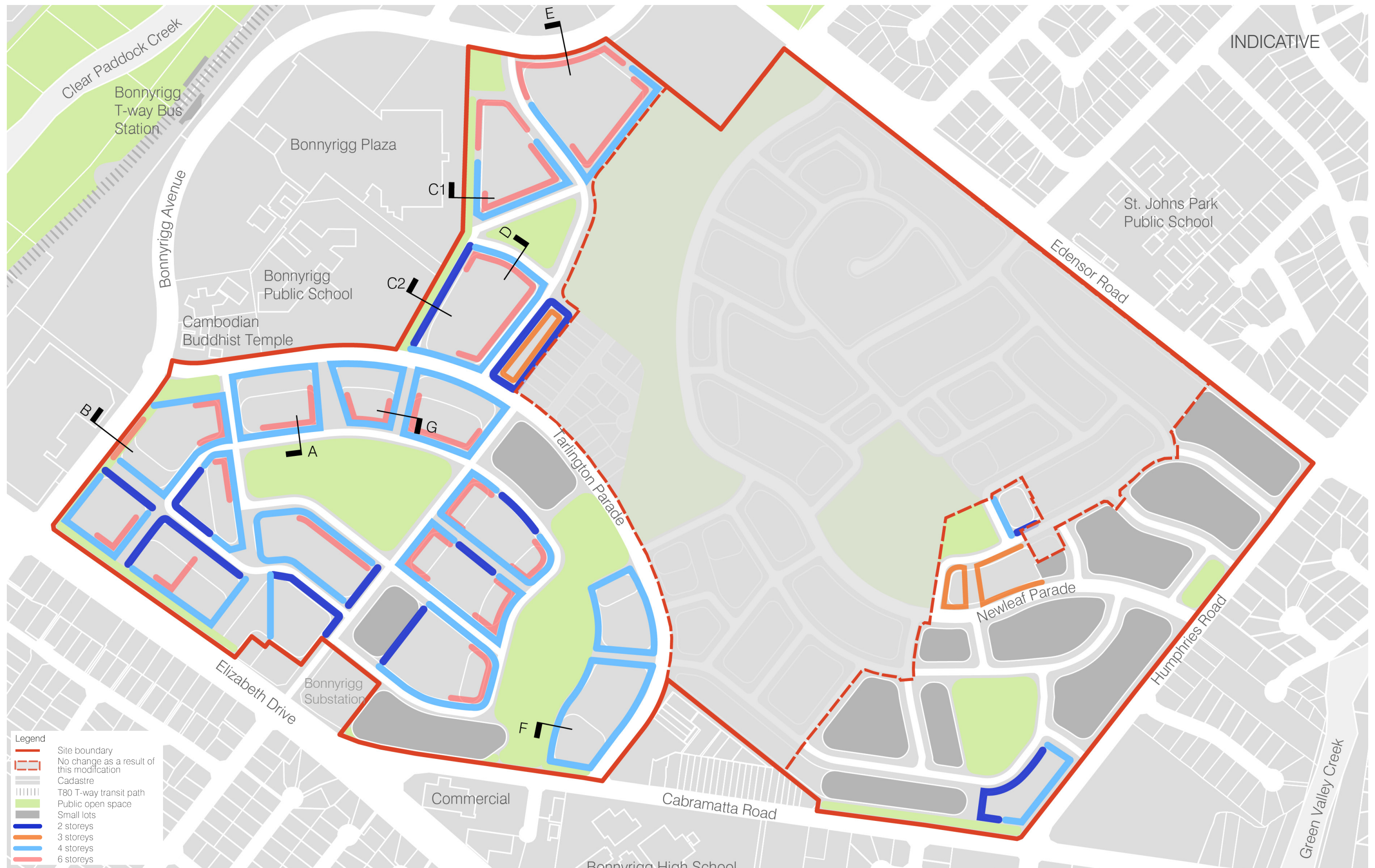




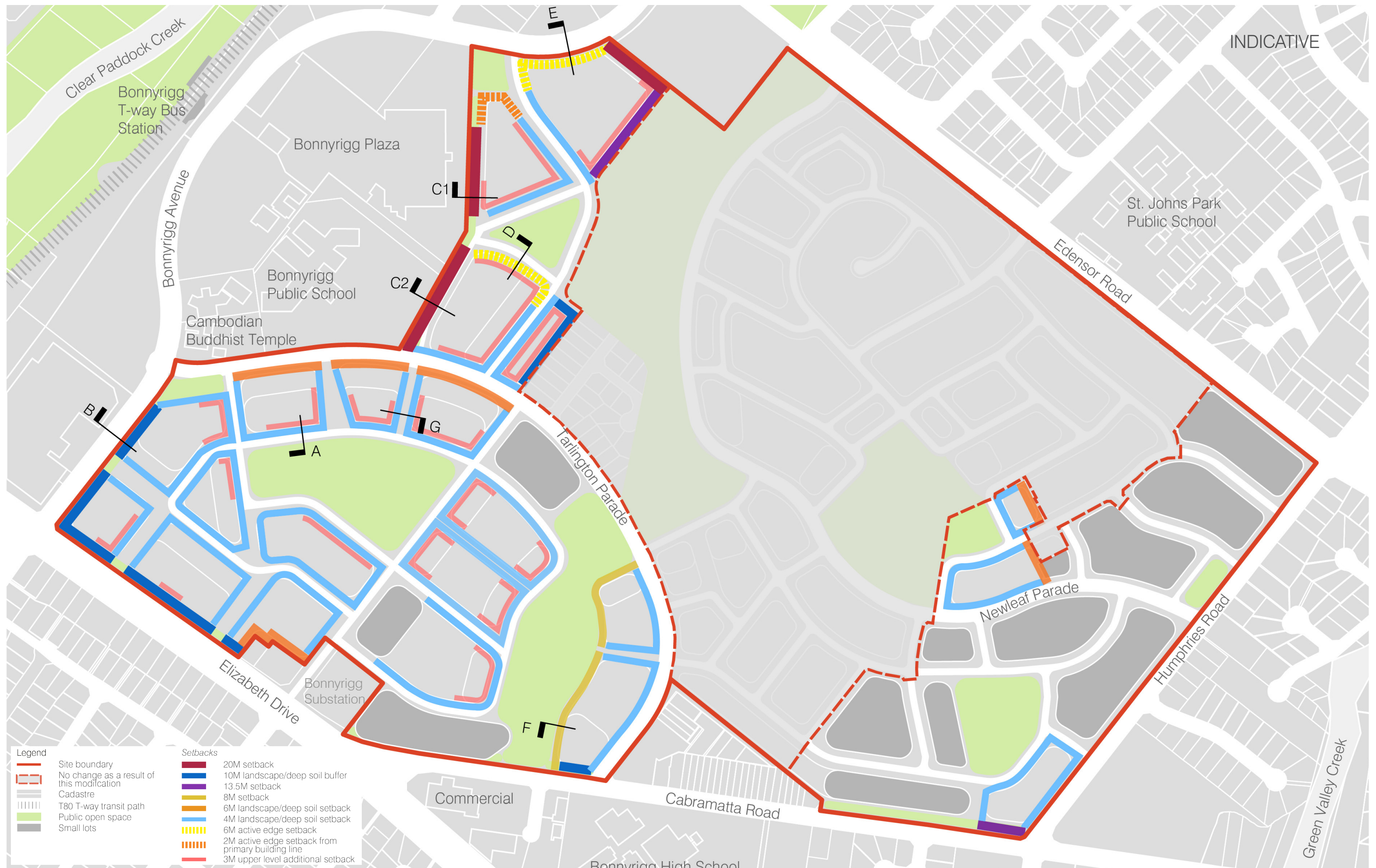




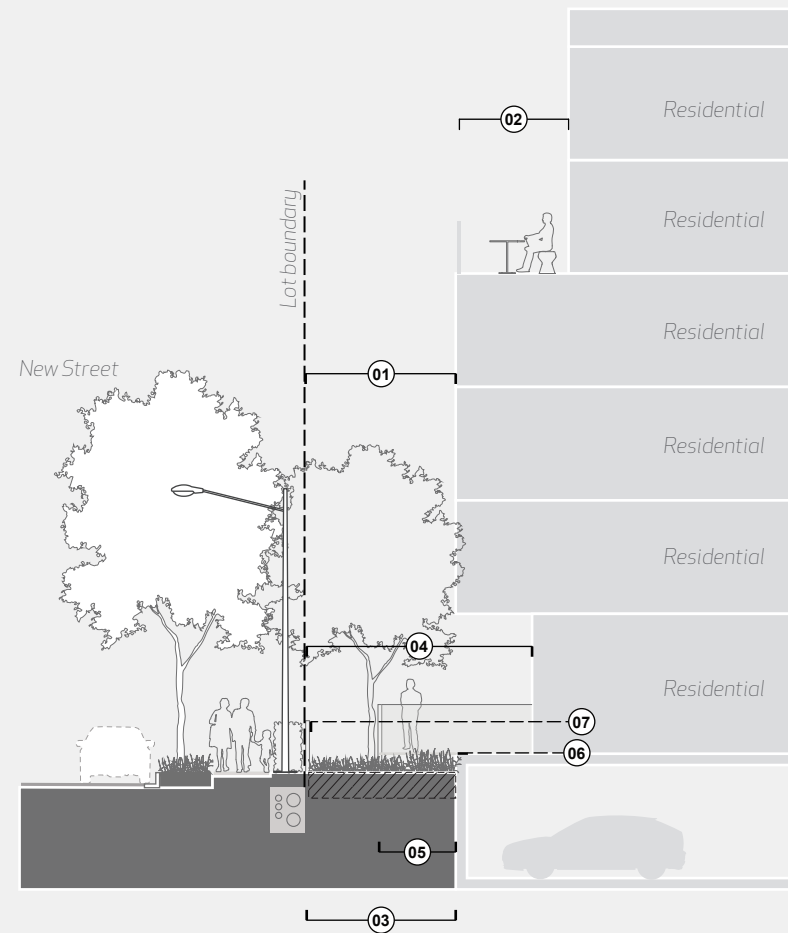






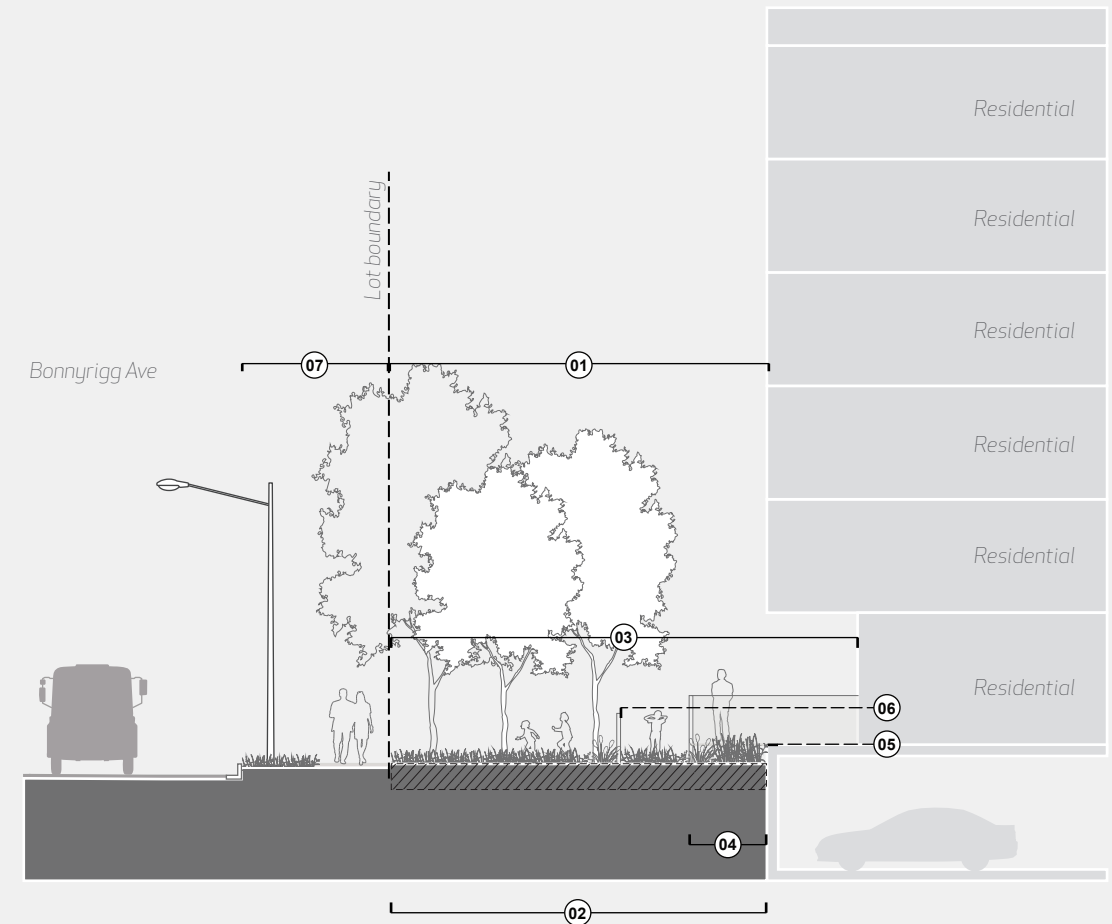






Street wall section A

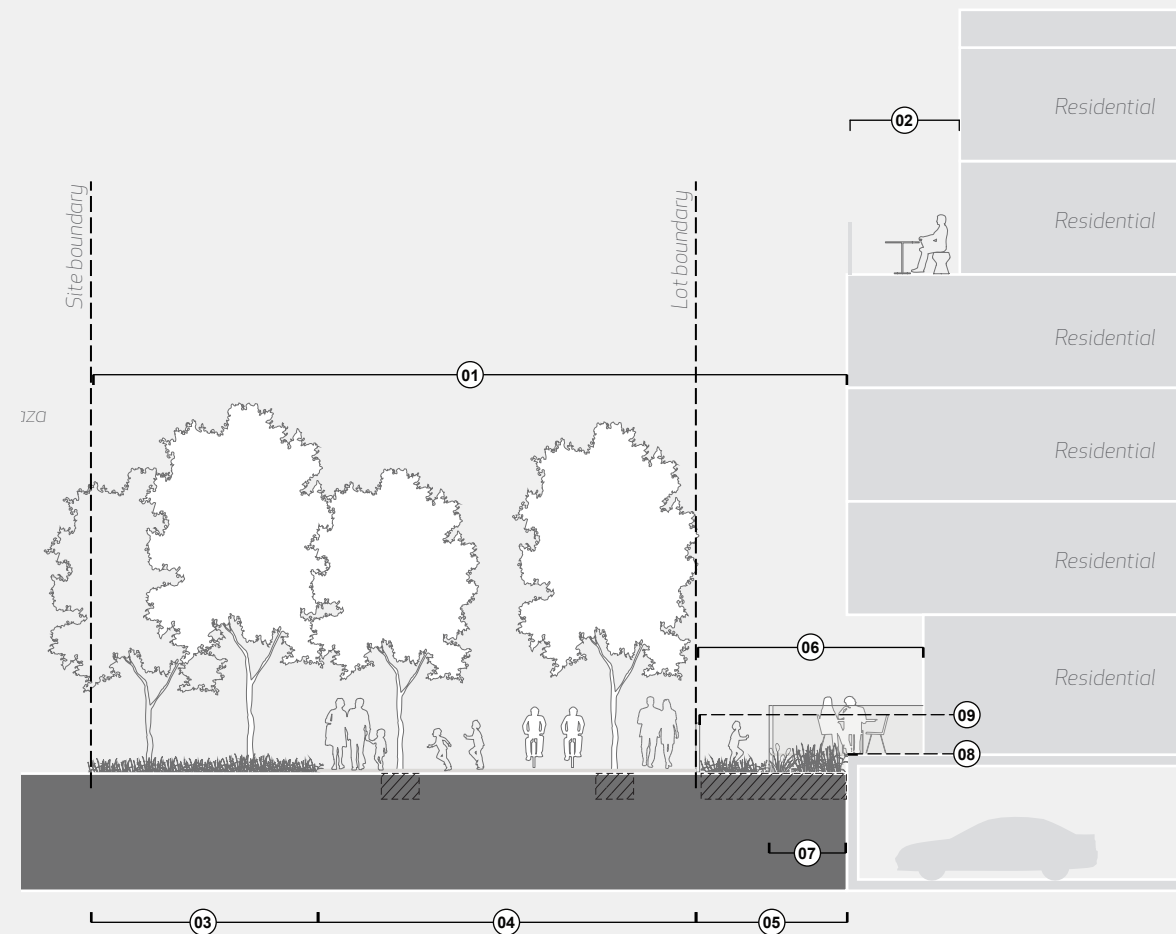
1. Primary building setback - minimum 4m
2. Upper level additional setback - min 3m
3. Deep soil landscape planting area - min 4m
4. Setback from the site boundary to the glass line - min 6m
5. Projection of private open space into deep soil zone - max 2m and max 40% of apartment frontage in plan
6. Ground floor private open space deck max 1M above street level
7. Site boundary fence - max 1.4m high, 50% transparency



Street wall section B

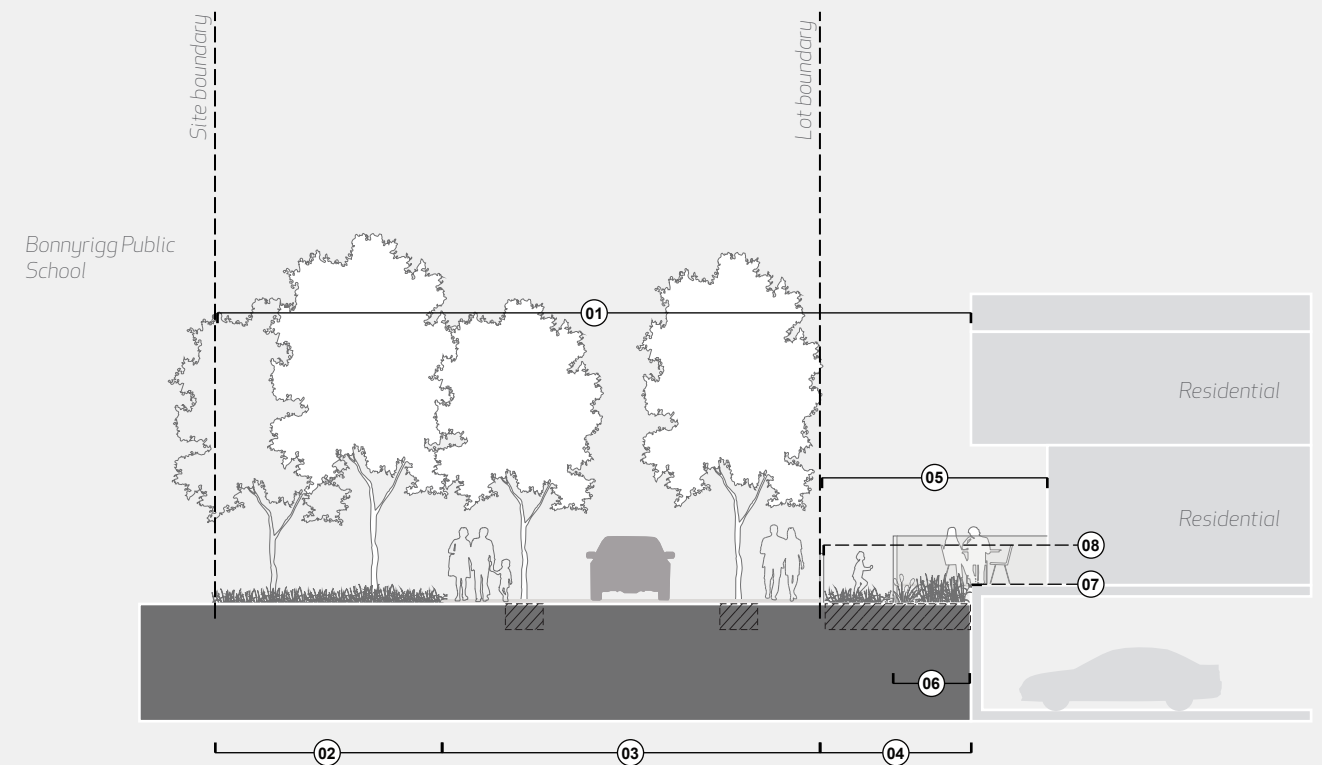
1. Primary building setback - minimum 10m
2. Deep soil landscape planting area - min 10m
3. Setback from the site boundary to the glass line - min 12m
4. Projection of private open space into deep soil zone - max 2m and max 40% of apartment frontage in plan
5. Ground floor private open space deck max 1m above street level
6. Privacy fence - max 1.4m high, 50% transparency
7. Existing footpath/road reserve





Street wall section C1

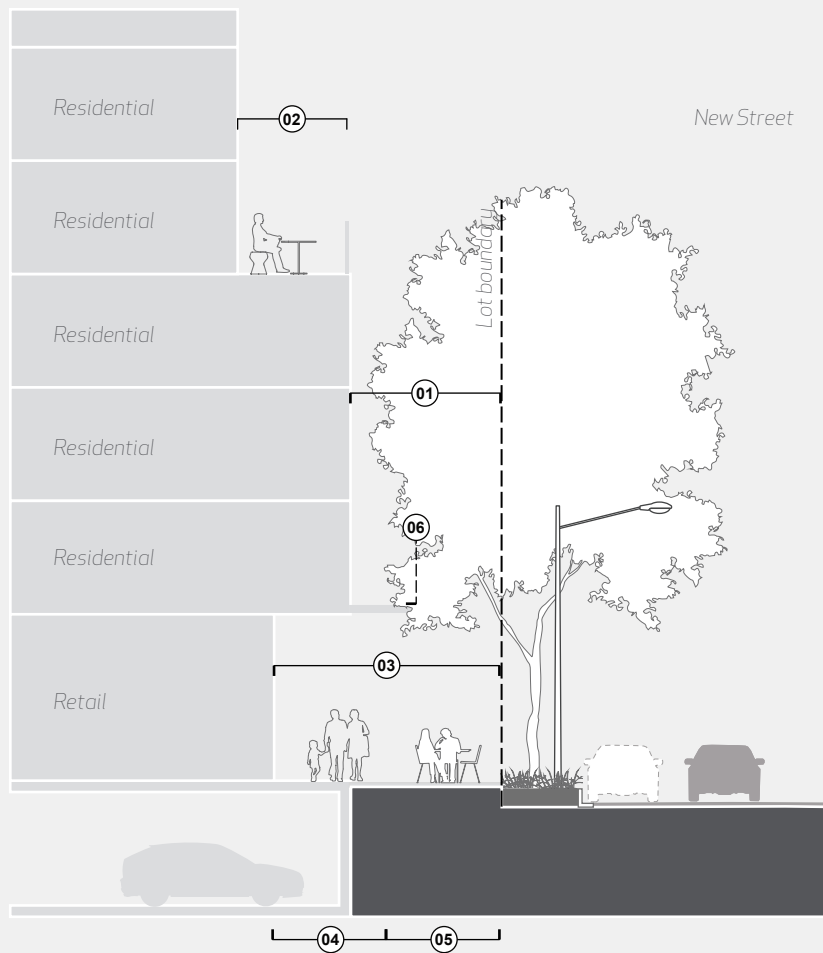
1. Primary building setback - minimum 20m
2. Upper level additional setback - min 3m
3. Deep soil landscape planting area - min 6m
4. Pedestrian/cycle shareway 10m
5. Deep soil landscape planting area - min 4m
6. Setback from the site boundary to the glass line - min 6m
7. Projection of private open space into deep soil zone - max 2m and max 40% of apartment frontage in plan
8. Ground floor private open space deck max 1m above street level
9. Privacy fence - max 1.4m high, 50% transparency



Street wall section C2

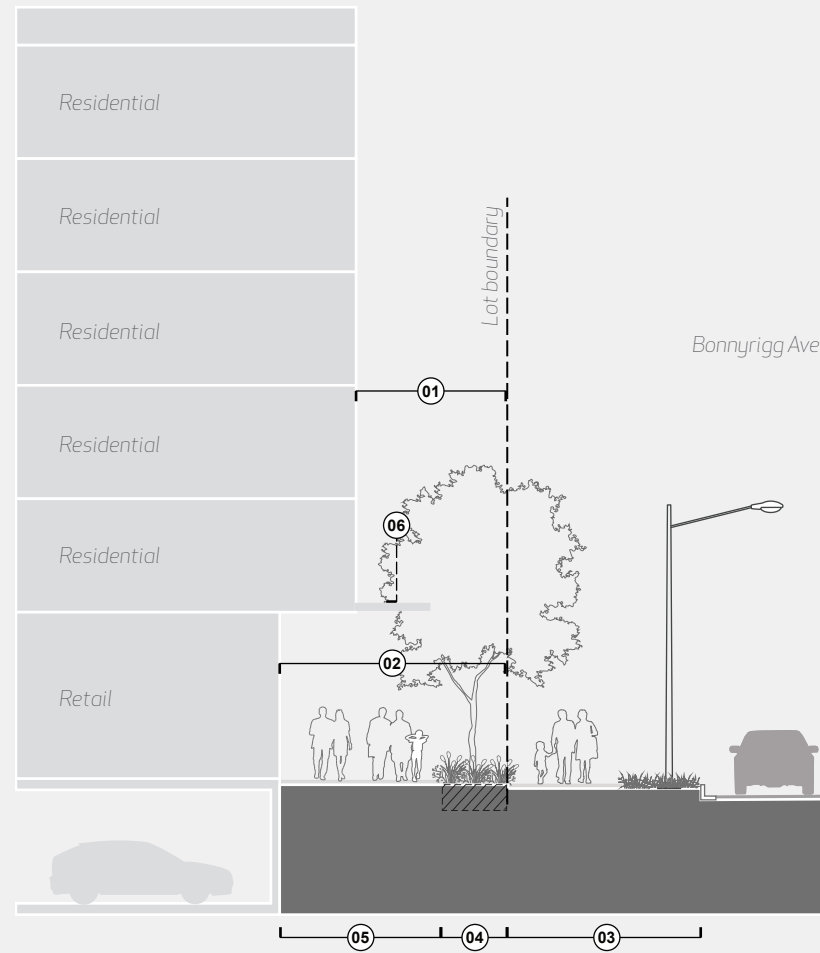
1. Primary building setback - minimum 20m
2. Deep soil landscape planting area - min 6m
3. Traffic lane - one way 10m
4. Deep soil landscape planting area - min 4m
5. Setback from the site boundary to the glass line - min 6m
6. Projection of private open space into deep soil zone - max 2m and max 40% of apartment frontage in plan
7. Ground floor private open space deck max 1m above street level
8. Privacy fence - max 1.4m high, 50% transparency





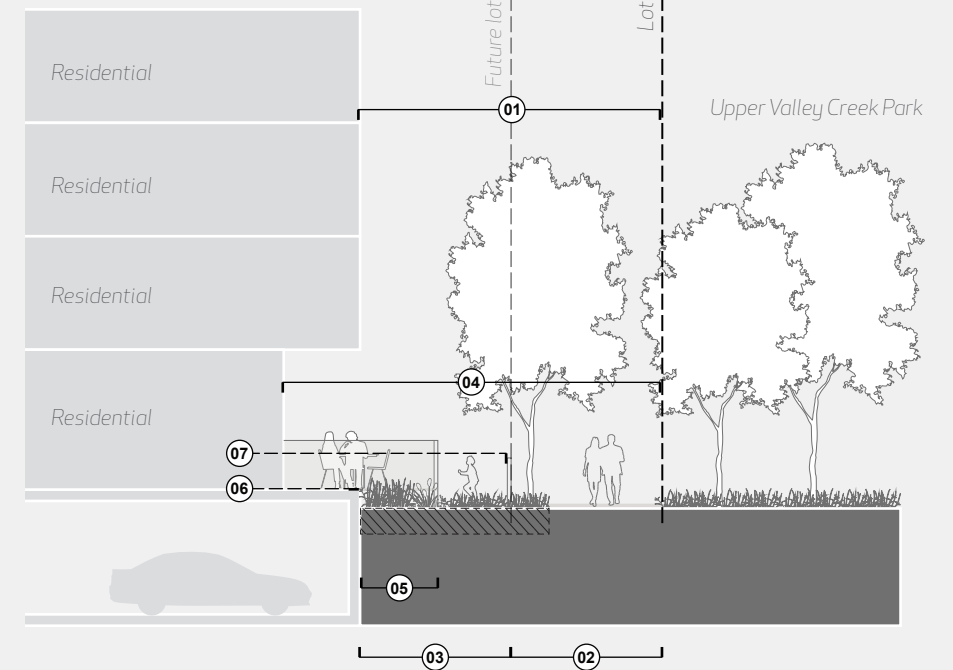
Street wall section D

1. Primary building setback - minimum 4m
2. Upper level additional setback - min 3m
3. Setback from the site boundary to the glass line - min 6m
4. Clear footpath zone - min 3m
5. Alfresco dining zone - max 3m
6. Awning - min 2m



Street wall section E

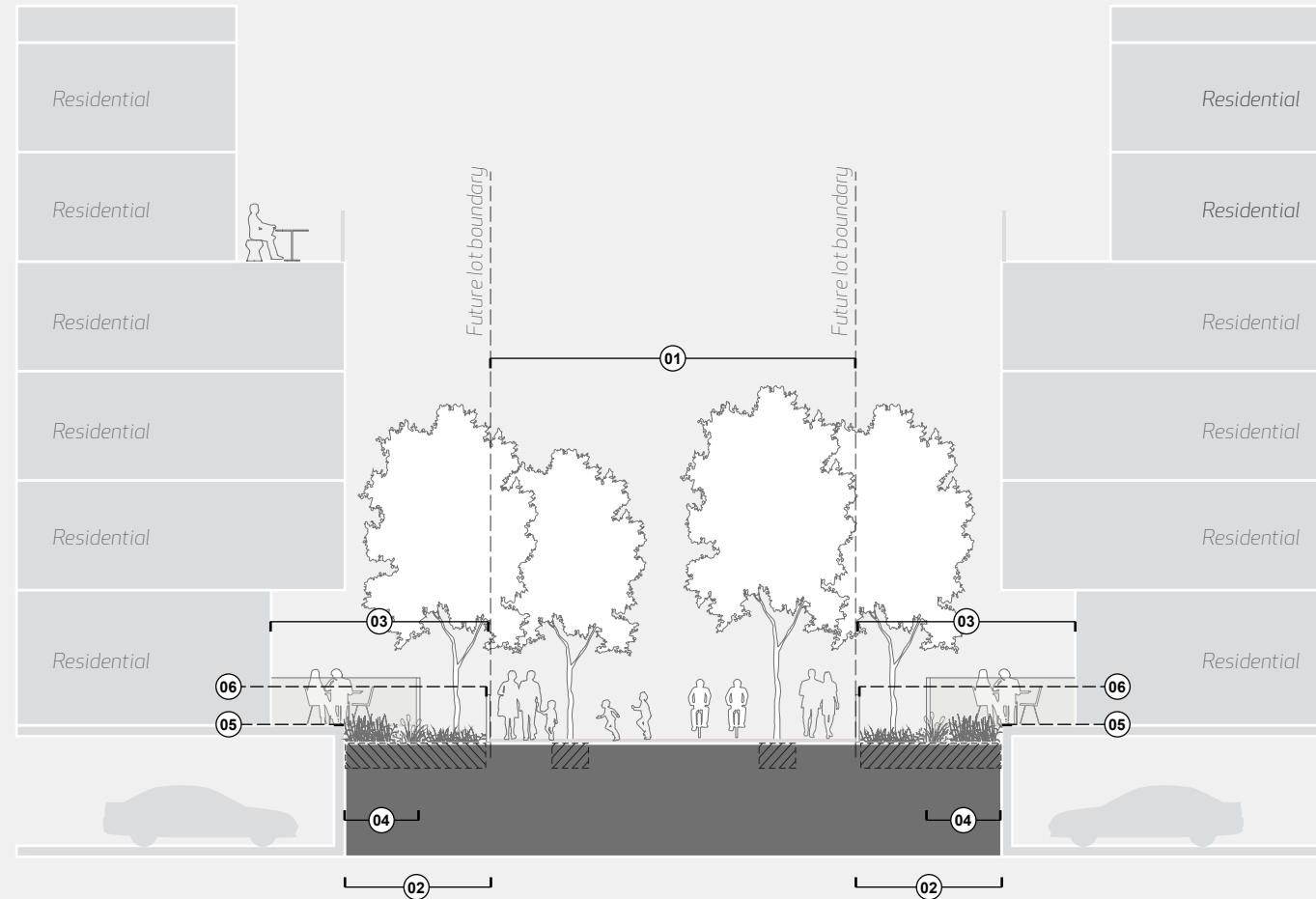
1. Primary building setback - minimum 4m
2. Setback from the site boundary to glass line - min 6m
3. Existing public domain
4. Landscaping zone - min 2m
5. Pedestrian zone - 4m
6. Awning - min 2m



Street wall section F

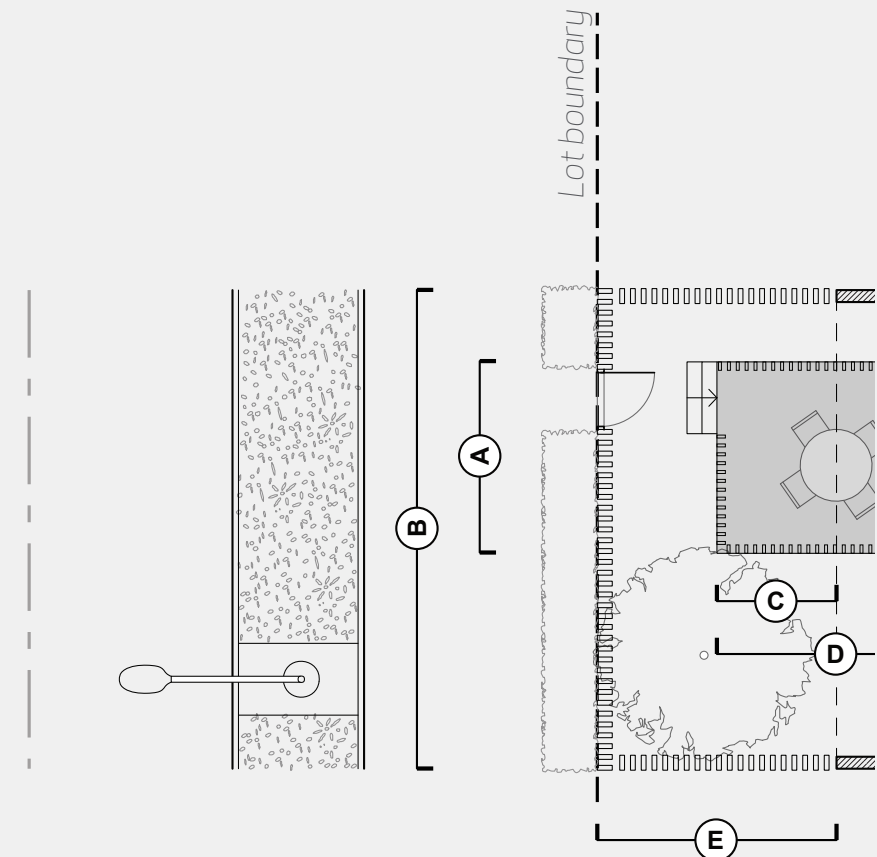
1. Primary building setback - minimum 8m
2. Public footpath and planting zone - min 4m
3. Deep soil landscape planting area - min 4m
4. Setback from the site boundary to the glass line - min 10m
5. Projection of private open space into deep soil zone - max 2m and max 40% of apartment frontage in plan
6. Ground floor private open space deck max 1m above street level
7. Site boundary fence - max 1.4m high, 50% transparency





Street wall section G

1. Through site link - pedestrian/cycle shareway (min consistent width of 6m for up to 4 storey development; min consistent width of 10m for up to 6 storey development; note the western through site link connecting Tarlington Parade & the Community Park to have a minimum narrowest width as per the above then variable width to accommodate cultural tree)
2. Deep soil landscape planting area - min 4m
3. Setback from the site boundary to the glass line - min 6m
4. Projection of private open space into deep soil zone - max 2m and max 40% of apartment frontage in plan
5. Ground floor private open space deck max 1m above street level
6. Site boundary fence - max 1.4m high, 50% transparency



Projection of private open space

- A. Length of A is a maximum of 40% of length of B
- B. Apartment frontage
- C. Projection of private open space into deep soil zone - max 2m
- D. Private open space - max 4m
- E. Deep soil landscape planting area - min 4m











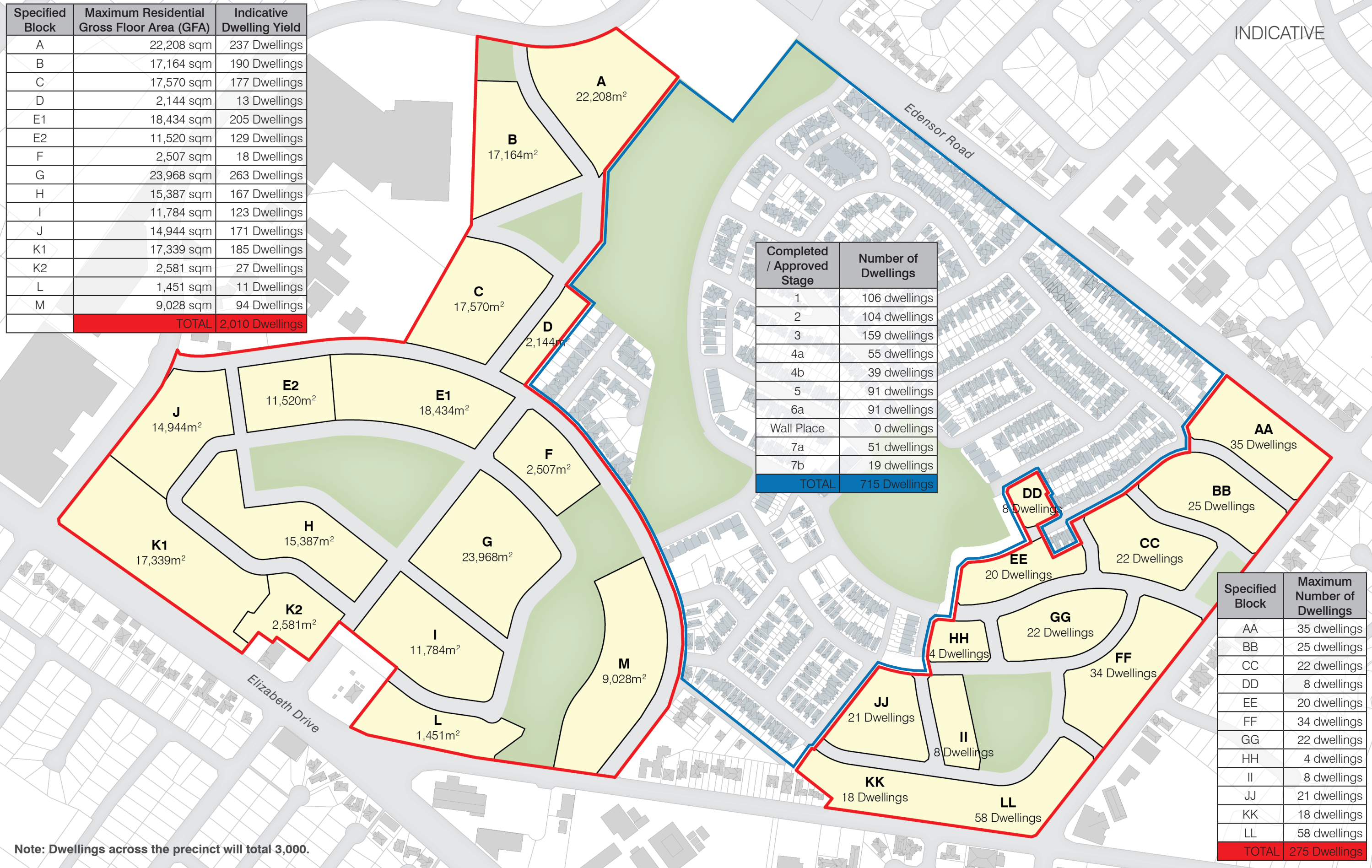








Specified Block	Maximum Residential Gross Floor Area (GFA)	Indicative Dwelling Yield
A	22,208 sqm	237 Dwellings
B	17,164 sqm	190 Dwellings
C	17,570 sqm	177 Dwellings
D	2,144 sqm	13 Dwellings
E1	18,434 sqm	205 Dwellings
E2	11,520 sqm	129 Dwellings
F	2,507 sqm	18 Dwellings
G	23,968 sqm	263 Dwellings
H	15,387 sqm	167 Dwellings
I	11,784 sqm	123 Dwellings
J	14,944 sqm	171 Dwellings
K1	17,339 sqm	185 Dwellings
K2	2,581 sqm	27 Dwellings
L	1,451 sqm	11 Dwellings
M	9,028 sqm	94 Dwellings
TOTAL		2,010 Dwellings





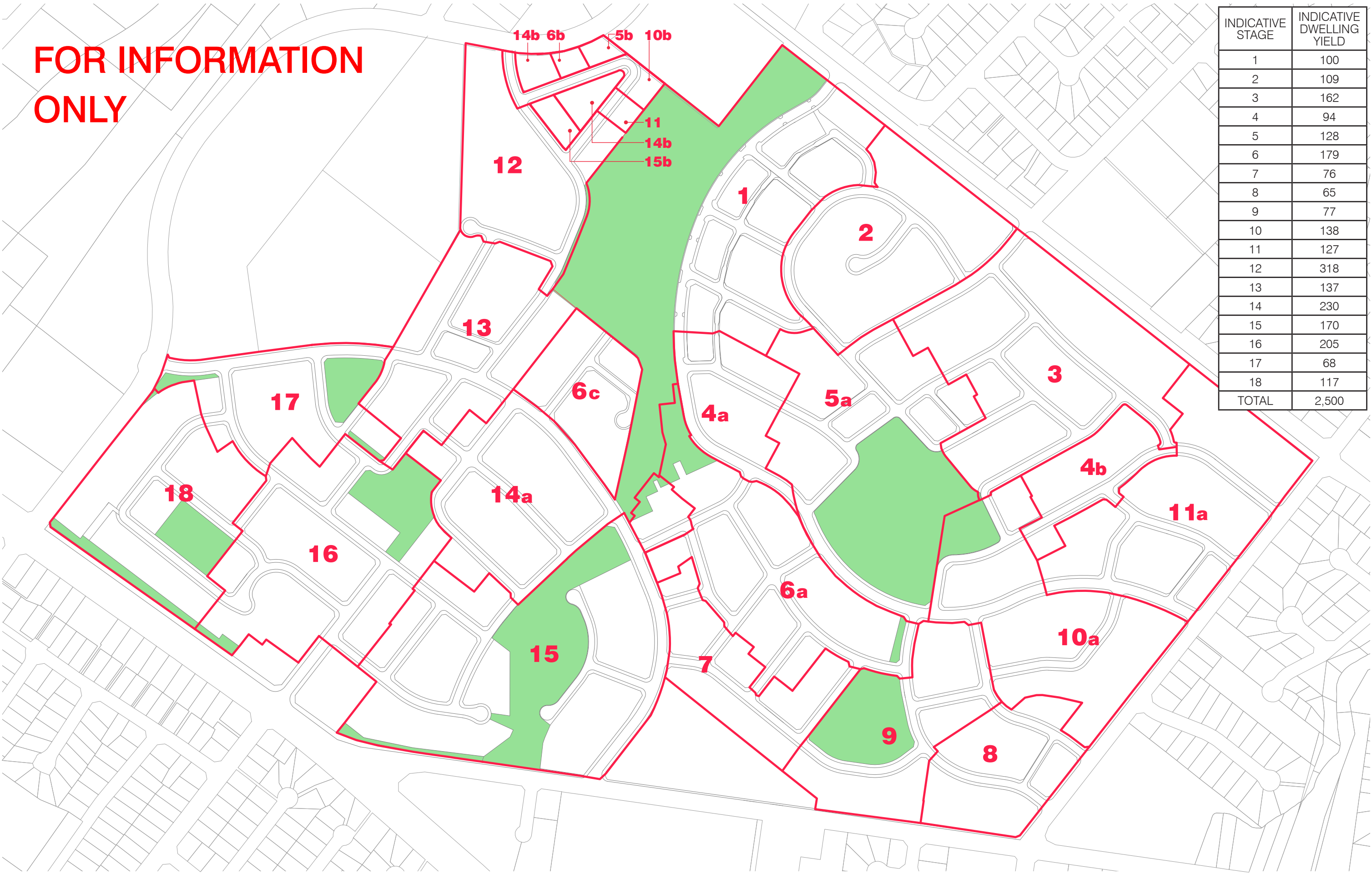






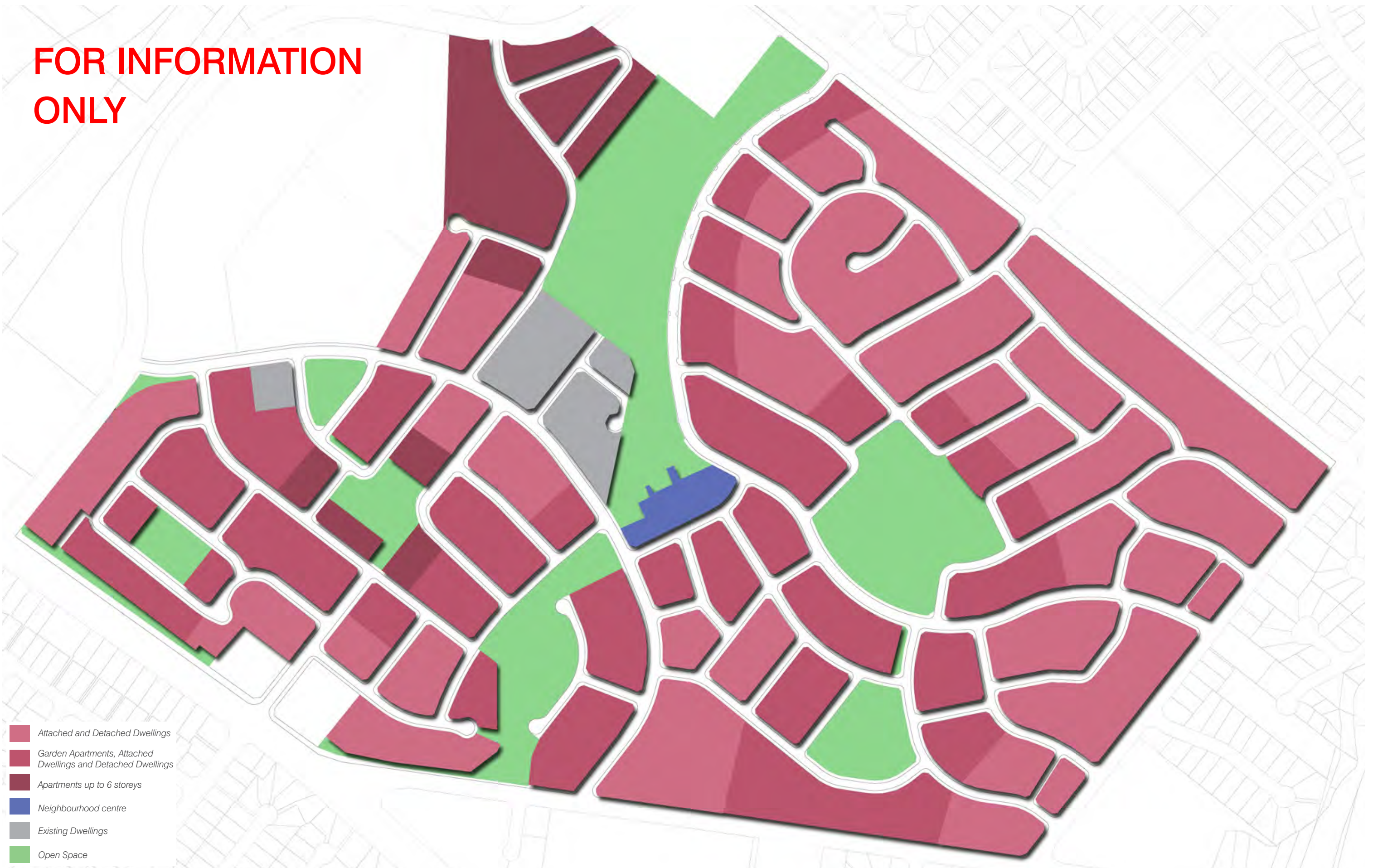


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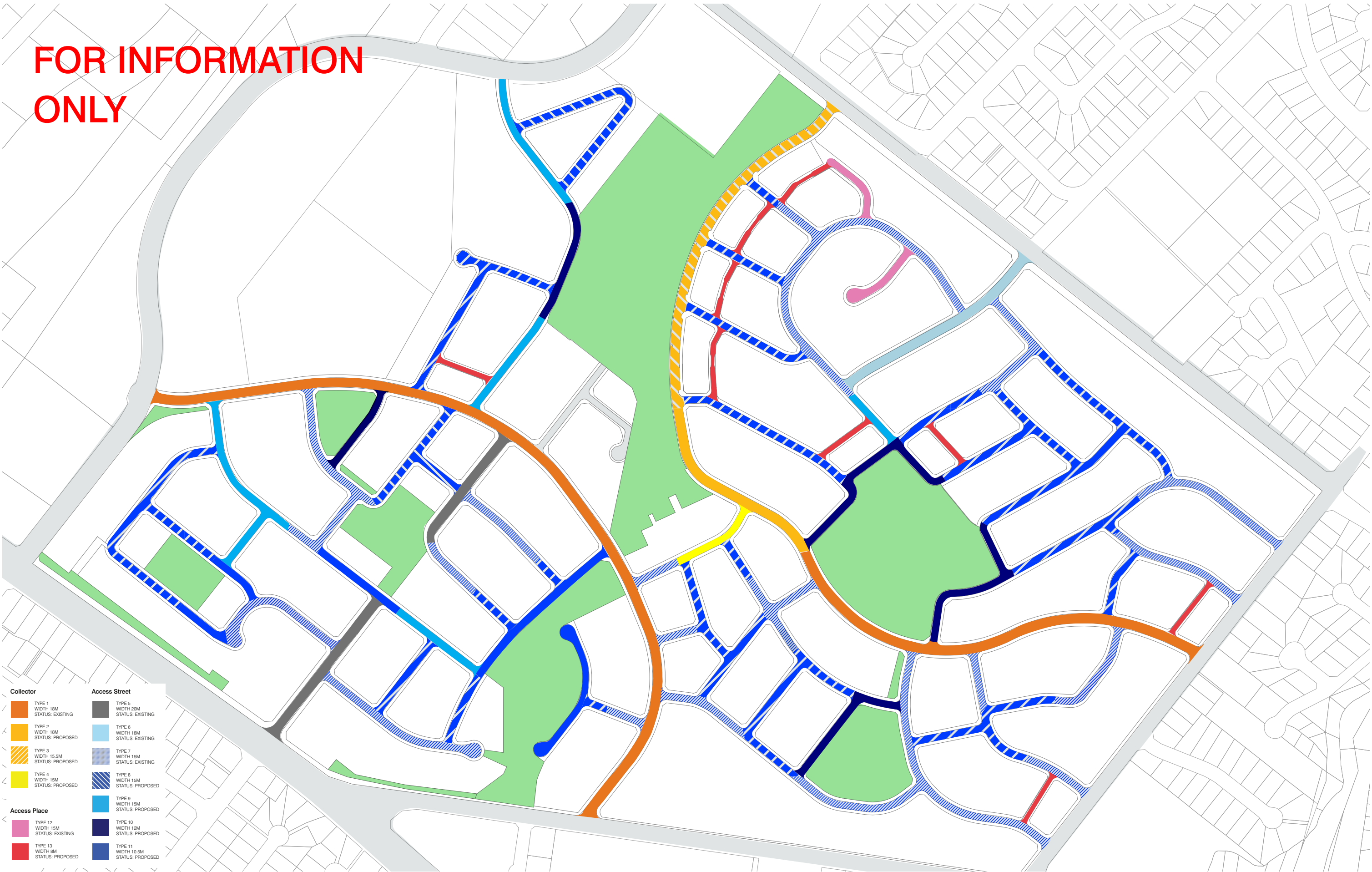


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Collector		Access Street	
	TYPE 1 WIDTH 18M STATUS: EXISTING		TYPE 5 WIDTH 20M STATUS: EXISTING
	TYPE 2 WIDTH 18M STATUS: PROPOSED		TYPE 6 WIDTH 18M STATUS: EXISTING
	TYPE 3 WIDTH 15.5M STATUS: PROPOSED		TYPE 7 WIDTH 15M STATUS: EXISTING
	TYPE 4 WIDTH 15M STATUS: PROPOSED		TYPE 8 WIDTH 15M STATUS: PROPOSED
Access Place			TYPE 9 WIDTH 15M STATUS: PROPOSED
	TYPE 12 WIDTH 15M STATUS: EXISTING		TYPE 10 WIDTH 12M STATUS: PROPOSED
	TYPE 13 WIDTH 18M STATUS: PROPOSED		TYPE 11 WIDTH 10.5M STATUS: PROPOSED