

Ordinary Council



DRAFT MINUTES

DATE OF MEETING: 22 March 2016

LOCATION: Council Chambers

TIME: 7.00pm

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Ordinary Council

Draft Minutes

Meeting Date: 22 March 2016

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REPORT BY CHAIRMAN OF THE OUTCOMES COMMITTEE - 8 MARCH 2016

- 23: Subject:** Bonnyrigg Town Centre - Strategic Review and Planning Proposal
Premises: Bonnyrigg Deferred Matter under Fairfield LEP 2013
Applicant: Details of land owners circulated separately
Zoning: Various Zones under Fairfield LEP 1994
File Number: 15/12226

Councillor	Type of Interest	Nature of Interest	Action Taken/ Explanation Given
Molluso	Less than Significant Non- Pecuniary	I have a client who owns a property in the precinct of Bonnyrigg Town Centre.	This will not influence my decision.

MOTION: (White/Karajcic)

That Council:

1. Endorse the Planning Proposal (Attachment A of the report) and associated Local Environmental Plan (LEP) Maps (Attachment B of the report) and inform the Department of Planning and Environment that it wishes to commence the Gateway process to amend the Fairfield LEP 2013 to rezone various parcels of land in the Bonnyrigg Town Centre Deferred Matter, through the application of the following zones of the NSW Standard LEP:
 - 1.1 Zone R4 – High Density Residential
 - 1.2 Zone B1 – Neighbourhood Business Centre
 - 1.3 Zone B4 – Mixed Use Development
 - 1.4 Zone B6 – Enterprise Corridor
 - 1.5 Zone RE1 – Public Recreation
 - 1.6 Zone RE2 – Private Recreation
 - 1.7 Additional permitted uses of Residential Flat Buildings and Food & Drink Premises on certain sites proposed to be rezoned B6 – Enterprise Corridor.
2. Endorse the draft built form, urban design and building envelope proposals detailed in this report and draft Bonnyrigg Town Centre - Strategic Review (Attachment C of the report) for inclusion with public exhibition of the Planning Proposal.
3. Receive a further report on the proposed new Development Control Plan to be prepared for the Bonnyrigg Town Centre and to accompany public exhibition of the Planning Proposal.

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4. Receive a further report on the Planning Proposal and draft Development Control Plan following public exhibition to be carried out in accordance with the public consultation strategy outlined in this report.

A division was taken with the following results:

Aye	Nay
Mayor Carbone	
Councillor Barcha	
Councillor Bennett	
Councillor Karajcic	
Councillor Khoshaba	
Councillor Le	
Councillor Ly	
Councillor Molluso	
Councillor Saliba	
Councillor Tran	
Councillor White	
Councillor Yeung	
Total=(12)	Total=(0)

CARRIED UNANIMOUSLY

- 24:** Revised 2013-2017 Delivery Program 6 Monthly Report - July to December 2015
File Number: 14/05715

MOTION: (White/Tran)

That Council receive and note the Revised 2013-2017 Delivery Program 6 Monthly Report for July to December 2015.

CARRIED UNANIMOUSLY

- 25:** GST Refunds on Property Sales Project
File Number: 12/06056

MOTION: (White/Karajcic)

That:

1. Fairfield City Council participates with other Councils in a High Court class action (or similar) to test the application of the law in relation to GST and Council property, as detailed in the report.

Outcomes Committee



AGENDA

DATE OF MEETING:	08 March 2016
LOCATION:	Staff Lunchroom
TIME:	6.30pm

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AGENDA Outcomes Committee Meeting Date: 08 March 2016
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-	CONFIRMATION OF MINUTES	
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24:	<u>Revised 2013-2017 Delivery Program 6 Monthly Report - July to December 2015</u> File Number: 14/05715	147
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Outcomes Committee



SECTION A

'Matters referred to Council for its decision'

OUTCOMES COMMITTEE

Meeting Date 8 March 2016

Item Number. 23

SUBJECT: Bonnyrigg Town Centre - Strategic Review and Planning Proposal
Premises: Bonnyrigg Deferred Matter under Fairfield LEP 2013
Applicant/Owner: Details of land owners circulated seperately
Zoning: Various zones under Fairfield LEP 1994

FILE NUMBER: 15/12226

PREVIOUS ITEMS: 126 - Bonnyrigg Town Centre - Strategic Review - Outcomes Committee - 9 September 2014

REPORT BY: Harumi Arrascue-Watanabe, Strategic Planner; Andrew Mooney, Coordinator Strategic Planning

That Council:

1. Endorse the Planning Proposal (Attachment A of the report) and associated Local Environmental Plan (LEP) Maps (Attachment B of the report) and inform the Department of Planning and Environment that it wishes to commence the Gateway process to amend the Fairfield LEP 2013 to rezone various parcels of land in the Bonnyrigg Town Centre Deferred Matter, through the application of the following zones of the NSW Standard LEP:
 - 1.1 Zone R4 – High Density Residential
 - 1.2 Zone B1 – Neighbourhood Business Centre
 - 1.3 Zone B4 – Mixed Use Development
 - 1.4 Zone B6 – Enterprise Corridor
 - 1.5 Zone RE1 – Public Recreation
 - 1.6 Zone RE2 – Private Recreation
 - 1.7 Additional permitted uses of Residential Flat Buildings and Food & Drink Premises on certain sites proposed to be rezoned B6 – Enterprise Corridor.
2. Endorse the draft built form, urban design and building envelope proposals detailed in this report and draft Bonnyrigg Town Centre - Strategic Review (Attachment C of the report) for inclusion with public exhibition of the Planning Proposal.
3. Receive a further report on the proposed new Development Control Plan to be prepared for the Bonnyrigg Town Centre and to accompany public exhibition of the Planning Proposal.

OUTCOMES COMMITTEE

Meeting Date 8 March 2016

Item Number. 23

4. Receive a further report on the Planning Proposal and draft Development Control Plan following public exhibition to be carried out in accordance with the public consultation strategy outlined in this report.

Note: This report deals with a planning decision made in the exercise of a function of Council under the Environmental Planning & Assessment Act and a Division needs to be called.

SUPPORTING DOCUMENTS:

AT-A	Planning Proposal	36 Pages
AT-B	Proposed Zoning Maps	7 Pages
AT-C	Bonnyrigg Strategic Review	74 Pages

CITY PLAN

This report is linked to *Theme 2 Places and Infrastructure* in the Fairfield City Plan.

SUMMARY

The Outcomes Committee Meeting of 9 September 2014 resolved to endorse the review of the Bonnyrigg Town Centre planning framework with the aim of developing new land use planning directions for the Bonnyrigg Town Centre comprising a “Deferred Matter” under Fairfield Local Environmental Plan (LEP) 2013 as shown in this report.

In light of the strategic review a Planning Proposal (Attachment A) has been prepared to apply various NSW Standard LEP zones to the Bonnyrigg Town Centre “Deferred Matter”. It is noted that in October 2015 a strategic briefing was provided to Councillors regarding the draft planning controls for the Town Centre.

The proposed zonings reflect the findings and recommendations contained in Attachment C - Bonnyrigg Town Centre - Strategic Review. As well as addressing rezoning issues the strategic review also provides the foundation for Council to consider development controls for the Town Centre in relation to determining:

- LEP height controls applying to the deferred area under Fairfield LEP 2013.
- New DCP provisions to replace the current Bonnyrigg Town Centre Development Control Plan (DCP) and supplement the new LEP provisions.

A critical aim of the proposed zoning and planning controls for the area (particularly land currently zoned for special industrial and bulky goods uses – such as the Bunning’s Warehouse site) is to allow for a transition from existing and proposed uses on various sites to eventually becoming more oriented toward residential flat development in the future.

OUTCOMES COMMITTEE

Meeting Date 8 March 2016

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It should be noted that formal implementation detailed development controls for the Town Centre will be subject to a future separate report to Council.

It is recommended that Council endorse the Planning Proposal, associated zoning maps and draft Bonnyrigg Town Centre - Strategic Review as the basis for requesting a Gateway Determination from the NSW DP&E and consultation with land owners, residents and businesses in Bonnyrigg Town Centre regarding the proposed new zones and planning controls for the area.

BACKGROUND

In the current Fairfield LEP 2013 (which came into force in May 2013) the Bonnyrigg Town Centre was designated as a "Deferred Matter". 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.

At the time this report was prepared, amended plans recently submitted for the above Development Application (DA) were being assessed by an independent planning consultant engaged by Council to undertake this task. It is noted that the scope of the proposal at 685 Smithfield Road generates significant implications for the overall quantum of retail floor space in Bonnyrigg Town Centre.

The DA will continue to be assessed against the provisions of LEP 1994. Should the draft LEP be on public exhibition at the time of the assessment of the DA, then the provisions of the draft LEP will need to be considered and appropriate weight given.

As referred to further in this report, the DA for 685 Smithfield Road has been taken into account into the strategic review of the planning framework and proposed zonings for the deferred area. This process has also incorporated the findings of the Fairfield City Centres Study (endorsed by Council in February 2016) that included a review of retail floor space issues for both Bonnyrigg Town Centre and rest of the City.

Under the current strategic review, Council also appointed an Urban Design Consultant - Tim Williams Architect (specialists in urban design) to undertake an urban design review of the deferred area. This had regard to relevant State Legislation (i.e. SEPP 65 - Design Quality of Residential Apartment Development).

It included a detailed analysis built form issues, building separation, setback issues and overshadowing as well as pedestrian and traffic movements in the Town Centre. This process also involved preliminary consultation and meetings with landowners in the Town Centre.

The following report provides further information about the rezoning proposals associated with the planning proposal as well as the detailed findings and recommendations of the review of the planning framework and urban design analysis for the Bonnyrigg Town Centre.

STRATEGIC REVIEW – KEY FINDINGS AND RECOMMENDATIONS**Objectives**

The strategic review of the Bonnyrigg Town Centre “Deferred Matter” is required to identify existing land use constraints and opportunities in the area and develop new planning directions in light of these investigations.

Key objectives of the review were to:

- Identify zoning options for the Deferred Matter in light of recommendations of the Retail Centres Study
- Finalise the review of the Bonnyrigg DCP controls and prepare concept plans showing desired urban design and built form.
- Prepare built form controls (covering bulk, scale, height, setback and building envelopes) to be included in the revised Bonnyrigg Development Control Plan.
- Develop urban design recommendations to guide future redevelopment of Town Centre.

Retail and Commercial Floor Space Issues

The Fairfield Centres Study 2015 (endorsed by Council in February 2016) has played a critical role in clarifying directions and rezoning of land for retail and commercial development in the Town Centre.

In brief the key findings and recommendations of the strategy in relation to Bonnyrigg TC were;

- Establishing a retail floor space cap of 50,000m² (excluding showrooms, bulky goods development) for the Town Centre
- Allow for the development of two full-line supermarkets (including the current Woolworths at Bonnyrigg Plaza and proposed second supermarket at 685 Smithfield Avenue)
- Allow for a second discount department store
- Promote the degree of connectivity (which can be in the form of pedestrian connections) between Bonnyrigg Plaza and 685 Smithfield Road.

It is noted that public exhibition of the draft Retail Centres Study did not attract any submissions from landowners or businesses in the Bonnyrigg TC who were notified of the Study.

As part of the analysis of retail issues Council Officers also undertook detailed investigations into population projections for the area based on data available from the Australian Bureau of Statistics and potential dwelling yields from the building envelopes developed by Council’s urban design consultant.

The above recommendations of the Retail Strategy and population projections for the Town Centre provided the basis for identifying retail and commercial zonings discussed further in this report.

Fairfield Employment Lands Study 2008

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.

Land Use Characteristics

The Bonnyrigg Town Centre has a range of services, facilities and attributes that underpin its role as an important service Town Centre in the western part of the City and also gives rise to opportunities for increased residential densities and activity in the Town Centre.

These characteristics include;

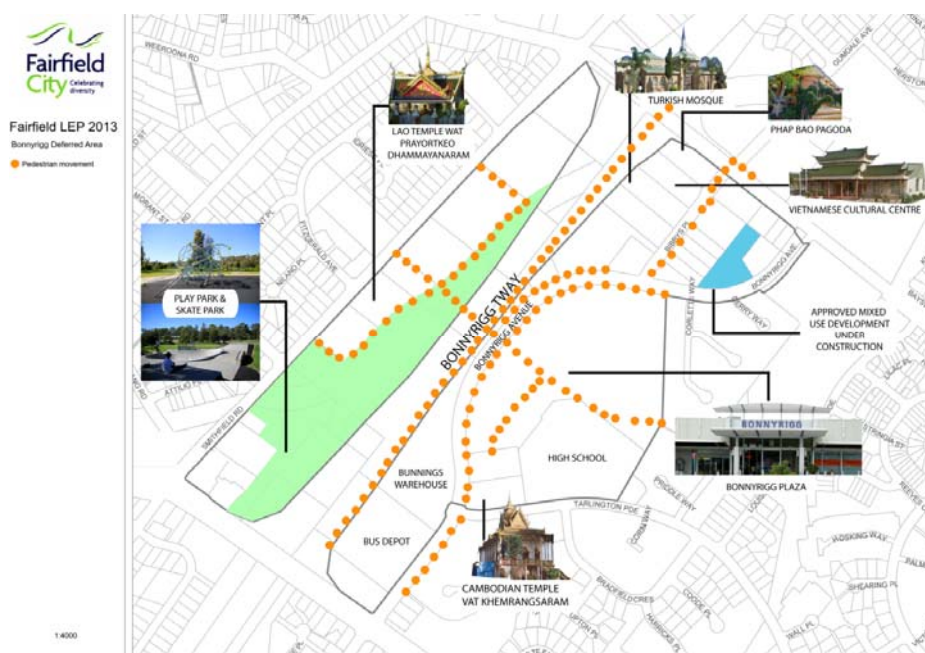
- The Centre is the focus for commercial, cultural and community activities with, retail, recreation, community and educational facilities clustered in or near the Town Centre.
- The Parramatta to Liverpool Bus Transitway cuts through the Centre and the Bonnyrigg transitway bus station is located at the heart of the Bonnyrigg Town Centre.

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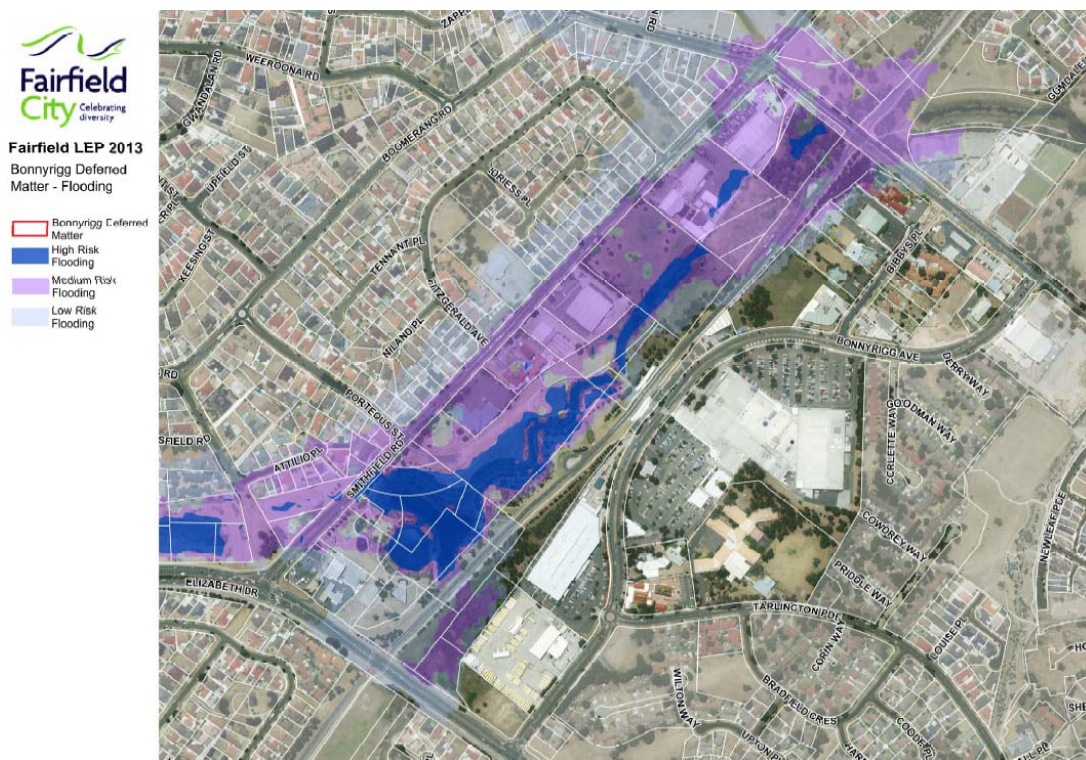
- The Centre is located close to Elizabeth Rd, which is a major State Arterial Road and will provide an important link to the proposed Western Sydney Airport.
- Bonnyrigg plaza has over 59 tenancies including a discount department store and supermarket.
- The plaza also contains community facilities including a branch library, community centre and at its periphery a youth centre.
- There are numerous places of worship in the and around the Town Centre.
- The Town Centre at its western core contains the Bonnyrigg District Park with Clear Paddock Creek and associated water detention basins.
- There are a number of community clubs in and around the Centre.
- The Centre directly adjoins the Newleaf (Land and Housing Corporation Estate) which is undergoing major urban renewal and will lead to increased population densities in the area.
- The Centre already attracts significant pedestrian movements between various facilities/attractions to the surrounding residential areas and public transport system. There is evidence of a number of informal pedestrian desire lines throughout the Centre (some highlighted in the figure below) which also shows Bonnyrigg Town Centre's landmark buildings and places.



ENVIRONMENTAL CONSTRAINTS

Flood Liable Land

The Bonnyrigg Deferred Matter lies over Upper Clear Paddock Creek. The section bound by Edensor Road, Smithfield Road, Elizabeth Drive and the TWAY is affected by 1 in 100 year flood (as represented in the purple in the flood risk map below). The degree of flooding is a combination of flooding from the creek line running parallel to the Bus T-Way as well as overland flooding passing from Smithfield Road to the creek. The intersection at Edensor Road and Smithfield Road is also flood affected.



Information in relation to flooding issues was incorporated into the building footprints and envelopes for the Town Centre dealt with further in this report.

EXISTING AND PROPOSED LAND USE ZONES

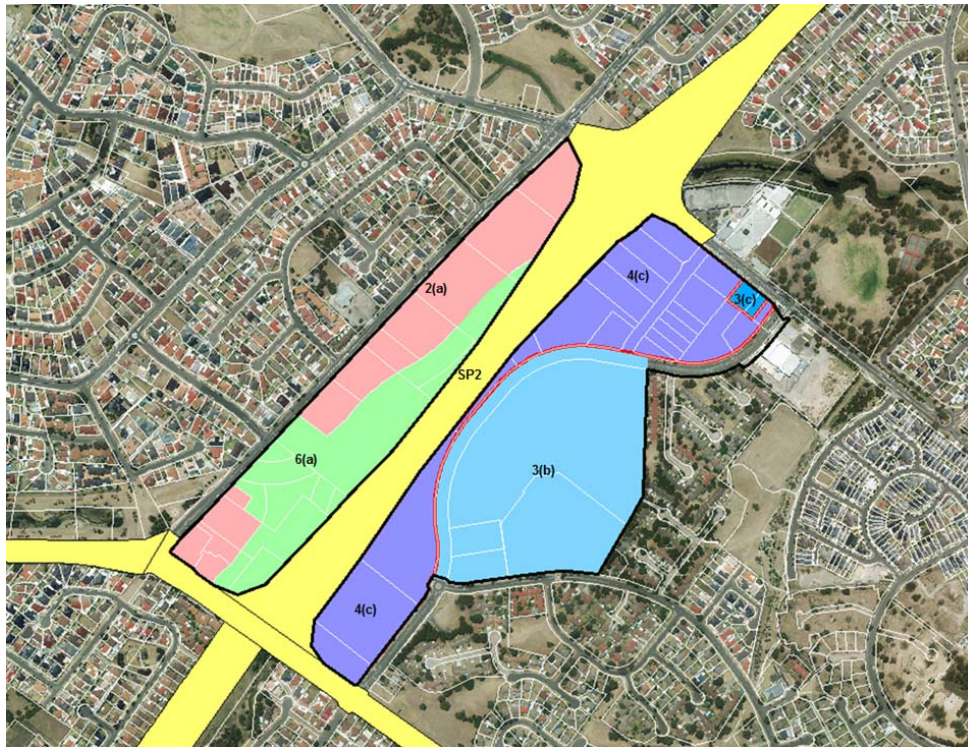
Fairfield Local Environmental Plan 1994 (Current)

Bonnyrigg Town Centre 'Deferred Matter' falls under the Fairfield LEP 1994. The map and table below shows the zones and clauses applicable to this area under Fairfield LEP 1994.

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It is noted that the deferred area surrounds part of the Liverpool to Parramatta Bus T-Way. This section of the Town Centre was zoned SP2 – Infrastructure (Strategic Bus Corridor) under Fairfield LEP 2013 to address requirements of State Government Agencies in achieving consistency with the zoning of the remainder of the T-Way network through Fairfield City.

In addition to the zoning provisions, clause 25(H) of Fairfield LEP 1994 allows the additional permitted use of 'mixed use development' (comprising commercial uses on ground floor and residential above) on a number of sites in the deferred area as shown in the following table.

Property Address	Currently on site	Zone under FLEP1994
749 Smithfield Road	McDonalds, Subway, Crust Pizza	2(a) Residential A Bonnyrigg Town Centre clause 25(H)
549 Elizabeth Drive	Caltex	2(a) Residential A Bonnyrigg TC Clause 25 (H)
685-707 Smithfield Road	Vacant Parcel of land and former hardware store shop subject to DA for Supermarket, shops	Part 2(a) Residential A, 6(a) Public Open Space, SP2_ Bonnyrigg TC Clause 25(H)
661-671 Smithfield Road	Fred's fruit Market, other smaller retail stores, business premises	2(a) Residential A Bonnyrigg TC Clause 25H
100 Bonnyrigg Avenue	Bonnyrigg Plaza	3(b) Business District Centre
21 & 37 Bonnyrigg Ave	Approved RFBs – 6 storeys	4(c) Special Industrial Bonnyrigg TC Clause 25H
1-21 Bonnyrigg Ave	Bunnings and former Westbus Site	4(c) Special Industrial Bonnyrigg TC Clause 25H

OUTCOMES COMMITTEE

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Property Address	Currently on site	Zone under FLEP1994
132-138 Edensor Road	Thai Restaurant, Pizza Restaurant, Supplement store, Celebrations, 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

PLANNING PROPOSAL – AMENDMENT TO FAIRFIELD LOCAL ENVIRONMENTAL PLAN 2013 – PROPOSED ZONES

Based on the investigations carried out by Council Officers, desired built form, land use constraints, current and potential uses for Bonnyrigg Town Centre to function as a more transit-orientated centre, the following zones under the Fairfield LEP 2013 are proposed to be applied to the area.

As referred to further in this report an important consideration of the rezoning proposals for the area is to ensure development certainty for the existing range established land uses in the Town Centre, as well as creating scope for a transition to higher density residential flat development on various sites in the long term.



The following sections of this report provide detailed information and justification for rezoning of land in the Bonnyrigg Town Centre.

PROPOSED RESIDENTIAL ZONES

R4 High Density Residential Zone

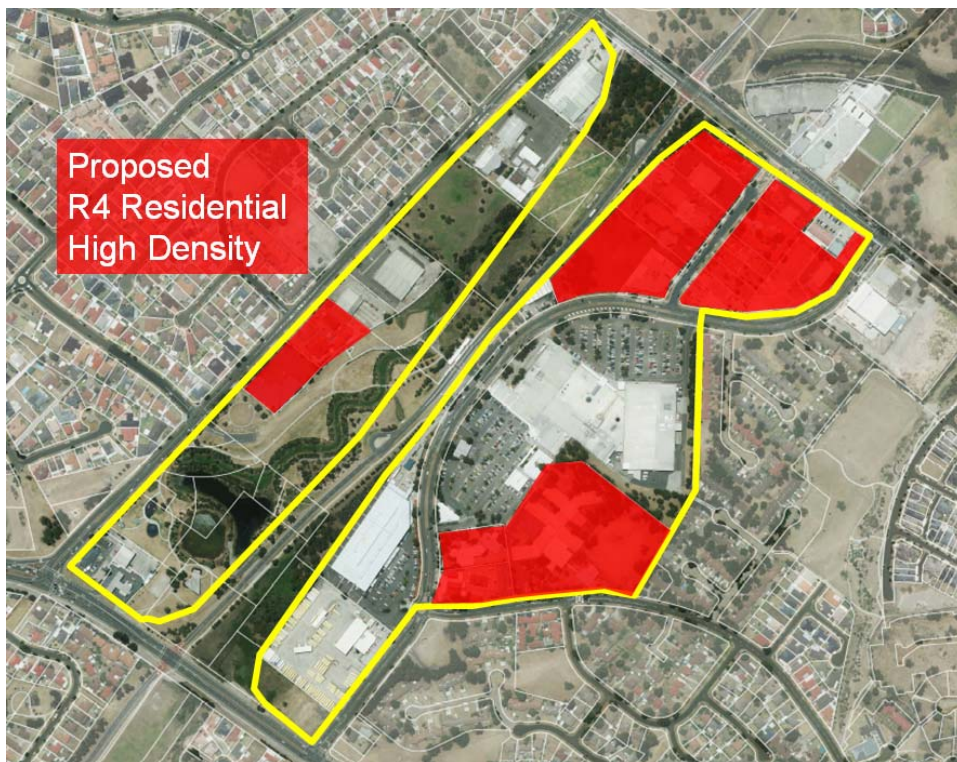
Objectives of Zone

- To provide for the housing needs of the community within a high density residential environment.
- To provide a variety of housing types within a high density residential environment.
- To enable other land uses that provide facilities or services to meet the day to day needs of residents.
- To maximise opportunities for increased development on all land by encouraging site amalgamations.

The R4 High Density Residential zone allows for a number of residential uses including residential flat buildings. Additionally the zone allows for 'shops'. Under the FLEP 2013, "shops" does not include 'food and drink premises' or 'restricted premises.'

Extent of R4 Zone and Planning Justification

The proposed extent of the R4 zone in the Town Centre is shown in the following figure;



Sites Included in the above area comprise;

- Department of Housing Land located on Bibby's Place,
- Bonnyrigg Primary School
- Temple and Church sites along Smithfield road (including 2 heritage sites)

- Bonnyrigg Ave –Tile shop, Auto electrical shop, Auto repair shop, approved Residential Flat Buildings (RFB) sites at 37 and 51 Bonnyrigg Ave – all currently zoned 4(c) Special Industrial under Fairfield LEP 1994

The R4 High Density Residential Zone is considered appropriate for the above sites as:

- The proposed R4 High Density Residential areas are ideal parcels for increasing densities as they are within walking distance to a centre (Bonnyrigg Plaza), open space (Bonnyrigg Town Centre Park) and to public transportation (Parramatta to Liverpool TWAY).
- The R4 zones provides a transition for the subject sites from existing uses to becoming utilised more for residential flat uses.
- Limits 'retail' space to other areas consistent with this recommendation in the Draft Fairfield Retail and Commercial Strategy.
- Built form of approved and future RFB's (up to 8 storeys) will help provide a new 'street edge' along Bonnyrigg Avenue
- Generates potential for future housing renewal on existing Land and Housing corporation sites in the Town Centre.
- As detailed previously in this report, the proposed rezoning of current 4(c) Special Industrial Land for residential purposes is consistent with the recommendations of the Fairfield Employment Lands Strategy 2008.

PROPOSED BUSINESS ZONES

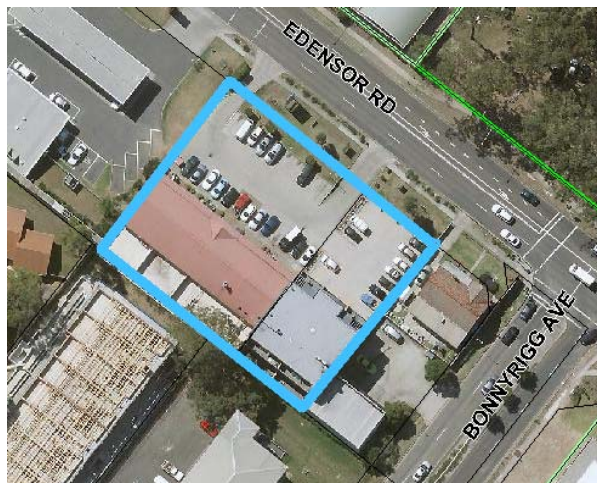
B1 Local Neighbourhood Zone

Objectives of Zone

- To provide a range of small-scale retail, business and community uses that serve the needs of people who live or work in the surrounding neighbourhood.
- To provide for shop top housing that supports the business activity in the Centre

Extent of B1 Zone and Planning Justification

It is proposed to apply the B1 zone to the existing neighbourhood shops located near the corner of Bonnyrigg Av and Edensor Rd as shown in the following figure;



The B1 Neighbourhood Centre zone is considered appropriate for the corner properties as:

- It formalises the current function and range of uses established in the precinct.
- Provides for the most efficient use of the land having regard to the proximity to Bonnyrigg Town Centre, the district park and the TWAY.

B4 Mixed Use Zone

Objectives of zone

- To provide a mixture of compatible land uses
- To integrate suitable business, office, residential, retail and other development in accessible locations so as to maximise public transport patronage and encourage walking and cycling.
- To support the development of Prairiewood, Fairfield, Bonnyrigg and Cabramatta as the principal locations for specialist cultural, retail, business, tourist and entertainment facilities and services.

Extent of B4 Zone and Planning Justification

The proposed extent of the B4 zone in the Town Centre is shown in the following figure;



The B4 zone is considered appropriate for the above sites as:

- It is consistent with the recommendations of the Fairfield Retail and Commercial Centres Study regarding the provision of current and future retail floor space in the Town Centre at 685-707 Smithfield Rd and Bonnyrigg Plaza.
- Provides scope for future urban renewal by making provision for stand-alone residential flat development (up to 8 storeys) on the above sites.
- Factors in the proposed scale of development associated with the DA for a supermarket at 685-707 Smithfield Rd.
- Creates scope for activation of the street edge along Bonnyrigg Avenue and public open space adjoining 685-707 Smithfield Rd.

B6 Enterprise Corridor Zone

Objectives of zone

- To promote businesses along main roads and to encourage a mix of compatible uses.
- To provide a range of employment uses (including business, office, retail and light industrial uses).
- To maintain the economic strength of centres by limiting retailing activity.
- To provide for residential uses, but only as part of a mixed use development.

Extent of B6 Zone and Planning Justification

The proposed extent of the B6 zone in the Town Centre is shown in the following figure. It includes the Bunnings site, Westbus site, McDonalds/Caltex Service station, Fred's fruit world, Part of the Bonnyrigg T-Way Station and adjoining tyre shop on Bonnyrigg Avenue.



The B6 Enterprise Corridor Zone is considered appropriate for these sites as;

- It provides a support role to the B4 Mixed Use zone, and allows for buildings with larger footprints.
- Permits a range of uses that would support economic activity and other uses in the Town Centre including Bulky Goods, business premises, hotel and motel accommodation, light industry, hotel/motel, shop top housing, takeaway food and drink premises, registered clubs and neighbourhood shops (restricted to 80m² per site).
- Creates certainty for development by permitting transition from existing (e.g. Bulky Goods) to alternative uses permitted in the zone. As discussed under the next heading this will include residential flat development.
- Achieves consistency with the recommendations of the Fairfield Retail and Centres Strategy in terms of creating scope for certain forms of commercial development outside the B4 zone

B6 Zone – Proposed additional permitted uses – Residential Flat Buildings & Food and Drink Premises

In addition to the above it is recommended that the additional permitted uses of RFBs up to 8 storeys and Food and Drink Premises be applied to the B6 Zone as follows;

- Permit RFB's on all B6 land excluding the McDonalds/Caltex service station site near the corner of Elizabeth Drive and Smithfield Ave
- Permit Food & Drink Premises (includes a restaurant or cafe, take away food and drink premises, a pub and a small bar) on the current Bunnings site adjacent to Bonnyrigg Plaza, land adjoining the Bus T-Way station (in State Government ownership) and tyre shop on Bonnyrigg Avenue.

The rationale for the above measures are as follows;

Residential Flat Buildings

- Standalone RFBs are generally a compatible use for the B6 zone which under Fairfield LEP 2013 already permits shop top housing.
- RFBs (up to 8 storeys) will enhance the scope for urban renewal in the Town Centre
- The large size and scale of sites proposed to be zoned B6 in the Town Centre suits larger scale residential development and to achieve consistency with the separation and setback requirements of SEPP 65 - Design For Residential Flat Buildings

Notwithstanding the above, RFB's are not considered appropriate for the McDonalds and Caltex service station sites at the corner of Elizabeth Drive and Smithfield Rd due to the current nature of uses established on these sites, the degree of separation from the remainder of the Town Centre and degree of exposure these sites have to traffic and noise associated with the adjoining arterial roads.

Food & Drink Premises

(Restricted to existing Bunnings Site at 21 Bonnyrigg Avenue, Bus T-Way Station and adjoining tyre shop at 27-35 Bonnyrigg Avenue)

- Sites directly adjoins Bonnyrigg Plaza and is close proximity to the Bus T-Way station
- Will help promote a more active street frontage along this section of Bonnyrigg Avenue
- Bunnings have submitted a DA to relocate to the adjoining former WestBus site
- Sites a 27-35 Bonnyrigg Avenue do not have appropriate access and size to support RFB development but could accommodate smaller scale development associated with a restaurant, café, small bar or kiosk.

RE1 Public Recreation**Objectives of Zone**

- To enable land to be used for public open space or recreational purposes.
- To provide a range of recreational settings and activities and compatible land uses.
- To protect and enhance the natural environment for recreational purposes.

Extent of RE1 Zone and Planning Justification

As shown in the following figure, it is proposed to apply the RE1 – Public Recreation zoning to the remainder of land in the Town Centre currently zoned 6(a) – Existing and Proposed Recreation under Fairfield LEP 1994.

This includes land associated with the Bonnyrigg Town Centre District Park in Council's ownership.



RE2 Private Recreation

Objectives of Zone

- To enable land to be used for private open space or recreational purposes.
- To provide a range of recreational settings and activities and compatible land uses.
- To protect and enhance the natural environment for recreational purposes.

Extent of RE2 Zone and Planning Justification

As shown in the following figure, it is proposed to apply the RE2 – Private Recreation to a single lot (area approximately 907m²) associated with the existing club located at the south eastern corner of the intersection between Bonnyrigg Avenue and Edensor Rd.



Under the Fairfield LEP 2013 this parcel was included in the Deferred Matter. However it is in the ownership and has been developed in conjunction with the adjoining club facilities currently zoned RE2 – Private Recreation under Fairfield LEP 2013.

In this regard, the proposed zoning of this parcel RE2 represents a 'housekeeping' exercise under the current planning proposal.

OUTCOMES COMMITTEE

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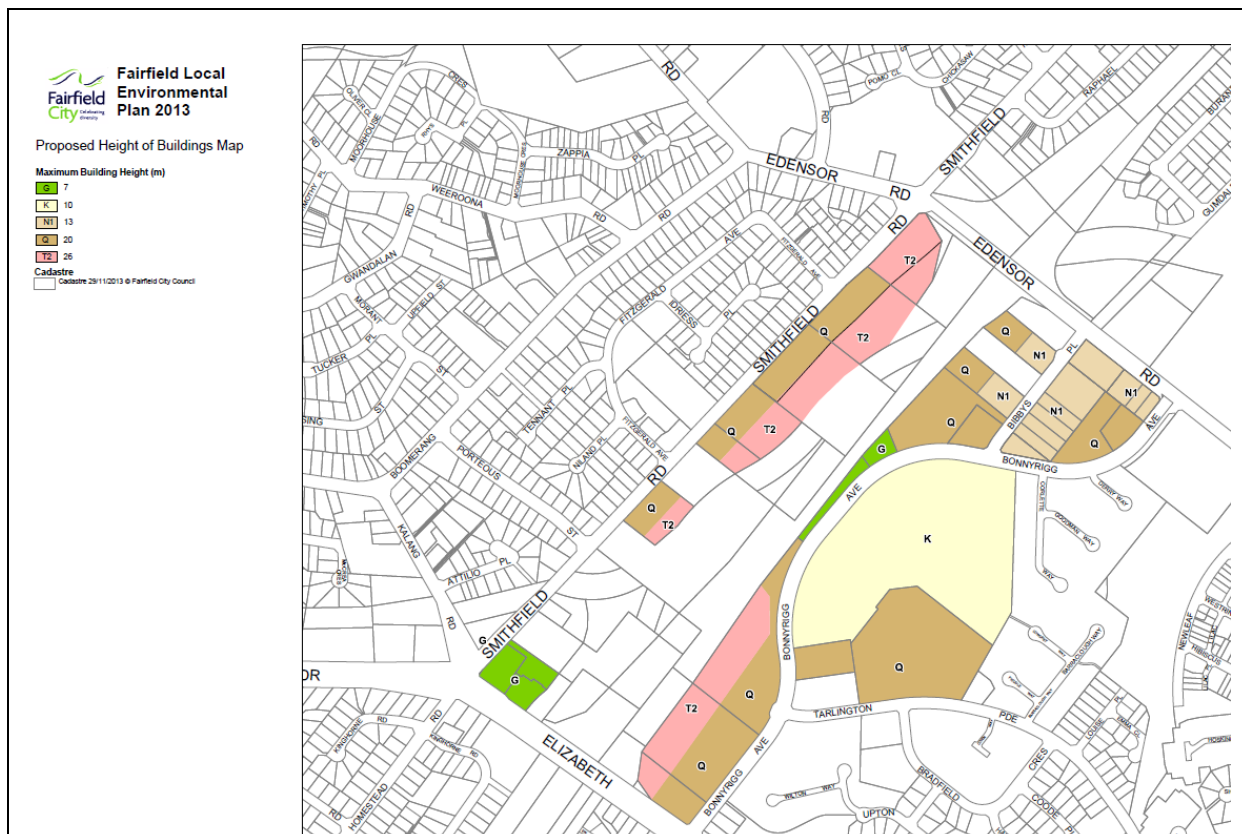
Proposed LEP Height Controls

The current planning framework established in the provisions of Fairfield LEP 1994 and Bonnyrigg Town Centre DCP allow a maximum height of 6 storeys for RFBs in the Town Centre.

Under the current strategic review it is recommended that the maximum height of RFB's be increased to 8 storeys (26metres). The basis for this recommendation is as follows;

- Bonnyrigg Town Centre is one of the main town centres of the City and comparable centres (such as Villawood and Prairiewood Town Centre) already permit a maximum height of 8 storeys for RFBs.
- The Centre has ideal access to a range of services and facilities (including open space areas, cultural buildings, Bonnyrigg Library, Youth and Community facilities), regular public transport (Bus T-Way)
- As one of Council's main town centres and from an urban consolidation perspective it is desirable to take advantage of the utility offered by the above services and facilities in promoting increased residential densities in the Town Centre
- The Centre contains a number of large parcels of land which are ideal for supporting larger scale residential flat buildings whilst achieving consistency with the built form and amenity requirements of SEPP 65.

Attachment B of the Planning Proposal includes a copy of the proposed height control map for Bonnyrigg which is also reproduced in the following figure.



In addition to the above, as part of the strategic review Council's urban design consultant undertook detailed investigations and has identified proposed building envelopes aimed at achieving a coherent built form for the Town Centre which maximises amenity for residents of future RFBs whilst promoting a range of desirable urban design outcomes.

This includes such features as activating the public domain (including open space areas), protecting the curtilage of heritage listed and cultural (i.e. temples) buildings in the Town Centre, achieving a more walkable urban environment and promoting connectivity between different parts of the Town Centre.

The next section of this report provides more detailed information regarding the above including proposed building envelopes relating to this matter.

Floor Space Ratio (FSR), Site Coverage and Open Space Issues

Under the Standard LEP Practice Note PN 08-001 there is no imperative for floor space ratio controls to be applied in the new LEP controls being considered for the deferred area. This is based on the fact that Bonnyrigg Town Centre was not identified as a potential major centre in both earlier and current versions of the Sydney Metropolitan Strategy.

Currently there are no FSR requirements applying in the LEP/DCP controls applying to Bonnyrigg TC. Rather building parameters are set by maximum height allowance, communal open space, site cover and other planning controls (e.g. car parking).

Council Officers have undertaken preliminary investigations that indicate a floor space range of 1.2:1 to 2.1:1 would apply to the larger precincts in the Town Centre where RFBs could be constructed.

However, it is not recommended that FSR controls apply to the deferred area as at this stage this would be based purely on estimates and likely to vary from architectural plans submitted with DAs in future.

In light of the conceptual nature of the building envelopes the process of trying to determine relevant FSR controls for future development would become 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.

Rather as part of the new DCP controls to be reported to Council at a later date, revised open space and site coverage controls will be prepared for each of the individual precincts in the Town Centre with the associated building envelope controls detailed in the next section of this report.

Proposed LEP Local Clause - Building Height Incentive Clause (Bonnyrigg Plaza):

Under the Planning Proposal it is proposed to apply a specific local clause that applies to the Bonnyrigg Plaza site that allows an increase in height for residential flat development or shop top housing on the site from 10m to 27m but only if the development;

- helps promote an active street frontage along Bonnyrigg Avenue,
- is designed to be compatible with the desired future character of the area,
- has a form and external appearance that will improve the quality and amenity of the public domain, such as new pedestrian connection and open space,
- allows for the sharing of view corridors,
- relates to surrounding heritage items;
- has acceptable environmental impacts such as overshadowing, wind and reflectivity,
- will encourage reduced car ownership, public transport patronage, walking and cycling,
- aims to achieve excellence in urban design whilst relating to the local context

The above proposed LEP controls will also be supported by urban design and built form controls to be contained in the new DCP for the Town Centre. These issues are dealt with under the following sections of this report.

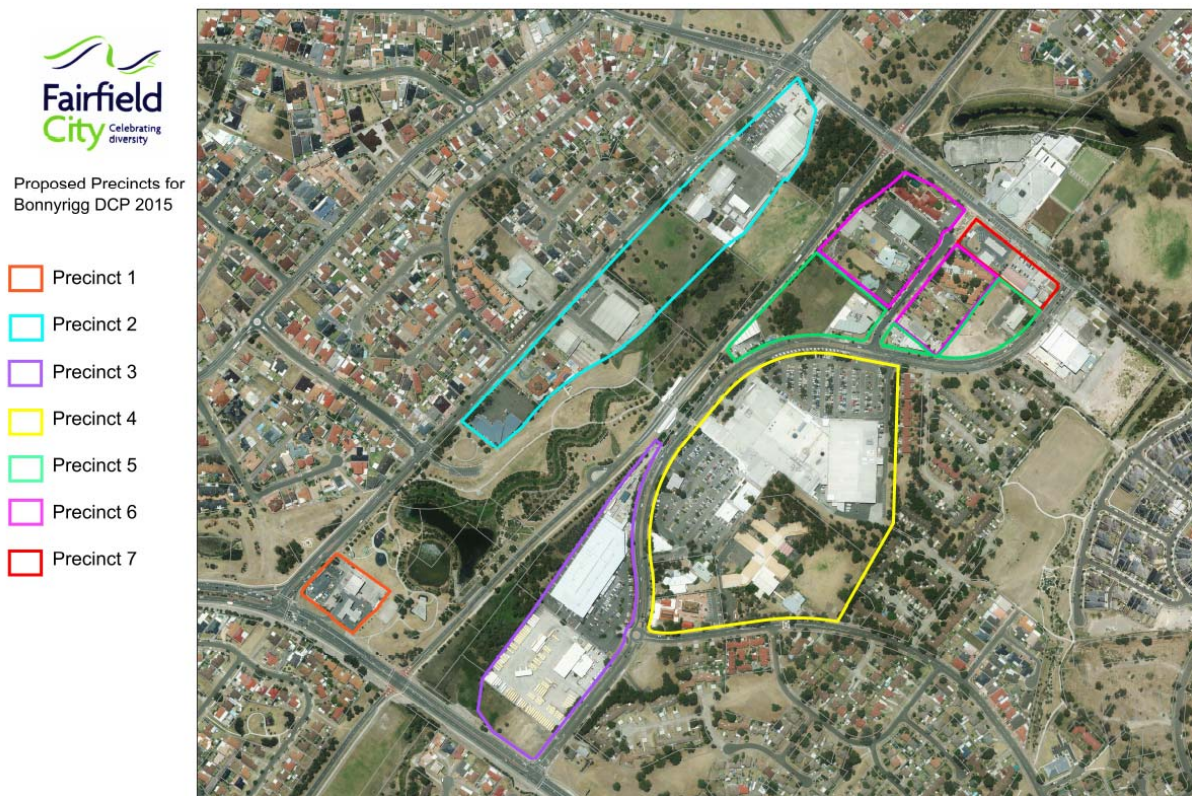
URBAN DESIGN PRECINCTS

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

1. To be a people focused Town Centre by:
 - a. creating a walkable town centre
 - b. improving access to public transport
 - c. providing a civic focus for the culturally diverse communities
 - d. making the town centre accessible and safe
2. To realise the potential of its many assets such as:
 - a. good public transport connections
 - b. an attractive district park at its centre
 - c. a rich cultural mix and vibrant community
 - d. community, retail, educational and recreational facilities
3. To provide a variety of housing choices:
 - a. for all family types.
 - b. for a range of budgets.
 - c. with typologies from single dwellings, units and apartments as well as housing for the aged etc.

4. To create sustainable opportunities for Jobs and commercial activity:
 - a. with mixed use developments
 - b. by clustering retail and commercial activities
 - c. by providing a variety of commercial and retail options for a variety of businesses
5. To enhance and protect the natural environment:
 - a. by improving water quality and flood mitigation measures
 - b. by encouraging greater bio-diversity through careful species selection and land management.
 - c. by making the natural areas more accessible and useable and therefore raising consciousness

Under the urban design review process a number of precincts were identified (below). Detailed building envelopes, urban design and planning requirements were also developed for each of the precincts as is detailed further in this report.



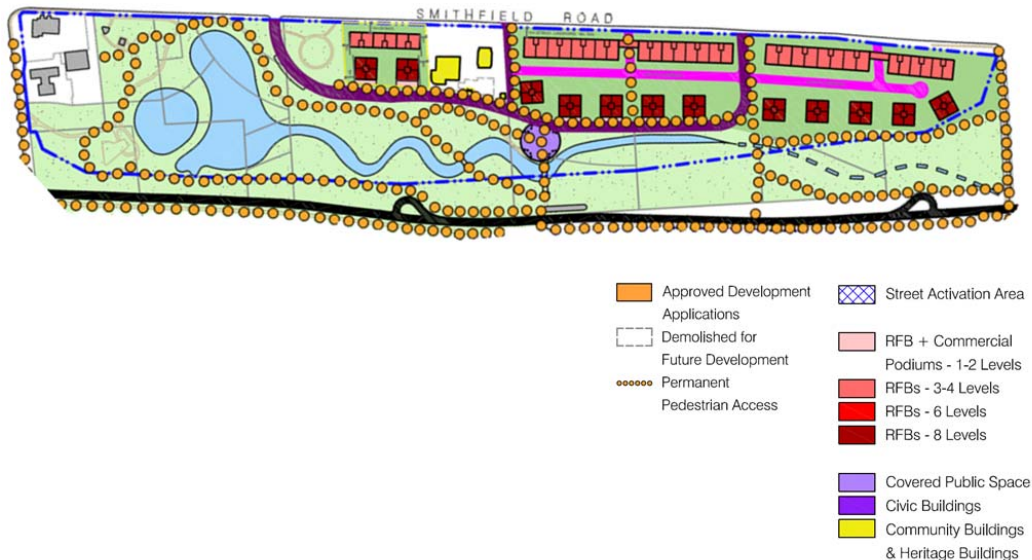
OUTCOMES COMMITTEE

Meeting Date 8 March 2016

Item Number. 23

Precincts 1 & 2 – Smithfield Road

Includes Caltex/McDonalds site at the corner of Smithfield Rd, places of worship and Elizabeth Drive, 685 Smithfield Rd, Assyrian Association Nineveh Lounge and Fred's Fruit Market proposed to be zoned a combination of B6 – Enterprise Corridor, R4 High Density Residential and B4 Mixed Use development as detailed previously in this report.



Rationale for Urban Design and Planning Proposals

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 4 storeys (along Smithfield Rd) and 8 storeys (adjoining the Bonnyrigg District Park).

The above planning and height controls also aim to;

- Provide an 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 to be provided by the owner of land as part of future development proposals.
- Identify an area for creation of civic space in the midpoint of district park that can be utilised for community/cultural activities and meeting place

OUTCOMES COMMITTEE

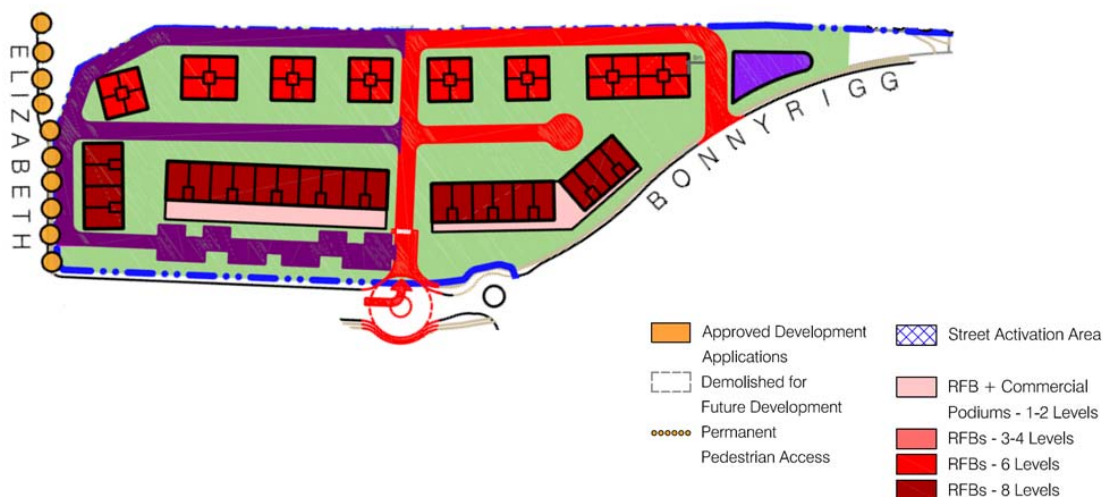
Meeting Date 8 March 2016

Item Number. 23

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. As dealt with further in this report, 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.

Precinct 3 – Bonnyrigg Avenue South

This precinct comprises the current Bunnings Site, former Westbus Depot proposed to be zoned B6 – Enterprise Corridor, with additional permitted uses of RFBs and Food and Drink Premises (existing Bunnings site only).



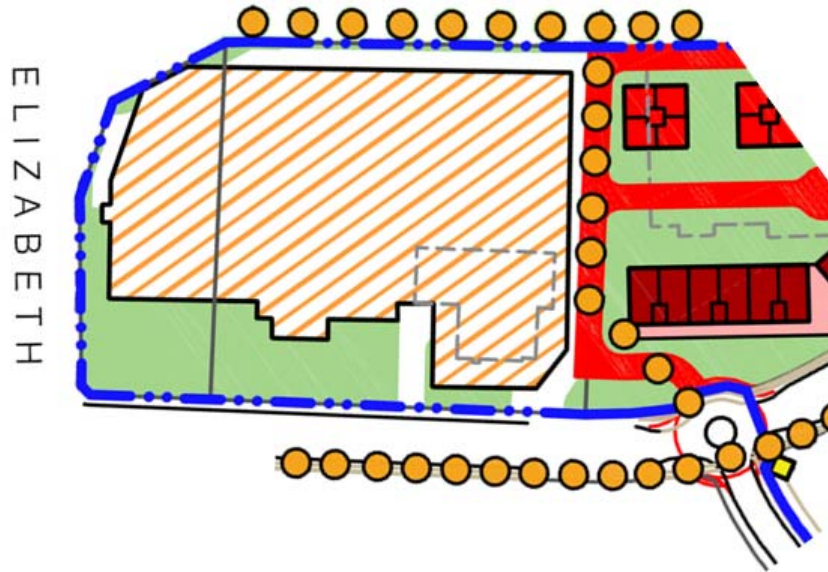
Rationale for Urban Design and Planning Proposals

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 Bus T-Way).

The basis for these recommendations is as follows;

- Create a definitive building edge along Bonnyrigg Ave
- Achieve openings and separation between the tower buildings directly adjoining the T-Way and district park so as to maximise outlooks and 'connectivity' for the buildings along Bonnyrigg Ave toward the district park

In addition to the above, it is noted that a DA for relocation of the Bunnings Warehouse to the former Westbus Depot site was approved by the JRPP toward the end of 2015. Under the draft Structure Plan for the deferred area it is proposed to incorporate the building footprint for this development as a potential development outcome for the site as shown in the following image.

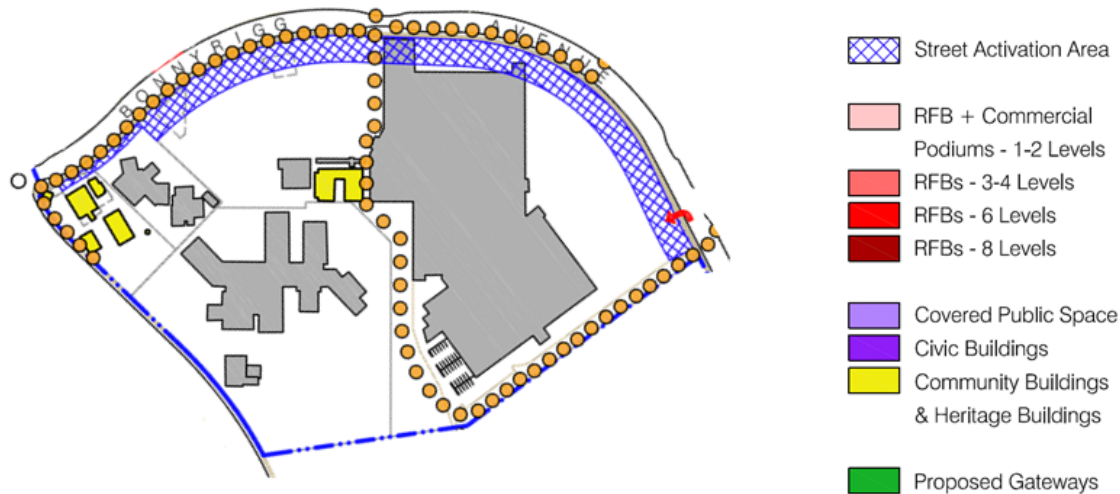


Former Westbus Depot – proposed Bunnings Warehouse building footprint

As discussed previously in this report, it is proposed to rezone the above site B6 Enterprise Corridor and to allow the additional permitted use of residential flat development, restaurants, cafes and small bars. Together this zoning arrangement and interim built form controls allow for a transition from the current (bulky goods) use of the site to future residential flat development.

Precinct 4 – Bonnyrigg Plaza & Bonnyrigg Primary School

Includes the Bonnyrigg shopping centre, Community and Youth Centres (zoned B4 Mixed Use) and Public School (zoned R4 Residential High Density) – see over page.



Rationale for Urban Design and Planning Proposals

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

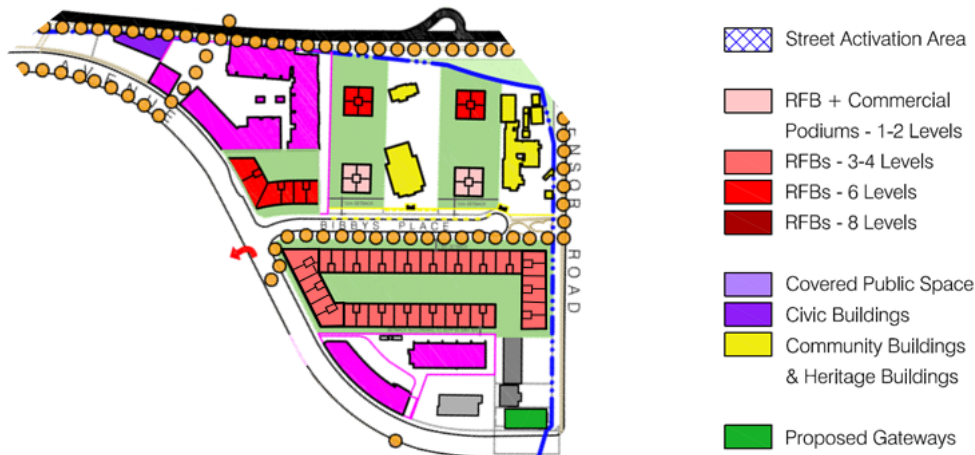
Rather it recommended that the precinct be dealt with as a site specific DCP/Masterplan area that in the event of a redevelopment proposal would require further detailed investigations and consultation with relevant stakeholders to determine desired urban design and built form outcomes.

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.

Although forming part of the precinct the strategic review of deferred area did indicate it would be desirable to alter or relocate the educational functions of the Bonnyrigg Primary school which will provide a vital function in supporting increased population densities in the Town Centre.

Precincts 5,6 and 7

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



Rationale for Urban Design and Planning Proposals

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

- Consolidate future street edge RFB buildings (up to 6 storeys) along Bonnyrigg Ave up, 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 housing 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.

Proposed Public Consultation

In addition to addressing any requirements of the Gateway Determination, under public exhibition it is recommended that the following measures be employed to obtain community feedback on the new proposals for the Town Centre;

- Letters to all landowners in the area affected by the strategic review
- Information on Council's website
- Notice in the local newspaper
- Drop in sessions at Bonnyrigg Library
- If timing coincides for distribution – notice in CityLife

OUTCOMES COMMITTEE

Meeting Date 8 March 2016

Item Number. 23

Developer Contributions

Council Officers will review Council's Development Contributions Plans (Section 94 and Section 94A) to include the Bonnyrigg Study Area. A further report regarding Developer Contributions will be provided at a later date.

CONCLUSIONS & NEXT STEPS

The strategic review of the Bonnyrigg Town Centre deferred area has involved detailed investigations in urban design, economic and town planning issues and preliminary consultation with a number of land owners in the Town Centre.

The proposals identified in the review seeks to increase density within the proximity to an important transport node, promote urban design outcomes and take advantage of the range of established services and facilities located in the Town Centre.

The planning proposal and associated LEP Maps attached to this report provide the basis for applying the Standard LEP zones to the Bonnyrigg Town Centre which is currently a Deferred Matter under Fairfield LEP 2013. Critical aims of the LEP proposals is to provide ongoing certainty for existing commercial (i.e. bulky goods, special industrial activities) established on various sites in the Town Centre whilst also providing scope for transition toward additional residential flat development in the area in future.

Prior to public exhibition of the planning proposal a further detailed report will be referred to Council regarding a new DCP for the Town Centre based on the urban design and building envelope proposals contained in this report.

Harumi Arrascue-Watanabe
Strategic Planner

Andrew Mooney
Coordinator Strategic Planning

Authorisation:
Manager Strategic Planning
Group Manager City & Community Development

Outcomes Committee - 8 March 2016

File Name: **OUT080316_5.DOC**

***** END OF ITEM 23 *****

Attachment A



Planning Proposal

Proposed amendment to
Fairfield Local Environmental Plan 2013

BONNYRIGG TOWN CENTRE – DEFERRED MATTER

MARCH 2016



Attachment A**Table of Contents****Introduction**

- 1.1 Executive Summary
- 1.2 Purpose of the Planning Proposal
- 1.3 Background

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- 1.2 Study area description
- 1.3 Existing planning controls
- 1.4 Flood Risk

Part 1 Description of the proposal

- 1.1 Objectives or Intended Outcomes
- 1.2 Explanation of Provisions

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- A.1 The land subject to the Planning Proposal
- A.2 Current and Proposed Land Application Map
- A.3 Current and proposed Land Use Zones
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- B.1 Council Minutes and Report – (## #### 2016)

Appendix C

- C.1 Zoning Schedule

Appendix D

- D.1 Bonnyrigg Strategic Review
- D.2 Fairfield Centres Study 2015
- D.3 Fairfield Employment Lands Study 2008

Attachment A

Introduction

1.1 EXECUTIVE SUMMARY

This Planning Proposal has been prepared to implement the Standard LEP provisions under the Fairfield Local Environmental Plan 2013 to the Bonnyrigg Town Centre "Deferred Matter". Currently, the precinct is governed by the Fairfield Local Environmental Plan 1994.

The precinct presents a unique opportunity for change which can improve the quality of the built environment in the centre, create a vibrant mixed use precinct and provide a focus for the community.

It is proposed to amend the Fairfield LEP 2013 to include new zones and planning controls for the entire precinct identified as the Bonnyrigg Town Centre "Deferred Matter". In summary to achieve these outcomes, the following key changes are proposed;

- a) Remove mapping notations appearing on the Fairfield LEP 2013 Land Application Map that currently designate the Bonnyrigg Town Centre as a 'Deferred Matter'
- b) Include a reference to "Bonnyrigg" in the third objective for the B4 zone that currently only refers to Prairiewood, Fairfield and Cabramatta Town Centres.
- c) Apply the B4 Mixed Use zone to the Bonnyrigg Plaza (100 Bonnyrigg Avenue) and 685-707 Smithfield Road with these sites to become the major focus for retail development in the Centre.
- d) Apply zones, B1 Neighbourhood Centre, B6 Enterprise Corridor, R4 Residential High Density, RE1 Existing and Proposed Recreation and RE2 – Private Recreation to remaining land in the deferred matter as detailed in this planning proposal.
- e) a variable height limit to be applied across the centre, with potential for up to eight (8) storeys (inclusive of 2 storeys of commercial) buildings on certain large sites;
- f) Amend Schedule 1 of Fairfield LEP 2013 to allow for the development of '*residential flat buildings*' and '*café and restaurant*' and '*small bar*' as an additional permitted use on certain land zoned B6 Enterprise Corridor
- g) Apply a new local clause to establish height incentives for future residential development of Bonnyrigg Plaza as long as this results in an active street frontage along Bonnyrigg Avenue.

The Planning Proposal has been prepared in accordance with section 55 of the *Environmental Planning and Assessment Act 1979* (EP&A Act) and the relevant Department of Planning Guidelines including "A Guide to Preparing Local Environmental Plans" and "A Guide to Preparing Planning Proposals".

The Bonnyrigg Town Centre Development Control Plan (DCP) has also been amended to guide future development and to ensure the underlying objectives of the planning proposal can be reasonably achieved.

Attachment A

1.2 PURPOSE OF THE PLANNING PROPOSAL

This planning proposal was endorsed by resolution of Council at its meeting of ## #### 2016. The following resolution is relevant to preparation of this planning proposal;

That Council endorse the recommendations of the Planning Proposal (Attachment A) and inform the Department of Planning and Environment that it wishes to commence the Gateway process to amend the Fairfield Local Environmental Plan (LEP) 2013 to rezone various parcels of land in the Bonnyrigg Town Centre Deferred Matter, through the application of the following zones of the NSW Standard LEP;

- Zone R4_High Density Residential
- Zone B1_Neighbourhood Business Centre
- Zone B4_Mixed Use Development
- Zone B6_Enterprise Corridor
- Zone RE1_Public Recreation
- Zone RE2_Private Recreation
- Additional permitted uses of Residential Flat Buildings, 'café and restaurant' and 'small bar' on certain sites proposed to be rezoned B6 – Enterprise Corridor.

APPENDIX B includes the Council report and entire resolution of the Council meeting.

1.3 BACKGROUND TO BONNYRIGG DEFERRED AREA

In the current Fairfield LEP 2013 (which came into force in May 2013) the Bonnyrigg Town Centre was designated as a "Deferred Matter". Council resolved to defer the Bonnyrigg Town Centre as a Development Application (DA) for a major retail development at 685-707 Smithfield Road, Edensor Park (that generates significant implications for the overall quantum of retail floor space in Bonnyrigg Town Centre) had not yet been determined.

At the time this planning proposal was prepared there was no clear timeframe for a decision on the above DA, however, sufficient certainty now exists in relation to consideration of retail floor issues in the Town Centre as a result of Council's adoption of the Fairfield Retail Centres Study (in February 2015) that establishes a target for the level of increase in the Town Centre, including both Bonnyrigg Plaza and 685-707 Smithfield Rd.

The findings and recommendations of the Retail Study along with the Fairfield Employment Lands Study 2009 have been important planning documents in informing decisions about the rezoning of land in the deferred matter

In addition with the assistance of a specialist consultant Council undertook a comprehensive review of the urban design issues in Bonnyrigg Town Centre. Recommendations from this work have guided preparation Bonnyrigg Strategic Review, proposed LEP height controls and local clauses covering active street frontages as well as detailed amendments to the Bonnyrigg Town Centre Development Control Plan.

Existing situation**1.1 LAND TO WHICH THE PROPOSAL APPLIES**

The precinct identified as Bonnyrigg Town Centre "Deferred Matter" is identified in *Image 1* below. The centre is bound by Smithfield Road, Edensor Road, Elizabeth Drive and the Newleaf (Bonnyrigg Living Communities) Redevelopment. The site includes the Bonnyrigg Plaza, the large Bonnyrigg District Park and a number of community uses such as the Bonnyrigg Library and the community centre.

Attachment A

1.2 STUDY AREA DESCRIPTION

The study area consists of various precincts. See *Image 2* for Precinct delineations

Precinct 1 – consists of the Bonnyrigg Plaza, Bonnyrigg Public School, a heritage item, youth centre, Bonnyrigg Library and community centre

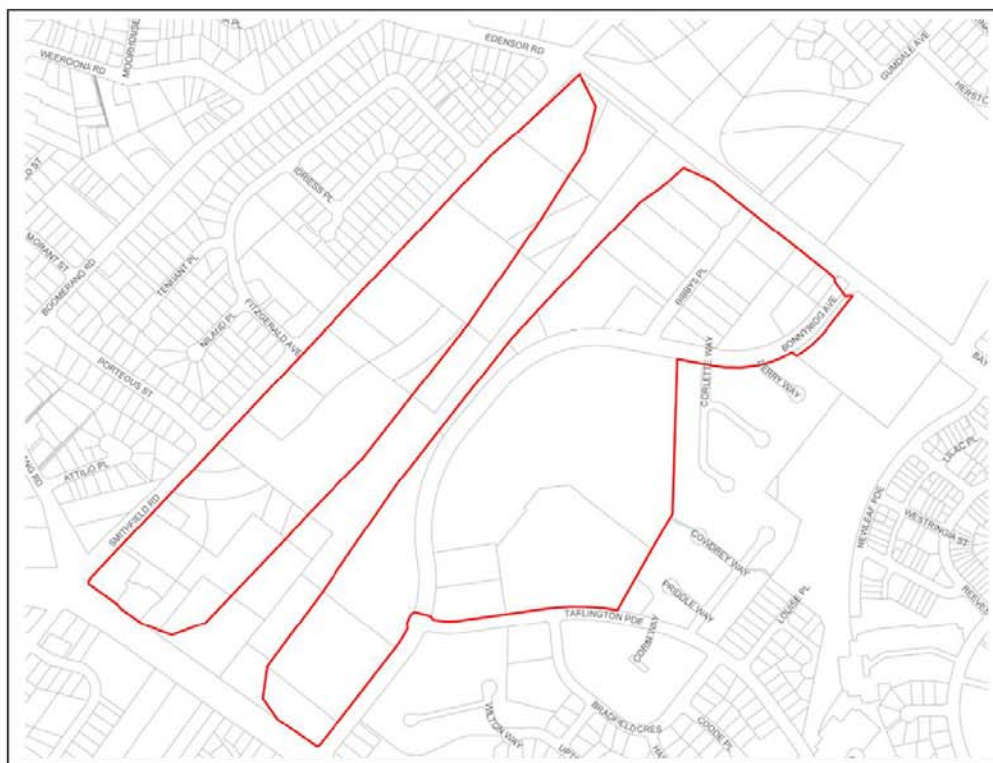
Precinct 2 – This precinct is a mixture of cultural and religious uses (two heritage items and two cultural buildings) as well as bulky goods and two recently approved Development applications for mixed-use buildings up to 6 storeys in height.

Precinct 3 – This precinct consists of two large vacant sites related to the current Development application for a shopping centre at 685-707 Smithfield Road, Assyrian Community centre, large fruit and grocery warehouse and a large discount store.

Precinct 4 – This precinct consists of a heritage item, a Christian church, skatepark and playground within the District Park as well as a service station and fast food outlets.

Precinct 5 – This precinct consists of an existing Bunnings Warehouse, the former Westbus site and two smaller lots of land in between the TWAY and Bonnyrigg Plaza.

Image 1: Cadastral of subject land

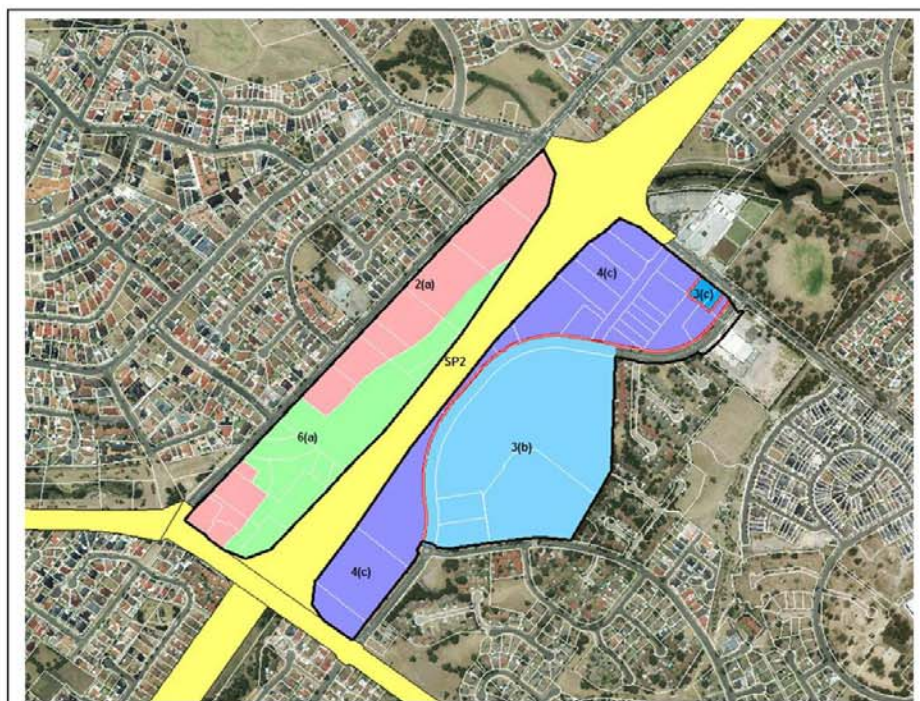


Attachment A

Image 2 – Precincts



Image 3: Map with current zonings under Fairfield LEP 1994



Attachment A

Image 4: Development within the study area*Development along Bonnyrigg Avenue*

Image 1 – Bonnyrigg Plaza pedestrian crossing to TWAY



Existing Bunnings site on Bonnyrigg Avenue



Club facilities under construction at Bonnyrigg Ave/Edensor Rd



New 6 storey Mixed Use development under construction



Tyres Plus – On Bonnyrigg Avenue opposite Bonnyrigg Plaza

Development along TWAY

TWAY station



Bridge connecting North and South Bonnyrigg Town Centre over District Park



Street Art behind Tyres Plus along TWAY corridor

Attachment A*Development along Edensor Road*

Proposed B1 zone on Edensor Rd



Service Station on Edensor Rd

Heritage items within Bonnyrigg

2-4 Bibbys Place



10 Bibbys Place



26 Bonnyrigg Avenue



711 Smithfield Road

Development on Smithfield Road

Proposed B6 Zone – Assyrian School & Community Centre



Existing abandoned warehouse to be zoned B4 Mixed Used

Development on Elizabeth Road

Proposed B6 Zone – McDonalds and Caltex



Proposed B6 Corner Elizabeth Drive and Smithfield Road

Attachment A

1.3 EXISTING ZONING OF LAND

Under the Fairfield LEP 2013 the Bonnyrigg Town Centre was designated a 'deferred matter'. As such the provisions of Fairfield LEP 2014 continue to apply to the area.

The table below summarises the zones in Fairfield LEP 1994 applying to the area.

Control	Comment																																							
Zoning	2(a) Residential A located along Smithfield Road and Elizabeth Drive. <table><tr><th>Title Desc.</th><th>Property Address</th><th>Property Suburb</th></tr><tr><td>Lot: 1162 DP: 703037</td><td>661-671 Smithfield Road</td><td>EDENSOR PARK</td></tr><tr><td>Lot: 114 DP: 1327</td><td>685 Smithfield Road</td><td>EDENSOR PARK</td></tr><tr><td>Lot: 31 DP: 263540</td><td>697 Smithfield Road</td><td>EDENSOR PARK</td></tr><tr><td>Lot: 32 DP: 263540</td><td>707 Smithfield Road</td><td>EDENSOR PARK</td></tr><tr><td>Lot: 5 DP: 259948</td><td>741 Smithfield Road</td><td>EDENSOR PARK</td></tr><tr><td>Lot: 1 DP: 643521</td><td>673-683 Smithfield Road</td><td>EDENSOR PARK</td></tr><tr><td>Lot: 4441 DP: 748408</td><td>717-721 Smithfield Road</td><td>EDENSOR PARK</td></tr><tr><td>Lot: 4442 DP: 748408</td><td>711-715 Smithfield Road</td><td>EDENSOR PARK</td></tr><tr><td>Lot: 3 DP: 735708</td><td>743 Smithfield Road</td><td>EDENSOR PARK</td></tr><tr><td>Lot: 1 DP: 846269</td><td>749 Smithfield Road</td><td>EDENSOR PARK</td></tr><tr><td>Lot: 2 DP: 846269</td><td>751-753 Smithfield Road</td><td>EDENSOR PARK</td></tr><tr><td>Lot: 3 DP: 846269</td><td>549 Elizabeth Drive</td><td>EDENSOR PARK</td></tr></table> 3(b) Business – District Centre applying to Bonnyrigg Plaza and Bonnyrigg Public School), 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. 6(a) Recreation Existing and Proposed contains the Bonnyrigg Town Centre Park with Clear Paddock Creek and associated detention basins. 6(b) Private Recreation lot associated the Club at the south eastern corner of the intersection between Bonnyrigg Avenue and Edensor Road. See <i>Image 3</i> above for the application of LEP1994 zones	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
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Building Height	Maximum of 6 storeys in height on certain land identified in the Bonnyrigg Masterplan and in the Bonnyrigg Town Centre Development Control Plan No.28.																																							
Floor Space Ratio	No floor space ratio within the FLEP1994. DCP controls stipulate maximum site coverage of 60%																																							

Attachment A

Heritage	Heritage items within the centre include: • 2-4 Bibbys Place – Temple • 10 Bibby's Place – Mosque • 26 Bonnyrigg Avenue – Temple • 711 Smithfield Road – Temple
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In addition to the above, clause 25(H) of the Fairfield LEP (1994) permits mixed use development (comprising residential flats up to 6 storeys and commercial uses) on the land zoned 2(a) and 4(c).

1.4 FLOOD RISK

The Bonnyrigg Deferred Area is affected by mainstream flooding and overland flooding as per *Image 5*.

It is noted that there are properties along Smithfield Road that are affected by the 1 in 100 year flood event – requiring Council to take into consideration the impacts of flooding on future development. Chapter 11 of the Fairfield City Wide DCP contains flood related development controls that already apply to development in Bonnyrigg.

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 degree of flood risk.

1.4.1 – Section 117 Direction (4.3) Flood Prone Land

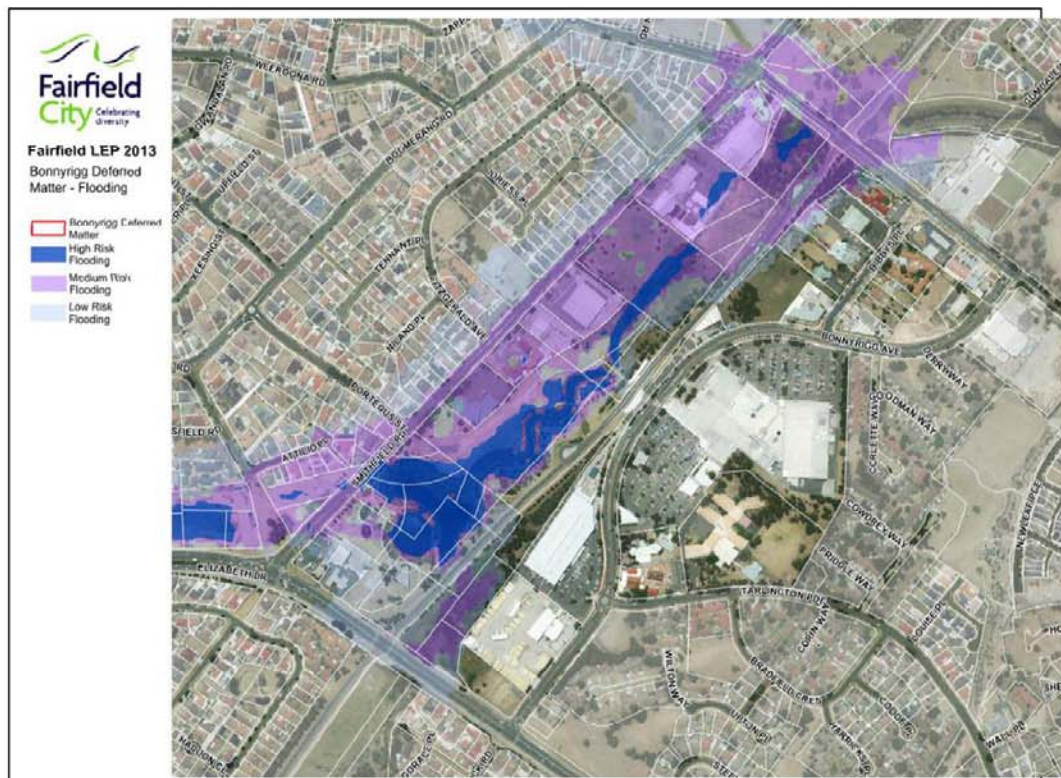
As referenced further in this document, the planning proposal is consistent with the provisions of the above s.117 Direction as it does not propose to zone land that is within a flood planning area from zoned Special Use, Special Purpose, Recreation, Rural or Environmental Protection Zone to a Residential, Business, Industrial, Special Use or Special Purpose Zone.

Existing clauses 6.5 – Flood Planning and 6.6 Floodplain Risk Management of the Fairfield LEP 2013 require future development on flood liable land to take into account the impacts of flooding and incorporate appropriate design measures to ensure the safe occupation and evacuation of buildings in the event of flooding. These requirements are supplemented by the detailed provisions of Chp.11 of the Fairfield City Wide DCP that already apply to the Bonnyrigg Town Centre.

The area subject of flooding has been subject to extensive flood studies by both Council and private development proponents. None of the subject land to be zoned for residential and commercial uses is located in a floodway. In addition, the provisions of the planning proposal will not permit a significant increase in the development of that land to that already permitted under Fairfield LEP 1994. All of the subject sites proposed to be zoned for residential or commercial purposes (or both) currently permit these uses.

Attachment A

Image 5 – Flood Risk



Attachment A

Part 1 Description of the proposal

1.1 OBJECTIVES OR INTENDED OUTCOME

Objectives

The purpose of the planning proposal is to:

- Implement the resolution of the Ordinary Council of ## ### 2016 [Item ##/2016]
- Enhance the economic viability and vibrancy of Bonnyrigg Town Centre
- Provide a community focus in Bonnyrigg
- Improve the visual and aesthetic qualities, amenity, liveability and attractiveness of Bonnyrigg Town Centre
- Ensure that building envelopes respect the height, scale and massing of surrounding buildings
- Highlight cultural diversity and development within Bonnyrigg Town Centre

Intended Outcomes

- To encourage accessibility through pedestrian links throughout Bonnyrigg Town Centre
- To ensure improved built form outcomes by increasing the maximum permitted height limit across the centre
- To minimise opportunities for overshadowing of private and public land within and surrounding the centre.
- To encourage the provision of through site links and connections.
- To retain existing the heritage items located within the centre.

1.2 PROPOSED PLANNING CONTROLS

In summary, the objective of the Planning Proposal aims to amend the Fairfield Local Environmental Plan 2013 to apply the following provisions to the Bonnyrigg 'deferred matter':

1. Remove reference to the 'Deferred Matter' from the Land Application Map' of Fairfield LEP 2013
2. Include a reference to 'Bonnyrigg' in the third objective relevant to the B4 Mixed Use Business Zone
3. Apply the Standard LEP zones to various parcels in the Bonnyrigg Town Centre 'Deferred Matter' as shown on the accompanying LEP zoning maps.
4. Apply relevant height control, key site, heritage, riparian land and watercourse maps to the deferred matter contained in Appendix A.
5. Include proposed new local clauses under Part 7 of the Fairfield LEP 2013 applying to street activation and additional height for development on the Bonnyrigg Plaza site, Bonnyrigg Avenue.

Appendix C of this planning proposal includes a schedule for Lot and DPs affected by the above proposals. The attachment indicates proposed zoning and height of building for each lot and DP.

The planning proposal is in accordance with Council's decision at its meeting on ## ### 2016 - see **Appendix A** for Council report and meeting minutes.

Attachment A

Part 2 – Explanation of provisions

To achieve the objectives mentioned above, the Planning Proposal will need to amend the Fairfield Local Environmental Plan 2013 (FLEP 2013) as follows:

2.1. Proposed amendments to Fairfield Local Environmental Plan 2013

Fairfield Local Environmental Plan 2013	Amendments
Land Application Map	Remove reference and mapping details showing a 'Deferred Matter' applying to Bonnyrigg Town Centre.
B4 Mixed Use Zone Objective	<i>Under the objectives for zone B4 Mixed Use, insert in the third dot point the following word;</i> 'Bonnyrigg'
Clause 4.4A	<i>Insert 'Bonnyrigg' for land excluded from exceptions to maximum floor space ration in Zone R4</i>
New clauses	<i>Insert after 7.8 Villawood – Height of Buildings</i> 7.9 Bonnyrigg – Height of Buildings 1) The objective of this clause is to allow buildings for the purpose of a residential flat building or shop top housing to be built to the maximum permissible building height only if the criteria contained in this clause are met. 2) This clause has effect despite clause 4.3 <i>Height of Buildings</i>. 3) The maximum height of a residential flat building or shop top housing on land identified as "Bonnyrigg – Area 1" on the Town Centre Precinct Map must not exceed 27metres. (a) Development consent must not be granted for a residential flat building or shop top housing to which this clause applies unless the consent authority is satisfied the proposed development: (i) results in an active street frontage along Bonnyrigg Avenue, (ii) has a form and external appearance that will improve the quality and amenity of the public domain, such as new pedestrian connection and open space, (iii) is designed to be compatible with the desired future character of the area, (iv) promotes the sharing of view corridors, (v) relates to surrounding heritage items; (vi) has acceptable environmental impacts such as overshadowing, wind and reflectivity, (vii) will encourage reduced car ownership, public transport patronage, walking and cycling, (viii) aims to achieve excellence in urban design whilst relating to the local context.

Attachment A

Additional Permitted Uses and Key Sites Map	Schedule 1 Additional Permitted Uses 21 Use of certain land at 673-683 , 661 Smithfield Road and 1-9, 11-19 and 21 Bonnyrigg Avenue , Bonnyrigg (1) This clause applies to land identified as '21' on the Key Sites Map. (2) Development of the purposes of a "<i>residential flat building</i>" is permitted with development consent 22 Use of certain land at 1-9, 11-19 and 21 Bonnyrigg Avenue, Bonnyrigg (1) This clause applies to land identified as "22" on the Key Sites Map (2) Development for the purpose of a "<i>residential flat building, restaurant and café</i>" and "<i>small bar</i>" is permitted with development consent. 23 Use of certain land at 27 and 35 Bonnyrigg Avenue, Bonnyrigg (3) This clause applies to land identified as "23" on the Key Sites Map (4) Development for the purpose of a <i>restaurant and café</i>" and "<i>small bar</i>" is permitted with development consent.
Land Zoning Map	Land to be rezoned (see Appendices A and C) to: B4 Mixed Use Residential B6 Enterprise Corridor R4 High Density Residential B1 Neighbourhood Centre RE1 Public Recreation RE2 Private Recreation
Height of Building Map	Variable height limits are to be applied throughout the town centre as shown in Appendix A.4.
Floor Space Ratio Map	No floor space ratio is proposed for the entire Bonnyrigg Deferred Matter
Riparian Land and Watercourses Map	Map amended to include land adjoining sections of Clear Paddock Creek in Bonnyrigg Town Centre.
Active Street Frontages Map	Map amended to ensure active uses front onto Bonnyrigg Avenue in the Bonnyrigg Town Centre

Refer to Appendices for related maps.

Attachment A**Development Control Plan Provisions**

Development Control Plan (draft DCP) provisions will be prepared to provide further guidance to the Planning Proposal. The draft DCP will include supporting precinct specific objectives and planning provisions that will enable the achievement of the concept identified in the Urban Design Study.

The draft DCP includes the following key design considerations:

- Built form controls, including building setbacks, building depths and bulk, building design and materials;
- Streetscape and public domain objectives;
- Pedestrian and vehicular connectivity;
- Pedestrian amenity.

The draft DCP will be included as part of the public exhibition material associated with the planning proposal once gateway determination has been received.

Attachment A

Part 3 – Justification

Section A – Need for a planning proposal

Is the planning proposal a result of any strategic study or report?

Yes this planning proposal is a result of a strategic review of a range of planning issues relevant to the Bonnyrigg Town Centre (Appendix D.1), the findings and recommendations of the Fairfield Employment Lands Study (2008) and Fairfield Retail Centres Study (2015). Key issues and recommendations of these later studies relevant to Bonnyrigg Town Centre are as follows;

Fairfield Employment Lands Study 2008

The Fairfield Employment Lands Study (Appendix D.3) 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.

Fairfield Retail Centres Study 2015

The Fairfield Retail and Commercial Centres Strategy 2015 (endorsed by Council in February 2015 – Appendix D.2) has played a critical role in clarifying directions and rezoning of land for retail and commercial development in the town centre.

In brief the key findings and recommendations of the strategy in relation to Bonnyrigg were;

- Establishing a retail floor space cap of 50,000m² (excluding showrooms, bulky goods development) for the town centre
- Allow for the development of two full-line supermarkets (including the current Woolworths at Bonnyrigg Plaza and proposed second supermarket at 685 Smithfield Avenue)
- Allow for second discount department store
- Promote the degree of connectivity (which can be in the form of pedestrian connections) between Bonnyrigg Plaza and 685 Smithfield

Attachment A***Bonnyrigg Strategic Review 2016***

The *Bonnyrigg Strategic Review* included an Urban Design analysis having regard to a broad range of objectives for the area (such as improving connectivity and urban design outcomes) and took into account relevant environmental constraints (in particular flooding) and design requirements of SEPP 65 (Design Quality of Residential Apartment Development) including the associated guidelines to the SEPP – *Apartment Design Guide*.

The Review provides a thorough and sound evidence base upon which to progress the current Planning Proposal. The study establishes a vision as to how the potential of the centre can be seen whilst delivering public benefits such as improved pedestrian access. Key recommendations directly relevant to this Planning Proposal include:

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.

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.

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 2016* (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.

Building height & Incentives

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. An incentive clause for height of buildings (Clause 7.9) is included for Bonnyrigg Plaza proposed to be zoned B4 Mixed Use Residential

No FSR proposed

The planning proposal does not include Floor Space Ratio. The Height of Building Controls, Street activation 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.

Attachment A

Is the planning proposal the best means of achieving the objectives or intended outcomes, or is there a better way?

Without an amendment to the planning controls in the LEP, the proposed urban design outcomes cannot be fully realised. Also, it is unlikely that the significant public benefits can be delivered in the absence of a whole of centre planning approach as is embodied in the planning proposal and supporting Strategic Review.

Section B – Relationship to strategic planning framework**Is the planning proposal consistent with the objectives and actions contained within the applicable regional or sub-regional strategy (including the Sydney Metropolitan Strategy and exhibited draft strategies)?*****A Plan for Growing Sydney***

'A Plan for Growing Sydney' (the Sydney Metropolitan Strategy) was released in December 2014 and is the NSW Government's 20-year plan for the Sydney Metropolitan Area.

A Plan for Growing Sydney is the Government's plan to bring all stakeholders together with a common purpose – to develop a competitive economy with world-class services and transport; to deliver greater housing choice to meet our changing needs and lifestyles; to create communities that have a strong sense of wellbeing; and to safeguard our natural environment.

'The Plan' sets the boundaries for future urban development and identifies the strategic transport corridors and Major Centres best placed to focus sustainable commercial and residential growth in the future. It therefore is essential to determine how the Planning Proposal meets the strategic directions and objectives of 'The Plan'.

The proposal is assessed against the broad strategic goals of A Plan for Growing Sydney. The vision for Sydney to be a 'strong global city, a great place to live' is supported by four goals. The planning proposal addresses directives under each goal as per follows:

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 planning proposal aims to facilitate support increased housing diversity within the Bonnyrigg Town Centre, particularly as a result of new apartment buildings. The building envelope and urban design guidelines developed for the town centre have regard to the requirements of SEPP 65 (Design Quality for Residential Apartment Design) and associated guidelines. The planning proposal allows for an increase in maximum building heights (from 6 to 8 storeys) for certain sites in the Town Centre facilitating increased residential densities for the area.
	<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.

Attachment A

		Bonnyrigg master plan improves housing choice to suit different needs and lifestyles by providing housing in Bonnyrigg town centre that currently consists of commercial and bulky good premises. The proposal compliments the New Leaf (Bonnyrigg Living Communities) project over the Bonnyrigg Housing Estate that will result several thousand new low and medium density housing 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 3.1 – Revitalise existing suburbs</i>	The Plan identifies the need to prioritise the delivery of housing in or near centres in established urban areas. This planning proposal seeks to increase densities within the town centre and use urban design recommendation to make it a safe and welcoming space, provide a mix of uses, to reflect the cultural and religious history of the place and make it easy to access.
	<i>Direction 3.3 – Create healthy built environments</i>	The new housing will be located in close proximity to the Bonnyrigg District Park which provides for a range of active and passive recreation pursuits. The Bonnyrigg Strategic Review highlighted the opportunities for increases in the population of the area to have ready access to the Bus T-Way and range of facilities located in the Town Centre. These outcomes are also supported by the LEP clauses which promote active street frontages.
	<i>Direction 3.4 - Promote Sydney's heritage, arts and culture</i>	A number of heritage items (currently listed under the Fairfield LEP 1994) in the Bonnyrigg town centre 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 includes application of existing Cl.6.6 Riparian Land and Watercourses to land (within approximately 50m of the top of bank) adjoining Clear Paddock Creek which divides the east and west side of the deferred matter.

The Planning Proposal is consistent with the strategic direction detailed in 'The Plan' by providing a range of housing types and contributing to meet the projected increase in housing for the area.

Attachment A***Sub West District Strategy & Draft West Central Sub Regional Plan***

The Greater Sydney Commission are yet to release the revised subregional strategies for public comment.

It is noted that while the Draft West Central Sub regional Plan should be considered in this Planning Proposal in light of no Sub West District Strategy, the Draft sub Regional Plan is not consistent with the Plan for growing Sydney. For this reason, this planning proposal has been assessed from a broader strategic direction.

Is the planning proposal consistent with the local Council's community strategic plan, or other local strategic plan?***Fairfield City Plan 2012-2022 (December 2012)***

Fairfield City Plan 2012-2022 ('the City Plan') sets contains the Community's Vision, Priorities and Outcomes for Fairfield City over the next 10 years. Of relevance to The Planning Proposal are those goals that deal specifically with housing availability.

Table 2 below details how the planning proposal is consistent with the relevant 'Community Wellbeing' goals contained within City Plan.

Theme	Goal	Comment	Y/N
Places and Infrastructure	2.2 Cater for growth and residents desire for their children and grandchildren to live locally	The planning proposal is consistent with the relevant Places and Infrastructure goals in that it provides additional housing types for population growth in Fairfield City.	YES
Community Well Being	3.3 A range of housing types that cater for difference life stages, family needs and levels of affordability	The Planning Proposal is consistent with the relevant Community Wellbeing goals in that it has the potential to provide a range of housing types to meet the needs of the increased population. The Planning Proposal will aid in meeting the changing life requirements and ambitions of the residents of Fairfield	YES

Fairfield City Centres Study 2015

Council has recently adopted the Fairfield City Centres Study 2015 and Fairfield City Centres Policy. 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.

The table below details how the planning proposal is consistent with the criteria for 'subregional' town centres.

Subregional (Town) centres Criteria

Attachment A

Evaluation Criteria	Comment	Consistent
That the development proposal will not result in an unacceptable level of impact on the range of services provided in other existing sub regional centres or the major town centre	The planning proposal does not have a negative impact on services provided at other sub regional centres (Prairiewood), specialist centre (Cabramatta) and the major town centres (Fairfield Town Centre)	YES
That the development proposal will not result in a reduction in the range of services provided in nearby neighbourhood centres	The nearest adjoining neighbourhood centre is located on Edensor Rd	YES
Whether the development proposal will introduce types of retail services likely to reduce escape spending from Fairfield	The Bonnyrigg Town Centre is located to Elizabeth Drive which is a major State	YES
Whether the proposal will improve the viability of the sub regional centre by strengthening key retail functions – for examples, the provision of or upgrading of discount department stores and supermarkets		YES
Whether the development proposal demonstrates that a net community benefit will flow from the proposed expansion of retail floor space		YES

Fairfield Employment Lands Study 2008

Specific findings and recommendations of the Fairfield Employment Lands Study relevant to the Bonnyrigg Town Centre are:

- 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.

Attachment A***Residential Development Strategy 2009***

The Fairfield Residential Development strategy is a 20 year strategy that guides the location and type of future residential development within the eastern half of the Local government area (LGA). The strategy has adopted a centres based planning approach to guide the location of new housing within existing urban areas of the Fairfield LGA.

Currently the Residential Development Strategy only covers the eastern half of the LGA. However, the following sections of this planning proposal provide an assessment against a range of sustainability elements listed in the Residential Development Strategy relevant to provision of new housing:

Future Housing Needs and Diversity

The planning proposal meets these strategies as it will provide additional dwellings that will assist Council in meeting key targets for the provision of diverse housing. The proposal is also located in an existing town area within close proximity to the Parramatta-Liverpool Transitway corridor and within walking distances (400m) to various commercial and retail uses. Additionally, it is located within walking distance to the Bonnyrigg District park, which has been embellished with a skatepark, playground and a Bush tucker trail.

Any future development on the site will be required to meet the applicable controls in the Bonnyrigg Town Centre DCP which will also ensure any future development integrates with surrounding neighbourhood.

Special Needs Groups

The planning proposal meets these strategies for the following reasons:

- The provision of high density housing will assist in meeting the special needs of groups identified in Fairfield LGA such as children, older generations, low income earners and culturally diverse populations.
- The unique location of the Planning Proposal in terms of public transport and services make any future dwellings accessible by an ageing population.
- The Planning Proposal will provide for a new development on the site that will cater for a range of groups.

Affordable Housing

The planning proposal meets the strategies as it will increase housing choice within the locality and thus ultimately providing a more affordable option. The Planning Proposal will provide greater flexibility in the provision of housing and the opportunity to provide new stocks of affordable housing.

Sustainable Development

The planning proposal meets the strategies as it is located within an existing town centre which has high levels of infrastructure and services. Furthermore, all development will be constructed as per the Bonnyrigg Town Centre Development Control Plan, enforced by the Development Planning team.

Is the planning proposal consistent with the applicable State Environmental Planning Policies?

The relevant State Environmental Planning Policies are outlined in the table below:

Attachment A

SEPP Title	Relevance	Summary	Consistency of Planning Proposal
SEPP 19 – Bushland in Urban Areas	Applies to state	Aims to protect bushland within urban areas. Specific attention to bushland, remnant and endangered vegetation and bushland zoned or reserved for public open space.	There are small remnant pockets of Cumberland Plain Woodland scattered along Clear Paddock Creek proposed to be zoned RE1 – Public Recreation and Bus T Way Corridor (currently zoned SP2 Infrastructure). These areas are also covered by the provisions of Cl.6.6 Riparian land and watercourses which aims to protect the ecological values of these areas.
SEPP 21 – Caravan Parks	Applies to state	Aims to facilitate the proper management and development of land used for caravan parks catering to the provision of accommodation to short and long term residents.	Not relevant to this planning proposal
SEPP No.29 – Western Sydney recreation area		Aims to enable the carrying out of development for recreational, sporting and cultural purposes within the Western Sydney Recreation Area	Not relevant to this planning proposal
SEPP 30 – Intensive Agriculture	NA	Establishes the requirement for development consent and additional requirements for cattle feedlots and piggeries.	Not relevant to this planning proposal
SEPP 32 – Urban Consolidation (Redevelopment of Urban Land)	Yes	Aims to facilitate surplus urban land redevelopment for multi-unit housing and related development in a timely manner.	The Planning proposal will provide for urban consolidation adjacent to the TWAY bus service. The planning proposal does not contain provisions that would affect the application of the SEPP.
SEPP 33 – Hazardous and Offensive Development	NA	Aims to provide additional support and requirements for hazardous and offensive development	Not relevant to this planning proposal
SEPP 36 – Manufactured Home Estates	NA	Aims to facilitate the establishment of manufactured home estates as a contemporary form of residential housing.	Not relevant to this planning proposal

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SEPP Title	Relevance	Summary	Consistency of Planning Proposal
SEPP 50 – Canal Estate Development	NA	Prohibits canal estate development	Not relevant to this planning proposal
SEPP 55 – Remediation of Land	Yes	Provides a State wide planning approach for the remediation of contaminated land.	The areas of the Town Centre where RFB's are permitted (including the 4(c) Special Industrial sites) are already zoned for this use. A desktop review does not indicate there are any existing or previous uses in the site that would give rise to detailed investigations into possible site contamination in the area under this planning proposal. Rather this matter can be dealt with on a site by site basis under future development applications.
SEPP 62 – Sustainable Aquaculture	NA	Aims to encourage and regulate sustainable aquaculture development	Not relevant to this planning proposal
SEPP 64 – Advertising and Signage	Yes	Aims to regulate signage (but not content) and ensure signage is compatible with desired amenity and visual character of the area.	The planning proposal does not contain provisions that would affect the application of the SEPP
SEPP 65 – Design Quality of Residential Flat Development	Yes	Aims to improve the design qualities of residential flat building development in New South Wales.	The planning proposal does not contain provisions that would affect the application of the SEPP
SEPP (Affordable Rental Housing) 2009	Yes	Aims to provide a consistent planning regime for the provision of affordable rental housing and facilitate the effective delivery of affordable housing	The Planning Proposal does not contain provisions that would affect the application of the SEPP.
SEPP (Building Sustainability Index: BASIX) 2004	Yes	Aims to ensure consistency in the implementation of the BASIX scheme throughout the State	BASIX will be prepared at the Development Application stage. The Planning Proposal does not contain provisions that would affect the application of the SEPP

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SEPP Title	Relevance	Summary	Consistency of Planning Proposal
SEPP (Exempt and Complying Development Codes) 2008	Yes	Aims to provide streamlined assessment process for development that complies with specified development standards.	The Planning Proposal does not contain provisions that would affect the application of the SEPP
SEPP (Housing for Seniors or People with a Disability) 2004	Yes	Aims to encourage the provision of housing to meet the needs of seniors or people with a disability	The planning proposal does not contain provisions that would affect the application of the SEPP
SEPP (Infrastructure) 2007	Yes	Aims to facilitate the effective delivery of infrastructure across the State. Specifies exempt and complying development controls to apply to the range of development types listed in the SEPP.	The planning proposal does not contain provisions that would affect the application of the SEPP
SEPP (Major Development) 2005	NA	Aims to facilitate the development or protection of important urban, coastal and regional sites of economic, environmental or social significance to the State. Also to facilitate service delivery outcomes for a range of public services.	The planning proposal does not contain provisions that would affect the application of the SEPP
SEPP (Mining, Petroleum Production and Extractive Industries) 2007	NA	Aims to provide for the proper management and development of mineral, petroleum and extractive material resources.	The planning proposal does not contain provisions that would affect the application of the SEPP
SEPP (Miscellaneous Consent Provisions) 2007	NA	Aims to provide that the erection of temporary structures is permissible with consent across the State and that development comprising the subdivision of land, the erection of a building or the demolition of a building, to the extent to which it does not already require development consent under another environmental planning instrument, cannot be carried out except with development consent.	The planning proposal does not contain provisions that would affect the application of the SEPP
SEPP (State and Regional Development) 2011	NA	Aims to identify State significant development and State significant infrastructure. Also to confer functions on joint regional planning panels to determine development applications.	The planning proposal does not contain provisions that would affect the application of the SEPP

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SEPP Title	Relevance	Summary	Consistency of Planning Proposal
SEPP (Sydney Region Growth Centres) 2006	NA	Aims to co-ordinate the release of land for development in the North West and South West Growth Centres.	The planning proposal does not contain provisions that would affect the application of the SEPP
SEPP (Western Sydney Employment Area) 2009	NA	Aims to promote economic development and the creation of employment in the Western Sydney Employment Area by providing for development	The planning proposal does not contain provisions that would affect the application of the SEPP
SEPP (Western Sydney Parklands) 2009	N/A	Aims to ensure the Western Sydney Parkland can be developed as urban parkland to serve the Western Sydney Region.	The planning proposal does not contain provisions that would affect the application of the SEPP

The relevant Sydney Regional Environmental Plans are outlined in the table below:

SREP Title	Relevance	Consistency of Planning Proposal
SREP 9 – Extractive Industry (No 2 – 1995)	NA	The planning proposal does not contain provisions that would affect the application of the SEPP
SREP 18 – Public Transport Corridors	Yes	Liverpool to Parramatta Bus Transit Way adjoins the subject site. The Planning Proposal does not contain provisions that would affect the application of the SEPP
SREP 20 – Hawkesbury-Nepean River (No 2 – 1997)	NA	The planning proposal does not contain provisions that would affect the application of the SEPP
GMREP No.2 – Georges River Catchment	Yes	The planning proposal does not contain provisions that would affect the application of the SEPP

Detailed discussion of key applicable SEPPs

State Environmental Planning Policy 65 – Design Quality of Residential Flat Development

State Environmental Planning Policy 65 - Design Quality of Residential Flat Buildings requires a development that includes residential flat buildings, to consider the economic, environmental, cultural and social benefits of the design. The intent is to achieve design quality across all residential flat buildings across the State.

The Planning Proposal is informed by the Urban Design study which included consideration of the Design quality principles contained within SEPP 65 and associate *Apartment Design Guidel*. In order to achieve better amenity and adhere to SEPP 65 controls, it is intended to increase the permitted height limit from 6 storeys to 8 storeys on certain large sites in Bonnyrigg Town Centre.

This will ensure better outcomes are achieved in relation to design and amenity.

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Is the planning proposal consistent with applicable Ministerial Directions (s.117 directions)?

Section 117 Direction No. and Title	Contents of Section 117 Direction	Planning Proposal	Comply
1. Employment and Resources			
1.1 Business and Industrial Zones	- Encourage employment growth in suitable locations - Protect employment land in business and industrial zones - Support the viability of identified strategic centres.	The planning proposal does not affect land within an existing or proposed business or industrial zone	Yes
1.2 Rural Zones	Protect agricultural production value of rural land.	Not applicable. The planning proposal does not affect land within an existing or proposed rural zone.	NA
1.3 Mining, Petroleum Production and Extractive Industries	Ensure future extraction of State and regionally significant reserves of coal, other minerals, petroleum and extractive materials are not compromised by inappropriate development.	Not applicable. The planning proposal will not have the effect on mining, petroleum production and extractive industries.	NA
1.4 Oyster Aquaculture	Protect oyster aquaculture areas.	Not applicable. The planning proposal does not propose a change in land that would have adverse impacts on Oyster Aquaculture.	NA
1.5 Rural Lands	Protect agricultural production value of rural land and facilitate orderly and economic development of rural lands and related purposes	Not applicable. The planning proposal does not affect land within an existing or proposed rural or environment protection zone.	NA
2. Environment and Heritage			
2.1 Environment Protection Zones	Protect and conserve environmentally sensitive areas.	Not applicable. The planning proposal does not apply to land within an environmental protection zone or land identified for environmental protection.	NA
2.2 Coastal Protection	The objective of this direction is to implement the principles in the NSW Coastal Policy	Not applicable. The planning proposal does not apply to land within the coastal zone	NA
2.3 Heritage Conservation	Conserve items, areas, objects and places of environmental heritage significance and indigenous heritage significance.	Not applicable. The planning proposal does not apply to an item of environmental heritage, nor does it seek to amend any existing heritage provisions.	NA

Attachment A

Section 117 Direction No. and Title	Contents of Section 117 Direction	Planning Proposal	Comply
2.4 Recreation Vehicle Areas	Protect sensitive land or land with significant conservation values from adverse impacts from recreation vehicles.	Not applicable. The planning proposal does not apply to any area of significant conservation, nor will it allow land to be developed for a recreation vehicle area.	NA
3. Housing, Infrastructure and Urban Development			
3.1 Residential Zones	- Encourage a variety and choice of housing types to provide for existing and future housing needs - Make efficient use of existing infrastructure and services and ensure that new housing has appropriate access to infrastructure and service - Minimise residential development on the environment and resource lands.	Consistent. The proposal will facilitate residential development in proximity to public transport,	Yes
3.2 Caravan Parks and Manufactured Home Estates	- Provide for a variety of housing types - Provide opportunities for caravan parks and manufactured home estates.	Not applicable. The planning proposal does not relate to caravan parks or manufactured home estates.	NA
3.3 Home Occupations	Encourage the carrying out of low-impact small businesses in dwelling houses.	Not applicable. The planning proposal does not affect home occupations in dwelling houses.	NA
3.4 Integrating Land Use and Transport	- Improve access to housing, jobs and services by walking, cycling and public transport. - Increase choice of available transport and reducing car dependency. - Reduce travel demand and distance (especially by car) - Support the efficient and viable operation of public transport services - Provide for the efficient movement of freight	Consistent. The planning proposal is consistent with the objectives of this direction as it facilitates residential development within walking distance to public transport, and provides a mix of housing near the Parramatta to Liverpool TWAY.	Yes
3.5 Development Near Licensed Aerodromes	- Ensure effective and safe operation of aerodromes - Ensure aerodrome operation is not compromised by development - Ensure development for residential purposes or human occupation, if situated on land within the	Not applicable. The planning proposal does not apply to land near a licenced aerodrome.	NA

Attachment A

Section 117 Direction No. and Title	Contents of Section 117 Direction	Planning Proposal	Comply
	ANEF contours between 20 and 25, incorporate noise mitigation measures.		
3.6 Shooting Ranges	- Maintain appropriate levels of public safety and amenity when rezoning land adjacent to an existing shooting range, - Reduce land use conflict arising between existing shooting ranges and rezoning of adjacent land - Identify issues that must be addressed when giving consideration to rezoning land adjacent to an existing shooting range	Not applicable. The planning proposal does not apply to land adjacent to or adjoining an existing shooting range.	NA
4. Hazard and Risk			
4.1 Acid Sulfate Soils	Avoid significant adverse environmental impacts from the use of land that has a probability of containing acid sulfate soils.	Not applicable. The planning proposal does not apply to land affected by acid sulphate soils.	NA
4.2 Mine Subsidence and Unstable Land	Prevent damage to life, property and the environment on land identified as unstable or potentially subject to mine subsidence.	Not applicable. The planning proposal does not apply to land within a proclaimed Min subsidence District or to land identified as unstable.	NA
4.3 Flood Prone Land	- Ensure that development of flood prone land is consistent with the NSW Government's Flood Prone Land Policy and the principles of the Floodplain Development Manual 2005. - Ensure that the provisions of an LEP on flood prone land are commensurate with flood hazard and includes consideration of the potential flood impacts both on and off the subject land.	The planning proposal does not rezone land that is within a flood planning area from zone Special Use, Special Purpose, Recreation, Rural or Environmental Protection Zone to a Residential, Business, Industrial, Special Use or Special Purpose Zone. Existing clauses 6.5 – Flood Planning and 6.6 Floodplain Risk Management of the Fairfield LEP 2013 require future development on flood liable land to take into account the impacts of flooding and incorporate appropriate design measures to ensure the safe occupation and evacuation of buildings in the event of flooding. These requirements are supplemented by the detailed provisions of Chp.11 of the Fairfield City Wide DCP that already to the Bonnyrigg Town Centre.	Yes
Owner: Planning and Environment – Strategic Planning Last revised: 6 May 2014			Page 29 of 36

Attachment A

Section 117 Direction No. and Title	Contents of Section 117 Direction	Planning Proposal	Comply
		The area subject of flooding within the town centre has been subject to extensive flood studies by both Council and proponents of private development proponent. Existing and future development in this area will also need to comply with a range of performance & prescriptive based flood controls contained in Chp.11 – Flood Planning of the Fairfield City Wide DCP. None of the subject land to be zoned for residential and commercial uses is located in a floodway. In addition, the provisions of the planning proposal will not permit a significant increase in the development of that land to that currently permitted by the provisions of Fairfield LEP 1994. All of the subject sites proposed to zoned residential or commercial purpose (or both) currently permit these uses.	
4.4 Planning for Bushfire Protection	- Protect life, property and the environment from bush fire hazards, by discouraging the establishment of incompatible land uses in bush fire prone areas. - Encourage sound management of bush fire prone areas	Not applicable. The planning proposal does not apply to land mapped as bushfire prone land.	NA
5. Regional Planning			
5.1 Implementation of Regional Strategies	To give legal effect to the vision, land use strategy, policies, outcomes and actions contained in regional strategies	Not applicable.	NA
5.2 Sydney Drinking Water Catchments	To protect water quality in the hydrological catchment	Not applicable.	NA
5.8 Second Sydney Airport: Badgerys Creek	Avoid incompatible development in the vicinity of any future second Sydney Airport at Badgerys Creek	Not applicable.	NA

Attachment A

Section 117 Direction No. and Title	Contents of Section 117 Direction	Planning Proposal	Comply
6. Local Plan Making			
6.1 Approval and Referral Requirements	Ensure LEP provisions encourage the efficient and appropriate assessment of development	Consistent. The planning proposal will not include provisions which will require future development applications for the subject site to obtain concurrence, consultation or referral to a Minister or Public Authority. The RMS have provided written agreement to the rezoning proposed, however will be contacted during the Public Exhibition stage of this planning proposal.	Yes
6.2 Reserving Land for Public Purposes	- Planning proposal to facilitate the provision of public services and facilities by reserving land for public purposes - Facilitate the removal of reservations of land for public purposes where the land is no longer required for acquisition.	Consistent. The planning proposal does not create, alter or reduce the extent of existing zonings or reservations applying to land identified for a public purpose.	Yes
6.3 Site Specific Provisions	Discourage unnecessarily restrictive site specific planning controls	Consistent. The planning proposal will not create unnecessarily restrictive site specific planning controls.	Yes
7. Metropolitan Planning			
7.1 Implementation of A Plan for Growing Sydney	Planning proposals shall be consistent with the NSW Government's A Plan for Growing Sydney published in December 2014.	Consistent. The planning proposal will facilitate additional residential development in proximity to public transport, shops, services and employment.	Yes

Attachment A

Section C – Environmental, social and economic impact

Is there any likelihood that critical habitat or threatened species, populations or ecological communities, or their habitats, will be adversely affected as a result of the proposal?

The Planning Proposal does not apply to land that has been identified as containing critical habitat.

Existing provisions of the Fairfield LEP 2013 (e.g. Cl.6.6 – Riparian land and watercourses) will require the potential impacts of development on remnant indigenous vegetation (e.g. along Clear Paddock Creek) to be taken into account. In addition, Chp.3 of the Fairfield City Wide DCP requires further detailed assessment of the impacts of development on threatened species, populations or ecological communities, or their habitats.

Are there any other likely environmental effects as a result of the planning proposal and how are they proposed to be managed?

Properties that back onto the creek are flood affected. Likely environmental effects pertaining to flood risk planning are manageable and will be appropriately addressed and regulated by the development assessment process.

The subject land is currently zoned and used for residential, heritage, retail and bulky good purposes, including a service station.

How has the planning proposal adequately addressed any social and economic effects?

There will be no adverse social or economic effects as a result of the Planning Proposal. It is considered that the Planning Proposal will enable a higher and better use of the subject land in a way considered to be compatible with its surrounding environment.

The subject land is within comfortable walking distance of existing shops schools and other services within Bonnyrigg Town Centre.

Consultation with the community and public authorities post-Gateway will present an opportunity for additional social or environmental effects, if any, to be identified. However, given the nature and scale of the proposal and the existing technical background work undertaken to date, it is not anticipated that any further significant social or economic effects will emerge.

Attachment A

Section D – State and Commonwealth interests**Is there adequate public infrastructure for the planning proposal?**

The subject properties are serviced and have access to the full range of public infrastructure to adequately facilitate the Planning Proposal. This includes access to T-Way Bus service, Smithfield Road (non-classified regional road) road access, water, sewer, electricity and telecommunications services.

The planning proposal will result in infill development that will not place any significant increase in demand for existing infrastructure.

What are the views of State and Commonwealth public authorities consulted in accordance with the gateway determination?

The Gateway determination will advise the full list of public authorities that will need to be consulted with as part of the Planning Proposal process. It is requested that public authority consultation be undertaken concurrently with community consultation.

It is proposed that the following authorities be consulted regarding the Proposal:

- Office of Environment and Heritage;
- Roads and Maritime Services;
- NSW Office of Water;
- Transport for NSW; and
- Sydney Water.

(The Gateway Determination will determine consultation required. Insert this information after Gateway Determination - Delete before printing)

Attachment A

Part 4 – Mapping

This part of the Planning Proposal deals with the maps associated with the Fairfield Local Environmental Plan 2013 that are to be amended to facilitate the necessary changes as described in this report.

To achieve the objectives of the Planning Proposal, the following Local Environmental Plan maps are included in the Planning Proposal:

- Land Zoning Map
- Land Reservation Acquisition Map
- Height of Buildings Map
- Town Centre Map - Bonnyrigg
- Heritage Map
- Riparian Lands and Watercourses Map
- Key Sites (additional permitted uses on B6)
- Active Street frontages map

Appendix A contains maps of existing and proposed zones and development standards applying to this Planning Proposal and includes:

- A.1 The land subject to the Planning Proposal
- A.2 Current and Proposed Land Application Map
- A.3 Current and proposed Land Use Zones
- A.4 Current and proposed Height of Buildings
- A.5 Current and Proposed Heritage Map
- A.6 Current and Proposed Key Sites Map
- A.7 Proposed Minimum Site Area Town Centre Precinct Map
- A.8 Proposed Riparian Land and Watercourses Map

Attachment A

Part 5 - Community Consultation

Community consultation is required under Sections 56(2)(c) and 57 of the Environmental Planning and Assessment Act 1979.

The Act sets out the community consultation requirement for planning proposals and these are determined or confirmed at the Gateway.

It is proposed that, at a minimum, this involves the notification of the public exhibition of the Planning Proposal:

- In the Fairfield City Corporate news section of the local newspaper that circulates widely in local government area; and
- in writing to the owners; the adjoining and the surrounding community in the vicinity of the site.

It is proposed that the Planning Proposal be exhibited for a minimum period of 28 days to coincide with the exhibition of an accompanying draft DCP amendment.

(The Gateway Determination will determine consultation required. Insert this information after Gateway Determination - Delete before printing)

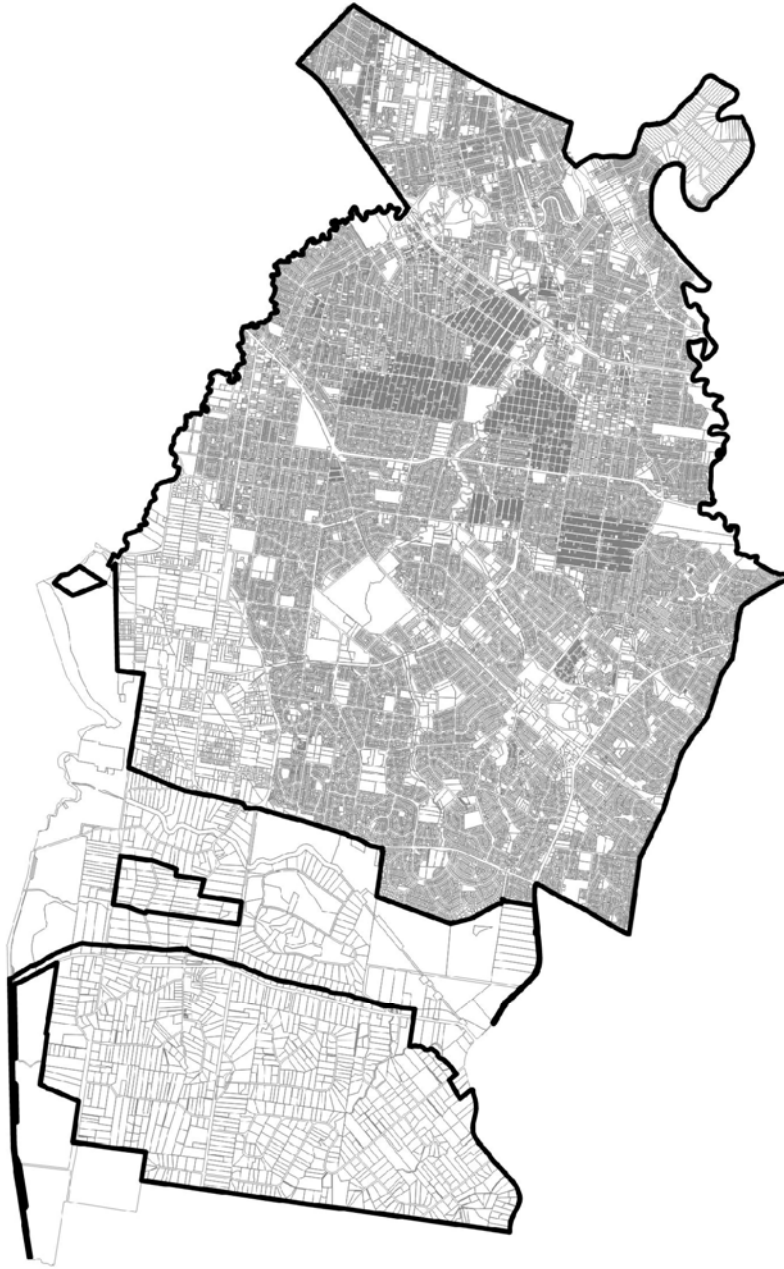
Attachment A

Part 6 – Project Timeline

The project timeline is intended to be used only as a guide and may be subject to changes such as changes to issues that may arise during the public consultation process and/or community submissions.

No.	Step	Process content	Timeframe
1	s.56 – request for Gateway Determination	Prepare and submit Planning Proposal to DP&I	April 2016
2	Gateway Determination	- Assessment by DP&I (including LEP Panel) - Advice to Council	May - July 2016
3	Completion of required technical information and report (if required) back to Council	- Prepare draft controls for Planning Proposal - Update report on Gateway requirements	August 2016
4	Public consultation for Planning Proposal	In accordance with Council resolution and conditions of the Gateway Determination.	September – October 2016
5	Government Agency consultation	Notification letters to Government Agencies as required by Gateway Determination	September – October 2016
6	Public Hearing (if required) following public consultation for Planning Proposal	Under the Gateway Determination issued by DP&I public hearing is not required.	October 2016
7	Consideration of submission	Assessment and consideration of submissions	1 month
8	Report to Council on submissions to public exhibition and public hearing	Includes assessment and preparation of report to Council	December 2016
9	Possible re-exhibition	Covering possible changes to draft Planning Proposal in light of community consultation	March 2017
10	Report back to Council	Includes assessment and preparation of report to Council	April 2017
11	Referral to PCO and notify DP&I	- Draft Planning Proposal assessed by PCO, legal instrument finalised - Copy of the draft Planning Proposal forwarded to DP&I.	May 2017
12	Plan is made	Notified on Legislation web site	June 2017
Estimated Time Frame			14 months

Attachment B



**Fairfield Local
Environmental
Plan 2013**

Proposed Land Application Map

LEP Land Application



Included

Cadastral

Cadastral 2011/2013 © Fairfield City Council



Projection: GDA 1984
Zone 56

Scale 1:50,000 @ A3

Attachment B



**Fairfield Local
Environmental
Plan 2013**

Proposed Land Zoning Map

Zone	Description
B1	Neighbourhood Centre
B2	Local Centre
B3	Commercial Core
B4	Mixed Use
B5	Business Development
B6	Enterprise Corridor
C1	Deferred Mallee
C2	Environmental Conservation
C3	Environmental Management
C4	General Industrial
C5	Light Industrial
C6	Major Development
D1	General Residential
D2	Low Density Residential
D3	Medium Density Residential
D4	High Density Residential
D5	Public Recreation
D6	Private Recreation
D7	Primary Production
D8	Rural Landscape
D9	Primary Production Small Lots
D10	Village
D11	Social Activities
D12	Infrastructure
D13	Tourist
D14	Recreational Waterways
D15	WSES SEPP (Western Sydney Employment Area) 2008
D16	WSES SEPP (Western Sydney Parklands) 2009

Cadastre
 Cadastre 2011/2013 is Fairfield City Council



Proposed LGA 1994
 Zone 56

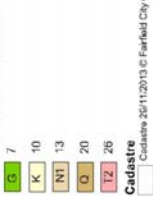
Attachment B



Fairfield Local
Environmental
Plan 2013

Proposed Height of Buildings Map

Maximum Building Height (m)

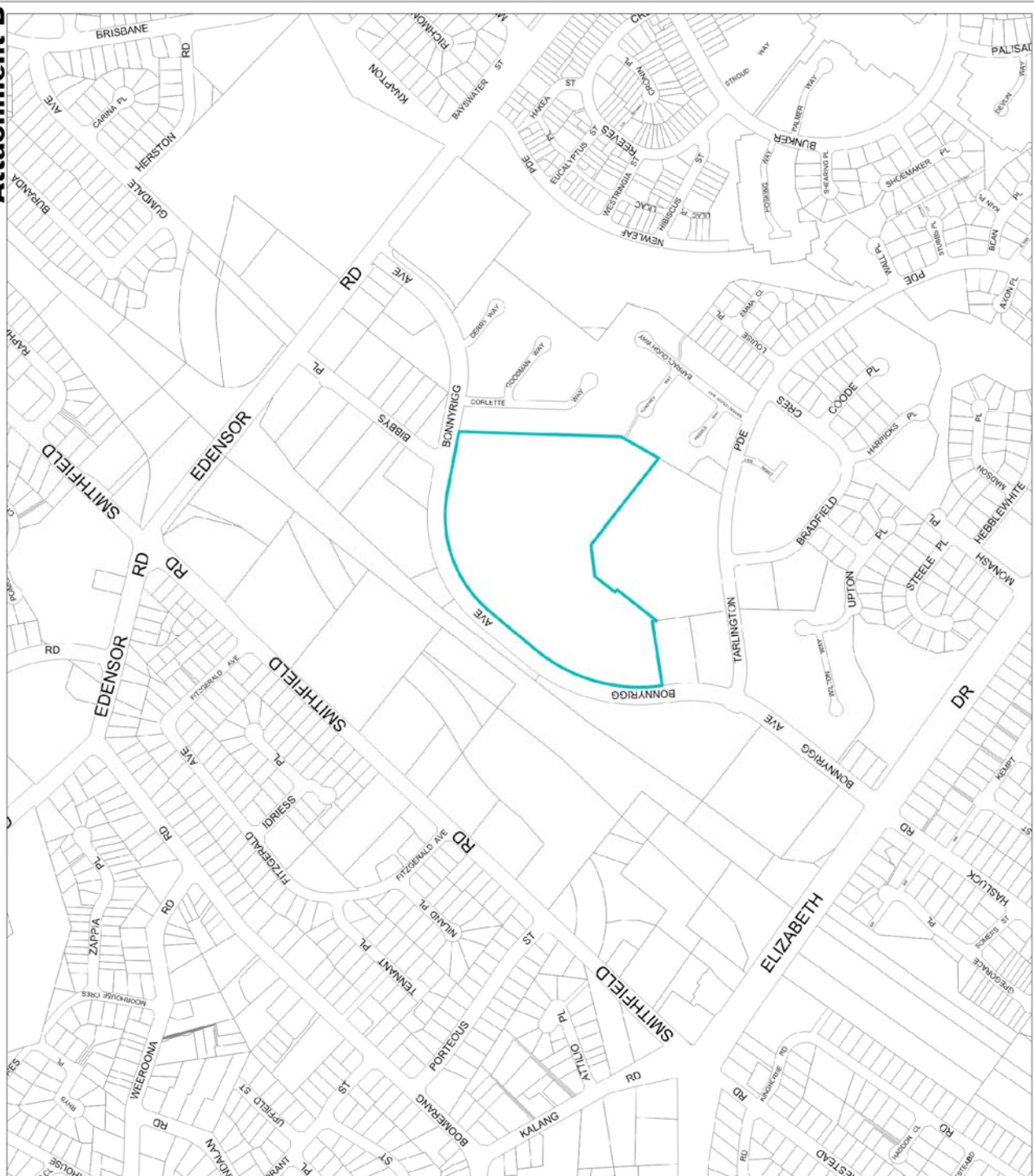


Cadastral
Cadastral 2011/2013 © Fairfield City Council



Proposed LGA 1994
Zone 56

Attachment B



Fairfield Local
Environmental
Plan 2013

Proposed Minimum Site Area Map
Town Centre Precinct Map

Minimum Site Area (sq m)



Town Centre Precincts



Cadastre

Cadastral 20/11/2013 © Fairfield City Council



Proposed OCA 1994
Zone 56

Attachment B



Fairfield Local
Environmental
Plan 2013

Proposed Heritage Map

Heritage

Item - General

Item - Archaeological

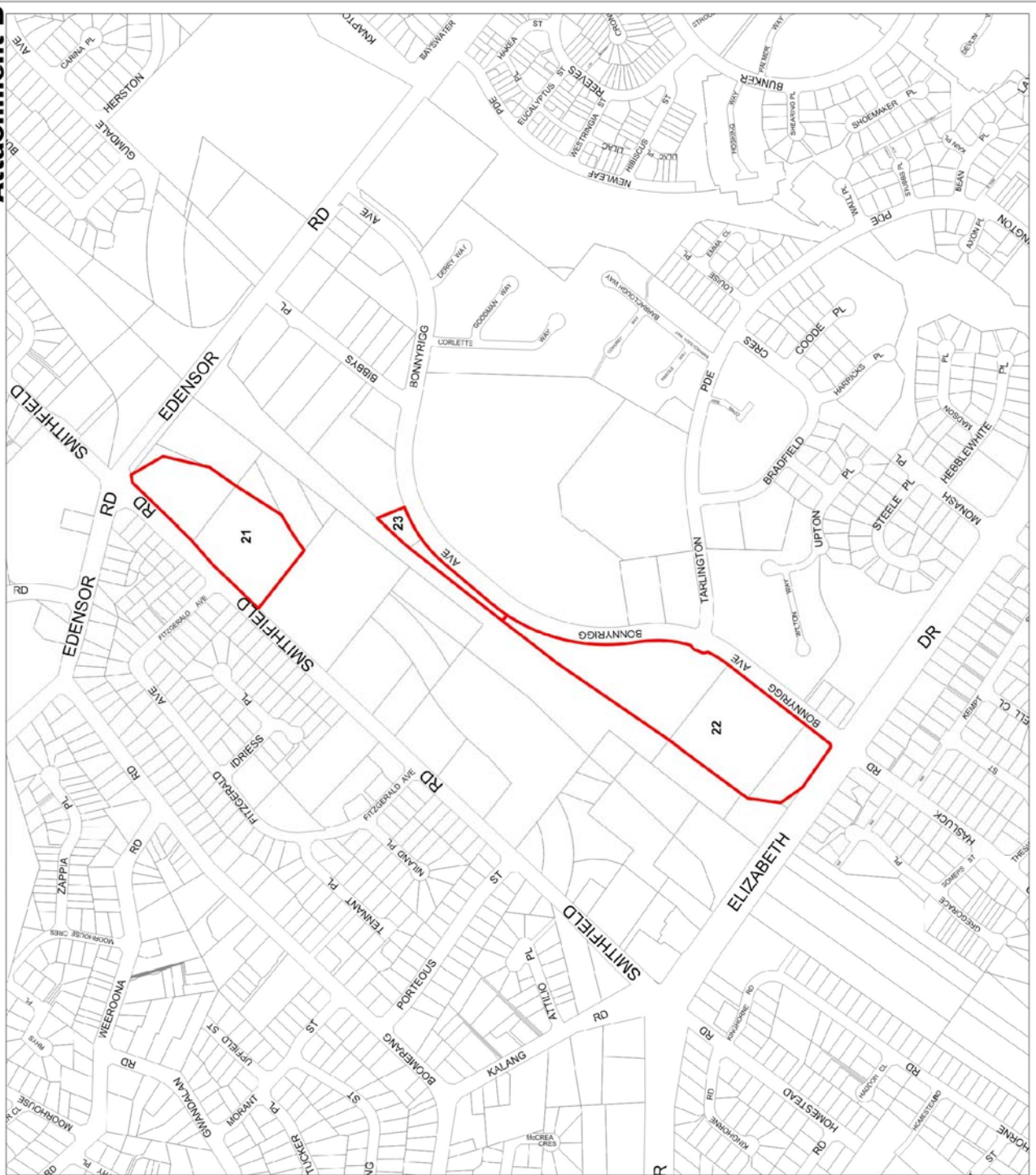
Cadastre

Cadastre 28/11/2013 © Fairfield City Council



Projection: GDA 1984
Zone 56

Attachment B



Fairfield Local
Environmental
Plan 2013



Proposed Key Sites Map

Key Sites

Site

Cadastre

Cadastre 2011/2013 © Fairfield City Council



Proposed LGA 1994
Zone 56



Attachment C

BONNYRIGG TOWN CENTRE DEFERRED MATTER AREA

STRATEGIC REVIEW



Fairfield City Council



Attachment C

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Bonnyrigg Town Centre (DM) Strategic Review 2015**Attachment C**

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.

Attachment C

**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;

Bonnyrigg Town Centre (DM) Strategic Review 2016

Attachment C

- 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

Bonnyrigg Town Centre (DM) Strategic Review 2016

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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.

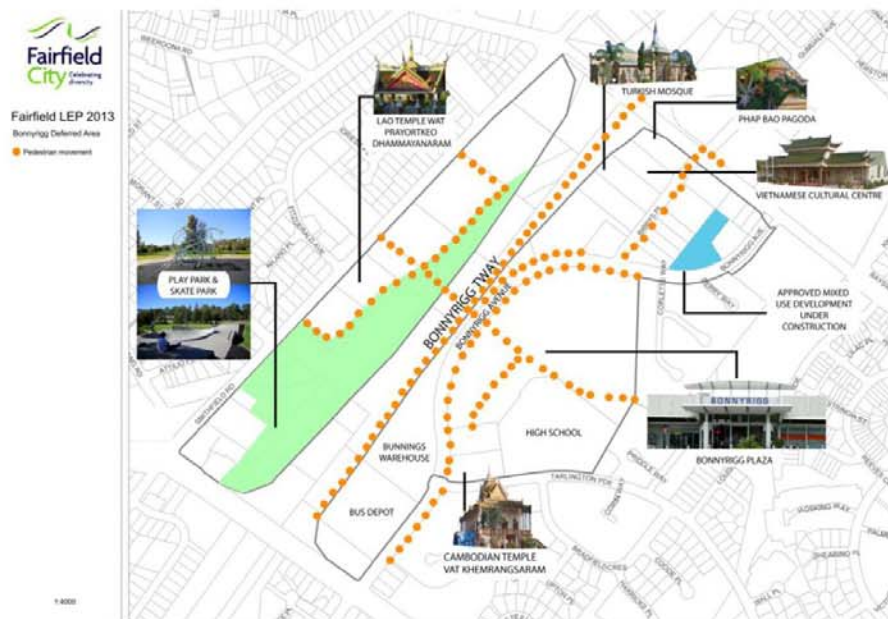


Image 2 – Bonnyrigg Deferred Matter

Bonnyrigg Town Centre (DM) Strategic Review 2016

Attachment C



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



Bonnyrigg Town Centre (DM) Strategic Review 2015

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Bonnyrigg Town Centre (DM) Strategic Review 2016

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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.

Bonnyrigg Town Centre (DM) Strategic Review 2016

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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.

Bonnyrigg Town Centre (DM) Strategic Review 2016

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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.

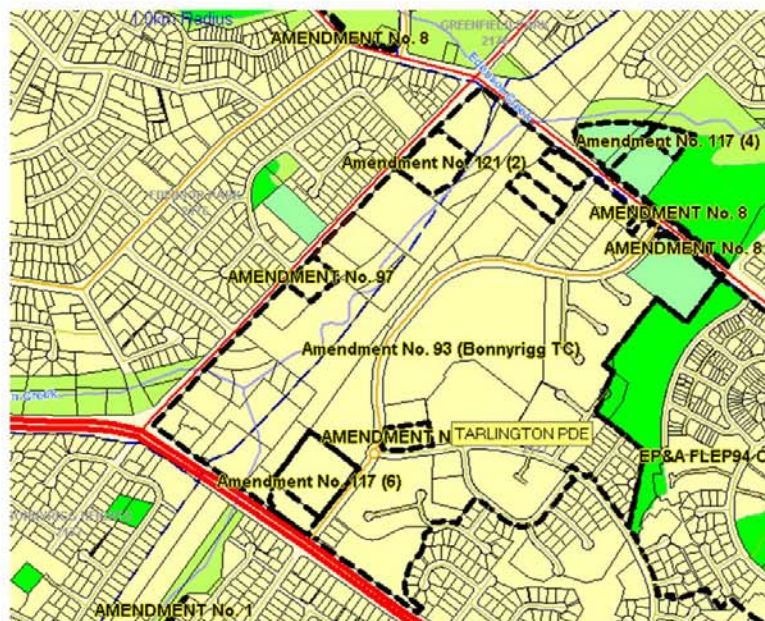


Image 17 – Amendments to Fairfield LEP 1994

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.

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3/ COMMUNITY CONSULTATION

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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).

Attachment C



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.

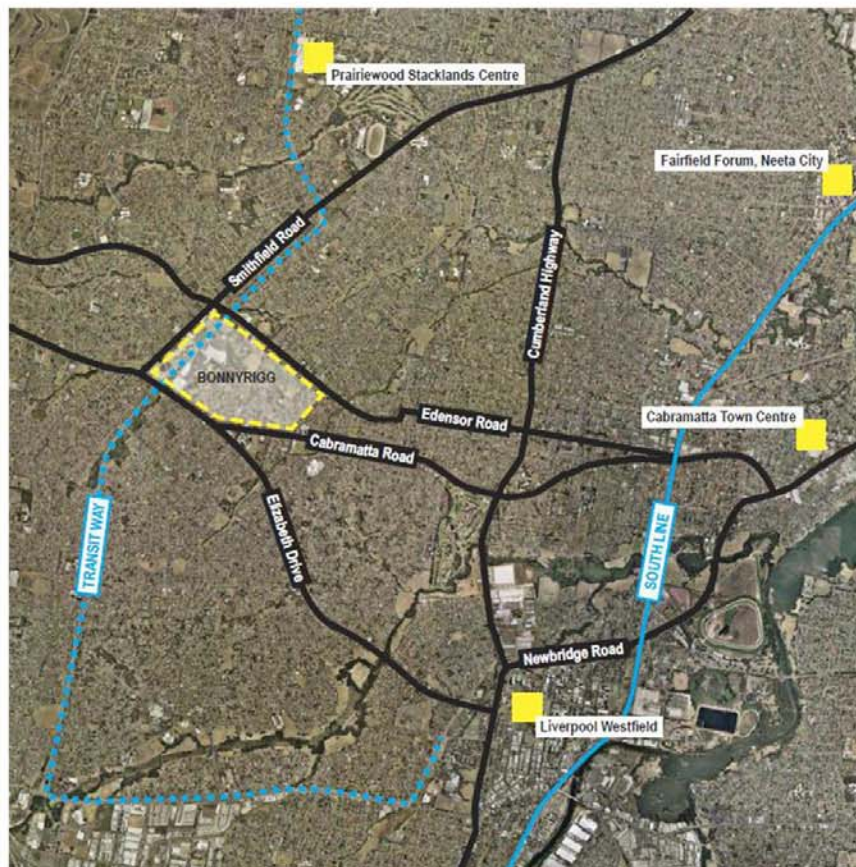


Image 19 – Regional Context (TWAarchitects)

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

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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)

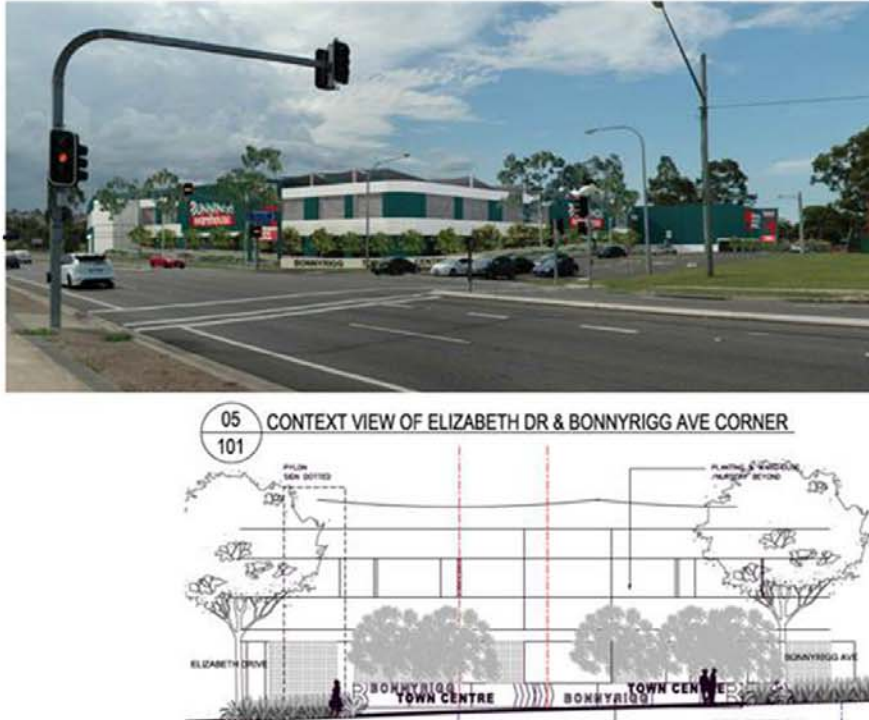


Image 23 - Bunnings Approved – Context Plan

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.

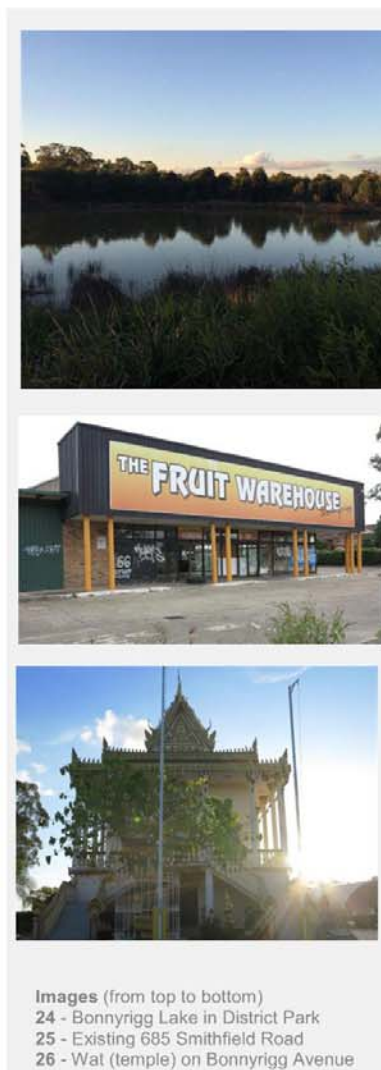
Further to the south adjoining the transitway are a bus depot and a Bunnings hardware store located on a 2 hectare site. Further to the north of the plaza, a variety of land uses are found including places of public worship, small special industrial operations, small business, medium density and high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

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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.

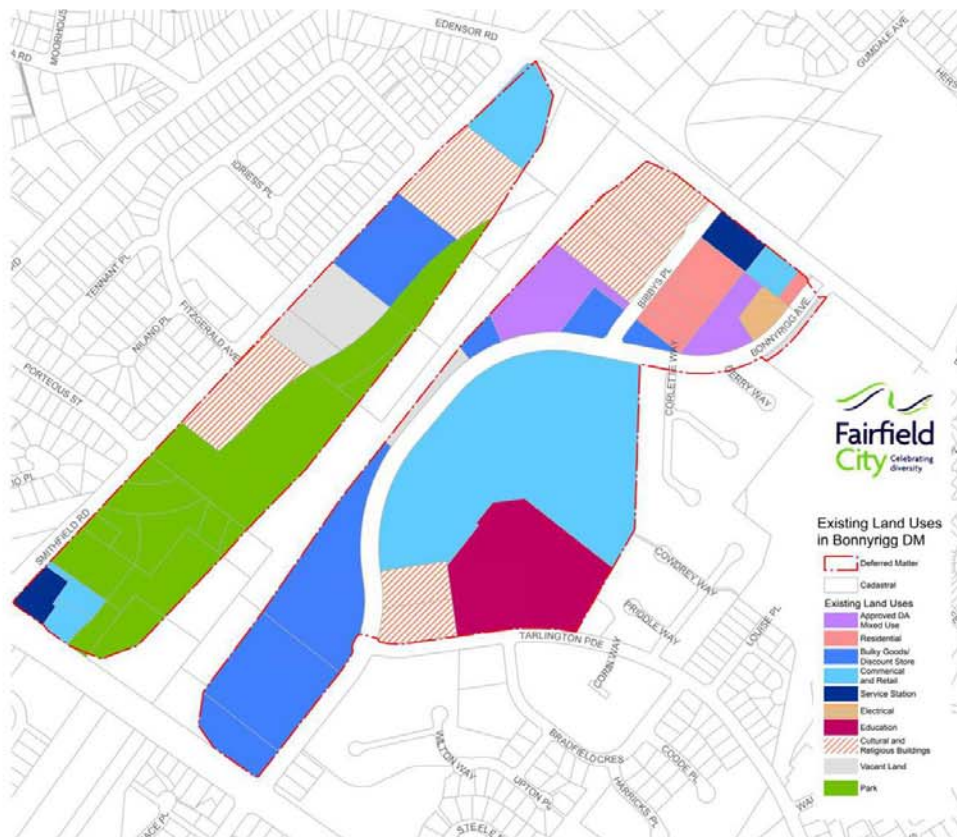


Image 27 - Existing Land uses in Bonnyrigg Deferred Matter

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Image 28 - Landmarks in Bonnyrigg Deferred Matter

Fairfield LEP 2013
Land Ownership and Lot Size

- Department of Education
- Private lots
- Land & Housing Corporation
- Fairfield City Council
- Sites under 3,000m²

Image 29 - Land Ownership and Lot Sizes

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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.

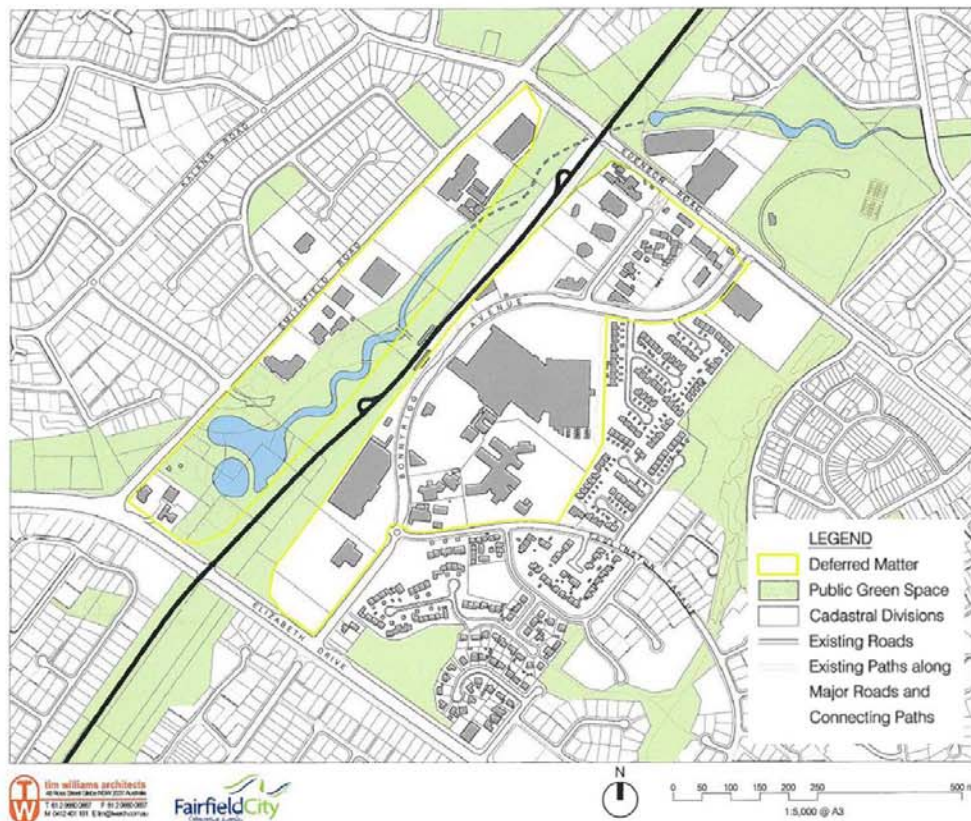


Image 30 – Figure Ground

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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

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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.

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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 purpose 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.

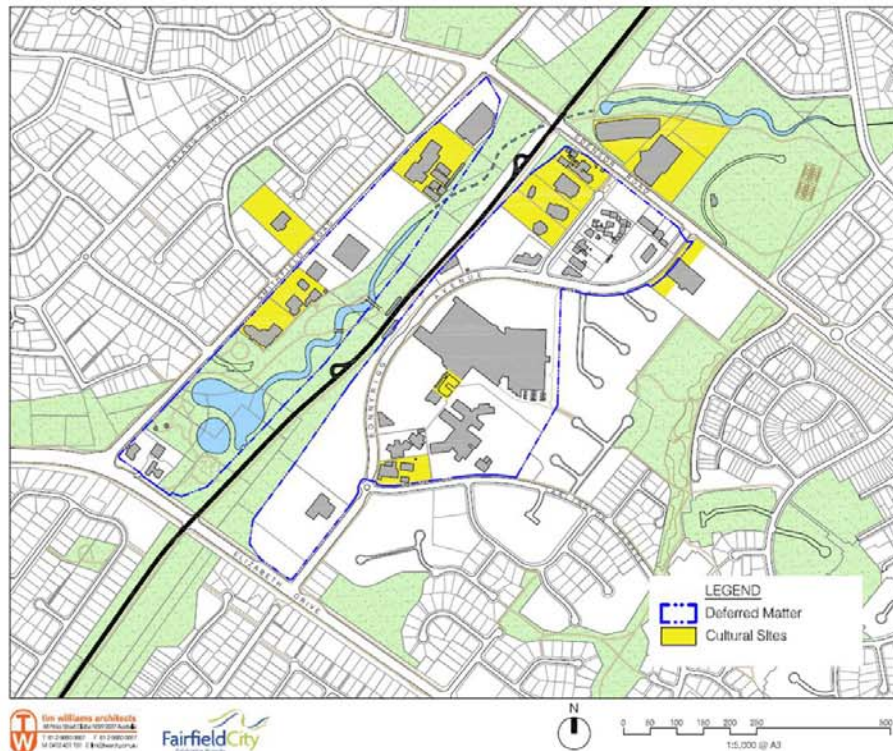


Image 46 – Cultural and religious developments within Bonnyrigg Town Centre (DM)

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.

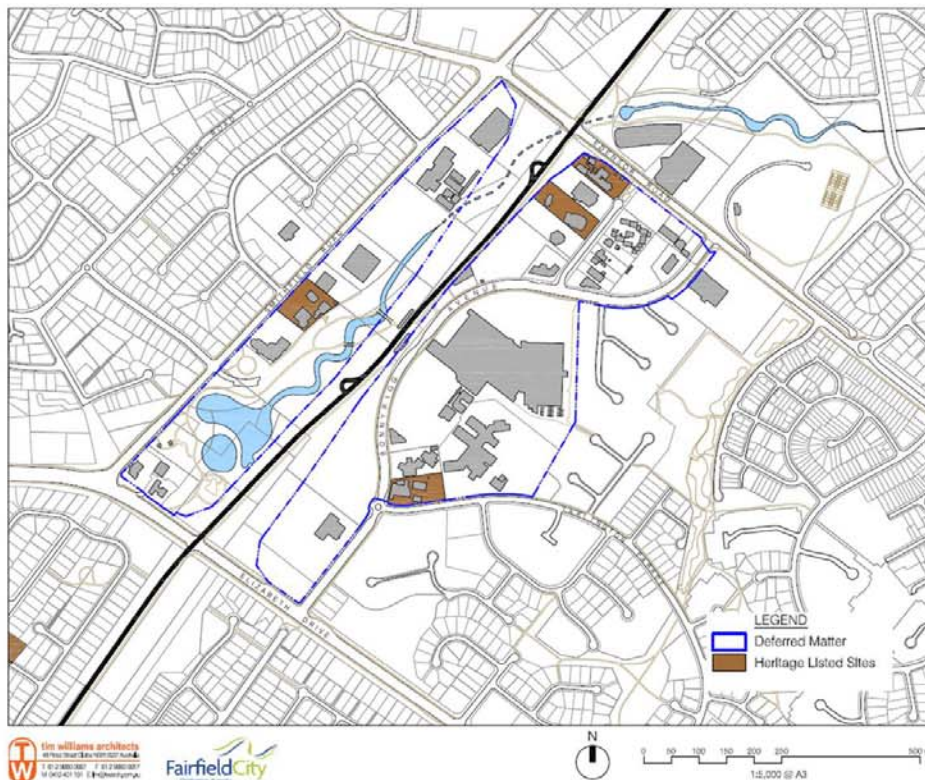


Image 47 –Heritage listed items in Bonnyrigg Town Centre (DM)

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.

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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.

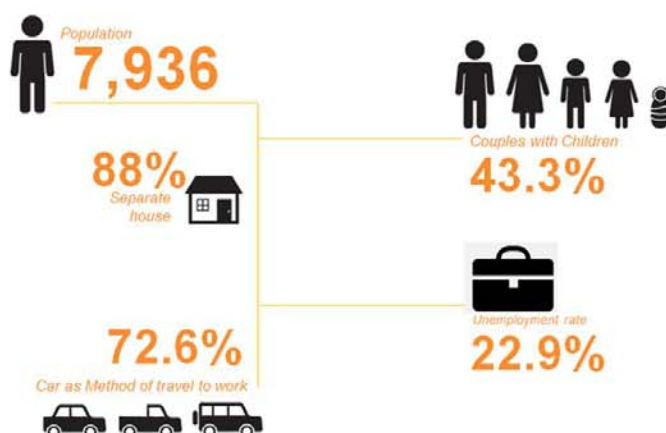
Under the Fairfield City Centres Study 2015 a floor space cap over the Stocklands Wetherill Park Shopping Centre site (within the Prairiewood Town Centre) restricts development on the site to the current approved floor space ratio of 0.61:1 for the next 5 years. The floor space cap is designed to facilitate 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.

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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

Bonnyrigg Town Centre (DM) Strategic Review 2015

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Our home
Our City **Our future**

FAIRFIELD CITY PLAN
2012-2022

COMMUNITY STRATEGIC PLAN

ADOPTED BY COUNCIL 11 DECEMBER 2012



5/ STRATEGIES AND POLICIES

Bonnyrigg Town Centre (DM) Strategic Review 2015

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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.

Bonnyrigg Town Centre (DM) Strategic Review 2016

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	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.

Bonnyrigg Town Centre (DM) Strategic Review 2016

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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

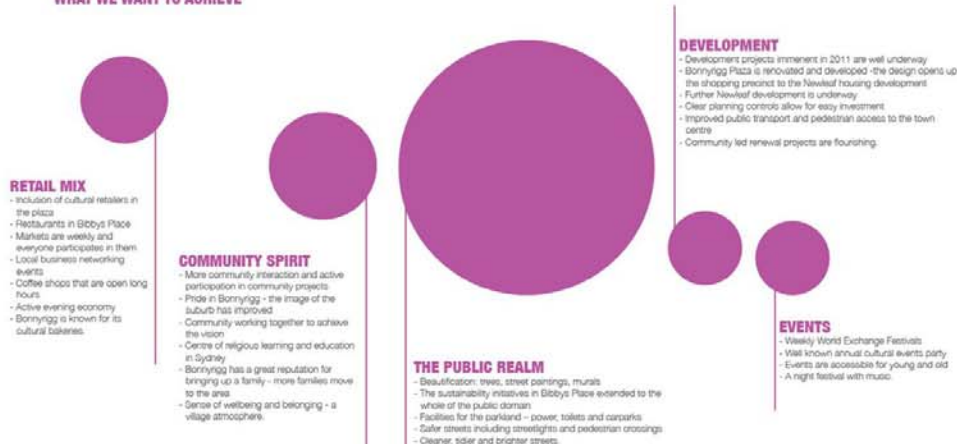


Image 55 – Excerpt from Bonnyrigg Action Plan 2012

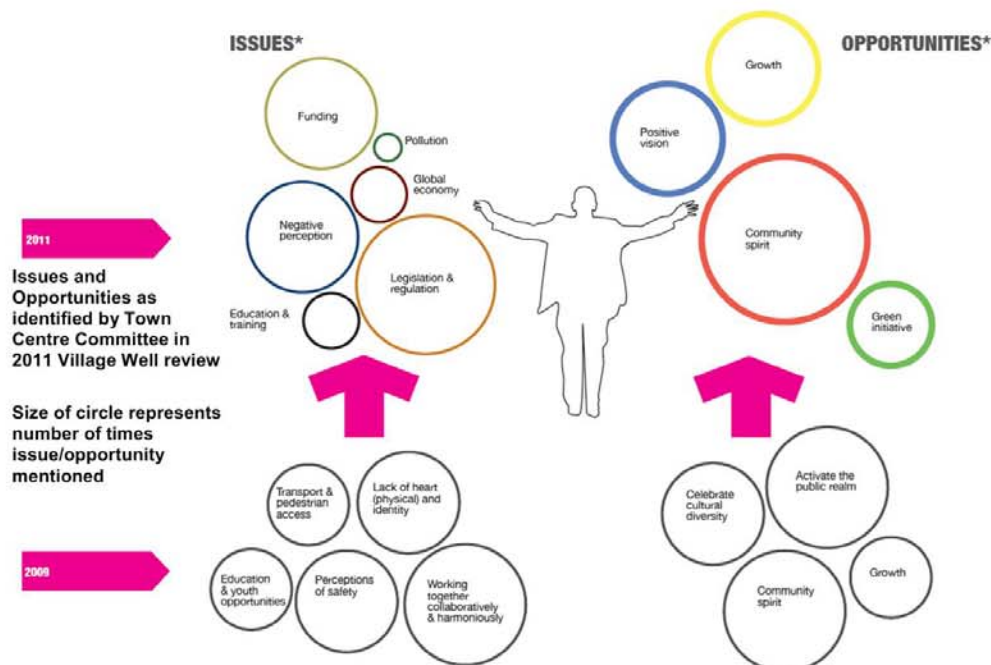
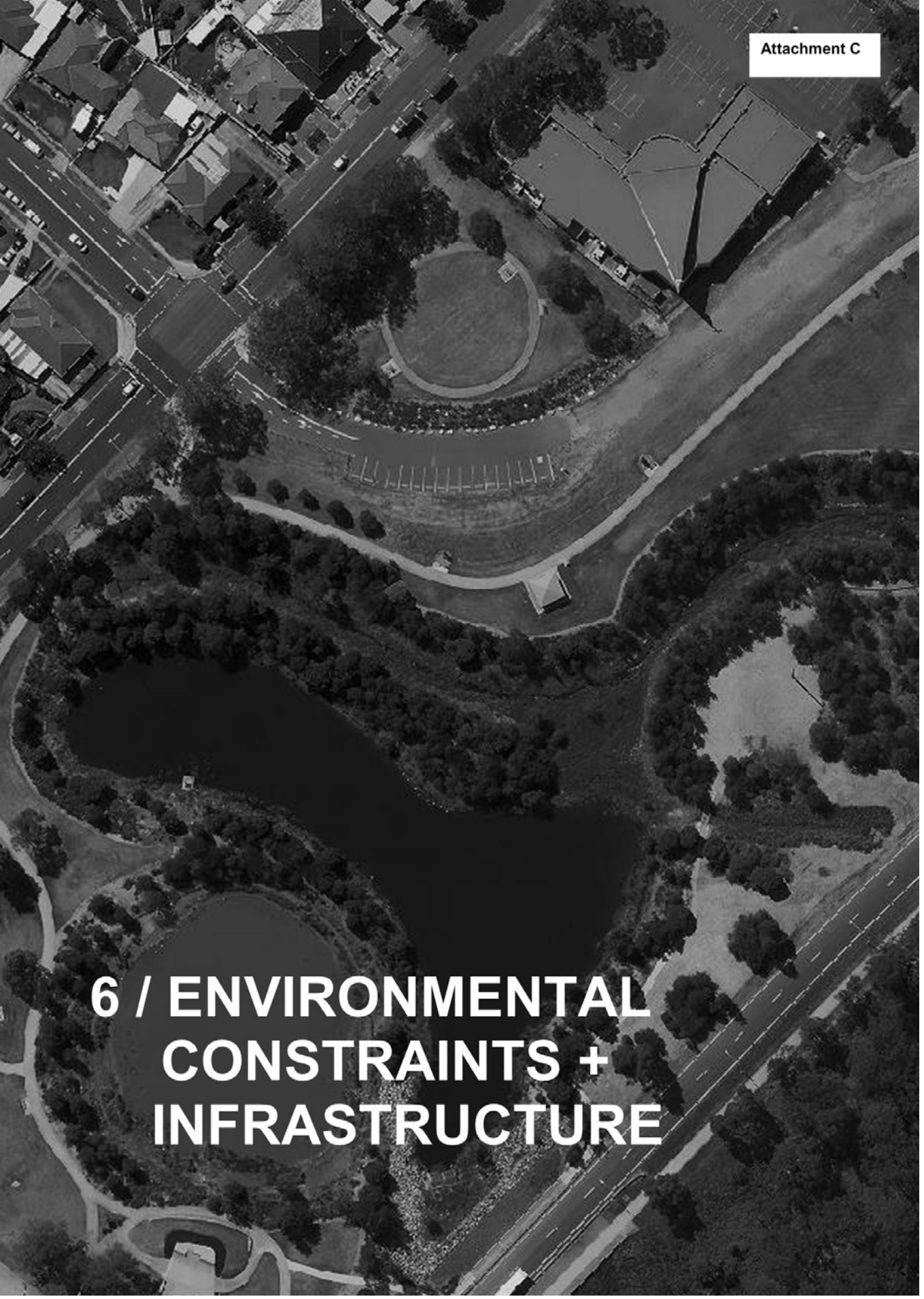


Image 56 – Excerpt showing Issues and Opportunities within Bonnyrigg Town Centre

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6 / ENVIRONMENTAL CONSTRAINTS + INFRASTRUCTURE

Bonnyrigg Town Centre (DM) Strategic Review 2015

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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.

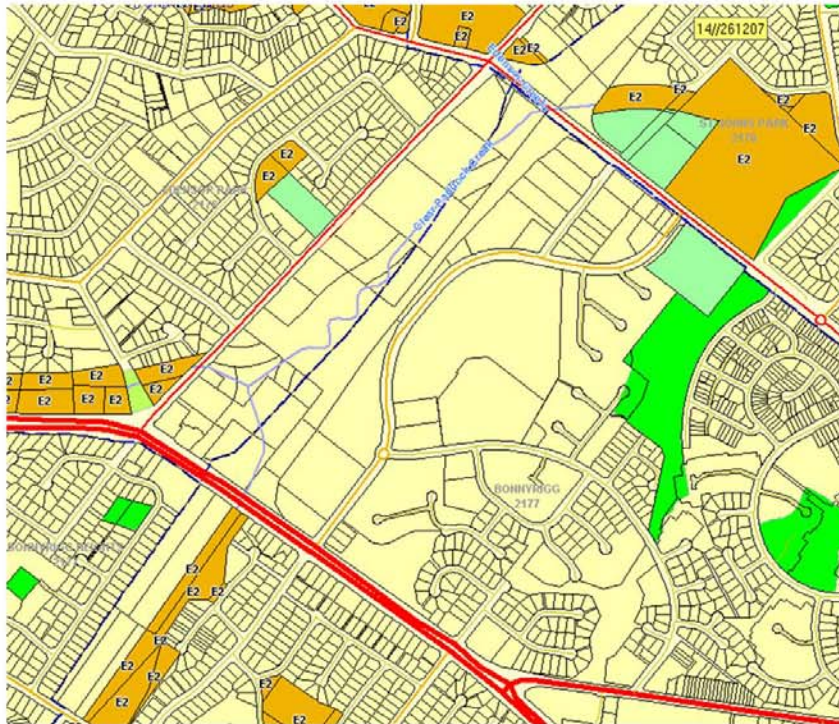


Image 57 – Bonnyrigg Town Centre Map with overlay zone E2 Environmental Conservation

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.

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.

Fairfield City
Celebrating Diversity

Fairfield LEP 2013
Bonnyrigg Defended Matter - Flooding

- Bonnyrigg Estuary Matter
- High Risk Flooding
- Medium Risk Flooding
- Low Risk Flooding

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).

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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.

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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.

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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

Attachment C



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.

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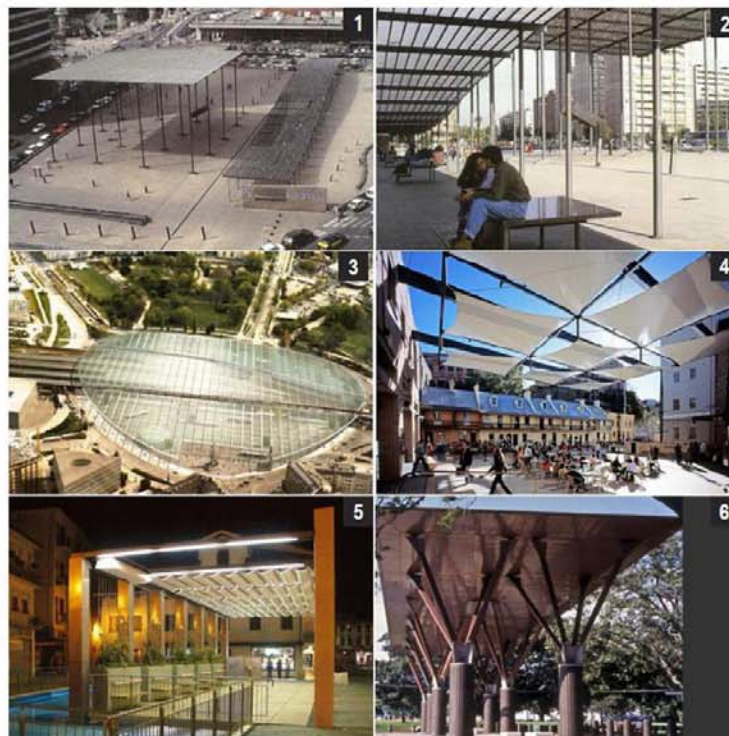


Image 64

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).

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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.

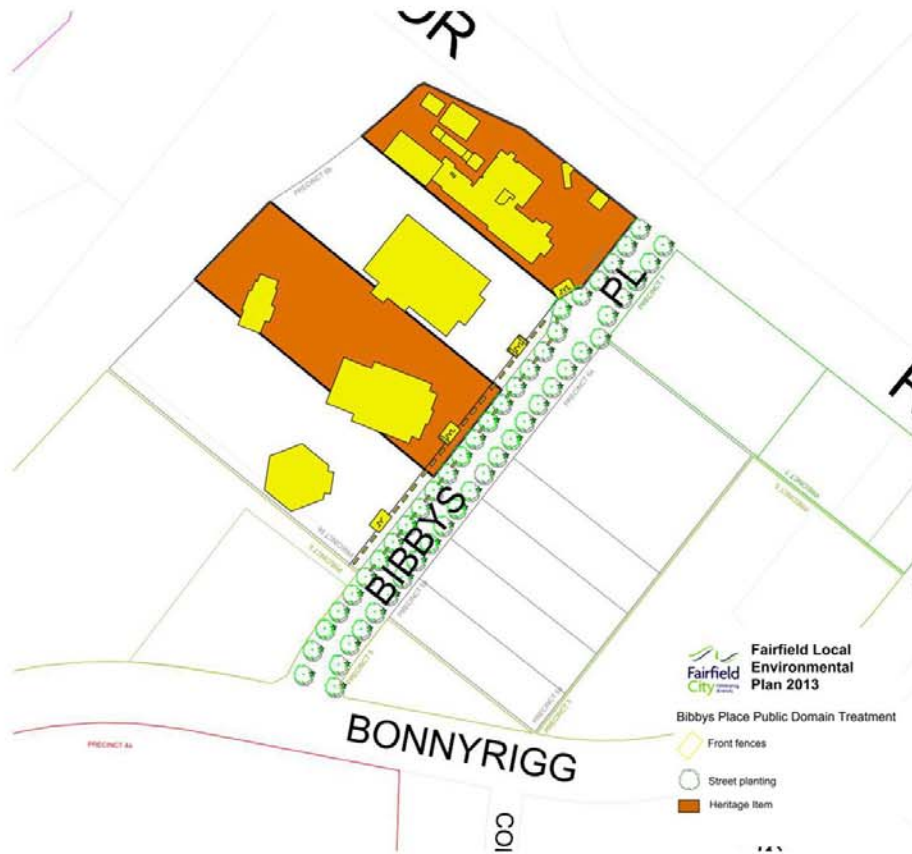


Image 65 – Public Domain treatment at Bibby's Place (Cultural Hub)

Attachment C

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.

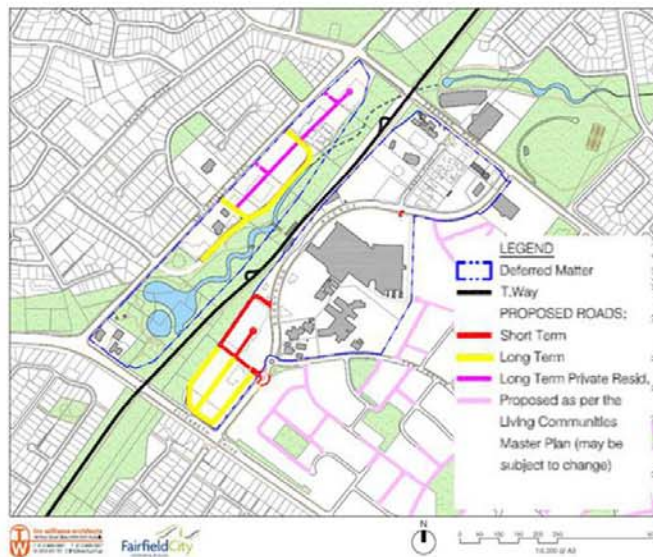


Image 66 – Proposed roads

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.

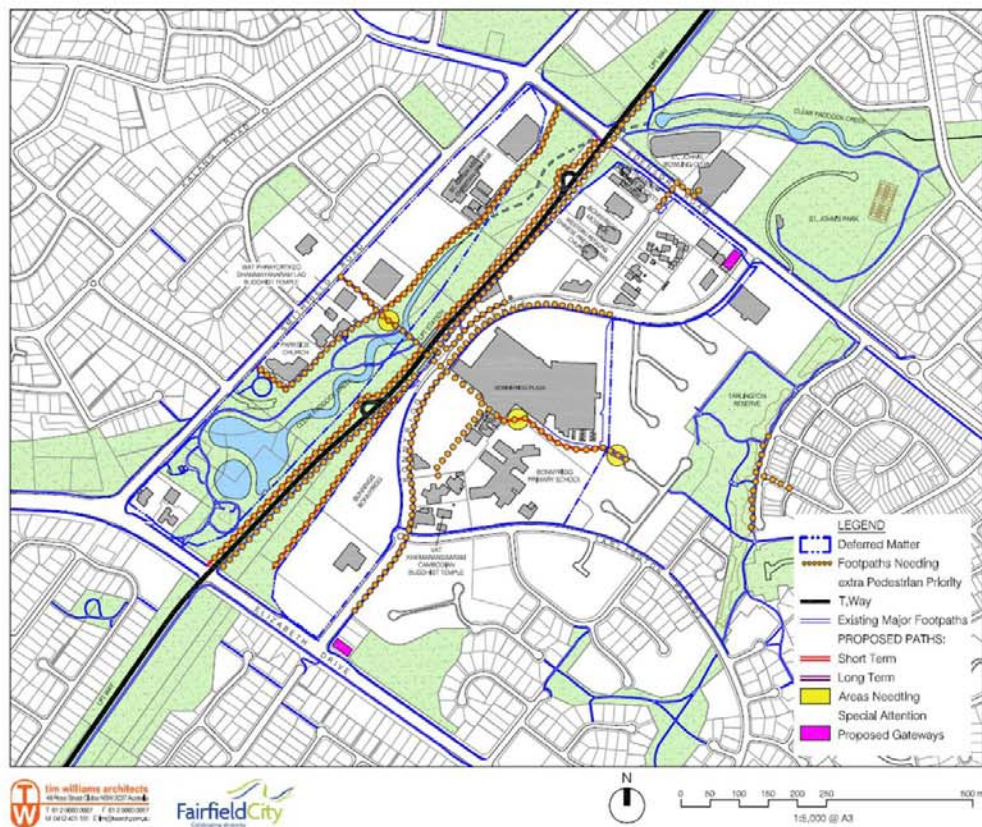


Image 67 –Existing and proposed footpaths

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.

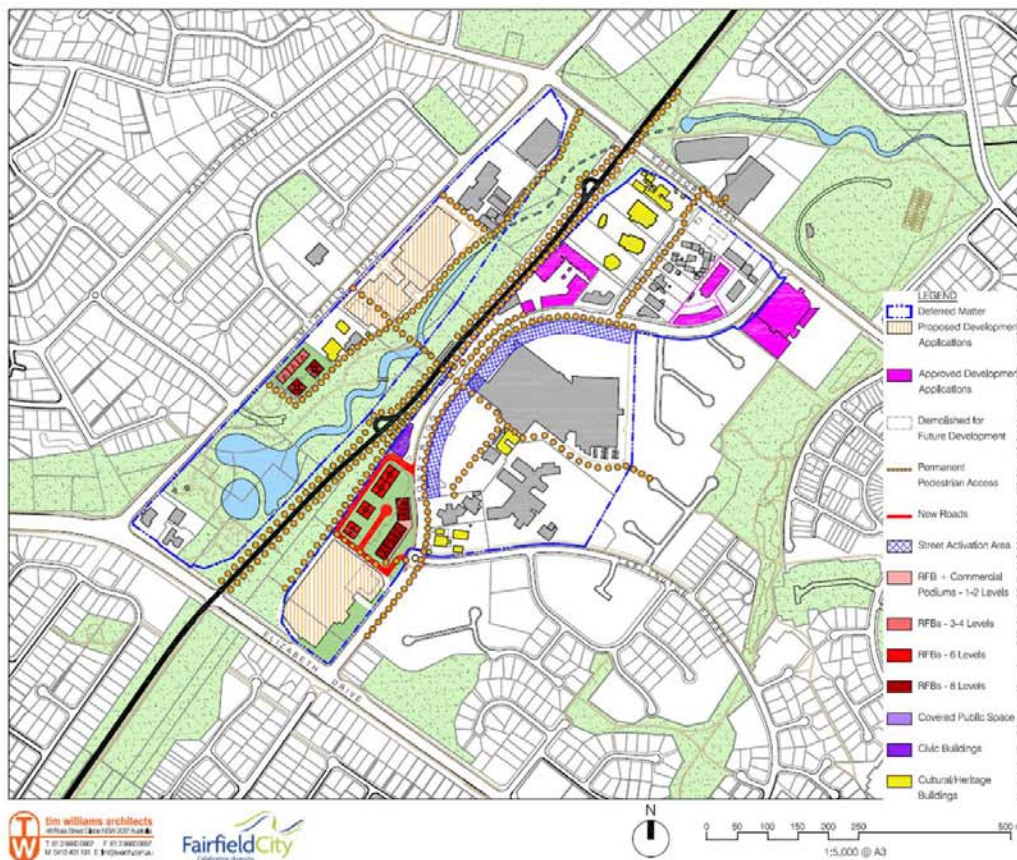


Image 68 –Medium Term Built Form

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II. LONG TERM

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

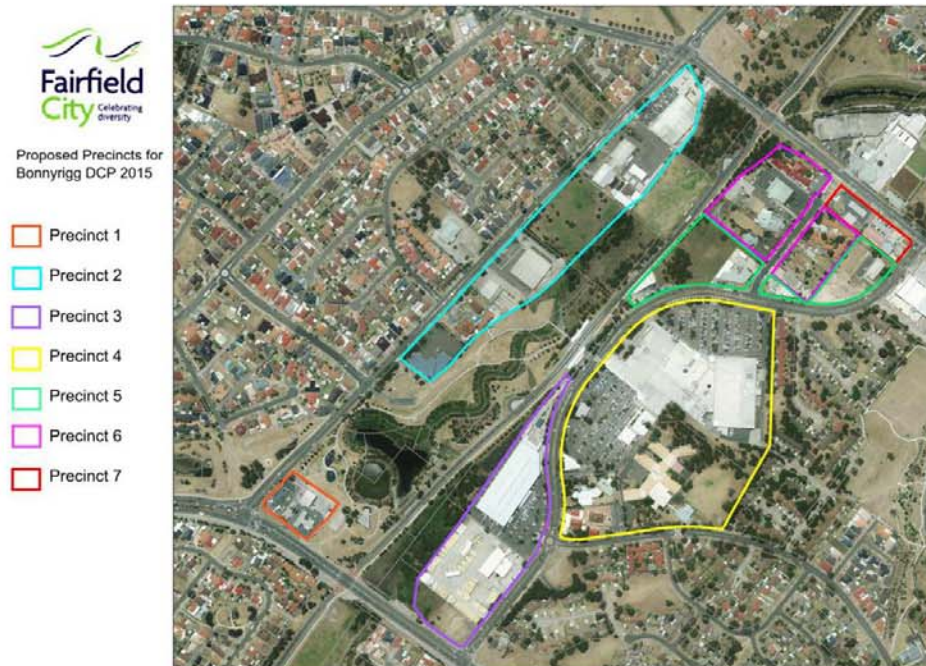


Image 69 – Bonnyrigg Town Centre precinct delineation for DCP and built form

A brief precinct by precinct analysis has been provided below.

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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.

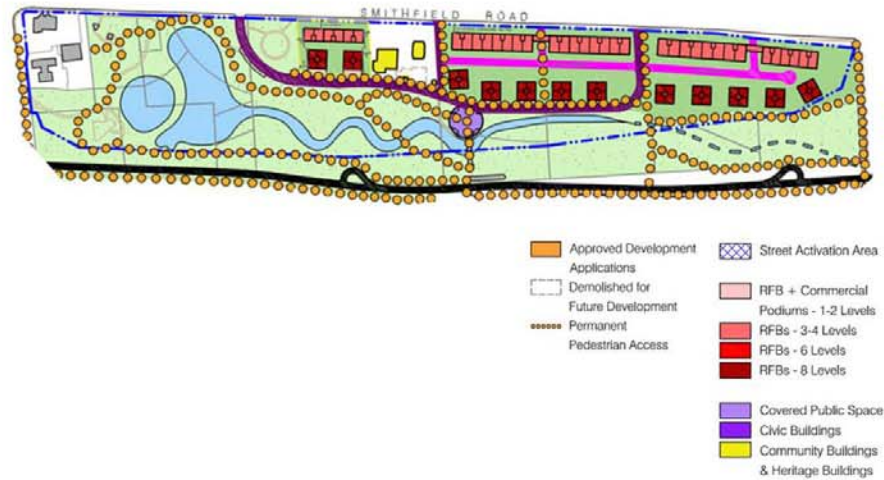


Image 70 – Proposed Long term Built form for Precinct 1 & 2

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).

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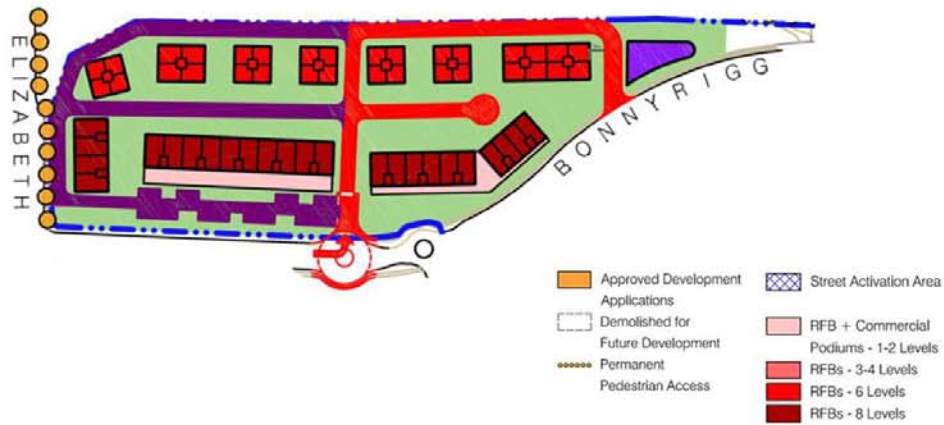


Image 71 – Proposed long term built form for Precinct 3

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

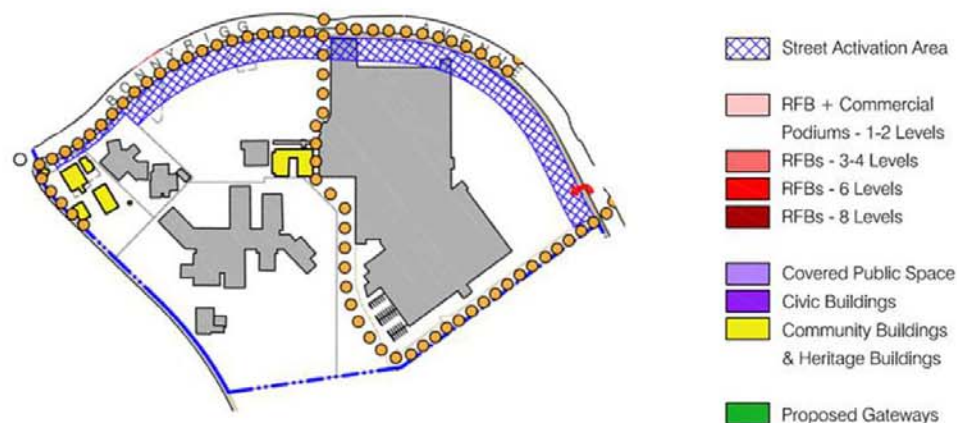


Image 72 –Precinct 4

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.

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Precincts 5, 6 and 7

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



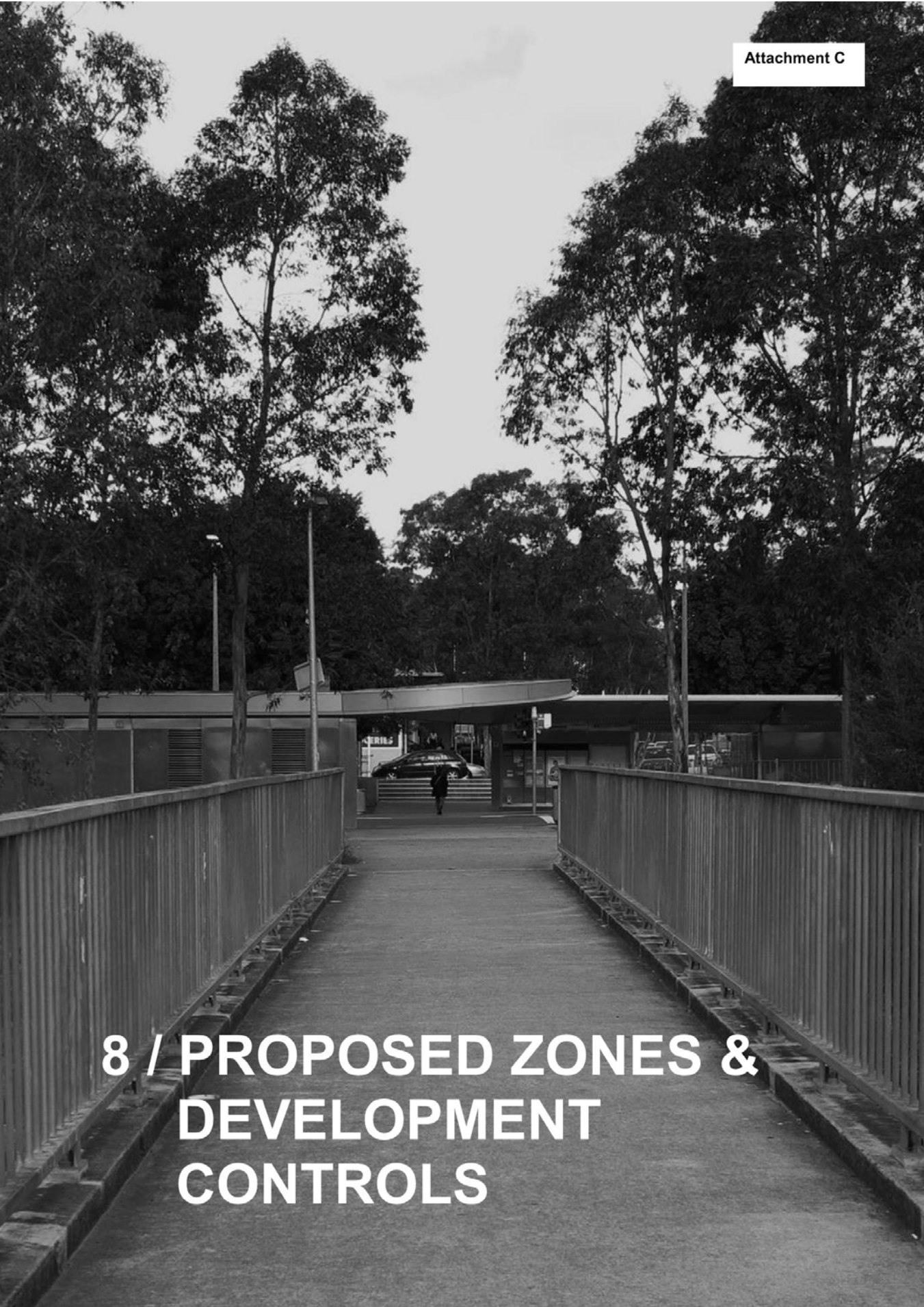
Image 73 – Proposed Long term built form for Precinct 5, 6 & 7

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.

Attachment C



8 / PROPOSED ZONES & DEVELOPMENT CONTROLS

Attachment C

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

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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:

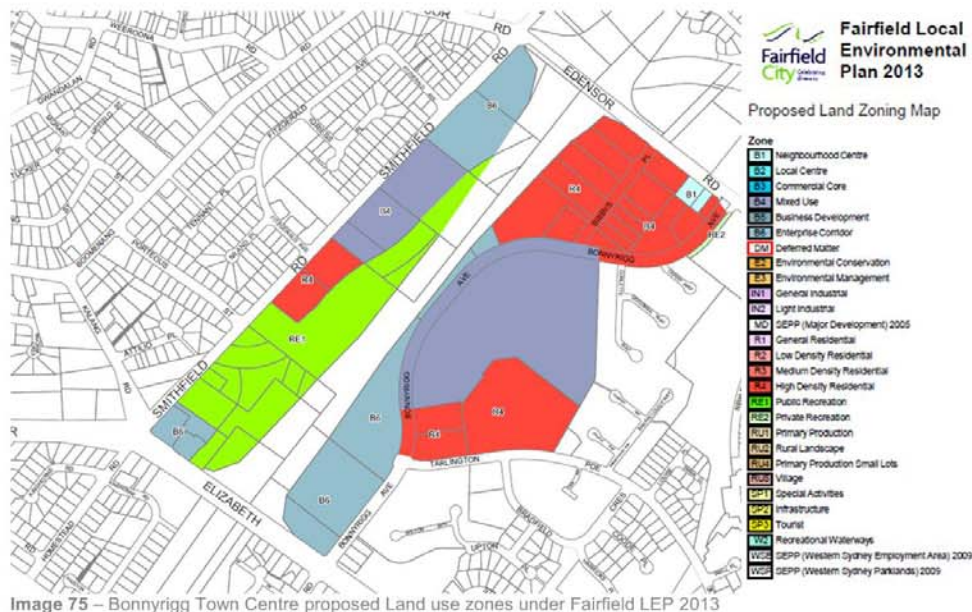


Image 75 – Bonnyrigg Town Centre proposed Land use zones under Fairfield LEP 2013

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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;

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- 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.