



JUNE 2008

Bonnyrigg Masterplan



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Project Overview



Context Analysis



Structure and Character of Bonnyrigg



Public Realm Guidelines



Private Realm Guidelines

Communities

CONTENTS



Part 1 Project Overview

1.1	Introduction	9
1.2	Aims of the Project	11
1.3	Bonnyrigg Partnerships	12
1.4	Key Elements for the Success of the Bonnyrigg Partnerships Bid	12
1.5	Community Involvement	14
1.6	Design Rationale	17
1.7	Document Structure	18



Part 2 Context Analysis

2.1	Introduction	21
2.2	Regional Context	22
2.3	West Central Sub Region.	22
2.4	Liverpool	24
2.5	Fairfield, Cabramatta, and Bonnyrigg Town Centres	24
2.6	Local Context	26
2.7	Cultural and Linguistic Diversity	27
2.8	Income and Home Ownership	27
2.9	Housing Type and Characteristics	28
2.10	Open Space and Recreational Facilities	29
2.11	Ecological Context	30
2.12	Landform and Vegetation	32
2.13	Existing Infrastructure	34
2.14	Radburn Design	35
2.15	Built Form and Ownership	38
2.16	Opportunities	40
2.17	Constraints	42
2.18	Development Alternatives	44

Part 3 Structure and Character of Bonnyrigg

3.1	Introduction	47
3.2	Movement and Connections	48
3.3	Open Space	50
3.4	Built Form	52
3.5	Character - General	54
3.6	Edges and Transitions	57
3.7	Character of Special Places	62
3.8	Streetscape Character	66
3.9	Built Form Character	67
3.10	Environmentally Sensitive Design (ESD)	71
3.11	Safety & Security	74
3.12	Staging and Implementation	77

Part 4 Public Realm Guidelines

4.1	Introduction	81
4.2	Retained and New Streets	81
4.3	Street Hierarchy	82
4.4	Trees	90
4.5	Pedestrian and Bicycle Connections	96
4.6	Public Transport	98
4.7	WSUD and Water Management	100
4.8	Parks	104
4.9	Vegetation Management	124
4.10	Shade Structures and Amenities	126
4.11	Furniture	128
4.12	Sporting and Recreational Facilities	130
4.13	Public Art	132
4.14	Community Garden	134
4.15	Site Nursery	136
4.16	Hardscape Materials	138
4.17	Lighting	139
4.18	Requirements of the Lighting System	139
4.19	Operation and Maintenance of Lighting System	142
4.20	Lighting Masterplan	143

Part 5 Private Realm Guidelines

5.1	Introduction	147
5.2	Distribution of Housing	148
5.3	Detached and Attached Housing - General Guidelines	150
5.4	Apartments and Senior Living	160
5.5	Bonnyrigg Neighbourhood Community Centre	164

Project Overview

1.1	Introduction	9
1.2	Aims of the Project	11
1.3	Bonnyrigg Partnerships	12
1.4	Key Elements for the Success of the Bonnyrigg Partnerships Bid	12
1.5	Community Involvement	14
1.6	Design Rationale	17
1.7	Document Structure	18

PART ONE



PART ONE



living communities

1.1 Introduction

The Bonnyrigg Masterplan will deliver a new Bonnyrigg that is:

“A vibrant, safe, healthy, and friendly neighbourhood where everyone has opportunities.”

This Masterplan is the physical description of the renewal and revitalisation by the Bonnyrigg Partnerships Consortium of the residential area known informally as the Bonnyrigg “estate.”

The Masterplan has been developed in concert with a range of Community Renewal Strategies that focus on the provision of social support services to the existing community, as well as in association with the Bonnyrigg Renewal Scheme Concept Plan. The Masterplan is meant to inform the Development Control Plan (DCP) for the Bonnyrigg renewal site.

The site is immediately east of Bonnyrigg Plaza and comprises a total land area of approximately 80 hectares. It is bounded by Humphries Road, Cabramatta Road, Elizabeth Drive, Bonnyrigg Avenue and Edensor Road.

The area currently accommodates 833 social housing units, and 86 private homes. The Masterplan includes approximately 2,332 new dwellings for social and private housing. The Masterplan retains 20 Housing NSW owned villas and 86 privately owned homes. The new development will result in a housing mix of 70% private and 30% social housing on-site, with no net loss in social housing provision through the project. Most critically, there will be no design difference discernable from the street between new dwellings to be placed on the market for private ownership and dwellings for social housing.

The Masterplan site is part of an urban area developed in the late 1970s utilising a ‘Radburn’ design concept. The renewal of this area will substantially increase the quality of the private and public domain, as well as the environmental performance of the site. Most importantly, the Masterplan will help develop a new neighbourhood more suited to the needs and desires of the existing and surrounding community.



PART ONE PROJECT OVERVIEW

Introduction

Bonnyrigg Partnerships renewal of Bonnyrigg will meet five aims of the NSW Department of Planning's *Metropolitan Strategy* by providing:

- Enhanced liveability through growth in an existing area benefiting 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 diverse labour force;
- Enhanced fairness by providing housing more affordable than alternatives in the private market. Of 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 discernable 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.



Example Perspectives of the New Bonnyrigg

1.2 Aims of the Project

The overall aims of this project are to increase liveability on-site, improve the general security and safety of the area, replace degraded existing social housing with a mix of new social and private homes, and improve access to opportunities and services for the current and future residents of Bonnyrigg. Increased density on-site and the provision of some off-site housing for current social housing clients wanting to relocate away from “the estate” will ensure no net loss of social housing. Further, the sale of private homes will contribute to the revitalisation of the area and the provision of new social housing.

The Bonnyrigg Masterplan encompasses an approximately 80 ha site within Fairfield, which is in the south western suburbs of Sydney. The site was developed in the late 1970s by NSW Housing Commission (now Housing NSW) as a concentrated social housing estate. With the exception of some individual home sales and a small pocket of private housing developed within the centre of the site, the majority of the site is currently owned and leased to social housing tenants via the NSW Department of Housing.

The concentration of social housing in Bonnyrigg (and in similar estates built elsewhere in Sydney) has contributed to “a concentration of disadvantage...with residents subject to stigmatisation in the eyes of the wider community and potentially to unfair denial of opportunities in relation to access to services and employment opportunities.”

Housing NSW now strives for social housing that is “dispersed across all areas, thereby increasing access and choice for Tenants and avoiding the adverse impacts of disadvantage associated with areas of Social Housing Concentration.”

The current physical design of Bonnyrigg has proved unsuitable for a variety of reasons - including due to the emphasis on separation of uses, dwellings, and movement networks that a Radburn design can embody. In addition, the housing stock provided by “the estate” is nearing the end of its economic life. More critically, current dwelling design in Bonnyrigg is not well matched with the needs of the existing and likely future population, with many social housing clients requiring smaller and more manageable homes than current design provides. In general, the current housing stock and open space network offered by the estate is difficult and costly to maintain at an appropriate standard.

In terms of community assets, Bonnyrigg is an established community of residents. It has a high proportion of primary school-aged children and youth, as well as a lower proportion of aged persons compared to the overall Fairfield local government area (LGA). The estate has a large proportion of residents born overseas and boasts significant diversity. The surrounding area is home to many cultural and religious organisations, including four Buddhist temples, a mosque and six churches within a two km radius of Bonnyrigg Town Centre.

Existing residents of Bonnyrigg are largely positive about the community, and they have a strong attachment to the area. Bonnyrigg Partnership recognises that the physical renewal of the Bonnyrigg area might negatively impact the existing community, including possibly disrupting support and cultural networks and increasing the stress experienced by individual tenants and homeowners. For this reason, the renewal project is to be completed in 18 stages and accompanied by significant and comprehensive programmes aimed at ensuring that negative impacts are minimised.



PART ONE PROJECT OVERVIEW

Bonnyrigg Partnerships

1.3 Bonnyrigg Partnerships

Bonnyrigg Partnerships is a consortium jointly owned by Becton Property Group and Westpac Bank. The key organisations that comprise Bonnyrigg Partnerships include:

- Becton Property Group: A leading stock exchange listed Australian Property Company – responsible for planning, design and construction and overall project management for Bonnyrigg Partnerships;
- Westpac Bank: One of Australia's biggest banks – responsible for raising the finance needed to carry out the Bonnyrigg Partnerships development and community renewal program;
- St George Community Housing: The largest not for profit, registered community housing provider in NSW, managing over 1,600 community housing tenancies in the Metropolitan Sydney areas – responsible for tenancy management of the social housing for Bonnyrigg Partnerships; and
- Spotless Group: One of Australia's largest property maintenance and management companies – responsible for facilities maintenance of all social housing and agreed public areas and facilities of Bonnyrigg Partnerships.

1.4 Key Elements for the Success of the Bonnyrigg Partnerships Bid

The Bonnyrigg Partnerships consortium was granted the rights to manage the renewal of Bonnyrigg in late 2006, after extensive evaluation by the State Government. Key factors contributing to the appointment of the Bonnyrigg Partnerships team to this important project include:

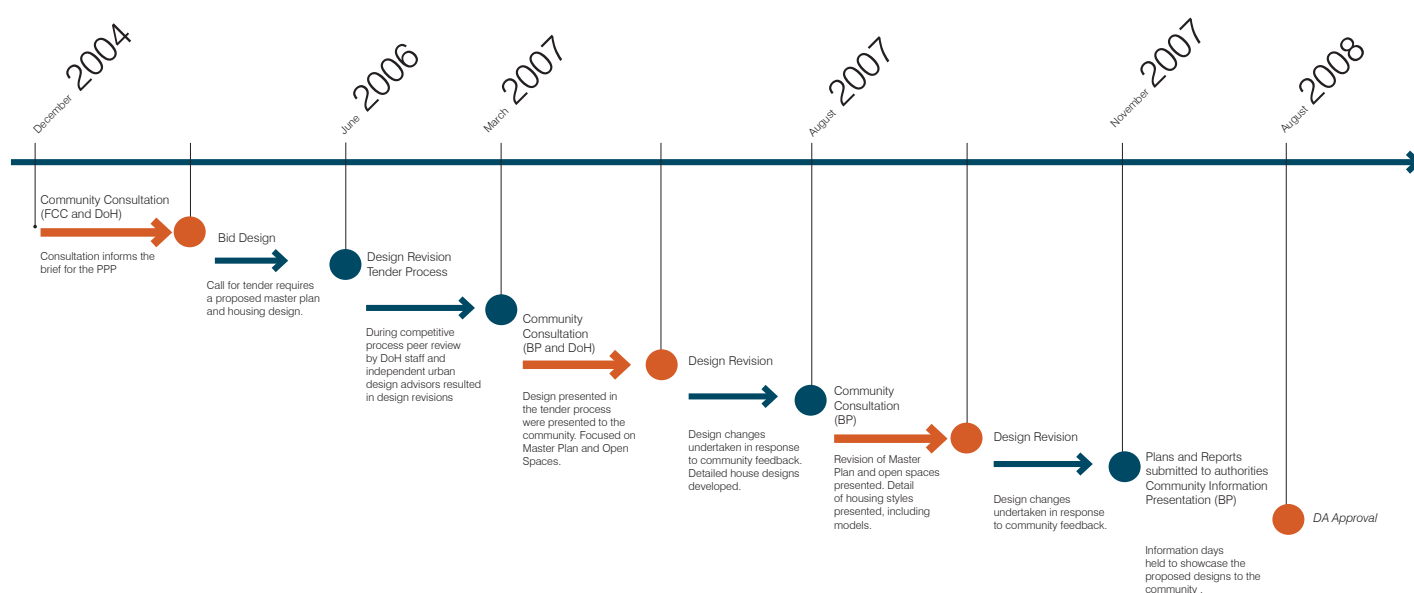
- The experience and credentials of the Bonnyrigg Partnerships consortium members;
- The commitment to a holistic place management approach, with housing management, maintenance, and development staff all working together. This includes the establishment of an on-site, one-stop office for Bonnyrigg Partnerships, to be housed within Bonnyrigg Neighbourhood Centre to be built at the heart of Bonnyrigg. Bonnyrigg Neighbourhood Centre will include a mix of community facilities and a number of smaller commercial services - such as a medical centre, child care, café and small-scale convenience retail;
- The Bonnyrigg Partnerships team recognises the importance of maintaining the community on-site and minimising dislocation to the existing community. The Masterplan is to be completed in 18 stages over 13 years. Each stage will involve the demolition of existing social housing and construction of new homes, with a mix of both social housing for tenants and private homes for the market;
- The project will result in no net loss in social housing provision, and will minimise dislocation to existing residents. Approximately 20% of households have indicated a desire to move off the estate permanently in a Baseline Survey conducted by the UNSW in 2005. Each stage of development is sized to minimise the potential dislocation of residents who wish to remain living in the neighbourhood; and
- The proposed mix of housing types include detached homes, group attached homes that are designed to look and feel like a large house and two apartment precincts enables a higher density than traditional suburban development and catering to a diverse community. The 'big house' style homes enables greater density to be achieved while helping to maintain the "leafy suburban" character of New Bonnyrigg;

PART ONE PROJECT OVERVIEW

Bonnyrigg Partnerships

Important dates associated with Bonnyrigg Partnerships commitment for the renewal of Bonnyrigg include the following:

- December 2004 the NSW Minister of Housing announced the redevelopment of Bonnyrigg through a public-private partnership;
- November 2006 - Bonnyrigg Partnerships consortium selected as the preferred proponent for the project;
- March 2007 – Contract awarded to Bonnyrigg Partnership which establishes an office on-site. First Community Information days held showing the community the bid designs. Feedback passed back to the designers;
- August 2007 – Second information days held showing the community the revised designs;
- March 2007 to October 2007 - After the Mobilisation Period the Department of Housing transfer management responsibilities of the estate to Bonnyrigg Partnerships;
- March – October 2007 ongoing community consultation program to discuss the re-development program and master plan for houses, streets and community facilities;
- November 2007– Plans and reports submitted for development approval after extensive consultation with the Bonnyrigg community;
- August 2008 – Development Application Approval (to be determined);
- 2009 – Start of Construction Subject to planning and development approvals. Bonnyrigg Partnerships hope to make a preliminary construction start by the final quarter of 2008;
- 2020 – Estimated completion of Stage 18; and
- 2037 – Bonnyrigg Partnership transfer housing management responsibilities for the social housing component of Bonnyrigg back to the Department of Housing.



PART ONE PROJECT OVERVIEW

Community Involvement

From the announcement of the project in 2004 to the request for detailed proposals in 2006, the NSW Department of Housing held over 100 public sessions (including a series of workshops attended by over 4,000 people) from the time of the announcement of the project. In addition, the University of NSW conducted a resident survey (Bonnyrigg Baseline Survey), which reached approximately two-thirds of households on site. This consultation informed the specifications contained within the Public Private Partnership, and all consultation reports were forwarded to the consortium during the competitive process. This enabled the Bonnyrigg Partnerships proposal to be developed in accordance with community inputs (although direct consultation with the community was not permitted during the competitive process).

In March 2007, the NSW Government appointed Bonnyrigg Partnerships to the contract. Since that time, three community consultation phases have been conducted. This process is detailed in the Social Impact Assessment report, and results are summarised below:

1.5 Community Involvement

1.5.1 Phase 1 – Community Consultation

The focus in this phase was to inform the existing community of the renewal designs as presented in the bid. Members of Bonnyrigg Partnerships and the consultant design team participated in the events.

Activities included:

- Two Community Information Days (27-28 April 2007);
- Day and evening workshops conducted in all the main community languages;
- Special information and feedback sessions on specific issues including planning and design for indigenous people, seniors, and youth;
- Special sessions for private owners and local businesses;
- Neighbourhood BBQs and coffee and chat sessions;
- One-on-one and group information sessions;
- Regular staffed Saturday displays in Bonnyrigg Plaza, which targeted surrounding communities and businesses;
- Media and additional outreach:
 - Print media – advertising of events and stories in local English language newspapers and other language newspapers;
 - Radio – language programming on SBS Sydney radio and on local station 2GLF; and
 - Bonnyrigg Partnerships website – a website set up to allow for the community and greater public to view all materials and provide comment via email.



Capacity Building Workshop 7 March 2006



Bus Tours 2006 - 2007



Bus Tours 2006 - 2007



Speak Out - 2006

PART ONE PROJECT OVERVIEW

Community Involvement



Community Information Day April 2007



Community Information Day April 2007



Workshops April 2007



Workshops May 2007

During the information days, print materials were provided, tours were held, and workshops were conducted in main community languages.

Designs were revised based on feedback from the events, as well as in relation to additional marketing and focus group work that was undertaken to identify the wants and preferences of potential private home buyers. Main design revisions resulting from this phase of consultation include:

- The incorporation of a community garden into Bonnyrigg Neighbourhood Centre design, to address existing residents' concern about potentially losing plants with sentimental value with the transition. Such plants will be transplanted to the garden;
- Moving the apartment precinct to the southwest of the site further away from the Khmer Temple. Limiting building heights to below the height of the Temple roof;
- Preserving the community basketball court in Bunker Reserve by redesigning this open space. During community consultation, the court was identified as an important community asset, with much effort and goodwill having gone into its construction;
- Addressing community concern regarding the shared entrances of some of the attached home designs. Design revision of home layouts has enabled the separation of the majority of dwelling entrances, with most homes now having a separate mail box, address, and front door; and
- Addressing community concern regarding the upstairs/downstairs nature of some of the attached homes, particularly in relation to acoustics and the suitability of such housing arrangement for families. Such homes were designed to maximise 'single level' living for households, with separate households on each level. It was resolved to provide more detail in the next phase of consultation related to the design and acoustic treatments for these homes.



Community Information Day April 2007

PART ONE PROJECT OVERVIEW

Community Involvement

1.5.2 Phase 2 – Community Consultation

The design revisions resulting from the first phase of consultation, along with more detailed street, park and housing designs, were presented with as examples of construction material for acoustic separations were presented to the community during the second phase of community consultation, with two information days held on 3-4 August 2007. Perspex models of homes in the 6-attached and 4-attached home designs were also presented.

During the information days:

- The community continued to express concern regarding the upstairs/downstairs nature of the attached homes in relation to acoustics and their suitability for families. In response, the designs of these homes have been diversified to provide a mix of more traditional two-storey attached homes as well as the upstairs downstairs models for potential homes for Bonnyrigg; and
- The community expressed concern regarding the location of the toilet within the bathroom of the three bedroom homes. The designs have been revised to locate the toilet separately from the bathroom.

1.5.3 Phase 3 – Community Consultation – Presentation of Final Plans

A third round of information days will be held 3-4 November 2007. It is expected that these workshops will yield additional feedback from the community, and Bonnyrigg Partnerships will modify the Masterplan to address this input. Community consultation is considered an ongoing process with this project, and community members are expected to play a vital role in the overall design, planning, management, and place-making of the site.



Information Day August 2007 (BP) Ron Billard (Architect for BP) with Community Members and Perspex Model of 6 Attached Dwellings



Information Day August 2007 (BP) Andrew Brooks (Project Leader - BP) addressing Community Members

1.6 Design Rationale

The following Masterplan principles were established as part of the bid design process and the initial community consultation. These have been refined through ongoing consultation with the community, Housing NSW, and Fairfield City Council. The principles that underpin the design rationale for the Bonnyrigg Partnerships Masterplan are:

Character and Identity - Bonnyrigg will be a unique and distinctive place, both culturally and in regards to its built form. New home design and community facilities will encourage a community where people walk, cycle, and interact informally in the spaces that their properties front, as well as in community parks, gardens, and centres. The new housing mix will be 70% private and 30% social housing. There will be no design difference discernable from the street between new dwellings placed on the market for private ownership and dwellings earmarked for social housing.

New design will encourage private spaces that merge with public spaces to create semi-private spaces for interaction. Built form character and architectural diversity will be expressed through an array of housing types and floorplans introduced to the area. Although building heights will be generally be two-storeys across the neighbourhood, apartment buildings and three-story elements in key areas will add to the visual interest of the streetscape. The variety of new buildings and innovative building articulation will avoid the creation of a “sea of houses” within the new Bonnyrigg. Edge treatments, landscape, and open space planning and design will further assist with establishing the character and identity of Bonnyrigg as a “vibrant, safe, healthy, and friendly neighbourhood where everyone has opportunities”;

Connections and Integration - Bonnyrigg will be inviting and well connected. Bonnyrigg will have high-quality and inclusive open spaces that encourage greater security and amenity;

Housing Choice - Bonnyrigg will have a housing mix and density that promotes a holistic community with a mix of age groups, lifestyles, and cultures;

Safety and Security - Bonnyrigg will be a safe and secure environment for residents and visitors; and

Sustainability - Bonnyrigg will be redeveloped sustainably, with key architectural elements (including all privately owned dwellings) and existing infrastructure (including approximately 50% of the existing street network and much of the existing open space network) retained. Open spaces will be improved via the introduction of area-appropriate and drought resistant flora, as well as through the revitalisation of the existing creekline. Water sensitive urban design (WSUD) features will also be introduced to public spaces;

New lots will be designed to allow for deep root planting, as well as for building placement that benefits from solar access and prevailing winds. Individual dwellings will be designed to achieve minimum BASIX requirements. In addition, the staging of development will provide opportunity for more building materials to be salvaged for re-use, as well as allow building design to respond to future building performance standards.

PART ONE PROJECT OVERVIEW

Document Structure

1.7 Document Structure

This document outlines the vision for the development of the site and the background to the public-private partnership, including the community's involvement in the Masterplan preparation.

Part Two of this document provides the context analysis and identifies opportunities and constraints of the site and provides a brief overview of development alternatives considered.

Part Three describes the design rationale, structure and character of the new Bonnyrigg.

Part Four and Part Five present the design guidelines for the Masterplan. The guidelines describe the physical development of the area. These build upon the design vision and framework outlined in Parts 1,2 and 3 of the Masterplan.

