

# BONNYRIGG TOWN CENTRE

Development Control Plan 2018



## CONTENTS

### PART 1. INTRODUCTION

- 1.1 Plan Name and Commencement
- 1.2 Background
- 1.3 Purpose of the Plan
- 1.4 Land to which this Plan applies
- 1.5 Relationship of Plan with other Plans
- 1.6 Application of Fairfield City Wide DCP 2013
- 1.7 Amendments

### PART 2. LOCAL CONTEXT

- 2.1 Existing Context
- 2.2 Community Profile
- 2.3 Urban Structure and Built Form
- 2.4 Environmental Characteristics
- 2.5 Heritage
- 2.6 Connectivity
- 2.7 Public Transport
- 2.8 Pedestrian Access
- 2.9 Road Hierarchy and Access

### PART 3. THE VISION FOR BONNYRIGG TOWN CENTRE

- 3.1 Community Well-Being
- 3.2 Economic Development
- 3.3 Natural Environment
- 3.4 Cultural Identity

### PART 4. URBAN FORM – CONTROLS APPLYING GENERALLY

- 4.1 Access and Circulation
- 4.2 Street Network
- 4.3 Pedestrian Network
- 4.4 Parking

### PART 5. DESIRED URBAN STRUCTURE

- 5.1 Design Controls
- 5.2 Urban Design Requirements
  - 5.2.1 Objectives
  - 5.2.2 Controls
  - 5.2.3 Key criteria for consideration of amendments to this DCP
- 5.3 Town Centre Precincts
  - Precinct 1 – Park Corner
  - Precinct 2 – Smithfield Road (a,b,c)
  - Precinct 3 – Bonnyrigg Avenue (a,b)
  - Precinct 4 – Centre (a,b,c)
  - Precinct 5 – Bonnyrigg Avenue North (a,b)
  - Precinct 6 – Bibbys Place
  - Precinct 7 – Edensor Road

## 1. INTRODUCTION

### 1.1 PLAN NAME AND COMMENCEMENT

This plan may be cited as the “Bonnyrigg Town Centre Development Control Plan 2018” and was adopted by Council at its meeting of 6 August 2019. The DCP came into effect upon Gazettal of Fairfield LEP 2013 (Amendment No.33) – Bonnyrigg Town Centre on 4 September 2020.

### 1.2 BACKGROUND

This DCP has been prepared as a result of a comprehensive strategic review of land use planning issues/directions for the Bonnyrigg Town Centre undertaken by Council in 2015-2016. The key aims of the review were to implement;

- Relevant Standard Local Environment Plan (LEP) zones and associated provisions for the Bonnyrigg Town Centre Deferred Matter under Fairfield LEP 2013 as identified under the Bonnyrigg Town Centre Strategic Review. This outcome is addressed under the draft Planning Proposal endorsed for public exhibition by Council in March 2016 and December 2018.
- A new development control plan (DCP) for the Town Centre that complements the LEP zones and provisions contained in Fairfield LEP 2013.

Under the strategic review, Council appointed Tim Williams Architects Pty Ltd to undertake an urban design review of the deferred area. This component of the review had specific regard to relevant State Legislation (i.e. SEPP 65 - Design Quality of Residential Apartment Development and the associated Apartment Design Guide) in preparing the urban design envelopes detailed further in this DCP.

Other Council Strategies that helped inform and are relevant to the land use zoning applied to the Bonnyrigg Town Centre include the Fairfield Employment Lands Study 2008 and the Fairfield City Centres Study 2015.

### 1.3 PURPOSE OF THE PLAN

This DCP has been prepared in accordance with Section 3.43 of the Environmental Planning and Assessment Act, 1979. Its primary purpose is to guide development in the Bonnyrigg Town Centre.

This plan must be used by landowners/developers to assist in the preparation of development applications within the Bonnyrigg Town Centre. Council and Council Staff must consider it when assessing development applications, however, compliance with the provisions of this plan alone does not guarantee that consent will be given, as the document must be considered in conjunction with other State and local policies and plans.

#### **The general objectives of the DCP are to:**

- Provide a clear vision for the character of the future development of the Town Centre;
- Provide a master plan as the basis for the preparation and assessment of development applications in the Centre;
- Implement the findings of studies relating to the Town Centre, including the Bonnyrigg Town Centre Strategic Review 2016, Fairfield City Centres Study 2015 and Fairfield Employment Lands Study 2008.



- Identify development constraints and opportunities within the Centre to maximise or improve the urban amenity of the Centre and the surrounding area;
- Maximise the benefits of development while protecting and enhancing the natural features of the area; and
- Set out the key principles to guide the design of the urban structure of the Town Centre.

### The design objectives are to:

- Create a Town Centre that encourages community interaction through the provision of neighbourhood focal points with their own special character and identity;
- Provide a movement network that establishes good internal and external access for residents, visitors to the Centre and service providers while maximising safety, encouraging public transport patronage and minimising the impact of through traffic; and
- Create a centre that meets the needs of the community with a wide choice of housing and associated public and commercial uses.

## 1.4 LAND TO WHICH THIS PLAN APPLIES

This Development Control Plan (DCP) applies to land under Fairfield Local Environmental Plan 2013 (as amended) as indicated in Figure 1.

The Bonnyrigg Town Centre has an area of approximately 48 hectares. The Centre is bounded by Smithfield Road, Edensor Park to the north west, Edensor Road to the north east, Elizabeth Drive to the south west and the New Leaf Housing Estate to the South.



Figure 1 –  Area where Bonnyrigg Town Centre DCP applies to

## 1.5 RELATIONSHIP OF PLAN WITH OTHER PLANS

This plan is a Development Control Plan as provided for under Section 3.43 of the Environmental Planning and Assessment Act 1979 and must be read in conjunction with the Act, Fairfield LEP 2013 and other applicable planning instruments.

The following Legislation, Planning Instruments and Local Policies and Plans apply to development in the Bonnyrigg Town Centre:

### State (key)

- Environmental Planning and Assessment Act 1979 and associated Regulations
- SEPP No 65 and the associated Apartment Design Guide;
- SEPP (Exempt and Complying Development Code)
- SEPP (Building Sustainability Index BASIX)
- SEPP (Infrastructure)

### Local

- Fairfield Local Environmental Plan 2013
- Fairfield City Wide DCP 2013 (specific Chapters – see heading below)
- Fairfield Council's Direct (Section 94) Development Contribution Plan 2011 and Indirect (Section 94A) Development Contribution Plan 2011
- Fairfield Stormwater Drainage Policy (September 2002)
- Council's Urban Area On Site Detention Handbook

### Other

- The Building Code of Australia (BCA)
- Section 10 of the Austroads Guide to Traffic Practice Part 14 Bicycles and AS 2890.3
- Disability Discrimination Act
- Crime Prevention through Environmental Design (CPTED) Principles

## 1.6 APPLICATION OF FAIRFIELD CITY WIDE DCP 2013

This plan adopts certain provisions contained within particular chapters of the Fairfield City-Wide Development Control Plan 2013. Those chapters are:

- Chapter 1 – Introduction
- Chapter 2 – Development Application Process
- Chapter 3 – Environmental Management and Constraints
- Chapter 6A – Multi dwelling housing: Town houses and Villas
- Chapter 7 – Residential Flat Buildings
- Chapter 9 – Industrial Development
- Chapter 10 – Miscellaneous Development
- Chapter 11 – Flood Risk Management
- Chapter 12 – Car Parking, Vehicle and Access Management
- Chapter 13 – Child Care Centres
- Chapter 14 - Subdivision
- Appendices B (Notifications Policy), C (Advice for Designing Advertising Signs), D (Tree Preservation Order”) and G (Heritage and Development)

**NOTE:** If the provisions of this plan are inconsistent with the provisions of any other DCP, the provisions of this plan shall prevail to the extent of any inconsistency unless it is an aspect of **Fairfield City-Wide Development Control Plan 2013** as referenced above. In this

circumstance, the provisions of the Fairfield City-Wide DCP 2013 prevail above all else to the extent of the inconsistency.

## **1.7 AMENDMENTS**

The Development Control Plan is referred to as the “Bonnyrigg Town Centre Development Control Plan 2018”. Council at its meeting 11 April 2017 and 4 December 2018 resolved to exhibit the draft DCP. The DCP was adopted by Council on 6 August 2019 and came into force upon Gazettal of Fairfield LEP 2013 (Amendment No.31) - Bonnyrigg Town Centre.

## **2. LOCAL CONTEXT**

### **2.1 EXISTING CONTEXT**

Bonnyrigg Town Centre is located within a residential precinct of Fairfield City and is on the border of Bonnyrigg, Edensor Park and St Johns Park. The precinct developed from the 1970's onwards in the former "greenbelt". It experienced a very rapid increase in population between 1986 and 1996 (72%) that slowed to 2.6% from 1996-2001. There is now limited potential for new development to take place other than by redevelopment.

Bonnyrigg Town Centre provides an important focus for commercial, cultural and community activities. The rise of a number of significant cultural organisations in the immediate vicinity of the centre has contributed to a distinctive cultural identity. This is supported by the bus TWAY, retail amenity and the convenient clustering of community and educational facilities in or near the Town Centre. Improved public spaces including Bonnyrigg Town Centre Park will expand the recreational role of the centre in the future.

### **RETAIL**

Bonnyrigg currently has a successful retail mix that includes Bonnyrigg Plaza and a range of commercial/bulky goods operations on Bonnyrigg Avenue, Smithfield Road and selected areas along Elizabeth Drive and the corner of Smithfield Road. Retail profiles show the importance of the Plaza for households in the immediate area with stores such as Big W and Woolworths important drawcards. In recent years, retail in Bonnyrigg Plaza has become more diverse and façade improvements have taken place. Other retail centres in the Bonnyrigg catchment include Greenvale Plaza, Edensor Park Plaza, Stocklands at Wetherill Park and Cabramatta Town Centre. Residents also travel to Parramatta and Liverpool for regional retail facilities such as Westfields.

Bonnyrigg Plaza provides the major tenants of Big W discount department store, Woolworths and Supa IGA supermarkets, and includes 39 specialty stores. In total the centre currently provides approximately 23,147m<sup>2</sup> of retail floorspace.

Expansion of the retail floor space within the Bonnyrigg Town Centre is provided for by the zoning of land at 685 – 707 Smithfield Road as B4 Mixed Use under Fairfield LEP 2013.

### **COMMUNITY FACILITIES**

The Town Centre has a well-developed community focus with the location of a broad range of community and youth support services and facilities. Facilities such as Bonnyrigg Neighbourhood Centre and Bonnyrigg Youth Centre are staffed and provide a range of programs, support services and community information functions as well as providing community meeting space. Bonnyrigg Library also has a strong information and community



support focus as well as providing library services. The location of services within the retail area allows easy access for residents as part of everyday functions of the town centre.

## **EDUCATION**

Bonnyrigg also functions as a centre for education facilities. Bonnyrigg Public School is located to the immediate east of the shopping centre on Tarlington Parade. Bonnyrigg High School is located near the intersection of Cabramatta Road and Elizabeth Drive. Our Lady of Mount Carmel Primary School is located on the corner of Humphries Road and Cabramatta Road and St Johns Park Primary School is on Edensor Road. Use of the town centre by young people and families before and after school is high and the local schools play a representative role in town centre planning and activities.

## **RELIGIOUS AND CULTURAL ORGANISATIONS**

The impressive cluster of religious centres and temples in Bonnyrigg has given the area a metropolitan profile and represents a developing cultural industry sector. There are also an increasing number of tourists interested in the cultural experience provided by the larger religious organisations. The design and dimensions of religious buildings in Bonnyrigg have resulted in a distinctive look to the area.

Bonnyrigg also has some of Sydney's most successful clubs including Bonnyrigg Sports Club, Mounties Club and St Johns Park Bowling Club. Clubs are also a regional attraction and make Bonnyrigg a significant destination within the Sydney metropolitan area as well as having a strong architectural and recreational presence.

## **RECREATION AND OPEN SPACE**

Open space is well catered for in Bonnyrigg with Bonnyrigg Town Centre Park providing a vast area of open space. The development of Bonnyrigg Park and remediation work on Clear Paddock Creek at the northern boundary of the Town Centre have been undertaken such that Bonnyrigg Town Centre Park is the key focus for public open space in the area.

Other open space and recreational facilities include:

- To the north, St Johns Park, which contains facilities such as tennis courts, a bowling club and bicycle tracks.
- To the east, Tarlington Parade Reserve which contains sports fields with night lighting.

At the time this DCP was prepared there was no outdoor gathering place in the Bonnyrigg Plaza Shopping Centre.

## **BONNYRIGG LIVING COMMUNITIES PROJECT (NEWLEAF)**

In 2008 the NSW State Government approved the State Significant – Bonnyrigg Living Communities (BLC) Project involving major redevelopment of the Bonnyrigg Housing Estate located directly to the east of the Bonnyrigg Town Centre.

The BLC Project includes the provision of new infrastructure, roads and open space within the Estate and comprises the development of approximately 2,300 dwellings to be developed in 18 stages. This includes 699 public and 1,633 private comprising 30% and private housing comprising 70% dwelling distribution within the site. The redevelopment represents a major urban renewal project close to the Bonnyrigg Town Centre and provides support to both economic development and social vibrancy for the Town Centre.

The BLC Project falls under the provisions of the former Part 3A of the NSW Environmental Planning & Assessment Act and is subject to the controls and provisions of a Concept Plan approval and associated master plan. As such the area the subject of the BLC Project falls outside the scope of the provisions of both the Bonnyrigg Town Centre and Fairfield City Wide DCP 2013.

## **2.2 COMMUNITY PROFILE**

The latest Estimated Resident Population for Bonnyrigg for 2018 is 9,811 (ABS 2018). In 2017 Bonnyrigg had a population of 9,028 residents comprising 4.3% of the total Fairfield Local Government Area (LGA). Between 2006 and 2011, the population declined by 307 residents. However, projects such as the BLC New Leaf development and several residential apartment developments in the Town Centre have contributed to recent population growth in the area (an estimated 8% growth between 2011 and 2016).

In 2016, the population of Bonnyrigg was 8,948. Of these residents, 19.4% are children (0 - 14 years of age), 68.2% are working age residents (15 - 64 years of age) and 12.4% are of retirement age (65 years of age and older).

Overall, in 2016 Bonnyrigg shared a similar age structure with the Fairfield LGA, apart from having a lower proportion of residents at post retirement age.

Consistent with the wider Fairfield LGA, in 2016 approximately one in two Bonnyrigg residents were born overseas in non-English speaking countries. The three largest ancestries in Bonnyrigg in 2016 were Vietnamese (30.1%), Chinese (15.7%) and Australian (8.5%). This proportion of residents with Vietnamese ancestry is significant when compared with Fairfield LGA (19.9%). 72% of people also spoke a language other than English at home, with a significant proportion of residents speaking Vietnamese (28.1%), followed by Khmer (5.7%) and Arabic (4.5%). A significant number of residents also reported difficulty speaking English (22.6%).

## **2.3 URBAN STRUCTURE & BUILT FORM**

### **ISSUES**

The Town Centre's urban structure comprises a number of physically disconnected areas in terms of land uses. Housing is located in Bonnyrigg Avenue surrounding Bonnyrigg Plaza. Cultural institutions are located along Smithfield Road and Bibbys Place and convenience retail is located along Elizabeth Drive and Edensor Road. A pocket of service trade uses is located immediately north of Bonnyrigg Plaza.

The urban structure of Bonnyrigg has a number of shortcomings that may be improved with good planning and development. These shortcomings include;

- The current arrangement of roads, which creates a series of larger inflexible blocks of dissimilar size and scale to that of the adjoining neighbourhoods. In contrast the surrounding neighbourhoods are laid out in a simpler grid-like road system. These unusually large block sizes;
  - Separate the public housing area and the Town Centre from the adjoining residential neighbourhoods;
  - Make the Town Centre difficult to access and circulate by car; and
  - Are difficult to subdivide in order to encourage and achieve a better mix of uses and activities.



- The existing shopping centre is located on the edge of the housing estate and is separated from the residential areas to the south and west by a large extensive open space.
- There is indirect access to the Town Centre from Edensor Road and Elizabeth Drive, placing the retail core away from major arterial roads, too far to be visible or to offer a convenient retail choice to passing traffic.
- The multiple retail areas operate as stand-alone independent, unrelated activity centres.
- The whole land use pattern appears to be inconsistent with the historical road network, although it is apparent that the site originally had a clear street grid.
- The bus transit way is located through the middle of the Town Centre separated by Bonnyrigg Avenue. The bus transit way has the potential to separate the Town Centre from the park and limit vehicular and pedestrian access from the surrounding areas to the west and the Town Centre.

## OPPORTUNITIES

- The opportunity exists to create a mix of retail, entertainment, recreation and leisure uses around a significant public transport Bus T-Way station.
- To improve pedestrian links between major activity areas such as cultural facilities, Bonnyrigg Town Centre Park and the shopping plaza.

## BUILT FORM

The built forms in the Town Centre, such as Bonnyrigg Plaza, and other retail facilities located along Edensor Road and Smithfield Road typically comprise of single or two storey structures set back from the street surrounded by surface parking.

The mix of cultures in Bonnyrigg along with the availability of large parcels of land has resulted in a landscape of religious buildings and other cultural institutions. These building give the Town Centre much of its visual character. Their architectural styles combine traditional design forms representative of their culture with elements of suburban architecture to create a built form that is inventive and innovative.

The following photographs illustrate some of the existing buildings and ways in which buildings have been embellished to yield cultural identity in the built form.



Figure 2 - Examples of culturally embellished buildings.

## 2.4 ENVIRONMENTAL CHARACTERISTICS

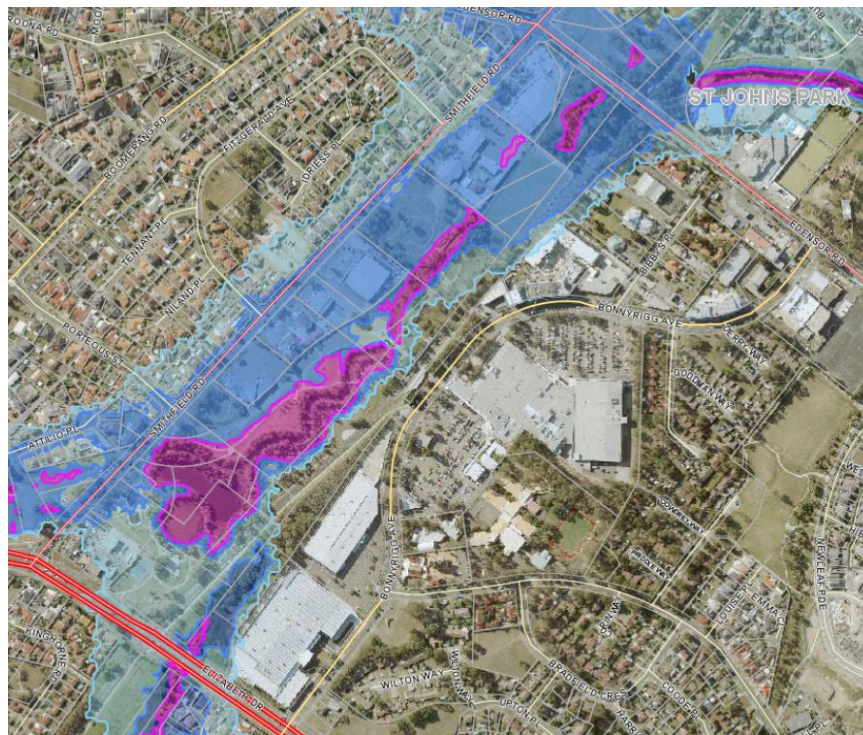
### TOPOGRAPHY

The precinct has an undulating character, typical of the Cumberland Basin, with two low but significant ridges running through the site and draining into two local creeks in shallow valleys to the east (Green Valley Creek) and west (Clear Paddock Creek). A third wide shallow valley drains the centre of the precinct with run-off of a generalised nature. The ridge tops and valley floors tend to be quite flat, emphasising the rolling landscape character. Generally, the slopes range from 1:15 to 1:40 and there are no areas of steep slopes or rocky outcrops.

The high point on the eastern ridge is a vantage point which allows panoramic views along Green Valley Creek and into the central valley of the precinct. The western ridge also overlooks the central valley and allows excellent views of the sandstone ridge to the northwest, known as Cecil Hills. Bonnyrigg Town Centre lies on the ridge between Clear Paddock Creek and Green Valley Creek. Consequently, the Town Centre looks over Clear Paddock Creek. Land along Clear Paddock Creek is also subject to flooding. This will require future development within the Town Centre to be designed in accordance with Council's relevant flood controls.

### DRAINAGE AND FLOODING

Clear Paddock Creek, which runs directly through the Town Centre, is one of the five major creeks within the 97kms of waterways in the Fairfield LGA. As shown in the following figure sections of the Bonnyrigg Town Centre (particularly to the west of the Bus T-Way) are affected by low, medium or high risk of flooding. The site has not yet been studied by Council with respect to Overland Flooding.



#### Fairfield LEP 2013

#### Bonnyrigg Deferred Matter – Mainstream Flooding

- High Risk Precinct
- Medium Risk Precinct
- Low Risk Precinct

Figure 3 – Bonnyrigg Town Centre – Flood liable land

Much of the land to which the provisions of this DCP apply is affected by mainstream flooding. It is essential that the impacts of the development with respect to the floodplain are considered at the concept stage to ensure the best outcome. Future development must ensure it does not

have a negative impact on flooding and should actually aim to improve the flood conditions if possible. Additionally, the development is to be designed so that when there is flooding it has little impact on the development and its residents/stakeholders.

For further information, relating to flooding constraints on individual properties, a section 10.7(2) & (5) certificate can be purchased from Council.

## VEGETATION

Current tree cover on the site is sporadic regrowth or original vegetation, the following are common native species to be found within the Town Centre:-

- Forest Red Gum - Eucalyptus Teriticornis
- Grey Box - Eucalyptus Mollucanna
- Grey Iron Box - Eucalyptus Fibrosa
- Paperbark - Melaleuca Stypheliodes
- She Oak -Casuarina Glauca

During the construction of the Centre and surrounding areas large regrowth stands were removed except for small pockets, which have survived. These include:

- The largest single example of a remnant species found on Bradfield Crescent where a Forest Red Gum stands alone within a group of attached dwellings.
- Within Bunker Reserve
- Within Bonnyrigg Public School
- North of Elizabeth Drive, west of the Westbus depot and Bunnings on the eastern side of Clear Paddock Creek.
- East side of Clear Paddock Creek north of the bus Transitway station and east and west of the Transitway.
- South of Edensor Road, east of the bus Transitway, north of the Ninevah Soccer club field and east of the Assyrian Club.

Street tree planting and landscape treatment of the roads are inconsistent and sporadic and do not contribute to the creation of a consistent streetscape character for the estate.

A balance will need to be struck between the more urban environment in the immediate bus station precincts and the retention of the existing landscape setting. More intensive development near the station should be at the expense of surface parking and wide, poorly landscaped setbacks and not the areas of remnant vegetation outlined above which should be retained.

The opportunity exists to improve the landscape design of the streets and public open spaces of the Town Centre to make it more consistent, and enhance the character of the area.

## 2.5 HERITAGE

Bonnyrigg has a history of first settlement for new immigrants and refugees in Australia, which has influenced not only its multicultural make-up over time, but also has had influences in the evolution of the Built environment.

Heritage items within the Bonnyrigg Town Centre (as listed under Schedule 5 – Environmental Heritage of Fairfield LEP 2013 and identified on the associated LEP Heritage Map) include:

- 2-4 Bibbys Place – Temple

- 10 Bibbys Place - Mosque
- 26 Bonnyrigg Avenue – Temple
- 711 Smithfield Road - Temple

For further considerations regarding development in close proximity to heritage items, please contact Council's Independent Heritage Advisor on 9725 0222.

## **2.6 CONNECTIVITY**

Bonnyrigg Town Centre is connected to the surrounding areas by Elizabeth Drive on its south-western edge. This provides a key arterial connection to Liverpool to the south and to Bonnyrigg Heights and Cecil Hills to the west. Cabramatta Road connects Bonnyrigg to Cabramatta itself and the Hume Highway beyond. The Town Centre is in proximity to the Cumberland Highway with connections to Parramatta. The development of the Liverpool to Parramatta Transitway has provided an important public transport link to adjoining regional centres.

## **2.7 PUBLIC TRANSPORT**

The Town Centre is well served by the Liverpool to Parramatta bus T-WAY, and buses to Cabramatta, linking the Bonnyrigg Town Centre with Cabramatta, Fairfield, Canley Heights, Liverpool and Parramatta. Bus routes run along the peripheries of the estate and through Tarlington and Bunkers Parades.

The T-Way serves some of the newer residential areas in Fairfield LGA and provides much needed connections to the Smithfield/Wetherill Park major employment areas. The T-Way links residents with:

- Eight shopping centres including Bonnyrigg Plaza, Stockland Mall, Prairiewood and Merrylands West;
- Two hospitals at Fairfield and Liverpool and improves access to Westmead and the Children's Hospital;
- Three TAFEs at Miller, Liverpool and Wetherill Park;
- Twenty schools;
- Twenty-five sporting facilities; and
- Industrial estates at Smithfield, Wetherill Park and Hoxton Park.

The opportunity exists to link the bus station to the existing shopping centre by:

- Creating active frontages on Bonnyrigg Avenue to create a ground floor link to the T-Way
- Encouraging the expansion of the existing shopping centre to the west and along Bonnyrigg Avenue.

## **2.8 PEDESTRIAN ACCESS**

As a result of Bonnyrigg Town Centre's urban form, comprised of large lots and isolated development, the town centre is largely un-walkable. Desired lines were noted through 685 Smithfield Road and towards the pedestrian bridge that connects the east and west sides of Bonnyrigg Town Centre, indicating organic pedestrian activity.

Major opportunity exists (as shown in the urban design and building envelope maps under Parts 4 & 5 of this DCP) to create a pathway and walk way system along existing and proposed streets linking the surrounding residential areas to:



- The Town Centre
- The existing cultural facilities and
- The Town Centre Park

Additionally, opportunity exists to make the town centre more walkable through:

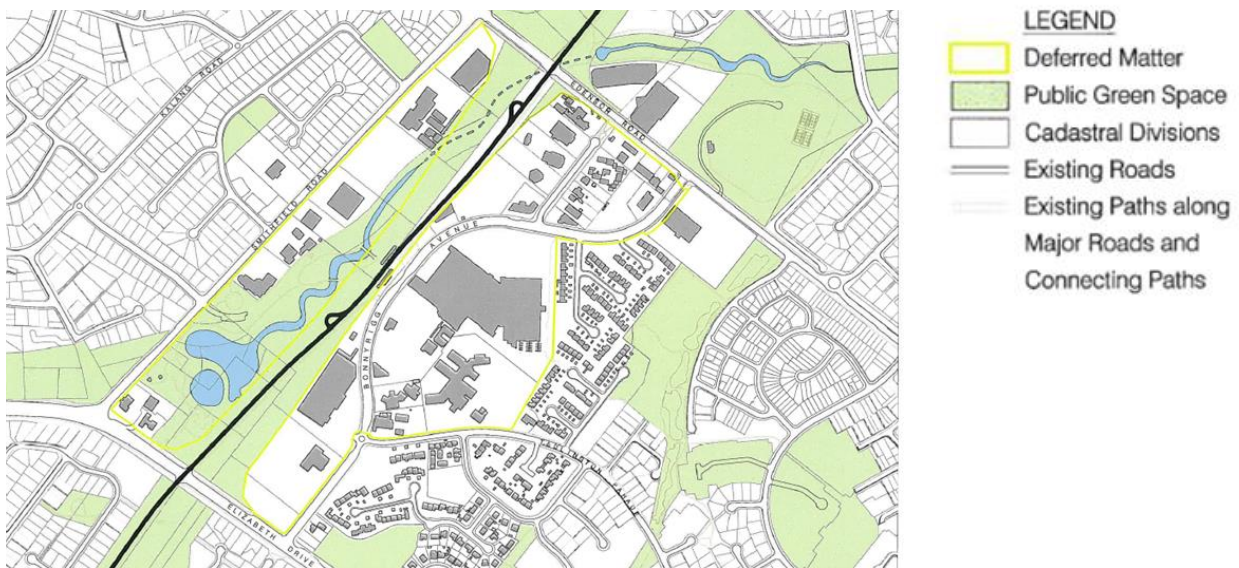
- formalising pedestrian activity through Bonnyrigg Town Centre,
- creating more permeable and smaller urban blocks.

## 2.9 ROAD HIERARCHY AND ACCESS

Opportunities exist to integrate the precincts with each other and the retail core of the Town Centre. These additional connections would provide better vehicular access from the precincts to the shopping centre and other facilities associated with it and safer alternative exit routes.

Vehicle access to the Town Centre is currently available only from Elizabeth Drive to the south and from Edensor Road to the north via Bonnyrigg Avenue. The road system separates the town centre from the grid layout of the surrounding neighbourhoods. The opportunity exists to create new pedestrian links to Smithfield Road to the west and to residential areas to the east. This will improve the visibility and accessibility of the Town Centre.

Figure 4 - Existing roads and paths



### 3. THE VISION FOR BONNYRIGG TOWN CENTRE

Fairfield City Council and the community of Bonnyrigg and Edensor Park are committed to a Town Centre precinct that promotes community well-being in a context of sustainable growth. Development is to be well designed and respond to the local environment. The public domain is to be a safe, accessible environment for community recreation and celebration. The cultural identity of Bonnyrigg is a defining factor in planning for the area.

#### Objectives

The general objectives of this DCP are to ensure that residential, commercial and mixed use developments:

- can meet the aims and dwelling targets of Council's Residential Development Strategy;
- accommodate a mix of business, service, high tech industry, retail and recreational uses;
- are designed to contribute positively to their surroundings and particularly to diversity, vitality, social engagement and a sense of place;
- provide active street frontages both during the day and night;
- contribute to maximising public transport usage, walking and cycling;
- provide an acceptable level of amenity to residents;
- are designed to mitigate against the extreme impacts of the sun, wind and rain;
- provide adequate natural light to buildings, public places and streets;
- incorporate innovative sustainable design to reduce energy and water consumption and meets or exceeds sustainability requirements;
- minimise the acoustic impacts on residents from non-residential activities;
- maximise opportunities for the sharing of views; and
- minimise impacts on heritage listing buildings in the town centre.

#### 3.1 COMMUNITY WELL-BEING

Community wellbeing will be promoted through:

- A sustainable mix of residential and commercial development within the town centre;
- Improving safety and crime reduction in Bonnyrigg through execution of Crime Prevention Through Environmental Design (CPTED) principles;
- Strengthening the links between buildings and open space;
- Respect for cultural mix;
- Creating a walkable town centre;
- Improving access to public transport; and
- Making the town centre accessible and safe.

#### 3.2 ECONOMIC DEVELOPMENT

Sustainable economic development will be promoted through:

- Reinforcing the links between economic vitality and community well-being;
- Strengthening the identity of the Town Centre as a retail and cultural centre;
- Supporting Bonnyrigg as a district centre in relation to surrounding regional centres such as Parramatta and Liverpool as well as other sub-regional and district centres within the local government area such as Fairfield, Cabramatta and Prairiewood;
- Active ground floors along (e.g. restaurants, cafes, small retail development) Bonnyrigg Avenue;
- Upgrading Bonnyrigg Plaza and allowing for better integration of plaza to surrounding sites; and

- Developing cultural industries.

### **3.3 NATURAL ENVIRONMENT**

The natural environments will be protected and promoted through:

- Recognising the community need for well-designed open spaces that allow a wide range of recreational activity;
- Protecting and enhancing cultural and social space for the community through the creation of Civic space;
- Developing a holistic approach to environmental management; and
- Planning safe, easy to use pedestrian environments.

### **3.4 CULTURAL IDENTITY**

Bonnyrigg's cultural identity will be promoted through:

- Creating strong gateways to the Town Centre;
- Using Transitway infrastructure to strengthen local identity;
- Redesigning pedestrian entry points to be safe and attractive;
- Expanding commercial cultural resources such as outdoor dining areas;
- Supporting cultural events through venue design, sponsorship and other mechanisms;
- Developing youth programming opportunities; and
- Appropriate built and landscape context for religious buildings.

Fairfield City Council expects future development to promote the achievement of outcomes identified in the Bonnyrigg Action Plan. The following section of this DCP explains in detail how this might be achieved through the design and development process.

## 4. URBAN FORM – CONTROLS APPLYING GENERALLY

### 4.1 ACCESS & CIRCULATION

Accessibility and circulation are central to the urban structure and efficient functioning of the Town Centre. Permeability is the term for the degree of movement choices. If a high degree of permeability exists, then a place is considered to be accessible.

Access, parking and servicing considerations are important for the quality of the public domain and pedestrian accessibility.

### 4.2 STREET NETWORK

#### Objectives

- New roads are appropriately located, provide safe and appropriate connection to the existing road network and minimise impacts on existing traffic conditions.

#### Controls

- Locate new roads generally as illustrated in Figure 5 below.
- New roads and service lanes promote a street address for new development facing the Bonnyrigg Town Centre Park.
- All roads are designed and constructed in accordance with relevant design standards and specifications contained within the Fairfield City Wide DCP 2013.
- Meet relevant Australian Design Standards having regard to the type and category of the proposed road.
- All new roads associated with new commercial, residential or mixed use development are located on privately owned land, paid for and provided for as part of future private development on the land.

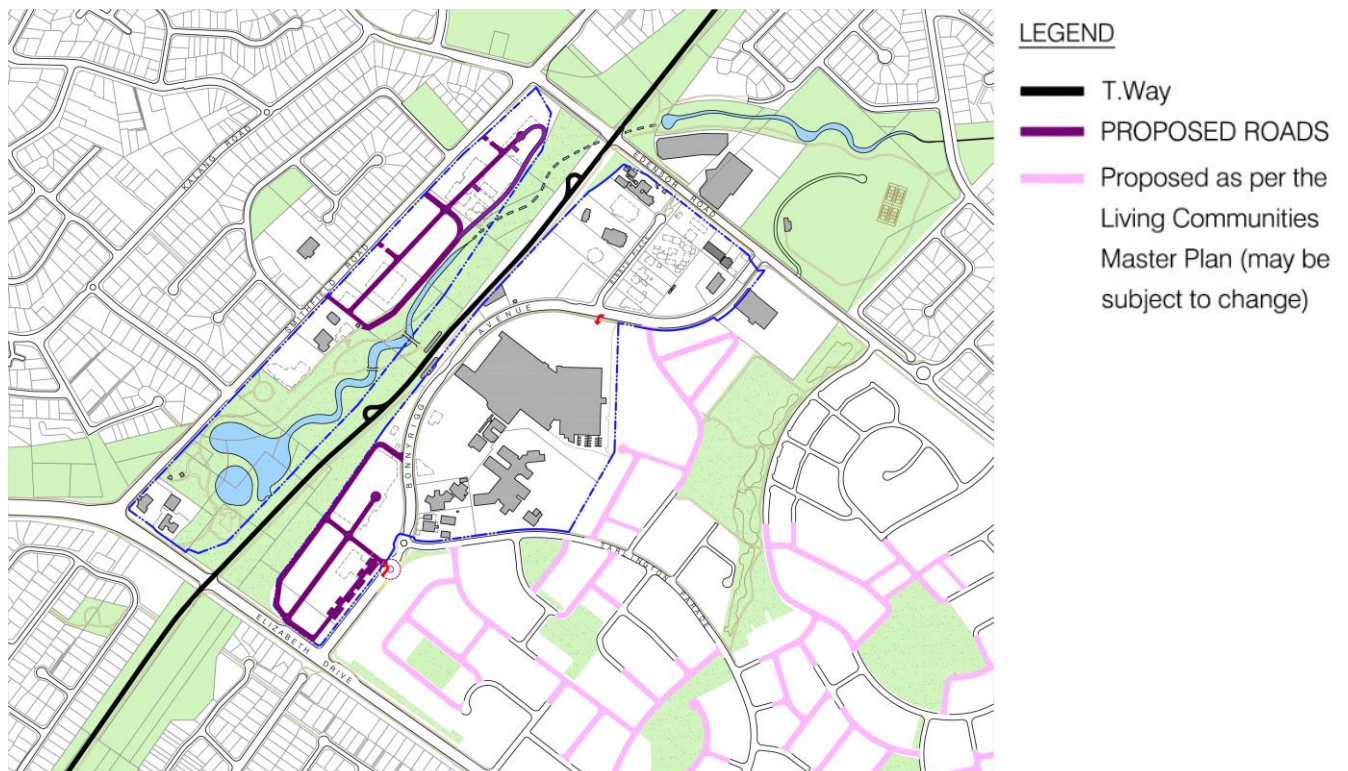


Figure 5 - Proposed new roads



## 4.3 PEDESTRIAN NETWORK

### Objectives

- New pedestrian pathways will:
  - Enhance connectivity in the Town Centre particularly along established desire lines for pedestrian movement;
  - Increase the degree of access and connections across the Town Centre particularly between development along Smithfield Rd, Bonnyrigg Plaza, Bus T-Way and the Newleaf Housing Estate; and
  - Provide an address for new development facing onto Bonnyrigg Town Centre Park.

### Controls

- New pedestrian connections to be generally in accordance with the pedestrian network plan shown in Figure 6 below; and
- New pedestrian connections meet minimum design standards and specifications contained within the Fairfield City Wide DCP 2013 and relevant Australian Standards.

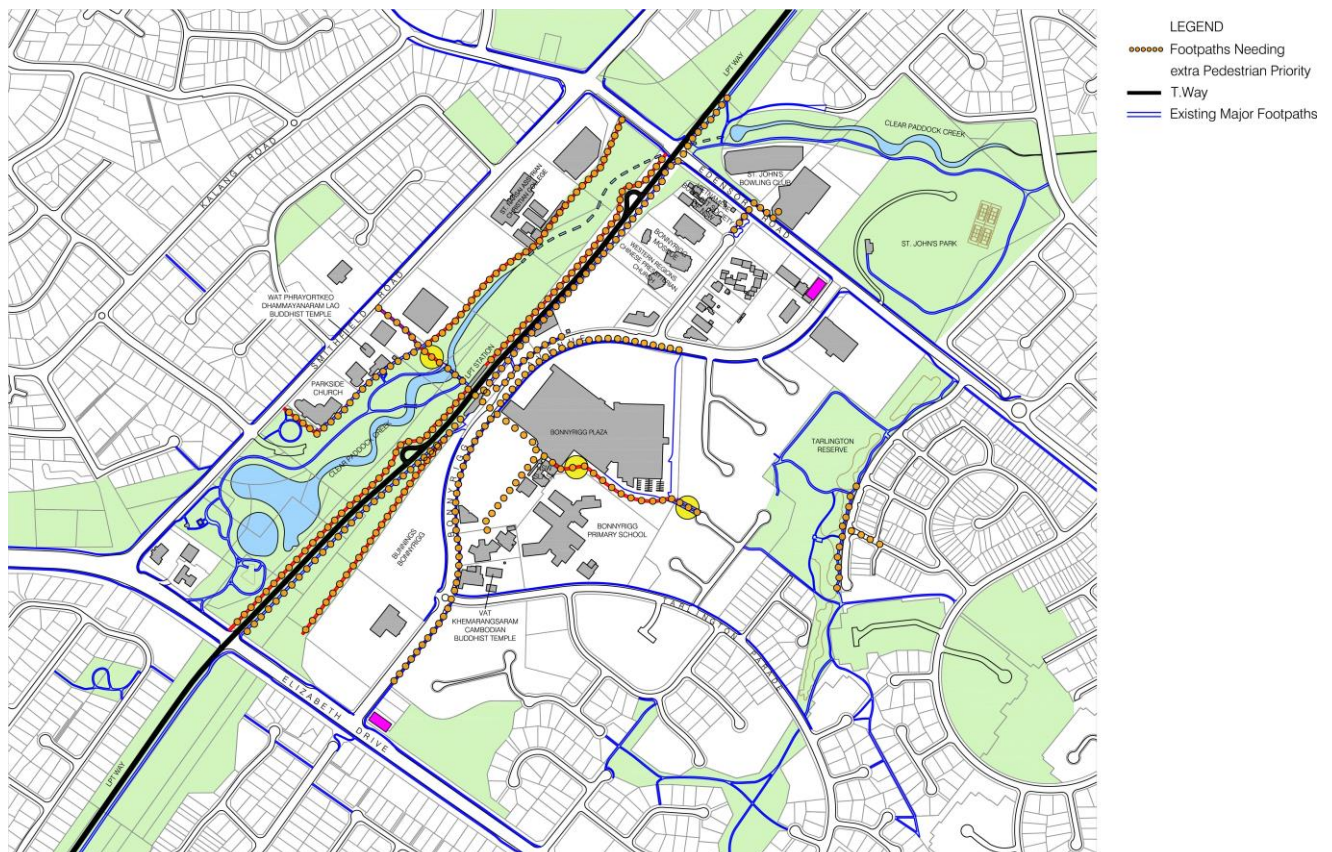


Figure 6 - Pedestrian Network Plan

## **4.4 PARKING**

### **Objectives**

- To ensure development meets relevant car parking requirements of the Fairfield City Wide DCP 2013 and does not detract from the desired streetscape and urban design features of the Town Centre.

### **Performance Criteria**

- Rear lanes should be the main point of vehicle access for parking and servicing wherever they currently exist or are able to be provided;
- Where car parking is proposed at the front of properties this needs to be adequately screened with landscape measures; and
- Shared driveways to parking areas between adjacent properties will be considered on merit.

### **Controls**

- Locate parking areas on the interior of blocks, behind buildings and underground parking structures.
- At grade car parks should contain shade tree plantings so that trees shade 70% of the surface area within 10 years.
- All parking to comply with the requirements of the Fairfield City Wide DCP 2013.

## 5. DESIRED URBAN STRUCTURE

### 5.1 DESIGN CONTROLS

This section of the DCP sets out objectives and development controls for addressing built form and design, residential amenity, parking, public domain, environmental and service issues. The objectives and controls provided apply across all precincts and are supported by the following chapters of the Fairfield City Wide Development Control Plan:

- Chapter 2 – Development Application Process
- Chapter 3 – Environmental Management and Constraints
- Chapter 6A – Multi dwelling housing: Town houses and Villas
- Chapter 7 – Residential Flat Buildings
- Chapter 9 – Industrial Development
- Chapter 10 – Miscellaneous Development
- Chapter 11 – Flood Risk Management
- Chapter 12 – Car Parking, Vehicle and Access Management
- Chapter 13 – Child Care Centres
- Chapter 14 - Subdivision
- Appendices B (Notifications Policy), C (Advice for Designing Advertising Signs), D (Tree Preservation Order”) and G (Heritage and Development)

**NOTE:** If the provisions of this plan are inconsistent with the provisions of any other DCP, the provisions of this plan shall prevail unless it is an aspect of Fairfield City-Wide Development Control Plan 2013 as referenced above. In this circumstance, the provisions of the Fairfield City-Wide DCP 2013 prevail above all else to the extent of the inconsistency.

### 5.2 URBAN DESIGN REQUIREMENTS

#### 5.2.1 Objectives

The Bonnyrigg Town Centre DCP aims to meet the objectives of the following principles

**To be a people focussed town centre by:**

- creating a walkable town centre
- improving access to public transport
- providing a civic focus for the culturally diverse communities
- making the town centre accessible and safe
- providing a variety in housing choices

**To realise the potential of its many assets such as:**

- good public transport connections
- a district park at its centre
- a rich cultural mix and vibrant community
- community, retail, educational and recreational facilities

**To create sustainable opportunities for Jobs and commercial activity:**

- with mixed use developments
- by clustering retail and commercial activities
- by providing a variety of commercial and retail options for a variety of businesses

**To enhance and protect the natural environment:**

- by improving water quality and flood mitigation measures
- by encouraging greater bio-diversity through careful species selection and land management.
- by making the natural areas more accessible and useable and therefore raising consciousness.

**5.2.2 Controls**

- Development is to comply with the building envelopes and footprints contained under s.5.3 (below) of this DCP.
- Where a proposal includes substantial variation from these envelopes/footprints Council may require preparation of an amendment to this DCP that must address the criteria listed below.

Note: Any proposed amendment to this DCP is subject to a separate application with Council and will be subject to a fee as prescribed under the Fairfield City Pricing Policy, and Fees and Charges.

**5.2.3 Key criteria for consideration of amendments to this DCP**

Any proposed amendment to this DCP by private development proponents must include sufficient strategic and urban design justification and address (but not limited to) the following criteria:

- The proposal does not compromise the ability:
  - for development on adjoining allotments to comply with the minimum requirements in relation to the desired location of building envelopes on the adjoining site (as detailed in the relevant precinct plan of this DCP), minimum separation required between buildings and building line to the main street frontage.
  - of development on the adjoining allotment to comply with the solar access and minimum setback requirements of SEPP 65 and associated Guidelines.
- Results in a development which has a high quality of architectural treatment and realises the desired urban design outcomes for the Bonnyrigg Town Centre set out in this DCP including:
  - Realising street edge buildings which help 'activate' the main streets of the Bonnyrigg Town Centre, in particular Bonnyrigg Avenue, Smithfield Road and Bibbys Place.
  - Helping to promote a walkable Town Centre and improve access to public transport facilities.
- Maintains view corridors from the public domain and new buildings toward the Bonnyrigg Town Centre Park.
- Minimises visual impacts on heritage listed buildings and places of worship in the Town Centre. In particular, provides an appropriate built form and scale in new development that does not undermine the curtilage of heritage buildings and maintains vistas available to heritage buildings from the public domain.
- Maintains and integrates with the desired built form outcomes contained in this DCP.



- Development adjoining the Bonnyrigg Town Centre Park includes an address/outlook toward the Park. Blank facades and 'back of house' activities (e.g. entrance to car parking areas) are not considered appropriate.
- Maintains consistency with the maximum building heights permitted for a site in the Bonnyrigg Town Centre under the provisions of Fairfield LEP 2013.
- Maximises solar access to communal and public open space areas.

In addressing the preceding Urban Design Criteria, the following supporting information will need to be submitted with the development proposal;

- Architectural perspectives of the proposed development from street level which also includes perspectives of the conceptual building envelopes on adjoining land.
- Detailed urban design analysis outlining the consistency of the proposal with the qualitative and quantitative controls contained within this DCP and relevant sections of the NSW Department of Planning's Apartment Design Guide.

**Note:** Applicants should also liaise with Council officers to obtain further clarification regarding submission requirements for amendments to the Bonnyrigg Town Centre DCP.

### 5.3 TOWN CENTRE PRECINCTS

Under the Bonnyrigg Town Centre Strategic Review a series of desired building envelopes and footprints have been developed for various precincts within the Town Centre as identified in the diagram below.

The precincts relate to the geographical location of the precinct in Bonnyrigg and arranged from south-west to North-East along Smithfield Road and South West to North East along Bonnyrigg avenue as follows.

- Precinct 1 –Park Corner
- Precinct 2 – Smithfield Road Precinct (a,b,c)
- Precinct 3 – Bonnyrigg Avenue South (a,b)
- Precinct 4 – Centre (a,b,c)
- Precinct 5 – Bonnyrigg Avenue North (a,b)
- Precinct 6 – Bibbys Place (a,b)
- Precinct 7 – Edensor Road

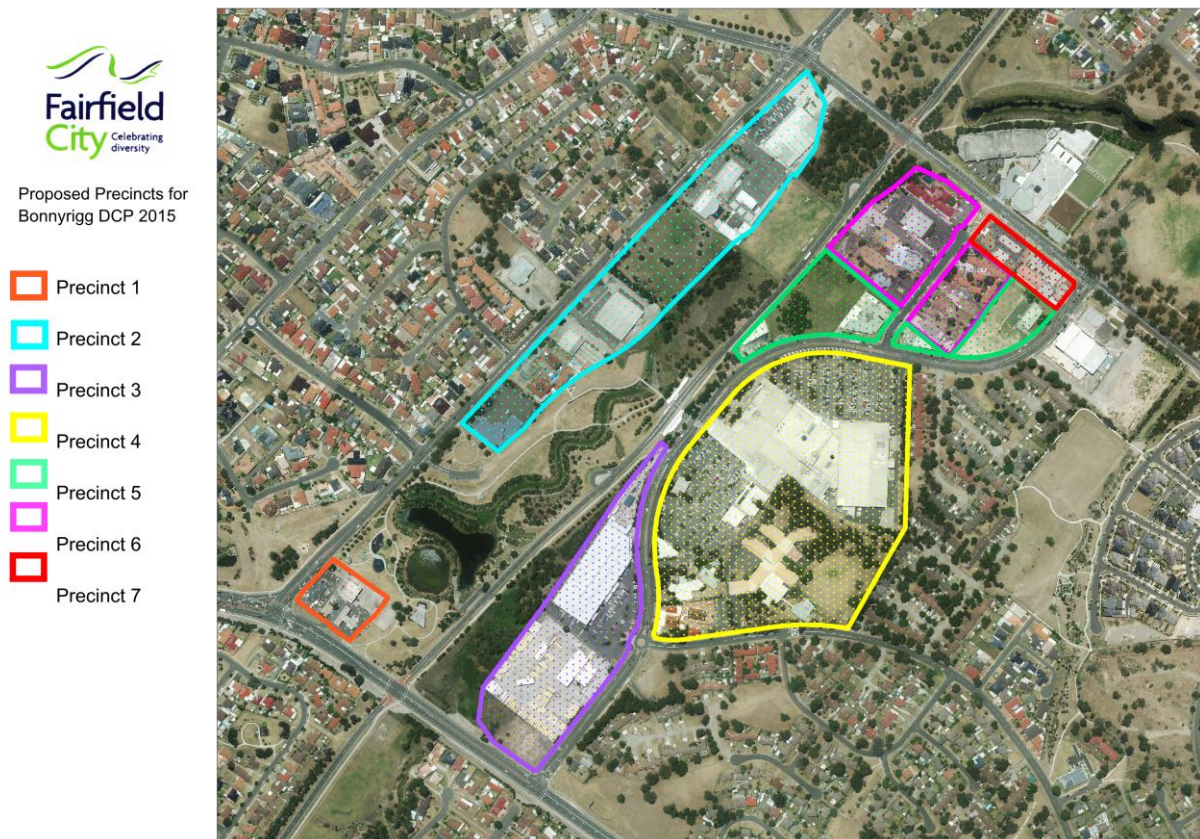
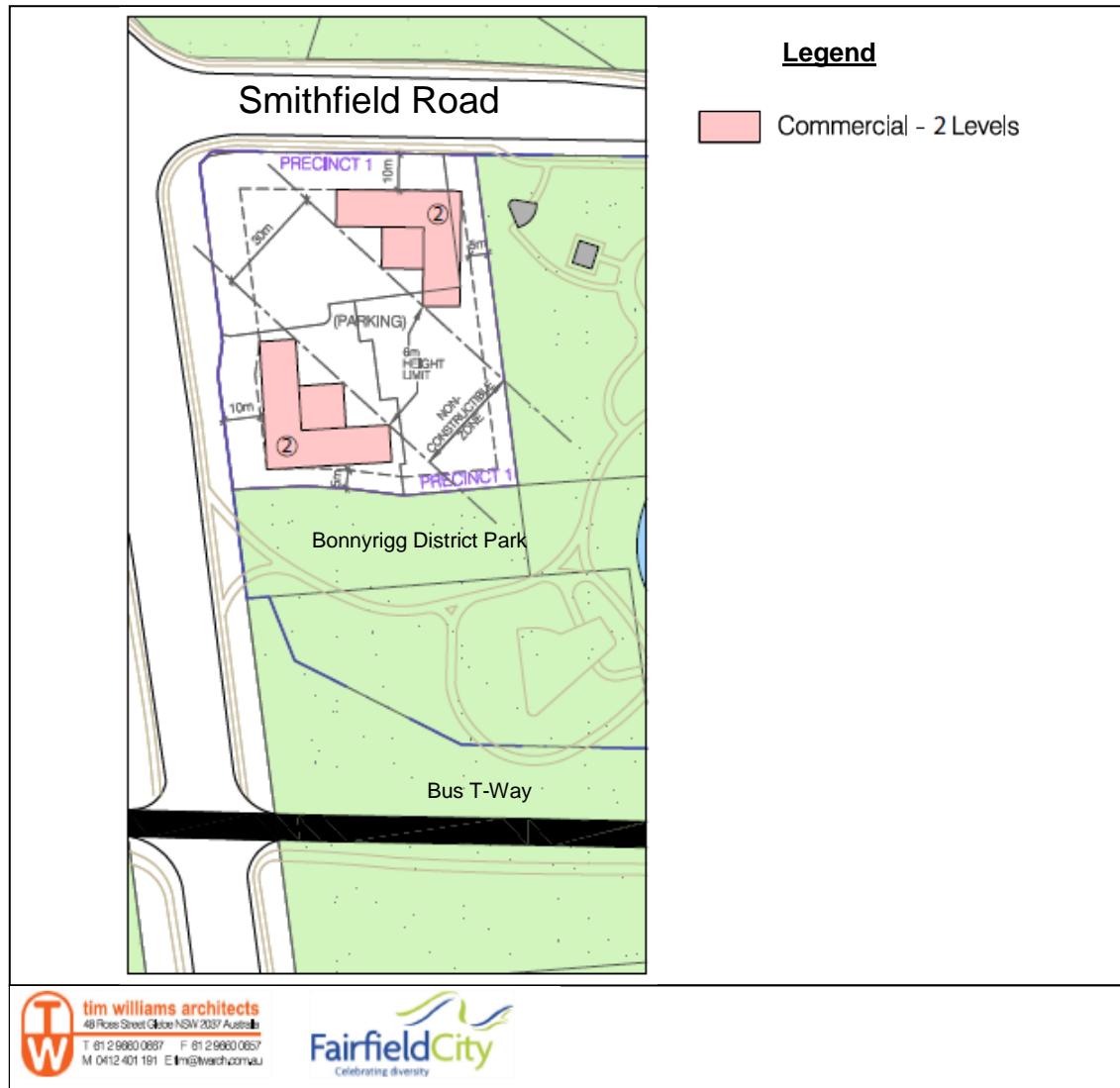


Figure 7 - Town Centre Precincts

The following sections of this DCP set out the detailed building envelopes/footprints for each of the above precincts.

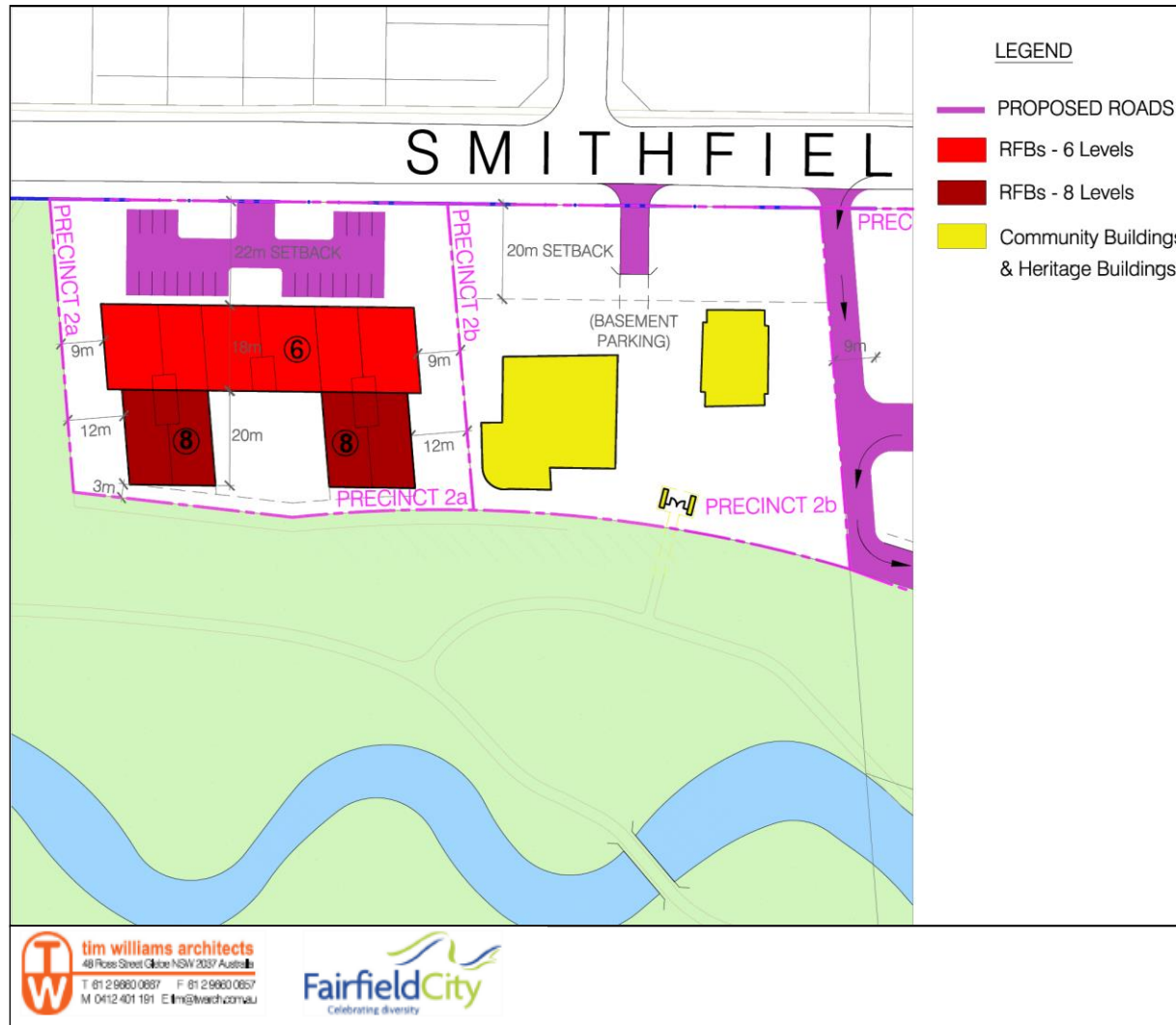
## PRECINCT 1 –PARK CORNER



### Planning and Design – Key Controls/Considerations

- Precinct provides a service function (e.g. takeaway, service station, at the south west corner of the Town Centre).
- Zoned B6 Enterprise Corridor under Fairfield LEP 2013 (note: residential flat buildings not permitted).
- Proximity to high traffic volumes and noise makes site unsuitable for residential development.
- Future redevelopment of the site provides an opportunity to enhance site lines and views into the Bonnyrigg Town Centre Park from Elizabeth Drive and is reflected in the building envelope/footprint for the site.
- Blank facades facing park are unacceptable.
- Any structures on the site will need to be placed such that views will be allowed through to the District Park.
- Trees are encouraged in the setback zones to both street frontages.
- Landscape design elements to be utilised in providing a transitional treatment toward the park.
- Access arrangements to the site to be determined in consultation with Council and the NSW Roads and Maritime Service.

## PRECINCT 2A & 2B – SMITHFIELD ROAD WEST PRECINCT

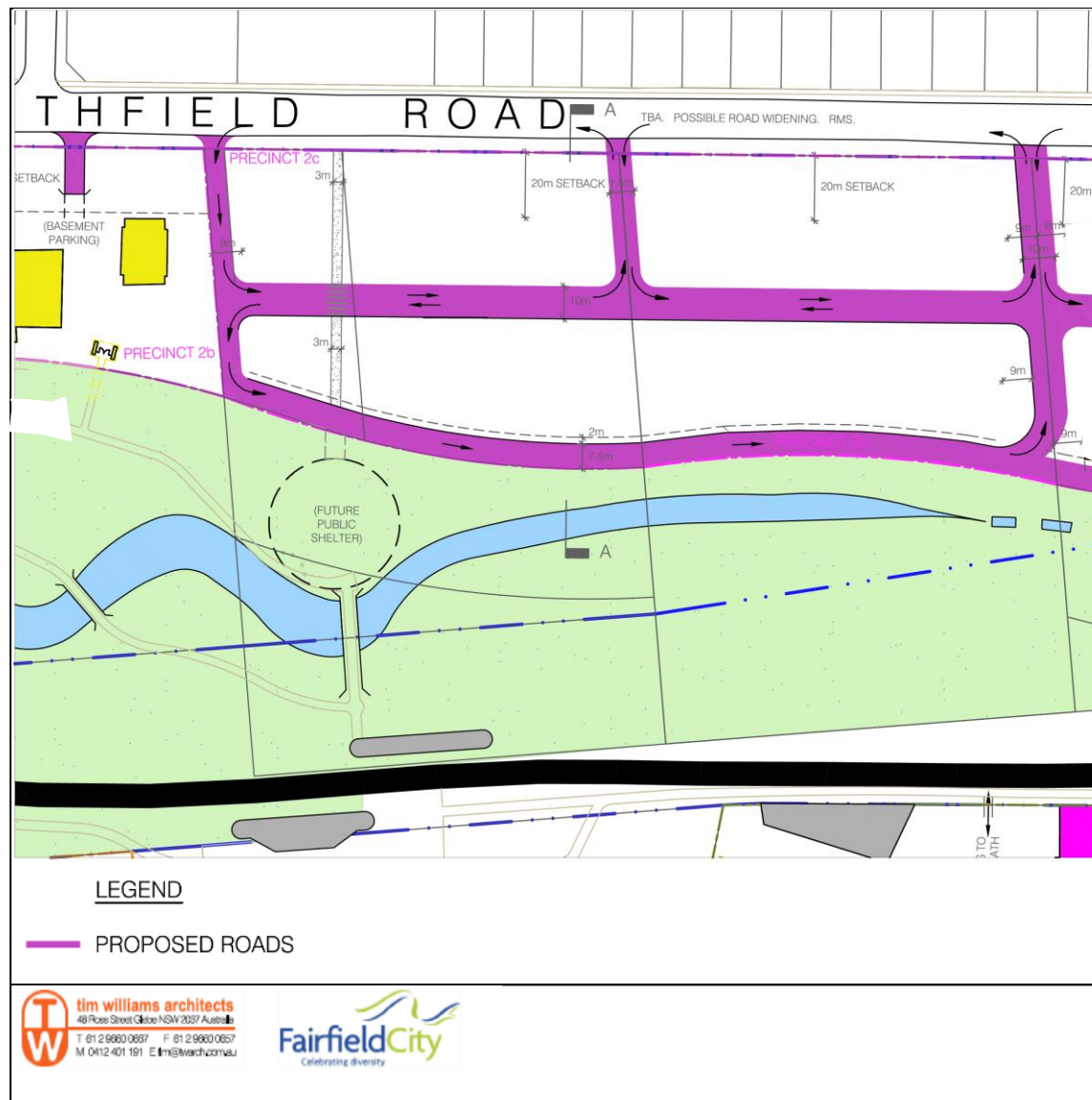


### Planning and Design – Key Controls/Considerations

- Incorporates properties at 711-715 & 717-721 Smithfield Road, Edensor Park.
- Sites are zoned R4 – High Density Residential under Fairfield LEP 2013.
- Any proposed development on heritage listed site requires detailed assessment of heritage issues (see relevant sections of Fairfield City Wide DCP 2013 for further information).
- Any proposed residential flat development must include an appropriate aspect and address to Bonnyrigg Town Centre Park.
- Landscaping and planting measures to complement existing vegetation in surrounding area. Provide a strong landscape presence along Smithfield Rd including substantial trees.
- At grade car parking can be located in within the front setback area but this is not to detract from the landscape character.
- Development to comply with setback requirements shown on precinct plan
- New buildings are to be positioned so that the views of buildings of cultural/heritage significance are maintained from both Smithfield Rd and Town Centre Park.
- All roads servicing development and adjoining Town Centre Park to be contained within the site.



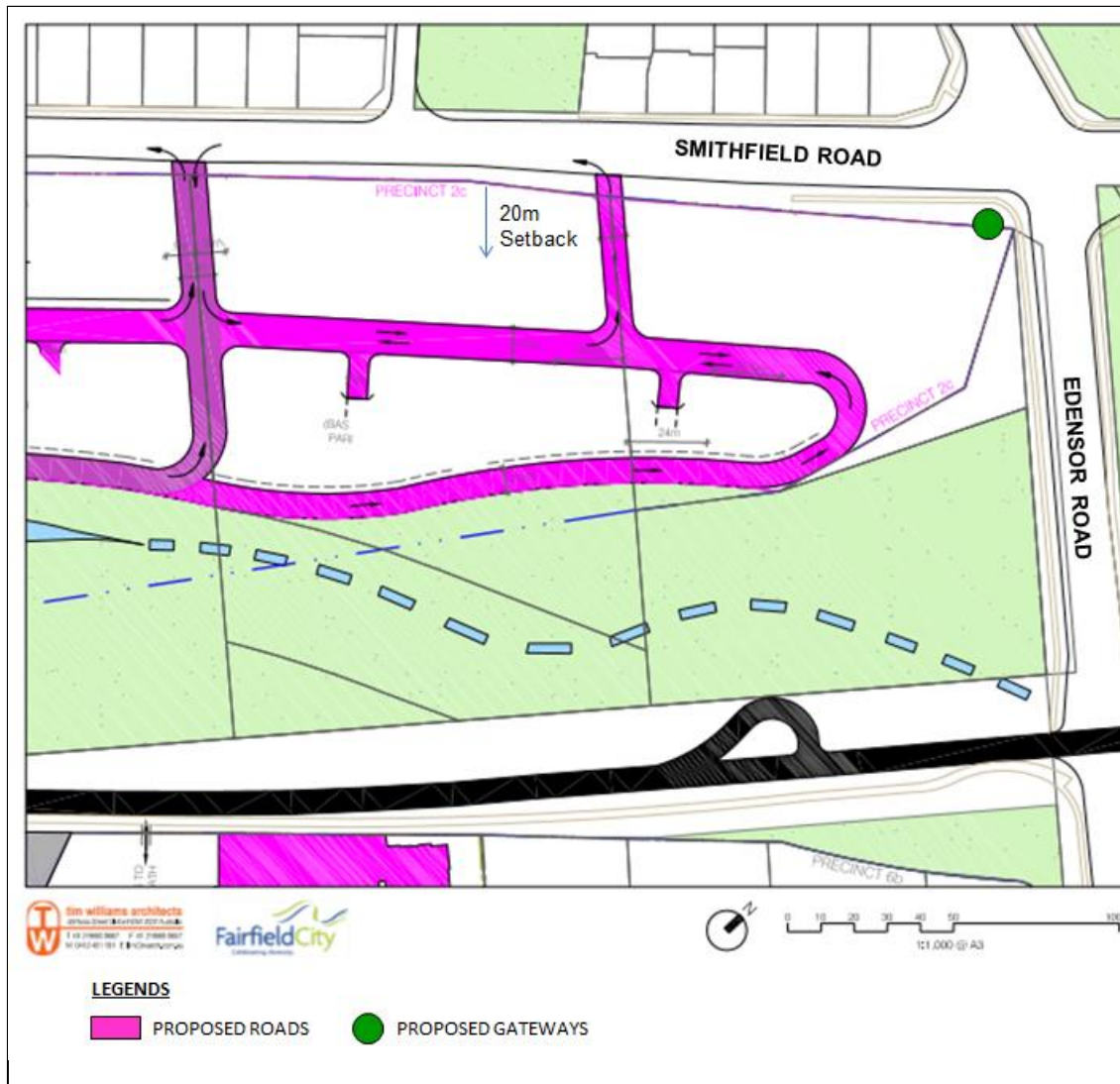
## PRECINCT 2C– SMITHFIELD ROAD EAST PRECINCT



### Planning and Design – Key Controls/Considerations

- Incorporates properties at 685,697 & 707 Smithfield Road, Edensor Park
- Development sites are zoned B4 – Mixed Use under Fairfield LEP 2013
- Flooding issues relevant to the site are a significant consideration for the location and configuration of building envelopes/footprints on the site.
- As a result of flooding issues, a site specific DCP is to be prepared for any redevelopment of the site and will need to address relevant requirements s.5.2.3 of this DCP and Fairfield City Wide DCP 2013.
- Road layouts shown are indicative only and must be designed to ensure consistency with flood related controls for the land.
- The precinct must accommodate a permanent pedestrian connection at the existing desire line that links the pedestrian bridge in the District Park and T-Way to Smithfield Rd.
- Council will consider an alternative road layout where it is demonstrated the design meets the urban design criteria of s.5.2 of this DCP and relevant flood related controls for the land.
- Any proposed residential flat development must include an appropriate aspect and address to Bonnyrigg District Park
- Landscaping and planting measures to complement existing vegetation in surrounding area. Provide a strong landscape presence along Smithfield Rd including substantial trees.
- All roads servicing development and adjoining District Park to be contained within the site.

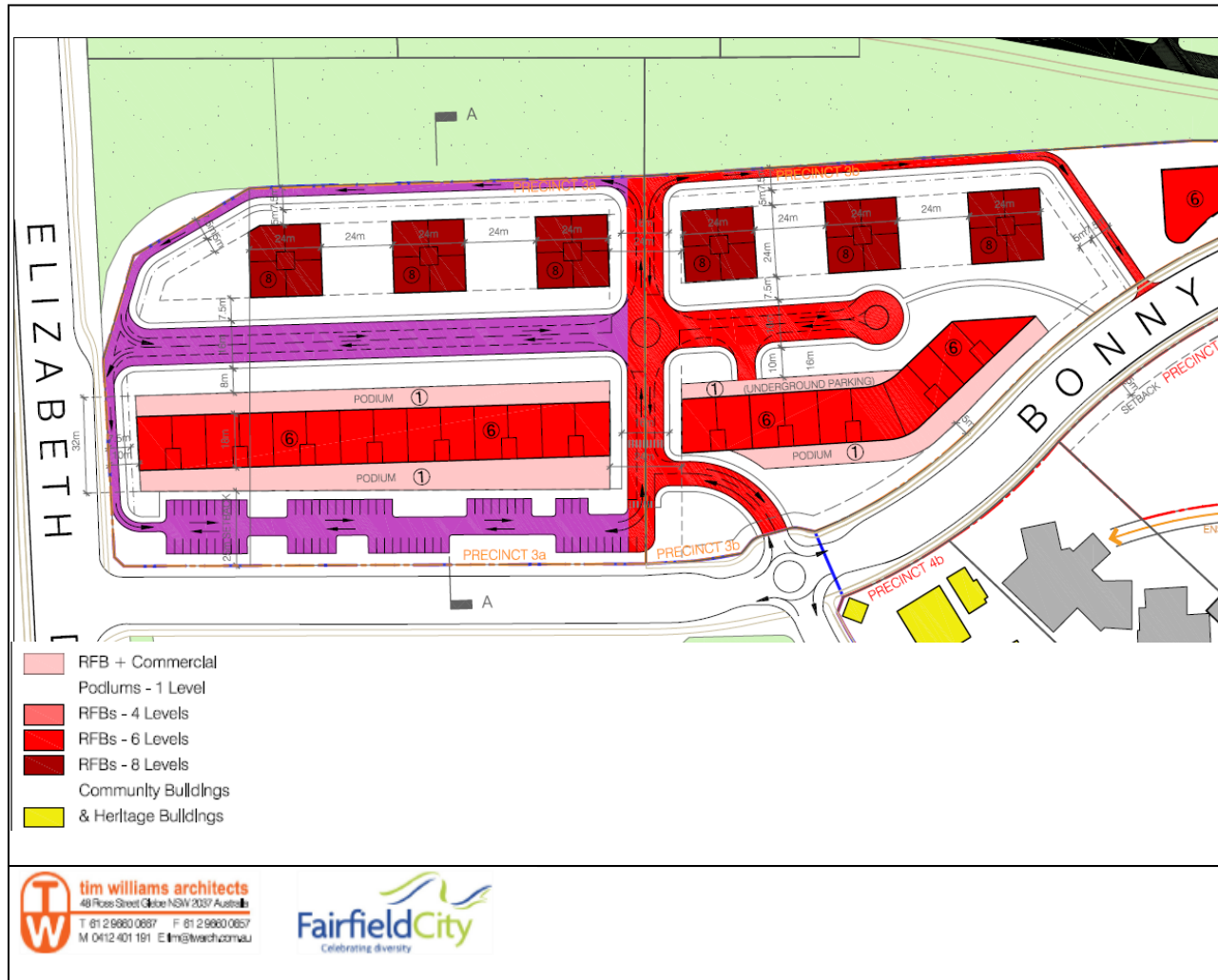
## PRECINCT 2C– SMITHFIELD ROAD EAST PRECINCT



### Planning and Design – Key Controls/Considerations

- Incorporates properties at 673-683 & 661 Smithfield Road, Edensor Park
- Development sites are zoned B6 – Enterprise Corridor under Fairfield LEP 2013. Standalone residential flat buildings are an additional permitted use.
- Flooding issues relevant to the site are a significant consideration for the location and configuration of building envelopes/footprints on the site.
- As a result of flooding issues, a site specific DCP is to be prepared for any redevelopment of the land. It must address the relevant requirements of section 5.2.3 of this DCP and the Fairfield City Wide DCP 2013.
- Any proposed residential flat building must include an appropriate aspect and address to Bonnyrigg District Park
- All roads servicing development and adjoining District Park to be contained within the site.
- Council will consider an alternative road layout where it is demonstrated the design meets the urban design criteria of s.5.2 of this DCP and relevant flood related controls for the land.
- Setbacks – 20 metres to Smithfield Road. **Note:** This setback is subject to the outcomes of flood investigations which may necessitate a lesser setback to accommodate a satisfactory building footprint
- Setbacks – buildings within a development site are to comply with the building separation controls contained within the SEPP 65 - Apartment Design Guide.
- Landscaping and planting measures to complement existing vegetation in surrounding area. Provide a strong landscape presence along Smithfield Rd including substantial trees.

## PRECINCT 3A & B - BONNYRIGG AVENUE SOUTH

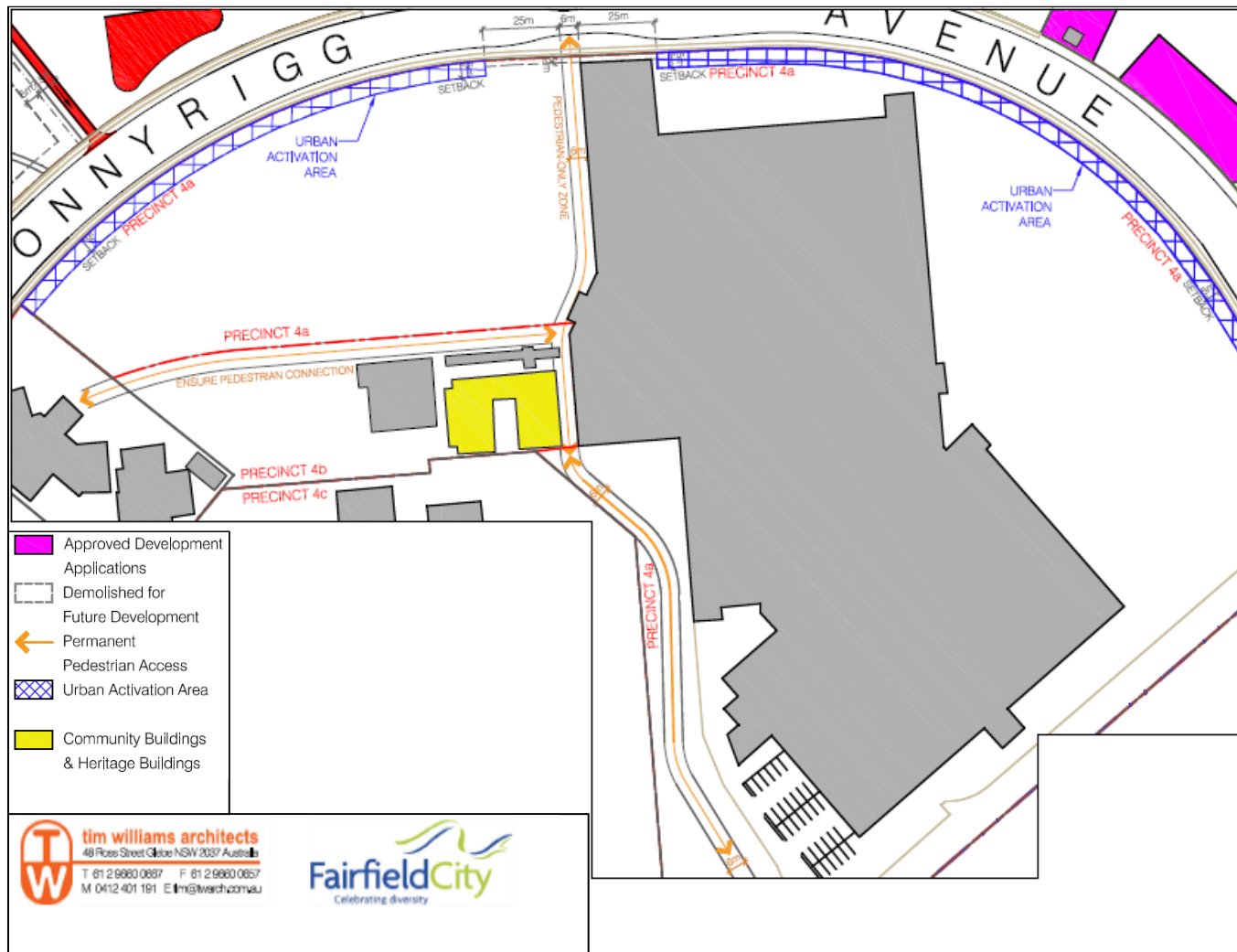


### Planning and Design – Key Controls/Considerations

- Incorporates properties at 1-9, 11-19, 21 Bonnyrigg Avenue.
- Zoned B6 Enterprise Corridor under Fairfield LEP 2013. Residential flat buildings, cafes, restaurants and small bars are additional permitted uses.
- Redevelopment should aim to activate the street edge along Bonnyrigg Avenue by including non-residential uses at ground floor.
- All internal roads servicing development and adjoining Bus T Way to be contained within the site.
- Landscaping and planting measures to complement existing vegetation in surrounding area. Provide a strong landscape presence along Bonnyrigg Avenue.
- Development to comply with setback requirements shown on precinct plan.
- Alterations and additions to existing bulky goods development to be considered on merit.



## PRECINCT 4A – BONNYRIGG AVENUE CENTRE COMMERCIAL

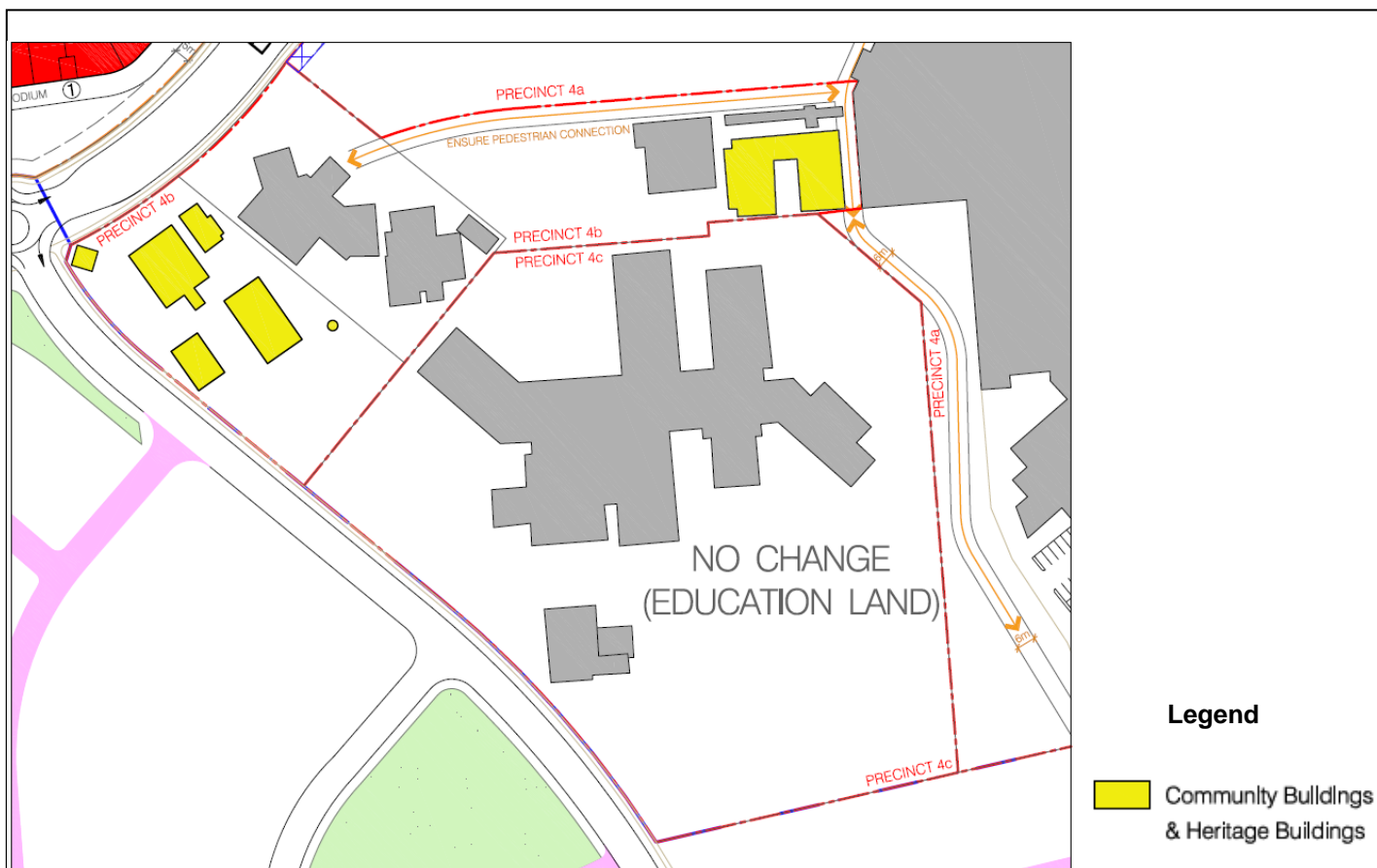


Planning and Design – Key Controls/Considerations
--

- Incorporates Bonnyrigg Plaza, Zoned B4 Mixed Use Development under Fairfield LEP 2013
- A site specific DCP is to be prepared for any major redevelopment (including both residential and commercial) of the site and address relevant requirements this DCP and Fairfield City Wide DCP 2013.
- Outward facing commercial development is encouraged along the pedestrian spine and near the T-Way Intersection to promote activity and movement.
- A critical outcome for any future redevelopment is to enhance street activation with new development along Bonnyrigg Ave and improve permeability of pedestrian movements through the site.
- Particular focus to be given to improving connections to the Newleaf Estate and Bus T-Way.
- A setback of 5m applies to Bonnyrigg Avenue except at the pedestrian crossing to the T-Way where development may come up to the property boundary taking into account pedestrian safety and sight lights along Bonnyrigg Avenue.



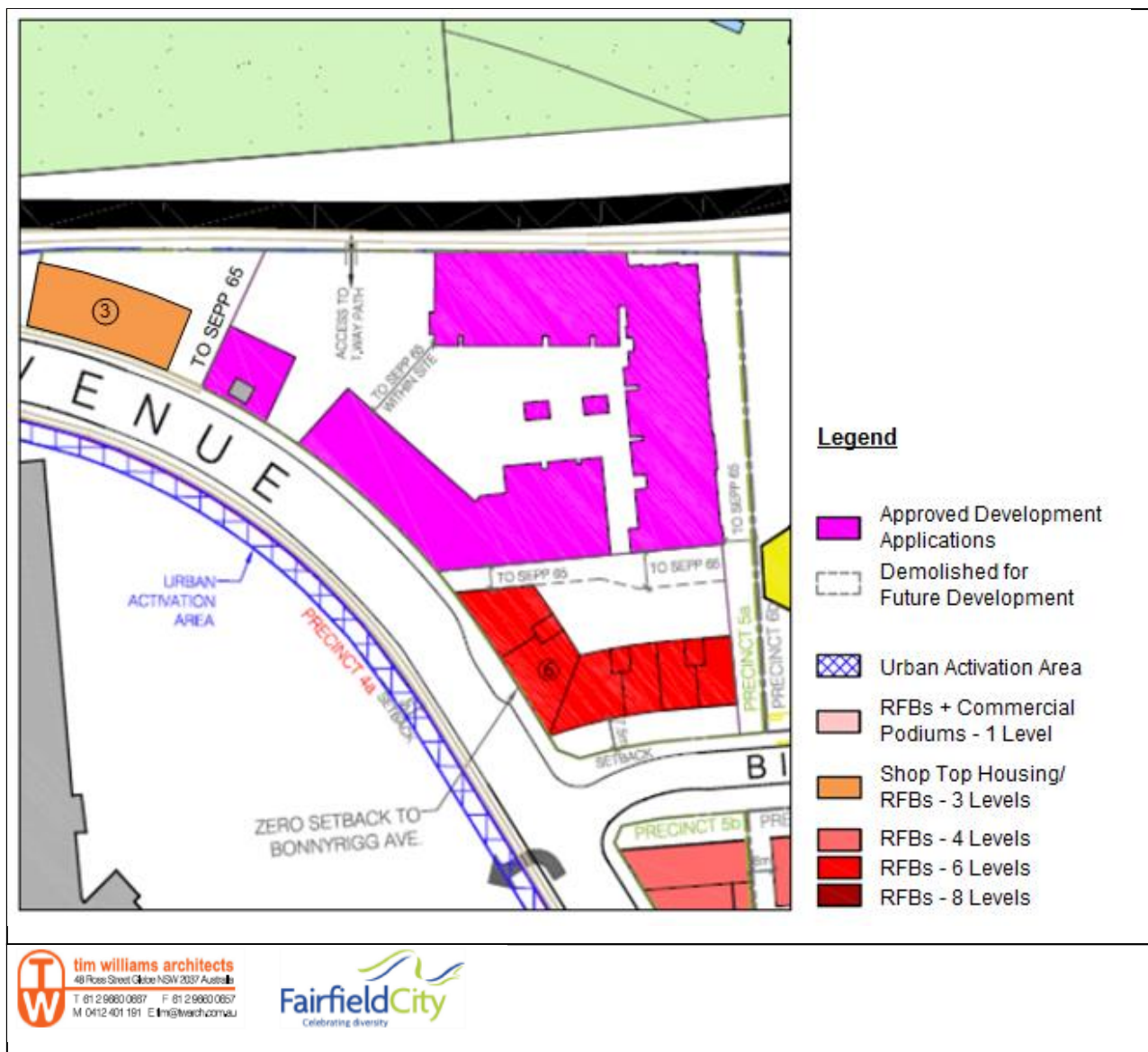
## PRECINCT 4B & C – BONNYRIGG AVENUE CENTRE EDUCATIONAL AND CULTURAL



### Planning and Design – Key Controls/Considerations

- Incorporates Bonnyrigg Youth and Community Centres, Khmer Temple, Bonnyrigg Public School.
- Zoned R4 High Density Residential under Fairfield LEP 2013.
- A site specific DCP is to be prepared for any major redevelopment of these sites and address relevant requirements s5.2.3 of this DCP and Fairfield City Wide DCP 2013.
- Any proposed development on heritage listed site requires detailed assessment of heritage issues (see relevant sections of Fairfield City Wide DCP 2013 for further information).

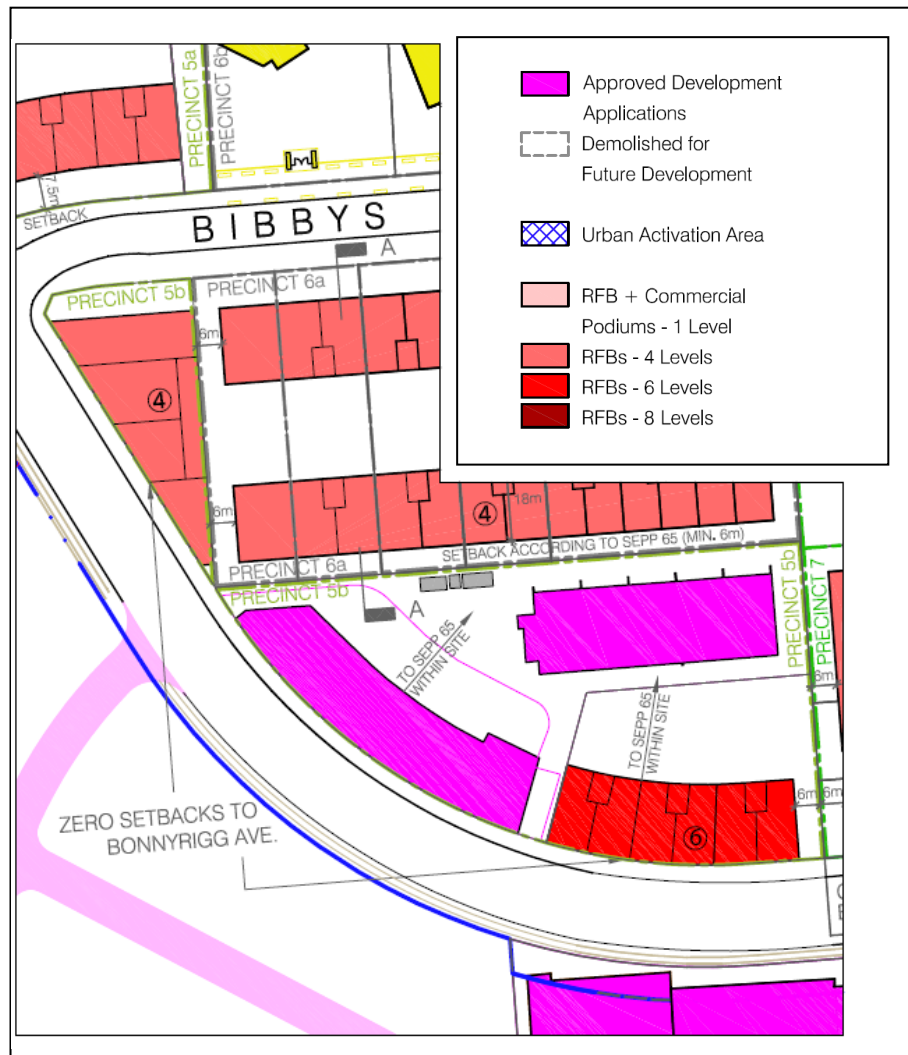
## PRECINCT 5A – BONNYRIGG AVENUE NORTH



### Planning and Design – Key Controls/Considerations

- Incorporates properties at:
  - 35 Bonnyrigg Avenue zoned B6 Enterprise Corridor; and
  - 37, 43-45 Bonnyrigg Avenue zoned R4 High Density Residential.
- Redevelopment should aim to activate the street edge along Bonnyrigg Avenue by including non-residential uses at ground floor.
- Landscaping and planting measures to complement existing vegetation in surrounding areas.
- Development to comply with setback requirements shown on precinct plan.
- Car parking for new development provided predominantly in basement car parks.
- Setbacks;
  - To property boundary on Bonnyrigg Avenue
  - 7.5m to Bibbys Place
  - No setbacks to side boundaries if continuous built form
  - Comply with SEPP 65 for other boundaries

## PRECINCT 5B – BONNYRIGG AVENUE NORTH



### Planning and Design – Key Controls/Considerations

- Incorporates properties at 47-49, 51 & 57 Bonnyrigg Avenue.
- Zoned R4 – High Density Residential under Fairfield LEP 2013.
- Redevelopment should aim to activate the street edge along Bonnyrigg Avenue by including non-residential uses (where permitted or previously approved) at ground floor.
- Setbacks;
  - To property boundary on Bonnyrigg Avenue
  - 7.5m to Bibbys Place
  - No setbacks to side boundaries if continuous built form
  - Comply with SEPP 65 for other boundaries.
- Car parking for new development provided predominantly in basement car parks.

## PRECINCT 6A & B – BIBBYS PLACE

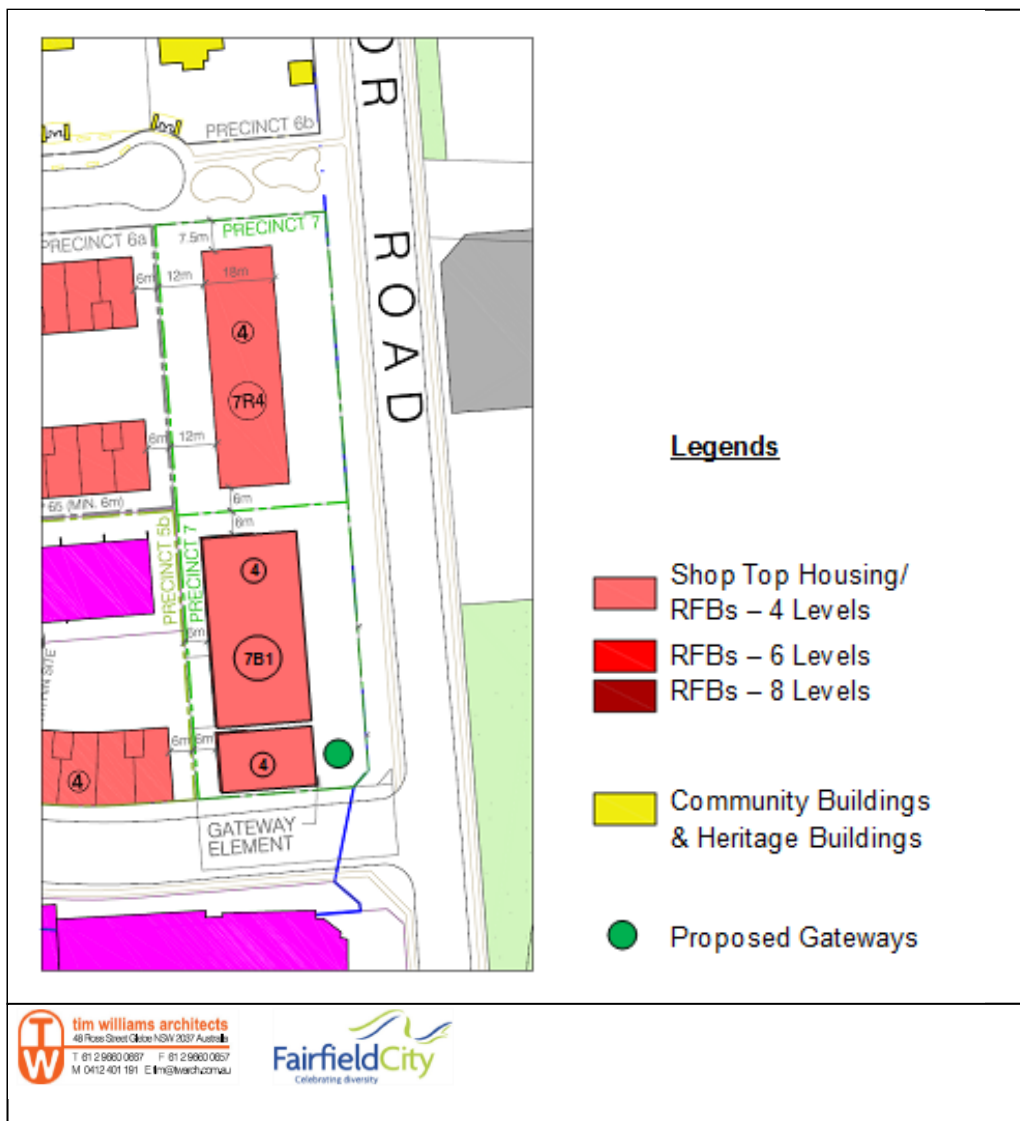


### Planning and Design – Key Controls/Considerations

- Incorporates properties in Bibbys Place.
- Zoned R4 – High Density Residential under Fairfield LEP 2013.
- Redevelopment should aim to activate the street edge along Bonnyrigg Avenue by including non-residential uses (where permitted or previously approved) at ground floor.
- Any proposed development on heritage listed site requires detailed assessment of heritage issues (see relevant sections of Fairfield LEP 2013 and Fairfield City Wide DCP 2013 for further information).
- Setbacks;
  - To property boundary on Bonnyrigg Avenue
  - 7.5m to Bibbys Place
  - No setbacks to side boundaries if continuous built form
  - To comply with SEPP 65 for other boundaries
- Car parking for new development provided predominantly in basement car parks.



## PRECINCT 7 – EDENSOR ROAD



### Planning and Design – Key Controls/Considerations

- Incorporates properties at:
  - 132 & 140 Edensor Road – Zoned R4 High Density Residential
  - 134, 136 & 138 Edensor Road – Zone B1 Neighbourhood Centre
- Setbacks – 10m to Edensor Rd subject to the majority of car parking for new development being provided predominantly in basement car parks.
- No setbacks to side boundaries if continuous built form.
- Gateway status to be considered in the design process for buildings and landscape elements at the intersection of Edensor Rd and Bonnyrigg Avenue.

This page left intentionally blank