

Bonnyrigg

Frequently asked questions

Introduction

Bonnyrigg is continuing to evolve and develop as a community. The Bonnyrigg Renewal Project, which has been underway since 2009, has already delivered 700 new properties including 256 social housing homes with 7 hectares of new and improved parklands.

Bonnyrigg New Communities is continuing to evolve and will help create a safe and vibrant community by providing;

The improvements detailed in the modified concept plan will provide:

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

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

When the project is complete, there will be a total of 2,998 homes in Bonnyrigg in a mixed community, including 30% social housing properties and 70% private properties.

There will be a range of different housing types, from low-density terrace, semi and detached housing, and mid-rise apartments.

The approved plan updates the current concept approval and includes:

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

New Community Centre

The new community building and garden (Bonnyrigg Dhanawi Hub) was opened to the community in April 2024 and is the central focal point for all aspects of community life for local residents, with a large hall for social and cultural activities, meeting rooms, a kitchen and play areas for children.

How will these changes impact on residents?

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

The modified Concept Plan sets the framework for delivery of the suburb and will continue to create high-quality residential living with well planned community spaces. More detailed plans of new homes and roads will need to be approved by Fairfield City Council before work can start in each new stage.

What about social housing residents?

Social housing residents living in the area covered by the modified Concept Plan, and in particular, the next phase of development (stages 12-13), will only commence relocating following development approval, which is anticipated in the second half of 2024. When social housing residents do need to move, they will be notified 6 months before work begins.

What about the private owners?

If you own a property within the area covered by the modified Concept Plan, Homes NSW can discuss the details with you.

Was the Bonnyrigg community consulted about these changes?

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

What is the timing and staging of the project?

This project has many stages and we will keep you informed and updated as the project progresses. Here is an indicative timeline:

- The community building and garden were handed over to Council in November 2023

- Civil works for stage 7b (Humphries precinct) completed in late 2023
- Construction of new housing in stages 7b-11 commenced in June 2024

Why are there more apartments?

The project will offer a range of different housing types including low-density terrace, semi and detached housing, as well as mid-rise apartments.

The modified Concept Plan allows for well-designed 4 to 6 storey apartment buildings to be built in locations close to Bonnyrigg Plaza, parks and community facilities. These new apartments are designed to meet the changing housing needs of the community.

What about housing for older persons?

The project has already built seniors accommodation for Bonnyrigg residents. Under the modified Concept Plan, Homes NSW will continue to provide housing for seniors.

The designs will ensure that seniors and older persons can continue to 'age in place'.

Will there be a loss of social housing?

There will be no loss of social housing. The project will continue to deliver its successful mix of 70% private and 30% social housing.

Under the modified Concept Plan, social housing numbers will increase from 761 to approximately 900 homes, replacing all social housing dwellings that were originally on the estate with new, modern and comfortable dwellings that better meet the needs of current and future social housing residents.

What about green space and trees?

The parks and open spaces are designed with people in mind, with more shady trees, playground areas, and recreation uses for all ages. In addition, there will be more community space with trees and gardens included in the town hub close to transport, shops and parks.

These will complement the new Community Hub, in the heart of the estate. This high-quality community facility, designed to support a wide range of community uses, and includes a community garden, with shade and green space for everyone to use.

How many parks will be built?

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

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

There are several playgrounds that have already been built including Tarlington Reserve and Bunker Park.

As part of the modified Concept Plan, the following parks are planned:

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

What about trees and landscaping?

The open space strategy features two areas with fun and playful features in Bonnyrigg Square and in the Community Park area.

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

What about pedestrian links and cycle paths?

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

Will the community be safer?

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

What about roads?

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

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

What about car parking?

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

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

Further Information

If you have any further questions about the project, contact the Community Engagement Team at Homes NSW on 1800 738 718 (voicemail) or email CommunityEngagement@homes.nsw.gov.au.

www.nsw.gov.au/homes-nsw