

BONNYRIGG TOWN CENTRE DEFERRED MATTER AREA

DRAFT STRATEGIC REVIEW



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1. EXECUTIVE SUMMARY

The purpose of this strategic review is to research and understand a number of social, urban design and environmental factors influencing the formulation of revised built form controls and appropriate land use zones for the Bonnyrigg Town Centre “Deferred Matter” (DM) precinct.

This review specifically looks at the parts of the Bonnyrigg Town Centre that are currently defined as a DM area under the Fairfield Local Environmental Plan 2013.

The findings of this review inform the preparation of planning controls that will guide future development that is vibrant, well planned and achieves the needs of the Bonnyrigg Town Centre and broader community.

CAFFE CHERRY BEANS



2/ NEED FOR A STUDY

A. INTRODUCTION

Bonnyrigg Town Centre (DM) is located within an established urban area, with a large commercial precinct along Bonnyrigg Avenue adjacent to an existing bus transit way.

Settlement of the area dates from the early 1800s, when an orphanage was built. Growth took place during the late 1800s as land was subdivided. Significant development did not occur until the post-war years. Rapid growth took place during the late 1970s and 1980s, spurred by public housing construction. The population increased slightly during the 1990s and then declined slightly between 2001 and 2011, a result of little change in dwelling stock and a decline in dwelling occupancy rates.

Under Fairfield Local Environmental Plan (LEP) 2013 (which came into force in May 2013), the Bonnyrigg Town Centre was designated as a “Deferred Matter” (DM). Council resolved to defer the Bonnyrigg Town Centre in 2011 when the current LEP 2013 was being drafted due to the uncertainty in relation to a major retail development proposed at 685-707 Smithfield Road which had yet to be determined.

This site comprises a total area of approximately 2.2 hectares with the DA proposing approximately 15,000m² of retail floor space (comprising a supermarket, discount department store and speciality shops) on the site.

The development proposal at 685-707 Smithfield Road has significant implications on the provision of retail/commercial floor space within the Bonnyrigg Town Centre (DM). The amount and scope for retail development proposed on the site will impact on the long term need for retail floor space in other areas of the Town Centre.

The adoption by Council of the Fairfield City Centres Study 2015 has enabled resolution of issues relevant to consideration of retail and commercial development in the Town Centre. Further Council's previous adoption of the Fairfield Employment Lands Study 2008 also provides the basis for consideration of zoning directions of land zoned for special industrial uses under the Fairfield LEP 1994.

In addition to the above, the review of land uses also examined:

- Desired residential development built forms in the town centre having regard to the current housing supply, analysis of census data, and access to public transport (Liverpool to Parramatta Bus T-Way) and urban design issues.
- Current and future provision and configuration of public open space in the town centre
- Constraints on urban growth (e.g. drainage lines, flood liable land, existing roads and infrastructure)
- Human services available in the town centre.

To gain a better understanding of stakeholder intentions in the area, early consultation will be undertaken with major land owners within the town centre via an initial survey and ‘drop in session’ that will also help raise community awareness of Council's intention to review the planning controls for the Bonnyrigg Town Centre (DM) area.

The deferred area includes a number of land parcels in State Government ownership and a number of State Agencies will also have a statutory role to play in providing input into land use planning issues in the town centre. Key State Government agencies that will need to be consulted in relation to the above include:

- NSW Roads and Maritime Services (RMS);
- Transport for NSW;
- NSW Department of Planning and Environment.
- NSW Department of Education;
- NSW Housing;
- The Office of Environment and Heritage;
- NSW Office of Water;

- NSW Heritage Office; and
- Utility Providers.

Further consultation with the NSW RMS and Transport for NSW will also seek clarification on their intentions for 'surplus' land associated with the Liverpool to Parramatta Bus T-Way that has been zoned SP2 – Infrastructure under the Fairfield LEP 2013 and directly adjoins the land designated as "Deferred Matter" in the Bonnyrigg Town Centre (DM).



Image 1 – Bonnyrigg Deferred Matter

B. THE STUDY AREA

The study area – Bonnyrigg Town Centre (DM) 'deferred matter' is bound by Smithfield Road, Edensor, Elizabeth Drive, Bonnyrigg Public School and Newleaf Housing Estate.

Bonnyrigg Plaza and the Bonnyrigg District Park currently provide focus points of the centre, with the Plaza offering the retail and commercial amenities for the surrounding residential population as well as a number of community uses such as the Bonnyrigg Library, a youth centre and community centre. The park offers a playground, seating facilities, skate park, basketball court, pond and cultural walkway.

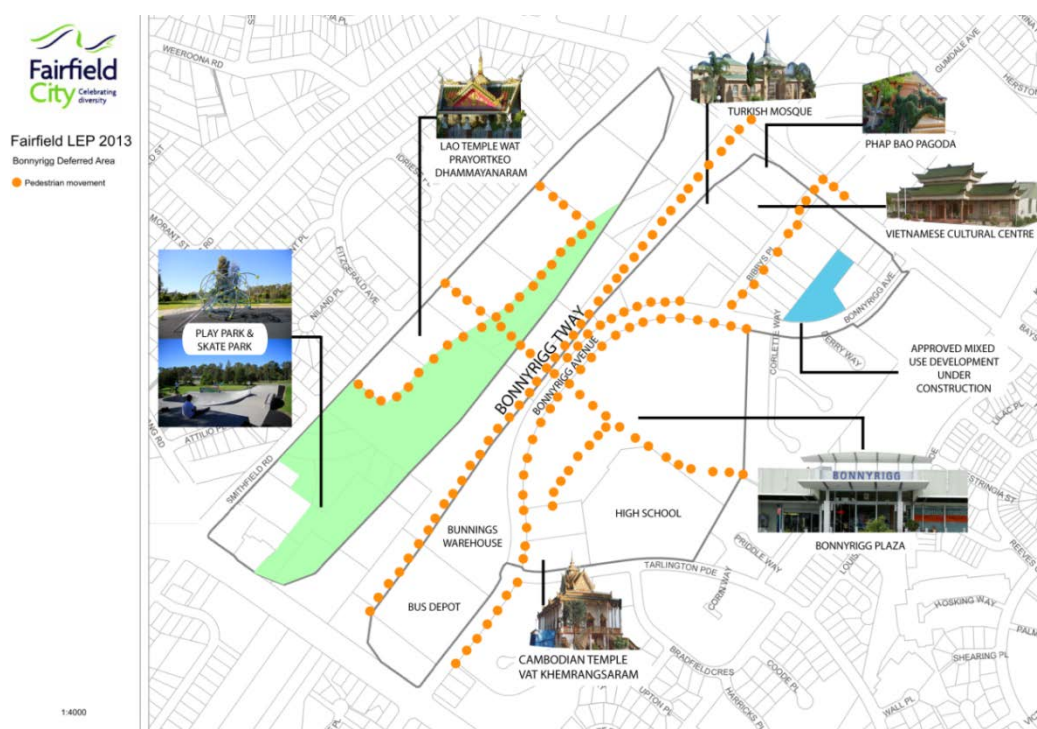
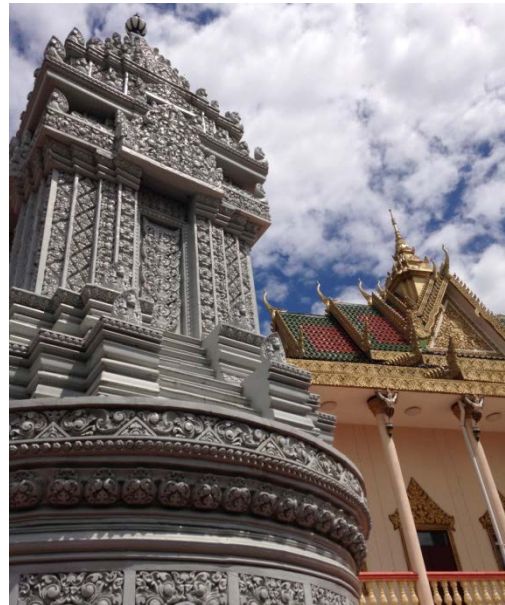


Image 2 – Bonnyrigg Deferred Matter



Images (from l-r, top to bottom) –

3. Street art behind development along TWAY,
4. TWAY Station,
5. Bonnyrigg Wat (Temple),
6. Pedestrian crossing from Bonnyrigg Plaza to TWAY station,
7. Trolleys dumped in estate area,
8. Bonnyrigg Bus stop,
9. Mixed use development under construction at 51 Bonnyrigg Avenue





Images (from l-r, top to bottom) –

10. Graffiti behind 685-707 Smithfield Road
11. Assyrian Club
12. Bonnyrigg Mosque (proposed Heritage item)
13. Bridge that joins North and South Bonnyrigg Town Centre over the Creek
14. 7/11 on Edensor Road
15. Development proposed to be zoned B1 Neighbourhood Shop, along Edensor Road



C. BACKGROUND

Since the introduction of Council's Standard Instrument LEP in May 2013, planning controls for the deferred area within the Bonnyrigg Town Centre (DM) remain under the Fairfield Local Environmental Plan 1994. Given Council's adoption of the Fairfield City Centres Study 2015 and Fairfield Employment Lands Study 2008, it is now appropriate for Council to update zoning and development controls for the deferred area within the Bonnyrigg Town Centre (DM) and integrate these into the Fairfield LEP 2013 and Town Centre DCP.

I. FAIRFIELD LEP 1994

Under Fairfield LEP 1994, the following zones apply to the following properties:

2(a) Residential A located along Smithfield Road and Elizabeth Drive.

Title Desc.	Property Address	Property Suburb
Lot: 1162 DP: 703037	661-671 Smithfield Road	EDENSOR PARK
Lot: 114 DP: 1327	685 Smithfield Road	EDENSOR PARK
Lot: 31 DP: 263540	697 Smithfield Road	EDENSOR PARK
Lot: 32 DP: 263540	707 Smithfield Road	EDENSOR PARK
Lot: 5 DP: 259948	741 Smithfield Road	EDENSOR PARK
Lot: 1 DP: 643521	673-683 Smithfield Road	EDENSOR PARK
Lot: 4441 DP: 748408	717-721 Smithfield Road	EDENSOR PARK
Lot: 4442 DP: 748408	711-715 Smithfield Road	EDENSOR PARK
Lot: 3 DP: 735708	743 Smithfield Road	EDENSOR PARK
Lot: 1 DP: 846269	749 Smithfield Road	EDENSOR PARK
Lot: 2 DP: 846269	751-753 Smithfield Road	EDENSOR PARK
Lot: 3 DP: 846269	549 Elizabeth Drive	EDENSOR PARK

3(b) Business – District Centre located on Bonnyrigg Avenue, where the Bonnyrigg Plaza is situated.

3(c) Business – Local Centre located on Edensor Road containing a small number of ground floor business and above ground top shop housing.

4 (c) Industrial – Special located on Bonnyrigg Avenue, containing the bus depot and hardware store towards Elizabeth Drive and small industrial businesses as well as a number of places of public worship and medium density residential in Bibbys Place.

5(b) Arterial Road and Arterial Road Widening is the location of the existing Parramatta to Liverpool Bus Transitway corridor and forms a barrier between the east and west of Bonnyrigg Town Centre (DM).

6(a) Recreation Existing and Proposed contains the Bonnyrigg Town Centre (DM) Park with Clear Paddock Creek and associated detention basins.

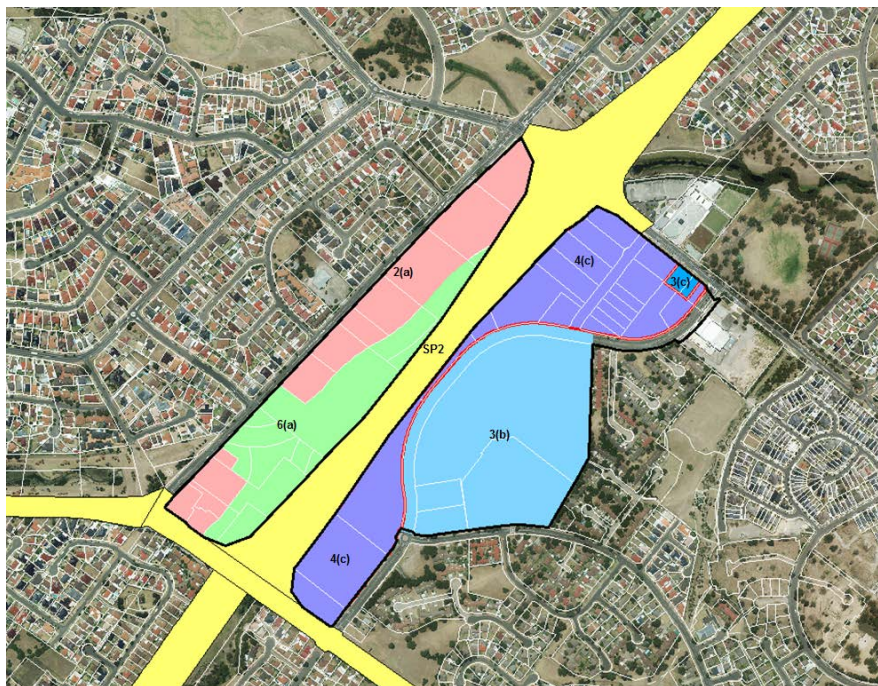


Image 16 – Bonnyrigg Deferred Matter

Zoning Structure under Fairfield LEP 1994

In addition to the land use zones applying to the area, a number of LEP amendments also apply to the subject land, as follows:

Amendment No. 72 – This November 2001 amendment permitted, with consent, the carrying out of development for the purposes of a bus depot on Bonnyrigg Avenue.

Amendment No. 78 - This April 2002 amendment rezoned land from zone 4(c) Special Industrial to zone 3 (c) Local Business Centre.

Amendment No. 93 – This May 2004 amendment utilised the principles of place management in pursuing objectives for the Bonnyrigg Town Centre (DM) as detailed in Fairfield Development Control Plan No. 28 – Bonnyrigg Town Centre (DM). This amendment also introduced Clause 25H into LEP 1994 (see Appendix X) which aimed to:

- a) utilise the principles of place management;
- b) secure the vision for Bonnyrigg and general urban design strategies;
- c) allow for the establishment of a mix of land uses in certain parts of the Bonnyrigg Town Centre (DM), and
- d) accommodate increased residential densities to help sustain retail and commercial activities in the Bonnyrigg Town Centre (DM) and result in increased patronage of public transport facilities;
- e) to protect and regenerate the natural environment of the Bonnyrigg Town Centre (DM), incorporating Clear Paddock Creek, a vegetated riparian corridor along either side of the that creek and remnant native vegetation, to promote biological linkages between remnant native vegetation and to enhance water quality in that creek, and
- f) rezone land to support appropriate uses.

Amendment No. 97 – This July 2004 amendment added certain properties as heritage items in Schedule 4 which included 2-4 Bibbys Place Bonnyrigg, 10 Bibbys Place Bonnyrigg, 26 Bonnyrigg Avenue Bonnyrigg.

Amendment No. 117(6) – This April 2010 amendment permitted, with consent, the carrying out of development for the purposes of a bus depot on 1-9 and 11-19 Bonnyrigg Avenue through an amendment of Schedule 2 Additional Development.

Amendment No. 121 (2) – This December 2010 amendment permitted, with consent, the carrying out of development for the purposes of a hotel on part of 673-683 Smithfield Road, Edensor Park.



Image 17 – Amendments to Fairfield LEP 1994

II. Fairfield LEP 2013

Under Fairfield LEP 2013, part of the Bonnyrigg Town Centre (DM) (comprising land where commercial, retail and residential flat buildings are permitted) is currently identified as a 'Deferred Matter' and the provisions of Fairfield LEP 1994 continue to apply.

In April 2014 Council's Outcomes Committee resolved to commence a review of the Bonnyrigg Town Centre (DM) Planning Framework that will lead to the application of new Local Environmental Plan (LEP) and Development Control Plan (DCP) provisions for the town centre including:

- Determination of the NSW Standard LEP zones that will apply to the deferred area to be incorporated into the Fairfield LEP 2013.
- Building height, Riparian Land and Watercourses controls applying to the area under Fairfield LEP 2013.
- The transfer of heritage items currently under Schedule 4 of Fairfield LEP 1994 to Schedule 5 LEP 2013
- New DCP provisions to replace the current Bonnyrigg Town Centre (DM) DCP and supplement the new LEP provisions.



3/ COMMUNITY CONSULTATION

A. 2014 COMMUNITY CONSULTATION

In late 2014, Council officers conducted two 'drop in sessions' for state agencies, community groups and ratepayers within the Bonnyrigg Town Centre (DM) in relation to the land that is identified as Deferred Area under Fairfield LEP 2013.

These 'drop in' sessions were intended to:

- grasp an idea of how stakeholders envisioned Bonnyrigg Town Centre (DM) in the future;
- gather information from stakeholders and the community to inform the Urban Design Study;
- increase awareness about Council undertaking the Urban Design Study; and
- seek ideas for potential improvements or changes to the town centre.

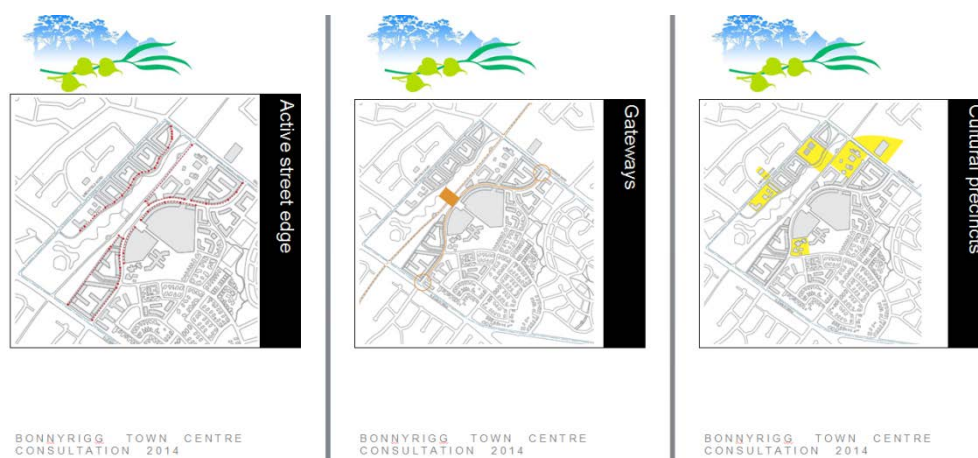


Image 18 – Consultation Posters

Below is a summary of issues raised and ideas expressed in relation to the Bonnyrigg Town Centre (DM).

What we like about BTC	What we don't like about BTC	Our ideas for BTC
• cultural character • cultural and religious architecture • size of park	• Bridge over the Creek and park • Lack of civic space •	• Mixed Use • Apartments near the TWAY station

B. INTERNAL CONSULTATION

As part of the 2014 Bonnyrigg Deferred Matter (DM) review, the Strategic Land Use Planning Team held consultation with several internal Council groups in order to examine the following:

- Desired residential development built forms in the town centre;
- Current and future provision and configuration of public open space in the town centre; and
- Constraints on urban growth (e.g. drainage lines, flood liable land, existing roads).



4/ PLACE ANALYSIS

A. REGIONAL AND LOCAL CONTEXT

Bonnyrigg is a suburb located in Sydney's west approximately 40km from Sydney Central Business District in the Local Government Area of Fairfield. It has a population of 7936 people and an area of approximately 300 hectares.

To form a regional context, Bonnyrigg Town Centre (DM) is adjacent to the suburbs of Mount Pritchard, Edensor Park, Cabramatta and St Johns Park. The Bonnyrigg Town Centre (DM) is surrounded by predominately medium to lower density residential development.

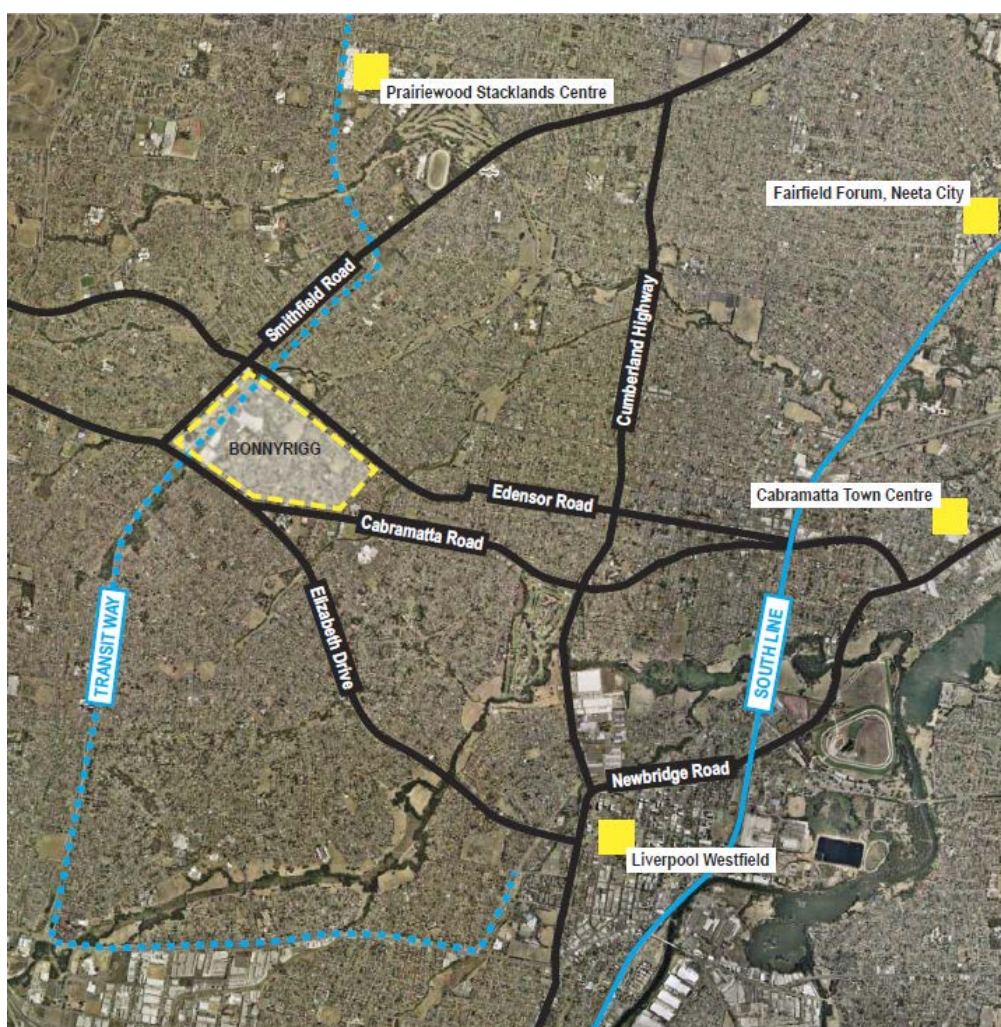


Image 19 – Regional Context (TWArchitects)

I. EXISTING RESIDENTIAL CHARACTER

RESIDENTIAL DEVELOPMENT TO THE NORTH AND WEST OF THE BONNYRIGG TOWN CENTRE (DM)

Land immediately to the north and west of the Deferred Area within the Bonnyrigg Town Centre (DM) is predominantly zoned R2 Low Density Residential under Fairfield LEP 2013. This zone typifies low density residential development which is characterised by single stand-alone dwelling houses. Throughout the residential area are scattered areas of local active and passive open space as well as a number of community clubs which are zoned RE2 Private Recreation.

BONNYRIGG LIVING COMMUNITIES PROJECT - NEWLEAF MASTER PLAN

To the south of the Bonnyrigg Town Centre (DM) is a significant public housing estate which was originally developed during the late 1970s and early 1980s by the NSW Department of Housing. The original Masterplan for the 81 hectare estate was designed using the Radburn design principles with dwellings connected via a network of open space including parks and walkways separated from the vehicular network. As with other public housing estates developed with the Radburn style, social problems emerged.

In 2004, a Department of Housing and Department of Planning initiative, announced plans for the redevelopment of the Bonnyrigg Housing estate through a public private partnership known as The Newleaf Masterplan at a value of \$733 million.



Image 20 Example of original public housing in Bonnyrigg designed using Radburn Principles

The project commenced in 2007 and was designed to create new social and private housing by redesigning, renewing and reinvigorating the existing public housing estate generally bounded by Cabramatta Road, Bonnyrigg Avenue, Edensor Road and Elizabeth Drive.

The proposal involved the demolition of approximately 813 of the original 1970s public housing dwellings and the construction of approximately 2330 new dwellings, comprising of 70% privately owned and 30% public housing. The project was to span over a 13 year period consisting of 18 stages with construction expected to be completed by 2020.

The density proposed in the redevelopment was to be of 2-storey buildings (with some 3-storey elements) comprising 4-plex, 3-plex, duplex and single dwelling arrangements. As the development progressed it became apparent that there was little to no market for 4-plex developments.

In April 2013, Becton Property Group, the private developer for the project, went into receivership and construction was deferred. In early 2015, the NSW Government ended the original arrangement and announced the winding down of the Public Private Partnership. This had been under review since April 2013 when it was announced that Becton Property Group had gone into receivership.

Under a new arrangement, Urban Growth NSW has been contracted to move forward with the construction and delivery of stages 4 – 6 of the Newleaf project and St George Community Housing (SGCH) is continuing to deliver tenancy management services to social housing residents on the estate.

Since development started on the estate in 2008, there has been an improved quality of life for many residents and a greater sense of pride in the neighbourhood and local environment. In 2013, 83% of Bonnyrigg tenants were satisfied with Bonnyrigg as a place to live.

II. APPROVED DEVELOPMENT APPLICATIONS

Aside from the Bonnyrigg Living Communities Masterplan, there have been a number of development applications approved within and around the deferred area of the Bonnyrigg Town Centre (DM).

An application for alterations and additions to the Chaldean Babylon Sport & Cultural Club was approved in 2015. The artist impressions show a significant gateway entry into Bonnyrigg Town Centre, which will significantly contribute to the built landscape.



Image 21- Artist impression of proposed alterations and additions to Babylon Chaldean Club

Most significantly, there have been two approved mixed-used developments along Bonnyrigg Avenue. Both these developments have proposed commercial development at a ground floor level with residential apartments on top. These approvals show that there is a market for housing close to significant amenities such as transport, retail and open space. Most importantly, it shows a change in density in housing stock and a change in behaviour in how the community are choosing to live.



Image 22 – Proposed Approved Development application – 37 Bonnyrigg Avenue

A development application for the relocation of Bunnings from 11-21 Bonnyrigg Avenue to 1-9 Bonnyrigg Avenue has also been approved by the Joint Regional Planning Panel in 2015. As part of the approval, a 'gateway' entrance has been incorporated into the design of the development (see Image below)

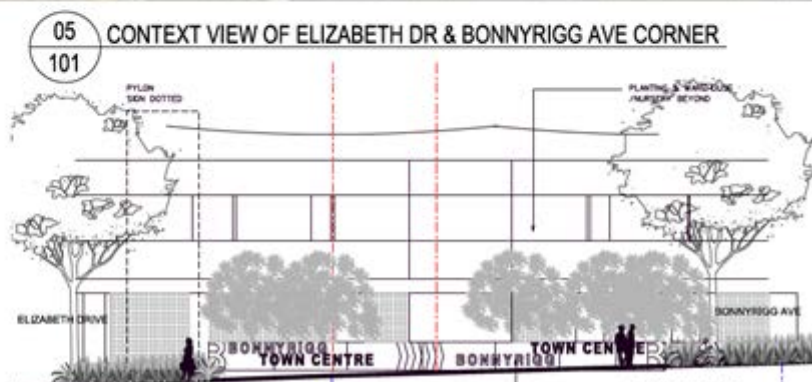


Image 23 - Bunnings Approved – Context Plan

B. LAND USE CHARACTERISTICS

I. CURRENT LAND USE

LAND USE SURVEY - EXISTING USES

Bonnyrigg Town Centre (DM) provides an important focus for commercial, cultural and community activities with, retail, recreation, community and educational facilities clustered in or near the town centre.

The Parramatta to Liverpool Bus Transitway cuts through the centre of the Deferred area from north to south, creating an eastern and western core. The Bonnyrigg transitway bus station is located at the heart of the Bonnyrigg Town Centre (DM).

The town centre at its eastern core contains a standalone retail plaza with over 59 tenancies including a discount department store and supermarket. The plaza also contains community facilities including a branch library, community centre and at its periphery a youth centre. A place of public worship acting as a local landmark and a high school are located to the south of the plaza.

Further to the south adjoining the transitway are a bus depot and a Bunnings hardware store located on a 2 hectare site. Further to the north of the plaza, a variety of land uses are found including places of public worship, small special industrial operations, small business, medium density and high density residential development.

The town centre at its western core contains the Bonnyrigg Town Centre (DM) Park with Clear Paddock Creek and associated detention basins. To the south on the corner of Smithfield Road and Elizabeth Drive, fast food outlets and a service station are located. To the north on the corner of Smithfield Road and Edensor Road, retail and community clubs as well as places of public worship are located.

FUTURE DEVELOPMENT

At the eastern core of the town centre, located at 37 Bonnyrigg Avenue, a development application was approved in 2006 (as modified) for a mixed used development consisting of 4 separate buildings containing 142 residential units and 21 non-retail commercial suites. The development began construction during 2014.

The Bonnyrigg Plaza had an approval in 2004 (later modified in 2006) for alterations, additions and upgrade of the Bonnyrigg Plaza including the creation of additional floor area for specialty stores and two major shopping stores, additional carparking and changes to the external façade. This proposal was a departure to the intention to promote active street frontages to Bonnyrigg Avenue.



Images (from top to bottom)
 24 - Bonnyrigg Lake in District Park
 25 - Existing 685 Smithfield Road
 26 - Wat (temple) on Bonnyrigg Avenue

However, the approved development did not proceed. Since the development concept and approval granted, the centre ownership has changed. Future development scenarios are yet to be presented to Council.

At the western core of the town centre, proposals at 685-707 Smithfield Road are nearing a final development concept which does not include the piping of Clear Paddock Creek.

To ensure that the eastern and western cores of the town centre operate as a unified entity, a civic space has been identified in previous Master plans and reviews. The civic space immediately adjoins the Bonnyrigg transitway bus station and is a natural pedestrian pathway connecting both sides of the town centre. A civic space could act as a public market place, ensuring that community activity is not restricted on privately owned land.

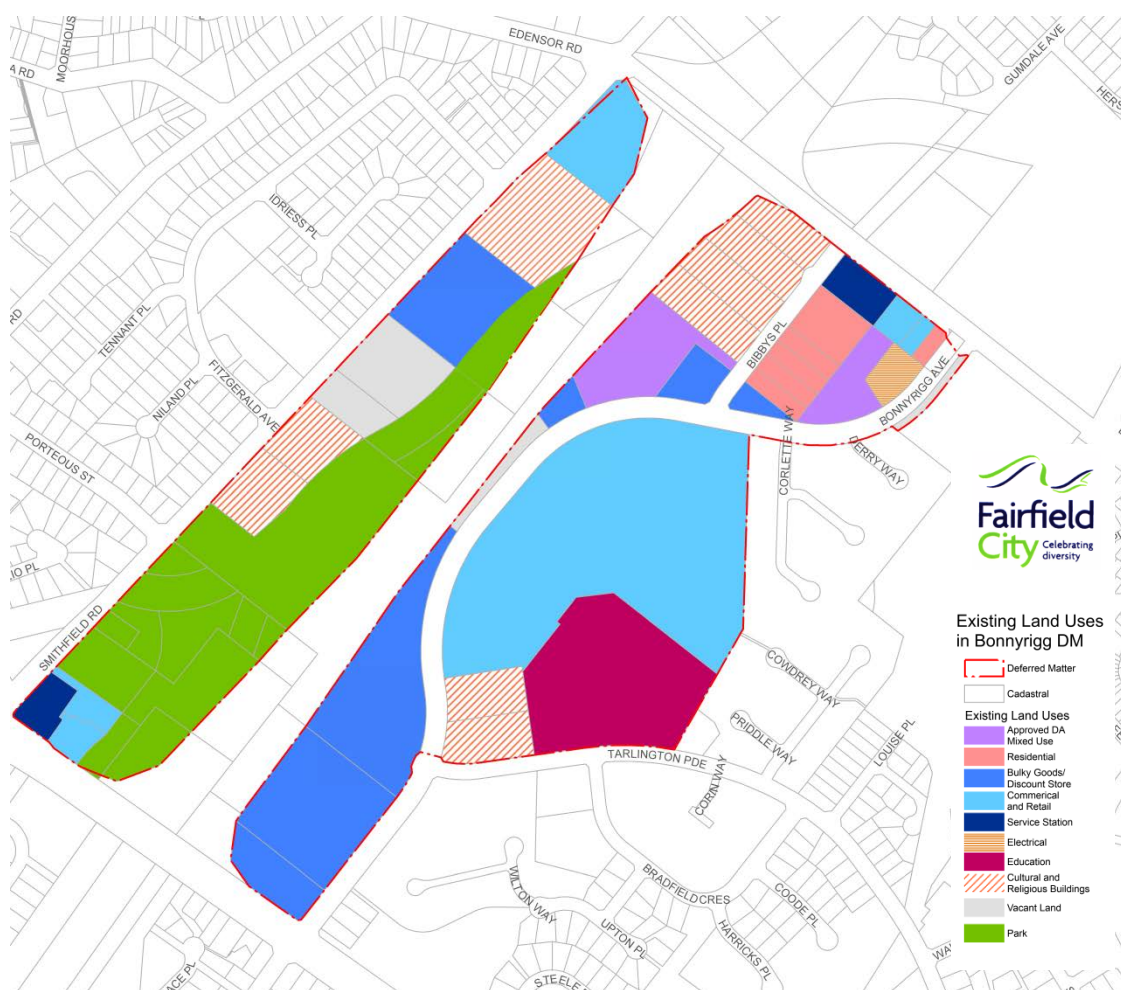
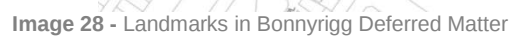


Image 27 - Existing Land uses in Bonnyrigg Deferred Matter



C. LAND OWNERSHIP

Bonnyrigg benefits from having a number of large lots under single private ownership. This will allow for such sites to be redeveloped for higher residential and commercial density under any proposed new zoning structure.

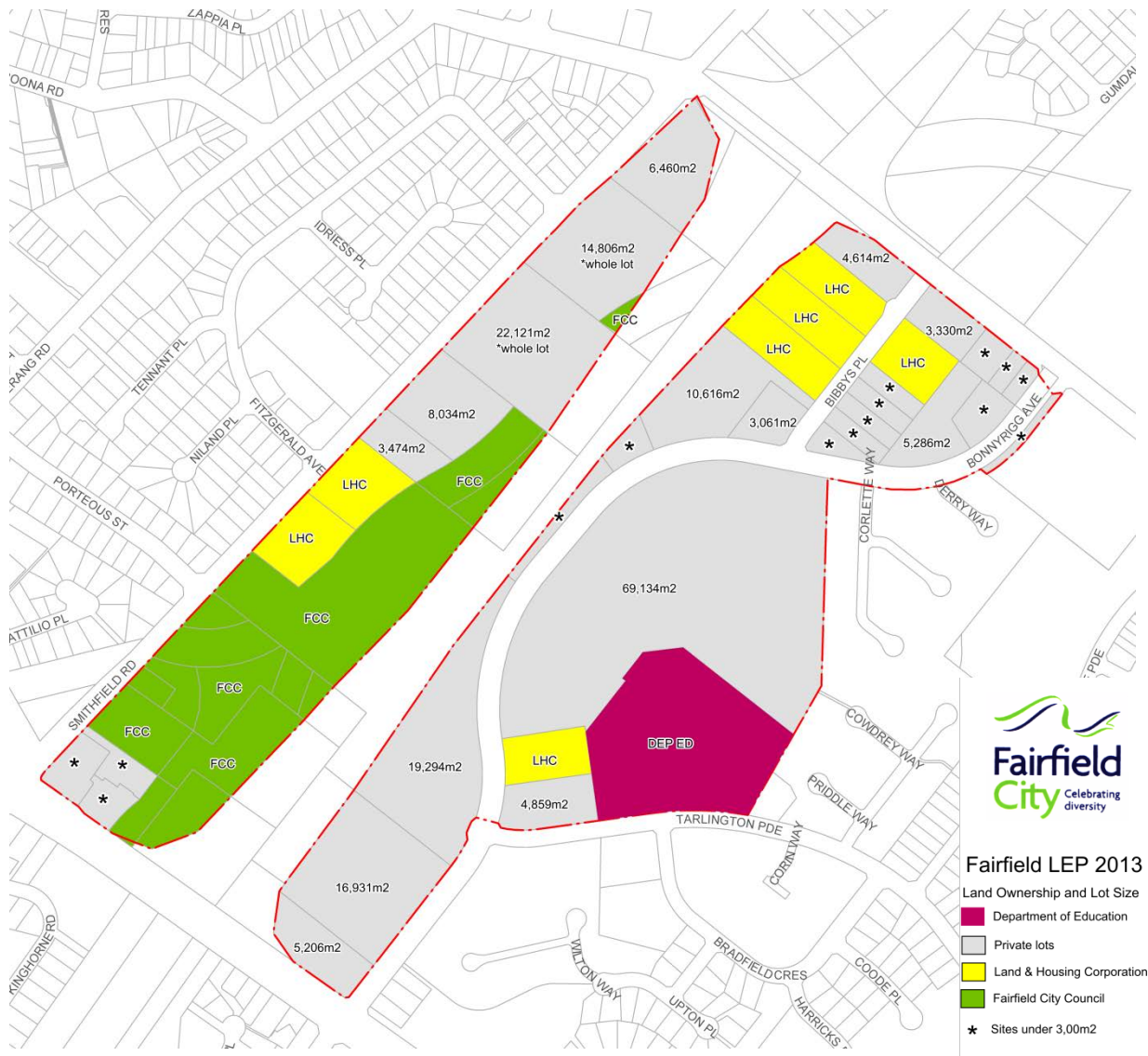


Image 29 - Land Ownership and Lot Sizes

D. URBAN FORM & STRUCTURE

From an aerial perspective, it is clear that Bonnyrigg Town Centre (DM) is comprised of numerous large lots. When viewed from the street, the urban form of the Town Centre forms a number of physically disconnected areas. The existing built form is conducive for pedestrian activity due to established building setbacks and building design.

Two main developments (Bonnyrigg Plaza and Bunnings) visually dominate the town centre, with little surrounding development that promotes active street frontage. The recent construction of a 6 storey mixed use development with retail on the ground floor at 51 Bonnyrigg Avenue whilst introducing a higher scale of development surrounding Bonnyrigg TWAY station.

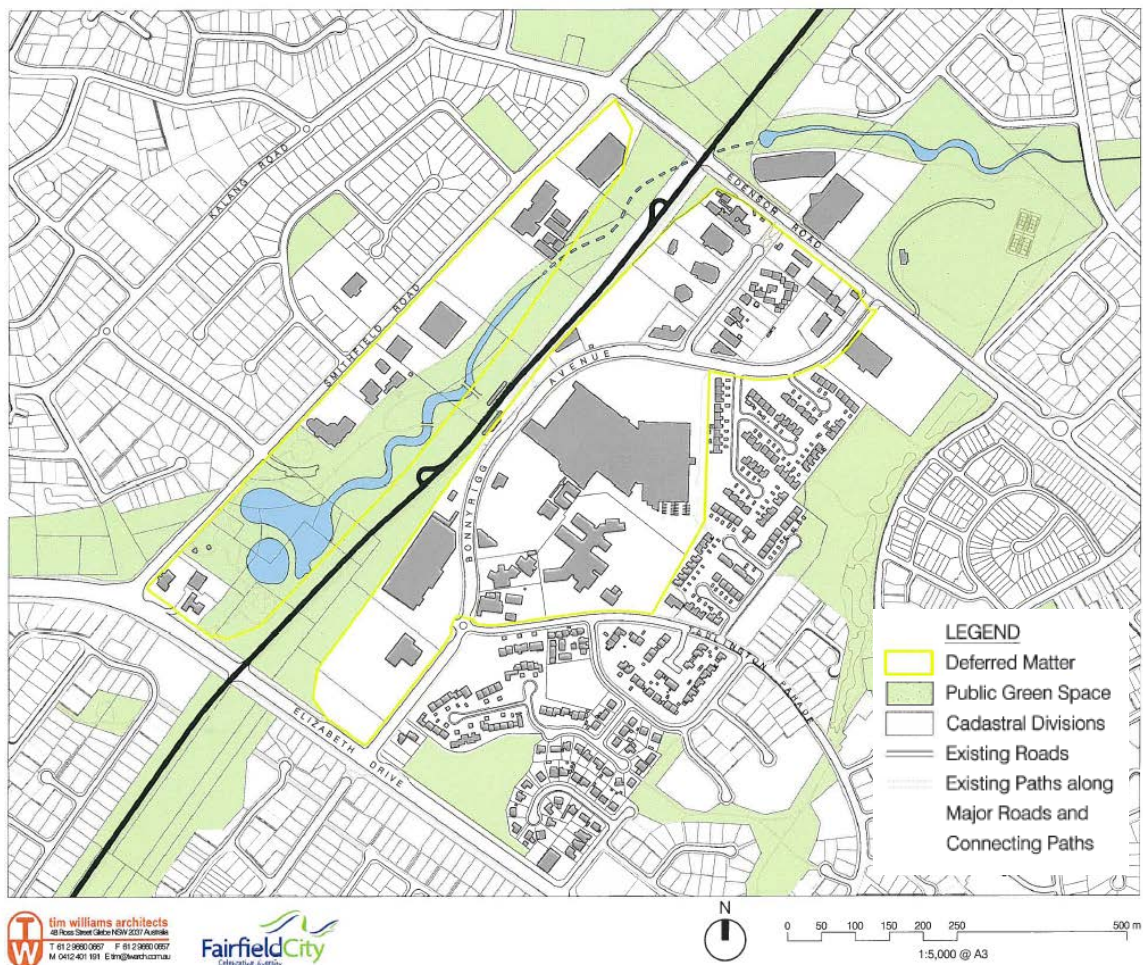


Image 30 – Figure Ground

In addition, the relationship between the built form in parts of the town centre and adjoining areas is less than ideal.

The following images illustrate this observation:



Image 31 Interface between rear of Bonnyrigg Plaza and School



Image 32 Walkway between rear of Bonnyrigg Plaza and school and estate

E. ACCESS AND CONNECTIVITY

I. PEDESTRIAN AND CYCLE

The Bonnyrigg Town Centre (DM) is divided by the Liverpool to Parramatta bus transit way, making it an ideal location for a wide range of uses. Land within the vicinity of the TWAY station should be considered for higher density residential development.

Pedestrian access throughout the town centre is provided through existing street footpaths.

The large lots and isolated developments do not provide an easy access through the town centre. However, desired lines are visible through the vacant lot at 685 Smithfield Road and towards the bridge that connects the East and West sides of BTC and behind the Bonnyrigg Plaza to the social housing estate.

Bonnyrigg Avenue and Smithfield Road both have footpaths on one side of the street only. A pedestrian crossing exists on Bonnyrigg Avenue that connects Bonnyrigg Plaza to the TWAY station. On Smithfield Road, there are only pedestrian lights that provide for access from Smithfield Road into the town centre.

There are a number of walkways throughout the town centre park that serve access, connectivity and recreational purposes.

Further pedestrian access needs to be prioritised to ensure the town centre is connected and walkable.

The open space that separates the plaza and the estate behind was propped up above grade, making the pedestrian access almost appear as if its placement was an afterthought. No pedestrians were observed using this strip during the site visits.

The bridge that joins the east and west parts of BTC through the TWAY are vital in providing connectivity between the eastern and western core of the town centre.



Image 35 – established pedestrian links from the TWAY to Bonnyrigg Plaza



Image 36 – Bridge that connects eastern and western parts of Bonnyrigg Town

II. VEHICULAR TRAFFIC

Vehicular access to the town centre is provided through Bonnyrigg Avenue, which is accessible from Edensor Road or Elizabeth Drive.

There is a lack of vehicular connectivity through the centre other than Bonnyrigg Avenue.

Car parking was provided off-street as well as on the Bonnyrigg Plaza site. There are no taxi zones within the town centre.

Further information on vehicular infrastructure is provided in section **8. Infrastructure**

The images below show the existing traffic conditions at important intersections.



Image 37 Bonnyrigg Avenue/Tarlington Parade)



Image 38 – Bonnyrigg Avenue (opposite Plaza and TWAY)



Image 39 – Edensor Road towards Bonnyrigg Ave



Image 40 – Smithfield Road corner Edensor Road



Image 41 – Elizabeth Road corner Smithfield Road

It is noted that the current Town Centre DCP includes a proposed road link from Smithfield Road (within the site at 685-707 Smithfield Road) to Bonnyrigg Ave (directly to the north of the Bus T Way Station), traversing both Clear Paddock Creek and Bus T Way.

Under the current strategic review it is not recommended that Council pursue the option of this road connection due to the difficulties with securing an appropriate corridor across the Bus T Way and privately owned properties. Although a road corridor is no longer viable, there is still scope to consolidate pedestrian linkages between Bonnyrigg Avenue and Smithfield Road to enhance connectivity in the Town Centre.

F. PUBLIC DOMAIN AND CIVIC SPACE

Bonnyrigg Town Centre (DM) Park divides the town centre's eastern and western cores, creating a divide. The Park's dense landscaping obscures views of the Plaza from certain aspects (see images below).

Bonnyrigg Town Centre (DM) Park contains a number of active and passive facilities including a children's playground, skate park, basketball courts (images below), pond, bush tucker trail and various nodes to encourage the notion of staying and meeting. The skate park and basketball courts are a particular focus for activity.

The paved pathways in the public domain required maintenance and served no other purposed than as a thoroughfare for walking. However, the streetscape in Bibby's places was deemed superior due to previous work undertaken by Council as part of the 'sustainable street' program.



Image 42 Park Comparison and Panoramic view of Park

G. ACTIVITY, DENSITY & CHARACTER

The streetscape of Bonnyrigg Avenue is dominated by Bonnyrigg Plaza, Bunnings, a Woolworths petrol station and various bulky goods developments. There is a lack of mixed-used development, largely due to the urban form of Bonnyrigg Town Centre and lack of fine grain.

However, the construction of a mixed-used development comprising of office and retail on ground floor and shop-top housing at 51 Bonnyrigg Avenue has helped transform this character. It is noted that a similar development has also been approved at 37 Bonnyrigg Ave.

Aside from the commercial and cultural aspect of developments within the Town Centre, the density of centre as a whole is quite low. On Smithfield Road, a mix of places of public worship among abandoned warehouses was observed. There is the capacity to increase densities on such blocks.

There is a lack of ground floor activity at Bonnyrigg Town Centre (DM) throughout the day that is not solely related to the places of public worship. Additionally, there is scope for urban renewal on the large sites located along Smithfield Road.



Image 43 – Abandoned fruit world



Image 44 - 685-707 Smithfield Road – site with pending development application for shopping centre.



Image 45 – Graffiti on rear of vacant sites

H. ARCHITECTURE AND BUILT FORM

The character of a place is defined by the relationship between the built form and public domain. Building setback, facades and architectural design all form part of an area's character. The area's unique architectural character is attributed to the number of cultural and religious developments within Bonnyrigg Town Centre (DM). These developments are ornate and reflect the diverse community of the area.

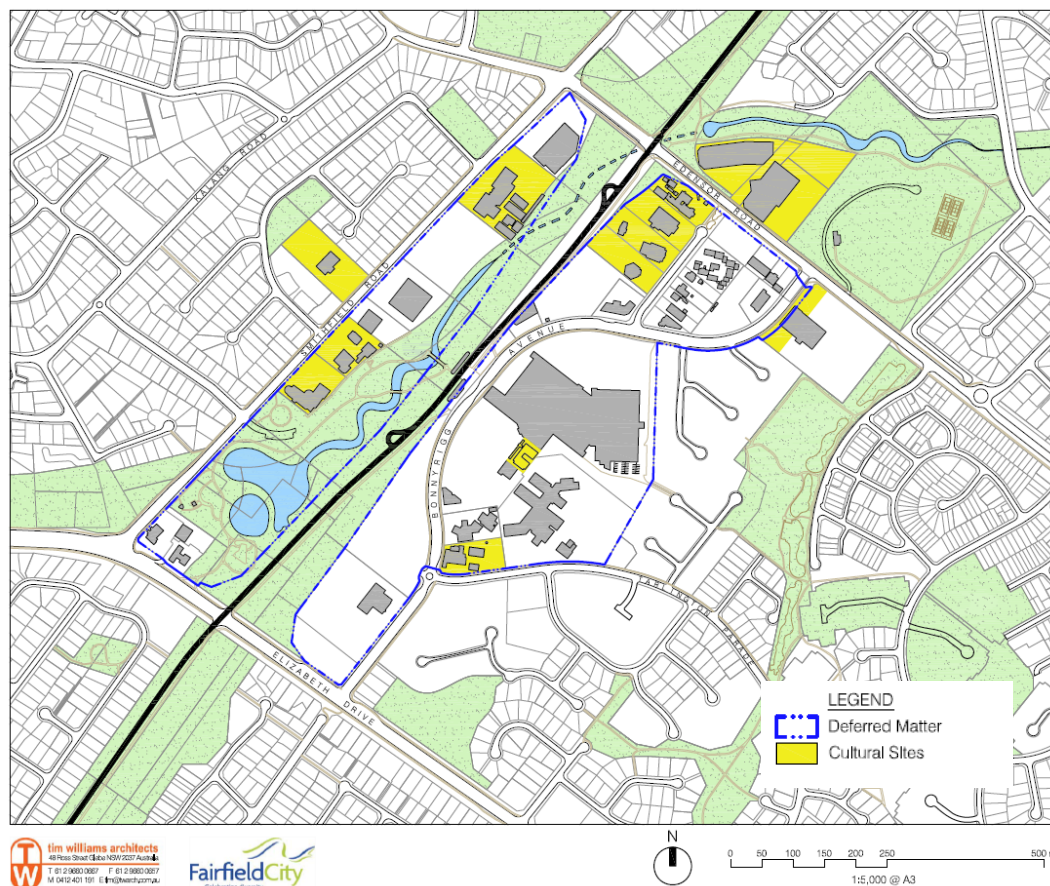


Image 46 – Cultural and religious developments within Bonnyrigg Town Centre (DM)

Other built form that is prevalent within the town centre include bulky goods development along Bonnyrigg Avenue and the Bonnyrigg Plaza. Most of these commercial and retail outlets lack active street frontages and generally do not contribute positively to the streetscape.

I. HERITAGE

Bonnyrigg Town Centre (DM) contains a number of religious and culturally significant sites which include the Khmer Temple along Tarlington Parade adjoining the Bonnyrigg Public School and Bonnyrigg Plaza, Vietnamese Temple and Turkish Mosque on Bibby's Place, Chinese Temple on Cabramatta Road, Anglican Church on Edensor Road, Lao Temple and Parkside Church on Smithfield Road.

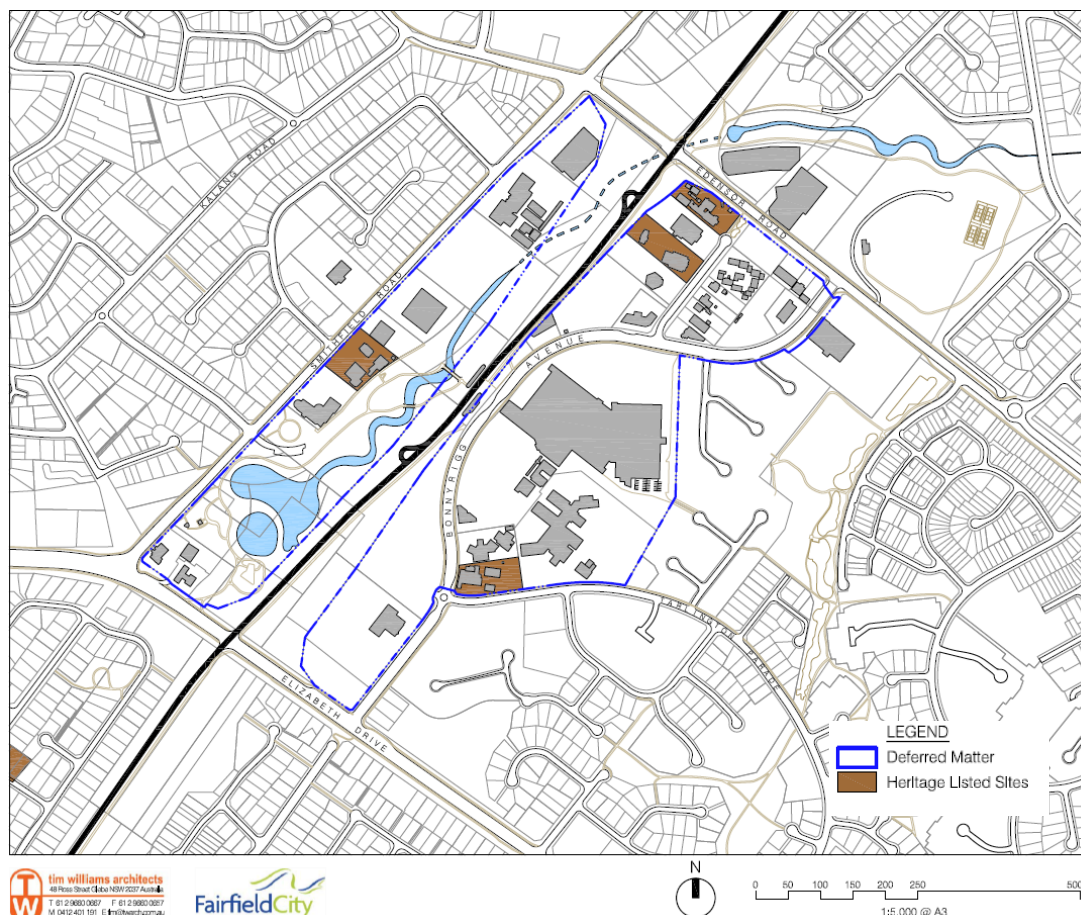


Image 47 –Heritage listed items in Bonnyrigg Town Centre (DM)

There are four heritage items of local significance in the deferred matter area under the Fairfield Local Environmental Plan 1994:

I. 2-4 BIBBYS PLACE (PHAP BAO TEMPLE)

The Vietnamese Buddhist Society of NSW was established in 1979, setting up a rented house at Lakemba as a prayer hall. The Most Ven. Thich Phuoc Hue, the first Vietnamese monk in Australia, became its spiritual leader.

In 1983 the Housing Commission of NSW agreed to lease the subject site of 4800 sq.m to the Society for 60 years for \$1/year for 60 years. A prefabricated house was erected as a temporary temple. Construction of the permanent temple, said to be the first permanent Vietnamese Buddhist temple in Australia, proceeded in four stages.



Image 48 – Phap Bao Temple

II. 10 BIBBYS PLACE (BONNYRIGG TURKISH MOSQUE)

The mosque (built in 1992) has been constructed in late 20th century by immigrants in a nostalgic style. A large cream brick building comprising a prayer hall. The built form is square with round arched windows, steel-framed pyramidal roof and an attached round white minaret. It faces a courtyard with smaller rooms on each side, approached through an arched opening in the external wall.

Construction of the Mosque began in 1992, much of the cost was raised by the Turkish community, who also contributed a good deal of voluntary labour to the project



Image 49 & 50 – Bonnyrigg Mosque



III. 26 BONNYRIGG AVENUE (TEMPLE).

Late 20th century Immigrants' Nostalgic style Buddhist temple based on traditional Khmer temples. White painted rendered walls. Elevated main floor; reached from front or back by sweeping external double staircase. Verandas with white concrete balusters on all sides. Tall columns support traditional red and green tiled of complex shape, with central golden spire. Elaborate decoration to roof, windows and door openings. Interior dominated by 3m high bronze statue of Buddha.



Image 51 & 52 – Bonnyrigg temple

IV. 711 SMITHFIELD ROAD (WAT PHRAYORTKEO DHAMMAYANARAM LAO BUDDHIST TEMPLE)

Late 20th century Immigrants' Nostalgic style Buddhist temple based on traditional Lao temples. White painted rendered walls, elevated floor reached from front or back by sweeping stairs. Simple interior, enriched by large bronze statue of Buddha.

The community adapted a house in Cabramatta West in 1983 and in 1986 leased the present site from the Department of Housing. The monks house was built in 1990 and the temple completed in 1993 at a cost of \$3 million raised through the efforts of the Laotian community.



Image 53 & 54 – Wat Phrayortkeo Dhammayanaram Lao Buddhist Temple

There are no conservation areas in Bonnyrigg Town Centre (DM).

The places of worship are striking landmarks that distinguish Bonnyrigg Town Centre (DM) from other areas and contribute to local distinctiveness.

V. SIGHTLINES AND VISTAS

The existing landscape does not allow for clear sightlines between the four heritage items.

VI. CULTURALLY SIGNIFICANT ITEMS

Bibby's Place holds two culturally significant items that are not listed as heritage items. Although they are not protected under Schedule 4, it is proposed through the Bonnyrigg Town Centre (DM) DCP, appropriate controls will be put in place to protect Bibbys place as a 'cultural' strip within Bonnyrigg Town Centre (DM).

VII. ABORIGINAL HERITAGE

At the current moment, Council has not identified any areas of potential aboriginal significance within the deferred matter. Council has recently begun the Aboriginal Heritage Study for Fairfield City which will further investigate these issues.

J. CENTRES COMPARISON

Bonnyrigg Town Centre (DM) has been identified as a sub-regional centre within the Fairfield Centres Study 2015. In order to gauge the level of growth and potential retail demand, a centres comparison was undertaken comparing built form and type of retail, services and commercial offered.

Town Centre	Zone	HOB	FSR
Canley Heights	B2 Local Centre	20m 17m 18m	No FSR
Fairfield CBD	B3 Commercial Core B4 Mixed Use	7m - 66m	2:1 – 4:1
Bonnyrigg	3(b) Business Centre	Deferred Matter <i>FLEP 94</i> 23m for 6 storeys 15.5m for 4 storeys	Deferred Matter <i>FLEP 94</i>
Prairiewood	B4 Mixed Use	18m	0.57:1
Cabramatta	B4 Mixed Use	HOB: 10-16m	1.5:1 – 4:1*

*Note: The 4:1 refers to the airspace over the railway station

(5) *The maximum floor space ratio of any air space development on land identified as "Cabramatta—East" on the Town Centre Precinct Map that enhances pedestrian connectivity across the railway line is:*

- (a) *if at least 30% of the floor space is used for the purpose of residential accommodation—4:1, or*
- (b) *in any other case—2.5:1.*

I. FAIRFIELD

Fairfield CBD is the major town centre of Fairfield city. It provides the largest concentration of retail and commercial floor space at 173,000m². The city centre includes a commercial core (B3 zone) which is surrounded by Mixed Use (B4) zoned land and Enterprise Corridor (B6 zone) on the opposite side of The Horsley drive.

Its development is supported by large area of surrounding R4 High Density Residential. The Fairfield CBD includes two enclosed shopping centres, Fairfield Forum and Neeta City Shopping Centre.

II. CABRAMATTA

The Retail Centres Study identifies Cabramatta as a Specialist centre.

Cabramatta Town Centre area allows a maximum of 3 storeys, with a small area allowing up to 5 storeys and another small area up to 8 storeys. East of Railway Parade, 4-5 storeys are allowable to the north and south of Cabramatta Road east.

III. PRAIRIEWOOD

Prairiewood centre is zoned B4 Mixed Use providing a mixture of compatible land uses to integrate suitable business, offices, residential, retail and other development in accessible locations so as to maximise public transport patronage and encourage walking and cycling.

Within the Fairfield City LGA, Prairiewood has experienced the most change since 1991. Recently, the Stockland centre at Prairiewood has expanded its commercial space to 55,000m² of which 41,000m² comprises retail. The expansion added a Target discount department store, Woolworths and Franklins supermarket and a range of speciality retail spaces including a 12-screen Hoyts cinema in the centre.

The *FLEP 2013* planning controls provided for the centre are well utilised to maximise the potential of the site. The site had the benefit of its location along the Liverpool to Parramatta T-Way.

Prairiewood centre allows a maximum of 6 storeys over the Stocklands Wetherill Park sites and up to 8 Storeys on the southern site south of Restwell Road. The Prairiewood SP1 Health Services Facility (Prairiewood Hospital) is within 5 to 10 minutes walking distance from the centre.

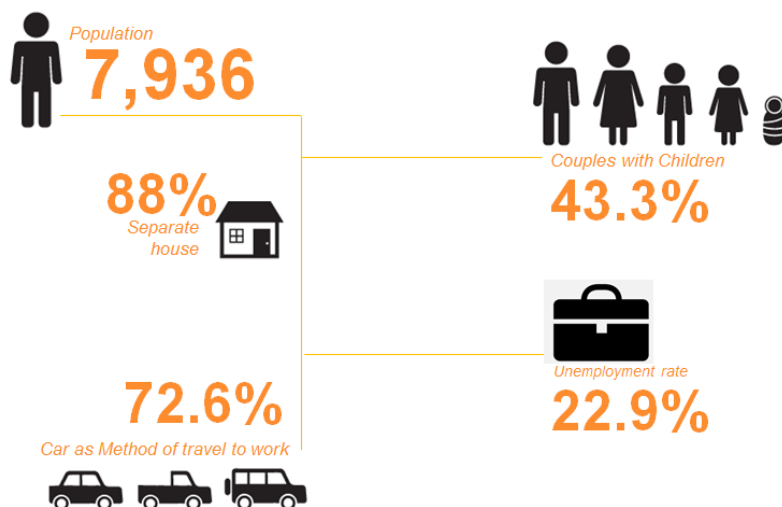
Under the Fairfield City Centres Study 2015 a floor space cap over the Stocklands Wetherill Park Shopping Centre site (within the Prairiewood Town Centre) restricts development on the site to the current approved floor space ratio of 0.61:1 for the next 5 years. The floor space cap is designed to facilitate redevelopment and retail investment within the Fairfield Town Centre which has been elevated as the City's Major Town Centre under the new retail hierarchy within the Fairfield City Centres Study 2015.

IV. CANLEY HEIGHTS

The centre is a traditional strip retail centre located near the intersection of Cumberland Highway and Canley Vale Road. The centre offers reasonable shopper amenity. Canley Heights centre benefits from its reasonable wide footpaths and decent landscaping.

Canley Heights centre is active with a number of shoppers coming to take advantage of the services throughout the day. The Centre is operating successfully and fulfilling its ordained role within the retail hierarchy. The centre provides a good range of retail and commercial services which includes cafes and restaurants (mostly Asian food chains), grocers, bank, gym, butchers, medical services, pharmacies, fruit and vegetable shops, clothing stores, service station and IGA supermarket.

K. BONNYRIGG DEMOGRAPHICS



Bonnyrigg is bounded by Edensor Road in the north, Green Valley Creek in the east, North Liverpool Road in the south, and Marriot Road and the Liverpool-Parramatta Transitway in the west. The 2011 population for Bonnyrigg is 7,936, with a population density of 26.42 persons per hectare.

This section summarises selective quantitative data obtained from the Australian Bureau of Statistics (ABS) 2011 Census. It is noted that Bonnyrigg Town Centre (DM) is split in the census data for Bonnyrigg and Edensor Park. As the town centre will be servicing both suburbs, it is beneficial to understand both community profiles. The information is outlined in Appendix A with comparisons to Fairfield LGA and the Greater Sydney Area of the same period to draw comparisons and provide context.

Appendix A outlines attributes of residents of Bonnyrigg, Edensor Park, Fairfield LGA and Greater Sydney, taking into consideration information such as population, age, family and household structures, housing type and tenure, ethnicity, religion, education, employment and income and travel to work. The data has been provided (for most part) as a percentile for easier comparison and analysis. A summary of the information is provided below.

Bonnyrigg is an area with a population of families consisting of married couples with children and one-parent families. Edensor Park's population is married couples with and without children. The principal housing type for Bonnyrigg and Edensor Park are separate houses, with over 50% of residents owning their properties outright or purchasing through a mortgage.

Bonnyrigg has a higher percentage of population renting when compared to Edensor Park, Fairfield LGA and Greater Sydney, however a significant portion is attributed to social housing. Bonnyrigg and Edensor Park have a diverse multicultural community, with over 70% of the residents speaking two or more languages at home. Bonnyrigg's demographic include a significant Vietnamese and Cambodian population, while Edensor Park demographic consist of Iraqis and Vietnamese. Bonnyrigg and Edensor Park both also have a diverse religious community, with a significant portion of the population being Buddhist or Catholic.

Bonnyrigg and Edensor Park residents exhibit lower education attainment than the Greater Sydney average. Bonnyrigg residents earn significantly less than their Edensor Park neighbours as well as the Greater Sydney average. Despite this, both Bonnyrigg and Edensor Park residents earn more than the Fairfield LGA average.

Bonnyrigg's unemployment level is almost double the Greater Sydney average, with over 60% of Edensor Park residents being employed on a full time basis. This is on par with the Greater Sydney average and is around 5% more than both Fairfield LGA and Bonnyrigg. Bonnyrigg has more than double the proportion of labourers and machinery operators compared to Greater Sydney and, conversely, has less than half the proportion of professionals.

Residents in both suburbs have lower rates in rent and monthly mortgage repayments, prefer private transportation and do less volunteer work than their Greater Sydney counterparts.

I. SEIFA

SEIFA is an acronym for Socio-Economic Indexes for Areas. It is a set of four indexes created from the social and economic information obtained from the census. It ranks geographic areas in terms of their relative socio-economic advantage and disadvantage. The Australian Bureau of Statistics defines SEIFA as people's access to material and social resources and their ability to participate in society.

THE SEIFA indexes are formed so that relatively disadvantaged areas have low index values while relatively advantaged areas have high values. The information that forms SEIFA includes income, education, employment, occupation, housing among other indicators. Areas receive a rank, decile, score and percentile. For this study, SEIFA decile and percentile are examined in **Table 1**. Deciles are used to order areas from highest to lowest (from 1 to 10, with 1 being the 10% lowest and 10 being the 10% highest). Similarly, percentiles are used to order areas from highest to lowest, ranking from 1 to 100 (1 being the lowest 1% and 100 being the highest 1%) (ABS, 2013b)

It is important to note that SEIFA measures relative advantage and disadvantage at an area level, thus Table 5.1 includes the suburbs of Bonnyrigg and Edensor Park in comparison to Fairfield LGA to form a comprehensive view on the users of Bonnyrigg Town Centre (DM).

INDEX	BONNYRIGG				EDENSOR PARK				FAIRFIELD LGA			
	Australia		NSW		Australia		NSW		Australia		NSW	
	Decile	Percentile	Decile	Percentile	Decile	Percentile	Decile	Percentile	Decile	Percentile	Decile	Percentile
Index of relative socio-economic disadvantage	1	4	1	3	3	27	3	28	1	7	1	2
Index of relative socio-economic advantage and disadvantage	1	6	1	5	5	42	5	41	1	10	1	4
Index of economic resources	2	11	1	10	6	60	6	60	2	17	2	12
Index of education and occupation	2	15	2	14	5	42	4	39	2	16	1	10

TABLE 1 – SEIFA DATA FOR BONNYRIGG, EDENSOR PARK & FAIRFIELD LGA. Source: ABS

Table 1 illustrates that Bonnyrigg has high disadvantage, with all index percentiles and deciles on the lower end of the scale in comparison to other suburbs within NSW and Australia. In comparison, Edensor Park fits in the low-middle range of disadvantage, with index scores no higher than 6 and 60 when compared to other suburbs within NSW and Australia.

Therefore, Edensor Park has less disadvantage across all indexes in comparison to Bonnyrigg and Fairfield LGA. Bonnyrigg has a low SEIFA index scores when compared to Edensor Park however it is marginally higher than the Fairfield LGA average. The Fairfield LGA has the fifth lowest SEIFA in all of New South Wales according to 2011 SEIFA data.

L. OPPORTUNITIES AND CONSTRAINTS

Constraints	Opportunities
• 51 Bonnyrigg Avenue is currently under construction and is very close to the boundary of the pedestrian walkway on the street. Little options for outdoor dining or any further public domain treatment • Large lots in private ownership – it may prove difficult to get better access and connectivity through entire town centre • Bonnyrigg Avenue – only thoroughfare between Edensor and Elizabeth Drive that cuts through BTC. It is also single lane each way • Flooding affectation over the sections of the town centre adjoining Smithfield Road and west of Bonnyrigg Ave • Lack of connection between north and south precincts of Bonnyrigg Town Centre (DM)	• Any new development to be setback from Bonnyrigg Avenue sufficiently to allow for wider footpaths and a larger public domain. • For any new development on large blocks to provide public access through the blocks in order to make the town centre more permeable. • Public open space - Bonnyrigg District Park • Increased housing density adjoining the Bus Transitway • Cultural and religious buildings contribute positively to the streetscape • Public Domain and prioritising pedestrians • Redevelopment of Bonnyrigg Plaza • Protecting Heritage items • Civic space in town centre park

Our home
Our City **Our future**

FAIRFIELD CITY PLAN 2012-2022

COMMUNITY STRATEGIC PLAN

ADOPTED BY COUNCIL 11 DECEMBER 2012



5/ STRATEGIES AND POLICIES

A. A PLAN FOR GROWING SYDNEY

A Plan for Growing Sydney is the metropolitan strategy that will strategically guide land use planning decisions for the next 20 years. The Government's vision for Sydney is a strong global city, a great place to live.

To achieve this vision, the Government has set down goals that Sydney will be:

1. A competitive economy with world class services and transport
2. A city of housing choice with homes that meet our needs and lifestyles
3. A great place to live with communities that are strong, healthy and well connected
4. A sustainable and resilient city that protects the natural environment and has a balanced approach to the use of land and resources

The deferred matter in Bonnyrigg Town Centre (DM) complements the Plan for Growing Sydney.

Goal	Direction	Comment
2. A city of housing choice with homes that meet our needs and lifestyles	<i>Direction 2.1 - Accelerate housing supply across Sydney</i>	The Plan identifies the need for increased housing supply. A development potential analysis of the deferred matter has identified a minimum of 652 dwellings and a maximum of 1,850 dwellings achievable with the rezoning. The final number of dwellings is dependent on the market and whether developers amalgamate to achieve a greater floor space ratio pursuant to clause 4.4A of the Fairfield Local Environment Plan 2013.
	<i>Direction 2.3 - Improve housing choice to suite different needs and lifestyles</i>	The Plan acknowledges a current shortage of apartments in the middle and outer areas of the city, with a plan to introduce planning controls that increase the number of homes in established urban areas to take advantage of public transport, jobs and services. Bonnyrigg master plan improves housing choice to suit different needs and lifestyles by providing housing in Bonnyrigg Town Centre (DM) that comprises of commercial and bulky good premises. The recent New Leaf project that saw several thousand new low density housing be provided adjacent to the town centre which adds to the housing choice
3. A great place to live with communities that are strong, healthy and well connected	<i>Direction 3.4 - Promote Sydney's heritage, arts and culture</i>	The Plan identifies the need to re-use heritage sites. A number of heritage items in the Bonnyrigg Town Centre (DM) have been retained and protected as part of the planning proposal.

4. A sustainable and resilient city that protects the natural environment and has a balanced approach to the use of land resources	<i>Direction 4.1 - Protect our natural environment and biodiversity</i>	The Plan acknowledges the need to protect our natural environment and biodiversity. Bonnyrigg master plan is sympathetic to Clear Paddock Creek which divides the east and west side of the deferred matter. It minimises adverse impacts on the creek by setting back buildings further to Smithfield Road and Bonnyrigg Avenue
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B. METROPOLITAN STRATEGY FOR SYDNEY 2036

The NSW state Government has been advocating policy of urban consolidation since the mid 1990's. The ultimate aim of consolidation is to reduce development on the fringe areas of the city and its associated resource, infrastructure and environmental costs. Consolidation has been promoted as having the potential to address some wider urban problems including reducing the use of cars and increasing access to employment.

The NSW Government's *Metropolitan Plan for Sydney 2036* was announced in December 2010 and provides a broad framework to facilitate and manage the growth and development of Sydney over the next 26 years. Building on 2005's *Metropolitan Strategy : A City of Cities*, its goal is to position growth around the emergence of Parramatta as Sydney's second CBD, the development of Liverpool and Penrith as 'Regional Centres' and the growth of many other 'Major Centres'.

It contains a centres strategy for growing and renewing centres with objectives geared at concentrating activities in centres well served by public transport.

It contains a housing strategy with objectives aimed at providing 60-70% of new housing in existing urban areas, with the remaining 30-40% of new housing to be in land release areas. The biggest challenge in achieving the infill targets is the lack of large consolidated parcels within single ownership. The large concentrated public housing estates built in the 1970's, including Bonnyrigg is one source of these.

C. DRAFT METROPOLITAN STRATEGY FOR SYDNEY 2031

This strategic document sets a clearer direction for Metropolitan Sydney.

The Draft Metropolitan Strategy reaffirms the multi-centred geography of Sydney identified in the Metropolitan Strategy for Sydney 2036. The NSW State Government's Centres approach continues to aim at concentration of activities in centres, providing for growth and renewal of centres, locating 80 % of new housing within walking catchments of centres and providing a diversity of settings for a wider range of density in housing among retail and commercial premises.

D. WEST CENTRAL SUB-REGIONAL STRATEGY

To achieve the target of over two thirds of new housing being provided within the existing urban footprint of Sydney, the Metropolitan Strategy establishes targets for growth in sub regional plans.

Bonnyrigg sits within the local government area of Fairfield. Fairfield is within the West Central subregion. The sub region covers the LGA's of Auburn, Bankstown, Fairfield, Holroyd and Parramatta. It is described as being

“rich in cultural diversity. It is a highly urbanised area, lying between the CBD and the centres of Liverpool, Campbelltown, Penrith and Blacktown and including Sydney's second CBD of Parramatta. The region benefits from significant transport infrastructure, including 10 train lines, 35 train stations and various motorways”

The area is also identified as a significant employment destination with the Western Sydney Employment Lands being located within this sub region.

The West Central Sub region has a target of 95 000 new dwellings and 35 000 new jobs within the Metropolitan Strategy.

It is noted that the State government are currently in the process of reviewing and updating the sub-regional strategies.

E. FAIRFIELD LEP 2013

(ANDREW TO INSERT PARAGRAPH ON HISTORY OF WHY THIS AREA WAS DEFERRED)

F. FAIRFIELD CITY PLAN 2012-2022

Theme	Comment
Theme 1 – Community Wellbeing	Council has made a commitment to the health and wellbeing of the community. A particular priority has been put on providing more activities for youth and children. Following the opening of the Youth and Community Centre in Fairfield and various sports ground and community building upgrades, Bonnyrigg Town Centre (DM) park will receive an upgrade and add to the range of activities for the youth and children. It will include a double flying fox, a climbing wall, softball and a slide. The upgrade will provide more active lifestyle choices, provide the infrastructure to encourage physical activity, keep children and youth physically active and healthy, increase social cohesion and reduce anti-social behaviour. The operational plan for 2015/16 identifies the flying fox as a priority project. An Aboriginal Heritage Study is also a priority project as part of the operation plan to determine the appropriate way to recognise and protect any items and places of Aboriginal significance in Bonnyrigg Town Centre (DM) and the wider local government area for inclusion in the Heritage Policy Framework.
Theme 2 – Places and Infrastructure	The delivery plan has identified the need to respond to the changing needs, standards and growth of its centres. The upgrade of Bonnyrigg Town Centre (DM) will respond to this by allowing scope for density increases, built form changes and floor area expansion.

	In order to make the town centre prosper it needs to be attractive and desirable for people to live, work and shop in. The 2015/16 operational plan identifies the deferred matter of Bonnyrigg Town Centre (DM) as a priority project in reviewing the urban design and land use framework. A retail study was conducted as part of the 2015/16 operational plan and has identified the need to cap retail space in Bonnyrigg in order to protect the viability of other centres. The town centre upgrade responds positively to this study by capping retail floor space and promoting a variety of uses permissible in B6 enterprise corridor. The 2015/16 operational plan also identifies the 'All the World in One Place' arts panel project which will be installed at Bibby's Place in Bonnyrigg Town Centre (DM). The installation of this art panel responds to the community's appreciation for public art.
Theme 4 – Local Economy and Employment	Bonnyrigg Town Centre (DM) upgrade has forecasted a significant increase in dwelling numbers and overall floor space which provides a range of employment opportunities during the construction phase and the creation of permanent jobs post-construction as there are more opportunities for businesses to invest in Bonnyrigg. The upgrade will create vibrant, safe and attractive places for shopping and access to services with active street activation planned along Bonnyrigg Avenue, the upgrade of the town centre park, a new hopping centre proposal on the west side of the T-way and the injection of future shop top housing development which will help businesses, industries and services to prosper and increase the overall attractiveness of Bonnyrigg Town Centre (DM) in which people desire to live, work and shop.

G. FAIRFIELD EMPLOYMENT LANDS STUDY

The Fairfield Employment lands study previously included an analysis of land zoned for employment uses i.e. 4(c) Special Industrial Uses (located along Bonnyrigg Avenue) in the Town Centre including the subject sites. In summary the Study reached the following recommendations in relation to strategic directions for employment lands in the Town Centre;

- The viability of the area as purely an industrial precinct is questionable. The 4(c) Special Industrial lands in Bonnyrigg are likely to undergo transition in future years toward residential and mixed use developments, as a result of current and future LEP/DCP provisions.
- One option may be to establish a B6 - Enterprise Corridor on the industrial lands. However, this needs to be assessed in light of the demand for additional retail/commercial development in the town centre as a result of urban renewal in the surrounding area, including the Department of Housing Estate
- Under this enterprise zone Council allows residential uses and restricts both commercial and retail development by: allowing only non-food and non-clothing retail (i.e.: permit bulky goods retailing); and permitting a restricted degree of commercial development/businesses. These controls will ensure that the viability of the existing commercial centres in the LGA is protected.

The recommendations of the Employment Lands Study were previously endorsed by Council and as such will provide a key consideration in determining the Standard LEP zonings for the employment lands contained within the Deferred Matter.

H. FAIRFIELD RETAIL & CENTRES STRATEGY 2015

Council has recently undertaken the Fairfield City Centres Study and Fairfield City Centres Policy. The study was adopted by Council in February 2016

The Study reviews the current retail/commercial environment with regards to an up to date planning framework and existing centres hierarchy and examines future demand for retailing and the implications for the centres network.

The Study is a significant strategic document that shapes the development of centres and retail activity across the City. It provides an updated policy position for Council to assess significant retail development proposals and respond to significant retail/commercial development proposals in adjoining LGA's which have the ability to impact on the viability of existing centres within Fairfield City.

In order to safeguard the role and function of the Fairfield City Centre as the City's Major Centre and ensure it is not undermined by other centres, the draft 2015 Centres Study recommends that a floor space cap be applied to both Prairiewood and Bonnyrigg Town Centre (DM).

Bonnyrigg Town Centre (DM) poses less of a threat to Fairfield City Centre due to its location and current small scale. It is recommended that a retail floor space cap of 50,000m² (excluding showrooms and bulky goods development) be applied to this centre. This cap allows for the development of two full-line supermarkets, a second discount department store as well as creating an active street frontage along Bonnyrigg Avenue. Norling consulting recommends that a single planned centre is preferable over two competing centres.

I. VISION – BONNYRIGG ACTION PLAN 2012

The Bonnyrigg Vision Project was developed as a community place-making document identifying constraints and opportunities for Bonnyrigg. In 2012 the Bonnyrigg Vision was reviewed by the community and a facilitator in order to determine an action plan for the Vision of Bonnyrigg. The document identifies key elements which will be used to guide the Urban Design Principles for the Bonnyrigg Town Centre (DM) Development Control Plan 2015.

2015 VISION

WHAT WE WANT TO ACHIEVE

RETAIL MIX

- Inclusion of cultural retailers in the plaza
- Restaurants in Bibbys Place
- Markets are weekly and everyone participates in them
- Local business networking events
- Coffee shops that are open long hours
- Active evening economy
- Bonnyrigg is known for its cultural bakeries.

COMMUNITY SPIRIT

- More community interaction and active participation in community projects
- Pride in Bonnyrigg - the image of the suburb has improved
- Community working together to achieve the vision
- Centre of religious learning and education in Sydney
- Bonnyrigg has a great reputation for bringing up a family - more families move to the area
- Sense of wellbeing and belonging - a village atmosphere.

THE PUBLIC REALM

- Beautification: trees, street paintings, murals
- The sustainability initiatives in Bibbys Place extended to the whole of the public domain
- Facilities for the parkland - power, toilets and carparks
- Safer streets including streetlights and pedestrian crossings
- Cleaner, tidier and brighter streets.

DEVELOPMENT

- Development projects imminent in 2011 are well underway
- Bonnyrigg Plaza is renovated and developed - the design opens up the shopping precinct to the Newleaf housing development
- Further Newleaf development is underway
- Clear planning controls allow for easy investment
- Improved public transport and pedestrian access to the town centre
- Community led renewal projects are flourishing.

EVENTS

- Weekly World Exchange Festivals
- Well known annual cultural events party
- Events are accessible for young and old
- A night festival with music.

Image 55 – Excerpt from Bonnyrigg Action Plan 2012

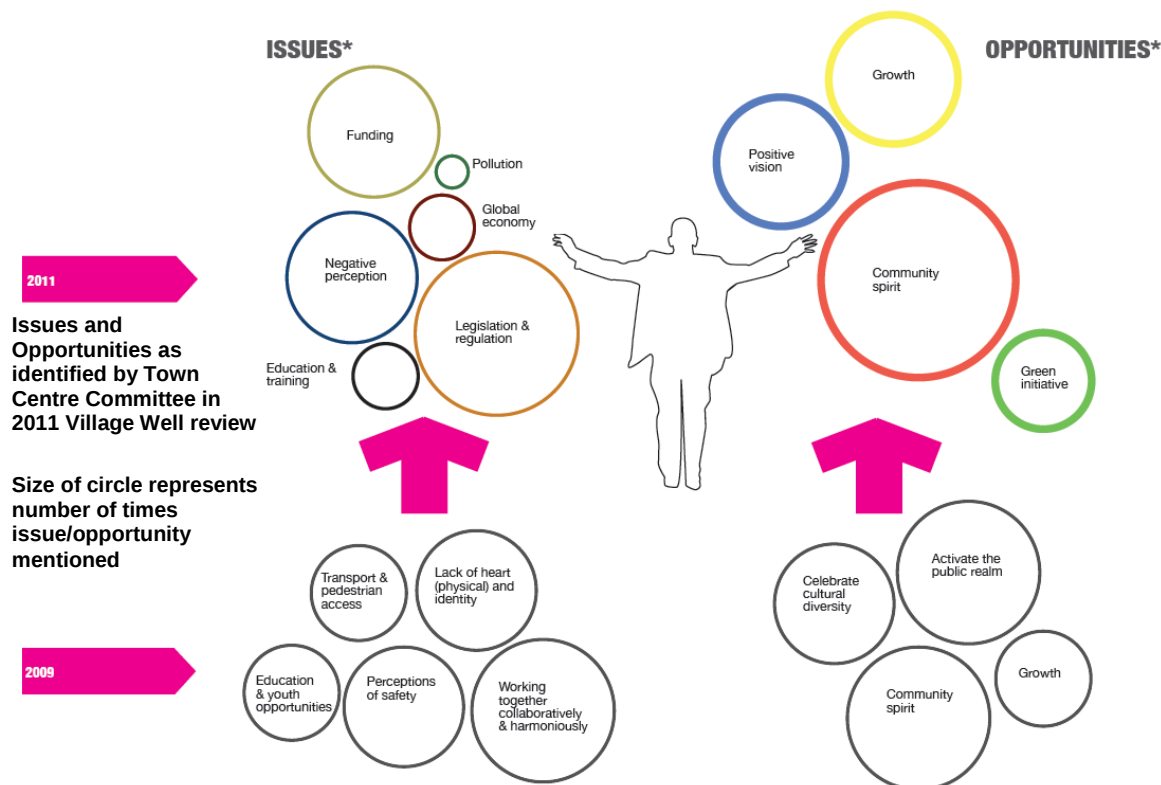


Image 56 – Excerpt showing Issues and Opportunities within Bonnyrigg Town Centre

6 / ENVIRONMENTAL CONSTRAINTS + INFRASTRUCTURE

A. BUSHFIRE PRONE LAND ISSUES

The Bonnyrigg Deferred Matter has no issues pertaining to bushfire prone land.

B. BIODIVERSITY AND RIPARIAN LANDS

I. E2 – ENVIRONMENTAL CONSERVATION

Although there is no land zoned E2- Environmental Conservation within the Bonnyrigg Deferred Matter Area (see map below), the upper Clear Paddock Creek that runs through the Town Centre is an important riparian land that needs to be considered as part of this review.

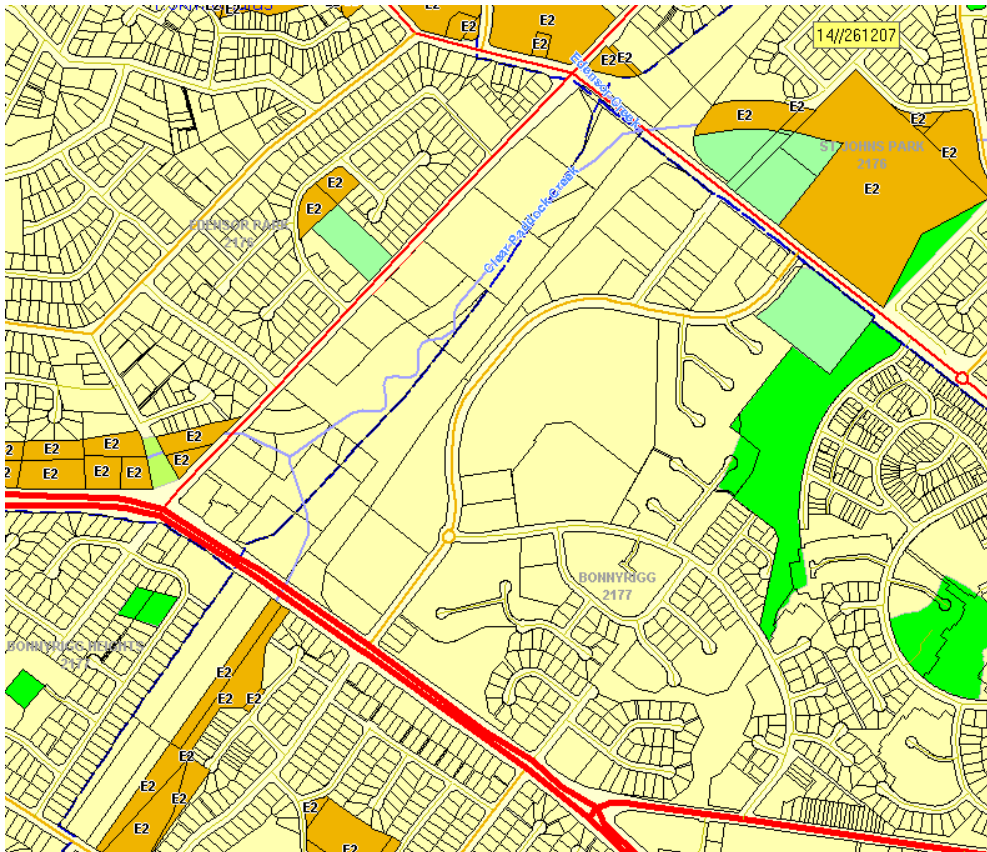


Image 57 – Bonnyrigg Town Centre Map with overlay zone E2 Environmental Conservation

Fairfield City's creeks are its most important natural assets and an essential piece of green infrastructure. Council and the local community, have spent considerable effort and funds over many years to rehabilitate the creeks and restore a continuous and functioning riparian corridor.

In the Bonnyrigg area specifically, Council has undertaken its Restoring the Waters project on Upper Clear Paddock Creek between Edensor Road and Brisbane Road, restored Upper Clear Paddock Creek within the Bonnyrigg Town Centre (DM) Park and restored Wilson Creek within both the Flood Detention Basin W2 and downstream of Simpson Road, Bonnyrigg Heights.

The vision is to ultimately link these restored sections and so provide a vegetated corridor for both residents and native fauna to access. This vision is articulated in Council's Five Creeks Strategic Plan and is being revisited as part of individual projects such as catchment management plans and creek rehabilitation projects.

The reach of Upper Clear Paddock Creek between Bonnyrigg Town Centre (DM) Park and Edensor Road passes through property with a complex mix of land tenure and use. There is currently no public access along this reach and the creek is generally in poor ecological health.

The creek is piped in one location. Riparian vegetation has been highly modified but is classified as forming part of the Cumberland Plain Woodland which is an endangered ecological community listed under the NSW *Threatened Species Conservation Act 1995* and under the Commonwealth *Environment Protection and Biodiversity Conservation Act 1999*.

Existing Clause 6.6 – Riparian land and Watercourses of the Fairfield LEP 2013 provides an appropriate framework for both conserving and enhancing the above environmental characteristics and ecological values of restored and other sections of Clear Paddock Creek on both private and publically owned land.

These qualities are also supported by the RE1 Public Recreation Zoning that would be the most applicable Standard LEP zone for the Bonnyrigg District Park.

C. FLOOD LIABLE LAND

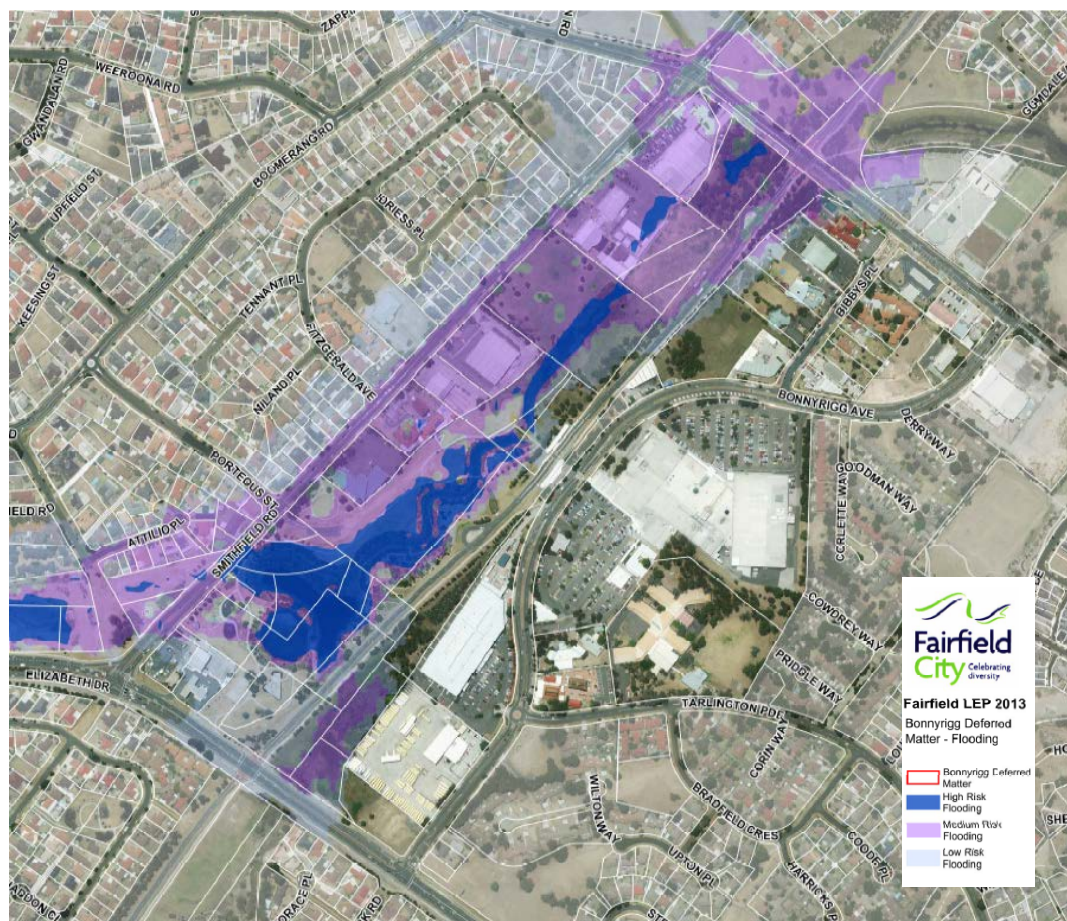


Image 58 – Bonnyrigg Town Centre (DM) with flooding affectations

The Bonnyrigg Deferred Matter lies over Upper Clear Paddock Creek. This section is bounded by Edensor Road, Smithfield Road, Elizabeth Drive and the TWAY and is heavily flood affected in the 100 year flood (as represented in the purple in the flood risk map above).

The flooding mechanism is a combination of flooding from the creek as well as flow passing from Smithfield Road to the creek. The intersection at Edensor Road and Smithfield Road is also flood affected.

Council's The Three Tributaries Floodplain Risk Management Study and Plan (FRMS&P), covers Upper Clear Paddock Creek. This study is concerned with mainstream flooding and aims to identify, assess and recommend measures to reduce flood risk.

It is noted that there are commercial properties along Smithfield Road that are affected by above floor flooding in the 100 year event – damages could be extensive in these circumstances. Chapter 11 of the Fairfield City Wide DCP contains flood related development controls that already apply to development in Bonnyrigg.

As part of the FRMS&P study, there will be minor updates to the controls in Chapter 11 – Flood Risk Management. The existing controls under Chapter 11 will continue to apply to Bonnyrigg to ensure that developable land is not inappropriately sterilised, but rather development is designed to take into account the flood risk.

D. TOPOGRAPHY AND SOILS

I. TOPOGRAPHY



Image 59 – Bonnyrigg Town Centre with contours

The Bonnyrigg Town Centre (DM) has varying topography, due to the Clear Paddock Creek running through the middle of the Town Centre. This varying topography will prove difficult in seeking to develop areas within close proximity to the Bonnyrigg Town Centre (DM) Park.

II. Salinity

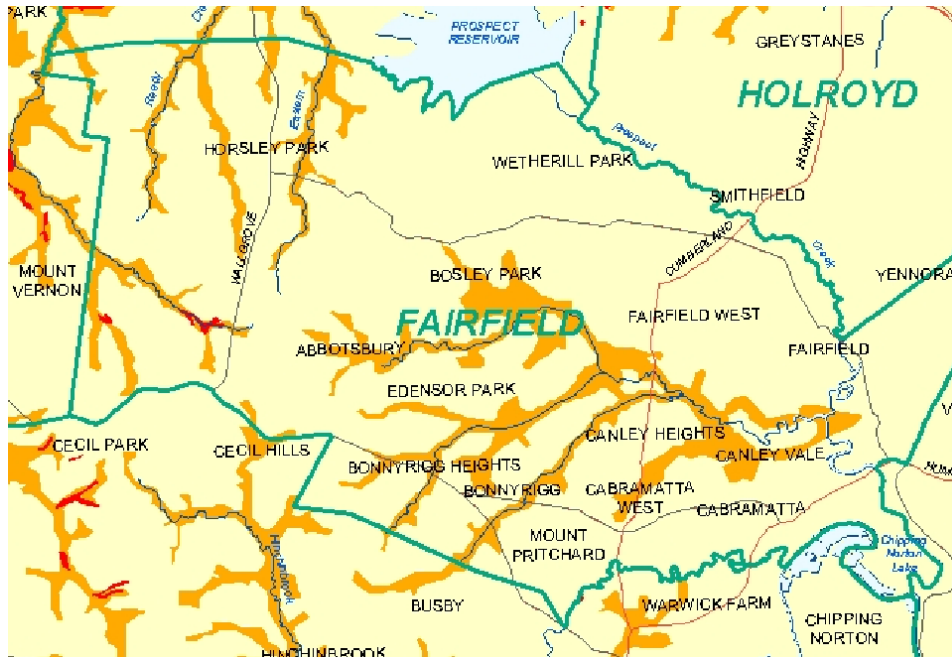


Image 60– Salinity Map for Fairfield LGA

In 2004/2005 the Department of Infrastructure Planning and Natural Resources completed a review of the Salinity Hazard Map for Western Sydney, which mainly entailed extending the area covered by the maps to include sections of the Camden and Campbelltown Local Government Areas (See image above)

The NSW Government has indicated salinity may occur in parts of the Fairfield Local Government Area (LGA). This salinity potential is due to inherent characteristics of the Fairfield LGA landscape.

As a result, buildings in the Fairfield LGA may be susceptible to salt damage.

Fairfield City Council's policy "Building in Saline Environments" assists Council in the reasonable undertaking of its roles and responsibilities under the Local Government Act 1993 and the Environmental Planning and Assessment Act 1979 regarding potential impacts of urban salinity. This policy applies to all areas of the Fairfield LGA, including the Bonnyrigg Deferred Matter which is the subject of this strategic review.

III. LANDSLIP RISK

The Bonnyrigg Deferred Matter is not affected by Landslip Risk.

IV. ACID SULFATE SOILS

The land bound within the Bonnyrigg Deferred Matter is not affected by Acid Sulfate Soils.

V. CONTAMINATED LANDS

The land bound by the Bonnyrigg Deferred Matter is not affected by Contaminated lands.

E. INFRASTRUCTURE

I. ROADS

Preliminary studies were conducted by Council's Traffic department to guide the proposed increase in residential density within the town centre. Generally, Council's traffic department have no issues with the design of the town centre.

Further studies are proposed to be undertaken in conjunction with the development of the s94 Contributions plan for Bonnyrigg Town Centre (DM). This will enable Council consider the need and scope for appropriate road works and upgrades.

Council's Traffic department will provide further detailed traffic comments on a development application basis.

II. OPEN SPACE

Bonnyrigg Town Centre (DM) has extensive open space running through the middle of the town centre as seen in the map below. Additionally, there is sufficient open space surrounding the Bonnyrigg Town Centre (DM) in the form of RE1 Public Recreation and RE2 Private Recreation zones.

The RE2 Zone adjoining Bonnyrigg Avenue relates to the Chaldean Babylon Sport & Cultural Club, while the RE2 Zone land along Edensor Road is the St Johns Bowling Club.

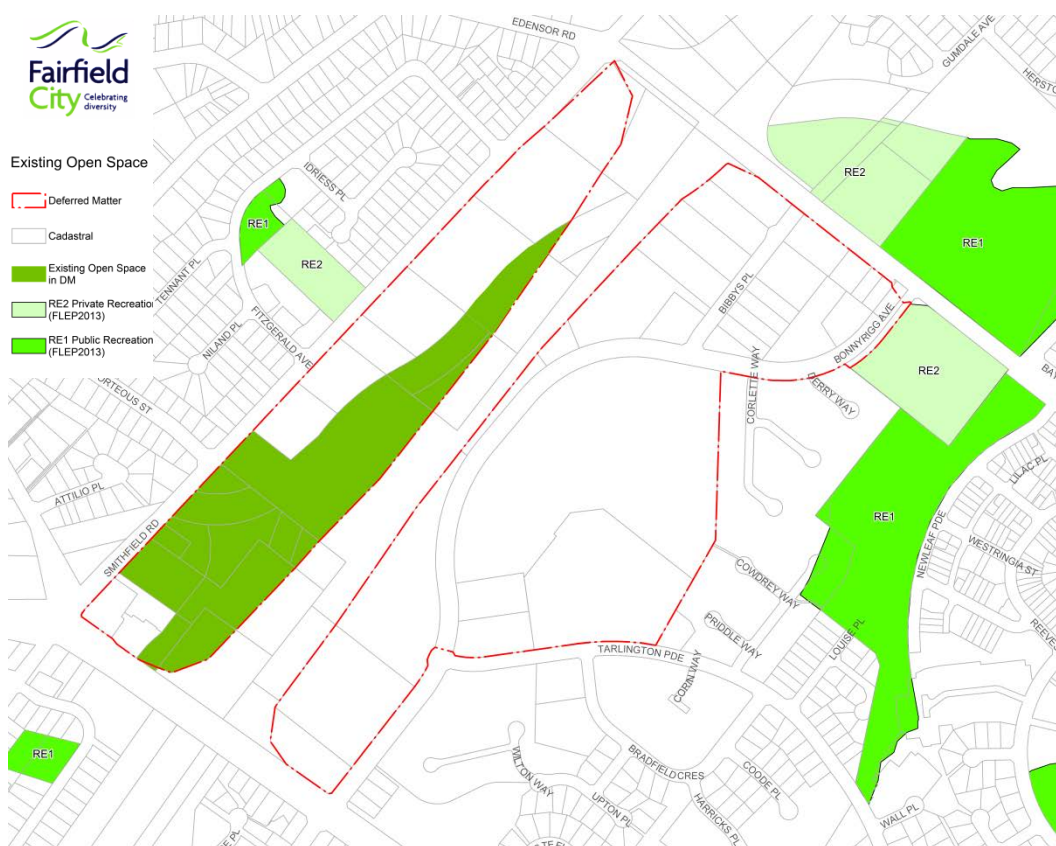


Image 61– Bonnyrigg Town Centre (DM) with existing open space



7 / URBAN DESIGN RECOMMENDATIONS

A. OBJECTIVES AND ASPIRATIONS

The urban design review for the deferred area focused on achieving the following key outcomes:

Goal 1 - To be a people focused 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 & safe



Goal 2 - To realise the potential of its many assets such as:.

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



Goal 3 - To provide a variety of housing choices:

- for all family types
- for a range of budgets
- with typologies from single dwellings, units and apartments as well as housing for the aged etc.



Goal 4 - 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



Goal 5 - 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



B. PUBLIC DOMAIN

The urban design study highlights the need for Bonnyrigg Town Centre (DM) to take advantage of its extensive open space – the district park that runs through the Town Centre. Opportunities were identified in the public domain that would significantly increase the amenity and character of Bonnyrigg Town Centre (DM).



Image 62 – pathways within the Bonnyrigg District Park



Image 63 – Part of Creek restoration work in Bonnyrigg District Park



Image 64 – Pathway through Bonnyrigg District Park

I. CIVIC SPACE

There is scope to enhance civic space in Bonnyrigg District Park where the community could gather. The Civic space would represent the heart of the town centre, a public space for residents to use and share.

One option identified for civic space would be a canopy structure within the District Park, following the sightlines of the bridge that connects North and South of the Bonnyrigg Town Centre (DM). The central space would be seen from the main entries into the Town, be accessible directly by public transport and on bikes and on foot. From the public space, you can view the religious centres. The civic space would also force other developments to face the district hub.

The options for enhancing civic space will required further investigations in future and also require consultation with the surrounding community. Council budgetary constraints and financing options would also need to be considered.

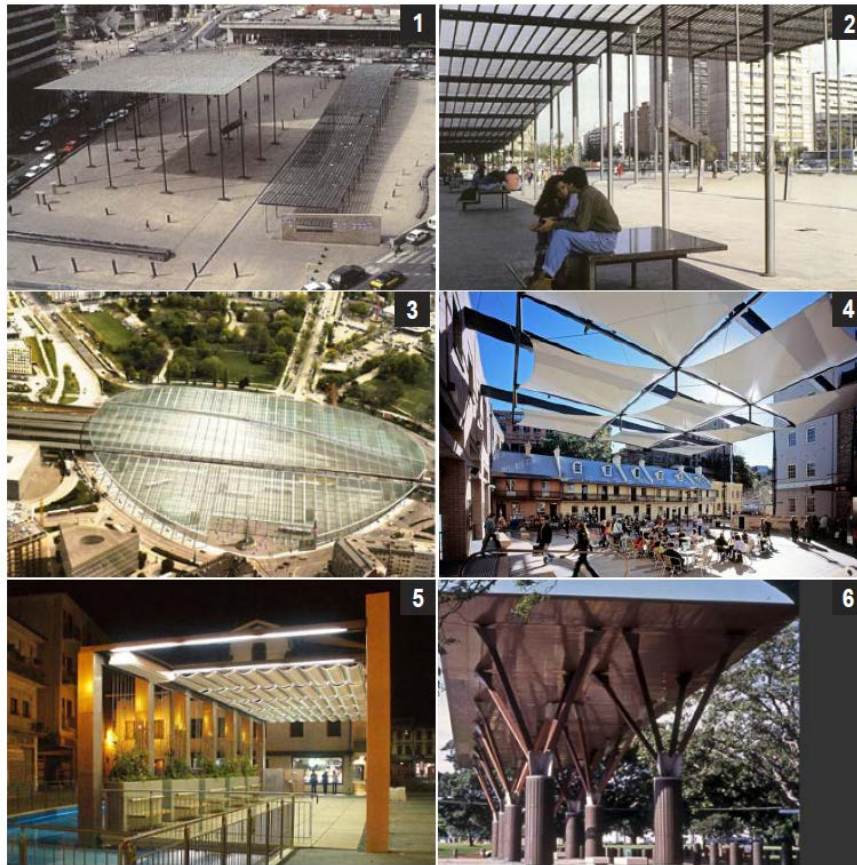


Image 64

- 1 & 2. Place de Paisos Catalans – Barcelona, Spain
- 3. Praterstern - Vienna
- 4. The Rocks Square - Sydney
- 5. Motta de Livenza - Italy
- 6. Federation Drive Pavillion - Sydney

II. BIBBYS PLACE & CULTURAL DEVELOPMENT

The strategic review highlights the need for a public domain treatment for Bibby's Place in order to identify it as a cultural precinct. Additionally, a similar entrance would be replicated on the other two heritage items within Bonnyrigg (711 Smithfield Road and 26 Bonnyrigg Avenue).

Council's Independent Heritage Advisor recommends that Council focus on the public domain treatment around heritage items and cultural buildings. A consistent treatment would indicate the importance of such a place within Bonnyrigg and highlight the cultural characteristics of the community.

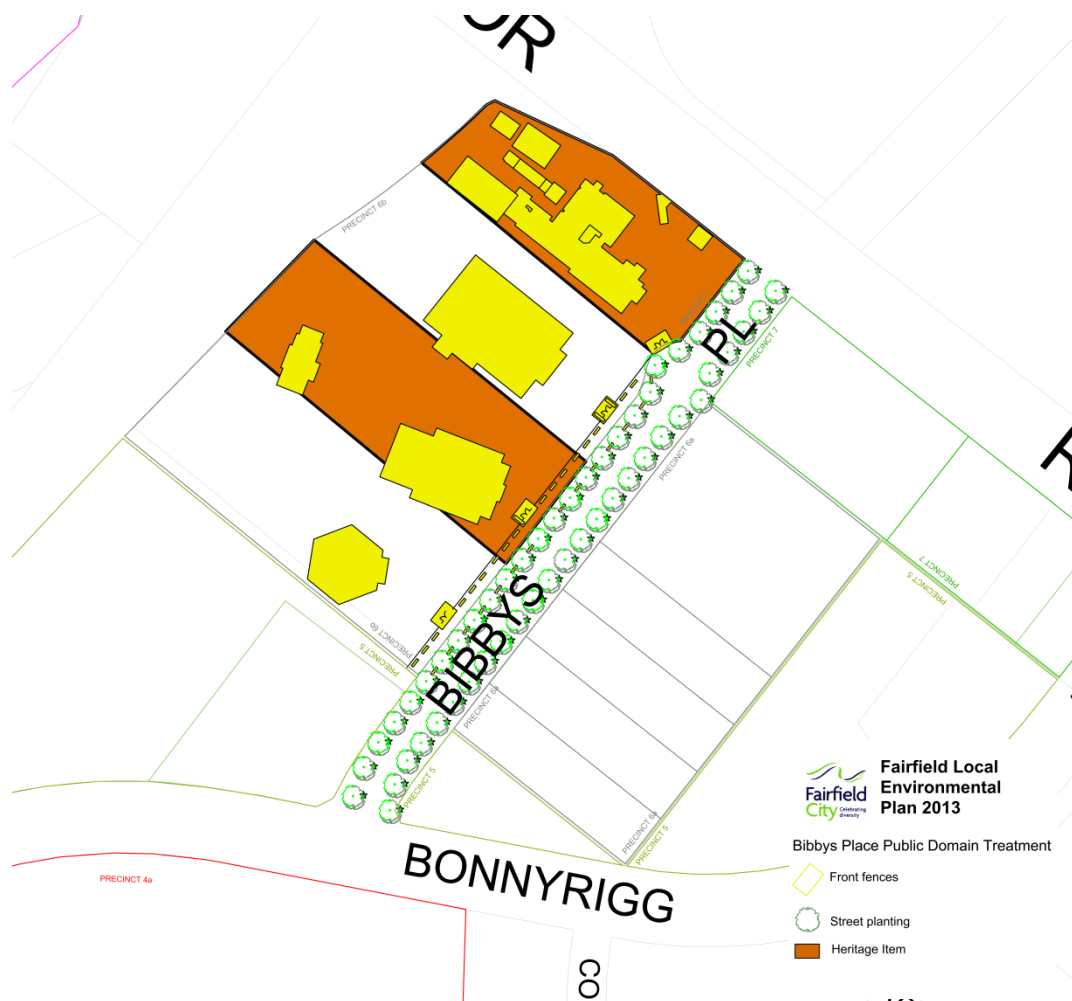


Image 65 – Public Domain treatment at Bibby's Place (Cultural Hub)

C. TRANSPORT CORRIDORS

A number of transport corridors have been proposed for Bonnyrigg Town Centre (DM). The majority of these transport corridors are long term proposed roads.

These roads are vital to allow Bonnyrigg to be a walkable and easily accessible town centre. The roads that are proposed to be over private lots are to be funded by the future applicants.

The map below shows all the transport corridors proposed, including the potential road layout for the Living Communities Master Plan that adjoins the town centre.

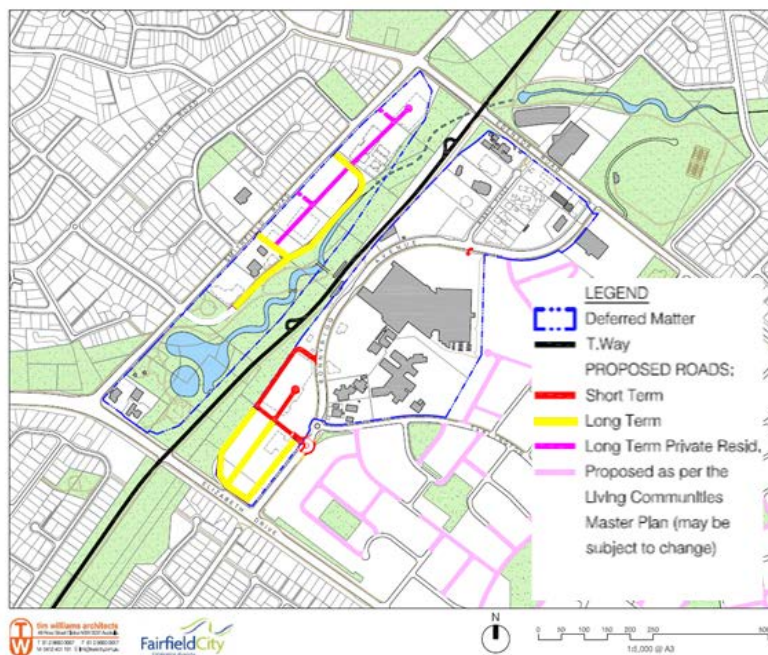


Image 66 – Proposed roads

D. PEDESTRIAN CIRCULATION

Pedestrian circulation is vitally important for the Bonnyrigg Town Centre (DM). In order for the centre to function effectively as a transit orientated centre, it will be imperative that the future development and public domain works create an environment which is conducive to walking and cycling.

In order for this to be realised, the formalisation of pedestrian paths are required through the town centre, particularly along the back of Smithfield Road and Bibbys place and through the town centre.

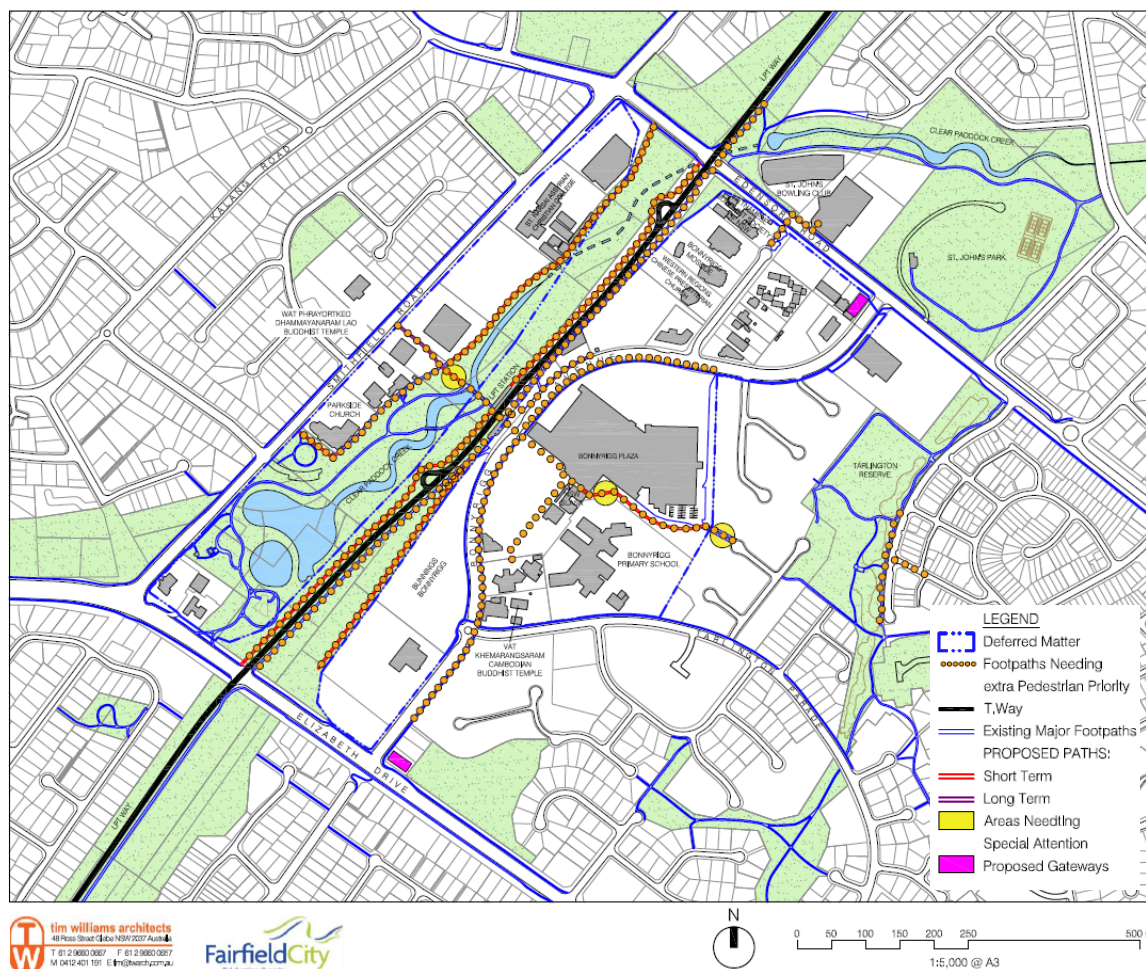


Image 67 –Existing and proposed footpaths

E. FUTURE DEVELOPMENT

I. MEDIUM TERM

The medium term built form plan acknowledges that this is an area of transition, and thus outlines currently pending and approved development applications within the town centre.

As per the map above, it still allows the development of larger sites i.e. 11-21 Bonnyrigg Avenue to be developed as envisioned in the long term built form plan.

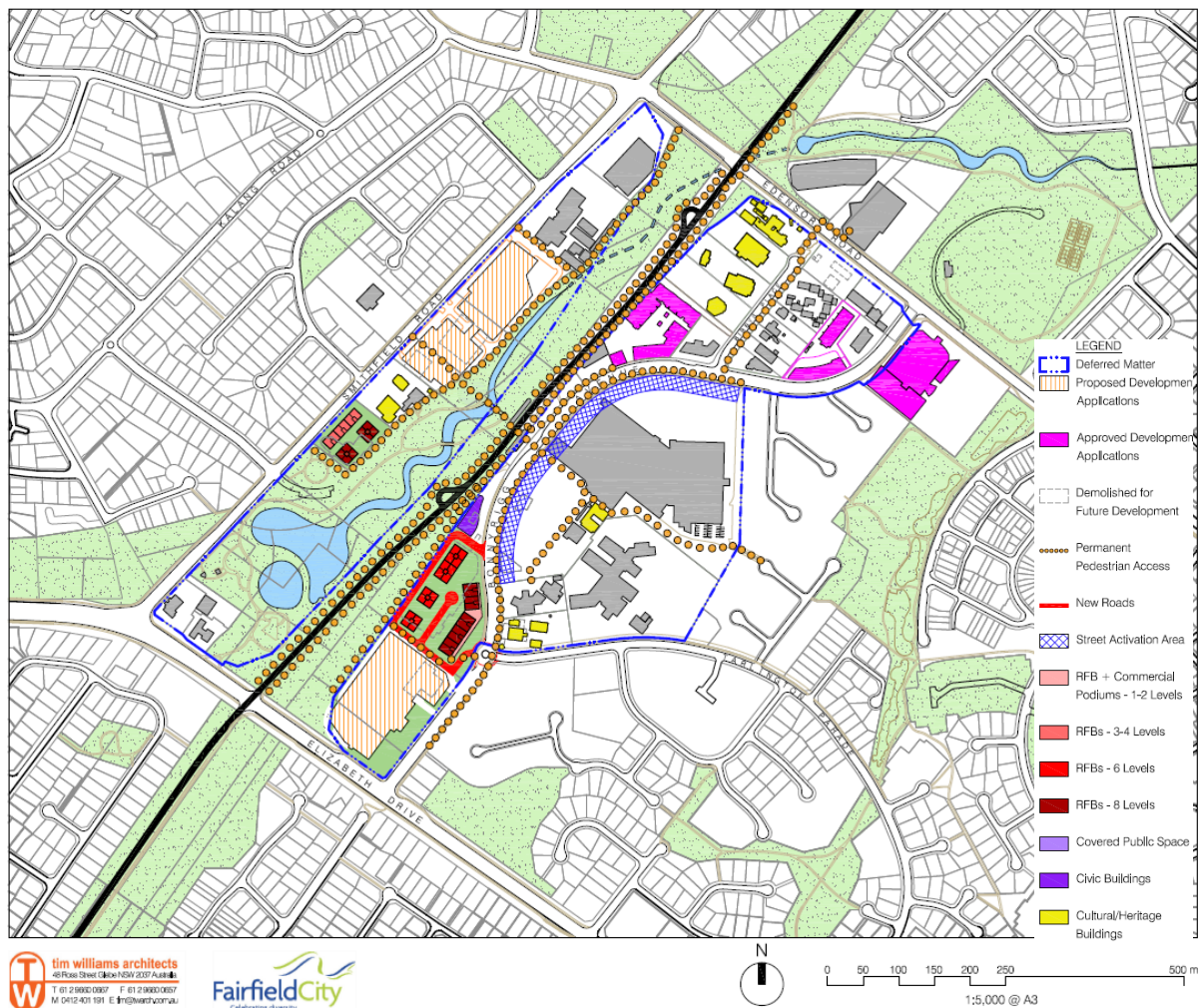


Image 68 –Medium Term Built Form

II. LONG TERM

Under the urban design review process a number of precincts were identified (below).

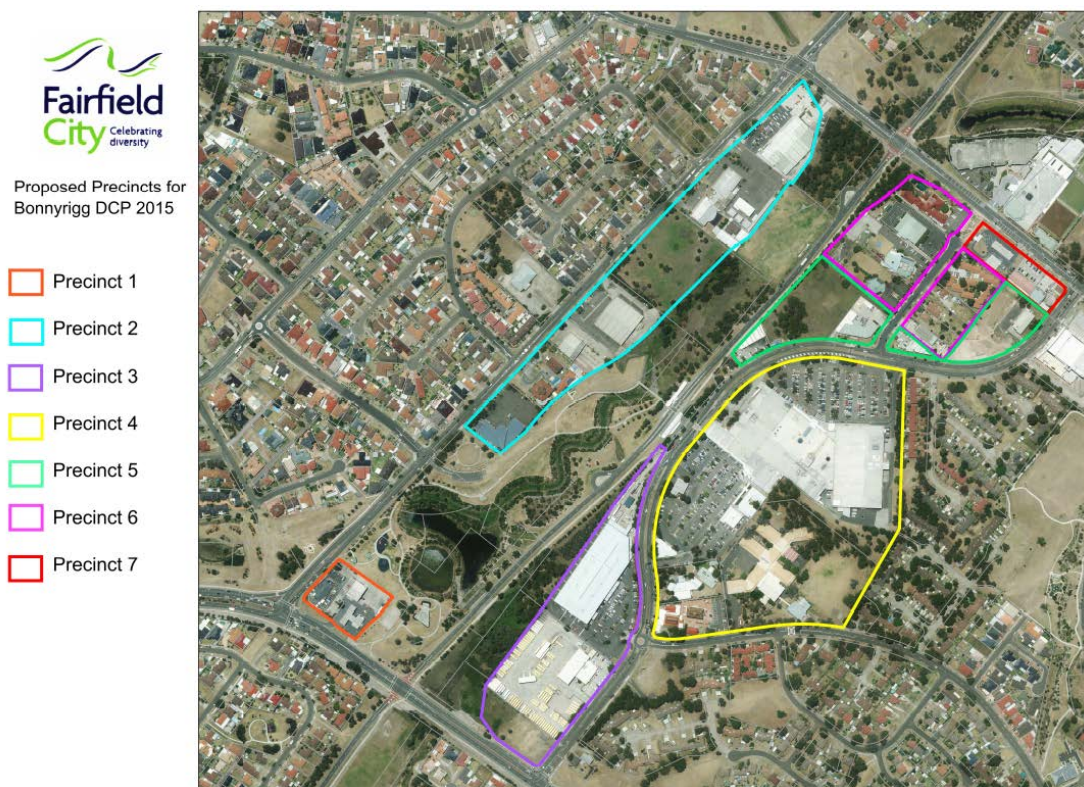


Image 69 – Bonnyrigg Town Centre precinct delineation for DCP and built form

A brief precinct by precinct analysis has been provided below.

PRECINCT 1 & 2 – SMITHFIELD ROAD

Includes places of worship, 685-707 Smithfield Rd (proposed Development Application currently before Council), Assyrian Association Nineveh Lounge and Fred's Fruit Market.

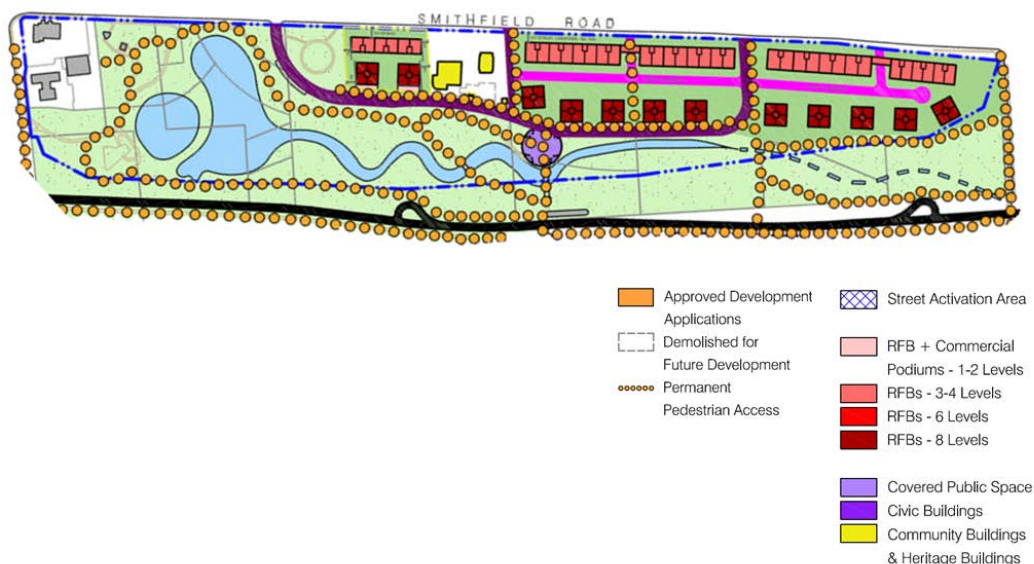


Image 70 – Proposed Long term Built form for Precinct 1 & 2

Rationale for Urban Design

The large size of properties in this precinct and existing development create the potential for longer term urban renewal in the form of RFB development up to 6 storeys (along Smithfield Rd) and 8 storeys (adjoining the Bonnyrigg District Park).

The above planning and height controls also aim to;

- Address the district park
- Establish street edge development to the RFBs along Smithfield Road
- Achieve openings and separation between the tower buildings directly adjoining the district park so as to maximise outlooks and 'connectivity' for the buildings along Smithfield Rd toward the district park
- Enhance walkability and pedestrian movement in the precinct by consolidating existing pedestrian footpath areas and desire lines.
- Create the opportunity for either a service lane or pedestrian path on private land at the rear of buildings adjoining the district park.
- Identify an area for creation of civic space in the midpoint of the district park that can be utilised for community/cultural activities and meeting place

PRECINCT 3 – BONNYRIGG AVENUE SOUTH

This precinct comprises the current Bunnings Site and the former Westbus Transport Depot (which has a valid consent for the proposed construction of the new Bunnings).



Image 71 – Proposed long term built form for Precinct 3

Rationale for Urban Design

The urban design review identified the opportunity for future RFB development within this precinct up to 8 storey street edge buildings (Bonnyrigg Avenue) and 6 storey towers (adjoining the Transitway).

The aims are as follows;

- Create a definitive building edge along Bonnyrigg Ave
- Achieve openings and separation between the tower buildings directly adjoining the Transitway and district park so as to maximise outlooks and 'connectivity' for the buildings along Bonnyrigg Ave toward the district park

PRECINCT 4 – BONNYRIGG PLAZA & BONNYRIGG PRIMARY SCHOOL

Includes the Bonnyrigg shopping centre, Community and Youth Centres, Wat (proposed Heritage Item under this proposal) and Bonnyrigg Primary Public School

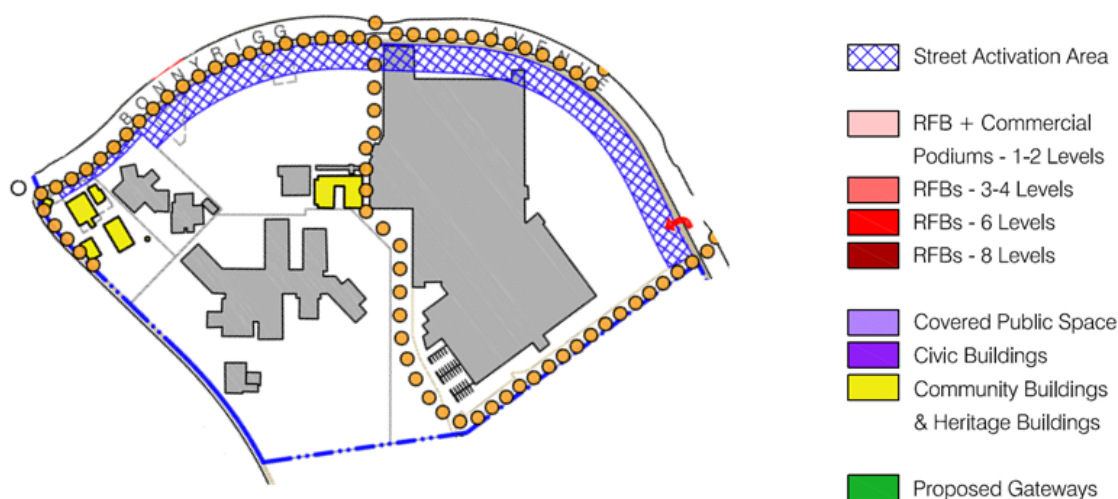


Image 72 –Precinct 4

Rationale for Urban Design

Given existing constraints (e.g. existing built structure of the Bonnyrigg Plaza and location of loading bays along Bonnyrigg Avenue) and specialised nature and function of uses in this area no detailed building footprints have been prepared for this precinct.

Rather it is recommended that the precinct be dealt with as a site specific DCP/Masterplan area that in the event of a redevelopment proposal would require further detailed investigations and consultation with relevant stakeholders to determine desired urban design and built form outcomes.

As part of this process, special emphasis will need to be given to achieving a more active street edge along Bonnyrigg Avenue and promoting the scope for pedestrian movement through the Plaza, particularly on the southern side of the existing Plaza building as shown in the above diagram.

Precincts 5, 6 and 7

Includes a range of mixed uses and land use activities proposed to be zoned R4 -High Density Residential.

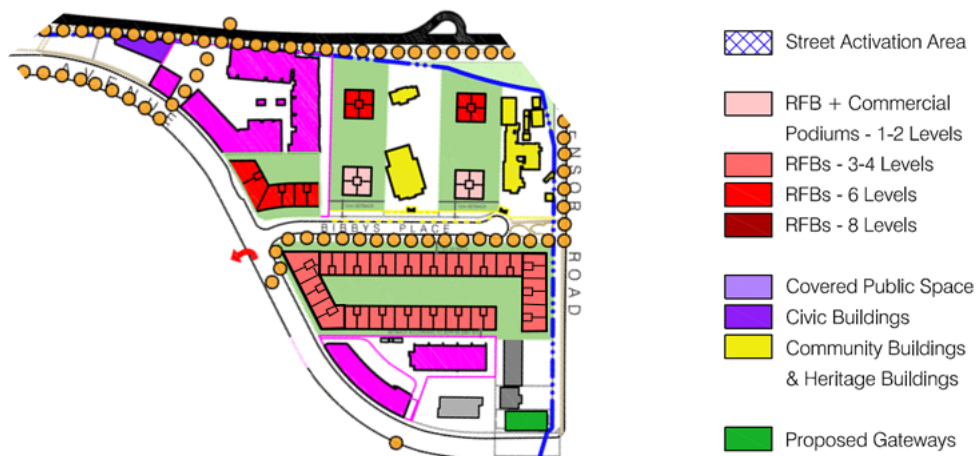
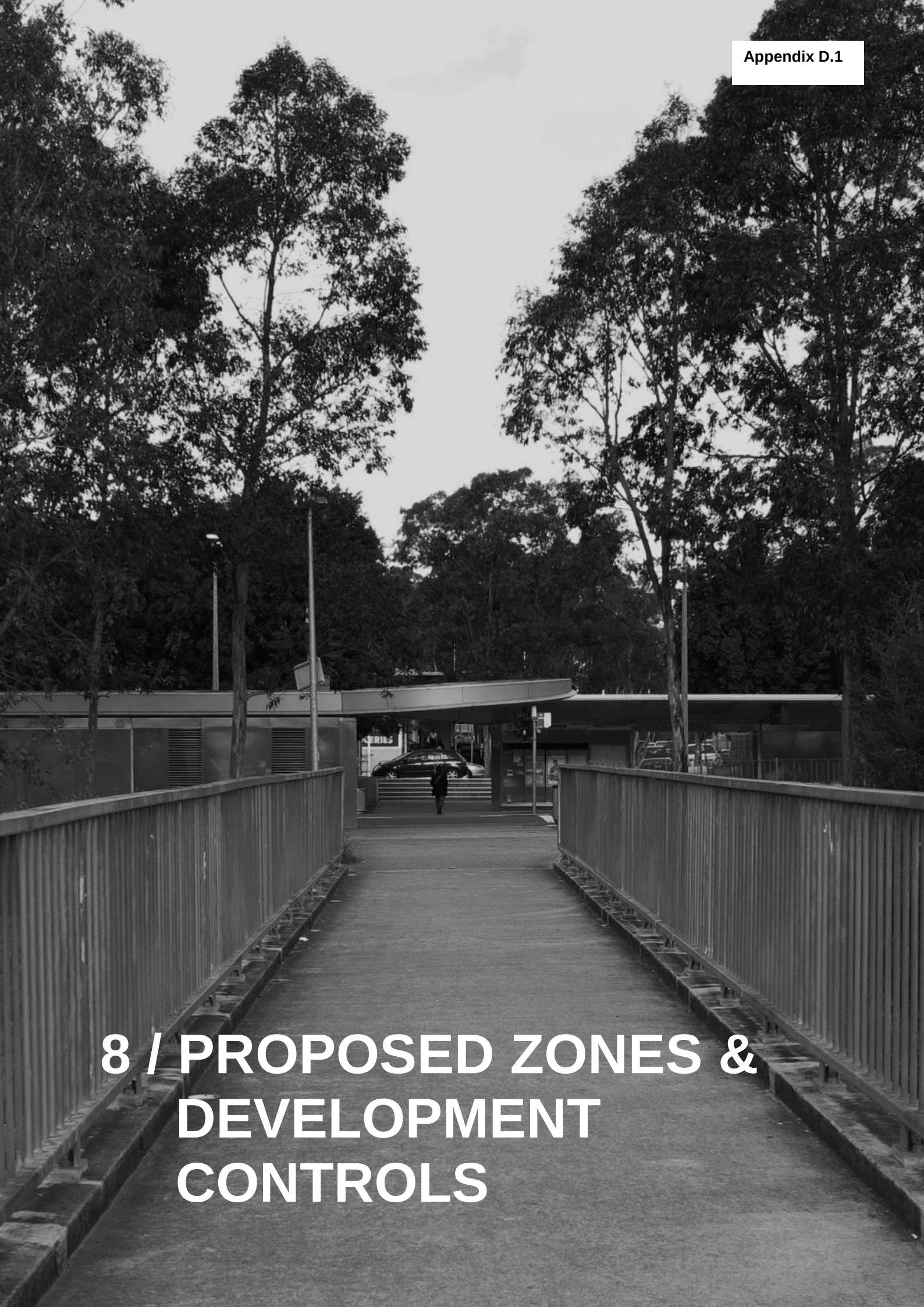


Image 73 – Proposed Long term built form for Precinct 5, 6 & 7

Rationale for Urban Design

The basis of the planning and urban design controls aim to;

- Consolidate the future street edge of RFB buildings (up to 6 storeys) along Bonnyrigg Ave , acknowledging previous approvals for similar buildings at 37 and 51 Bonnyrigg Ave.
- Provide scope for future redevelopment and urban renewal of existing Land and Housing Corporation owned properties in Bibbys Place
- Minimise the impact of future RFBs and/or medium density housing on the two heritage listed temples in Bibbys Place.
- Ensure that traffic generated by redevelopment in Bibbys Place does not impact on the capacity of the surrounding road network.



8 / PROPOSED ZONES & DEVELOPMENT CONTROLS

A. FAIRFIELD LOCAL ENVIRONMENTAL PLAN 2013 – AMENDMENT

Amendments are required to the Fairfield LEP 2013 to help facilitate the desired outcomes identified in this review. This will include changes to the Land Application Map, Zoning Map, Height of Building Map, Heritage map, Land Watercourses Map and minor wording amendment to Clause 4.4A Exceptions to maximum floor space ratio in Zone R4.

Council at its meeting of the ## March considered a planning proposal that implements the various Standard LEP zones to the DM as described below;

I. ZONING

This review aims to identify appropriate development within the Bonnyrigg Deferred Matter area and will see the implementation of new zones under the current Fairfield LEP 2013.

Existing Land Use Zones

In determining appropriate zones for the deferred Matter, an examination of the previous land use zones of the Deferred Matter was undertaken with areas of particular interest are summarised in the table below and shown in the image 74.

Property Address	Currently on site	Zone under FLEP1994
749 Smithfield Road	McDonalds, Subway, Crust Pizza	Residential Bonnyrigg Town Centre (DM) clause 25(H)
549 Elizabeth Drive	Caltex	Previously residential Bonnyrigg TC Clause 25 (H)
751-753 Smithfield Road	Park near McDonalds and subway	2(a) Residential A Bonnyrigg TC Clause 25(H)
661-671 Smithfield Road	Fred's fruit Market, other smaller retail stores, business premises	Residential A Bonnyrigg TC Clause 25H
100 Bonnyrigg Avenue	Bonnyrigg Plaza	3(b) Business District Centre
132-138 Edensor Road	Thai Restaurant, Pizza Restaurant, Supplement store, Cellarbrations, Vietnamese Restaurant	132 Edensor Road – 4 (C) Special Industrial & 5(b) Arterial Road and Arterial Bonnyrigg TC Clause 25H 134-138 Edensor Road – 3(c) Business – Local Centre Bonnyrigg TC Clause 25H

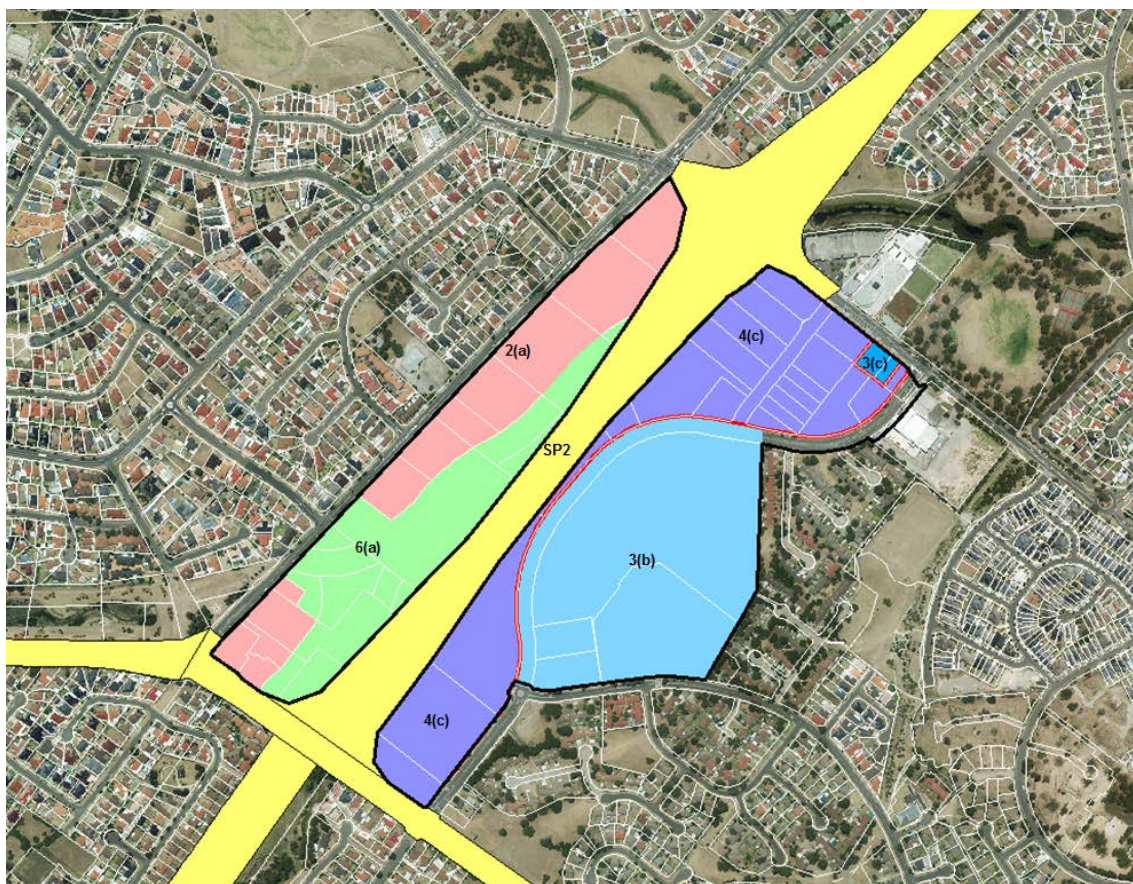


Image 74 – Bonnyrigg Town Centre (DM) Fairfield LEP 1994 zones

Proposed Land Use Zones

The following potential zones were identified as meeting the required commercial and residential uses of the current and future town centre:



Image 75 – Bonnyrigg Town Centre proposed Land use zones under Fairfield LEP 2013

The planning proposal and accompany report to the Council Meeting March 2016 provides further explanation and justification of the above rezoning

The Bonnyrigg DCP review has identified areas within the town centre which are better suited to provide high density residential as well as ground floor commercial in order to achieve and activated frontage along Bonnyrigg Avenue as per the planning proposal and report to Council.

II. PROTECTING HERITAGE

Retaining the existing heritage items identified under Schedule 4 of the Fairfield LEP 1994 by including them under Schedule 5 of Fairfield LEP 2013. This will ensure that Bonnyrigg's cultural and religious community and built forms are protected.

III. PROTECTING THE DISTRICT PARK

The Bonnyrigg Town Centre Park is to be zoned as RE1 Public recreation in order to maintain sufficient open space for the increased densities within the town centre.

IV. B6 ENTERPRISE CORRIDOR ZONE – ADDITIONAL PERMITTED USES

In order to increase pedestrian patronage and achieve the objective of a 'walkable town centre' with interesting streetscapes, it is proposed that certain land proposed to be zoned B6 Enterprise Corridor have additional permitted uses for 'Restaurants and Café' and 'Small Bar' and 'Residential Flat Buildings'. This will help promote active street frontages on ground level as well as allowing increased densities near transport nodes.

The proposed zoning of these lands is also consistent with the findings and recommendations of the *Fairfield Retail Centres Study 2015* and *Fairfield Employment Lands Study 2008* (above) in regard to the zoning of land for a range of commercial uses (including bulky goods). The B6 zone also allows for a transition of current uses on these lands (e.g. Bunnings Warehouse site) and future redevelopment for residential apartments. In this regard the B6 zoning establishes certainty for existing and future development of these lands.

V. BUILDING HEIGHT

Increase of maximum height allowances from 6 to 8 storeys. On larger sites, additional building height is appropriate as there will be no adverse impacts on bulk and scale of development, privacy and overshadowing.

VI. NO FSR PROPOSED

The planning proposal does not include Floor Space Ratio controls. The Height of Building Controls in conjunction with a range of appropriate DCP controls (e.g. minimum open space, building footprint/envelope and site coverage requirements) will result in a desired built form. Under the relevant *LEP Practice Note PN 08-001* there is no imperative for FSR controls to be applied to Bonnyrigg Town Centre under the new standard LEP provisions.

In summary the key reasons why Council does not wish to apply LEP FSR controls to the Bonnyrigg DM are as follows;

- The building envelope controls (shown above) for RFB development have been designed to achieve consistency with the provisions of SEPP 65 (Design Quality of Residential Apartment Development) and associated DP&E publication Apartment Design Guide. This includes building setback, separation, building depth and massing issues.
- The proposed building envelopes to be included in the new town centre DCP are conceptual in nature and provide the basis for guiding urban design and built form outcomes. In this regard it will not be possible to gauge the exact level of FSR for future development until detailed architectural plans have been prepared for individual development sites.
- In light of the conceptual nature of the building envelopes the process of trying to determine relevant FSR controls for future development would become extremely arbitrary in nature and likely to result in inconsistencies with the actual FSRs derived from architectural plans prepared for future development. These inconsistencies are likely to generate the need for numerous requests for variations to FSR development standards and potentially LEP amendments.
- The size of allotments in the town centre varies significantly, ranging from approximately 1,500m² up to approximately 7ha (Bonnyrigg Plaza shopping centre). Compared to other town centres in Fairfield City, there are also a large number of allotments with an area greater than 1ha. In this regard it would not be practical to apply 'blanket' FSR controls to the area. Rather, if FSR controls were required they would need to be prepared on a site by site basis giving rise to an extremely varied and complex FSR overlay map. Over time this format would be more complex and cumbersome to deal with as sites are re-subdivided or amalgamated.
- Given the above circumstances, the combination of LEP height standards and supporting DCP controls (comprising conceptual building envelopes, open space, site coverage and setback requirements) provide the most appropriate regime of planning controls for the town centre. The combination of these controls also provides a clear planning framework for the future built form of the town centre that achieves an appropriate level of certainty for future development.
- Compared to LEP FSR requirements, the combination of DCP open space, site coverage and setback controls would provide greater flexibility for development. The DCP format affords greater scope for variation of these controls that can be justified as result of detailed site investigations or as alternative built forms are developed which address desired urban design outcomes for the town centre.
- Currently under the Fairfield LEP 1994 there are no FSR or height development standards applying in the Bonnyrigg Town Centre. Further, there are no FSR controls contained within the current Bonnyrigg Town Centre DCP which utilizes a combination of building envelope, height, open space and site coverage requirements as the basis for development controls in the area.
- Under previous and current versions of the Metropolitan Strategy and draft West Central Sub Regional Strategy, Bonnyrigg Town Centre is not identified as a 'strategic centre' which is understood to be represented by a 'regional city', 'specialized centre', 'major centre' and 'potential major centre.' Rather it is considered that under the draft West Central Sub Regional Strategy, Bonnyrigg is typical of a 'middle order' local centre which provides services and facilities for the surrounding population. In this regard, under the relevant LEP Practice Note PN 08-001 there is no imperative for FSR controls to be applied under the new Standard LEP provisions being considered for the Town Centre.

B. BONNYRIGG DEVELOPMENT CONTROL PLAN

The Bonnyrigg Development Control Plan 2010 will be reviewed to deliver the built form recommended under the Strategic Review as described in *Section 6 Urban Design* of this document.

To guide the delivery of a more vibrant town centre, the Bonnyrigg Town Centre DCP focuses on increasing densities around the TWAY as a transit orientated designed centre. Focus has been on increasing pedestrian traffic through formalising pedestrian networks, promoting active street frontages along Bonnyrigg Avenue, improving the quality of architecture, retaining the cultural character, achieving attractive streetscapes through a well thought out public domain.

The DCP will set out a framework for high quality buildings and public domain that will see Bonnyrigg Town Centre (DM) prosper as a vibrant centre.

Typologies for the town centre are similar to those existing under the current Bonnyrigg DCP, however given the proposed new built forms a precinct by precinct controls will form part of the Development Control Plan.