



Prepared for: NSW Land and Housing Corporation
Date: May 8, 2020

architectus™

AJ+C
ALLEN JACK+COTTIER

Modified Concept Plan 2019

Bonnyrigg Communities Plus Project

A.1 Area of Application

Stages 1 - 7 are completed/approved and do not form part of this modification. The Concept Plan applies to the remaining areas of the site, including:

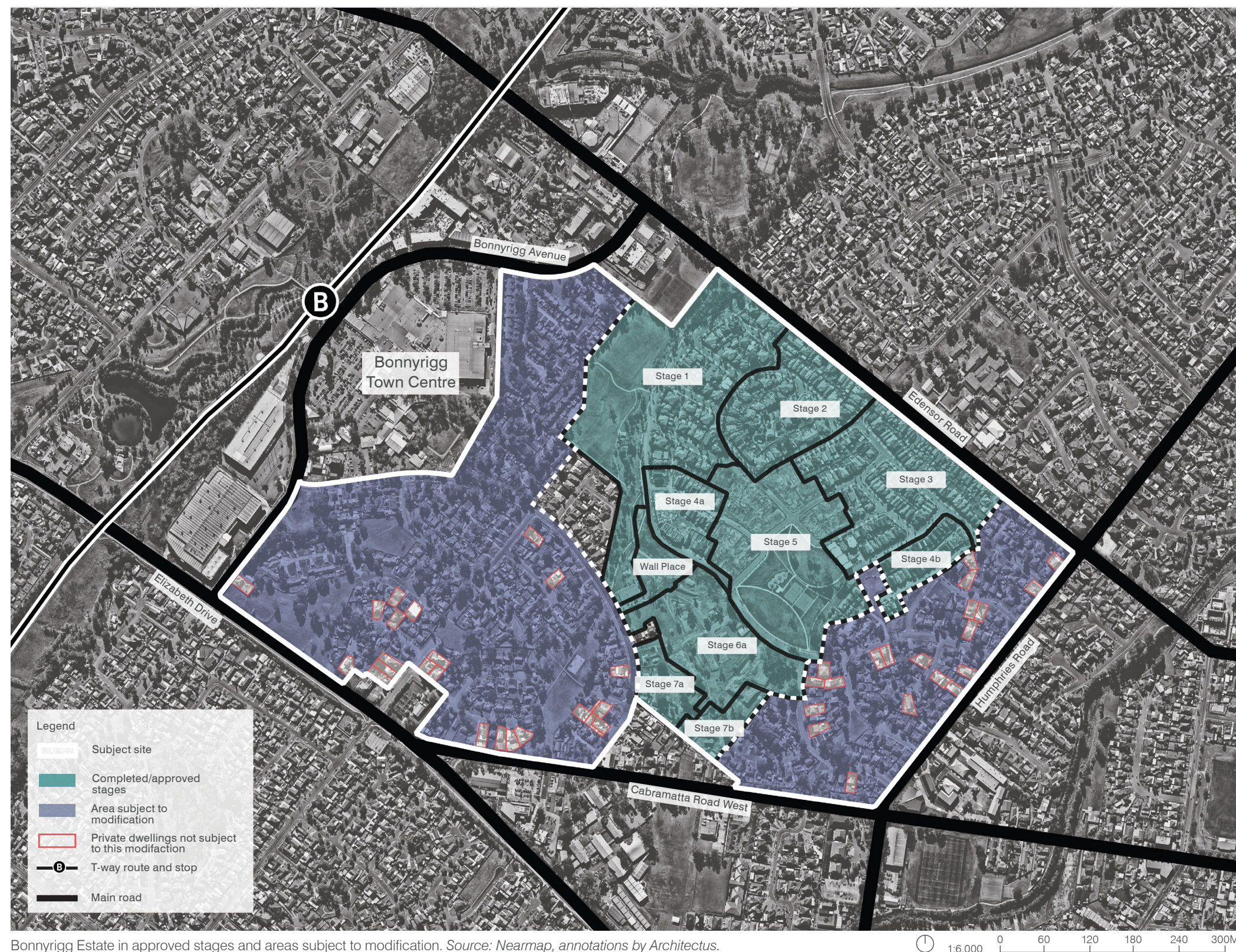
- Stages 8 - 11 in the east of the site, alongside Humphries Road
- Stages 12 - 18 in the west if the site adjacent to Bonnyrigg Town Centre

The adjacent plan illustrates the area of application for the modification (shown in blue). Privately-owned lots are excluded from the modification.

A.2 Relevant Sections of Fairfield DCP

The provisions contained within the following chapters and appendices of the *Fairfield Citywide Development Control Plan 2013* apply to the Concept Plan:

- Chapter 1: Introduction
- Chapter 2: Development Application Process
- Chapter 3: Environmental Management and Constraints
- Chapter 10: Miscellaneous Development
- Chapter 11: Flood Risk Management
- Chapter 12: Car Parking, Vehicle and Access Management
Note: with the exception of car parking rates for residential uses
- Appendix B: Notification Policy
- Appendix C: Advice for Designing Advertising Signs
- Appendix D: Tree Preservation Order
- Appendix G: Heritage and Development



A.3 Vision

The renewal of the estate will build upon the current positive attributes of the Bonnyrigg area to form an inclusive identity, complementary to, yet distinct from, the surrounding south western suburbs of Sydney. Bonnyrigg will become the first place of choice to acquire an affordable home in south west Sydney.

Bonnyrigg will be a place where:

- People will connect with the natural systems of their environment. Parks and open spaces will continue to be on high points. A creek line will be reintroduced through the centre of Bonnyrigg Estate. The natural water and vegetation systems will be expressed for people to connect to through parks and streets. There will be high quality homes, which evoke a feeling of spaciousness with their ready access to light and air;
- People will connect with each other. Well-designed streets will look, feel and operate as neighbourhood spaces. They will offer a pleasant and safe place to walk and cycle. The front yards, verandas and balconies of houses will be designed to encourage their active use by residents and the associated interaction with their neighbours and pedestrians on the street;
- Bonnyrigg homes will be a mix of social and private housing (30% social housing and 70% private housing) - a dramatic transition from a housing mix that was previously 90% social housing). Housing will be designed in such a way that there is no identifiable external difference between social and private housing, promoting a cohesive community;
- Bonnyrigg Neighbourhood Community Centre will be located within the heart of Bonnyrigg with a community garden, community facilities, and opportunities for a broad mix of community activities; and
- Parks and open space environments will be specifically designed for multiple uses and to encourage informal meetings and interactions between residents.



A.4 Design Principles

Create an integrated and socially sustainable residential community

The site will accommodate a total of 3,000 dwellings providing a mix of social and private housing in a new integrated community. The proposal will enhance the diversity of housing available across the site attracting a broader range of residents.



Promote an increase in housing close to Bonnyrigg Town Centre

Greater densities and increased diversity will be located adjacent to the Town Centre to enhance walkable access to local services, public transport and community facilities, as well as contribute to the economic vitality and growth of Bonnyrigg.



A legible street network with generous blocks

The rationalised street network will enhance neighbourhood legibility and connectivity throughout the site, with resulting blocks appropriately sized to maximise the commercial viability for redevelopment whilst still achieving best practice urban design principles.



Strong, permeable pedestrian connections across and beyond the site

The concept plan will build on and enhance existing pedestrian desire lines between the site, Bonnyrigg Plaza, Bonnyrigg Public School, the T-way station and Cabramatta Road neighbourhood centre. A green pedestrian network with through site links will be delivered to enhance pedestrian amenity.



Appropriate built form, massing and public/private interfaces

The increased densities at Bonnyrigg will require a considered approach to dealing with building setbacks, heights and massing. Generous landscape setbacks, regular entries and front doors along with staggered 2nd and 4th storey setbacks will help to create a balanced urban environment.

Key frontages are to include active ground floor frontage to activate public domain and support Bonnyrigg Town Centre.



Attractive, diverse and usable public open spaces for all

The new Bonnyrigg estate will rationalise its existing open space network to create a range of safer, more attractive and active green spaces.

A key component of this will be in planning and designing for different activities and different users. Children, teenagers, families and adults will be able to enjoy a strong connection with nature and an active healthy lifestyle close to their home.



A.5 Key Outcomes

3,000 HOMES

Increase homes across the Estate from 2,500 to 3,000



4 PRECINCTS

Defining 4 character precincts across the Estate



13.04 HA

Increase public open space from 12.13 to 13.04ha



25% CANOPY

Increase tree canopy cover from 14% to 25%



6 STOREYS

Increase number of 6 storey sites close to the Town Centre



OVER 4 KM'S

Create over 4km of new dedicated pedestrian and cycle paths including new strategic links to transport, retail and community services



3,000 M²

Increase flexibly designed community and commercial space from 2,000sqm to 3,000sqm



A.6 Character Areas

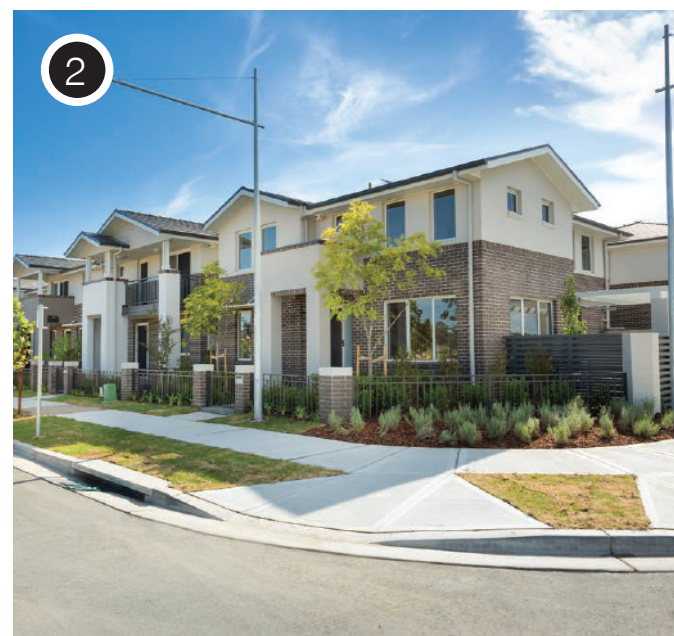


Completed/under construction precinct

A large proportion of the Bonnyrigg Estate has already been constructed including 364 completed dwellings, another 346 approved or under construction as well as over 7 hectares of new and improved parkland and a new community centre.

The majority of this new development is characterised by 1 and 2 storey detached dwellings with some additional row housing and low scale (3 storey) apartment blocks.

Combined with generous new and improved open spaces, native planting, dry river beds, play areas, sports pitches and tree lined streets this precinct has retained a relatively suburban feel in keeping with much of its surroundings.



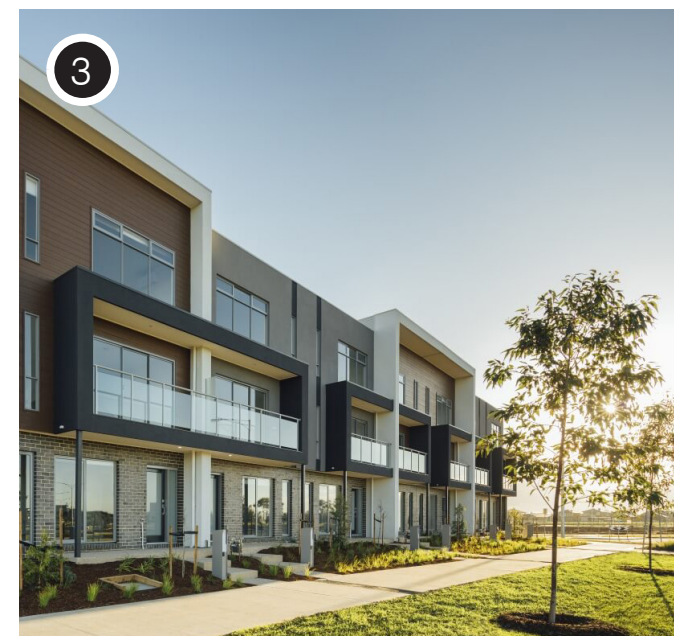
Humphries Precinct

To the east of the estate this precinct will continue the 1 and 2 storey suburban character of the surrounding area.

In key locations fronting Cabramatta Road, Humphries Road, Hilltop Park and the Junior Play Park additional density (up to 4 storeys) will provide additional built form definition.

The roads will be largely based on a rationalisation of the existing network including new street tree and shrub planting to provide an attractive, green and low scale street environment that encourages walking and community interaction.

A local scale park known as the 'Junior Play Park' will provide a neighbourhood focal point for this precinct with informal lawn areas, shade planting and children's play equipment.



Tarlington East

This precinct provides a transition in scale and density between the more suburban streets to the east and the denser areas closer to the Bonnyrigg Town centre in the west.

The increased density is complimented by generous open space including the 2.2ha Upper Valley Creek Park with a naturalistic dry river bed, walking and cycling paths, informal lawns, retained mature and new shade trees, BBQ's and play areas.

The east of the park building height will be restricted to 4 storeys rising to 6 on the western side of the park.



Tarlington West

With direct connections to Bonnyrigg Town Centre, Bonnyrigg Public School and in close proximity to the T-Way station this precinct will have a more urban scale and character.

4-6 storey apartment buildings will front a large new Community Park with high quality open space and recreational amenities including feature play area, community cafe and events lawn.

The residential density, high quality amenities and links to services, education and transport will combine to give this precinct a more vibrant, urban and connected feel.

Tree lined streets with generous landscape setbacks will be complimented with green through site links that will help to retain a leafy amenity conducive to walking and cycling.

Character Areas



Plaza Precinct

The north-eastern quarter of the site will have high quality urban spaces fronted by active ground floor frontages and considered pedestrian flows that will support the growth of the adjacent town centre.

Residential densities with heights up to 6 storeys will be consistent with the proximity to services, transport and open space amenity.

Two new parks will be created including a new active urban plaza onto Bonnyrigg Avenue and a 'Village Green' that provides a substantial open space directly adjacent to the town centre as a focal point for the community. The southern side of the Village Green will benefit from an attractive north facing aspect with opportunities for cafe's and outdoor dining.



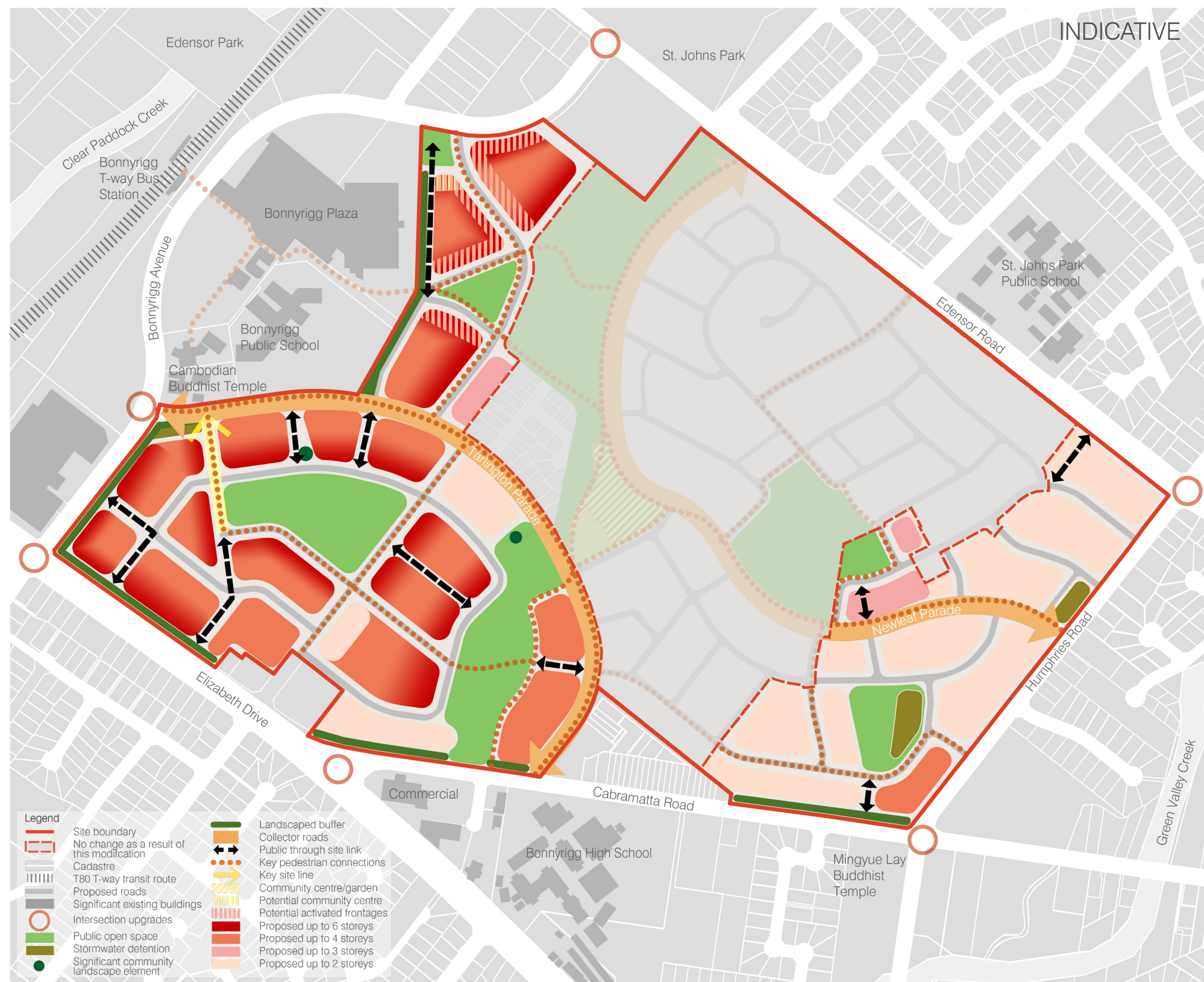
A.7 Structure Plan

Objectives

- Provide a mix of housing types appropriate for a diverse range of households
- Provide active frontages with commercial and retail uses in appropriate locations near Bonnyrigg Plaza
- Provide ease of access to shops, services, and public transport
- Improve connections with the Bonnyrigg Town Centre
- Protect views to the Cambodian Buddhist Temple

Controls

- The redevelopment of the estate including distribution of land use, building heights and the road network is to be generally consistent with the Structure Plan.
- Commercial and retail ground floor uses are to be provided in areas identified as activated frontages on the Structure Plan.
- Open space and community facilities are to be provided within the estate in the general locations shown on the Structure Plan to meet the needs of the community and as agreed to by Council.
- Views towards the temple, shown as a key site line on the Structure Plan are to be considered and where possible preserved in the design and layout of nearby buildings and structures.



Structure Plan of Bonnyrigg Estate. Source: AJ+C.

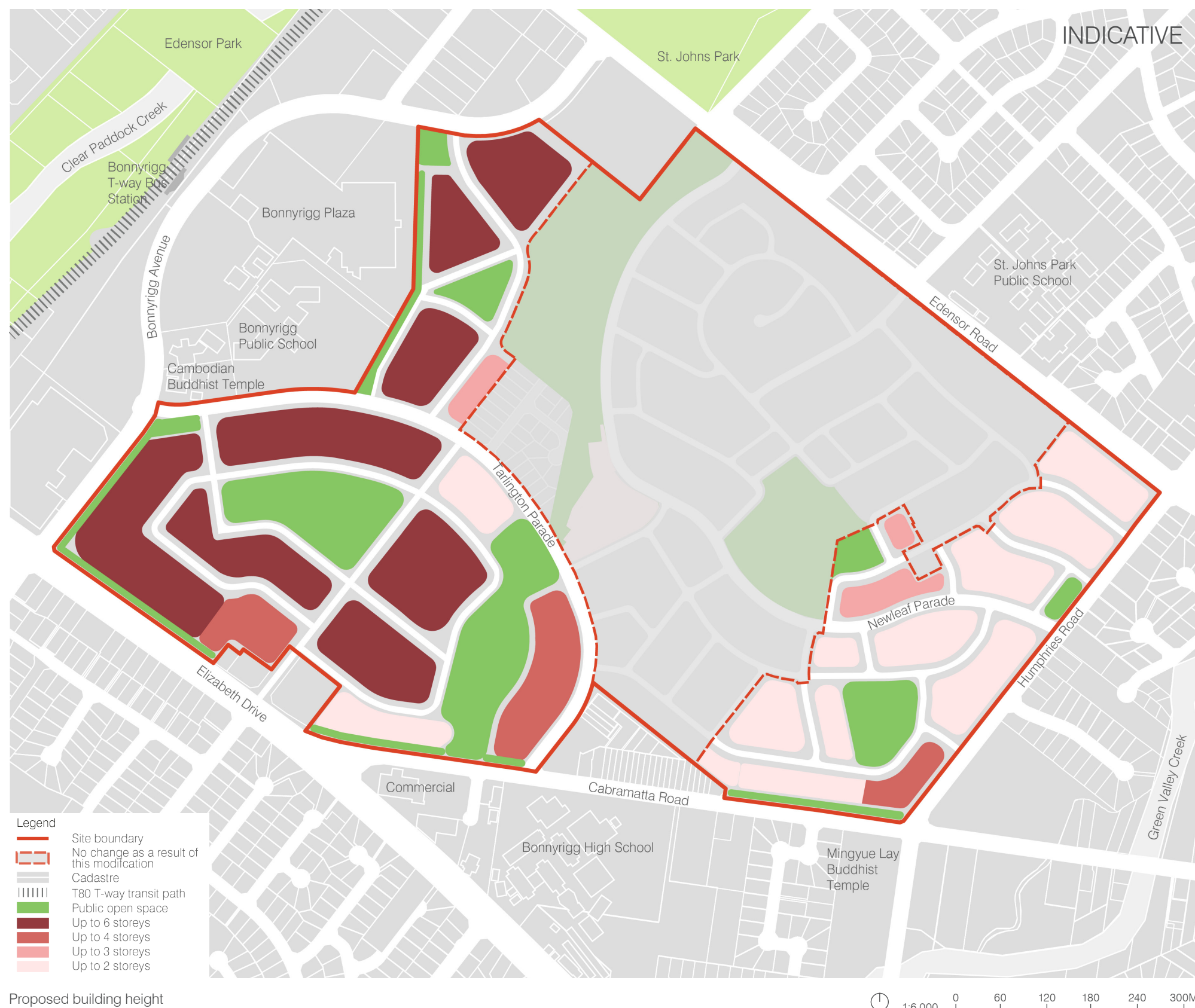
A.8 Building Heights

Objectives

- Provide a transition of building heights from the taller buildings in the Bonnyrigg Town Centre to the lower density dwellings in surrounding residential neighbourhoods.
- Allow for building height and density in appropriate locations to provide for a range of dwelling types and increased activity near Bonnyrigg Town Centre.

Controls

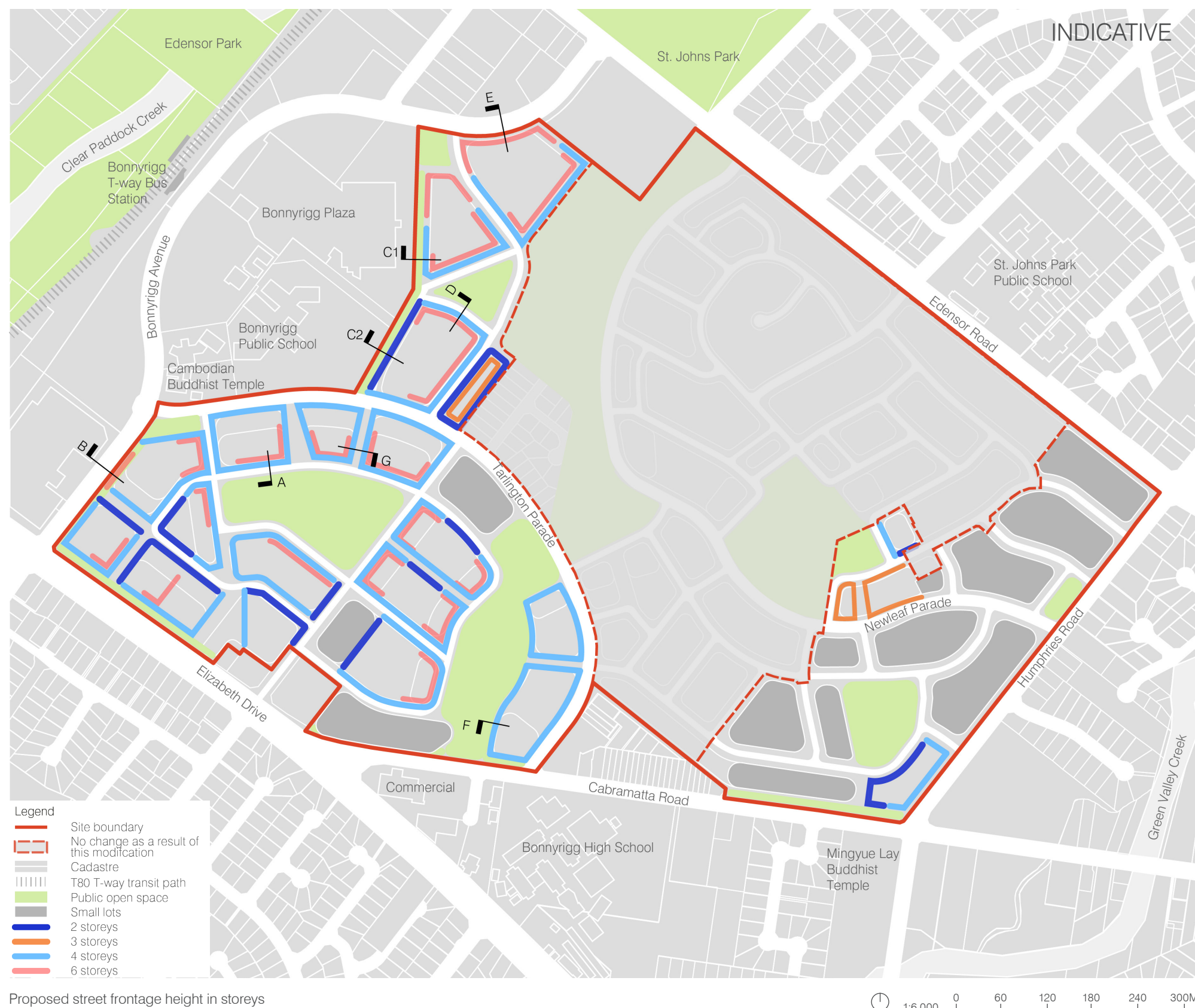
- The maximum height of buildings is to be generally consistent with Building Heights Plan.



A.9 Built Form -Residential Flat Buildings and Buildings 3 Storeys or Greater

Objectives

- To ensure that development lots for residential flat buildings allow for appropriate building sitting and design.
- Reduce the appearance of building bulk as experienced from the street.
- Provide increased amenity and access to sunlight in the street network and areas of open space.
- Building setbacks contribute to the streetscape and provide adequate separation between dwellings.
- Buildings setbacks ensure privacy to dwellings from the street and between properties.
- Adequate landscaped area and private open space is provided for each dwelling.
- Visual privacy is provided between individual dwellings area private open space areas.
- To ensure the buildings are high-quality and promote the principle of tenure-blindness.



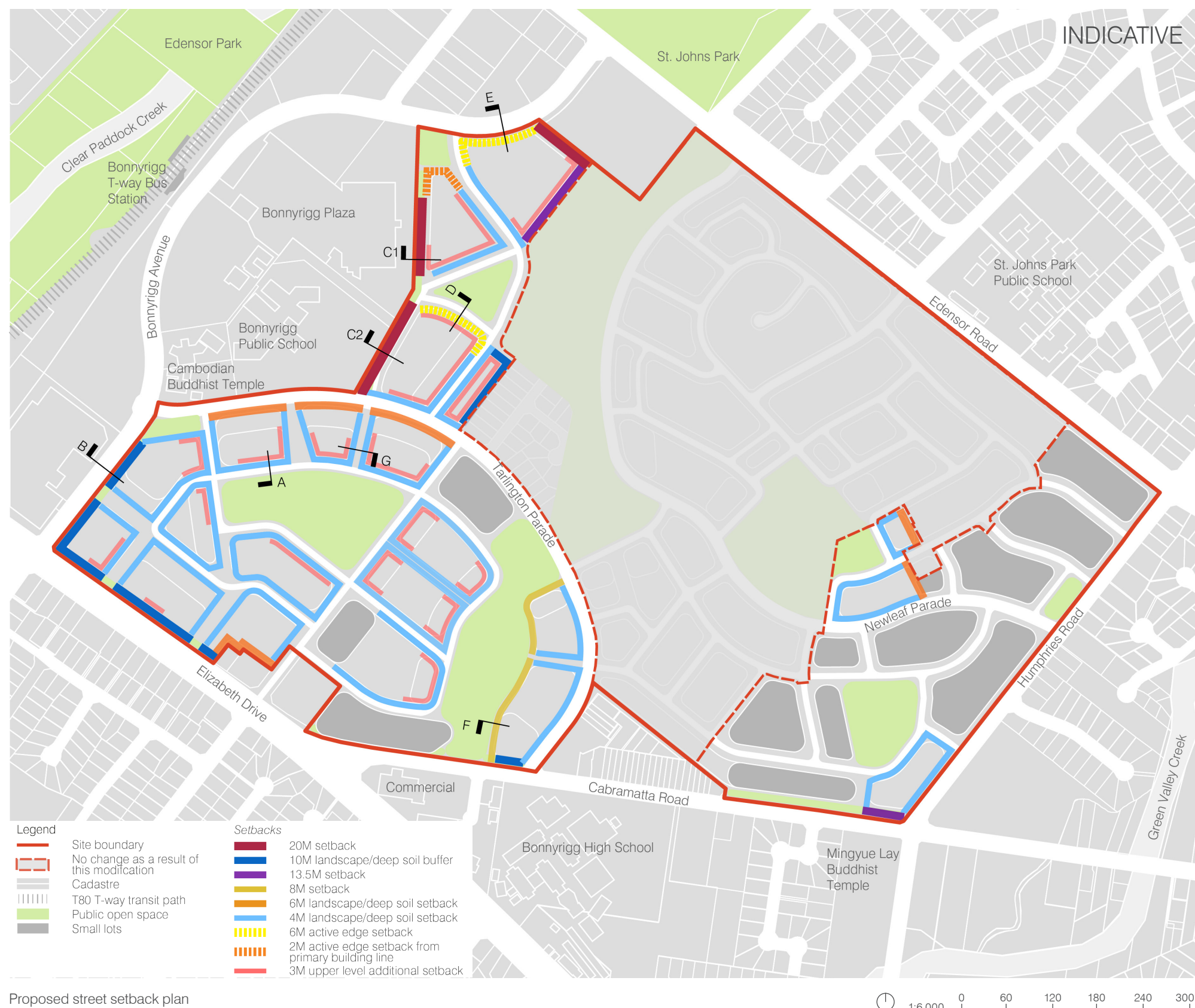
Built Form - -Residential Flat Buildings and Buildings 3 Storeys or Greater

Controls

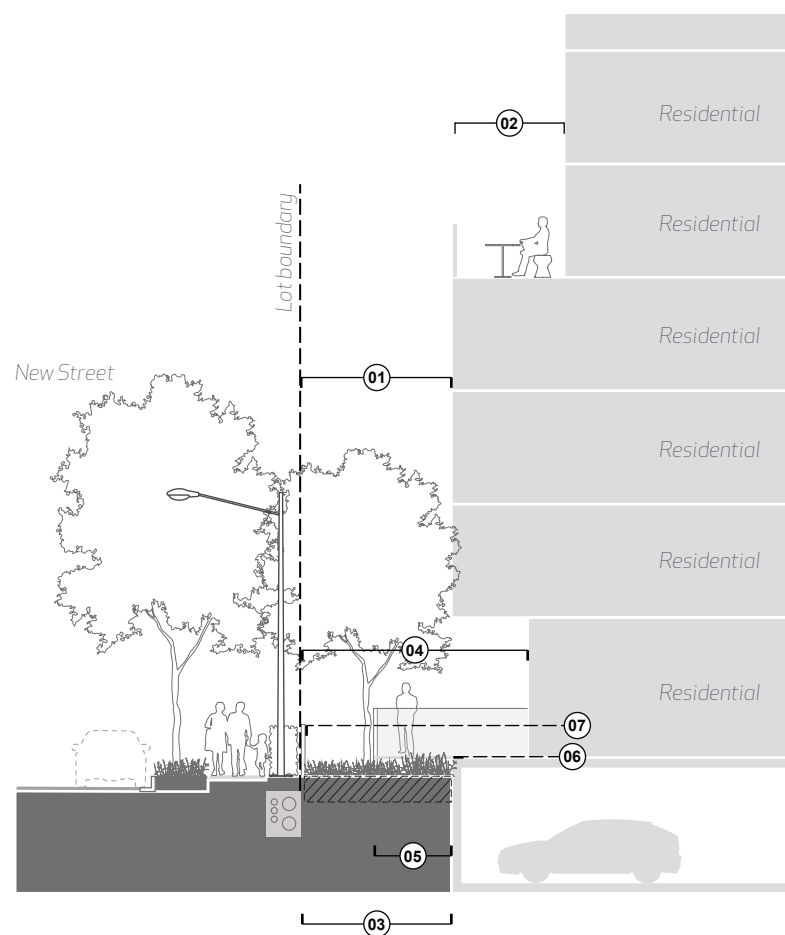
- The minimum lot size for a residential flat building is 1,500 sqm.
- Buildings over two storeys are to be stepped to provide a street wall height as shown in the Street Frontage Heights Plan
- Buildings are to be setback from the street as shown in the Building Setbacks Plan and the Street Wall Sections.
- Deep soil landscape planting setbacks must include a deep soil planting area for a minimum of 60% the site's frontage.
- Private open space may project into the deep soil planting setback by 2 metres for 40% of the site's frontage as shown in the Projection of Private Open Space figure.
- Ground floor private open space facing the street is to be no more than 1 metre above street level.
- Buildings are to be designed to be indistinguishable from the outside in terms of design quality, appearance, and materials.
- A 5m setback is required between any residential development and the Bonnyrigg Substation. This setback is to be landscaped appropriately to enable a green buffer between dwellings and the substation.

Note: the provisions of the Apartment Design Guideline apply to residential flat buildings.

Note 2: Development applications for attached, semi-detached and detached dwellings are to be assessed in accordance with relevant sections of the Private Realm Guidelines within the Bonnyrigg Masterplan (updated December 2011) which was approved as part of MP06_0045 Modification 4. Alternatively they may be considered as complying development where Medium Density Housing Code of the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 applies. In this instance, the SEPP takes precedent over the Concept Plan controls.

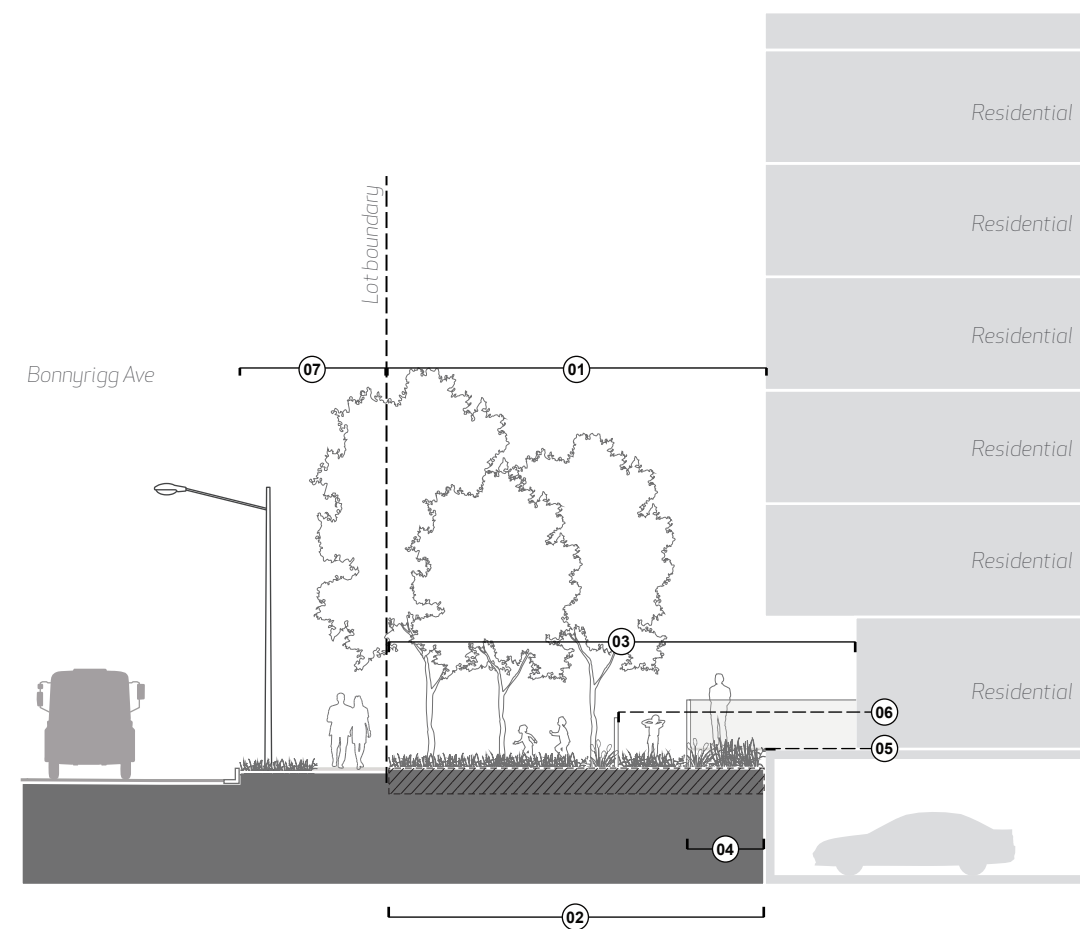


Built Form - Residential Flat Buildings and Buildings 3 Storeys or Greater



Street wall section A

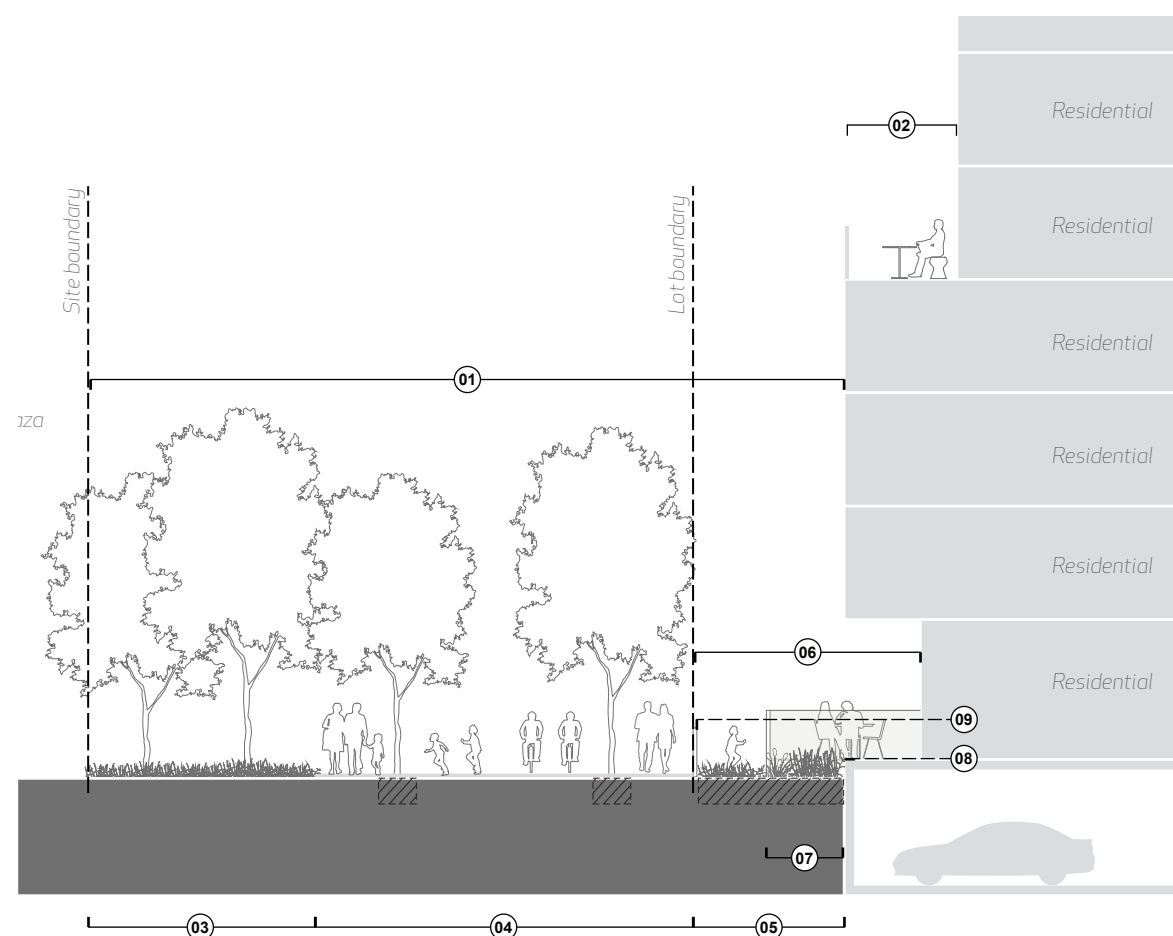
1. Primary building setback - minimum 4m
2. Upper level additional setback - min 3m
3. Deep soil landscape planting area - min 4m
4. Setback from the site boundary to the glass line - min 6m
5. Projection of private open space into deep soil zone - max 2m and max 40% of apartment frontage in plan
6. Ground floor private open space deck max 1M above street level
7. Site boundary fence - max 1.4m high, 50% transparency



Street wall section B

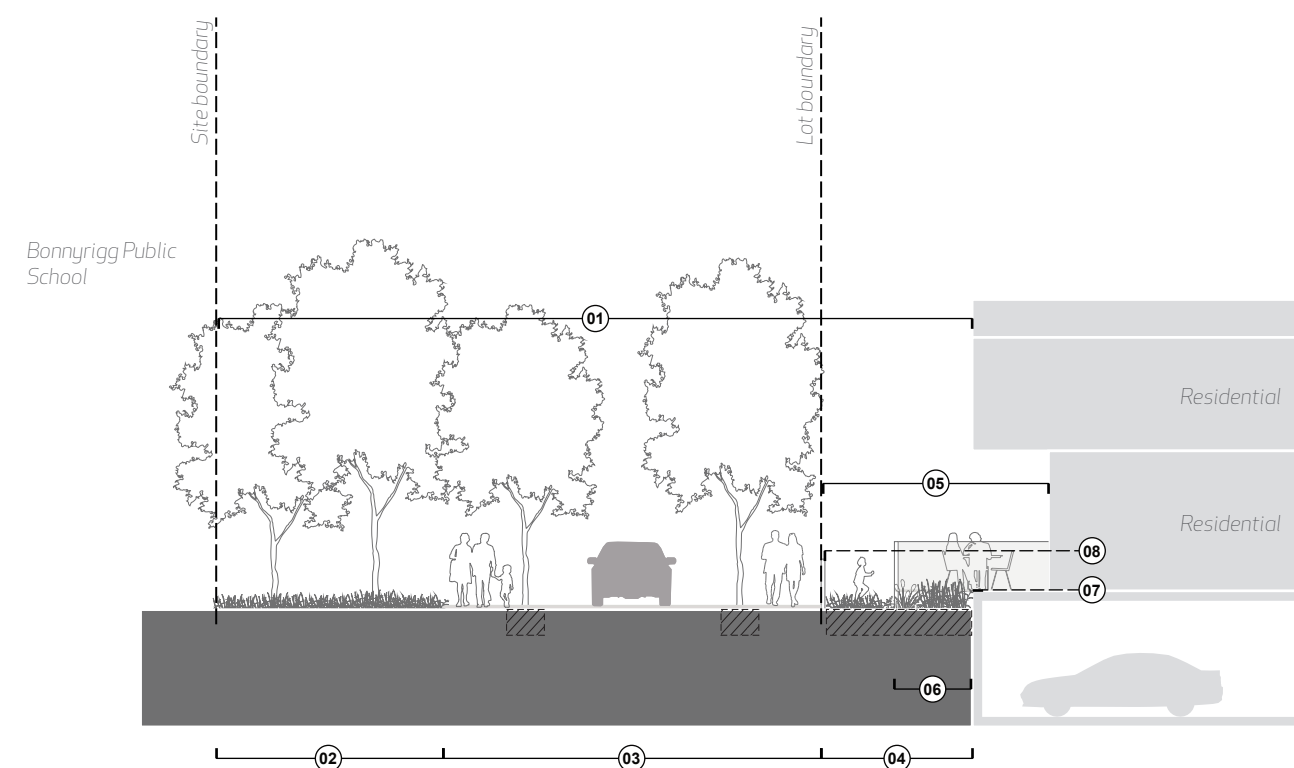
1. Primary building setback - minimum 10m
2. Deep soil landscape planting area - min 10m
3. Setback from the site boundary to the glass line - min 12m
4. Projection of private open space into deep soil zone - max 2m and max 40% of apartment frontage in plan
5. Ground floor private open space deck max 1m above street level
6. Privacy fence - max 1.4m high, 50% transparency
7. Existing footpath/road reserve

Built Form - Residential Flat Buildings and Buildings 3 Storeys or Greater



Street wall section C1

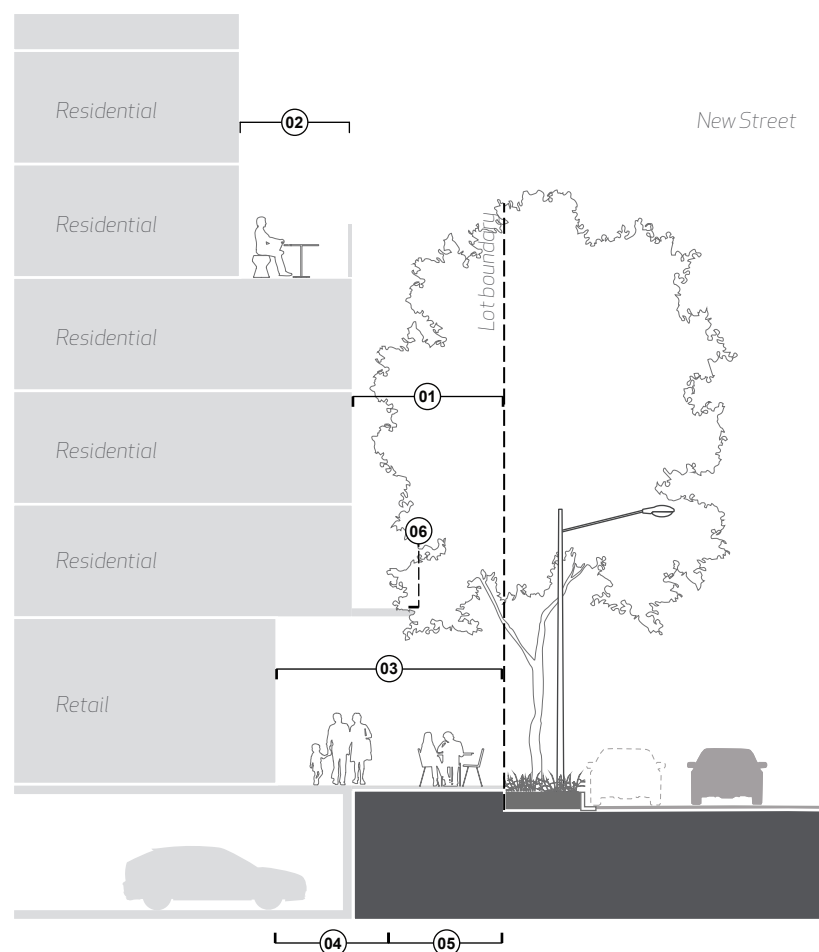
1. Primary building setback - minimum 20m
2. Upper level additional setback - min 3m
3. Deep soil landscape planting area - min 6m
4. Pedestrian/cycle shareway 10m
5. Deep soil landscape planting area - min 4m
6. Setback from the site boundary to the glass line - min 6m
7. Projection of private open space into deep soil zone - max 2m and max 40% of apartment frontage in plan
8. Ground floor private open space deck max 1m above street level
9. Privacy fence - max 1.4m high, 50% transparency



Street wall section C2

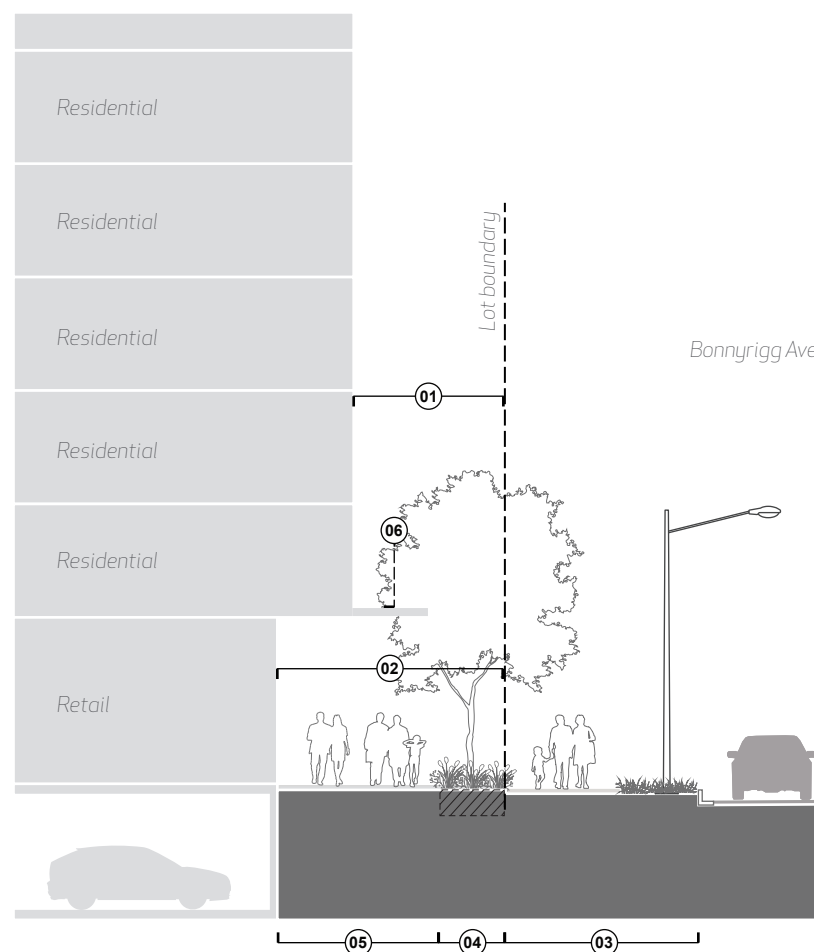
1. Primary building setback - minimum 20m
2. Deep soil landscape planting area - min 6m
3. Traffic lane - one way 10m
4. Deep soil landscape planting area - min 4m
5. Setback from the site boundary to the glass line - min 6m
6. Projection of private open space into deep soil zone - max 2m and max 40% of apartment frontage in plan
7. Ground floor private open space deck max 1m above street level
8. Privacy fence - max 1.4m high, 50% transparency

Built Form - Residential Flat Buildings and Buildings 3 Storeys or Greater



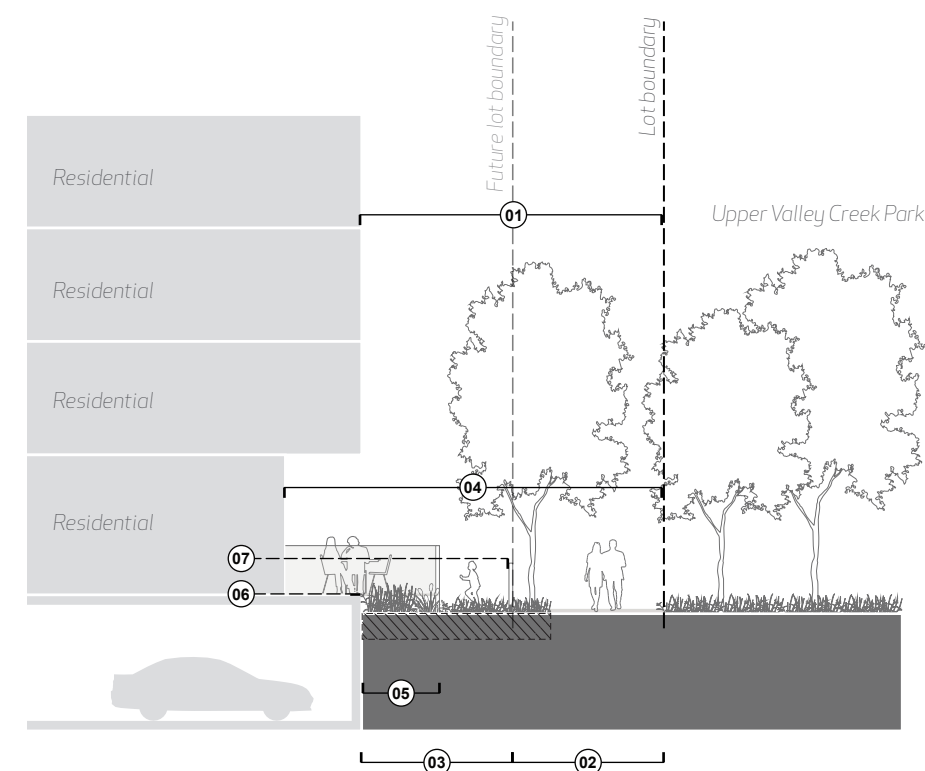
Street wall section D

1. Primary building setback - minimum 4m
2. Upper level additional setback - min 3m
3. Setback from the site boundary to the glass line - min 6m
4. Clear footpath zone - min 3m
5. Alfresco dining zone - max 3m
6. Awning - min 2m



Street wall section E

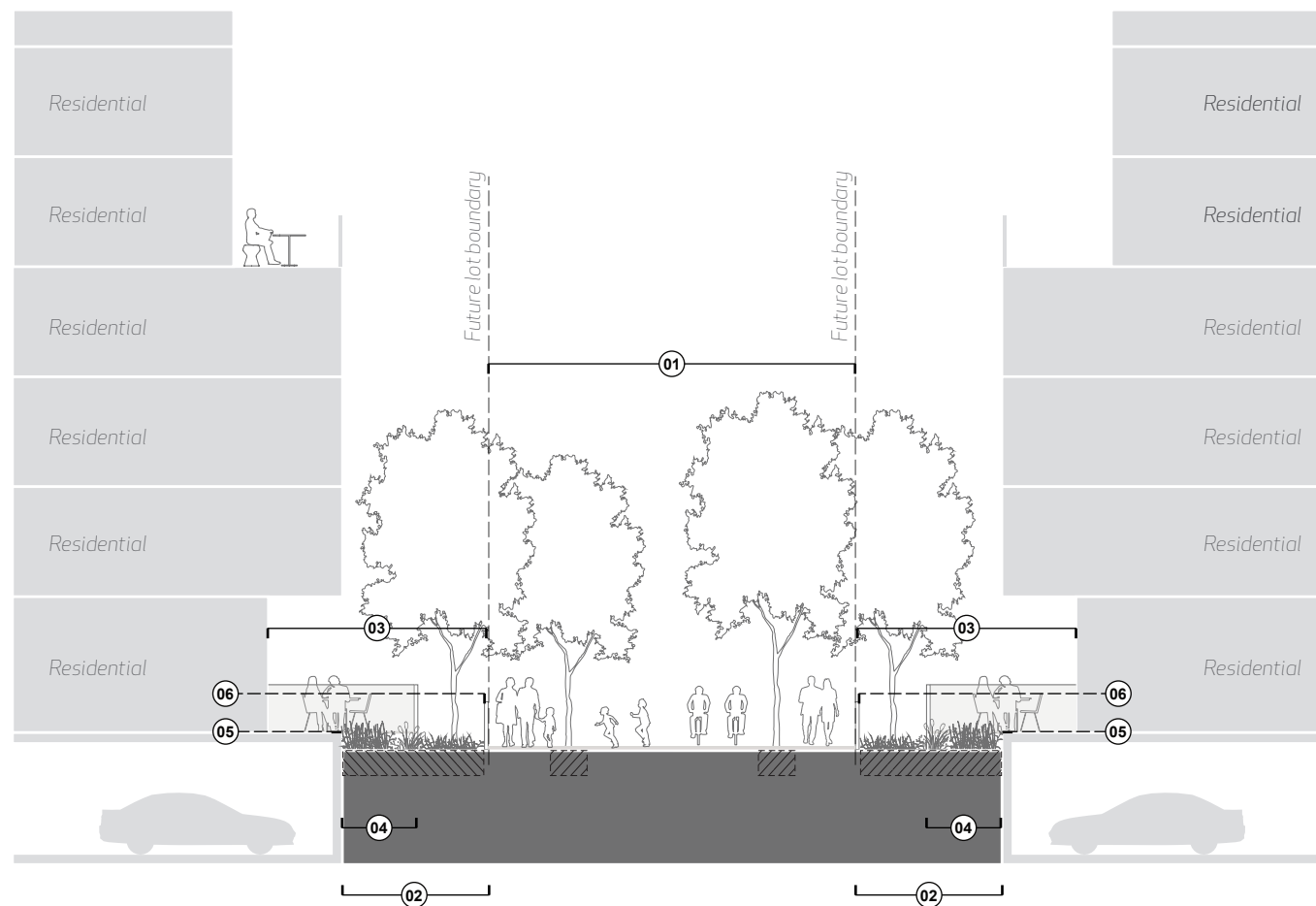
1. Primary building setback - minimum 4m
2. Setback from the site boundary to glass line - min 6m
3. Existing public domain
4. Landscaping zone - min 2m
5. Pedestrian zone - 4m
6. Awning - min 2m



Street wall section F

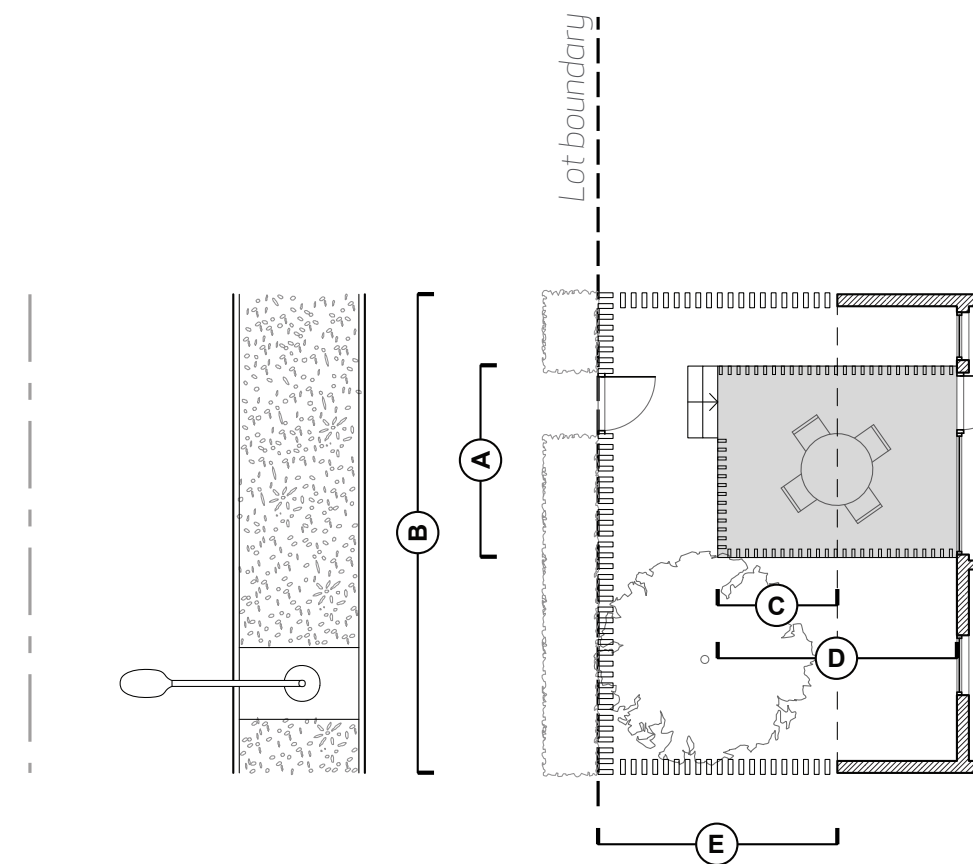
1. Primary building setback - minimum 8m
2. Public footpath and planting zone - min 4m
3. Deep soil landscape planting area - min 4m
4. Setback from the site boundary to the glass line - min 10m
5. Projection of private open space into deep soil zone - max 2m and max 40% of apartment frontage in plan
6. Ground floor private open space deck max 1m above street level
7. Site boundary fence - max 1.4m high, 50% transparency

Built Form - Residential Flat Buildings and Buildings 3 Storeys or Greater



Street wall section G

1. Through site link - pedestrian/cycle shareway (min consistent width of 6m for up to 4 storey development; min consistent width of 10m for up to 6 storey development; note the western through site link connecting Tarlington Parade & the Community Park to have a minimum narrowest width as per the above then variable width to accommodate cultural tree)
2. Deep soil landscape planting area - min 4m
3. Setback from the site boundary to the glass line - min 6m
4. Projection of private open space into deep soil zone - max 2m and max 40% of apartment frontage in plan
5. Ground floor private open space deck max 1m above street level
6. Site boundary fence - max 1.4m high, 50% transparency



Projection of private open space

- A. Length of A is a maximum of 40% of length of B
- B. Apartment frontage
- C. Projection of private open space into deep soil zone - max 2m
- D. Private open space - max 4m
- E. Deep soil landscape planting area - min 4m

A.10 Crime Prevention through Environmental Design

Objectives

- a. Achieve a standard of design that significantly reduces opportunities for crime in the area.

Controls

- a. Development is to meet the principles of Crime Prevention through Environmental Design (CPTED)
- b. In particular, development is to:
 - b.1 Maximise opportunities for casual surveillance of the public domain, including parks, from the main living area of dwellings
 - b.2 Maximise legibility of the movement network, public domain and building entrances
 - b.3 maximise visibility and minimising concealed areas, particularly at building entrances
 - b.4 clearly demarcate the public and private domain.
- c. Public, semi public/semi private, and private spaces are to be defined at their edges through fencing, landscape, and the positioning of buildings.
- d. Dwellings are to have clearly defined addresses, visible from the street and be designed to front onto streets, parks and public spaces, increasing the passive surveillance.
- e. Homes that front the street/parks/ public spaces will have habitable rooms such as living rooms, balconies and kitchens facing these areas.
- f. Fencing on the street or park frontages will be visually permeable and vegetation will be selected that complements passive surveillance of all public areas.
- g. Building materials and structures (including walls and fences) are to be designed to avoid any “natural ladder”
- h. Screens and bars, when utilised, will be integrated as design elements and will not appear to be retrofits
- i. The detailed design of the external areas of the ground floor is to minimise blind-corners, recesses and other areas which have the potential for concealment.
- j. Building entries are to be clearly visible, unobstructed and easily identifiable from the street, other public areas and other development.
- k. Where practicable, lift lobbies, stairwells and corridors are to be visible from public areas by way of glass panels or openings

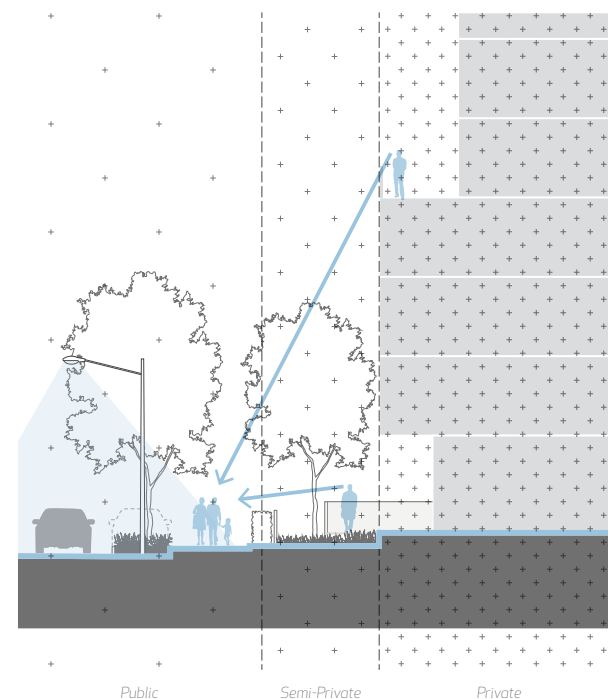


Diagram illustrating CPTED objectives

A.11 Car Parking

Objectives

- a. Car parking is to be provided to support the needs of the residents while encouraging alternative forms of transport.
- b. Car parking is to be located and designed to ensure the safe operation of the road network and where possible screened to enhance local amenity.

Controls

- a. Car parking must be designed to ensure that cars are not parked across pedestrian or cycle paths located in the street verge.
- b. Off-street parking should be provided behind the front building line to limit impact to the streetscape.
- c. Basement parking should be provided where possible.
- d. The minimum dimensions of any parking space are 2.5m x 5.5m.
- e. The following car parking rates apply:
 - 0.6 spaces per 1 bedroom unit.
 - 0.9 spaces per 2 bedroom unit.
 - 1.40 spaces per 3 bedroom unit.
 - 1 space per 5 units (visitor parking).
- f. For non-residential uses the car parking rates in the Fairfield City- Wide Development Control Plan 2013 apply.

Note: Car parking for attached, semi-detached and detached dwellings is to be provided accordance with relevant sections of the Private Realm Guidelines within the Bonnyrigg Masterplan (updated December 2011) which was approved as part of MP06_0045 Modification 4.

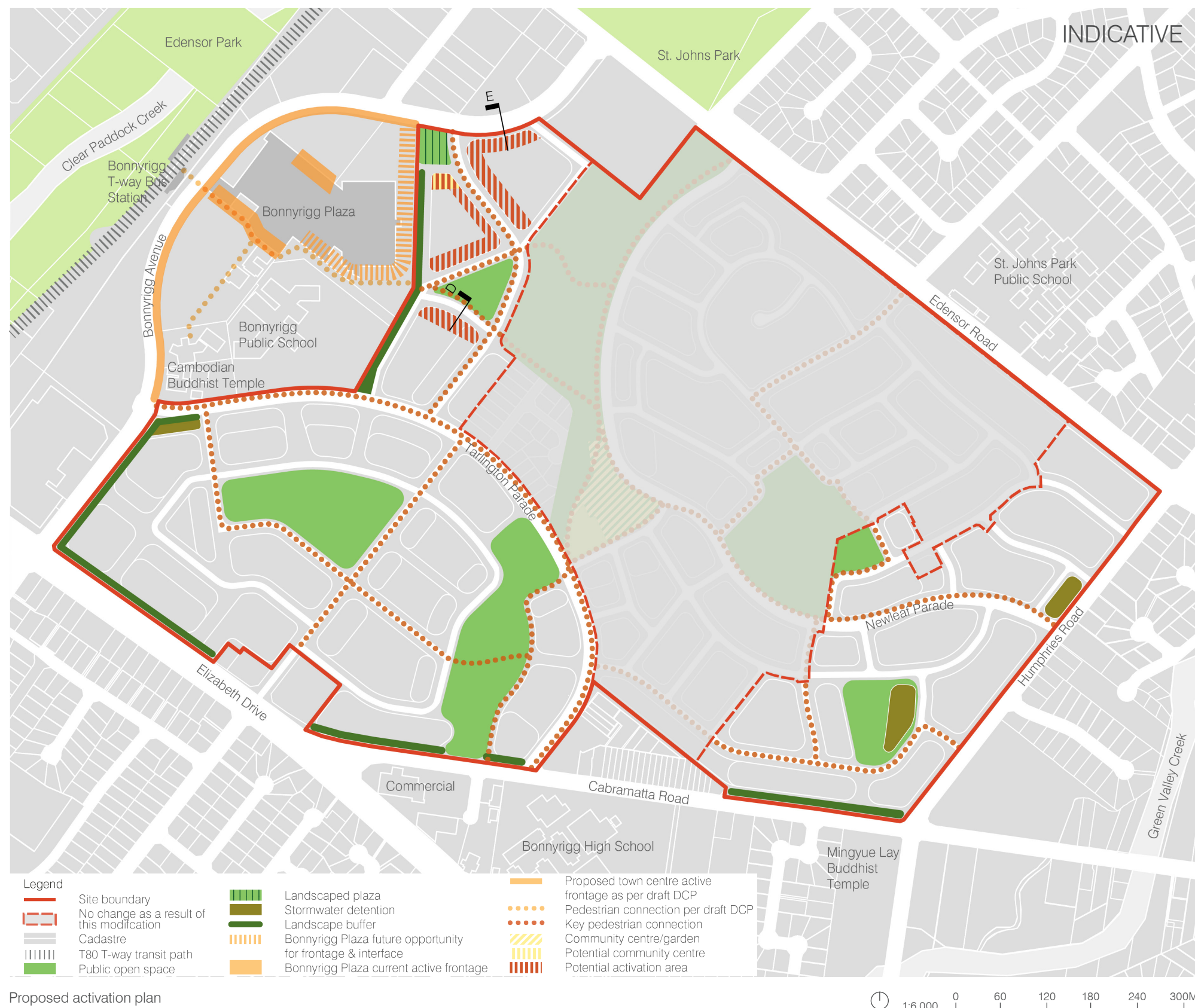
A.12 Activation

Objectives

1. Active frontages are to be encouraged to promote pedestrian activity and vibrancy to suitable areas near Bonnyrigg Town Centre.
2. Awnings will provide shade and shelter for pedestrians in areas of high pedestrian activity.
3. Awnings will add architectural interest to mixed use buildings and may provide for a balcony on upper levels.
4. Encourage walking and cycling in activation areas.

Controls

- a. Buildings in the areas identified as activation areas on the Activation Plan are to have a retail, commercial or community use facing the street on the ground floor.
- b. The ground floor of mixed use buildings facing the street is to be designed to address the street with a high percentage of windows.
- c. Retail, commercial and community uses are to be setback as shown in Street Wall Sections D and E to accommodate alfresco dining and a footpath, with these areas to be publicly accessible.
- d. Awnings are to be provided along activated frontages for the full extent of the site's frontage.
- e. Awnings are to be designed to be a minimum width of 2m and be located a reasonable distance from the road corridor.
- f. Provide bicycle parking and storage facilities in appropriate locations.
- g. Retail premises within the potential activation areas indicated on the Activation Plan are limited to:
 - A maximum of one (1) supermarket with a maximum GLA of 500sqm; and
 - A maximum GLA of 100sqm for individual retail premises.



A.13 Open Space Strategy

Objectives

- Create safe public open spaces with increased opportunities for surveillance.
- Provide active and passive green space to enhance the aesthetics and identity of the neighbourhood.
- Provide a balance of park uses across the estate including a variety of recreational and sporting opportunities in close proximity to all residents.
- Integrate pedestrian and bicycle networks with park design.
- Utilise open space for integrated stormwater management.

Controls

- Provide open space areas generally as shown on the Open Space Plan.
- Provide park amenities, pedestrian / cycle paths, recreation equipment and landscaping generally in accordance with the relevant Indicative Open Space Concept Plans or as agreed to by Council.
- Landscaping and species selection within parks and open spaces is to be provided as agreed to by Council.
- Shrub planting or other objects that inhibit site lines are to be avoided to provide greater visibility across parks.
- Unobtrusive physical barriers are to be used to discourage undesired vehicular access to parks.
- The trees shown as significant community landscape elements in the Open Space Plan are to be retained and protected.
- The design and layout of open space shown as stormwater detention in the Open Space Plan are to incorporate a drainage function.
- Landscape buffers are to be provided in locations shown on the Open Space Plan to provide a 10m vegetated buffer from the road network, and are to be planted and managed as agreed to with Council.



Completed/Under Construction Open Space Areas



Hilltop Park

Bunker Park is located on the highest point of the estate. Completed in 2017 the park is currently provides the focal point for the community with large open informal lawns, tree planting, play area, communal BBQ shelter, basketball and other hard-court games markings.



Middle Valley Creek Community Centre Park

Provides spill out space for the community centre as well as an attractive riparian corridor with shared pathways, native tree planting and naturalistic stormwater treatment.



Lower Valley Creek and Sports Park

The sports park was implemented in 2010 as an improvement to existing fields and includes a naturalised creek line with stormwater treatment, shared pathways and connections, picnic shelters and a play area with equipment for younger children (0-4yrs).

Proposed Open Space Areas (*indicative character images*)



Bonnyrigg Square

Bonnyrigg Square will be a flexible hard space, activated by ground floor cafes, retail and community uses. A fun and attractive water feature will be a key feature for play and cooling in hot summer days.



Village Green

Linking the town centre with a generous arrival plaza and pedestrian spine to Lower Valley Creek Park, this public open space incorporates hard urban surfaces as well as wide open lawns for flexible use.



Community Park

This vibrant and family-friendly park will offer many opportunities to socialise and stay active with natural children's play equipment, water play area, BBQ facilities and basketball courts.



Junior Play Park

A playground with a small bike loop for younger children as well as a basketball half-court for teenagers will be in this neighbourhood park. Vegetated bio-retention basins serve the local storm water management.



Upper Valley Creek Park

The creek line of Lower Valley Creek Park continues through the park accompanied by a shared path and wide open lawns between existing vegetation. In the park's centre, a basketball court, BBQ and play facilities offer a hub of activities in an attractive natural setting.

Indicative Open Space Concept Plans

Bonnyrigg Square

The entrance to Bonnyrigg Estate from the town centre and Bonnyrigg Avenue will be a flexible hard space, activated by ground floor cafes, retail and community uses. Raised lawns with feature planting will provide informal seating options and shade. The central area will be left open to allow for different activities while recessed water fountains could provide a simple and fun element for play and cooling.

The existing boundary vegetation to the west will be retained which will create a shaded shared path leading south into the estate. Future development of Bonnyrigg Plaza could see this western boundary activated with additional ground floor retail uses.

The square will be a total of approximately 0.2 ha.

Key features

- 1 Arrival plaza/gateway into the precinct with public art
- 2 Open manicured lawn
- 3 Cafe/dining space along Bonnyrigg Avenue
- 4 Flexible plaza space with recessed water feature
- 5 Raised planters and feature tree planting with seating options
- 6 Retail / Community ground floor use
- 7 Community share way alongside existing boundary tree planting
- 8 Cafe/dining space and active frontages
- 9 Potential future development by others (currently a shopping centre car park)



Indicative Character Images





Visualisation of Bonnyrigg Square

Indicative Open Space Concept Plans

Village Green

The Village Green transitions from an urban plaza in the west to wide open lawns in the east, linking Bonnyrigg town centre to the Lower Valley Creek Park.

The space provides additional open space, recreational and green amenity close to the active Bonnyrigg Town Centre.

The southern side of the Village Green is fronted by active ground floor frontage with high quality streetscape elements that reinforce a future link to Bonnyrigg Plaza and beyond to the T-Way station.

Bespoke children’s play equipment, BBQ and picnic facilities surround large areas of flat green open space that can be used for informal kick-about, picnic lunches and relaxing.

The park will be approximately 0.4 ha in area.

Key features

- 1 Community share way along existing tree canopy
- 2 Arrival plaza into the precinct with opportunity for public art
- 3 Potential future pedestrian link to Bonnyrigg Plaza
- 4 Plaza/ spill out spaces for commercial ground floor use
- 5 Raised planters and feature tree planting with seating options
- 6 Children’s play equipment
- 7 Open active field
- 8 Shaded BBQ facilities
- 9 Lower Valley Creek Park



Indicative Character Images





Visualisation of the Village Green

Indicative Open Space Concept Plans

Community Park

The Community Park will be a high quality urban park and local destination. It will be a focal point for community activity and attract a range of users and age groups through different activities and amenities.

A feature adventure play area may include water play and timber play structures surrounded by naturalistic planting and a kids cycle track will be overlooked by a pavilion with community amenities.

The wide central lawn could be utilised for community events, such as weekend markets or outdoor movie screenings. BBQ shelters will cater for small groups and family gatherings whilst basketball courts will provide additional active recreation opportunities.

The park will be approximately 1.9 ha in area.

Key features

- ① Adventure playground with children's bike loop
- ② Potential for water play equipment in densely vegetated setting
- ③ Community pavilion/amenities
- ④ Plaza/spill out spaces for community use with raised planters
- ⑤ Large open lawn as event space, e.g. outdoor cinema nights
- ⑥ Shaded BBQ/ picnic facilities
- ⑦ Open lawn area
- ⑧ Basketball courts
- ⑨ Pedestrian through-site links to Bonnyrigg Public School and Upper Valley Creek.
- ⑩ Retained significant cultural tree



Indicative Character Images



Indicative Open Space Concept Plans

Junior Play Park

Nestled in a quiet residential part of the Bonnyrigg Estate, the Junior Play Park is characterised by its mature tree canopy from existing retained trees providing plenty of shade. The park offers safe and fun playing equipment and a small bike loop for younger children as well as a basketball half-court for teenagers.

Two vegetated bio-retention basins manage rainwater infiltration in an environmentally sustainable way and enhance landscape views for passive recreation.

The park will be approximately 0.9 ha in area.

Key features

- ① Existing mature tree canopy
- ② Children's play equipment
- ③ Shaded BBQ facilities
- ④ Vegetated rainwater bio-retention basins
- ⑤ Basketball half-court
- ⑥ Open lawn



1:750 0 7.5 15.0 22.5 30M

Indicative Character Images



Indicative Open Space Concept Plans

Upper Valley Creek Park

The naturalised creek line defines this public open space and give it a tranquil and linear quality.

Upper Valley Creek Park connects with the Middle and Lower Valley Creek Park, providing a long stretch of shared paths for walking, running and cycling through Bonnyrigg Estate and into its surrounding neighbourhoods and open space network.

Along the shared path that runs through the park a basketball court, BBQ and play facilities offer additional activities in an attractive natural setting. Surrounding residential dwellings and streets will offer good casual surveillance to help improve safety.

The park will be approximately 2.26 ha in area.

Key features

- ① Dry creek line and bioswales
- ② Significant heritage tree
- ③ Shared path for cycling/running
- ④ Basketball court
- ⑤ Shaded BBQ facilities
- ⑥ Small play area
- ⑦ Open lawn areas
- ⑧ Entry into the precinct with public art and wayfinding opportunity
- ⑨ Shared path with feature trees linking to Community Park



1:1,500 0 15 30 45 60 75M

Indicative Character Images



Access to Public Open Space

Pedshed Mapping

The adjacent pedshed map has been prepared to illustrate the surrounding area's access to public open space.

The pedshed map demonstrates that all dwellings are within 400m walking distance of a 3,000sqm park, and all apartments are within 200m of a 1,000sqm park.



This page is intentionally left blank

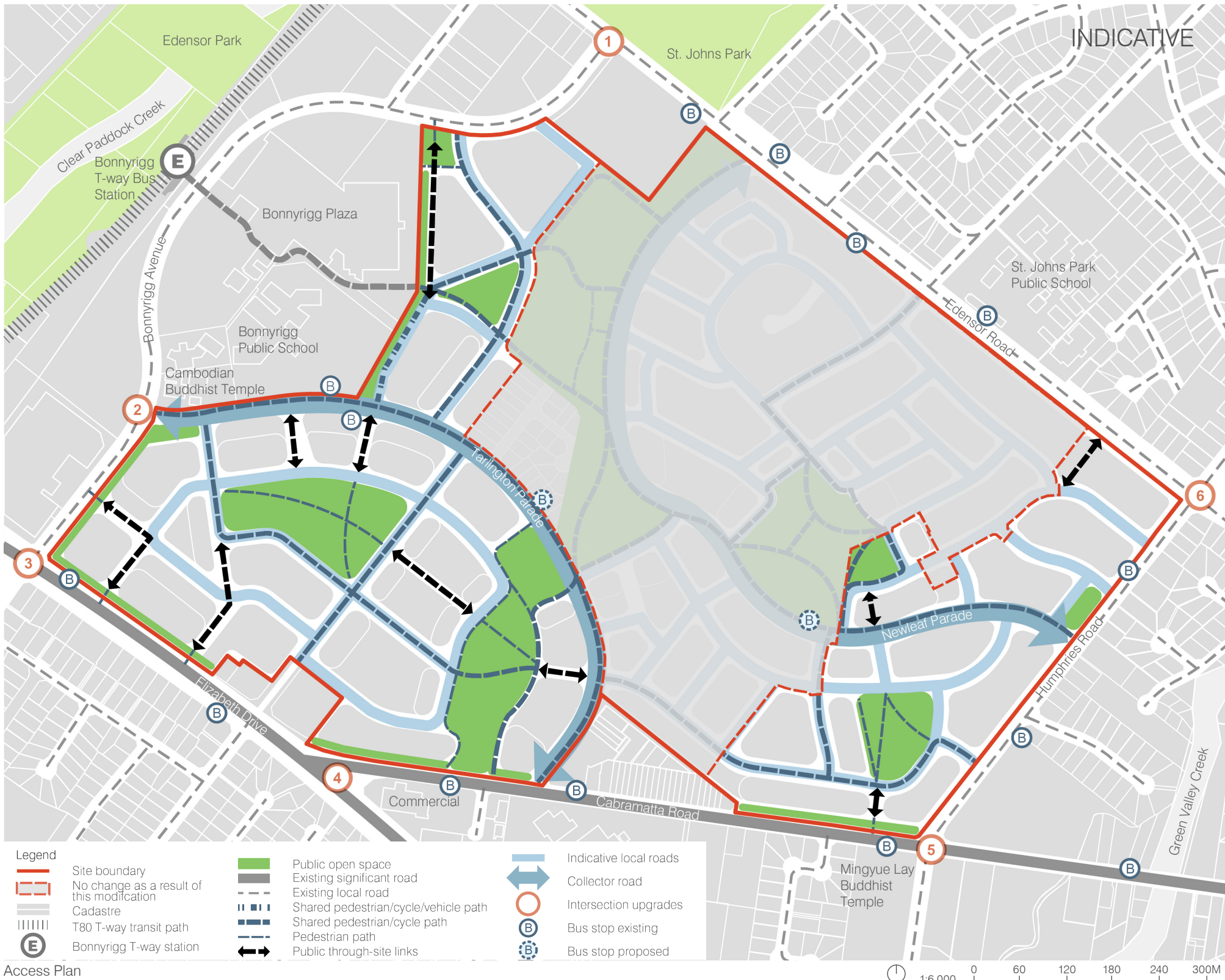
A.14 Access

Objectives

- a. Create a safe pedestrian and bicycle network that promotes active transport and a healthy community.
- b. Enhance connectivity through the estate for pedestrians and cyclists.
- c. Ensure residences are readily accessible to key destinations within the site and in the surrounding area by the pedestrian and bicycle network.
- d. Improve the health and well being of residents through increased daily and incidental activity.
- e. Enhance and create new linkages to the public transport network.
- f. Encourage public transport as an alternative form of transport.

Controls

- a. Provide pedestrian and cycling share paths and pedestrian paths in the locations shown on the Access Plan.
- b. Paths within the road corridor are to be constructed as shown on the relevant Street Sections.
- c. Pedestrian and cycling share paths through open space are to be 2.4m wide brushed concrete.
- d. Through site links are to be provided in the general locations shown on the Access Plan and the relevant Street Sections.
- e. Through site links are to be publicly accessible pedestrian and cycle share paths constructed and maintained by the property owner/or dedicated to Council.
- f. Through site links are to be open links between buildings with a minimum width of 6-10 metres depending on the maximum height of the adjoining buildings as shown in Street Wall Section G.
- g. Through site links are to have a consistent width along their length. This is with the exception of the western through site link connecting Tarlington Parade and the Community Park which will have a variable width to accommodate the Significant Community Landscape Element identified on the Structure Plan.
- h. The ground floor of buildings adjacent to through site links must address the link to encourage passive surveillance.
- i. The design of through site links must demonstrate compliance with CPTED principles.
- j. Bus stops are to be provided and upgraded in the general locations shown the Access Plan.
- k. Tarlington Parade and Bunker Parade and the thoroughfare connecting these collector roads must be designed to accommodate bus movement.



A.15 Street Hierarchy

Objectives

- a. Provide a legible street network that links into existing streets and adjoining residential areas.
- b. Consider with design how residents, pedestrians, cyclists, and motorists experience each street.
- c. Provide a road network that is safe for pedestrians, cyclists, and vehicles.
- d. Provide suitable street tree planting to enhance the public domain.

Controls

- a. Roads will be built in accordance with relevant Australian, RMS, and Fairfield City Council standards.
- b. Roads are to be constructed in accordance with the Proposed Street Typologies Plan and the relevant Street Sections.
- c. Street trees and species selection are to be agreed to by Council.

Legend

Site boundary

No change as a result of this modification

Cadastral

T80 T-way transit path

Public open space

Collector & Local Roads

Road Type 1A: 18m collector rd

Road Type 1B: 15m collector rd at park

Access Streets

Road Type 2: 20m local st

Road Type 3A: 18m local st

Road Type 3B: 15m local st at park

Road Type 4: 15m local st

Road Type 5: 15m local st

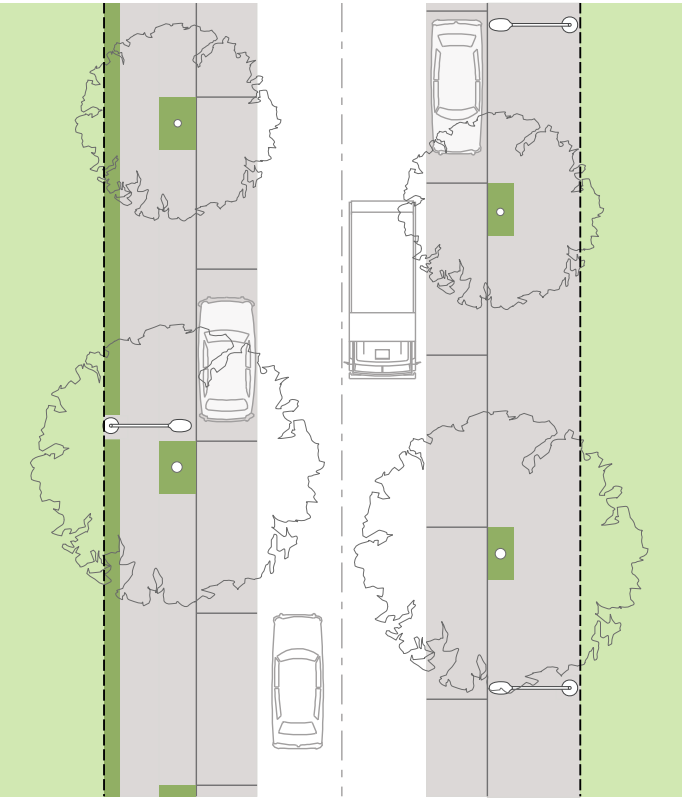
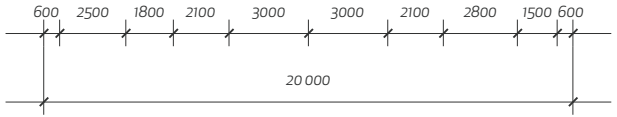
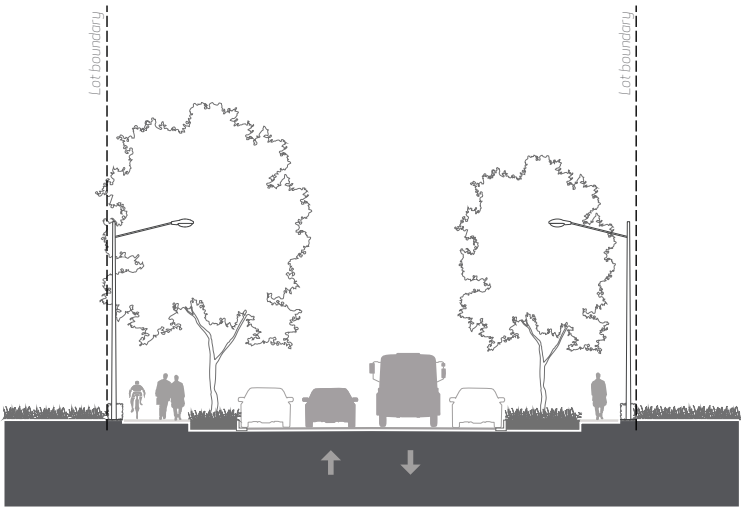
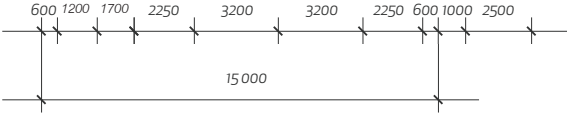
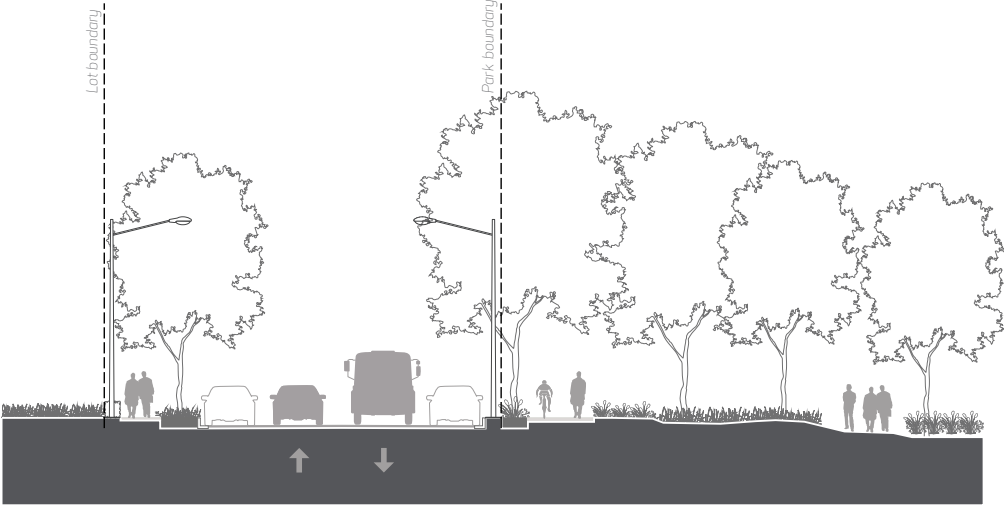
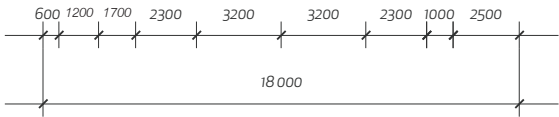
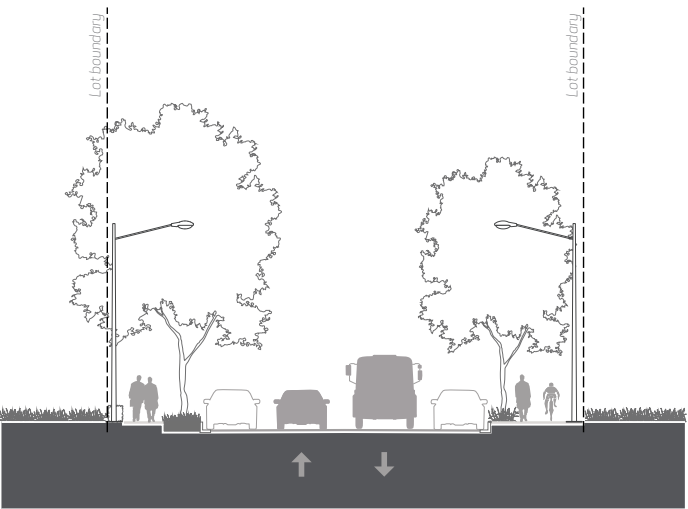
Access Places

Road Type 7: 10m shareway

Road Type 8: 8m laneway



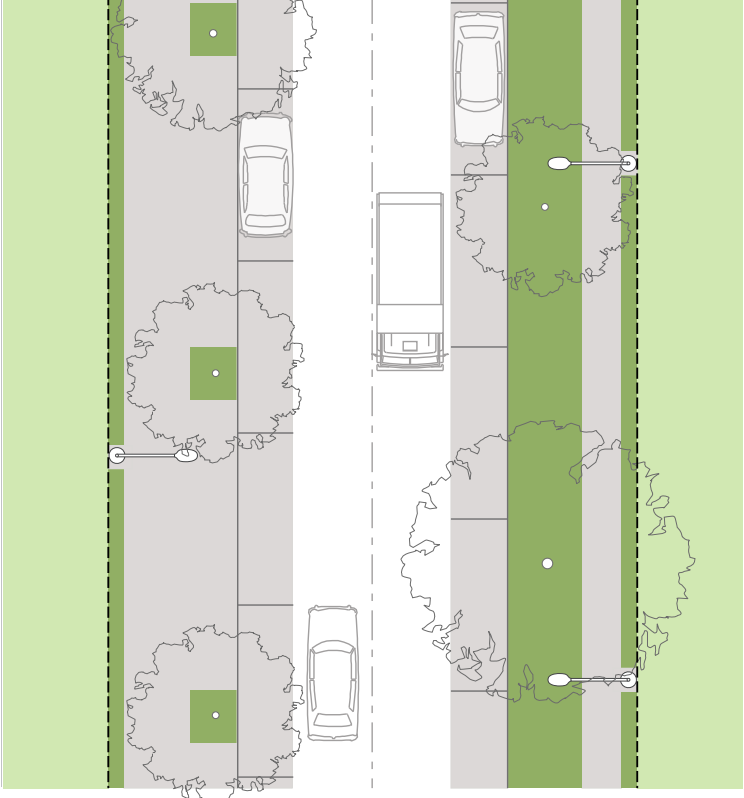
Street Hierarchy



Road type 1A
18m collector road
(11m pavement)

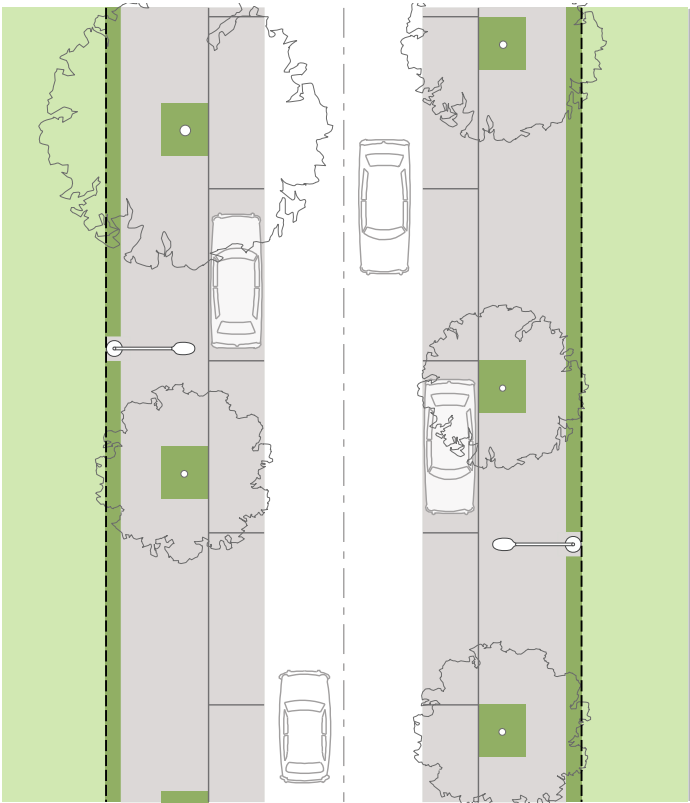
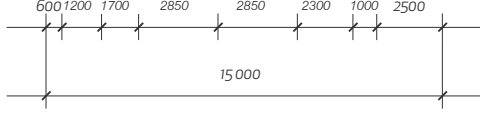
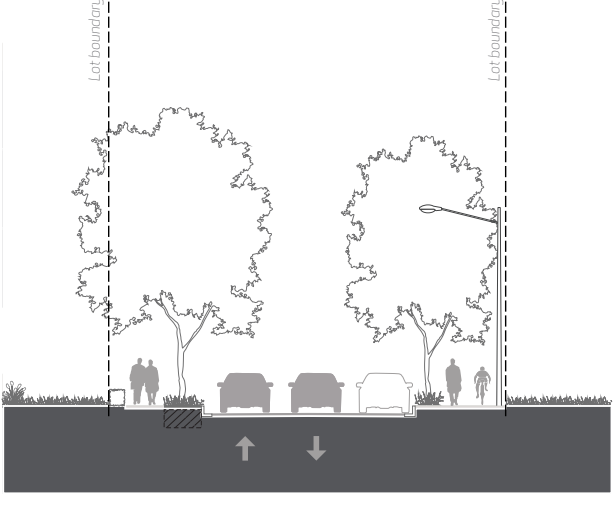
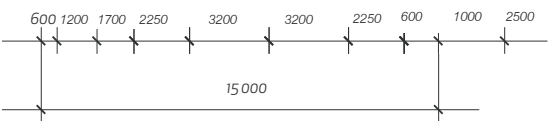
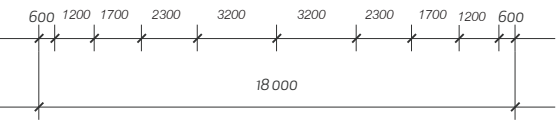
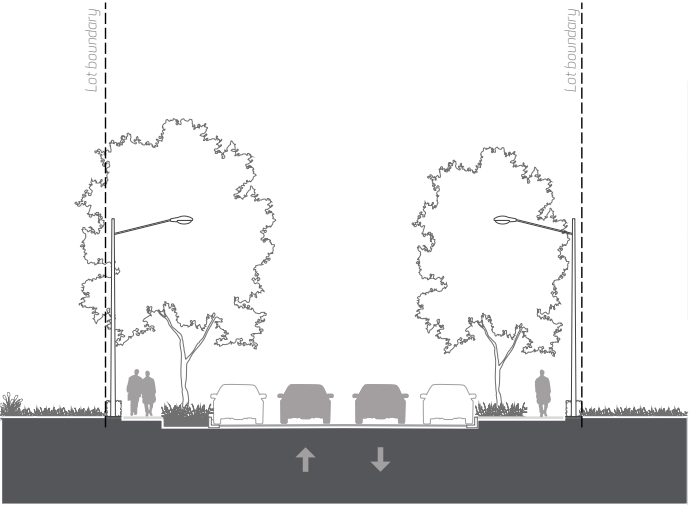


Road type 1B
15m collector road at park
(10.9 pavement)



Road type 2
20m local street
(11m pavement)

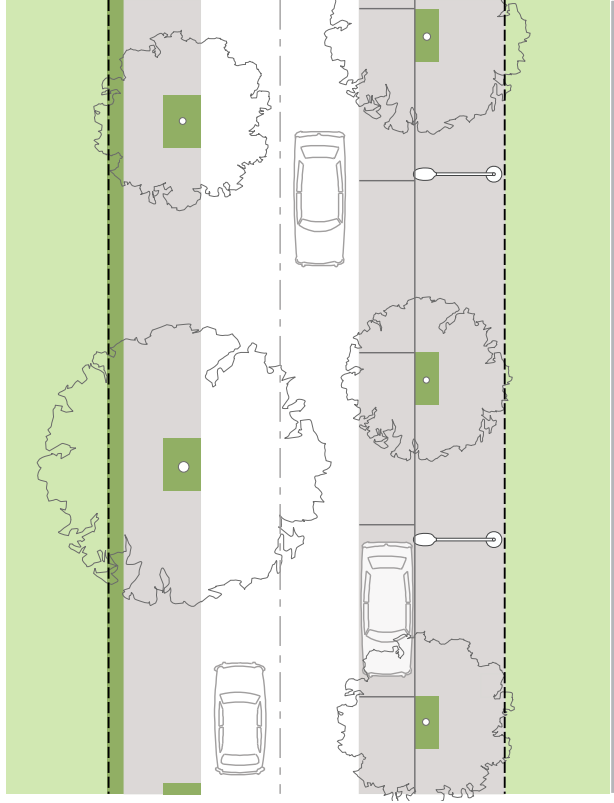
Street Hierarchy



Road type 3A
18m local street

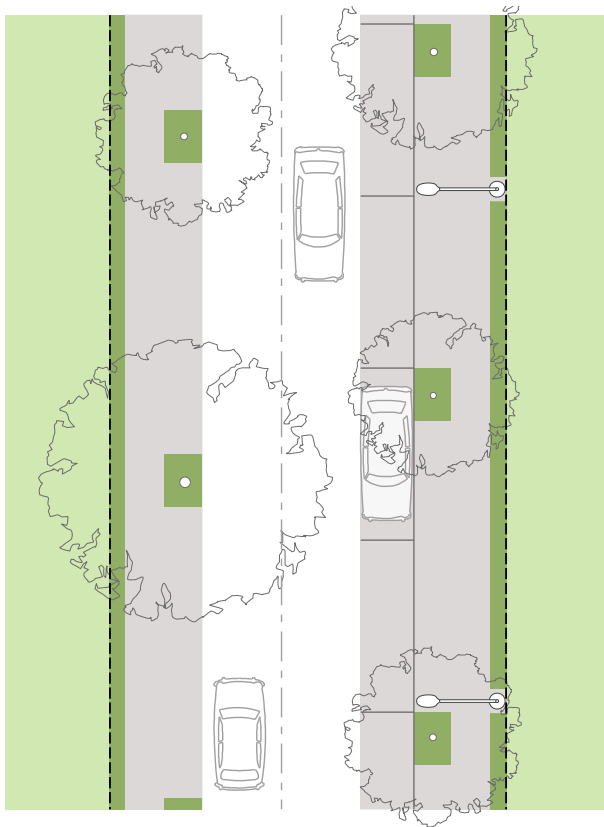
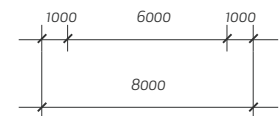
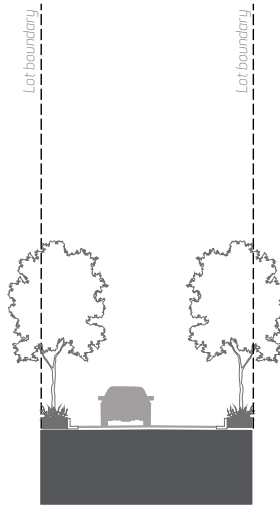
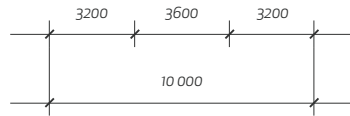
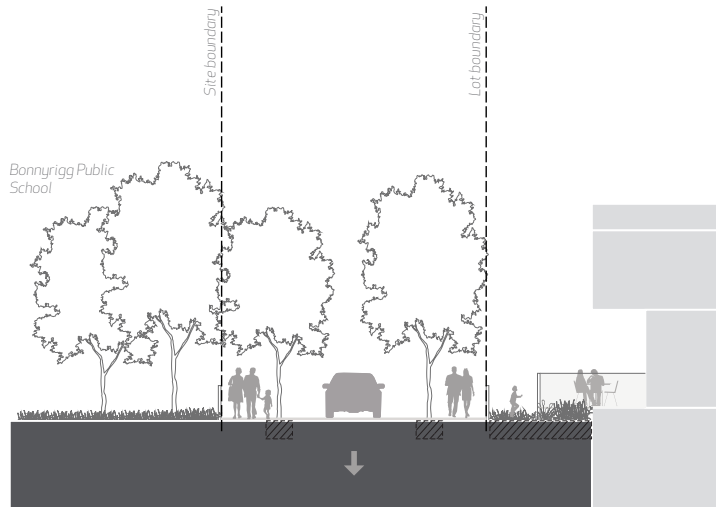
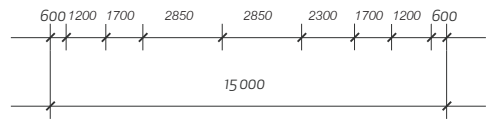
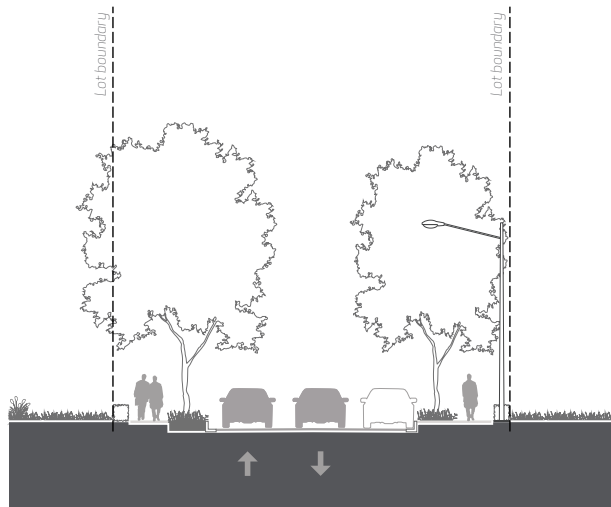


Road type 3B
15m local street at park

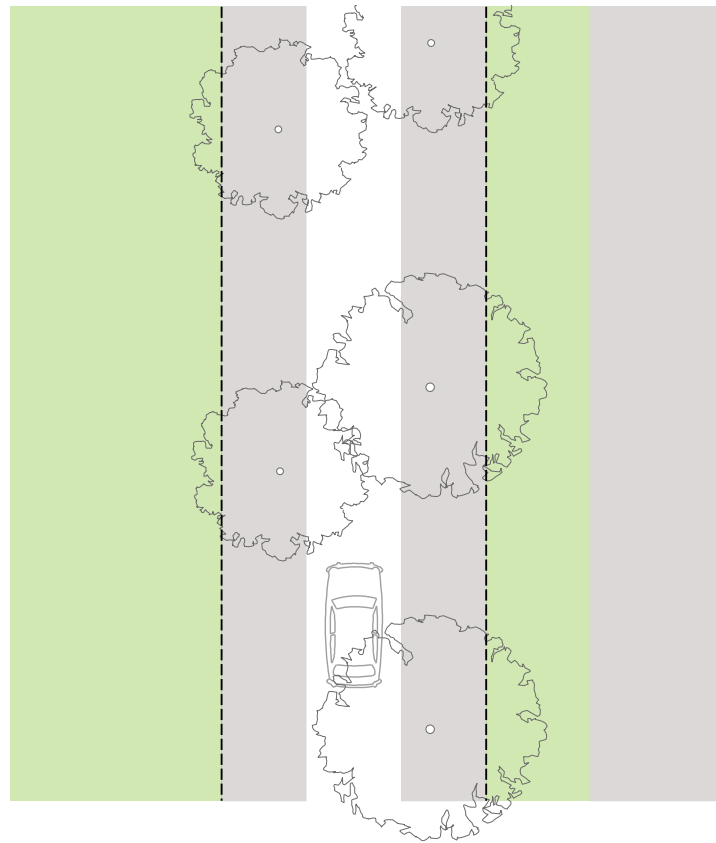


Road type 4
15m local street
With cycleway

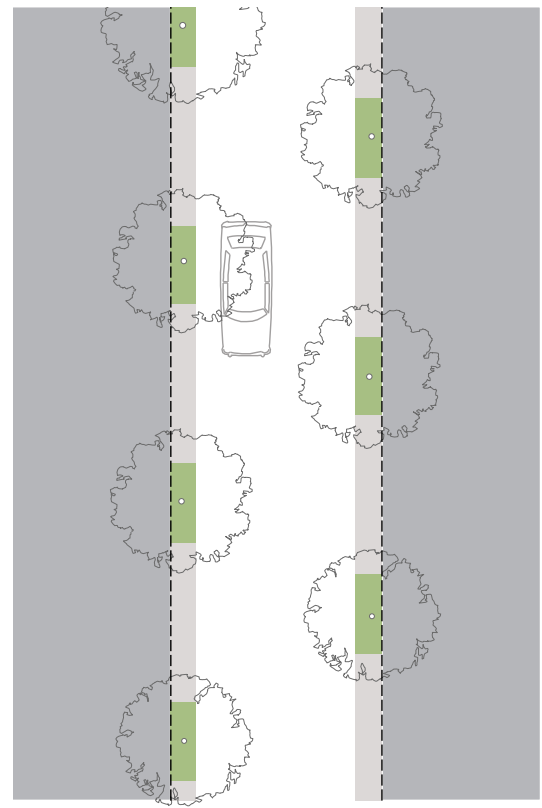
Street Hierarchy



Road type 5
15m local street



Road type 7
10m shareway



Road type 8
8m Laneway

Street Hierarchy

This page is intentionally left blank

A.16 Maximum Gross Floor Area / Dwellings

Objectives

- a. To manage the distribution of density across the precinct, consistent with the structure plan.
- b. To ensure development is compatible with local context and character.
- c. To allow flexibility for a range of housing types and dwelling mix to be achieved.
- d. To enable greater dwelling densities in areas most accessible to public transport, local services and community facilities.

Controls

- a. Development is to be generally consistent with the maximum GFA and dwelling yield nominated for each specified block (in the table below and adjacent plan).

Medium Density Area - Plaza Precinct, Tarlington East & Tarlington West (see plan over leaf)

Specified Block	Maximum Residential Gross Floor Area (GFA)	Indicative Dwelling Yield (Apartments)	Indicative Dwelling Yield (Terraces)	Indicative Total Dwelling Yield
A	20,958 sqm	232 Dwellings	5 Dwellings	237 Dwellings
B	16,597 sqm	190 Dwellings	NA	190 Dwellings
C	16,146 sqm	164 Dwellings	13 Dwellings	177 Dwellings
D	2,144 sqm	NA	13 Dwellings	13 Dwellings
E1	18,434 sqm	194 Dwellings	11 Dwellings	205 Dwellings
E2	11,520 sqm	125 Dwellings	4 Dwellings	129 Dwellings
F	2,507 sqm	NA	19 Dwellings	19 Dwellings
G	23,968 sqm	243 Dwellings	19 Dwellings	262 Dwellings
H	15,387 sqm	148 Dwellings	19 Dwellings	167 Dwellings
I	11,784 sqm	104 Dwellings	19 Dwellings	123 Dwellings
J	14,944 sqm	171 Dwellings	NA	171 Dwellings
K1	17,339 sqm	161 Dwellings	24 Dwellings	185 Dwellings
K2	2,581 sqm	24 Dwellings	3 Dwellings	27 Dwellings
L	1,451 sqm	NA	11 Dwellings	11 Dwellings
M	9,028 sqm	76 Dwellings	18 Dwellings	94 Dwellings
TOTAL				2,010 Dwellings

Notes:

The above maximum GFA areas and dwelling yield have been calculated with the following assumptions:

- Average dwelling size of 88.2 sqm for apartment typologies. This is based on an average mix of studio, one-bedroom, two-bedroom and three-bedroom apartments.
- Average dwelling size of 132 sqm for terrace / townhouse typologies. This is based on a two storey terrace / townhouse dwelling.

Low Density Area - Humphries Precinct (see plan over leaf)

Specified Block	Maximum Number of Dwellings
AA	35 dwellings
BB	25 dwellings
CC	22 dwellings
DD	8 dwellings
EE	20 dwellings
FF	34 dwellings
GG	22 dwellings
HH	4 dwellings
II	8 dwellings
JJ	21 dwellings
KK	18 dwellings
LL	58 dwellings
TOTAL	275 Dwellings

Notes:

The above maximum number of dwellings per block has been determined by built form testing and consideration of existing privately owned lots.

The yield for these housing types is consistent with the indicative built form testing undertaken by AJ+C and Architectus. A maximum dwelling cap is included for all low-density blocks, consistent with the indicative built form testing.

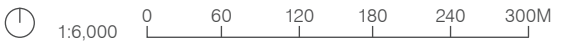
Maximum Gross Floor Area / Dwellings

Indicative Yield Summary

Concept Plan Areas	Maximum Number of Dwellings
Stages 1-7 (constructed/approved)	715 dwellings
Proposed Modification Blocks A-M (medium density area)	2,010 dwellings
Proposed Modification Blocks AA-LL (low density area)	275 dwellings
TOTAL	3,000 Dwellings



Proposed GFA / dwelling numbers per street block



architectus™

AJ+C
ALLEN JACK+COTTIER