

## BONNYRIGG MASTERPLAN – PROPOSED AMENDMENTS

### PART 1 – PROJECT OVERVIEW

PART	SECTION	Pg	CURRENT TEXT/DIAGRAM	PROPOSED TEXT/DIAGRAM
1	1.1	9	The area currently accommodates 833 public housing dwellings, and approximately 88 private homes. Bonnyrigg Partnerships has been appointed by the NSW Government to demolish 813 of the public housing dwellings and build 1633 new private homes, 679 new public houses on site and provide 134 off estate, while retaining 20 of the Department of Housing owned villas and the 88 private homes. This will result in a mix of 70% private 30% public houses on site and no net loss in public housing.	The area currently accommodates 833 public housing dwellings, and approximately <del>88</del> <b>85</b> private homes. Bonnyrigg Partnerships has been appointed by the NSW Government to demolish 813 of the public housing dwellings and build 1633 new private homes, 679 new public houses on site and provide 134 off estate, while retaining 20 of the Department of Housing owned villas and the <del>88</del> <b>85</b> private homes. This will result in a mix of 70% private 30% public houses on site and no net loss in public housing.
1	1.4	12	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;	The proposed mix of housing types include detached homes, group attached homes that are designed to look and feel like a large house and <del>two</del> apartment precincts <b>that</b> 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 2 – CONTEXT ANALYSIS

PART	SECTION	Pg	CURRENT TEXT/DIAGRAM	PROPOSED TEXT/DIAGRAM
2	2.18	44	<p>The project team analysed a number of alternatives for density during the bid process, including more traditional apartment styles. The team undertook at least 30 different layouts before settling on the design to be submitted with the bid process. Feedback from both the existing community on-site and marketing research conducted with potential purchasers of new homes on-site demonstrated a strong desire for traditional suburban-style homes with access to light, air, and private open space.</p> <p>Many of the existing private home owners scattered throughout the Masterplan area are committed to staying in their homes. The introduction of a mix of detached homes, big house-style attached homes, and two smaller apartment precincts close to the Town Centre will enable Bonnyrigg to be a place where:</p> <ul style="list-style-type: none"> <li>• A large number of home owners will have private gardens. The detached homes will have gardens, The ground floor of attached homes will have gardens. The first floor homes in the attached homes will be provided a mix of ground floor yards and upstairs balconies. The ground floor apartments in each of the apartment buildings will have yards with direct entrances from the streets or parks.</li> <li>• The diversity permitted within the mix of detached homes and attached homes on the majority of the site enables the building forms adjacent to existing private homes to be designed with little impact on the residential amenity of existing homes.</li> </ul>	<p>The project team analysed a number of alternatives for density during the bid process, including more traditional apartment styles. The team undertook at least 30 different layouts before settling on the design to be submitted with the bid process. Feedback from both the existing community on-site and marketing research conducted with potential purchasers of new homes on-site demonstrated a strong desire for traditional suburban-style homes with access to light, air, and private open space.</p> <p>Many of the existing private home owners scattered throughout the Masterplan area are committed to staying in their homes. The introduction of a mix of detached homes, <del>big house-style attached homes,</del> <b>garden apartments near open space</b> and <del>two smaller apartment precincts close to the Town Centre</del> will enable Bonnyrigg to be a place where:</p> <ul style="list-style-type: none"> <li>• A large number of home owners will have private gardens. The detached homes will have gardens, The ground floor of attached homes will have gardens. The first floor homes in the attached homes will be provided a mix of ground floor yards and upstairs balconies. The ground floor apartments in each of the apartment buildings will have yards with direct entrances from the streets or parks.</li> </ul> <p>The diversity permitted within the mix of detached homes and attached homes on the majority of the site enables the building forms adjacent to existing private homes to be designed with little impact on the residential amenity of existing homes.</p>

## PART 3 – STRUCTURE AND CHARACTER OF BONNYRIGG

PART	SECTION	Pg	CURRENT TEXT/DIAGRAM	PROPOSED TEXT/DIAGRAM
3	3.4	53	<p>The masterplan will:</p> <ul style="list-style-type: none"> <li>• 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 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;</li> <li>• 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.</li> <li>• 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.</li> </ul>	<p>The masterplan will:</p> <ul style="list-style-type: none"> <li>• 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, <b>garden apartments</b>, detached and attached homes in <b>varying</b> groups of <b>2,3,4,6 and 8</b>. These homes combine to deliver many different bedroom combinations and varying levels of outdoor space and maintenance requirements. The attached homes <b>including terraces and plex dwellings</b> 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;</li> <li>• 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.</li> <li>• <b>Lifted</b> apartments will <del>have lifts and</del> provide for aging in place. <b>All apartments</b> will be of modern design with the suburban model with courtyards for the ground floors and landscaped spaces between the buildings.</li> <li>• </li> </ul>

3	3.5	55	Bonnyrigg Neighbourhood Centre will be located within the heart of Bonnyrigg with a community garden, community facilities, and opportunities for a broad mix of community activities.	Bonnyrigg Neighbourhood <b>Community</b> Centre will be located within the heart of Bonnyrigg with a community garden, community facilities, and opportunities for a broad mix of community activities.
3	3.7	65	The Masterplan incorporates a park layout and design that strengthens this area's role as entry point and as foreground to the Temple. A new street connection has been designed to align with the Temple, allowing a strong visual link from the neighbourhood to the Temple. One- to two-storey development will surround the park that fronts Tarlington Parade and is adjacent to the Temple. A second park is designed to integrate with this open space along the ridge line, creating a transition zone to the Masterplan area. This park is fronted by a four-storey apartment building designed to be lower than (but in balance with) the Temple at the termination of its street alignment. Views are accommodated from the Bonnyrigg Avenue intersection to these apartments, and the apartments will enjoy a strong vista over the parks. Design of this area relates to the Temple Apartment Precinct described in Part 5 of the Masterplan.	<p>The Masterplan incorporates a park layout and design that strengthens this area's role as entry point and as foreground to the Temple. A new street connection has been designed to align with the Temple, allowing a strong visual link from the neighbourhood to the Temple.</p> <p><b>The masterplan seeks to provide appropriate siting, street alignment and building heights which respect the current visual prominence of the Temple. Attached and detached dwellings will be provided in the in closer proximity to the temple, with apartments located further to the south.</b></p> <p>Design of this area relates to the Temple Apartment Precinct described in Part 5 of the Masterplan.</p>

## PART 5 – PRIVATE REALM GUIDELINES

PART	SECTION	Pg	CURRENT TEXT/DIAGRAM	PROPOSED TEXT/DIAGRAM
5	5.1	145	Replace streetscape image	Replace streetscape image
5	5.2	146	New housing types to be introduced to include lifted apartments of 4- to 6-stories, new detached houses, and homes that are attached in groupings of 2-,3-,4-,6-. and 8-attached arrangements.	New housing types to be introduced include lifted apartments of 4- to 6- <b>storeys, garden apartments up to 3 storeys, attached homes in plex or row configurations of up to 8 dwellings</b> and detached houses. <del>and homes that are attached in groupings of 2-,3-,4-,6-. and 8-attached arrangements.</del>
5	5.2	146	Increasing density while maintaining the suburban feel and character of the area. This includes designing attached homes to look and feel like large 2-storey houses.	Increasing density while maintaining the suburban feel and character of the area. This includes designing attached homes to look and feel like large 2-storey houses, <b>as well as more traditional building typologies such as garden apartments and detached/attached dwellings on compact lots.</b>
5	5.2	146	Providing quality apartments dwellings as an area appropriate housing option, including as solution for aging in place.	Providing quality <b>lifted</b> apartments dwellings as an area appropriate housing option, including as solution for aging in place.
5	5.2	146	Beyond nominating two apartment precincts and outlining a strategy for locating higher density development, the Masterplan does not prescribe specific housing types on specific allotments. This enables each stage to meet social housing requirements while remaining responsive to changes in the community and the market, as well as potential changes to requirements related to building performance.	Beyond nominating <del>two</del> <b>the lifted</b> apartment precincts and outlining a strategy for locating <del>higher</del> density <b>across the balance of the estate</b> development. The Masterplan does not prescribe specific housing types on specific allotments. This enables each stage to meet social housing requirements while remaining responsive to changes in the community and the market, as well as potential changes to requirements related to building performance.
5	5.2	147	Diagram – distribution of housing	Amend to reflect updated roads, lots and building types as per p53.
5	5.3	148	Updated table provided separately	Updated table provided separately
5	5.3	149	<b>Streetscape</b>	<b>Streetscape</b>

PART	SECTION	Pg	CURRENT TEXT/DIAGRAM	PROPOSED TEXT/DIAGRAM
			<p>All garages must be setback a minimum of 5.5m from the street frontages (not including rear access streets)</p> <p>Garages fronting rear access streets may be constructed to the rear allotment boundary subject to demonstrating safe vehicle and pedestrian movements can be maintained.</p>	<p>All garage must be setback a minimum of 5.5m from the street frontages (not including rear access streets <b>or secondary frontages which are considered on merit</b>)</p> <p>Garages fronting rear access streets <b>and secondary frontages</b> may be constructed to the <del>rear</del> allotment boundary subject to demonstrating safe vehicle and pedestrian movements can be maintained <b>and an appropriate streetscape.</b></p>
5	5.3	150	<p><b>Setbacks</b></p> <p>Setbacks help determine streetscape and provide adequate separation between dwellings. Setbacks also help to ensure privacy to dwellings from the street and between properties.</p> <p><i>For Front Setbacks:</i></p> <p>A minimum of 80% of the building footprint area (excluding garages) is to be setback a minimum of 4.5m from the allotment frontage;</p> <p>A maximum of 20% of the building footprint area may be setback a minimum of 1.2m from the allotment frontage; and</p> <p>A zero setback may be permitted for limited building elements and only on secondary street frontages.</p> <p><i>For Side and Rear Setbacks:</i></p> <p>80% of the building footprint must be setback a minimum of 0.9m from the side boundary;</p> <p>A zero setback may be provided on access places.</p> <p>Where there is a zero side setback, a minimum 0.9m access path must be provided between the front and rear yards elsewhere;</p> <p>Zero side setbacks must not exceed a maximum length of 12m;</p> <p>Windows or openings are permitted within these walls only where they satisfy BCA requirements for fire safety and where no privacy</p>	<p><b>Setbacks</b></p> <p>Setbacks help determine streetscape and provide adequate separation between dwellings. Setbacks also help to ensure privacy to dwellings from the street and between properties.</p> <p><i>For Front Setbacks:</i></p> <p>A minimum of 80% of the <del>building footprint</del> <b>front building facade</b> (excluding garages) is to be setback a minimum of 4.5m from the allotment frontage;</p> <p>A maximum of 20% of the <del>building footprint</del> <b>front building facade</b> may be setback a minimum of 1.2m from the allotment frontage; and</p> <p>A zero setback may be permitted for limited building elements and only on secondary street frontages.</p> <p><b>For terraces A minimum setback of 2m from the allotment frontage, a maximum of 20% of the building footprint can be set back 800mm from the allotment frontage.</b></p> <p><i>For Side and Rear Setbacks:</i></p> <p>80% of the <del>building footprint</del> <b>side building facade</b> must be setback a minimum of 0.9m from the side boundary <b>(except for zero setbacks)</b></p> <p><del>A zero setback may be provided on access places.</del></p> <p>Where there is a zero side setback, a minimum 0.9m access</p>

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			<p>impacts arise; and</p> <p>Where a gutter is required on the zero setback boundary, a 0.2m offset from the allotment line must be established, with the placement of a maintenance easement on the adjoining allotment for access.</p>	<p>path must be provided between the front and rear yards elsewhere;</p> <p>Zero side setbacks must not exceed a maximum length of 12m <b>where it adjoins a private allotment</b>; Windows or openings are permitted within these walls only where they satisfy BCA requirements for fire safety and where no privacy impacts arise; and</p> <p>Where a gutter is required on the zero setback boundary, a 0.2m offset from the allotment line must be established, with the placement of a maintenance easement on the adjoining allotment for access.</p>
5	5.3	151	<p><b>Privacy</b></p> <p>Attached dwellings and apartments must be designed (and their material specified) to the relevant BCA requirements for acoustic privacy.</p>	<p><b>Privacy</b></p> <p>Attached dwellings <del>and apartments</del> must be designed (and their material specified) to the relevant BCA requirements for acoustic privacy.</p>
	5.4	158	<p><b>Lifted Apartments and Senior Living</b></p> <p>The Bonnyrigg Masterplan identifies areas which are proposed to be developed over time to accommodate residents in apartments and in purpose-designed seniors living housing. While the final design of these forms of housing will be subject to existing design control and guidelines including SEPP 65 and the accompanying Residential Flat Code and the SEPP Seniors Living, broad details of the desired form and elements in these nominated areas are outlined as follows.</p>	<p><b>Lifted Apartments and Senior Living</b></p> <p>The Bonnyrigg Masterplan identifies areas which are proposed to be developed over time to accommodate residents in apartments and in purpose-designed seniors living housing. While the final design of these forms of housing will be subject to existing design control and guidelines including SEPP 65 and the accompanying Residential Flat Code and the SEPP Seniors Living, broad details of the desired form and elements in these nominated areas are outlined as follows.</p> <p><b>Car parking for lifted apartments and senior living to be provided at the rate referred to in the TMAP (0.6/apartment for 1 bed, 0.9/apartment (2 bed) and 1.4/apartment (3 bed). Visitor parking to be provided at a rate of 0.2/apartment</b></p>

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				<b>however Council should consider reductions in visitor parking supply for specific high density residential buildings throughout the Development Application process.</b>
	5.4	158	<p><b>Precinct One – Apartments Bonnyrigg Plaza</b></p> <p>The Masterplan for Bonnyrigg provides for a number of uses within this precinct. The precinct can accommodate a mix of attached homes and apartments, as well as a potential aged care facility. The plan for this precinct proposes two new roads integrated with Bonnyrigg Avenue and potentially with Bonnyrigg Plaza.</p> <p>The precinct will interface with Bonnyrigg Plaza via a new mixed-use square. The square will provide a pleasant, active, and vibrant area to complement and connect new development with the Town Centre. The connections into Bonnyrigg Plaza and Bonnyrigg Avenue require a flexible approach that can respond to both the current and possible future configuration of buildings and access points to Bonnyrigg Plaza.</p> <p>The apartments within this precinct will front Bonnyrigg Avenue, with a mixture of residential apartments with either ground floor courtyards or addresses directly on to this street. The ground level might also provide space for small-scale commercial, convenience retail, and cafes.</p> <p>The new entry street into the precinct will be a critical gateway into Bonnyrigg. The buildings on this corner will reinforce the importance of this entrance through suitable corner treatments, such as a stepping in or stepping out of the building footprint or a curvilinear form.</p> <p>The heights of the buildings within the precinct will be a maximum of six-stories and a minimum of two-stories, subject to the design of this stage of development.</p>	<p><b>Precinct One – Apartments Bonnyrigg Plaza</b></p> <p>The Masterplan for Bonnyrigg provides for <b>predominantly</b> <del>number of uses within this precinct. The precinct can accommodate a mix of attached homes and</del> apartments, as well as a potential aged care facility. The plan for this precinct proposes two new roads integrated with Bonnyrigg Avenue and potentially with Bonnyrigg Plaza.</p> <p>The precinct will interface with Bonnyrigg Plaza via a new mixed-use square. The square will provide a pleasant, active, and vibrant area to complement and connect new development with the Town Centre. The connections into Bonnyrigg Plaza and Bonnyrigg Avenue require a flexible approach that can respond to both the current and possible future configuration of buildings and access points to Bonnyrigg Plaza.</p> <p>The apartments within this precinct will front Bonnyrigg Avenue, with a mixture of residential apartments with either ground floor courtyards or addresses directly on to this street. The ground level might also provide space for small-scale commercial, convenience retail, and cafes.</p> <p>The new entry street into the precinct will be a critical gateway into Bonnyrigg. The buildings on this corner will reinforce the importance of this entrance through suitable corner treatments, such as a stepping in or stepping out of the building footprint or a curvilinear form.</p> <p>The heights of the buildings within the precinct will be a maximum of six-stories and a minimum of two-stories, subject to the design of this stage of development</p>



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	5.4	160	<p><b>Precinct Two – Apartment Temple Precinct</b></p> <p>This precinct is located between two parks. As stated previously in Part 3 of this Masterplan, the apartment building to the west of the precinct is to be designed to balance its height against that of the neighbouring Khmer Temple. The precinct design promotes a new street aligned in accordance with a view of the Temple. The height and placement of new buildings within the precinct will respect the current visual prominence of the Temple.</p>	<p><b>Precinct Two – Apartment Temple Precinct</b></p> <p><b>This precinct is located in close proximity to the Khmer Temple to the north of Tarlington Parade which requires sensitivity from proposed new built form.</b></p> <p><b>The masterplan seeks to provide appropriate siting, street alignment and building heights which respect the current visual prominence of the Temple. Attached and detached dwellings will be provided in the in closer proximity to the temple, with apartments located further to the south.</b></p> <p>The existing grouping of villas to the north of this precinct will be retained. The precinct will place a group of two-storey attached dwellings to the immediate boundary of this site to complement their amenity. A private street network will separate these two-storey forms and the parks from the apartments. A pedestrian link will be incorporated through the apartment area to the park on the eastern edge of the apartments.</p>
	5.5	162	<p><b>Walk Up Apartments</b></p> <p>Walk up apartments should be provided in a variety of locations which allow opportunities for enhanced residential amenity, design quality and environmental sustainability within Newleaf Bonnyrigg in accordance with the guidelines contained within SEPP 65.</p> <p>Areas such as those in close proximity to public open space, parks and activity centres will be suitable as they provide 'breathing space' for housing, opportunities for passive and active recreational opportunities, pleasant views, outlooks and circulation space, and casual surveillance.</p> <p>These apartments will be designed in an innovative manner and</p>	<p>Update to include Stage 3 s75W revised wording:</p> <p><b>Garden Apartments</b></p> <p><b>Garden (or walk up) apartments should be provided in a variety of locations which allow opportunities for enhanced residential amenity, design quality and environmental sustainability within Newleaf Bonnyrigg in accordance with the guidelines contained within SEPP 65.</b></p> <p><b>Areas such as those in close proximity to public open space, parks and activity centres will be suitable as they provide 'breathing space' for housing, opportunities for passive and active recreational opportunities, pleasant views, outlooks and circulation space, and casual</b></p>

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			contain high quality materials and finishes. They will reinforce street edges where required, and positively respond to the surrounding characteristics of individual areas within the estate.	<p><b>surveillance.</b></p> <p><b>These apartments will be designed in an innovative manner and contain high quality materials and finishes. They will reinforce street edges where required, and positively respond to the surrounding characteristics of individual areas within the estate.</b></p> <p><b>Car parking for garden apartments to be provided at the rate referred to in the RMS <i>Guide to Traffic Generating Developments</i> Guidance (1/apartment, 1.2/apartment (2 bed) and 1.5/apartment (3 bed). Visitor parking to be 1 per 5 apartments.</b></p>
5	5.6	164	Diagram – Neighbourhood centre graphic	Update Neighbourhood centre graphic from Site Image