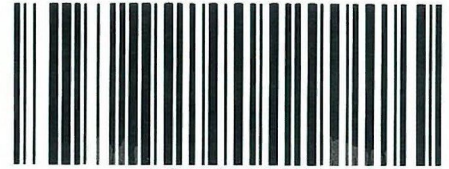




Bonnyrigg Private Homeowners Group

5 Coode Place, Bonnyrigg NSW 2177

MAJOR PROJECTS ASSESSMENT
DEPT. PLANNING & INFRASTRUCTURE
GPO BOX 39
SYDNEY NSW 2001



PCU031169

MP06 0046 MOD4
MODIFICATION TO CONCEPT PLAN
BONNYRIGG HOUSING ESTATE
OBJECTION

Department of Planning
Received
29 FEB 2012
Scanning Room

DEAR SIR,

During Oct 2007 Bonnyrigg Private Homeowners
(some 90 or 800 dwellings) were surveyed regarding
the Master Plan which showed most existing CO-DE AREAS
being converted to through roads.

27 owners responded that they did not
want to lose their CO-DE AREAS

On 3 Oct 2007 we wrote to the developer
and suggested a compromise. This was never answered!

On 14 FEB 2008 a submission was prepared
for Fairfield City Council objecting to the master plan.

On 1st Dec we gave presentation to the

1. H. A. P committee regarding our cinema.

On 10th Dec we were advised that council had agreed to our request re Steele House even that all the C.D.S. Soc should be objected to at the time of each stage being considered for a D.A.

At this stage this opportunity has not been available to us. We objected on stages 1, 2, and 3. on the 14th.

We intend to object on each stage from this on with a C.D.S. Soc with a private residence.

Upstairs opening the house over a roof line of the overall master plan except for the C.D.S. Soc. However it has come to light recently the certain aspects of the modification evidently sought have not been thoroughly explained to the Council as deciding high rise apartments opposite private homes is not fully understood at community consultation meetings.

We have chosened this as the development
hope that future generations will be more fully
enjoyed

Yours faithfully

BNAHITHS K COOPER

Michael Ebeneke

Agenda

- 1) SURVEY SENT TO HOMEOWNERS NOV 2007 BUSSET
- 2) COMPROMISE OFFER TO DEVELOPER DEC 2007
- 3) SUBMISSION PREPARED FOR PRESENTATION TO F.C.C.
- 4) NOTIFICATION TO ATTEND 1.11.08 11 SEP 2008.
- 5) REPORT FROM COUNCIL OF 31 OCT 2008
GIVING BUSSET COUNCIL 21 OCT 2008

WE DECARE THAT WE HAVE NOT AND DONOT INTEND

TO MAKE ANY DONATIONS OF GIFTS TO ANY POLITICAL PARTY

OR GOVERNMENT ORGANISATION IN THE LAST 2 YEARS AND UP

UNTIL THIS APPLICATION IS DETERMINED

Michael Ebeneke

Bonnyrigg Home Owners Group
C/- 5 Coode Place,
Bonnyrigg. 2177.
H: 02 9610 2053

1st November, 2007.

Dear Homeowner,

Our recent survey indicated that most people would like to keep the cul-de-sacs in the new estate.

Bonnyrigg Partnerships do not want to respect our wishes nor do they consider compensation should be paid for the loss of our cul-de-sacs.

We have had legal advice which suggested we should continue to fight for the retention of our existing cul-de-sacs.

We need a show of support from you and request you sign the attached letter and return to me in the stamped address envelope.

Yours sincerely



Liz Coupe
Bonnyrigg Homeowners Group

1

TO BONNYRIGG PARTNERSHIP,

PLEASE BE ADVISED THAT, AS A PRIVATE OWNER I DO NOT WANT MY
CUL-DE-SAC TO BE OPENED UP TO A THROUGH TRAFFIC.

I REQUEST YOU RECONSIDER THE ISSUE IN MY STREET.

SHOULD YOU DECIDE TO OPEN MY STREET DESPITE THIS OBJECTION,
BE ADVISED THAT I WILL BE SEEKING COMPENSATION FOR THE LOSS
OF AMENITY.

SIGNED

OWNER

ADDRESS

Liz Coupe.
5 Coode Place,
Bonnyrigg.
31st October, 2007.

(2)

Att. Andrew Brookes

Dear Andrew,

CUL-DE-SACS & PRIVATE OWNERS.

At our meeting with you on Wednesday 24th October, you accepted our objections to loss of the cul-de-sacs and our intention to seek compensation if necessary and you promised to review this situation at your earliest convenience.

We would like to make the following observations for your consideration

Our information indicates that there are

ONLY 27 PROPERTIES INVOLVED

IN 15 CUL-DE-SACS.

If you were to agree to our requests, the following advantages would be yours.

- 23 current cul- de sacs would not be affected and your new road network could still work without opening our 15 cul-de-sacs.
- 27 owners would not be seeking compensation.
- Your new properties could then be sold to a variety of buyers ie those who want to live on a through road or those who would like cul-de sacs.

Yours sincerely,



Liz Coupe

**A SUBMISSION TO FAIRFIELD CITY COUNCIL
REGARDING THE MASTER PLAN
FOR THE BONNYRIGG LIVING COMMUNITIES PROJECT.
REFERENCE NUMBER: MP06_0046.**

THE RESPONDENTS

This submission is made by the Bonnyrigg Private Home Owners Group (the Group) of the NSW Department of Housing Estate at Bonnyrigg (the Estate).

It comprises those people who have brought their homes from the Department of Housing over the life of the Estate.

(It does not include the small enclave of home owners on the private land around Louise Place and Emma Close which are left as they are in the Master Plan.)

These people are amongst the most committed to staying on the Estate.

They have worked hard and bought their own homes.

Most of them have lived on the Estate for a long time.

They love the place.

They know the place intimately.

Their views and their aspirations are, therefore, owed the respect of being really listened to and taken seriously.

The home owners directly affected by the matter raised in this submission are the 28 who live in streets that are presently cul-de-sacs on the Estate.

Their point of view is supported by the Group as a whole, which is representative of the 59 households owning their own home.

THE OBJECTIONS

On the Estate at present there are 37 cul-de-sacs. Private home owners live in 15 of them. Some of them would like their cul-de-sacs retained. In the Master Plan submitted to Council (the Plan) most of them have been opened up into through streets or otherwise altered significantly.

The Group has signed statements from 11 home owners objecting to the Master Plan's proposed closure of cul-de-sacs in which they live. The cul-de-sac closures objected to, with the number of residents objecting in each case, are:

Stubbs Place,	1 objection
Joiner Place,	1 objection
Garden Place,	1 objection
Coode Place,	1 objection
Hebblewhite Place,	3 objections
Steele Place,	2 objections
Upton Place, eastern end only,	2 objections

There is also a signed statement from one home owner in **Cronin Place** asking that the cul-de-sac be retrained but, as the Plan does retain it, this does not constitute an objection to the Plan.

The names and addresses of these respondents are listed in an Appendix to this submission.

THE PROCESS

During 2005, in the lead up to the bid for the contract for the refurbishment of the Estate, the residents were consulted extensively. It could be asked why this issue of cul-de-sacs was not raised then so that the proponents would know of the home owners' wishes before the Master Plans were fully developed.

The issue was not raised then because there was no intimation that cul-de-sacs were to be closed. If the residents could have been involved in the process of developing the Master Plans that were put forward by the proponents then the issue would have emerged and been addressed earlier in the planning process.

As soon as the accepted Master Plan was seen by the residents the cul-de-sac issue was raised by them.

An ancillary issue is house numbering. In some cultures, for example, the Vietnamese community, specific numbers are very important. If a cul-de-sac is opened into a continuous street the numbering may be changed. This should not be done without consultation with those residents staying on the Estate in their own homes to ensure those wishing to retain their existing number are able to do so.

LAWFULNESS OF THE MASTER PLAN

The Group draws Council's attention to the statement in the Environmental Assessment Report, November 2007, by URBIS, Page 35, that the proposed development is lawful

“providing that all relevant issues are satisfactorily addressed and the Statement of Commitments make adequate provision for the environmental management of the site, including any mitigation measures to control the potential impacts of the development.”

The subject of this submission is a significant impact on the lives of people who wish to continue living in the Estate. Despite the issue being raised by them as soon as it became apparent, there has been, to date, no indication from Bonnyrigg Partnerships of a willingness to listen to their point of view, much less to mitigate the impact of the proposed loss of cul-de-sacs.

THE RATIONALE

In general, these residents like their cul-de-sacs for the following reasons:

Cul-de-sacs:

Provide quieter and safer streets for residents where children can play with minimal fear of the hazards of fast moving traffic.

Promote resident interaction and neighbourliness.

Provide a local sense of identity because of their scale and relative enclosure.

Reduce opportunities for crime, compared with traditional street layouts. Hierarchical discontinuous layouts deter burglars because criminals avoid street patterns where they might get trapped.

They are aware of the contrary arguments to these points, but feel the positive advantages apply in their case.

They are also aware that the prevailing design philosophy in the planning profession is New Urbanism which emphasises connectivity and believes cul-de-sacs are to be avoided at all costs. But designing new streets is different from changing existing ones. The residents who want their cul-de-sacs retained should not be sacrificed to the dictates of a design theory. One of the reasons they bought their houses was that they like living in a cul-de-sac. They are not an expendable “cost”.

The Group and the specific objectors agree that, in the Estate, where a cul-de-sac has generated a long pedestrian laneway from its terminus to another street or open space between enclosing fences, the housing lots should be reconfigured to remove the laneway.

MASTER PLANNING PRINCIPLES

Amongst the principles behind the removal of cul-de-sacs in the Plan are the following:

Providing better connectedness for both vehicles and pedestrians within the Estate.

Providing more direct and shorter access to services and facilities adjacent to the Estate.

Providing more direct and shorter (maximum of 400 metres) pedestrian access to open space within the Estate.

Bordering parks with roads so that they are not enclosed by opaque back fences of houses, but are more open to constant surveillance by passing traffic and are therefore safer and are also more open and attractive.

Removing patches of unused open space created by the current road pattern. Generally there is no one with a sense of ownership or responsibility for these underutilized spaces. They become untidy and unsightly. Some of them also contribute to a sense of insecurity.

Removing narrow pedestrian laneways enclosed by fences. These, also, induce a sense of insecurity.

Ensuring there are enough housing lots to achieve the desired change of demographic to a 70/30% mix of private to social housing and to make the project financially viable.

Use existing roads to achieve the above goals where possible to minimize disruption during demolition and construction and to reduce waste and costs.

Making the Estate more like its surrounding suburbs so that it does not stand out as distinctive.

COMMENT ON THE PLANNING PRINCIPLES IN GENERAL

The Group is generally supportive of the principles listed above. In particular, it commends the Plan for the proposed improvements to open space and to the access to it.

The first question is whether, in each case of the cul-de-sacs at issue, these principles can be still adhered to without actually removing the cul-de-sac.

If the answer to this question is “no”, then a second question is, in a particular case, whether the benefits of adhering to the principles outweigh the advantages of having the cul-de-sac.

With the exception of one principle, each case needs to be examined on its merits.

The principle that can be addressed in general terms is the last one listed above.

The characteristics that make the Estate stand out from its surroundings are the lower housing density and patches of unused open space, the visual dominance of opaque poor quality fencing, and the smaller scale and age of the existing housing stock.

Cul-de-sacs are not a distinguishing feature of the Estate. They are very commonly part of the street pattern of the surrounding suburbs. This newer western end of Fairfield City is characterized by a road pattern that makes an effective distinction between collector roads and residential access roads. Most housing is not disturbed by busy road traffic, but nonetheless, has good street access. Cul-de-sacs are an integral part of this pattern.

The refurbished Estate will also stand out from its surroundings but, hopefully, in a more positive way. Its housing density will be higher and its vehicular access pattern will be different.

THE CASE FOR EACH CUL-DE-SAC

The cul-de-sacs subject to objection are listed in order of the proposed development stages, and grouped for joint consideration where this is necessary.

Stubbs Place (Stage 6)

Stubbs Place is between Bunker and Tarlington Parades. It is a very short street, with two home owners, neighbours at its entry off Tarlington.

If Stubbs is left as it is about 6 housing lots would be lost and there would be some unutilized space between Stubbs and Shoemaker.

If Stubbs was extended but not so far as to intersect with Shoemaker the housing lots would need to be reconfigured but none would be lost.

The main disadvantage of this arrangement would be to the residents of Stubbs Street itself. They would have a much less direct connection to Bunker Parade and to the Bunker Reserve Park. But they have those disadvantages now and have not objected to them, and want to retain the cul-de-sac despite them. They do have reasonable access to the parks to their northwest via Tarlington Parade.

A possibly better option for opening up the area to new housing and removing the laneway would be to convert the laneway into a road connecting the new link from Kain Place to Shoemaker at its southern end and with the new main link between Bunker and Tarlington Parades at its northern end. The part of Shoemaker coming southwest from Bunker could also be extended to meet this road. This would also provide the

opportunity, if desired, of opening up the northern end of Shoemaker with a link down to this converted lane and thus linking it, indirectly, to the main Bunker/Tarlinton link road.

Then Stubbs, with a very slight extension, could terminate for vehicular traffic at the converted lane but have an open pedestrian link to it providing Stubbs residents with an easy walk to Bunker Reserve Park.

Joiner Place and Garden Place (Stages 9 & 10)

Joiner Place and Garden Place are off the southeast end of Bunker Parade. Joiner has one owner midway and Garden has three scattered along it.

These streets have to be considered in junction with Mason Place, another cul-de-sac, which the Plan links them to.

Mason Place is currently isolated from the Estate. To overcome this while retaining Joiner and Garden as cul-de-sacs Mason can be extended a little and then turned southwest down to Palisade Crescent. This also effectively opens up the waste space to development, and avoids any loss of housing lots.

Another suggestion is to extend Mason towards Joiner and have a 4plex development between them with two entries off each street. This could be combined with the above suggested extension of Mason to Palisade.

If all three cul-de-sacs were left as they are there would be a loss of 7 housing lots (from 76 down to 69), and some unused space would be left waste and unsupervised.

In the arrangement proposed here, Garden Place residents would have a longer walk to the park (about 320m as against 180m) and to the facilities on Humphries Road (about 680m compared to 320m). However, that is their situation now and they, nonetheless, prefer the cul-de-sac.

Coode Place (Stage 14)

Coode Place, off Bradfield Crescent, has one owner towards the end of the street.

The Plan extends this street to a new access street bordering a park. This gives better access to the park and may facilitate some housing development.

It would be possible to extend the street as proposed but leave it closed to vehicular traffic at the eastern end, making the connection to the new road and the park for pedestrians, with an open connection giving clear and wide line of sight through to the park. This retains the character of a cul-de-sac without loss of housing lots or access to

the park for the residents of the street. There is adequate vehicular access to the park via the extended Harricks Place joining the new road along the park.

The resident owners objecting to the current Plan regarding this street consider the above suggestion enhances their street.

Hebblewhite Place (Stage 15)

Hebblewhite Place runs off Monash Place to the east and has one private owner near the beginning and three at the end of the cul-de-sac.

In the Plan, Hebblewhite is joined at its end to a new access street linking up with an extended Upton/Madson Place street. It also has two intermediate links to this new Upton/Madson street by way of minor roads. It would be possible to close off the link at the end and do away with the minor roads without major disruption to the Plan providing the Mason/Madson link was retained. There would be no loss of housing lots. Some lots would lose rear vehicular access. The new street linking the ends of Hebblewhite and Madson could only be accessed from the latter, but this would not be a major inconvenience.

The Group argues that, despite some loss of connectivity, Hebblewhite can be retained as a cul-de-sac to accommodate the wishes of the three owners near its terminus.

Steele Place and Upton Place (Stage 17)

Steele Place runs off the western side of Monash Place and has three privately owned dwellings, two near the middle and one at the end. Upton is a double ended cul-de-sac off Bradfield Crescent with two owners near the eastern end.

The Group agrees that the southwest corner of the Estate, bordered by Elizabeth Drive and Bonnyrigg Avenue, has a large area of unused open space that needs to be opened up for development, both to improve its security and to provide needed housing. It provides an additional 16 housing lots and a site for apartments up to six storeys. A new network of streets is essential to this development.

The Group also acknowledges that, to keep Steele and the eastern end of Upton as cul-de-sacs, the proposed new road plan for this southwestern corner of the Estate requires significant amendment. While not being in a position to develop a complete alternative suggestion itself, the Group believes an alternative scheme is possible. Elements of this might be the further extension of Monash through to Tarlington via a remnant of Bradfield Crescent bordering the eastern edge of the new park and a new link into the sector from Bonnyrigg Avenue. The western end of Upton and its link to Bradfield Crescent can still be part of the network.

THE PROPOSAL

The Group asks that the following cul-de-sacs be retained and, where necessary, the Plan be amended along the lines suggested above to accommodate their wishes:

Cronin Place (no change to the Plan)

Stubbs Place

Joiner Place

Garden Place

Coode Place

Hebblewhite Place

Steele Place

The south-eastern end of Upton Place

Secondly, the Group asks that, in any street where it is proposed that **street numbering** be changed, the home owner residents be asked if they wish to retain their existing house number and, if they do, that their wish be accepted.

Prepared by John Murray for the Bonnyrigg Private Home Owners Group. 14/02/2008

In reply please quote: G14-03-151

Contact: Andrew Mooney on 9725 0214

11 September 2008

BP Waights & EA Coupe
5 Coode Place
BONNYRIGG NSW 2177

Dear Sir/Madam,

**BONNYRIGG LIVING COMMUNITIES PROJECT – PREFERRED PROJECT
REPORT FOR THE CONCEPT PLAN AND PROJECT APPLICATION (STAGE 1)**

I am writing to advise you that Council's Independent Hearing and Assessment Panel (IHAP) will be meeting on the 1st October 2008, to consider a report on issues (including submissions received from the community) to the above proposal.

Details of the IHAP Meeting are as follows:

Location: Administration Centre (Lunch Room)
Fairfield City Council, 86 Avoca Road, Wakeley
Date: Wednesday, 1 October 2008
Time: 6:00pm

The independent recommendations of IHAP will then be referred to the Council Meeting on the 21 October 2008. Council will decide on its recommendations on the proposal to the Minister of Planning who will make the final decision about the proposal.

Council's records indicate that you lodged a submission to public exhibition of the proposal that occurred earlier this year. Please fill out the attached RSVP if you would like to attend/address the IHAP meeting or phone Vesna Glavis on 9725 0291 by no later than Monday 29th September 2008.

A copy of the report and recommendations to the IHAP meeting will be available on Council's web site from Friday 27 Sept 2008 as follows:
www.fairfieldcity.nsw.gov.au go to 'Quick Links', click on 'Business Papers' then refer to the report listed under the Independent Hearing & Assessment Panel' for the 1st October 2008.

In addition hard copies of the report to IHAP will be made available at the Bonnyrigg Public Library from Friday 27 September 08 or Customer Service Centre at the Council Administration Centre, 86 Avoca Road, Wakeley.

In reply please quote: G14-03-151

Contact: Andrew Mooney on 9725 0214

10 October 2008

BP Waights & EA Coupe
5 Coode Place
BONNYRIGG NSW 2177

Dear Sir/Madam,

**BONNYRIGG LIVING COMMUNITIES PROJECT – PREFERRED PROJECT
REPORT FOR THE CONCEPT PLAN AND PROJECT APPLICATION (STAGE 1)**

Reference is made to the above development proposal. I wish to advise that this matter has been scheduled for determination at Council's Meeting on Tuesday, 21 October 2008 at Council's Administration Centre Building, 86 Avoca Road, Wakeley.

A copy of the report and recommendation is available for viewing at Council's offices or via Council's Website, after 2pm on Friday, 17 October 2008.

To access Council's Website, please follow the instructions: -

1. Go to <http://www.fairfieldcity.nsw.gov.au>
2. On the left hand side column of home page click on **Business Papers** link.
3. When page appears scroll down and select the **Year and Month**, then click **Find** button.
4. Click on **link which corresponds to the report under the agenda heading, either HTML version or PDF version.**

Please note that all business papers vary in file sizes and this may mean that some take longer to download than others, so please be patient.

Council invites you to attend the Meeting, which has been scheduled to commence at 7.00pm and thanks you for your interest in this matter.

Yours sincerely



Andrew Mooney
Senior Strategic Land Use Planner