

# Bonnyrigg Modified Concept Plan 2020 Frequently Asked Questions

*December 2020*

## Introduction

Bonnyrigg is continuing to evolve and develop as a community.

The Bonnyrigg Renewal Project, which has been underway since 2009, has already delivered 363 new properties including 152 social housing homes with 7 hectares of new and improved parklands.

The original Concept Plan proposed a mix of 2500 social and private dwellings (30% social/70% private). By the end of 2021, 690 new homes including 256 social housing properties will be in construction or built under this Concept Plan.

The recently approved Modified Concept Plan proposes an increase in housing to 3000 properties and will continue the mix of social and private housing including 900 designated for social housing including 900 designated for social housing.

The improvements detailed in the modified concept plan will provide:

- More housing for everyone
- New parks and open spaces
- More links for pedestrians and cyclists
- Improved street networks

## Modified Concept Plan

### ***How will the Modified Concept Plan change Bonnyrigg?***

When the project is complete, there will be a total of three thousand homes in Bonnyrigg in a mixed community including 900, or 30%, social housing properties.

There will be a range of different housing types, from low-density terrace, semi and detached housing, and multi-unit dwellings.

The approved plan updates the current concept approval and includes:

- A reconfiguration of the town hub and public open spaces
- More trees and green space
- Improvements to community spaces
- Better connected walkways and cycle paths

### ***How will these changes impact on residents?***

Developing and renewing a suburb like Bonnyrigg takes time and it is unlikely that Bonnyrigg will be fully complete for some years yet.

The modified Concept Plan sets the framework for delivery of the suburb and will continue to create high-quality residential areas with well planned community spaces. More detailed plans of

## FREQUENTLY ASKED QUESTIONS

new homes and roads will need to be approved by Fairfield City Council before work can start in each new stage.

### ***What about social housing residents?***

Social housing residents living in the area covered by the modified Concept Plan will not have to move for a couple of years. When social housing residents do need to move, they will be notified 6 months before work begins.

### ***What about the private owners?***

If you own a property within the area covered by the modified Concept Plan, the NSW Land and Housing Corporation (LAHC) will talk to you about the modified plans.

### ***Was the Bonnyrigg community consulted about these changes?***

LAHC consulted with the Bonnyrigg community about the proposed changes under the modified Concept Plan through community information sessions.

### ***What is the timing and staging of the project?***

This project has many stages and we will keep you informed and updated as the project progresses.

**Here is an indicative timeline:**

Timeline	Date
DPIE approval of modified Concept Plan	Late 2020
Stages 6 & 7 construction of housing continues	2020 – 2021
Stages 8-11 (Humphries precinct) civil works start	Late 2021
Design work for Town Hub under updated Concept Plan starts	2021

Work on delivery of new housing in Stage 5 continued during approvals process for modified Concept Plan. Construction of new housing in Stages 6 and 7 started in 2020. Residents can expect construction under the modified Concept Plan to commence in 2021/22.

### ***Why are there more apartments?***

The project will offer a range of different housing types, from low-density terrace, semi and detached housing, as well as multi-unit dwellings. The modified Concept Plan allows for well-designed four and six storey apartment buildings to be built in areas close to Bonnyrigg Plaza, parks and community facilities. These new apartments are designed to meet the changing housing needs of the community.

### ***What about housing for older persons?***

The project has already built seniors accommodation for Bonnyrigg residents. Under the modified plans, LAHC will continue to provide housing for seniors.

There will be a mix of housing and accommodation types on the estate including low-density terrace, semi and detached housing. The designs will ensure that seniors and older persons can continue to 'age in place'.

## FREQUENTLY ASKED QUESTIONS

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### ***Will there be a loss of social housing?***

There will be no loss of social housing. The project will continue to deliver its successful mix of 70% private and 30% social housing. Under the modified Concept Plan, social housing numbers will increase from 761 to 900 homes, replacing all social housing dwellings that were originally on the estate with new, modern and comfortable dwellings that better meet the needs of current and future social housing residents.

## Pedestrian links and open spaces

### ***What about green space and trees?***

The parks and open spaces are designed with people in mind, with more shady trees, playground areas, recreation uses for all ages and water features to keep you cool on hot days.

In addition, there will be more community space with trees and gardens, included in the town hub close to transport, shops and parks. These will complement the new Community Centre, in the heart of the estate, recently approved by Council. This high-quality community facility, designed to support a wide range of community uses, will include a new community garden, with shade and green space for everyone to use.

### ***How many parks will be built?***

Public open space will increase to just over 13 hectares with a range of different sized parks and open spaces including formal plazas, open lawns, active play areas and smaller parks, and a new central community park.

### ***Playgrounds are important to my family. What's planned in terms of these?***

There are several playgrounds that have already been built including Tarlington Reserve and Bunker Park. As part of the modified Concept Plan, the following parks are planned:

- Junior Play Park – a playground, smaller bike loop, and basketball half-court
- Bonnyrigg Square – attractive water feature and flexible hard space for play and community activities
- Community Park – a gathering space with play area, water play, barbeque facilities and basketball courts
- Upper Valley Creek Park – shared pathways, open lawns, basketball court, and play facilities.
- Village Green – shaded children's play equipment, open active field, barbeque facilities

### ***What about trees and landscaping?***

The open space strategy features two areas with fun and playful water features or fountains that allow for cooling on hot summer days, in Bonnyrigg Square and in the Community Park area.

We are also planning a significant increase in tree planting to improve shade cover that also helps reduce heat build-up during summer months.

### ***What about pedestrian links and cycle paths?***

The modified Concept Plan will see an increase in pathways and cycle ways to a total of 4 kilometres making the area more accessible and enjoyable for residents.

## FREQUENTLY ASKED QUESTIONS

### ***Will the community be safer?***

Community safety is top-of-mind with good design to encourage passive and casual surveillance of the public domain. Parks and open areas will be able to be actively seen from shops, home and businesses increasing safety for all.

## New Street Network

### ***What about roads?***

We have designed a simpler street network that makes it easier for residents to move through the estate. All of the roads will be built in accordance with relevant Australian, TfNSW and Fairfield City Council Standards.

We are working with Council to ensure local roads and laneways are where possible named after local identities and also recognise the history of Bonnyrigg.

### ***What about car parking?***

The modified Concept Plan will continue to improve car parking provisions, and includes a wide range of alternative transport including pedestrian and cycle paths.

We are improving street and off street including under-building parking in apartment blocks in line with current Fairfield City Council standards.

## New Community Centre

The new Community Centre, recently approved by Council, is being delivered in stage 6. There will be a large amount of floor space, different activity rooms depending on type and size of the activity. Accessible parking will also be built with the centre along with a community garden.