
NSW GOVERNMENT Planning
 Issued under the *Environmental Planning and Assessment Act 1979*
 Approved Section 75W Modification Application
PART ONE PROJECT OVERVIEW
 No. MP06-0046 MOD2 granted on the 19/04/2010
 in respect to MP 06-0046
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 Sheet No. 1 of 6

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 85 privately owned homes. One privately owned home has been purchased and it is anticipated that additional homes may be considered for purchase where appropriate and feasible. 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.



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PART TWO CONTEXT ANALYSIS
No. ~~MPO6-0046~~ granted on the 17/04/2010

Built Form and Ownership
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Images of privately owned residences located in centre of Bonnyrigg estate.





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PART TWO CONTEXT ANALYSIS
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Constraints
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visual/noise impact from the
main road

Bonnyrigg
Plaza service
area and
School turn
their back
on the estate
and restrict
integration

protect views
and heritage
significance
of the Khmer
Temple

interface with
the private
properties

retention of existing private houses



- interface with private ownership
- Private ownership (within the site)
- - - Khmer Temple
- ▨ Flood zone
- Open space (surrounding)
- Open space (the site)
- - - Noise/ Visual impact from the main road



PART THREE STRUCTURE AND CHARACTER OF BONNYRIGG

Built Form

3.4 Built Form

Current Situation

The Bonnyrigg "estate" was developed during the late 1970s and early 1980s using Radburn design principles, with dwellings connected via a network of open space, parks, and walkways separated from the vehicle network.

Of the 919 dwellings currently in the masterplan area, 833 are social housing. In general, they are a mix of cottage style dwellings with traditional front and back yards and super lot townhouses with car access provided by cul-de-sacs to the rear of properties, and to the front facing open spaces. Typically, town houses have high private back fences fronting both streets and open spaces. The visual and psychological separation caused by high fences has resulted in poorly cared for streets and open spaces, and a lack of community 'ownership' of these spaces.

In general, there is the belief that the Radburn design has proven to be unsuitable for social housing. Specifically, concentrating social housing in large areas has proven to be unsuccessful. Such design has led to a concentration of disadvantage and adverse social and economic impacts on residents and the wider community. Other similar examples in western Sydney of concentrated social housing creating adverse social outcomes include Minto (currently being redeveloped) and Macquarie Fields (in plans for redevelopment) in Campbelltown.

In regards to individual dwellings and structures, many social housing units are also at the end of its economic life or requires significant refurbishment to bring it to an acceptable standard.

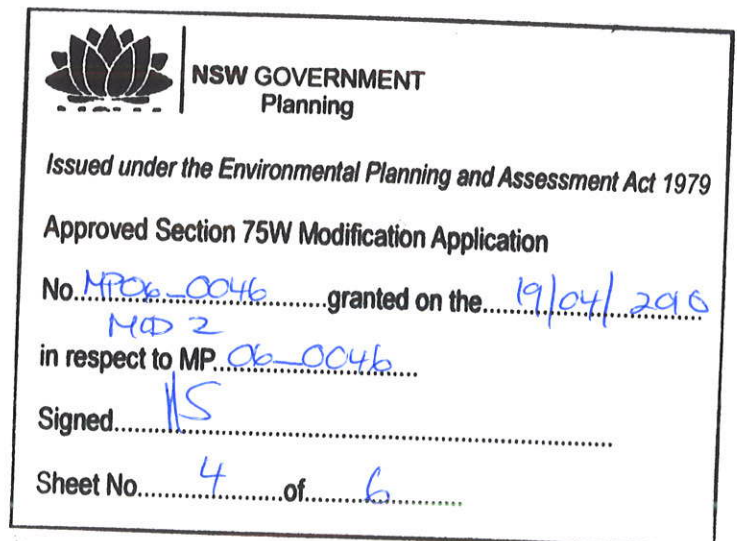
Design Response

The new Masterplan will reduce the concentration of social housing to 30% of the overall dwellings on the site. This will be done without any net loss in social housing through a dramatic increase in the number of homes on the site.

New development will follow the traditional pattern of houses and front yards addressing the street.



Existing Built Form





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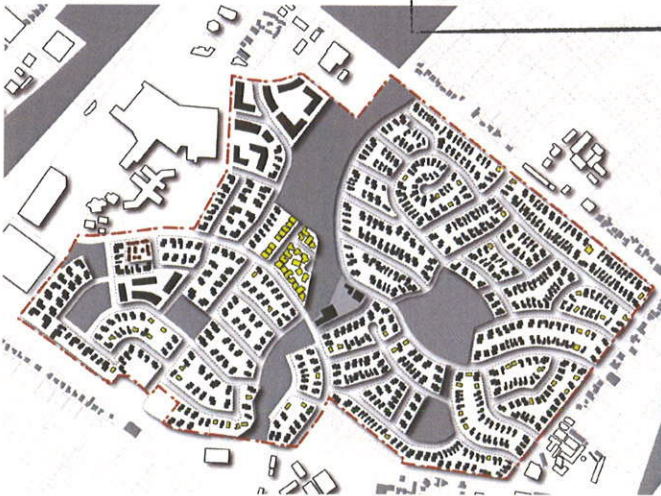
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PART THREE STRUCTURE AND CHARACTER OF BONNYRIGG Built Form



Proposed Built Form

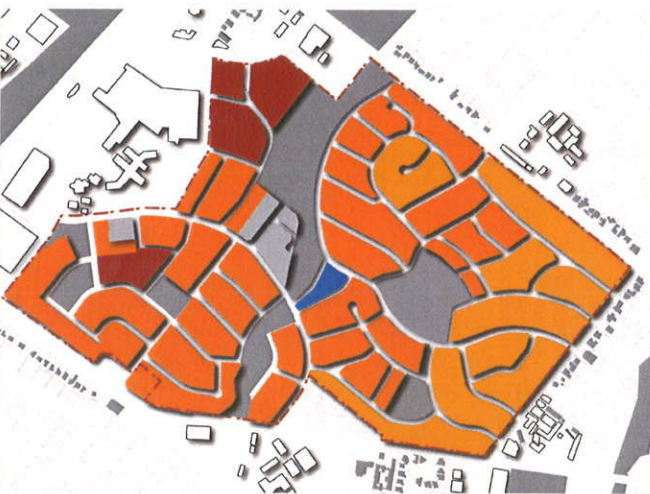
Objective

To make 'neighbourhood space' of the street. New building placement and design will result in a greater level of ownership of the streetscape, better addresses for the homes, ensure passive surveillance of the streets and parks, and provide semi-private spaces of front yards for potential interaction within the community.

Strategies

The Masterplan will:

- Provide more homes around areas with higher amenity or better access to transport and services. The apartment sites are located close to Bonnyrigg Town Centre and the T-way. The park edges will have more of the attached homes. The western side of the Masterplan area will have more attached homes than the east due to its proximity to the T-way and the Town Centre;
- Ensure that all housing is within approximately 400m of a park;
- Achieve an increase in density while maintaining the suburban quality, neighbourhood feel, and character of the area;
- Provide for a complete and diverse community through a mix of housing types appropriate for diverse households. The homes will include lifted apartments of four to six storeys, detached houses and attached homes in groups of 2,3,4,6 and 8. These homes combine to deliver many different bedroom combinations and varying levels of outdoor space and maintenance requirements. The attached homes are designed to look and feel like large two-storey houses, in keeping with the suburban character and amenity the new Masterplan intends to evoke;
- Reduce the stigma of social housing by providing social housing that is externally indistinguishable from private housing. Increase densities so that the current level of social housing becomes 30% of the new total housing mix. Do not concentrate social housing within the new development.
- Apartments will have lifts and provide for aging in place. They will be of modern design within the suburban model with courtyards for the ground floors and landscaped spaces between the buildings.



Proposed Density Distribution

- Mainly Detached Homes, Some Attached
- Mainly Attached Homes, Some Detached
- Apartments - up to 6 Stories
- Bonnyrigg Neighbourhood Centre

PART FIVE PRIVATE REALM GUIDELINES

Detached and Attached Housing - General Guidelines

5.3 Detached and Attached Housing - General Guidelines

The following guidelines have been developed for detached and attached housing within the Bonnyrigg Masterplan area, to deliver high-quality living environments for all residents of Bonnyrigg. These guidelines have been developed to ensure that each dwelling type can be placed adjacent to the other with minimum impact on amenity. As the Masterplan will be realised through staged development, design variations within each dwelling type over time is expected. Future potential design variations will be tested to ensure that dwelling types continue to be complimentary to each other.

Lot Size

The size of lots determines the type of dwellings that can be constructed in an area. The following table depicts minimum lot dimensions within Bonnyrigg for each proposed attached and detached dwelling type.

	Minimum Allotment Width	Minimum Allotment Dept	Minimum Number of Street Frontages
Detached House	8.5 metres. 12.5 metres if twin garage.	27.5 metres	1
2 Attached Dwellings	15 metres if garages and car parks located at the rear. 17 metres if garages located at the street front	30 metres	1
3 and 4 Attached Dwellings	20 metres	30 metres	1
6 Attached Dwellings	22 metres	30 metres	2
8 Attached Dwellings	28 metres	30 metres	2

Note: All allotment widths are measured 5.5 metres behind the allotment frontage

Site Coverage

The amount of landscape area, along with the size of the building footprint, within individual allotments will help determine useability, privacy, and social opportunities for residents. Landscape area will add to residents' quality of life while providing habitat for indigenous plants and animals. Building footprints can shape both private and public amenity.

For Landscape Area:

- A minimum of 35% of each allotment will be used as landscape area (including soft and hard landscaping, and ancillary structures such as sheds and pagodas, but excluding garages and car parking spaces)
- A minimum of 30% of the landscape area must be deep soil landscaping to accommodate the growth of large trees, allow infiltration of rainwater, and reduce stormwater runoff.

For Building Footprint:

- A maximum of 65% of any allotment can be built upon, including garages and car parking spaces.



Soft Landscaping & Deep Soil Landscaping



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