



**Land & Housing
Corporation**

Level 1, 222-239 Liverpool Road
Ashfield NSW 2131
Tel: 02 8753 8108 Fax: 02 8753 8015
ABN 44 002 501 135
www.services.nsw.gov.au

Ref: HOG/12/14268

Alan Bright

A/Director Metropolitan & Regional Projects South
Planning and Infrastructure NSW

GPO Box 39
Sydney, NSW 2001

Dear Mr Bright,

Attention:

**Submission to Bonnyrigg Masterplan Variation – Comments on S.75W
Application**

Thank you for the opportunity to comment on the S.75W application made by Newleaf Communities in regards to the redevelopment of the Bonnyrigg Housing Estate. The Land and Housing Corporation has reviewed the documentation provided with the application and provides the following comments in response.

Increase Development Density

The proposal to increase the number of dwellings from 2332 to 2500 (168 additional) will increase the density on site by 8%. Land and Housing Corporation supports this minor increase in density as it will provide significant benefits to the outcome of the proposed development.

The increase in density will provide a further 62 social housing dwellings on the Bonnyrigg Estate whilst still maintaining a ratio of 70:30 (private: public). This will enable an increased number of residents to remain on estate, and not be relocated off the estate.

The displacement of residents from the estate creates social and cultural impacts and has in the past caused concern to Housing NSW. The ability to increase the number of residents able to remain on estate is considered to be beneficial to the wider social success of the project.

Amended Road Layout

Land and Housing Corporation supports the proposed amendments to the road design and layout. The revised design appears to provide improved permeability through the site, and increased surveillance around the public open spaces. It appears to be an improvement on the previous design. The traffic report prepared by GTA Consultants shows that the existing network has capacity to cope with the predicted increase in traffic resulting the increase in density.

Car Parking

The reduction in street frontage due to the increased utilisation of compact lots, coupled with the increased number of driveway crossovers will reduce the availability of on-street carparking. This raises concerns where there is an increased reliance on on-street carparking for medium density developments. Whilst it is identified that only visitor parking rates will be on-street, it is recommended that the impact of carparking on the streetscape and functionality of the masterplan is continually monitored through the future DA stages.

Changes to Dwelling Typology

The dwelling typologies proposed as part of the amended masterplan provide more conventional housing within the Bonnyrigg Estate and is a response to market demand. The addition of Garden Apartments will increase affordable housing on the estate of which the Land and Housing Corporation is supportive. The inclusion of lifted apartments is also supported by the Land and Housing Corporation as it increases the accessibility of these dwellings and promotes aging in place.

The location and orientation of the garden apartments needs to be managed through the detailed DA stage, to avoid impacts such as privacy and overshadowing to adjacent properties.

The utilisation of narrow lots has enabled the inclusion of more detached single and two storey dwelling houses which is supported by the Land and Housing Corporation, as it will provide additional affordable housing for sale in the private market. It will also enable Housing NSW to keep a greater percentage of existing residents on the estate, where they require single level disabled access housing.

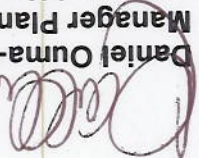
The Development Application will need to demonstrate compliance solar access and carparking requirements, as this is often difficult to achieve on such narrow lots.

Summary

Overall the proposal to revise the Bonnyrigg Masterplan is supported by the Land and Housing Corporation. The proposed changes will not only ensure the ongoing economic viability of the project, it will provide an improved urban form with more conventional housing typologies and respond to the requirements of the market.

Should you have any questions in regards to this submission please contact Tina Chappell, Senior Planner on 8753-8108 or email tina.chappell@facs.nsw.gov.au.

Yours sincerely,


Daniel Ouma-Machio
Manager Planning
Land and Housing Corporation
13.03.12

