

# NewLeaf Bonnyrigg Public Housing Re-development

The Bonnyrigg Living Communities Project (also known as NewLeaf) is the first time that the Premier's Council for Active Living (PCAL) *Designing Places for Active Living* guidelines have been included in the formal condition of consent for a major development process.



## Introduction

The Bonnyrigg Living Communities Project in Western Sydney is designed to promote active living by helping residents reduce vehicle use, encourage walking and cycling, and increase social interaction. The Director General, Planning specified a number of requirements for the Concept Plan, including that the revitalisation process respond to the seven design focus areas in the PCAL guidelines.

NewLeaf features medium density housing within a network of footpaths, placing most residents within a 5–10 minute walk of the nearby rapid bus transit system and local retail, commercial and community services in Bonnyrigg Town Centre. It also includes the revitalisation of an open space corridor to enable people to walk or cycle to new recreational and sporting facilities and more generally within their local neighbourhood.



## Context

NewLeaf is located within the Fairfield Local Government Area. The project has been conceived as an opportunity to transform an existing low-density, 1970's public housing estate into a compact "vibrant, safe, healthy, and friendly neighbourhood where everyone has opportunities". The residential population of the site is expected to increase from 2,900 to 6,850 people. The number of dwellings on the site will increase from 933 to 2,332.

The redevelopment seeks to remove Radburn style cul-de-sacs and reconfigure the layout of the estate so as to encourage a community where people walk, cycle, and interact informally in the spaces in front of their properties, as well as in local streets, parks, and centres. The existing street plan will be transformed into a more legible layout with direct walking routes, and careful street design that aims to slow and 'calm' traffic.



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# Newleaf Bonnyrigg Public Housing Re-development *(continued)*

## Evaluation

As the first time the PCAL Guidelines have been formally incorporated into a major development, project participants are paying ongoing attention to ways in which the redeveloped estate can be designed to promote active living.

While other PCAL design objectives such as those for 'walking and cycling routes', 'public transport', 'streets', and 'retail areas' are also being used to guide the projects development, this case study focuses on the way in which the Concept Plan and Stage 1 of the redevelopment fulfils PCAL design objectives across two focus areas:

- Cities, towns and neighbourhoods
- Open space

### 1. Cities, towns and neighbourhoods

- Concentrate the highest appropriate densities of housing, employment, services and public facilities in centres within an acceptable walking distance (400-800 metres) of major public transport nodes, such as rail stations and high frequency bus routes.
- Encourage a mix of housing, employment, services and public facilities in accessible centres, to provide opportunities for social interaction and activity at different times of the day and night.
- Locate key land uses within safe and convenient walking distance of each other to encourage linked trips (e.g. shops, child-care centres).
- Align centres within corridors to support high frequency public transport services and further boost the effectiveness of centres.
- Manage the location, supply and availability of parking to support walking, cycling and public transport access to major urban centres.
- Link centres and major destinations with regional walking and cycling networks to provide safe and convenient transport links.
- Integrate new development with the adjoining urban structure to improve connectivity and reduce local travel distances.

### 2. Open space

- Provide open space within safe, comfortable walking distance from dwellings, as well as key destinations such as town centres.
- Connect public open space to the local and regional walking and cycling network with safe pedestrian crossings leading to or near park entrances.
- Encourage active recreation through the provision of a range of well-designed facilities such as children's play equipment, basketball rings, cricket practice nets, netball courts and tennis courts.
- Create and maintain attractive and pleasant places for people to walk, cycle, train, sit, meet and talk.

## Key learnings

PCAL has subsequently responded to requests from local councils, State Government and developers to provide further detailed guidance about how to incorporate active living considerations in the formulation and assessment of development proposals and the preparation of plans and policies such as Development Control Plans.

The PCAL *Development & Active Living Resource* provides active living design and siting advice for six development types plus example Conditions of Consent promoting active living outcomes. The PCAL *Development and Active Living Developer's Checklist* provides a voluntary tool for developers to self assess their development and respond to policy directions outlined in the *NSW Department of Planning Position Statement: Planning for Active Living*. These resources are available at: [www.pcal.nsw.gov.au/local\\_government](http://www.pcal.nsw.gov.au/local_government).

## → Where to for More Information

For the full version of this case study and more, visit the PCAL website at [www.pcal.nsw.gov.au/case\\_studies/bonnyrigg\\_living\\_communities\\_project](http://www.pcal.nsw.gov.au/case_studies/bonnyrigg_living_communities_project)



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