

# SOCIAL INFRASTRUCTURE NEEDS ANALYSIS

## BONNYRIGG RENEWAL AREA

Prepared for the New South Wales Land and Housing  
Corporation



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# 1 Executive Summary

The New South Wales Land and Housing Corporation (LAHC) is seeking to modify the Part 3 Concept Plan approval for the renewal of the Bonnyrigg Housing Estate MP06-0046. The purpose of the proposed amendment is a response to the Department of Planning and Environment's recent advice regarding the future administration of Part 3A approvals. In addition, the proposed amendment is likely to increase the number of dwellings onsite from 2,500 in the current approval to a total of approximately 3,000 dwellings. The amendment will provide for the retention of all existing social housing onsite, with the mix of public and private housing supply being consistent with the *Future Directions for Social Housing in NSW* policy.

The Institute for Public Policy & Governance at the University of Technology Sydney (UTS:IPPG) has been engaged by LAHC to prepare a revised Social Infrastructure Needs Analysis in support of a section 75W modification of the Concept Approval for the renewal of the Bonnyrigg Housing Estate.

## 1.1 Methodology

The following tasks have been undertaken as part of this study:

- > A socio-demographic analysis of the existing and future Bonnyrigg populations, including resident projections for the estate and surrounds.
- > A review of relevant background material including the NSW Department of Planning and Environment's *A Plan for Growing Sydney (2014)*, The Greater Sydney Commission's *Draft South West District Plan*, *Draft 2016-2026 Fairfield City Plan* and relevant project studies relating to the Bonnyrigg urban renewal project.
- > A review of relevant good practice guidance and frameworks for the provision of social infrastructure.
- > Face to face discussions and telephone interviews with service providers, including local medical, education, housing, as well as not-for-profit organisations, local businesses and religious institutions in order to inform the needs analysis and prepare an audit of the existing facilities and services.

## 1.2 Key findings

Taking into account the current 700m<sup>2</sup> allocated to community facilities within the Bonnyrigg Housing Estate the report calculates an additional 207.46m<sup>2</sup> of community facility space is required to be provided to cater for the additional 1,587 persons estimated to reside in the additional 500 dwellings.

The population is anticipated to significantly grow and change with the development of the Bonnyrigg Renewal Area, and will require the provision of social infrastructure to support the growth and change. To support this change, stakeholder discussions revealed consistency with previous studies in relation to the community facility needs and services to be provided within the Bonnyrigg Living Communities Project, Voluntary Planning Agreement and Infrastructure and Services Delivery Plan. Community support specifically relates to the provision of more community function space, community halls, men's shed, public toilets, and office spaces.

The provision of community facilities for the Bonnyrigg Renewal Area meets the best practice approaches based on indicative population thresholds. However, it is recommended that further engagement with the local community and relevant stakeholders be undertaken to inform the detailed design and operation of the proposed multi-purpose centre, exploring options for the provision of some additional smaller community facility space closer towards the Bonnyrigg Town Centre.

## 2 Introduction

This report has been prepared for the NSW Land and Housing Corporation (LAHC) as a technical study to support the modification of the Part 3A Concept Plan approval for the renewal of the Bonnyrigg Housing Estate MP06-0046. The purpose of the proposed amendment is a response to the Department of Planning and Environment's recent advice regarding the future administration of part 3A approvals. The proposed amendment would see the number of dwellings onsite increase from 2,500 in the current approval to a total of approximately 3,000 dwellings. The amendment will allow for the retention of all existing social housing onsite, with the mix of public and private housing supply being consistent with the *Future Directions for Social Housing in NSW* policy.

The Institute for Public Policy and Governance at the University of Technology Sydney (UTS:IPPG) has been engaged by LAHC to review the social infrastructure requirements and conduct an updated needs analysis for the provision of social infrastructure for the renewal area. With the intention of establishing the need for any additional social infrastructure needed to support the proposed modification, this report presents the findings of the study, considering the social context of the Precinct and population forecasts as well as examining the existing social infrastructure provision and reviewing the proposed facilities and services that were estimated to be required to meet the future community needs of the Precinct.

As was considered in previous social infrastructure investigations for the Bonnyrigg Renewal Scheme, the assessment has focused on built facilities and does not provide a comprehensive assessment of the social services and programs operating in the area. Targeted engagement with key stakeholders has been included to inform the assessment. In addition, current research being undertaken by the University of NSW, City Futures Research Centre, "*the Bonnyrigg Longitudinal Study*", has been considered with the preliminary phases of the project helping to assist in understanding the impacts of the renewal on the wellbeing and social and economic independence of residents. The outcomes of which have helped to inform the recommendations of this report.

### 2.1 Review of Open Space Provision

This report has been prepared in conjunction with the UTS:IPPG assessment of open space requirements and open space needs analysis for the open space requirements associated with the proposed amendment. The Open Space Provision assessment found that overall the proposed amendment to the Part 3A Concept Plan providing for approximately 13ha of open space, representing 16.5% of Net Developable Area and exceeds the requirement of the provision of 12.57 ha of open space to cater for the projected additional population.

The analysis of the future population of the Bonnyrigg Renewal area is consistent with the findings within the Open Space Provision assessment and hence, the analysis of social infrastructure need is based on this sociodemographic analysis.

### 2.2 Bonnyrigg Renewal Area

The Bonnyrigg Estate is an 81 hectare area located within the suburb of Bonnyrigg in the Fairfield Local Government Area. Bounded by Humphries Road, Cabramatta Road, Elizabeth Drive, Bonnyrigg Avenue and Edensor Road, the area is located immediately east of the existing Bonnyrigg Town Centre and within 6km of the Liverpool, Cabramatta and Fairfield centres.

## Approved Concept Plan

The Bonnyrigg estate, established as a large residential housing estate, consisted in 2006 of 930 dwellings, of which 90% were public housing. 13 of these dwellings were owned by the Aboriginal Housing Office as community housing and Aboriginal housing dwellings. Based around the 'Radburn' design principles, with the design separating pedestrian and vehicular access, and walkways connecting open space, community and retail facilities, the housing estate was considered to have created a number of negative social and environmental impacts, including high levels of crime and badly designed and utilized spaces.

In 2007 the NSW Government granted approval for a Concept Plan that would deliver a vibrant, safe, healthy and friendly neighbourhood, redesigning the layout to remove the negative social planning aspects associated with the 'Radburn' design principles. The 2007 Concept Plan included the provision of 2,332 dwellings, of which 700 would be established as social housing. In addition, the Concept Plan included a multi-purpose centre (Bonnyrigg Multipurpose Neighbourhood Centre) comprising community and commercial uses which was to be developed in accordance with the Community Renewal Services Plan to ensure the Centre:

- Is located at the heart of the community;
- Is accessible for all existing and new residents, in terms of design and location;
- Includes a one-stop-shop, providing access to all Bonnyrigg Partnership services;
- Does not operate in competition with Bonnyrigg Plaza, but provides a convenient place to meet the everyday needs of residents, with services provided at the centre, based on comprehensive and consultative assessment of the needs of the existing and new residents;
- Encourages community integration and cohesion, in partnership with existing services and networks where appropriate.

Community Bonnyrigg Partnerships was appointed by the NSW Government to redevelop the existing Bonnyrigg Housing estate, intending to revitalize the renewal area, addressing issues that had been attributed to the Radburn design, such as the ageing housing stock, safety and connectivity concerns as well as addressing amenity issues.

In 2007 approval for a Concept Plan was given to Bonnyrigg Partnerships which encompassed an 18 staged construction project, incorporating approximately 2,332 dwellings over 13 years. A number of modifications have been made to the Masterplan since the original Concept Plan approval was given. The following table provides a history of these modifications.

TABLE 1: MODIFICATIONS HISTORY

Modification	Changes
<b>Approved Concept Plan (2007)</b>	<ul style="list-style-type: none"> <li>• 2,332 dwellings (includes 700 social dwellings and 133 relocated offsite)</li> <li>• Voluntary Planning Agreement to provide 621m<sup>2</sup> of community centre, designed to provide halls, meeting rooms, health clinic, out-reach services.</li> <li>• Projected increase of 3,137 people</li> </ul>
<b>Modification 1 and 2 Approvals (2009 and 2010)</b>	<ul style="list-style-type: none"> <li>• No changes to dwellings or community facility requirement with modifications including technical adjustments and reduced allotment widths for detached dwellings</li> </ul>
<b>Modification 3 Approval (2011)</b>	<ul style="list-style-type: none"> <li>• No changes to requirements with modifications addressing issues of affordability and privacy</li> </ul>
<b>Modification 4 Approval (2011)</b>	<ul style="list-style-type: none"> <li>• Increase from 2,332 to 2,500 dwellings (an increase of 168 dwellings, of which 62 were for social housing)</li> <li>• Increased requirement for community facilities (additional 64.28m<sup>2</sup>). Modification proposed a total of 700m<sup>2</sup> (in excess by 14.72m<sup>2</sup> of what was required)</li> </ul>
<b>Current Modification</b>	<ul style="list-style-type: none"> <li>• Increase from 2,500 dwellings to approximately 3000 dwellings</li> <li>• Retain all social housing (833) on-site plus additional social housing</li> <li>• Retain 70/30 mix (2100 private/ 900 public)</li> <li>• An additional 207.46m<sup>2</sup> community facility floorspace</li> </ul>

## 2.3 Previous Social Planning Studies and Initial Social Infrastructure Requirements

The review of the social infrastructure requirements has taken into consideration previous social planning studies prepared in relation to the Newleaf Bonnyrigg Concept Plan. Specifically, consideration has been given to:

- *'Bonnyrigg Renewal Scheme: Social Impact Assessment'* prepared by Judith Stubbs and Associates in November 2007.
- *'Bonnyrigg Living Communities Project: Social Infrastructure Needs Analysis'*, prepared by Urbis in October 2007.

- 'Newleaf Communities: Social Infrastructure Needs Analysis and Social Impact Assessment', prepared by Urbis in December 2011.

Whilst a review of the key findings and recommendations of these studies is discussed in Section 3.2 it is noted that the redevelopment of the Bonnyrigg Housing Estate was considered to be beneficial with a number of recommendations initially proposed in relation to the provision of community facilities including:

- The provision of a new multi-purpose community centre in accordance with the draft developer planning agreement.
- Opportunity for the provision of childcare.
- Provision of space within the multi-purpose community centre for outreach services by health professionals to operate from the new community centre.
- Consideration of expansion of the Bonnyrigg Branch Library or relocation of Bonnyrigg Branch Library.
- Consideration of co-location of services and programs for the community on school sites.
- Continued engagement with places of worship and cultural centres in relation to the Community Renewal Services Plan.
- A need to ensure the developer informs the community of works to open spaces, facilities and amenities through a series of regular newsletters, forums and website information streams.

## 2.4 Proposed Amendments to the Concept Plan

The NSW Land and Housing Corporation (LAHC) is currently seeking to modify the Part 3A Concept Plan approval which will see the number of dwellings onsite increase from 2,500 in the current approval, to a total of approximately 3,000 dwellings. The amendment will provide for retention of all existing social housing onsite with the mix of public and private housing supply being consistent with the *Future Directions for Social Housing in NSW* policy.

The proposed amendments also incorporate changes to the future site layout as a result of the increased dwelling density and will take into consideration of the revision of community facilities provision with a revised calculation of required community facility space that will adequately meet the need generated by the revised total population count.

## 3 Socio-Demographic Characteristics of the Renewal Area

The following provides an overview of demographic characteristics of the existing and future Bonnyrigg populations, updated to reflect the 2016 ABS Census.

### 3.1 Methodology

Consistent with the methodology of previous demographic analyses by JSA and Urbis, Bonnyrigg Estate has been defined as the four Census collection districts that make up the renewal area (collection districts 1321608, 1321609, 1321610, 1321611). At the time of preparation of the Newleaf Communities: Social Infrastructure Needs Analysis and Social Impact Assessment, Urbis relied upon the Australian Bureau of Statistics (ABS) 2006 Census data, which was released at the census Collection District (CD) level. At the time, this was the smallest geographic area defined in the Australian Standard Geographic Classification (ASGC), designed for use as the smallest unit for processing data, usually containing approximately 225 dwellings in each CD.

From July 2011 the ABS progressively replaced the ASGC with the new Australian Statistical Geography Standard (ASGS) where the smallest geographical area available became known as Mesh Blocks (the smallest geographical area, typically containing between 30-60 households for each mesh block).

Given the consideration that Census CDs are relatively large areas comparative to the more recently classified Mesh Block areas, in forming our demographic analysis ABS concordances were used in order to match the relevant zones of CDs employed by the Urbis study. Census CDs (2006) were disaggregated to the mesh block level (2016). The population reported is counted as the number of persons usually resident (rather than enumeration).

In order to calculate the estimated population projections for the Bonnyrigg renewal area full occupancy was assumed. In addition, the occupants per dwelling was stratified by public or private dwelling and then by dwelling structure (separate house, or semi-detached house, terrace and townhouse of 1 or 2 or more storeys).

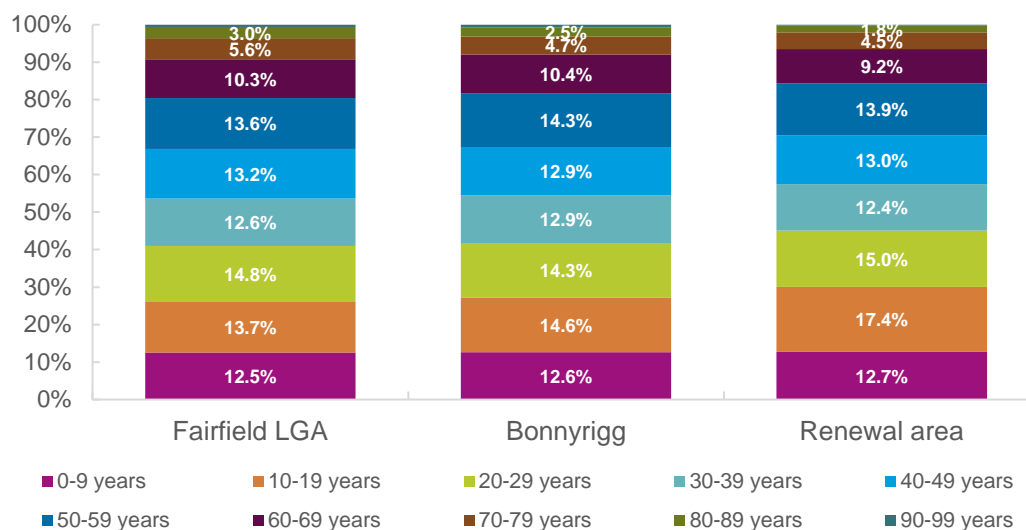
### 3.2 Current Population

In 2016, the population of the Bonnyrigg renewal area was 2,980. Consistent with the completion of the first three stages of the Bonnyrigg Estate project, the total population has increased by an additional 497 people (up from 2,483 in 2011).

#### **Age**

The 2016 Census provides the following breakdown of age cohorts. The age profile of residents in the renewal area generally reflects the surrounding areas, with a slightly higher proportion of 10-19 year olds (17%).

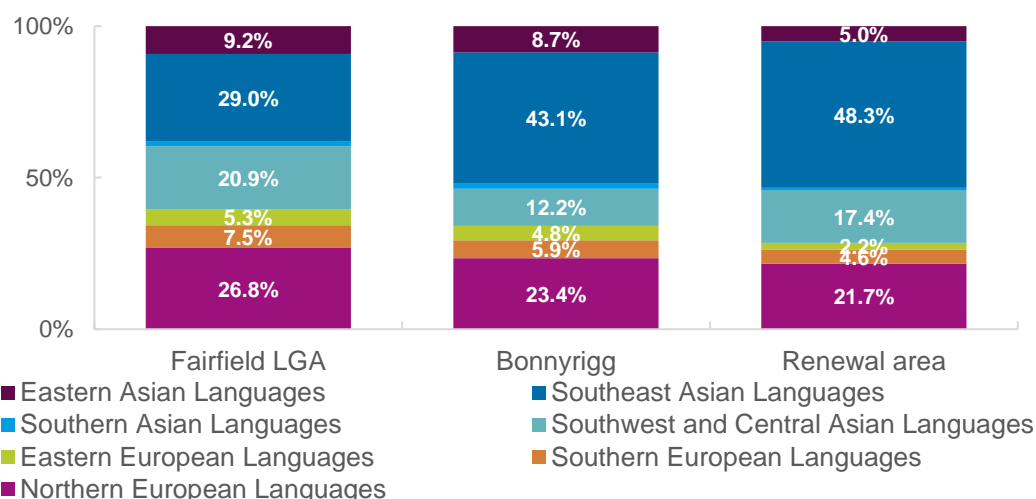
FIGURE 1: POPULATION BY AGE: 2016



## Nationality

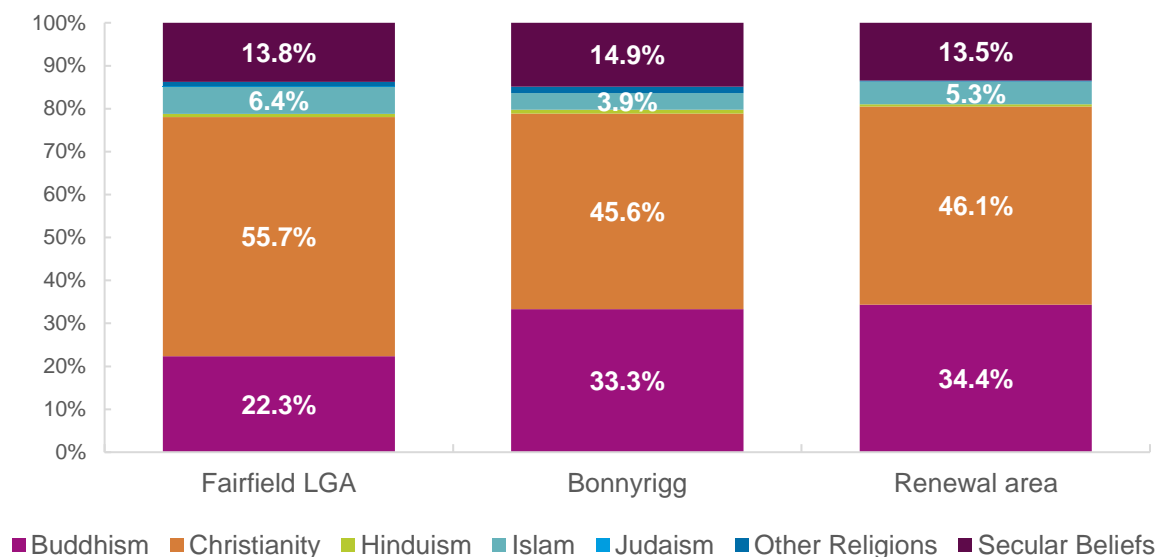
In 2016, Aboriginal and Torres Strait Islander people made up 2.8% of the renewal area's population (down from 3.64% in 2011). This has decreased considerably since 2006 when this figure was 5.3%. However, it still remains higher than surrounding areas and the Fairfield LGA as a whole (0.7%).

The population of the renewal area remains culturally diverse with 98.4% of the residents having both parents born overseas (this increased from 82.4% in 2011), which is significantly higher than surrounding areas and the Fairfield LGA as a whole (82.9%). In addition, 78.6% of residents in the renewal area speak a language other than English at home (this increased from 77.1% in 2011), this is compared to the state average of 26.5%. The following chart illustrates the breakdown of languages spoken and the dominance of Southeast Asian languages.



## Religious affiliation

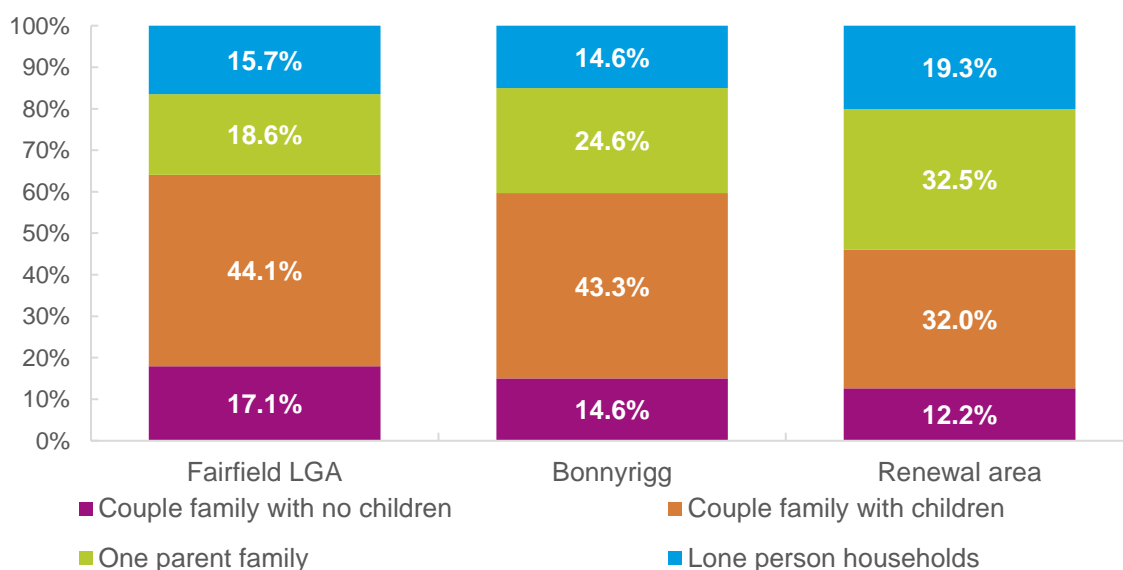
In 2016, Christianity and Buddhism were the dominant religions on the renewal area, consistent with the local area.



## Family Structure

In 2016, the majority of the residents of the renewal area (68%) had one or more children, this is consistent with the surrounding area (Bonnyrigg, 70%) and the Fairfield LGA as a whole (67%).

However, the renewal area contains a relatively high proportion of one parent families (32%) compared to the surrounding areas and the Fairfield LGA as a whole (19%), and a lower couple family with children rate (12%) compared to the surrounding areas and the Fairfield LGA as a whole (19%).



## Income

According to ABS' Socio-economic Indexes for Areas (2013), the Bonnyrigg suburb was among the most socio-economically disadvantaged suburbs in NSW in 2011, ranking in the 5<sup>th</sup> percentile in the state (which means it was more disadvantaged than 95% of NSW suburbs).

In 2016, the median weekly of Bonnyrigg residents aged 15 and over was \$427, which was 35% lower than the state average of \$664.

### 3.3 Social housing demographics

According to St George Community Housing Data (2017), there are currently 1722 residents living in 640 social housing dwellings within the Bonnyrigg renewal area.

There is a higher proportion of 56-79 year olds (26%) and 40-55 year olds (19%). The main languages spoken at home are Vietnamese (29%) and Other (26%) with 2.8% identifying as being Aboriginal or Torres Strait Islander.

25% of social housing tenants have children 17 years and under and the average weekly household income is \$695.48 with the main income source being Centrelink.

### 3.4 Incoming population

In 2011, Urbis estimated that the amended Concept Plan of 2,500 dwellings would increase the population to 6,881. Urbis based this estimate on an occupancy rate of 2.6 for private dwellings in Fairfield, and an occupancy rate of 3.2 for social housing dwellings in the Bonnyrigg renewal area. Approval for the amended Concept Plan was given based on these rates.

Updated figures show that according to the 2016 ABS census, the occupancy rate is now 3.38 for private dwellings in Fairfield. According to 2017 data from St George Community Housing, the occupancy rate is 2.69 for social housing dwellings in the Bonnyrigg renewal area.

It is important to note that occupancy rates can differ by both tenure (i.e. private and social housing) and dwelling (i.e. houses and apartments) type. For example, 2016 occupancy rates for Fairfield LGA were 2.57 for apartments, 3.44 for semi-detached houses, and 3.55 for single detached houses.

UTS:IPPG uses occupancy rates by tenure type (i.e. private and social housing). This is for both consistency and because there is a sharper distinction between the ratio of private (70%) and social housing dwellings (30%) when compared to the type of dwellings (predominantly apartments) being provided as part of this amendment.

Given these assumptions it is estimated that the amended Concept Plan comprising 3,000 total dwellings (of which, 500 are additional dwellings on top of the already approved Concept Plan) would increase the population by an additional **1,587 residents**.

This is based on an assumption that 70% of the additional 500 dwellings are private dwellings (350) with an occupancy rate of 3.38 per that for the Fairfield LGA. And 30% of the additional 500 dwellings are social housing dwellings (150) with an occupancy rate of 2.69 per 2017 social housing occupancy rates for the Bonnyrigg Renewal Area.

Based on these calculations, the estimated new total resident population is 8,468 people in total across the 3,000 dwellings. This includes 1,587 residents of the additional 500 dwellings which are being provided as part of this amendment.

TABLE 2: INCOMING POPULATION CALCULATION

<b>Population estimates for 2,500 dwellings (already approved)</b>	<b>6,881</b>
<b>Additional Social Housing (150 dwellings)</b>	150 dwellings x 2.69 (2017 SGCH average occupancy for social housing dwellings) = 404 people
<b>Additional Private Housing (350 dwellings)</b>	350 dwellings x 3.38 (2016 ABS Census average occupancy for private dwellings) = 1,183 people
<b>Additional population from 500 dwellings which are the subject of this amendment</b>	<b>1,587</b>
<b>Total population estimates for 3,000 dwellings</b>	<b>8,468</b>

## 4 Policy and Document Review

### 4.1 Key policy and planning documents

A review of relevant local plans and policies that have implications for the provision of community facilities within the renewal area has been undertaken. Noting that a number of documents have been considered in previous modification stages, relating to the original Concept Plan, such as Urbis' 2007 '*Social Infrastructure Needs Analysis*' and Urbis' 2011 '*Social Impact Assessment and Infrastructure Needs Analysis*' undertaken to ensure the original Concept Plan recommendations and assessments were accurate for resulting changes in the 2011 modification.

The following policy and planning documents have been considered in this review:

- > *A Plan for Growing Sydney*, NSW Department of Planning and Environment (2014)
- > *The South West District Plan*, Greater Sydney Commission
- > *Bonnyrigg Living Communities Infrastructure and Services Delivery Plan* (2008)
- > *Bonnyrigg Town Centre Development Control Plan No. 28*, Fairfield City Council (2010)
- > *Draft 2016-2026 Fairfield City Plan*, Fairfield City Council (2016)

#### ***A Plan for Growing Sydney, NSW Department of Planning and Environment (2014)***

The NSW Department of Planning & Environment's *A Plan for Growing Sydney* (2014) is intended to guide land use decisions through to 2034. The Plan commits to "a grid of open space and renewed bushland to support healthy lifestyles and community life" (p. 3). Additionally, it seeks to facilitate social cohesion and community connectivity in part through "linking open space to encourage recreational walking and cycling" (p. 88).

The renewal of Bonnyrigg will meet five aims of the Plan by providing:

- > Enhanced liveability through growth in an existing area benefitting from excellent access to existing services and infrastructure. In addition, the revitalisation of existing open spaces into high-quality public open space and the provision of a range of dwellings suited to the changing population will significantly improve the community;
- > Enhanced economic competitiveness by providing homes of differing sizes and types to house a different labour force;
- > Enhanced fairness by providing housing more affordable than alternatives in the private market. Of the total dwellings produced by this project, 30% will be for social housing. These homes will be in locations accessible to area shopping, jobs, and services. The Masterplan will provide for a dispersed mix of social and private housing, with no discernible difference between social and private housing apparent from the street;
- > Enhanced environmental protection by adding more homes within the existing urban area of Sydney, minimising the expansion of Sydney's urban footprint. The Masterplan also provides new homes, streets, and parks that will meet strict energy and water conservation and water quality standards; and
- > A model for improved governance by being a genuine partnership between private sector parties and State and Local Government. The project also incorporates community involvement in the design brief, design development, and place management.

In 2016 Greater Sydney Commission released 'Towards our Greater Sydney 2056: a draft amendment to update 'A plan for growing Sydney'. This draft document, which aligns with the vision established in the draft District Plans, is the first step in the comprehensive work that will take place next year to review A Plan for Growing Sydney. This amendment reconceptualises Greater Sydney as a metropolis of three cities, and is presented with the draft District Plans to reflect the most contemporary thinking about Greater Sydney's future. The main amendment that relates to the renewal of Bonnyrigg project is the increase of 9% of additional dwellings required including the opportunity for more intense development around centres has seen a greater variety of housing types including apartments and terraces (p.9).

### ***Draft Western Sydney District Plan (2017)***

The draft Western City District Plan provides a 20-year plan to manage growth and achieve a 40-year vision, while enhancing Greater Sydney's liveability, productivity and sustainability into the future. It is a guide for implementing the draft Greater Sydney Region Plan at a District level and is a bridge between regional and local planning. The draft Western City District Plan puts forward a vision for a metropolitan city cluster connected over time by mass transit. Its population is forecast to grow from just over 1 million people to 1.53 million people over the next 20 years. Thirty-four per cent of the Western City District's people were born overseas. Working with the draft Greater Sydney Region Plan, the draft Western City District Plan aims to ensure future generations have excellent connections to local jobs, housing, services, and great places

The renewal of Bonnyrigg estate will contribute to the following aims and priorities in this District Plan:

- A city supported by infrastructure – infrastructure supporting new developments
- A collaborative city – working together to support
- A city of diversity – celebrating diversity and putting people at the heart of planning. Providing services and social infrastructure to meet people's changing needs. Fostering healthy, creative, culturally rich and socially connected communities.
- Housing the city – giving people housing choices. Providing housing supply, choice and affordability, with access to jobs and services.
- A city of great places – designing places for people. Creating and renewing great places and local centres, and respecting the District's heritage.
- Jobs and skills for the city – creating the conditions for a stronger economy
- A city in its landscape – valuing green spaces and landscapes. Delivering high quality open space.

### ***Bonnyrigg Living Communities Services Manual (2008)***

Bonnyrigg Partnerships' Bonnyrigg Living Communities Community Renewal Services Manual, Community Renewal Services Plan (2008) sets out the detail of the design, operation, timing, maintenance and estimated value of the 'public infrastructure' components provided in the Bonnyrigg Living Communities Project. Section 5.4.2 sets out the guiding principles and the strategic approach for the Bonnyrigg Multipurpose Neighbourhood Centre. The principles which will guide the approach include:

- > The centre should be at the heart of the community and seek to be a magnet for all residents irrespective of economic circumstances, cultural background or religious affiliation.
- > The centre should be accessible for all existing or new residents in terms of design and location.

- > The centre should include a one-stop-shop providing access to all Bonnyrigg Partnership Services.
- > The centre should be designed to maximise interaction.
- > The centre should not seek to compete with Bonnyrigg Plaza, but provide a convenient place to meet some of the everyday needs of residents as well as attend to the social and civic life of the community.
- > Any services provided at the centre should be based on comprehensive and consultative assessment of the needs of existing and new residents, with service delivery provided through a partnerships approach with existing services, and augmented by external services where necessary (based on a service 'gap analysis'.
- > Any services provided at the centre should encourage community integration and cohesion (in partnership with existing services and network where appropriate).

### ***Bonnyrigg Town Centre Development Control Plan No. 28, Fairfield City Council (2010)***

Fairfield City Council's Bonnyrigg Town Centre Development Control Plan No. 28 (2010) includes the following design objectives relevant to community facilities:

- > *Link open space to the shopping centre and community facilities*
- > *Reinforce the vehicular, pedestrian and visual links between shopping and community facilities*
- > *Reinforce the social links to community facilities such as clubs and religious institutions to form a focus for design development of environmental arts projects and recreational/cultural programs.*

The Plan notes that whilst the area is has a well-developed community focus, there is scope for upgrading and relocation of community facilities within the town centre as the retail area develops.

### ***Draft 2016-2026 Fairfield City Plan, Fairfield City Council (2016)***

Fairfield City Council's Draft 2016-2026 Fairfield City Plan (2016) outlines the Fairfield community's vision, priorities, goals and strategies through to 2026. Under Theme 1 "Community Wellbeing", the following strategies relate to social infrastructure provision:

- > *Encourage the establishment of programs and activities to promote peace and harmony within the diverse community*
- > *Improve partnerships across our diverse community to promote and support all cultural events and programs*
- > *Provide affordable community facilities for education and leisure purposes for all ages and cultures*
- > *Lower the cost of community services and facility use*
- > *Foster mentoring and job support programs*
- > *Develop and promote programs for children and youth throughout the city*
- > *Encourage the establishment of activities and programs for aged and disabled throughout the city*

Under Theme 2 'Places and Infrastructure', the following strategies relate to social infrastructure provision:

- > Provide affordable and creative recreation and leisure spaces throughout the city.

## 4.2 Previous social impact and social infrastructure studies

### ***Bonnyrigg Renewal Scheme: Social Impact Assessment' prepared by Judith Stubbs and Associates in November 2007***

The purpose of the Social Impact Assessment (SIA) was to fulfil the requirements of relevant Heads of Considerations of the NSW Department of Planning's Environmental Assessment Requirements (EARs), specifically, those related to 'the likely social (including cultural) and economic impacts' and 'the public interest' of the Bonnyrigg Living Communities Project.

The study sets out the impacts on human services and facilities within or that services the locality that are likely to arise as a result of the development. The following findings are relevant:

- > *Services such as childcare, which are currently under-utilised, will experience an increase in demand and viability from the retention of more young people and families in the area due to increased housing choices at diverse price points.*
- > *Other services with some capacity including public transport, health services and some aged and disability services, are able to absorb increased population without placing undue strain upon them (at least in the short term).*
- > *A contribution to the expansion of some existing services is also required, including an upgrade of the Bonnyrigg Youth Neighbourhood Centre and the Bonnyrigg Library.*
- > *Current inadequacy in aged care and disability services with significant increase in demand arising from the project. The nature of population also indicates increased demand for disabled access to homes, facilities, parks and services*
- > *Some impact on GPs and Dentists, particularly when considering accessibility issues related to the GP within the Plaza, and the desirability of expanding this practice.*
- > *Significant impact on Community Occupational Therapist, Mental Health Services (especially for refugees), Social Work and Speech Therapy – all currently operating beyond capacity and directly impacted by extent and nature of the redevelopment*
- > *Local Community Support and Welfare Services are currently working to full capacity; population increase from new private residents and turnover of public tenants will place additional strain on services.*
- > *Few direct impacts to religious and cultural groups identified.*

The SIA also provides a number of mitigation measure associated with social infrastructure, including:

- > *Incorporate early childhood activities into the multi-purpose centre, including those with access and equity provisions.*
- > *Support Bonnyrigg Youth Neighbourhood Centre as a unique facility and place for young people separate from the multi-purpose centre.*
- > *Provide accessible programs at new MPCC for young disadvantage people, particularly through BP Employment & Training Strategy as part of the Community Renewal Services Plan.*
- > *Multi-purpose centre to include space for activities related to mitigation of community change and loss (e.g. community information on the project, Bonnyrigg History Project and others that emerge from implementation of the CRSP).*

- > *Partner with local service providers to provide additional community support throughout the redevelopment.*
- > *Give priority to housing /rehousing the following services:*
  - *Men's Shed – explore relocating them to another house located within a late stage of development given their Stage.*
  - *Disability Southwest - potentially within the Seniors' Service Centre.*
  - *Cambodian Welfare Association and Benevolent Society.*

***Bonnyrigg Renewal Scheme: Social Infrastructure Needs Analysis: Final Report, prepared by Urbis in October 2007***

The purpose of the assessment was the assessment of built facilities and open space provision (quantity, quality and accessibility) to determine needs and recommendations that would inform the Masterplanning process of the Bonnyrigg Renewal Scheme. Informed by public consultation and the findings of the Judith Stubbs & Associates Social Impact Assessment the report found that there would be increased demand for open spaces and facilities as a result of the renewal. Recommendations of the report included:

- > *Ensuring that consideration of the different usages and needs for facilities and services by the existing community is compared with the new incoming private sector community.*
- > *The multi-purpose community centre incorporate specific detailed design features including:*
  - *Physical accessibility to the centre for disabled, wheelchair users and elderly;*
  - *Lighting, surveillance and CPTED considerations;*
  - *Cultural inclusivity such as incorporation of artwork in accordance with the Council arts strategy;*
  - *Consideration of mitigating any risks/challenges that may arise with the co-existence of a variety of services and facilities that are aimed at different sections of the community.*
- > *Recognition of the existing facilities in Bonnyrigg Plaza.*

***Newleaf Communities: Social Infrastructure Needs Analysis and Social Impact Assessment', prepared by Urbis in December 2011***

Newleaf Communities (formerly Bonnyrigg Partnerships) proposed a number of amendments to the approved Concept Plan for Newleaf Bonnyrigg in Fairfield in 2011. In response, Urbis were engaged to undertake a number of social planning studies in relation to these amendments, including a social infrastructure needs analysis, social impact assessment and Crime Prevention Through Environmental Design (CPTED) assessment.

Key findings of the Urbis 2011 social infrastructure audit and discussions with service providers included:

- > *The majority of categories of social infrastructure were identified to be in adequate supply and with capacity to accommodate additional demand. Some services identified benefits associated with increased use.*
- > *While there are a limited number of child care facilities in the area, there appears to be little demand for additional centres. Services consulted with reported having vacancies and indicated that the redevelopment of the renewal area will positively impact service provision by increasing enrolments.*

- > *Schools consulted with reported having capacity for additional enrolments and anticipated that the Newleaf Bonnyrigg renewal project will not negatively impact their ability to service the community. Schools indicated a desire to be involved in further community consultation.*
- > *There are seven community centres and halls in Bonnyrigg, all of which was consulted with. Three community organisations expected little impact on their organisations as a result of increased numbers of dwellings due to the proposed changes to the Concept Plan, two providers thought these may result in increased referrals and two were unable to say without more information on the number of dwellings and mix of housing associated with the amendments.*
- > *Recreation and sporting clubs consulted with generally welcomed additional development in hope it will boost membership and patronage.*
- > *There are four general medical practices in Bonnyrigg and those consulted with expressed some issues around capacity and number of doctors on site. Medical facilities were however an existing shortage at the time of original approval and the issue is not considered to be unduly exacerbated by the proposed amendments.*

### 4.3 Good practice guidance on social infrastructure provision

In addition to the policy and planning document review, a broader search of good practice guidelines and frameworks for social infrastructure provision was conducted. Table 3 summarises the key themes from this review.

TABLE 3 SOCIAL INFRASTRUCTURE PROVISION REVIEW

Key theme	Principles	Reference
<b>Co-location of facilities</b>  <b>Community ‘hubs’</b>  <b>‘Hub and Spoke’ model</b>	<ul style="list-style-type: none"> <li>General policy trend towards co-locating facilities and sharing resources and space.</li> <li>Community hubs may be a single building or several buildings <b>within close proximity</b> that can form an accessible service and activity network linked to other major activity areas in order to share resources, audiences and target groups.</li> <li>Multi-purpose and multi-functional spaces and places that can be used for a wide range of community uses and can be adapted to <b>changing community uses over time</b>.</li> <li>Community hubs provide opportunities for service delivery such as recreation services, Maternal and Child Health, aged and disability services or libraries.</li> <li>Best practice hubs identified by one study were typically based on a <b>hub and spoke model</b> with larger scaled facilities offering a district/regional function, and smaller satellite hubs located at the neighbourhood level. Alternatively, hubs were based on type/use (e.g.: lifelong learning and education, health and aged care hubs or social recreation).</li> </ul>	<i>Community Facilities Guidelines, QLD Government Department of Infrastructure, Local Government and Planning, 2015</i>  <i>Community Infrastructure Implementation Framework, City of Melbourne</i>  <i>Parramatta Road Open Space and Social Infrastructure Report, Urban Growth NSW, September 2015</i>
<b>Location of community facilities</b>	<ul style="list-style-type: none"> <li>Encourage the design and development of community facilities as part of neighbourhood centres, such as retail strips.</li> <li>Planning, development and procurement of community facilities should consider all opportunities</li> </ul>	<i>Community Infrastructure Implementation</i>

Key theme	Principles	Reference
	<p>for integration with and into other government and non-government developments occurring within the precinct.</p> <ul style="list-style-type: none"> <li>• Neighbourhood level facilities co-located with activity nodes or on main streets provided good access to residential populations, and contributed to a vibrant and safe street life.</li> <li>• Community facilities should be located in highly visible locations in centres within walkable catchments, with good access to public transport, shops and meeting places and spaces to encourage social gathering and community building.</li> <li>• Community facilities should be: <ul style="list-style-type: none"> <li>- Clustered along main or circulation street frontage, in activity centres</li> <li>- Accessible by public transport 'nodes' and connected by pedestrian and cycle network (within 400m) day or night</li> <li>- Located to minimise the distance of the nearest catchment population or identified clusters of need (within 400 m)</li> <li>- Located near other services that users visit regularly and provide the opportunity for cross referral amongst service providers</li> <li>- Service highly visible from road or surroundings or appropriate access signage well defined</li> <li>- Able to accommodate bus, car parking for disability requirements and safe loading zones, where appropriate for intended use within the site.</li> </ul> </li> </ul>	<p><i>Framework, City of Melbourne</i></p> <p><i>Community Infrastructure Development Framework, City of Melbourne, 2014</i></p>
<b>Design of community facilities</b>	<p>Factors to consider in the design of community facilities include:</p> <ul style="list-style-type: none"> <li>• Contribution to the public domain and sense of place - integration with streets and footpaths, connection with adjoining buildings and spaces, creation of small public spaces to avoid unused spaces, contribution to public safety.</li> <li>• Response to the environmental context - incorporate or reflect local cultural places or natural features, enhance local landscapes, reflect vernacular built form, materials visibility and accessibility - connectivity signage for wayfinding, signage to identify uses of a facility, adequate lighting; and</li> <li>• Function - flexible design that also considers the needs of people with disabilities, children, young people and older people, adequate storage for multiple uses, car parking, bicycle storage.</li> <li>• Adaptability to ensure buildings are capable of delivering a range of services rather than designed for target groups that may become outdated.</li> </ul>	<p><i>Community Facilities Guidelines, QLD Government Department of Infrastructure, Local Government and Planning, 2015</i></p>
<b>Approaches to planning for</b>	<ul style="list-style-type: none"> <li>• Apply a preferred facility response by identifying particular needs of the community, and encourage</li> </ul>	<p><i>Sydenham to Bankstown Social</i></p>

Key theme	Principles	Reference
<b>community facilities</b>	<p>partnership with state, local government and communities.</p> <ul style="list-style-type: none"> <li>Existing adjacent social infrastructure is important to consider – collaborative, integrated and evidence based social infrastructure planning in the renewal context can bring opportunities to improve and renew facilities.</li> <li>Stakeholder engagement and capacity analysis, (including trends, usage levels, user preferences, quality, shared / multi use, co-location and any opportunities for augmentation).</li> </ul>	<i>Infrastructure Study</i> , NSW Department of Planning and Environment, September 2015

## 4.4 Implications for the project

The proposed amendment remains consistent with good practice social infrastructure provision, as follows:

- > The 'Hub and Spoke' is consistent with the social infrastructure provision in the Bonnyrigg Renewal area, as it provides a larger scale facility offering a district/regional function, and smaller satellite hub located at the neighbourhood level.
- > Whilst some research favours 'community hub' models of infrastructure provision, current good practice also suggests that community hubs may be a *single building* or *several buildings within close proximity* that can form an accessible service and activity network linked to other major activity areas in order to share resources, audiences and target groups.
- > The proposed Bonnyrigg Multipurpose Neighbourhood Centre is consistent with current good practice as it provides a multi-purpose and multi-functional space that can be used for a wide range of community uses and can be adapted to changing community uses over time.
- > The proposed location of the Bonnyrigg Multipurpose Neighbourhood Centre is in keeping with good practice provision in that it is to be located on one of the collector roads, and adjacent to the Newleaf Office, contributing to the vibrant and activity of the area, with good access to residential populations.
- > Community facilities should be located in highly visible locations in centres within walkable catchments, with good access to public transport, shops and meeting places and spaces to encourage social gathering and community building.

## 5 Stakeholder Engagement and Social Infrastructure Audit

To inform the update to the social infrastructure needs analysis an audit of the existing facilities and services within the Bonnyrigg area was undertaken in order to gauge capacity, usage trends and future plans in relation to the concept plan modification. A comparison against the 2011 study has found that the majority of facilities and services that were available in the vicinity of the Bonnyrigg area are still available.

TABLE 4 RELEVANT FACILITIES AND SERVICES

2011	2017	Comment
<b>Primary Schools:</b> > Bonnyrigg Public School > Our Lady of Mount Carmel > Other: (9 additional primary schools in the broader area)	> No identified changes since 2011	> Current vacancies at Bonnyrigg Public School > Identified need for Out of School Hours care > Impacts on schools likely to be positive
<b>Secondary Schools:</b> > Bonnyrigg High School > St Johns Park Secondary School > James Busby High School > Freeman Catholic College > Mar Narsai Assyrian College	> No identified changes since 2011	> Enrolments anticipated to increase to 1,600 in 2018 (grown rapidly from 670 in 2007) > Identified need for more permanent school buildings to cope with increase in enrolments
<b>Medical Facilities</b> > 4 general medical practices - main one located at Bonnyrigg Plaza shopping centre, others are all single doctor practices > Bonnyrigg X-ray and Ultrasound > Fairfield Hospital > Liverpool Hospital (major tertiary referral hospital for south western Sydney) 5.5km from Bonnyrigg	> No identified changes since 2011	> Only one single doctor GP participated in telephone interview – this doctor had capacity to take new patients > Interviews with other stakeholders identified a need for specialist health care/ allied health services in the locality including speech pathologists and paediatricians
<b>Sport and Recreation</b> > Bonnyrigg Sports Club > Bonnyrigg Football Club > St Johns Park Bowling Club > King Tomislav Club > Marconi Club > Mounties Club > Nineveh Assyrian Club	> No identified changes since 2011	> Well serviced in terms of sports and recreation clubs and infrastructure > Unlikely to be negative impacts – none of the sports clubs interviewed were at capacity, and one already had expansion plans

2011	2017	Comment
> 10 other sports/ recreation clubs in the local area.		
Youth Facilities and services > Bonnyrigg Youth Centre > Bonnyrigg Skate Park	> Youth Off the Streets > Multicultural Youth Support Project Youth Services > South West Connect	> Stakeholder interviews identified a need for more services and facilities for youth > An increase in youth-focused community services since 2011
Community Facilities and Services Community centres > Bonnyrigg Community Centre > Cabrogal Cottage > Vietnamese Community Cultural Centre > Bonnyrigg South Community Centre > Serbian Centre/Bonnyrigg Sports Club > Armenian Community Hall > The South West Sydney Men's Shed Others > Vietnamese Community and Cultural Centre > Serbian Centre (associated with the Bonnyrigg Sports Club), > Armenian Community Hall and Senior Citizens Centre Ethnic based community organisations: > Cambodian-Australian Welfare Council of NSW > Khmer Community of NSW Inc. > Vietnamese Women's Association	> The Parks Community Network > Gandangara Aboriginal Land Council > Spanish and Latin American Association > Daystar Foundation	> An increase in community services operating in the local area since 2011 > Well serviced in terms of ethnic based community services and support > Identified need for services/ activities for youth, women and CALD people

## 5.1 Stakeholder Engagement

In order to inform the preparation of the revised Social Infrastructure Needs Analysis, with a focus on the availability of facilities and services and likely increased demand as a result of the amendments to the Concept Plan, targeted communication and engagement activities were undertaken with key stakeholder groups. Matching, where possible, the groups included in

consultation with stakeholders for the preparation of the Urbis 2011 investigation of Social Infrastructure Needs Analysis<sup>1</sup>.

It is understood that following the amendment to the Concept Plan additional community engagement will be undertaken, in conjunction with Fairfield City Council, to inform the design and development of the proposed multi-purpose community facility. It is anticipated that the outcomes of this targeted Social Infrastructure Needs Analysis consultation will be used to inform the development of the detailed community and stakeholder engagement strategy for the design, development and operation of the multi-purpose community centre.

UTS:IPPG conducted 30 telephone interviews with local medical, education, housing and recreation service providers, as well as not-for-profit organisations, local businesses and religious organisations. Key findings of these interviews are summarised in table 5, below.

In addition, the preparation of the report has been informed by face to face discussions with key representatives from Fairfield City Council, reviewing the population estimates and historical social infrastructure assessment findings related to items identified within the Voluntary Planning Agreement and Infrastructure Services Delivery Plan.

## 5.2 UNSW Bonnyrigg Longitudinal Study

In addition, the Social Infrastructure Needs Assessment has been informed by the results of the University of NSW Australia's City Futures Research Centre, longitudinal panel study, tracking the impact of the physical and community renewal activities on the local population. The first wave of the study, which undertook a series of interviews with approximately 100 households between 2011 and 2012, identified the following key messages:

- The 'big picture' principles of the renewal aims, objectives and process are understood, however it is crucial to recognize that households assess the change underway, and the value of that change, in everyday terms.
- The diversity of residents' housing pathways ensures that the impacts the renewal project has on residents are equally diverse.
- The staged internal relocation model has helped keep the community together, which is not without challenges and concerns, specifically in relation to the stress associated with temporary relocation of residents.
- The impacts of renewal and change for the Bonnyrigg 'diaspora' should be recognized in holistic community renewal strategies.
- Maintaining transparency and communication with residents should be paramount. Noting that Bonnyrigg is an informed community that understands the broad parameters of the project.
- Expectations regarding community engagement should be on resident's terms, and in timeframes appropriate to household context and relative to everything else going on in their lives. This message is reflective of the residents relocation strategies and ability to be involved in the project depending on what stage of relocation they are at. It is noted that a more streamlined activities program is anticipated to be delivered as the development progresses, to assist with community renewal outcomes that will cater for the community's needs.

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<sup>1</sup> Urbis. 2011 *Newleaf Communities: Social Infrastructure Needs Analysis and Social Impact Assessment*.

- The more compact layout has received mixed reviews with welcomed increased opportunities for passive surveillance and improved sense of security yet, noted difficulties by some with the decrease in privacy due to closer neighbours.

The results of the first wave study identified that the community of Bonnyrigg was well informed with regular newsletters distributed that include progress updates. However, it is noted that over time, there was a drop off in the number of programs and events that were taking place, specifically the communication and meaningful consultation during the 2012 Stage 3 phase.

### ***Wave 2 of the Longitudinal Study***

In 2017, St George Community Housing commissioned the City Futures Research Centre to revive the longitudinal study to identify and report upon the on-going impacts the renewal has had on the wellbeing and social and economic independence of residents. The report, detailing the investigation findings of this second wave are to be finalized in early 2018. It is anticipated the results of the study will be used to inform further development of the Bonnyrigg Renewal Area, and could assist in the detailed development of the multi-purpose community facility through a comprehensive understanding of the wellbeing and needs of the existing and future community.

## **5.3 South West Men's Shed**

Men's sheds are now widely recognised as being key infrastructure that can support programs to improve men's health and wellbeing. There are several key principles that ensure a successful facility and it is understood that each shed will evolved to be suited and designed to reflect the key skills, experience and capacity of the local members, including the physical and financial resources available within the community.

The Bonnyrigg Living Communities Project Voluntary Planning Agreement and Infrastructure and Services Delivery Plan identifies a total of 36m<sup>2</sup> is to be provided for a men's shed area. Identified through community facility investigations the South West Men's Shed is currently operating within the Bonnyrigg Renewal Area providing a double garage metalwork shed, a redesigned house for meals and office space and a woodwork and electrical shed, for use of up to 50 male members.

Discussions with members of the South West Men's Shed reveal the proposed 30m<sup>2</sup> within the new multi-purpose community centre would not meet the needs of the existing members as the current space, leased through NSW Land and Housing Corporation is significantly larger. The nature of the operation, requiring a male only space, which can result in an untidy area due to the project work undertaken on site, could lead to potential conflicts and in appropriate mix of use if located within the shared multi-purpose community centre. As a result, it is recommended engagement between NSW Land and Housing Corporation, Fairfield City Council and members of the Men's Shed continue to review the proposed options for relocation and investigation of other short and long term solutions that will ensure smooth transition and operation of the men's shed facility within the new Bonnyrigg Renewal area once fully developed.

TABLE 5 CONSULTATION FINDINGS

Stakeholder group	Key findings
<b>Sports clubs</b>	<ul style="list-style-type: none"> <li>&gt; Capacity of different sports clubs varied across interviewees – <ul style="list-style-type: none"> <li>- <i>“fluctuates during different times of year, however rarely have to turn people away”</i></li> <li>- <i>“we don’t have enough infrastructure to cater for everyone”.</i></li> </ul> </li> <li>&gt; Identified need for: <ul style="list-style-type: none"> <li>- Facilities catering for elderly population</li> <li>- Facilities catering for children</li> <li>- Men’s shed</li> <li>- Flexible spaces/ venues to hire out.</li> </ul> </li> <li>&gt; General feeling that individual sports clubs needed investment in maintenance and upgrades and some struggled with funding. One organisation consulted with has future expansion plans.</li> </ul>
<b>Children’s services</b>	<ul style="list-style-type: none"> <li>&gt; Capacity of different child care/ children’s services varied across interviewees: <ul style="list-style-type: none"> <li>- <i>“The 3-5 year age group is full but some capacity in 2 – 5 year age group – we have no waiting list and have never had to turn anyone away”</i></li> <li>- <i>“At capacity most days”</i></li> <li>- <i>“Vacancies exist across all age groups”</i></li> <li>- <i>“There is an existing gap for children with additional needs”.</i></li> </ul> </li> <li>&gt; General view was there is not a strong need for more child care centres.</li> <li>&gt; Identified need for: <ul style="list-style-type: none"> <li>- Men’s shed</li> <li>- Before and after school care</li> <li>- Community garden and safe outdoor space</li> <li>- Support for vulnerable groups</li> <li>- Playground area – for all ages</li> <li>- More bulk billing pediatrician’s/ speech pathologist’s/ community health services</li> <li>- Office spaces</li> </ul> </li> </ul>

	<ul style="list-style-type: none"> <li>&gt; Views on the multi-purpose centre were generally positive, particularly child and baby health nurse.</li> </ul>
<b>Medical services</b>	<ul style="list-style-type: none"> <li>&gt; Have some capacity to take new patients.</li> <li>&gt; Identified need for additional hospital services.</li> </ul>
<b>Real estate agents</b>	<ul style="list-style-type: none"> <li>&gt; Identified need for: <ul style="list-style-type: none"> <li>- Community function space</li> <li>- Sporting facilities</li> <li>- Community halls</li> <li>- Men's shed</li> <li>- Public toilets</li> <li>- Open space and parkland</li> <li>- More retail offerings.</li> </ul> </li> <li>&gt; Need to consider maintenance and up-keep of any future community facilities.</li> <li>&gt; Views on the multi-purpose community centre were generally positive.</li> </ul>
<b>Community services/ not-for-profit organisations</b>	<ul style="list-style-type: none"> <li>&gt; Identified need for: <ul style="list-style-type: none"> <li>- Performing arts and music facilities e.g. music studios</li> <li>- Medical services and allied health specialists</li> <li>- Before and after-school care/ school holiday programs</li> <li>- Flexible spaces/ venues to hire out/ at an affordable price</li> <li>- Commercial kitchen</li> <li>- Affordable child care</li> <li>- Conference space and associated on-site accommodation</li> <li>- Better public transport</li> <li>- Services/ activities for youth, women and CALD people</li> <li>- Celebration of Aboriginal culture</li> <li>- Safe spaces with good lighting and surveillance</li> <li>- More local shops and cafes</li> </ul> </li> </ul>

	<ul style="list-style-type: none"> <li>- Internet café</li> <li>- Nursing home, hostel and respite care.</li> </ul> <ul style="list-style-type: none"> <li>&gt; Concerns about the longer term future of the men's shed – identified need for more space and funding “we struggle to fit in 70sqm”.</li> <li>&gt; Views on the multi-purpose community centre were generally positive. Suggestions included to make sure it was open long hours, was accessible and included a mixture of uses.</li> <li>&gt; Identified concerns about co-locating men's shed in the multipurpose centre – loud machinery, equipment, need for more space – general conflict of uses.</li> </ul>
<b>Schools</b>	<ul style="list-style-type: none"> <li>&gt; High school numbers rapidly increasing.</li> <li>&gt; Identified need for: <ul style="list-style-type: none"> <li>- Gym and fitness centre</li> <li>- Meeting rooms</li> <li>- External homework support space e.g. library</li> <li>- English language classes/ services</li> <li>- Services for young women</li> <li>- After school care</li> <li>- Medical services/ speech and OT specialists</li> </ul> </li> <li>&gt; Views on the multi-purpose community centre were generally positive, particularly Men's Shed and baby health clinic</li> </ul>
<b>Retail services</b>	<ul style="list-style-type: none"> <li>&gt; Identified need for meeting rooms.</li> <li>&gt; View that there is inadequate space to locate a multi-purpose centre adjacent to the plaza.</li> </ul>

## 6 Social Infrastructure Needs Analysis

An assessment of community facilities required to adequately service the increased population as a result of the amendments to the Concept Plan is outlined below. The assessment does not include open space provision, as this has been prepared and reported in a separate Review of Open Space Provision report.

As was considered in the 2011 approved Concept Plan amendments, it is recommended that the required social infrastructure provision need only be assessed with respect to the population increase resulting from the additional 500 dwellings. The basis for this argument remains the same, that the original Concept Plan, including the total end population calculated at that time, has been approved and is subsequently not necessary to revisit this.

The Fairfield City Council Section 94 Contributions Plan does not consider the population increase associated with the Bonnyrigg Renewal Area in determining the required social infrastructure as the redevelopment is subject to an agreed Bonnyrigg Living Communities Project Voluntary Planning Agreement. The VPA outlines the specifications for the community building and identified the Gross Floor Area provided to be 621m<sup>2</sup>.

### 6.1 Community Facility Standard Benchmarks

The benchmarks adopted for the calculation of community facility needs in this review are consistent with previous assessments, and as such the standard of 0.14m<sup>2</sup> community facility space required per additional person as outlined in the Fairfield City Council Direct Section 94 Contributions Plan (2011) has been used to determine the adequacy of the proposed community facilities for Newleaf Bonnyrigg. As stated in the Section 94 Contributions Plan, Clause 1.4, Benchmarks and Infrastructure Provision Criteria, the benchmarks used to determine the need for community facilities is as follows:

*“Provision of Neighbourhood Community Facilities to be provided at the rate of 0.14m<sup>2</sup> per additional person (as per the benchmark rate identified in the Bonnyrigg Living Communities Social Impact Assessment)”.*

### 6.2 Current Community Facility Proposed

The original Bonnyrigg Living Communities Project Voluntary Planning Agreement and Infrastructure and Services Delivery Plan (July 2008) identified that a total of 621m<sup>2</sup> would be required for the community centre within Bonnyrigg. This was to be located adjacent to the Bonnyrigg Partnership Office, to be an active and vibrant space, purpose designed for community use to include the provision of halls, meeting rooms, health clinic and out-reach services.

In 2011 a modification to the approved Masterplan (MP06\_0046 Mod 4) was granted that saw an increase to the number of dwellings to a total of 2,500. The modified Masterplan also saw an increase in the space provided for community facilities from 621m<sup>2</sup> to 700m<sup>2</sup>. It was understood that at the time of this modification the 700m<sup>2</sup> provided for community facilities was in excess (by 14.72m<sup>2</sup>) of what was required, in accordance with the standard contribution of 0.14m<sup>2</sup> per additional person.

The table below outlines the revision of community facilities required as a result of the additional 500 dwellings.

TABLE 6 COMMUNITY FACILITY REQUIREMENTS

Descriptor	Community Facility	Total Required (currently approved + additional required)
Bonnyrigg VPA and Infrastructure and Services Delivery Plan (2008)	<b>621m<sup>2</sup></b> (within the Bonnyrigg Infrastructure and Services Delivery Plan)	-
Currently proposed provision under revised concept Plan of 2011 (estimated additional 168 dwellings)	Required an additional 64.28m <sup>2</sup> which would equate to a total of <b>685.28m<sup>2</sup></b> . However, the approved amended Masterplan provided 700m <sup>2</sup> .	In accordance with the Dev Contributions Plan standard, the 2011 Masterplan provided an excess of 14.72m <sup>2</sup>
Requirement for the additional 1,587 persons (from additional 500 dwellings)	1,587 x 0.14m <sup>2</sup> / person = 222.18m <sup>2</sup>	<b>685.28m<sup>2</sup> + 222.18m<sup>2</sup> = 907.46.<sup>2</sup></b>

In summary, given there is currently 700m<sup>2</sup> of community facility space approved in accordance with the MP060046 MOD 4 approval, **the additional community facility space required** to meet the needs of the estimated population living within the Bonnyrigg Renewal Area, as a result of the proposed modification (additional 500 dwellings) is **207.46m<sup>2</sup>**.

### 6.3 Standard Benchmarks for amount of community facility space provided

As outlined in the Draft Development Contributions Guidelines (2009) best practice approaches to the calculation of developer contributions identifies some indicative thresholds for the provision of community facilities. The table below assesses these best practice approaches against the Bonnyrigg Living Communities Project Voluntary Planning Agreement and Infrastructure Services Delivery Plan, taking into consideration the findings from stakeholder engagement, conducted for the review.

TABLE 7 DRAFT DEVELOPMENT CONTRIBUTIONS GUIDELINES 2009 BENCHMARK COMPARISON

Infrastructure Type		Indicative Population Threshold	Comment and considerations
Children's Services	Detail		
	Long Daycare	320 children aged 0-5 years	Stakeholder discussions revealed no strong need for more child care centres to cater for the additional population with vacancies in existing centres.
	Pre-School	4-6,000 people	A number of existing daycare centres operate pre-school programs. No significant demand identified.
	Occasional Care Centre	12-15,000 people	Given the estimated new resident population is estimated to be 8,468 a new occasional care centre is not required.
	Outside of School hours	4-6,000 people	Stakeholder discussions revealed there may be some demand for before and after school care.
Youth Centres		10-30,000 people	Stakeholder discussions indicated a desire for services and facilities for youth within the precinct, particularly in relation to homework support space. Given the new total resident population is estimated to be 8,468 people the provision of youth facilities could be incorporated within the multi-purpose centre.
Performing Arts, Cultural Centres		50-120,000 people	Given the estimated size of the new total resident population does not within this indicative threshold a separate performing arts or cultural centre is not required. However, it is noted that the VPA identifies the installation of culturally sensitive and appropriate art/painting and sculptures will be provided throughout the precinct. Stakeholder discussions revealed an interest in support for the celebration of Aboriginal culture and the incorporation of music facility space.
Exhibition Space/art gallery		20-30,000 people	Given the new resident population is estimated to be 8,468 a new exhibition space or art gallery is not required. However, it is noted that the VPA identifies a Neighbourhood Arts Strategy is to be prepared which is to include an ongoing program of activities aiming to encourage social connections between cultures. The proposed multi-purpose centre could be considered for the use

Infrastructure Type		Indicative Population Threshold	Comment and considerations
			by local artists and performance groups for short term art exhibitions.
Entertainment Centre		120,000 people	Given the estimated new resident population is estimated to be 8,468 a new entertainment centre is not required.
Libraries		Branch – 10,000 people Central- 20-35,000 people	Given the new resident population is estimated to be 8,468 a library branch is not required. However, stakeholder discussions revealed an interest in establishing some homework support space. It is noted that a contribution to the expansion and services for the Bonnyrigg Branch Library are to be provided in accordance with the VPA.
Multi-purpose community/neighbourhood centre		Small – 3,500-6,000 people Large – 15-20,000 people	The estimated size of the new total resident population (8,468) falls between the small and large multi-purpose neighbourhood centre requirements. In accordance with the VPA a Multi-purpose centre with a gross floor area of 621m <sup>2</sup> is to be developed, and is to include a hall, larger shared space and meeting rooms, business resource and equipment room, a range of offices, a baby health clinic or first aid room, toilets, storage, kitchen and a men's shed and garden shed.
Meeting Halls		Small – 10,000 people Large – 20-30,000 people	Given the estimated new resident population is estimated to be 8,468 a new meeting hall is not required. However, it is noted that the new multi-purpose community/neighbourhood centre incorporates a hall space.

## 6.4 Community Facility Design and Construction Specifications

Given the assessment identifies an additional 207.46m<sup>2</sup> of community facility floorspace is to be provided in addition to the already approved 685.28m<sup>2</sup>, to meet the needs of the estimated additional population, it is recommended the design and layout of the multi-purpose centre is reviewed and appropriately planned for, and takes into consideration the results of any community engagement with likely service providers and groups that may utilise the space.

Specifically, in determining the final design of the multi-purpose centre, consideration should be given to:

- The results of the UNSW Longitudinal Study regarding the wellbeing and socio-economic independence of the residents to inform the design and usage requirements of the multi-purpose space.

- The possible use of the multi-purpose centre for any before or afterschool care programs and whether alternate sites may be investigated for this use, closer to the existing Bonnyrigg Public School and Bonnyrigg Library.
- Design of the Neighbourhood Arts Strategy to incorporate the provision and display of culturally sensitive art works throughout the multi-purpose centre, with a focus on the celebration of the diverse community, including Aboriginal culture.
- The role of performing arts and music facility space within the design of the Neighbourhood Multi-purpose centre.
- Exploring alternative arrangements for the continuation of the South West Sydney Men's Shed in both the short and long term, with consideration of alternate locations that may better meet the needs of the members within the Bonnyrigg Renewal Area. With consideration given to latest community shed models currently being developed, such as the Banga Community Shed, a community shed designed for use by both men and women, sitting within the Green Square Community and Cultural Precinct.
- Incorporating discussions with other council community facilities planners to gain an understanding of recently masterplanned neighbourhood centres, such as:
  - The recently developed Lakes Neighbourhood Centre at the Ponds, an award winning centre with children's playground, informal performance space, play equipment and shelters, that operates in conjunction with The Ponds Community Hub on Riverbank Drive community hub, providing meeting rooms, theatre style hall, playgrounds and kitchen facilities (both facilities located within a radius of approximately 1.2km).
  - The precinct relationships within the Green Square neighbourhood, currently under construction, and the consideration of connectivity and linkages between the Green Square Community and Cultural Precinct and the purpose built library and public plaza (with music rooms, technology suites and library facility).

## 7 Conclusions and Recommendations

The report has assessed the potential impacts of the proposed amendments to the Concept Plan for the renewal of the Bonnyrigg Housing Estate (MP06-0046) with respect to the provision of social infrastructure. The assessment has been based on the proposal to increase the number of dwellings onsite from 2,500 in the current approval to a total of approximately 3,000 dwellings. The amendment results in the retention of all existing social housing on site, with the mix of public and private housing supply being consistent with the *Future Directions for Social Housing in NSW* policy.

Taking into account the current 700m<sup>2</sup> allocated to community facilities within the Bonnyrigg Housing Estate the report calculates an additional 207.46m<sup>2</sup> of community facility space is required to be provided to cater for the additional 1,587 persons estimated to reside in the additional 500 dwellings.

Analysis of the existing community reveals:

- The population of Bonnyrigg has grown over the last 5 years, reflecting the completion of the first three stages of development.
- The profile of the population reflects that of the surrounding area (in relation to age, religious affiliation, and family structure) however, there is a significant proportion of Aboriginal and Torres Strait Islanders (2.8%) and is culturally diverse with the majority of residents speaking a language other than English (78.6%, mostly Southern Asian, Eastern Asian, Northern European and Southwest and Central Asian languages).
- The Bonnyrigg suburb, is amongst the most socio-economically disadvantaged suburbs in NSW in 2011. In 2016 the Bonnyrigg residents earned a median weekly income that was significantly lower than the NSW average.

The population is anticipated to significantly grow and change with the development of the Bonnyrigg Renewal Area, and will require the provision of social infrastructure to support the growth and change. To support this change, stakeholder discussions revealed consistency with previous studies in relation to the community facility needs and services to be provided within the Bonnyrigg Living Communities Project, Voluntary Planning Agreement and Infrastructure and Services Delivery Plan. Community support specifically relates to the provision of more community function space, community halls, men's shed, public toilets, and office spaces.

The provision of community facilities for the Bonnyrigg Renewal Area meets the best practice approaches based on indicative population thresholds. In addition, given current good practice suggests that community hubs may be made up of a single building or several buildings within close proximity that can form an accessible service and activity network, linked to other major activity areas, options to provide a small portion of the additional 207.46m<sup>2</sup> of community facilities could be explored in a location close to the existing Bonnyrigg Town Centre.

As a result of the investigations further consideration should be given to the detailed design of the Multi-Purpose centre to allow flexibility for the incorporation of music performance space as well as the display and integration of culturally sensitive art works.

In addition, given the identified need for the operation of the men's shed in a large space than what is identified within the Voluntary Planning Agreement and Infrastructure and Services Delivery Plan, alternate options and arrangements should be explored in consultation with the South West Sydney Men's Shed members to ensure short and long term needs of the members can be met.

Overall the community is well aware of the well aware of the Bonnyrigg Renewal Area redevelopment scheme and has a keen interest in matters that affect their general wellbeing

and way of life. Given this, it is recommended that a community engagement strategy be prepared and implemented, drawing from the initial findings of this report, to discuss the detailed design and development of the multi-purpose centre with key stakeholders, including community facilities planners, local residents and service providers.

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