

In reply please quote: 11/03263
Your Ref: MP06_0046 MOD 4

Contact: Andrew Mooney on 9725 0214

14 March 2012

Allan Bright
Director
Metropolitan & Regional Projects South
Dept of Planning
GPO Box 39
Sydney 2000

Dear Sir

MP06_0046 MOD 4 - SECTION 75W MODIFICATION APPLICATION TO BONNYRIGG LIVING COMMUNITIES CONCEPT PLAN

I advise that Council at its meeting of the 13 March 2012 resolved as following in relation to the above request for modification to the Bonnyrigg Living Communities Concept Plan.

That Council endorse the issues raised in this report as the basis for a submission to the Department of Planning and Infrastructure (DP&I) regarding the proposed modifications to the Bonnyrigg Living Communities Project and in particular;


1. *As a result of the proposed increase in housing density and population associated with the proposed modification:*
 - (i) *Raise major concerns to the deficiency arising in the provision of public open space and shortfall in the provision of the community facilities.*
 - (ii) *Request that the DP&I require the proponent undertake further investigations and consultation with Council in relation to the potential for provision of public open space and increased provision of community facilities within the local catchment.*
 - (iii) *Request that the DP&I require the proponent to utilise independent population projections for the increased housing density associated with the proposal as the basis for the provision of open space and community facilities.*
2. *Advise the applicant and DP&I it does not accept the proposed car parking rates associated with the apartments buildings and that car parking be provided in accordance with the RMS (formerly RTA) guidelines for this form of development.*

3. *The controls for apartment (3 storey walk ups) and terrace housing be modified to ensure that these forms of housing can only be provided directly opposite public open space or the community facility precinct.*
4. *The master plan criteria for the terrace housing be clear so that each dwelling has true frontage to a street and laneway, right of ways are not acceptable to garage parking for terraces and flatettes.*
5. *In view of the introduction of the new terrace or row housing typologies and concerns with the levels of residential amenity achieved in the larger plex housing, that the 6 and 8 plex housing types be removed from the masterplan as a suitable housing form under the proposal.*
6. *The proponent be required to liaise further with residents of the estate making a submission to the proposal and additional criteria be included in the Masterplan to ensure levels of privacy and access to sunlight associated with the original concept plan approval are not compromised as a result of the provision of apartment buildings.*
7. *Council raise objection to the incorporation of any three storey apartment building that do not contain internal lift access and a high level of residential amenity in any stage of the masterplan.*

As referred to above, the attached copy of the report to Council provides further clarification in regard to Council's issues and concerns.

Please contact the undersigned if you would like any further clarification in relation to the above.

Yours faithfully



Andrew Mooney
Senior Strategic Planner