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15 December 2010

Mr Andrew Smith
Team Leader
Department of Planning
GPO Box 39
SYDNEY NSW 2001

Dear Andrew,

**Section 75W Application to Amend Determination of Major Project MP 06_0046
Bonnyrigg Living Communities Project**

1 Overview

This application is lodged on behalf of Bonnyrigg Partnerships under the provisions of Section 75W of the Environmental Planning and Assessment Act 1979 to amend the Concept Plan for the Bonnyrigg Living Communities Project (Determination No MP 06_0046, dated 12 January 2009).

In support of the application, please find attached:

- A completed 'Request to modify a major project' form.
- A completed political disclosures form.
- A cheque for \$750 being the requisite fee for a Section 75W Application.
- 5 x copies of the following documentation:
 - Site plan, subdivision plan and landscape plans for Stage 3.
 - Architectural plans for apartment building
- 5 x copies of the updated Bonnyrigg Masterplan

2 Background

The Bonnyrigg Masterplan, was prepared to guide the renewal and revitalisation of the Bonnyrigg Estate and will eventually inform the Development Control Plan (DCP) for the area. As stipulated in its introduction, the Masterplan aims to develop a new neighbourhood *"suited to the needs of the existing and surrounding community"*.

Bonnyrigg Partnerships, in association with dKO Architecture, has recently undertaken a comprehensive review of the Masterplan taking into account feedback from the marketing and sale of the dwellings in Stages 1 and 2 of the staged renewal. As part of this process, Bonnyrigg Partnerships evaluated purchaser profiles, pricing levels, sales rates and the type of dwelling product desired from the market in order to forecast the appropriate dwelling types as part of the ongoing development stages.

The initial development stages were an effective way to gauge the responsiveness of occupants and potential purchasers, and 'test' the appropriateness of the planning guidelines in the Masterplan. Market feedback has indicated a need to respond to market demand for both more 'traditional' and more affordable dwelling types. Central to achieving this is by seeking a reduction in the minimum allotment size for detached houses to enable the dwelling density while also providing a 'traditional' detached product. Secondly, it is proposed to include additional locations where apartment buildings

can be accommodated within the Bonnyrigg Masterplan. Two additional amendments include a minor re-wording of the zero side setbacks and the front boundary fencing types.

This application is lodged concurrently with a development application for Stage 3 of the Bonnyrigg Living Communities Project. Detailed architectural drawings for Stage 3 were prepared at the same time as the review of the Masterplan, enabling the amendments to be further refined and 'tested' in terms of the principles and detailed development controls within the approved Masterplan.

The Masterplan is a flexible 'living' document which provides an appropriate mechanism to guide the ongoing form of development at the site: *"As the Masterplan will be realised through staged development, design variations within each dwelling type over time is expected. Future potential design variations will be tested to ensure that dwelling types continue to be complementary to each other."* A more detailed description and justification of the proposed amendments are discussed below.

3 Proposed Amendments to Bonnyrigg Masterplan

3.1 Reduction in the minimum widths for detached dwellings

Section 5.3 of the Bonnyrigg Masterplan sets out minimum allotment dimensions within Bonnyrigg for attached and detached dwelling types. The minimum allotment width for detached houses (as amended through a Section 75W application approved on 19 April 2010) is 8.5 metres. It is proposed to amend this guideline to 6.4 metres in order to create a more flexible range of detached dwellings in the proceeding stages of the project. This is generally consistent with the Fairfield City Wide DCP 2006 (Version 9) which makes provision for 6.7m wide lots in a limited number of locations.

Direct market feedback from the initial development stages indicates that there is a strong demand for more 'traditional' housing typologies, in particular detached houses. However, there is also a need to retain the density targets of the development. These more 'traditional' housing types are more favoured than attached 'plex' houses by certain buyers, as they enable a Torrens title subdivision and they are seen to offer more privacy due to lack of common walls.

A reduction in the minimum allotment size has been recently approved by the Minister. However, it is apparent that a further reduction in the minimum requirement is required to allow for the introduction of more affordable and innovatively designed detached houses. Smaller allotment widths will assist with the design flexibility of future stages and enable an increase in the number of detached dwellings in future stages, and provide a range of housing products at varying price points.

The Masterplan currently has a focus on providing a larger quantum of attached dwelling types. It was assumed that attached dwellings would enable the density targets set by the project to be achieved:

*"The Masterplan places less emphasis on detached homes, introducing attached housing types that **provide high levels of amenity and in order to achieve the density targets set by this project**" (Section 2.9)*

However, it is considered that detached homes on narrower lots may also enable this objective to be achieved, as evidenced in the detailed architectural drawings lodged with the Stage 3 development application.

Overall it is considered that a reduction in the minimum allotment width will enable scope for a wider range of detached houses that are more affordable to certain homebuyers at Bonnyrigg. This is discussed below.

Residential Amenity

- Reduced width lots will enable innovative responses to the design and amenity of detached dwellings, offering a generous suite of spatial experiences, multiple orientations and varied relationships in response to the prevailing environmental conditions.

- Smaller detached dwellings have been introduced on the narrower south facing lots, where living rooms and main bedrooms are located at the rear to optimise the solar orientation to the north.
- Dwellings on reduced width allotments have been designed to create a perception of more space, such as the long hallway and atrium feature which create a feeling of space and light within the detached dwellings.
- Detached housing provides opportunities for an enhanced sense of privacy. Detached dwellings will share no common wall with adjoining tenants, with adequate building separation, and reduced noise transmission from not having common corridors. Detached dwellings will also offer opportunities for improved visual privacy through use of zero setbacks on the eastern sides of narrower lots and using detailed site and building design elements to increase privacy without compromising access to light and air (i.e. offset windows, recessed balconies and vertical fins between adjacent balconies).

Streetscape

- The proposed reduction in lot widths does not fundamentally alter the appearance and streetscape presentation of detached dwellings.
- The detached dwellings will contain an interesting façade and streetscape presentation which is broken up by a decorative atrium feature which contains a generous amount of window glazing.
- The reduced widths will still enable dwellings to comply with the relevant streetscape guidelines contained within the Bonnyrigg Masterplan.

Surveillance

- The reduced allotment widths will maintain a high degree of passive surveillance to the street.
- Whilst some of the narrower lots are on south facing lots, passive surveillance will be maintained from dwellings on the north facing lots and from first floor levels of south facing lots.

Private open space

- Reduced width lots have been designed to enhance the siting of dwellings to capture northern sunlight and extend living areas to the outdoor area.
- Larger north facing lots will be able to accommodate a primary and secondary form of private open space to the north (front) and south (rear) whilst south facing lots will contain their primary area of private open space to the north.

Car parking and garages

- Section 5.3 of the Masterplan stipulates that a maximum combined width of garages fronting a street (not including rear access streets) is 50% of the allotment width. The proposed smaller detached house product will still comfortably comply with this guideline, with the garage comprising 42% of the allotment width when measured from outer edges of the panel lift doors.

3.2 Introduction of walk-up apartments adjoining Hilltop Park

'Multi-dwelling housing' is permissible with the R1 Zone of Draft Fairfield Standard LEP 2010 (in which Newleaf is proposed to be zoned). However, the current primary controls are the Concept Plan approval and associated Bonnyrigg Masterplan, which identifies areas which will accommodate apartment buildings in later stages of the project - Bonnyrigg Plaza (Precinct 1) and the Temple Precinct (Precinct 2). These two precincts are both within later stages of the renewal and in close proximity to Bonnyrigg Plaza.

Bonnyrigg Partnerships is seeking to introduce three storey walk-up apartments in locations that benefit from high levels of amenity, including lots adjacent to public open space. Therefore, it is proposed to amend the Masterplan by adding a section on 'neighbourhood apartments' in Part 5 of the document.

The development application for Stage 3 of the project, lodged concurrently with the Section 75W modification, includes an apartment building for 18 apartments immediately adjacent to Hilltop Park.

The proposed apartments positively respond to the surrounding context, and have been designed fully in accordance with the guidelines contained within SEPP 65. The apartments are of a low scale and height, have been strategically located adjacent to Hilltop Park to optimise the connectivity to open space and limit the extent of overshadowing from taller building elements to surrounding detached and attached houses. These apartments provide passive surveillance, with living rooms, main bedrooms and balconies on upper levels oriented to the street and park. To increase solar access, these apartments also contain secondary private open space (either in the form of courtyards or balconies) to the rear to optimise northern orientation.

The apartments will positively enhance the variety of dwellings within Newleaf Bonnyrigg and respond to the demand for more 'traditional' styles of housing in the project.

3.3 Zero Side Setbacks

Section 5 of the Bonnyrigg Masterplan stipulates that “*zero side setbacks must not exceed a maximum length of 12m*”. It is proposed to change this to “*zero side setbacks must not exceed a maximum length of 12m where it adjoins a private allotment*”.

This guideline was included within the Masterplan with the intent to maintain a consistent building line, visual privacy and reduce the impacts of overshadowing on adjoining properties. This type of control is common in DCPs which apply to existing, traditional residential areas which have multiple and fragmented ownerships. However, Newleaf Bonnyrigg is a new, large scale project which will be developed in a consistent manner with detailed coordination in the design of new built form in each development stage.

In this regard, each dwelling and allotment has been designed in response to individual site conditions and zero side setbacks have specifically been adopted to enhance privacy, amenity and streetscape. Notwithstanding, it is proposed to retain a maximum building length of 12m where they adjoin private allotments.

3.4 Amended fencing treatments

It is proposed to amend the Masterplan to enable alterations to the fencing types proposed for private open space in the front or side setbacks.

The Masterplan requires fencing on the street or park frontages to be “visually permeable” and with vegetation selected that complements passive surveillance of all public areas. In order to satisfy this objective, and respond to the ongoing concerns of current residents, it is proposed to introduce a new style of fencing on the estate. ‘Superslat’ fencing will enable a high quality finish, additional privacy provision which still retains visual permeability, and is generally low maintenance.

4 Section 75W Modification

4.1 Condition A3 - Development in Accordance with Plans and Documentation

4.1.1 Condition A3(1)

The table is proposed to be updated by updating the references to the Bonnyrigg Masterplan and the Concept Plan Title Details shown below:

<i>Updated Masterplan</i>	<i>Urbis</i>	<i>December 2010</i>
<i>Updated Concept Plan Maps</i>	<i>Urbis</i>	<i>December 2010</i>

4.1.2 Condition A3 (2) (b)



The reference to the Bonnyrigg Masterplan in part (b) of Condition A3(2) is proposed to be updated as shown below:

"Bonnyrigg Masterplan prepared by Urbis, dated September 2008 (as amended by relevant Section 75W modifications)"

5 Summary and Conclusion

The amendments sought by way of the Section 75W modification will provide additional flexibility within the Bonnyrigg Masterplan that responds to direct market feedback from Stages 1 and 2. More traditional and more affordable housing typologies will be provided, including narrower detached houses and walk-up apartments.

The design of Stage 3 has enabled Bonnyrigg Partnerships and dKO Architects to test the 'new' dwelling typologies. These dwellings provide an attractive streetscape, a high degree of residential amenity, good passive surveillance and functional open space.

In order for Newleaf to continue to achieve its underlying aim to be a *"vibrant, safe and friendly neighbourhood where everyone has opportunities"* it is important that the Masterplan is flexible and allows changes that respond to the market. We trust that the proposed amendments to the Masterplan are appropriate and essential to the ongoing vitality of the project.

We look forward to a timely determination that enables the project to proceed at the earliest opportunity. It would be appreciated if all correspondence regarding this matter could be forwarded to Bonnyrigg Partnerships, care of Urbis at our nominated address. If you have any queries regarding our application or should you require any additional information, please do not hesitate to contact me should you wish to discuss.

Yours sincerely,

A handwritten signature in black ink, which appears to read "A. Harvey".

Andrew Harvey
Senior Consultant

Becton Construction Group Nominees Pty Ltd
ABN 24 059 642 689

Level 2, 289 Wellington Parade South
East Melbourne Vic 3002

Telephone: 03 9832 9000
Facsimile: 03 9832 9090

CP 215

DEPARTMENT OF PLANNING NSW
GPO BOX 39

SYDNEY NSW 2000

* Becton Property Group 000215 *
* *
* Level 2, *
* 289 Wellington Parade South *
* East Melbourne VIC 3002 *

BECTON PROPERTY

INVOICE	DATE	\$AMOUNT ex GST	\$RETENTION	\$GST	\$AMOUNT PAID
APPFEE	09NOV10	750.00	0.00	0.00	750.00

B|E|C|T|O|N

B|E|C|T|O|N

Westpac
360 COLLINS STREET, MELBOURNE VIC

Westpac Banking Corporation

PAY TO OR BEARER

DATE 24NOV10

DEPARTMENT OF PLANNING NSW

THE SUM OF

EXACTLY SEVEN HUNDRED FIFTY DOLLARS

\$*****750.00

NOT
NEGOTIABLE
ACCOUNT PAYEE
ONLY

For and on behalf of BECTON CONSTRUCTION
GROUP NOMINEES PTY LTD ABN 24 059 642 689

Security feature included in this cheque is a microprinted signature line; the absence of which could indicate a fraudulent cheque.

000215 03300021 283877

Housing NSW
223-239 Liverpool Road
ASHFIELD NSW 2131

14 December 2010


The General Manager
Fairfield City Council
Administration Centre
86 Avoca Road
WAKELY NSW 2176

Dear Sir/Madam,

Newleaf Bonnyrigg: Stage 3 Development Application - Owners Consent

This letter hereby confirms that Housing NSW is the registered owner of the abovementioned property and authorise Becton Property Group (c/o Urbis) to submit a development application for Stage 3 of the project on our behalf.

Yours sincerely,


John Paszek
Housing NSW
Director
Resource Planning

Request to modify a major project



NSW GOVERNMENT
Department of Planning

Date duly made: ____/____/____

Modification No. _____

1. Before you lodge

This form is required under section 75W of the *Environmental Planning and Assessment Act 1979* (the Act) in order to request the Minister to modify the Minister's approval to carry out a project or concept plan to which Part 3A of the Act applies.

Before making this request, it is recommended that you first consult with the Department of Planning (the Department) concerning your modification. The Director-General may issue environmental assessment requirements that must be complied with before your request will be considered by the Minister. If the changes proposed by the modification will result in a project that is consistent with the existing approval, the Minister's approval for a modification is not required.

Disclosure Statement

Persons making a request to modify a project or concept plan are required to declare reportable political donations (including donations of or more than \$1,000) made in the previous two years.

Note: For more details about political donations disclosure requirements, including a disclosure form, go to www.planning.nsw.gov.au/donations.

Lodgement

All modification requests must be lodged with the Director-General of the Department of Planning, by courier or mail. An electronic copy should also be e-mailed to the assessment contact officer assigned to the project.

NSW Department of Planning
Ground floor, 23-33 Bridge Street, SYDNEY NSW 2000
GPO Box 39 SYDNEY NSW 2001
Phone 1300 305 695

2. Details of the proponent

Company/organisation/agency

ABN

Bonnyrigg Partnerships

☐ Mr ☐ Ms ☐ Mrs ☐ Dr ☐ Other

First name

Family name

Position

STREET ADDRESS

Unit/street no.

Street name

Level 5

165 Walker Street

Suburb or town

State

Postcode

North Sydney

NSW

2060

POSTAL ADDRESS (or mark 'as above')

c/- Urbis, GPO Box 5278

Suburb or town

State

Postcode

Sydney

NSW

2001

Daytime telephone

Fax

Mobile

02 8233 9900

02 8233 9966

0402 030 418

Email

aharvey@urbis.com.au

3. Identify the land

STREET ADDRESS (where relevant)

Unit/street no.

Street or property name

Suburb, town or locality

Postcode

Bonnyrigg

2177

Local government area(s)

State Electorate(s)

Fairfield

REAL PROPERTY DESCRIPTION

Bonnyrigg Housing Estate

Note: The real property description is found on a map of the land or on the title documents for the land. If you are unsure of the real property description, you should contact the Department of Lands.

Please ensure that you place a slash (/) to distinguish between the lot, section, DP and strata numbers. If the proposed modification applies to more than one piece of land, please use a comma to distinguish between each real property description.

OR: detailed description of land attached: ☐

MAP: A map of the site and locality should also be submitted with this request.

4. Details of the original major project or concept plan

Briefly describe what the original approval allows

Concept Plan for demolition and staged renewal of the estate in 18 stages over 13 years, including construction of dwellings, construction of roads, provision of infrastructure, construction of a new community precinct and reconfiguration and upgrade of public open space. Two Project Applications for subdivision of 106 lots and associated infrastructure and construction of 106 dwellings and associated infrastructure in Stage 1

What was the original project application no.?

MP 06_0046

What was the date of the approval?

12 January 2009

What was the original application fee?

na

Note: Clause 245K of the *Environmental Planning and Assessment Regulation 2000* provides information on calculating the maximum fee for a request for modification.

5. Describe the modification you propose to make to the approval

Describe the proposed modification

Amendments to Bonnyrigg Masterplan which formed part of the Concept Plan Approval to facilitate a reduction in the minimum allotment size for detached houses to enable the dwelling density while also providing a 'traditional' detached product. Secondly, it is proposed to include additional locations where apartment buildings can be accommodated within the Bonnyrigg Masterplan. Two additional amendments include a minor re-wording of the zero side setbacks and the front boundary fencing types.

Your modification request may need to be accompanied by an Environmental Assessment, including plans. An electronic and hard copy of this document will be required.

ESTIMATED CAPITAL INVESTMENT VALUE

Please indicate the estimated capital investment value (CIV) of the modification to the project approval or concept plan (excluding GST).

\$Nil

FULL TIME EQUIVALENT JOBS

Please indicate the number of jobs created by the proposed modification. This should be expressed as a proportion of full time equivalent (FTE) jobs over a full year.

Construction jobs (FTE)

nil

Operational jobs (FTE)

nil

6. Landowner's consent (where required)

As the owner(s) of the above property, I/we consent to this request being made by the proponent:

Land

Signature

Name

Date

Land

Signature

Name

Date

Note: Under Clause 8F of the *Environmental Planning and Assessment Regulation 2000* (the Regulation), certain applications for approval under Part 3A of the Act do not require consent of the landowner, however, the proponent is required to give notice of the application (e.g. linear infrastructure, mining & petroleum projects, and critical infrastructure).

7. Political donation disclosure statement

Persons making a request to modify a project or concept plan are required to declare reportable political donations (including donations of or more than \$1,000) made in the previous two years.

Have you attached a disclosure statement to this request?

☒ Yes

☐ No

Note: For more details about political donations disclosure requirements, including a disclosure form, go to www.planning.nsw.gov.au/donations.

8. Proponent's signature

As the proponent(s) of the project and in signing below, I/we hereby:

- provide a description of the modification to the project approval or concept plan and address all matters required by the Director-General pursuant to Section 75W of the Act, and
- declare that all information contained within this form is accurate at the time of signing.

Signature

Name

Andrew Harvey

Date

16.12.10

In what capacity are you signing if you are not the proponent

Planning Consultant/Applicant

Name, if you are not the proponent

Urbis

Political donations disclosure statement



NSW GOVERNMENT
Department of Planning

Office use only:

Date received: ____/____/____

Planning application no. _____

This form may be used to make a political donations disclosure under section 147(3) of the *Environmental Planning Assessment Act 1979* for applications or public submissions to the Minister or the Director-General.

Please read the following information before filling out the Disclosure Statement on pages 3 and 4 of this form. Also refer to the 'Glossary of terms' provided overleaf (for definitions of terms in *italics* below). Once completed, please attach the completed declaration to your planning application or submission.

Explanatory information

Making a planning application or a public submission to the Minister or the Director-General

Under section 147(3) of the Environmental Planning and Assessment Act 1979 ('the Act') a person:

- (a) who makes a *relevant planning application* to the Minister or the Director-General is required to disclose all *reportable political donations* (if any) made within the *relevant period* to anyone by any person with a *financial interest* in the application, or
- (b) who makes a *relevant public submission* to the Minister or the Director-General in relation to the application is required to disclose all *reportable political donations* (if any) made within the *relevant period* to anyone by the person making the submission or any *associate of that person*.

How and when do you make a disclosure?

The disclosure to the Minister or the Director-General of a *reportable political donation* under section 147 of the Act is to be made:

- (a) in, or in a statement accompanying, the relevant planning application or submission if the donation is made before the application or submission is made, or
- (b) if the donation is made afterwards, in a statement of the person to whom the relevant planning application or submission was made within 7 days after the donation is made.

What information needs to be included in a disclosure?

The information requirements of a disclosure of reportable political donations are outlined in section 147(9) of the Act.

Pages 3 and 4 of this document include a Disclosure Statement Template which outlines the information requirements for disclosures to the Minister or to the Director-General of the Department of Planning.

Note: A separate Disclosure Statement Template is available for disclosures to councils.

Warning: A person is guilty of an offence under section 125 of the *Environmental Planning and Assessment Act 1979* in connection with the obligations under section 147 only if the person fails to make a disclosure of a political donation or gift in accordance with section 147 that the person knows, or ought reasonably to know, was made and is required to be disclosed under section 147.

The maximum penalty for any such offence is the maximum penalty under Part 6 of the *Election Funding and Disclosures Act 1981* for making a false statement in a declaration of disclosures lodged under that Part.

Note: The maximum penalty is currently 200 penalty units (currently \$22,000) or imprisonment for 12 months, or both.

Glossary of terms (under section 147 of the *Environmental Planning and Assessment Act 1979*)

gift means a gift within the meaning of Part 6 of the *Election Funding and Disclosures Act 1981*. Note. A gift includes a gift of money or the provision of any other valuable thing or service for no consideration or inadequate consideration.

Note: Under section 84(1) of the *Election Funding and Disclosures Act 1981* gift is defined as follows:

gift means any disposition of property made by a person to another person, otherwise than by will, being a disposition made without consideration in money or money's worth or with inadequate consideration, and includes the provision of a service (other than volunteer labour) for no consideration or for inadequate consideration.

local councillor means a councillor (including the mayor) of the council of a local government area.

relevant planning application means:

- a) a formal request to the Minister, a council or the Director-General to initiate the making of an environmental planning instrument or development control plan in relation to development on a particular site, or
 - b) a formal request to the Minister or the Director-General for development on a particular site to be made State significant development or declared a project to which Part 3A applies, or
 - c) an application for approval of a concept plan or project under Part 3A (or for the modification of a concept plan or of the approval for a project), or
 - d) an application for development consent under Part 4 (or for the modification of a development consent), or
 - e) any other application or request under or for the purposes of this Act that is prescribed by the regulations as a relevant planning application,
- but does not include:
- f) an application for (or for the modification of) a complying development certificate, or
 - g) an application or request made by a public authority on its own behalf or made on behalf of a public authority, or
 - h) any other application or request that is excluded from this definition by the regulations.

relevant period is the period commencing 2 years before the application or submission is made and ending when the application is determined.

relevant public submission means a written submission made by a person objecting to or supporting a relevant planning application or any development that would be authorised by the granting of the application.

reportable political donation means a reportable political donation within the meaning of Part 6 of the *Election Funding and Disclosures Act 1981* that is required to be disclosed under that Part. Note. Reportable political donations include those of or above \$1,000.

Note: Under section 86 of the *Election Funding and Disclosures Act 1981* reportable political donation is defined as follows:

86 Meaning of "reportable political donation"

- (1) For the purposes of this Act, a reportable political donation is:
 - (a) in the case of disclosures under this Part by a party, elected member, group or candidate—a political donation of or exceeding \$1,000 made to or for the benefit of the party, elected member, group or candidate, or
 - (b) in the case of disclosures under this Part by a major political donor—a political donation of or exceeding \$1,000:
 - (i) made by the major political donor to or for the benefit of a party, elected member, group or candidate, or
 - (ii) made to the major political donor.
- (2) A political donation of less than an amount specified in subsection (1) made by an entity or other person is to be treated as a reportable political donation if that and other separate political donations made by that entity or other person to the same party, elected member, group, candidate or person within the same financial year (ending 30 June) would, if aggregated, constitute a reportable political donation under subsection (1).
- (3) A political donation of less than an amount specified in subsection (1) made by an entity or other person to a party is to be treated as a reportable political donation if that and other separate political donations made by that entity or person to an associated party within the same financial year (ending 30 June) would, if aggregated, constitute a reportable political donation under subsection (1). This subsection does not apply in connection with disclosures of political donations by parties.
- (4) For the purposes of subsection (3), parties are associated parties if endorsed candidates of both parties were included in the same group in the last periodic Council election or are to be included in the same group in the next periodic Council election.

a person has a financial interest in a relevant planning application if:

- a) the person is the applicant or the person on whose behalf the application is made, or
- b) the person is an owner of the site to which the application relates or has entered into an agreement to acquire the site or any part of it, or
- c) the person is associated with a person referred to in paragraph (a) or (b) and is likely to obtain a financial gain if development that would be authorised by the application is authorised or carried out (other than a gain merely as a shareholder in a company listed on a stock exchange), or
- d) the person has any other interest relating to the application, the site or the owner of the site that is prescribed by the regulations.

persons are associated with each other if:

- a) they carry on a business together in connection with the relevant planning application (in the case of the making of any such application) or they carry on a business together that may be affected by the granting of the application (in the case of a relevant planning submission), or
- b) they are related bodies corporate under the *Corporations Act 2001* of the Commonwealth, or
- c) one is a director of a corporation and the other is any such related corporation or a director of any such related corporation, or
- d) they have any other relationship prescribed by the regulations.

Political Donations Disclosure Statement to Minister or the Director-General

If you are required under section 147(3) of the Environmental Planning and Assessment Act 1979 to disclose any political donations (see Page 1 for details), please fill in this form and sign below.

Disclosure statement details		Planning application reference (e.g. DA number, planning application title or reference, property address or other description)		
Name of person making this disclosure		MICHAEL PAGE, BONNYRIGG PARTNERSHIP STAGE 3		
Your interest in the planning application (circle relevant option below)				
You are the APPLICANT		YES / NO	OR	You are a PERSON MAKING A SUBMISSION IN RELATION TO AN APPLICATION YES / NO
Reportable political donations made by person making this declaration or by other relevant persons * State below any reportable political donations you have made over the 'relevant period' (see glossary on page 2). If the donation was made by an entity (and not by you as an individual) include the Australian Business Number (ABN). * If you are the applicant of a relevant planning application state below any reportable political donations that you know, or ought reasonably to know, were made by any persons with a financial interest in the planning application, OR * If you are a person making a submission in relation to an application, state below any reportable political donations that you know, or ought reasonably to know, were made by an associate.				
Name of donor (or ABN if an entity)	Donor's residential address or entity's registered address or other official office of the donor	Name of party or person for whose benefit the donation was made	Date donation made	Amount/ value of donation
	NIV			
Please list all reportable political donations—additional space is provided overleaf if required.				
By signing below, I/we hereby declare that all information contained within this statement is accurate at the time of signing.				
Signature(s) and Date		10/12/10		
Name(s)		MICHAEL PAGE		

Cont...

Political Donations Disclosure Statement to Minister or the Director-General

Name of donor (or ABN if an entity)	Donor's residential address or entity's registered address or other official office of the donor	Name of party or person for whose benefit the donation was made	Date donation made	Amount/ value of donation

Cont...

Political Donations and Gifts Disclosure Statement to Council

Donation or gift?	Name of donor (or AEN if an entity); or name of person who made the gift	Donor's residential address or entity's registered address or other official office of the donor; address of person who made the gift or entity's address	Name of party or person for whose benefit the donation was made; or person to whom the gift was made	Date donation or gift was made	Amount/ value of donation or gift

PART THREE STRUCTURE AND CHARACTER OF BONNYRIGG

Built Form



Proposed Built Form



Proposed Density Distribution



Objective

To make 'neighbourhood space' of the street. New building placement and design will result in a greater level of ownership of the streetscape, better addresses for the homes, ensure passive surveillance of the streets and parks, and provide semi-private spaces of front yards for potential interaction within the community.

Strategies

The Masterplan will:

- Provide more homes around areas with higher amenity or better access to transport and services. The apartment sites are located close to Bonnyrigg Town Centre and the T-way. The park edges will have more of the attached homes. The western side of the Masterplan area will have more attached homes than the east due to its proximity to the T-way and the Town Centre;
- Ensure that all housing is within approximately 400m of a park;
- Achieve an increase in density while maintaining the suburban quality, neighbourhood feel, and character of the area;
- Provide for a complete and diverse community through a mix of housing types appropriate for diverse households. The homes will include walk up and lifted apartments of three to six storeys, detached houses and attached homes in groups of 2,3,4,6 and 8. These homes combine to deliver many different bedroom combinations and varying levels of outdoor space and maintenance requirements. The attached homes are designed to look and feel like large two-storey houses, in keeping with the suburban character and amenity the new Masterplan intends to evoke;
- Reduce the stigma of social housing by providing social housing that is externally indistinguishable from private housing. Increase densities so that the current level of social housing becomes 30% of the new total housing mix. Do not concentrate social housing within the new development.
- Some apartments will have lifts and provide for aging in place. They will be of modern design within the suburban model with courtyards for the ground floors and landscaped spaces between the buildings.

PART THREE STRUCTURE AND CHARACTER OF BONNYRIGG

Built Form Character

3.9 Built Form Character

In general, new built form will deliver a high-quality residential address characterised by suburban leafy amenity. The private domain guidelines presented in Part 5 of the Masterplan will ensure a consistent built form that adds to private and public amenity.

In general, development across the neighbourhood will be two stories in height (with the exception of apartments in key areas). To increase visual interest and improve streetscapes, some homes will have the option for three storey elements. Such buildings will have a distinct presence and will assist with wayfinding.



Unique Dwellings and 3 Storey Elements

PART FIVE PRIVATE REALM GUIDELINES

Distribution of Housing

5.2 Distribution of Housing

Although the Masterplan allows for flexibility in the ultimate layout and design of individual stages of the project, overall objectives shaping the distribution of new housing include:

- Increasing residential access to transport, services, and parks. This includes locating apartment sites and providing more attached homes close to Bonnyrigg Town Centre and the T-way, lining park edges with attached homes, and planning for all housing to be within 400m of a park;
- Providing for a complete and diverse community through a mix of housing types appropriate for diverse households. New housing types to be introduced include walk up and lifted apartments of 3- to 6-stories, new detached houses, and homes that are attached in groupings of 2-, 3-, 4-, 6-, and 8-attached arrangements. New housing provides a range of bedroom combinations and varying levels of outdoor space and maintenance requirements;
- Increasing density while maintaining the suburban feel and character of the area. This includes designing attached homes to look and feel like large 2-storey houses, and providing more affordable detached dwelling types on lots with reduced lot widths;
- Reducing the stigma of social housing. This includes making social housing indistinguishable from private housing from the street, and providing social housing throughout the neighbourhood; and
- Providing quality apartment dwellings as an area appropriate housing option, including as a solution for aging in place. This includes designing apartment buildings to be accessible and to relate to the leafy suburban character of the area via ground level courtyards and landscaped spaces between buildings.

Flexibility in Design Outcomes

Beyond nominating key apartment precincts and outlining a strategy for locating higher density development, the Masterplan does not prescribe specific housing types on specific allotments. This enables each stage to meet social housing requirements while remaining responsive to changes in the community and the market, as well as potential changes to requirements related to building performance.

The new Bonnyrigg Masterplan is intended to be developed in 18 stages to be built over approximately 13 years. Although the Masterplan itself is largely determined by key requirements of the project (including the need to preserve private homes scattered throughout the existing estate), completing the project in stages encourages greater flexibility in design outcomes. However, changes in dwelling design with time are expected to be minor. Regardless, new dwellings will achieve the general requirements of the project.



PART FIVE PRIVATE REALM GUIDELINES

Walk Up Apartments

5.5 Walk Up Apartments

Walk up apartments should be provided in a variety of locations which allow opportunities for enhanced residential amenity, design quality and environmental sustainability within Newleaf Bonnyrigg in accordance with the guidelines contained within SEPP 65.

Areas such as those in close proximity to public open space, parks and activity centres will be suitable as they provide 'breathing space' for housing, opportunities for passive and active recreational opportunities, pleasant views, outlooks and circulation space, and casual surveillance.

These apartments will be designed in an innovative manner and contain high quality materials and finishes. They will reinforce street edges where required, and positively respond to the surrounding characteristics of individual areas within the estate.

PART FIVE PRIVATE REALM GUIDELINES

Detached and Attached Housing - General Guidelines

5.3 Detached and Attached Housing - General Guidelines

The following guidelines have been developed for detached and attached housing within the Bonnyrigg Masterplan area, to deliver high-quality living environments for all residents of Bonnyrigg. These guidelines have been developed to ensure that each dwelling type can be placed adjacent to the other with minimum impact on amenity. As the Masterplan will be realised through staged development, design variations within each dwelling type over time is expected. Future potential design variations will be tested to ensure that dwelling types continue to be complimentary to each other.

Lot Size

The size of lots determines the type of dwellings that can be constructed in an area. The following table depicts minimum lot dimensions within Bonnyrigg for each proposed attached and detached dwelling type.

	Minimum Allotment Width	Minimum Allotment Depth	Minimum Number of Street Frontages
Detached House	6.4 metres. 12.5 metres if twin garage.	27.5 metres	1
2 Attached Dwellings	15 metres if garages and car parks located at the rear. 17 metres if garages located at the street front	30 metres	1
3 and 4 Attached Dwellings	20 metres	30 metres	1
6 Attached Dwellings	22 metres	30 metres	2
8 Attached Dwellings	28 metres	30 metres	2

Note: All allotment widths are measured 5.5 metres behind the allotment frontage

Site Coverage

The amount of landscape area, along with the size of the building footprint, within individual allotments will help determine useability, privacy, and social opportunities for residents. Landscape area will add to residents' quality of life while providing habitat for indigenous plants and animals. Building footprint can shape both private and public amenity.

For Landscape Area:

- A minimum of 35% of each allotment will be used as landscape area (including soft and hard landscaping, and ancillary structures such as sheds and pagodas, but excluding garages and car parking spaces); and
- A minimum of 30% of the landscape area must be deep soil landscaping, to accommodate the growth of large trees, allow infiltration of rainwater, and reduce stormwater runoff.

For Building Footprint:

- A maximum of 65% of any allotment can be built upon, including garages and car parking spaces.



Soft Landscaping & Deep Soil Landscaping

Bonnyrigg

Stage 3 Apartments

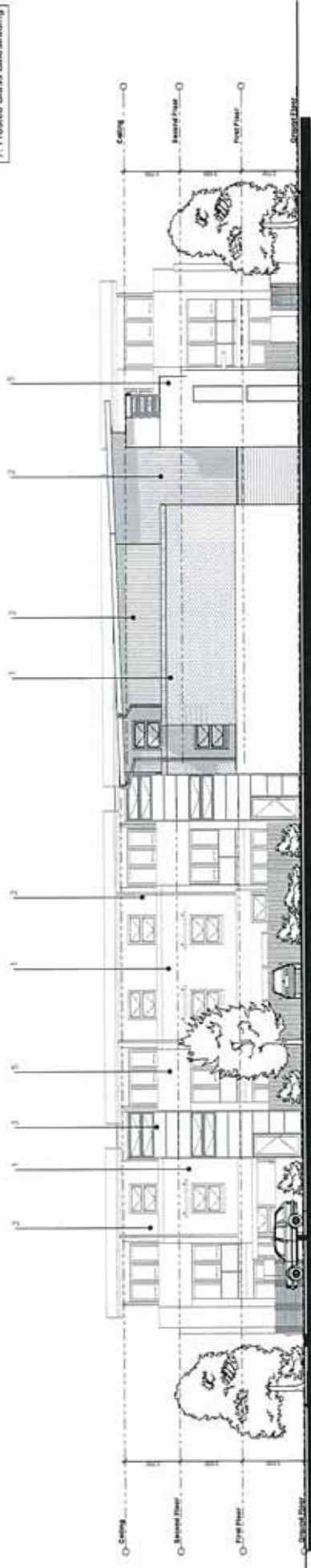


Drawing Register

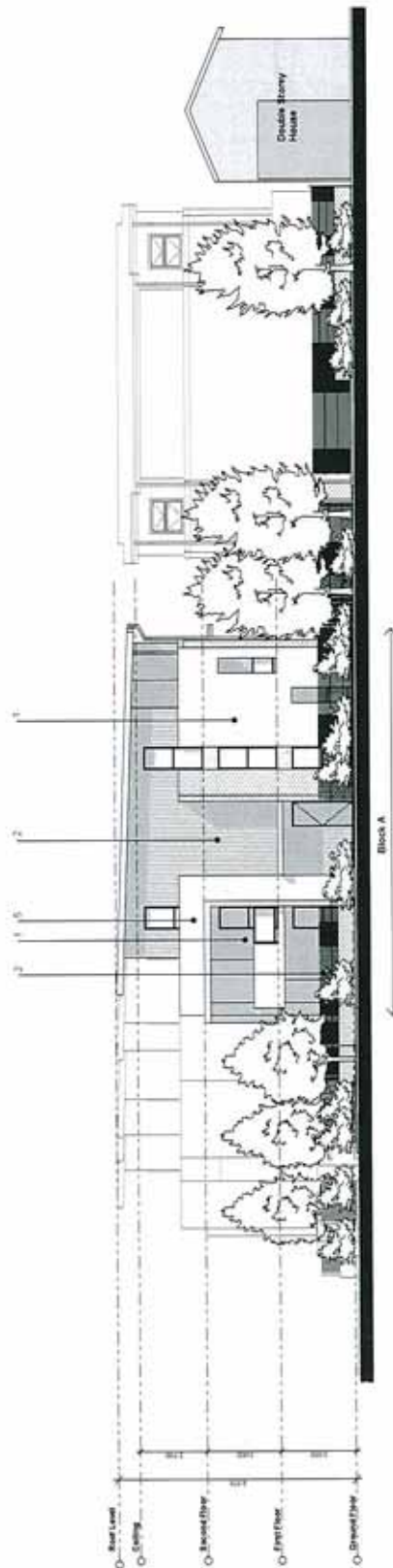
Drawing No.	Description	Scale	Status
00001	Cover Page	NTS	
10001	Site / Road Plan	1:100 @ A1	
10002	Ground Floor Plan	1:100 @ A1	
10003	First Floor Plan	1:100 @ A1	
10004	Second Floor Plan	1:100 @ A1	
20001	North / East Elevations	1:100 @ A1	
20002	South / West Elevations	1:100 @ A1	
20003	Elevations (Internal)	1:100 @ A1	
30001	Sections	1:100 @ A1	
40001	3D Images	NTS	
50001	Block A Solar Access Elevations 8am/12pm	NTS	
50002	Block A Solar Access Elevations 11am/12pm	NTS	
50003	Block A Solar Access Elevations 1pm/2pm	NTS	
50004	Block A Solar Access Elevations 3pm	NTS	
50005	Block B Solar Access Elevations 8am/12pm	NTS	
50006	Block B Solar Access Elevations 11am/12pm	NTS	
50007	Block B Solar Access Elevations 1pm/2pm	NTS	
50008	Block B Solar Access Elevations 3pm	NTS	



1. Face Brick
2. James Hardie 'Axiom'
3. Metal cladding
4. FC Cladding
5. Painted Render
6. Balustrade Fencing
7. Frosted Glass Balustrading

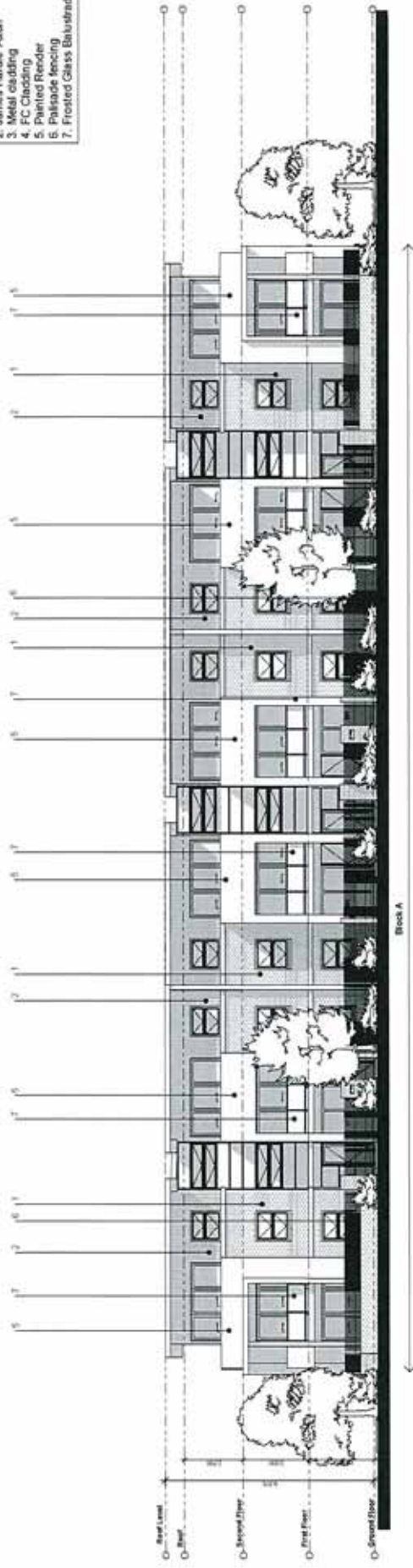


North Elevation
1:100

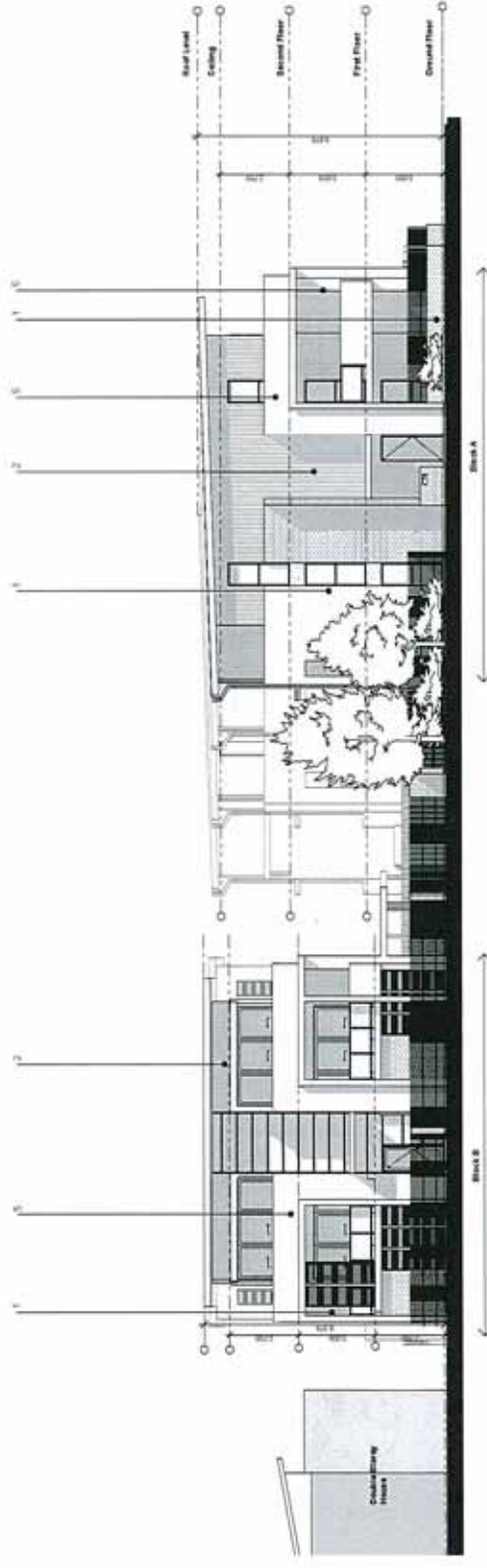


East Elevation
1:100

1. Face Brick
2. James Hardie 'Axon'
3. Metal cladding
4. FC Cladding
5. Painted Render
6. Palisade fencing
7. Frosted Glass Balustrading



South Elevation
1:100

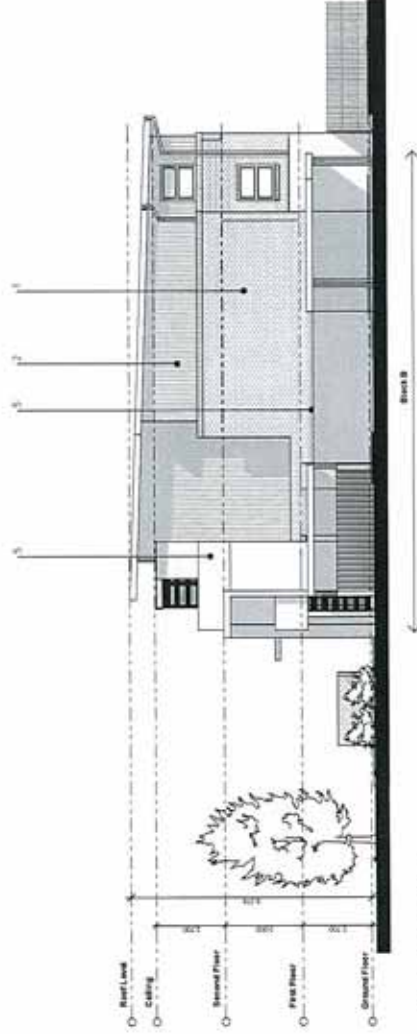


West Elevation
1:100

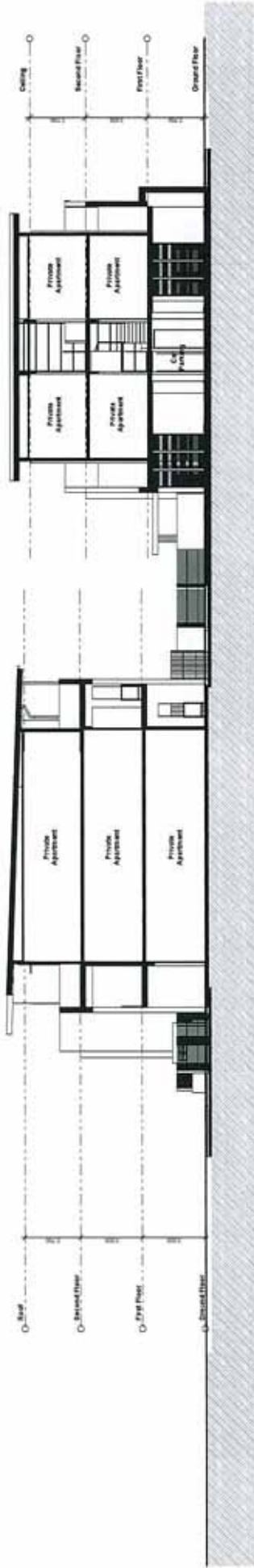
1. Face Brick
2. James Haule 'Avon'
3. Metal cladding
4. EC Cladding
5. Painted Render
6. Painted Render
7. Frosted Glass Balustrading



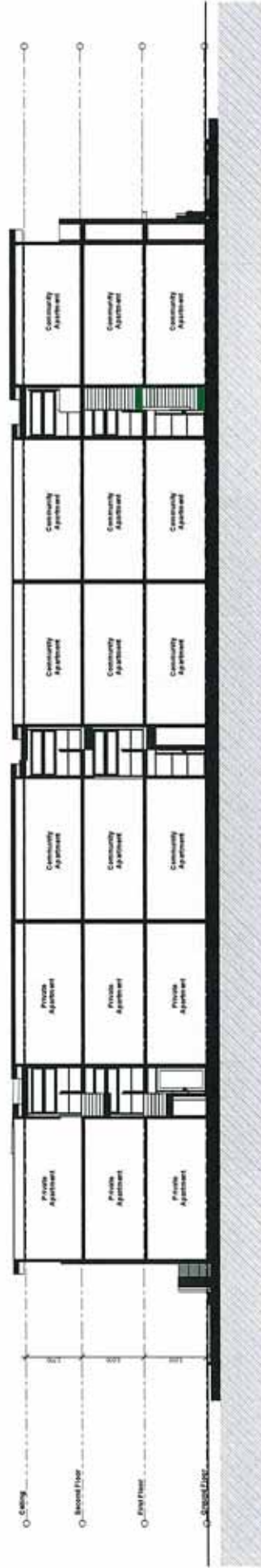
North Elevation (1)
1:100



South Elevation (2)
1:100



Section AA
1:100



Section BB
1:100



Street Elevation



Rear Elevation

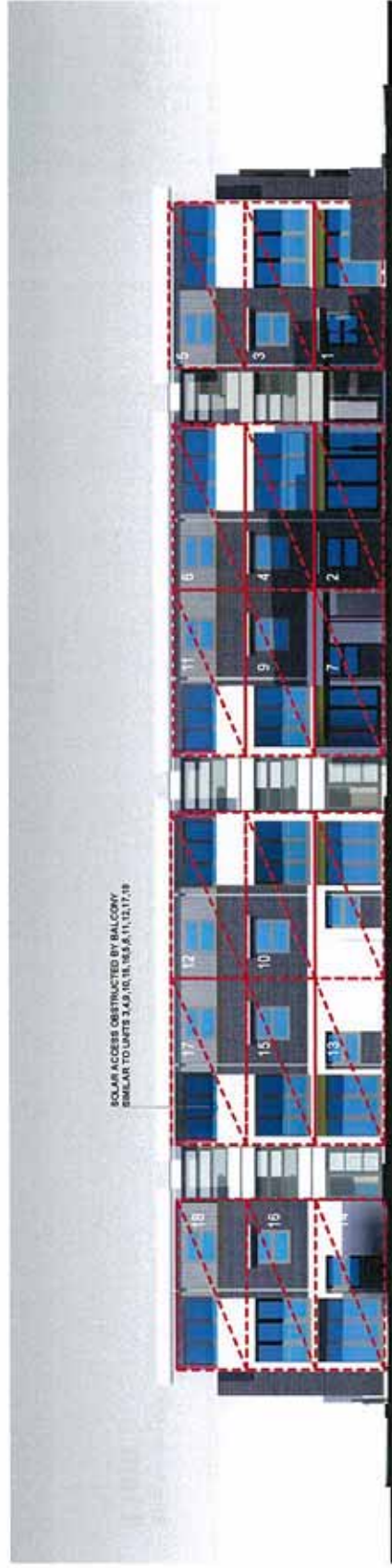


South East Corner



○ Solar Access Elevation - 22nd June
9am

Solar Access **15/18**



○ Solar Access Elevation - 22nd June
10am

Solar Access **16/18**

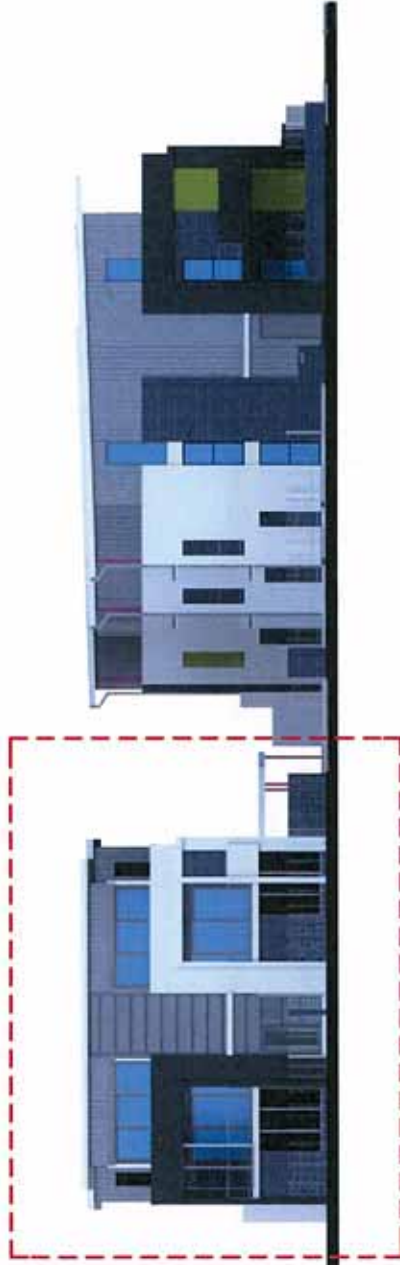




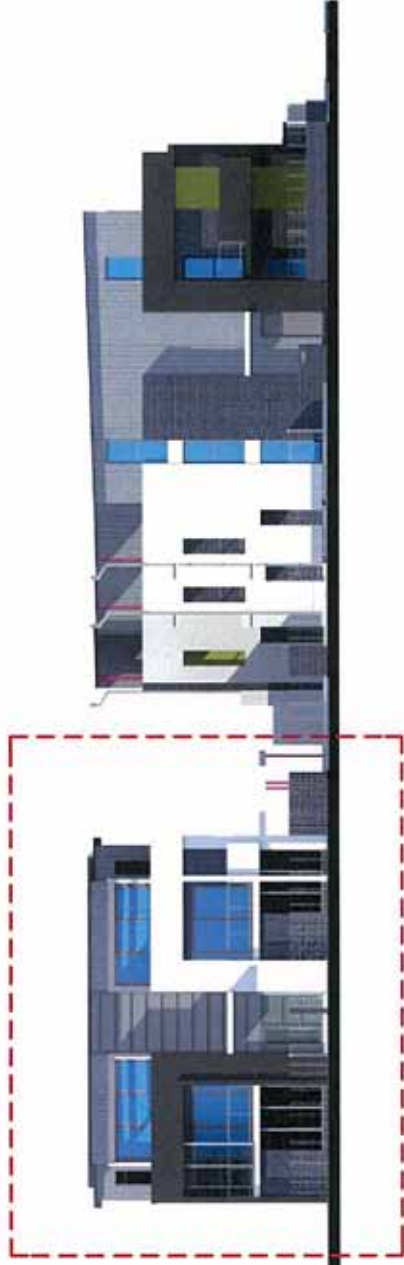
○ Solar Access Elevation - 22nd June
3pm

Solar Access 2/18

Unit No.	Time (Date 22)											
	8	9	10	11	12	1	2	3				
1												
2												
3												
4												
5												
6												
7												
8												
9												
10												
11												
12												
13												
14												
15												
16												
17												
18												
19												
20												
21												
22												

Solar Access **0/4**

Solar Access 0/4





Solar Access Elevation - 22nd June

3pm

Solar Access **4/4**

Data Row	Time (min [2])						
	3	10	17	22	27	32	37
1	0	0	0	0	0	0	0
2	0	0	0	0	0	0	0
3	0	0	0	0	0	0	0
4	0	0	0	0	0	0	0
5	0	0	0	0	0	0	0
6	0	0	0	0	0	0	0
7	0	0	0	0	0	0	0
8	0	0	0	0	0	0	0
9	0	0	0	0	0	0	0
10	0	0	0	0	0	0	0
11	0	0	0	0	0	0	0
12	0	0	0	0	0	0	0
13	0	0	0	0	0	0	0
14	0	0	0	0	0	0	0
15	0	0	0	0	0	0	0
16	0	0	0	0	0	0	0
17	0	0	0	0	0	0	0
18	0	0	0	0	0	0	0
19	0	0	0	0	0	0	0
20	0	0	0	0	0	0	0
21	0	0	0	0	0	0	0
22	0	0	0	0	0	0	0

Bonnyrigg - DP

Edensor Rd, Bonnyrigg, NSW

Architectural SITE DRAWINGS

DWG No.	Drawing Name	Scale
000001	Current Street	1:1
000001	Stage 1 Site Analysis	1:1
000002	Stage 1 Site Analysis	1:1
000003	Stage 1 Site Analysis	1:1
000004	Stage 1 Site Analysis	1:1
000005	Stage 1 Site Analysis	1:1
000006	Stage 1 Site Analysis	1:1
000007	Stage 1 Site Analysis	1:1
000008	Stage 1 Site Analysis	1:1
000009	Stage 1 Site Analysis	1:1
000010	Stage 1 Site Analysis	1:1
000011	Stage 1 Site Analysis	1:1
000012	Stage 1 Site Analysis	1:1
000013	Stage 1 Site Analysis	1:1
000014	Stage 1 Site Analysis	1:1
000015	Stage 1 Site Analysis	1:1
000016	Stage 1 Site Analysis	1:1
000017	Stage 1 Site Analysis	1:1
000018	Stage 1 Site Analysis	1:1
000019	Stage 1 Site Analysis	1:1
000020	Stage 1 Site Analysis	1:1
000021	Stage 1 Site Analysis	1:1
000022	Stage 1 Site Analysis	1:1
000023	Stage 1 Site Analysis	1:1
000024	Stage 1 Site Analysis	1:1
000025	Stage 1 Site Analysis	1:1
000026	Stage 1 Site Analysis	1:1
000027	Stage 1 Site Analysis	1:1
000028	Stage 1 Site Analysis	1:1
000029	Stage 1 Site Analysis	1:1
000030	Stage 1 Site Analysis	1:1
000031	Stage 1 Site Analysis	1:1
000032	Stage 1 Site Analysis	1:1
000033	Stage 1 Site Analysis	1:1
000034	Stage 1 Site Analysis	1:1
000035	Stage 1 Site Analysis	1:1
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000038	Stage 1 Site Analysis	1:1
000039	Stage 1 Site Analysis	1:1
000040	Stage 1 Site Analysis	1:1

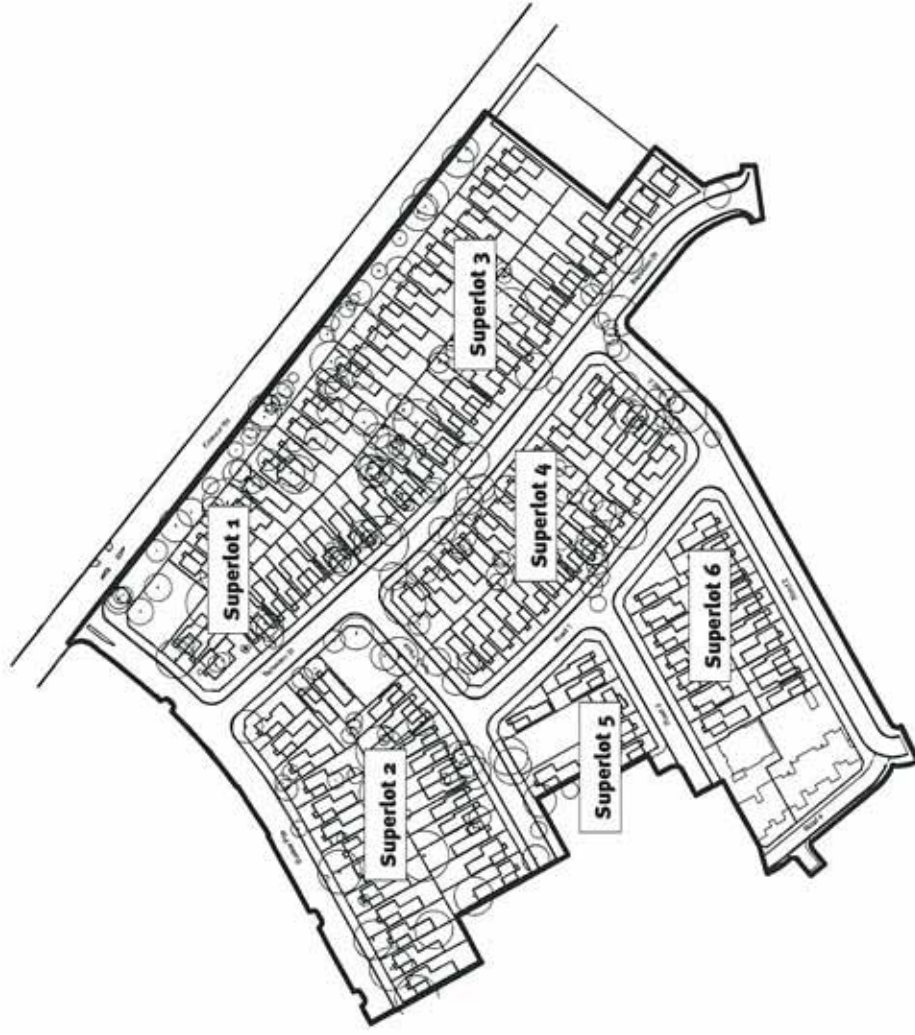


Bonnyrigg, NSW

Newleaf development

Stage 3

Bonnyrigg - Stage 3 Superlot Designation



	<p>Project Name: Bonnyrigg Stage 3 Superlot Designation Project No: 1000/2023 Date: 10/10/2023</p>	<p>Client: Bonnyrigg Council Project Manager: [Name] Design Manager: [Name]</p>	<p>Design Team: Architect: [Name] Engineer: [Name] Planner: [Name]</p>	<p>Site Plan Scale: 1:1000 Date: 10/10/2023 Drawn by: [Name]</p>	<p>Project Location: Bonnyrigg, NSW Project Status: [Status]</p>	<p>Project Description: Stage 3 Superlot Designation Project Area: [Area]</p>	<p>Project Objectives: [Objectives]</p>	<p>Project Deliverables: [Deliverables]</p>	<p>Project Contact: [Contact]</p>
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Bonnyrigg – Stage 3 Superlot 1 Site Plan

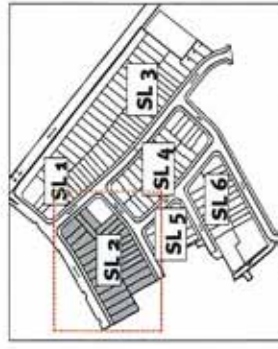


Superlot key plan

Lot No.	Area (sqm)	Area (sqft)	Area (acres)
1	10,000	107,640	2.47
2	10,000	107,640	2.47
3	10,000	107,640	2.47
4	10,000	107,640	2.47
5	10,000	107,640	2.47
6	10,000	107,640	2.47

Superlot 1 Details

Bonnyrigg – Stage 3 Superlot 2 Site Plan



Superlot key plan

Lot No.	Lot Area (m²)	Lot Area (sq ft)	Lot Area (acres)	Lot Area (hectares)
1	1,234.56	13,345.67	0.30	0.30
2	2,345.67	25,345.67	0.60	0.60
3	3,456.78	37,345.67	0.90	0.90
4	4,567.89	49,345.67	1.20	1.20
5	5,678.90	61,345.67	1.50	1.50
6	6,789.01	73,345.67	1.80	1.80
7	7,890.12	85,345.67	2.10	2.10
8	8,901.23	97,345.67	2.40	2.40
9	9,012.34	97,345.67	2.40	2.40
10	10,123.45	109,345.67	2.70	2.70
11	11,234.56	121,345.67	3.00	3.00
12	12,345.67	133,345.67	3.30	3.30
13	13,456.78	145,345.67	3.60	3.60
14	14,567.89	157,345.67	3.90	3.90
15	15,678.90	169,345.67	4.20	4.20
16	16,789.01	181,345.67	4.50	4.50
17	17,890.12	193,345.67	4.80	4.80
18	18,901.23	205,345.67	5.10	5.10
19	19,012.34	205,345.67	5.10	5.10
20	20,123.45	217,345.67	5.40	5.40
21	21,234.56	229,345.67	5.70	5.70
22	22,345.67	241,345.67	6.00	6.00
23	23,456.78	253,345.67	6.30	6.30
24	24,567.89	265,345.67	6.60	6.60
25	25,678.90	277,345.67	6.90	6.90
26	26,789.01	289,345.67	7.20	7.20
27	27,890.12	301,345.67	7.50	7.50
28	28,901.23	313,345.67	7.80	7.80
29	29,012.34	313,345.67	7.80	7.80
30	30,123.45	325,345.67	8.10	8.10
31	31,234.56	337,345.67	8.40	8.40
32	32,345.67	349,345.67	8.70	8.70
33	33,456.78	361,345.67	9.00	9.00
34	34,567.89	373,345.67	9.30	9.30
35	35,678.90	385,345.67	9.60	9.60
36	36,789.01	397,345.67	9.90	9.90
37	37,890.12	409,345.67	10.20	10.20
38	38,901.23	421,345.67	10.50	10.50
39	39,012.34	421,345.67	10.50	10.50
40	40,123.45	433,345.67	10.80	10.80
41	41,234.56	445,345.67	11.10	11.10
42	42,345.67	457,345.67	11.40	11.40
43	43,456.78	469,345.67	11.70	11.70
44	44,567.89	481,345.67	12.00	12.00
45	45,678.90	493,345.67	12.30	12.30
46	46,789.01	505,345.67	12.60	12.60
47	47,890.12	517,345.67	12.90	12.90
48	48,901.23	529,345.67	13.20	13.20
49	49,012.34	529,345.67	13.20	13.20
50	50,123.45	541,345.67	13.50	13.50
51	51,234.56	553,345.67	13.80	13.80
52	52,345.67	565,345.67	14.10	14.10
53	53,456.78	577,345.67	14.40	14.40
54	54,567.89	589,345.67	14.70	14.70
55	55,678.90	601,345.67	15.00	15.00
56	56,789.01	613,345.67	15.30	15.30
57	57,890.12	625,345.67	15.60	15.60
58	58,901.23	637,345.67	15.90	15.90
59	59,012.34	637,345.67	15.90	15.90
60	60,123.45	649,345.67	16.20	16.20
61	61,234.56	661,345.67	16.50	16.50
62	62,345.67	673,345.67	16.80	16.80
63	63,456.78	685,345.67	17.10	17.10
64	64,567.89	697,345.67	17.40	17.40
65	65,678.90	709,345.67	17.70	17.70
66	66,789.01	721,345.67	18.00	18.00
67	67,890.12	733,345.67	18.30	18.30
68	68,901.23	745,345.67	18.60	18.60
69	69,012.34	745,345.67	18.60	18.60
70	70,123.45	757,345.67	18.90	18.90
71	71,234.56	769,345.67	19.20	19.20
72	72,345.67	781,345.67	19.50	19.50
73	73,456.78	793,345.67	19.80	19.80
74	74,567.89	805,345.67	20.10	20.10
75	75,678.90	817,345.67	20.40	20.40
76	76,789.01	829,345.67	20.70	20.70
77	77,890.12	841,345.67	21.00	21.00
78	78,901.23	853,345.67	21.30	21.30
79	79,012.34	853,345.67	21.30	21.30
80	80,123.45	865,345.67	21.60	21.60
81	81,234.56	877,345.67	21.90	21.90
82	82,345.67	889,345.67	22.20	22.20
83	83,456.78	901,345.67	22.50	22.50
84	84,567.89	913,345.67	22.80	22.80
85	85,678.90	925,345.67	23.10	23.10
86	86,789.01	937,345.67	23.40	23.40
87	87,890.12	949,345.67	23.70	23.70
88	88,901.23	961,345.67	24.00	24.00
89	89,012.34	961,345.67	24.00	24.00
90	90,123.45	973,345.67	24.30	24.30
91	91,234.56	985,345.67	24.60	24.60
92	92,345.67	997,345.67	24.90	24.90
93	93,456.78	1,009,345.67	25.20	25.20
94	94,567.89	1,021,345.67	25.50	25.50
95	95,678.90	1,033,345.67	25.80	25.80
96	96,789.01	1,045,345.67	26.10	26.10
97	97,890.12	1,057,345.67	26.40	26.40
98	98,901.23	1,069,345.67	26.70	26.70
99	99,012.34	1,069,345.67	26.70	26.70
100	100,123.45	1,081,345.67	27.00	27.00

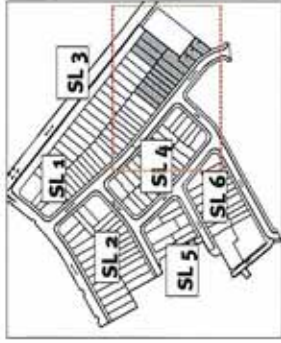
Superlot 2 Details

Lot Area Compliance Table

Bonnyrigg – Stage 3 Superlot 3 Site Plan – Part 1 of 2.



Bonnyrigg – Stage 3 Superlot 3 Site Plan - Part 2 of 2.



Superlot key plan

Lot No.	Area (m²)	Volume (m³)	Height (m)	Area (m²)	Volume (m³)	Height (m)
1	1000	1000	10	1000	1000	10
2	1000	1000	10	1000	1000	10
3	1000	1000	10	1000	1000	10
4	1000	1000	10	1000	1000	10
5	1000	1000	10	1000	1000	10
6	1000	1000	10	1000	1000	10

Superlot 2 Details

Project Name: Bonnyrigg – Stage 3 Superlot 3 Site Plan - Part 2 of 2.

Project Number: 123456789

Project Location: Bonnyrigg, Victoria 3163

Project Status: Approved

Project Date: 12/12/2023

Project Author: [Name]

Project Reviewer: [Name]

Project Approver: [Name]

Project Contact: [Name]

Project Phone: [Phone Number]

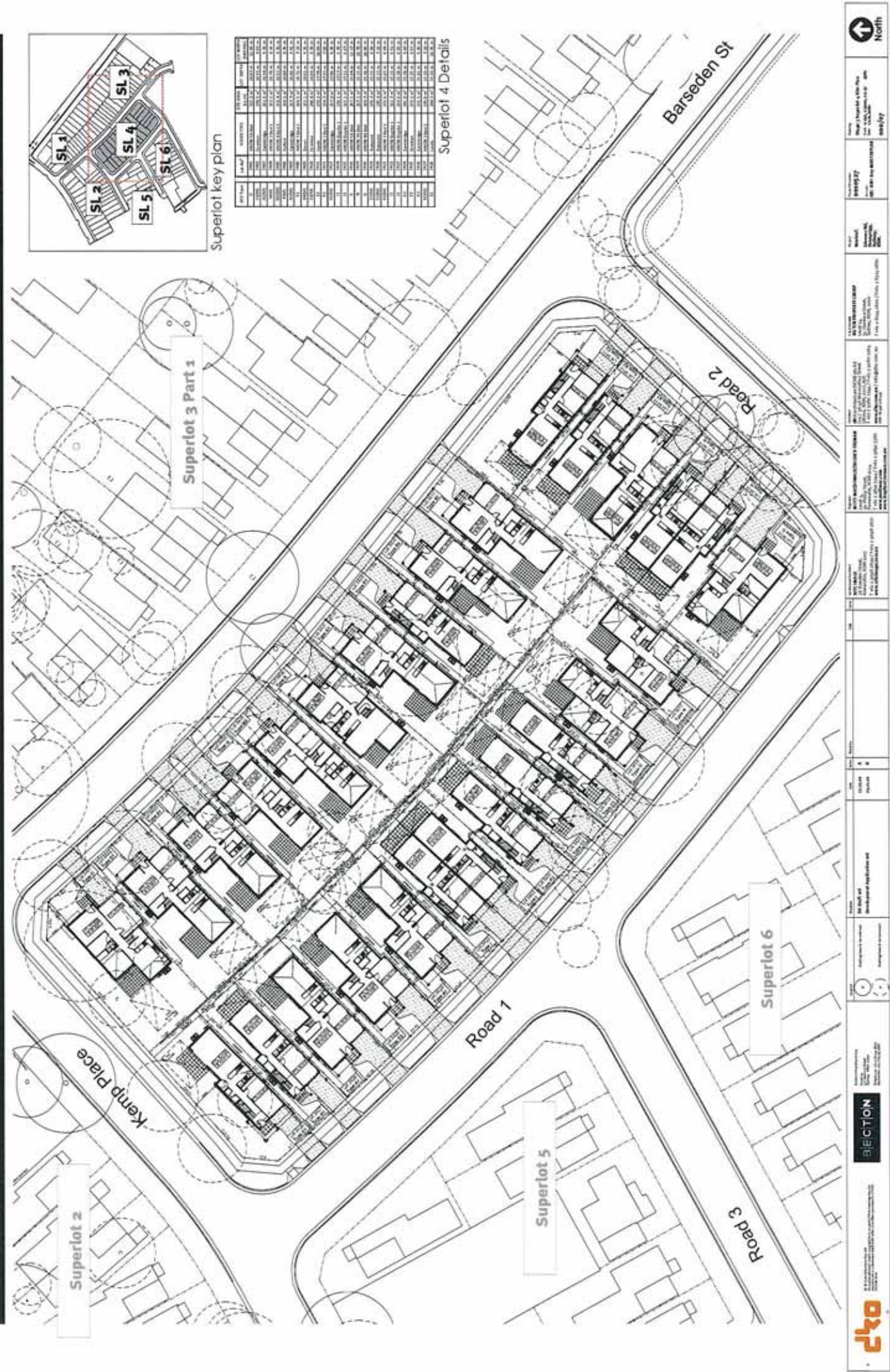
Project Email: [Email Address]

Project Website: [Website URL]

Project Social Media: [Social Media Links]

North

Bonnyrigg – Stage 3 Superlot 4 Site Plan



Superlot key plan

Lot No.	Area (m²)	Volume (m³)	Height (m)	Notes
1	1000	1000	10	
2	1000	1000	10	
3	1000	1000	10	
4	1000	1000	10	
5	1000	1000	10	
6	1000	1000	10	

Superlot 4 Details

Bonnyrigg - Stage 3 Superlot 5 Site Plan.



Superlot key plan

Lot No.	Area (m²)	Volume (m³)	Height (m)	Volume (m³)	Volume (m³)
SL 1	10,000	10,000	10.0	10,000	10,000
SL 2	10,000	10,000	10.0	10,000	10,000
SL 3	10,000	10,000	10.0	10,000	10,000
SL 4	10,000	10,000	10.0	10,000	10,000
SL 5	10,000	10,000	10.0	10,000	10,000
SL 6	10,000	10,000	10.0	10,000	10,000

Superlot 2 Details

[illegible]

Superlot 2 Details



Bunker Parade Streetscape



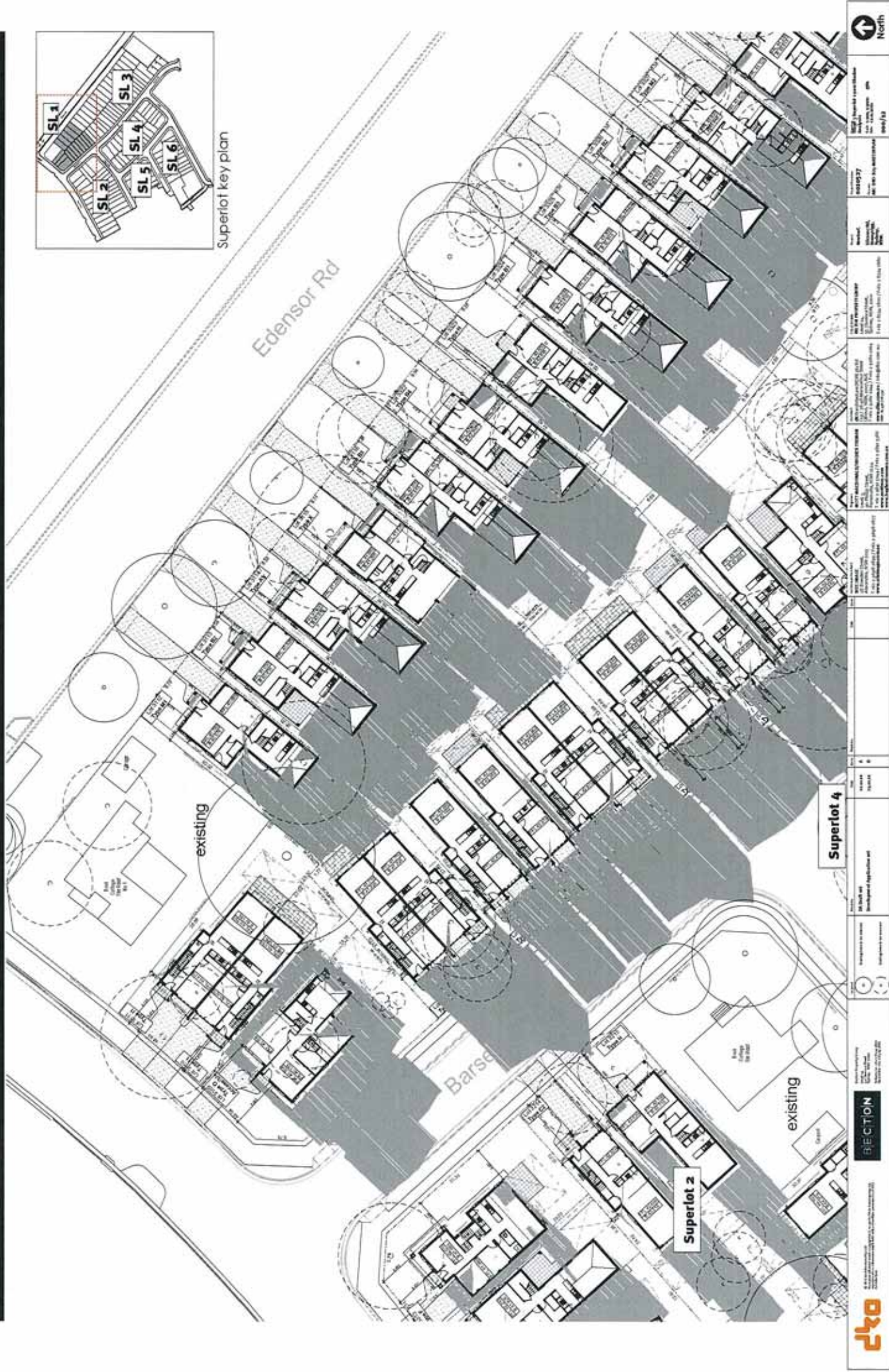
Kemp Place Streetscape

Bonnyrigg - Solar Access Key

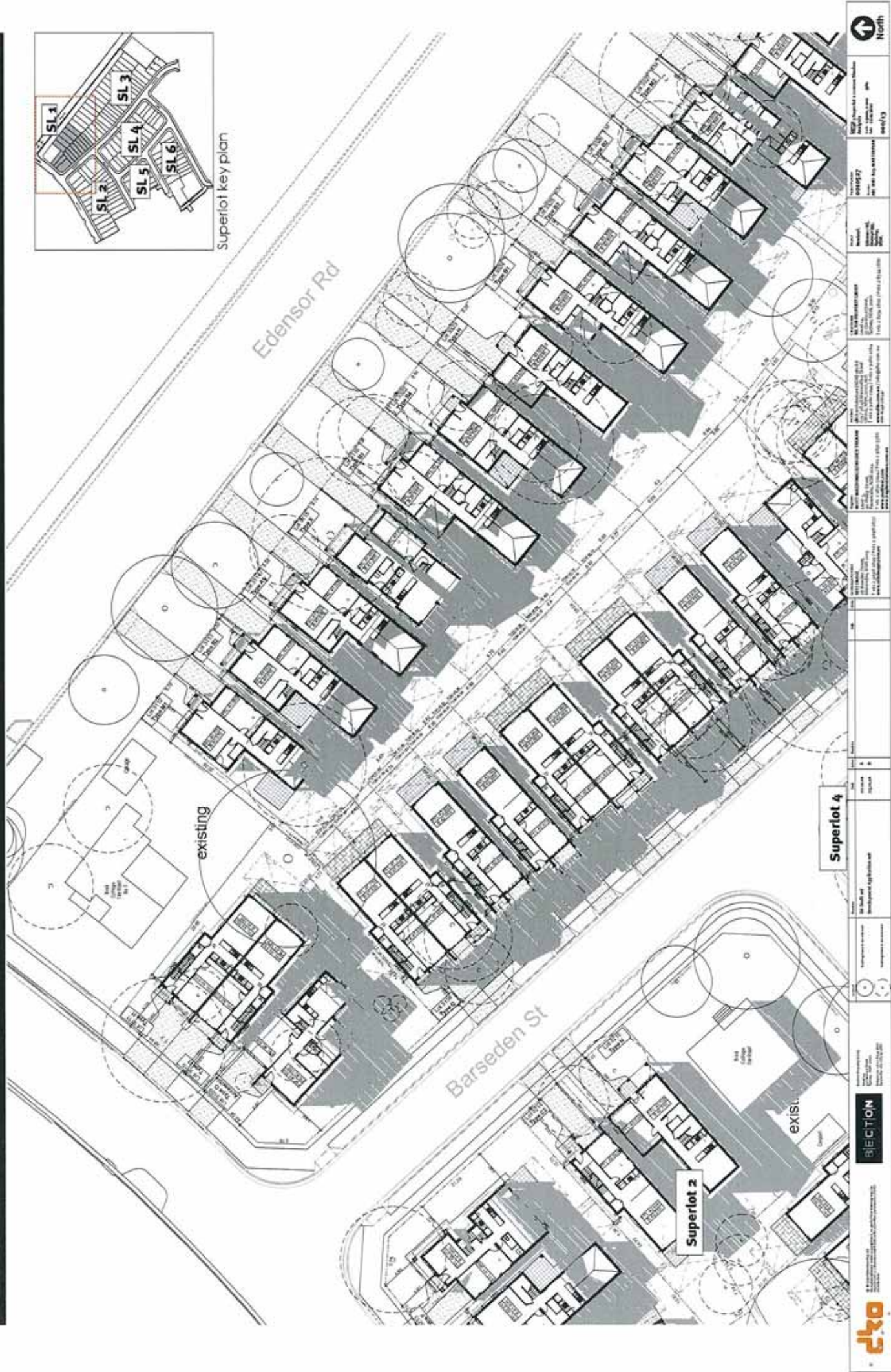


	<p>North</p>	<p>Scale: 1:1000</p>	<p>Project: Bonnyrigg Solar Farm</p>	<p>Client: Bonnyrigg Council</p>	<p>Design: 00000000</p>	<p>Drawn: 00000000</p>	<p>Check: 00000000</p>	<p>Approved: 00000000</p>	<p>00000000</p>	<p>00000000</p>	<p>00000000</p>	<p>00000000</p>	<p>00000000</p>	<p>00000000</p>	<p>00000000</p>	<p>00000000</p>	<p>00000000</p>	<p>00000000</p>
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Bonnyrigg - Superlot 1 Solar Access - June 22nd 9am.



Bonnyrigg – Superlot 1 Solar Access - June 22nd 12noon.





Client
Site Image Job Number
Drawing Number
Issue
Date

Section
SS10-2244
C101
0
00.12.2019

COLOUR LANDSCAPE MASTERPLAN

SITE IMAGE
Landscape Architects



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