ATTACHMENT A

HASSELL | Fairfield City Council

FAIRFIELD RESIDENTIAL DEVELOPMENT STRATEGY

PREPARED FOR FAIRFIELD CITY COUNCIL OCTOBER 2009

CONTENTS

1.0 BACKGROUND TO THE STRATEGY

1.1 Introduction
1.2 Purpose of a Residential Development Strategy
1.3 Process
1.4 Objectives

2.0 FAIRFIELD RESIDENTIAL MODEL

2.1 What is Sustainable Development?
2.2 Core Philosophy for Fairfield LGA
2.3 Core Philosophy

3.0 HOUSING ANALYSIS

3.1 Current Population Profile
3.2 Population Projections
3.3 Local Housing Market
3.4 Housing Affordability
3.5 Housing Needs Analysis

4.0 URBAN ISSUES

4.1 Commercial and Retail
4.2 Service Infrastructure
4.3 Public Transport
4.4 Open Space and Recreation
4.5 Natural Environment
4.6 Community Facilities and Needs Analysis
4.7 Urban Design and Public Domain
4.8 Sustainable Development

5.0 SUSTAINABLE DEVELOPMENT FRAMEWORK

5.1 Centres and Corridors Planning Approach
5.2 Centres Hierarchy
5.3 Sustainability Matrix
5.4 Sustainability Elements

6.0 STRUCTURE PLANNING – EASTERN CENTRES

6.1 Fairfield
6.2 Cabramatta
6.3 Canley Vale
6.4 Canley Heights
6.5 Fairfield Heights
6.6 Villawood

7.0 IMPLEMENTATION

7.1 New Direction for Fairfield LGA
7.2 Statutory Planning Objectives and Zoning Strategies
7.3 Monitoring and Review

APPENDIX A: Summary of Consultations

APPENDIX B: References

BACKGROUND DOCUMENT

DOCUMENT REVIEW		
REVISION	DATE	REVIEWED BY
00	20/12/2008	Chapters 1-4 reviewed by Council
01	02/04/2009	HASSELL
02	18/09/2009	HASSELL


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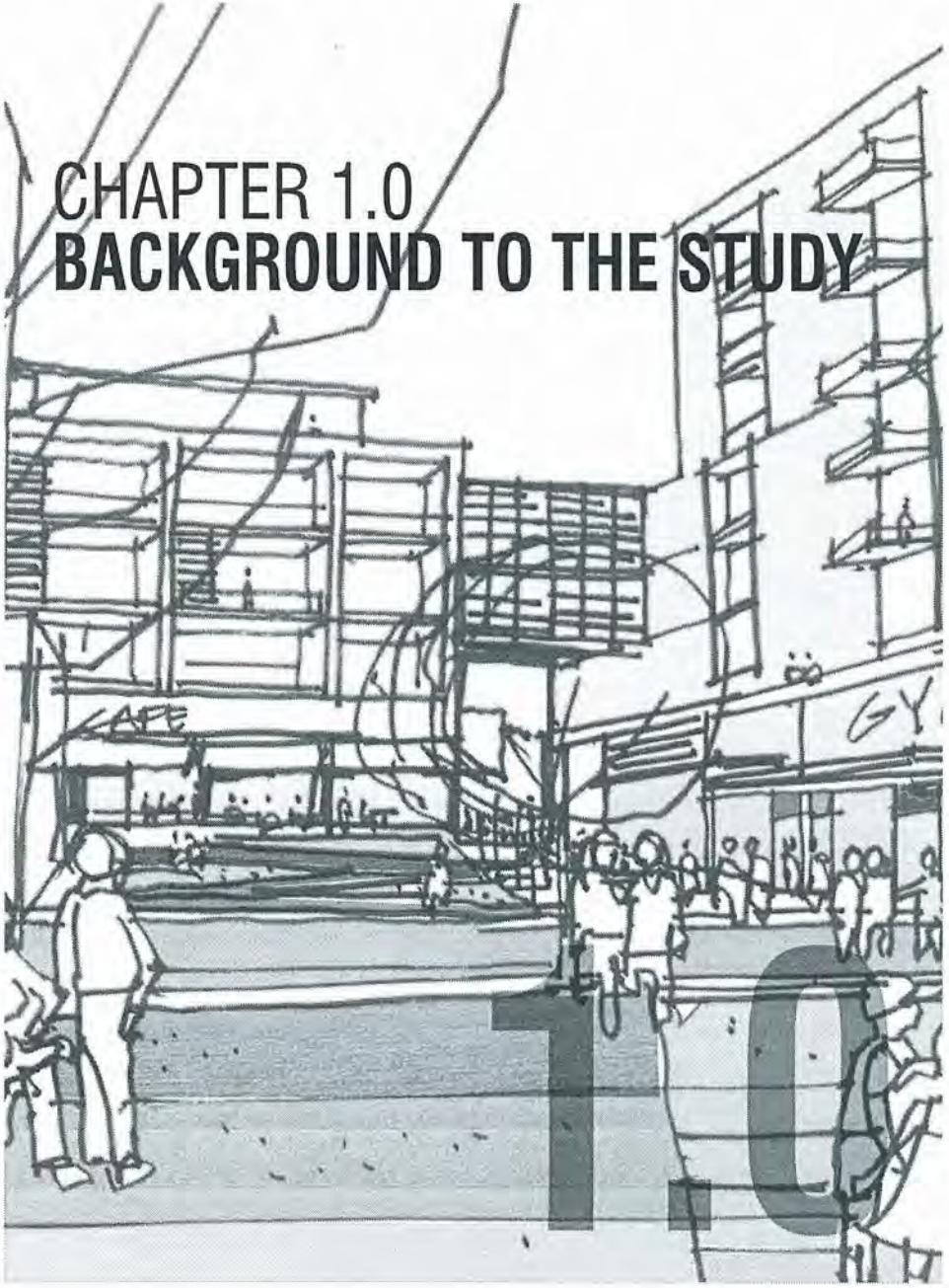


CHAPTER 1.0
BACKGROUND TO THE STUDY

1.1 INTRODUCTION

The Fairfield Local Government Area (LGA) accommodates 27 suburbs within approximately 104 square kilometres. The Fairfield LGA is located in the west central region of Sydney and is one of the most diverse municipalities within the Metropolitan region. The LGA contains a unique interplay of social, cultural, physical and economic factors, which in the past, has combined to influence the development in the locality.

Residential land uses dominate the urban landscape, which are supported by a range of commercial and retail centres and large-scale industrial estates. Diversity exists within the LGA, with the older more established suburbs to the east of the Cumberland Highway reminiscent of post-war development which expanded along the train corridor which links the LGA with Sydney CBD, Parramatta and Liverpool. Some of the centres in the east express the diversity of cultures through the built form and character. By contrast, the western half of the LGA is the result of 1970s and 1980s greenfield development, providing family housing in a low density and green environment. The western edge of the Fairfield LGA is characterised by the Western Sydney Regional Parklands and rural areas

Challenges for the future planning within Fairfield LGA include:

- The need to accommodate an approximate 24,000 additional dwellings by 2031, within the existing urban areas as prescribed in the Department of Planning's Subregional Strategy;
- Addressing high levels of disadvantage; and,
- The need to build on its economy.

As such, the purpose of this Residential Development Strategy is to establish a framework to ensure that Fairfield LGA can accommodate this additional dwelling growth in a sustainable manner.

The 2009 Residential Development Strategy (RDS) considers more than just housing. It establishes a sustainable planning framework which can be applied to the whole LGA to ensure equity in access to a range of services and facilities, to encourage increased diversity in housing stock and to promote a range of lifestyle areas. The RDS provides a philosophy for growth and development, as well as the development of a sustainability checklist for growth and an overall strategy for the entire LGA. Structure planning has been undertaken for six key centres in the eastern part of the LGA to test the philosophy and apply the sustainability matrix as well as inform the development of key statutory planning documentation guiding future development within the LGA.

1.2 OBJECTIVES

The Fairfield RDS has been guided by the Fairfield City Plan (2007) which establishes the vision and seven broad aims for the Fairfield LGA. The vision for the Fairfield LGA is:

A thriving, safe and friendly place where people are proud to live, invest and prosper

The seven broad aims for the LGA are:

- The right things in the right place
- A healthy, skilled and resourceful population
- A clean, safe natural and built environment
- Biodiversity and ecological health
- A well-based local economy
- Cultural harmony
- Effective governance

The Fairfield RDS seeks to meet these aims through developing a planning strategy to guide the location of future residential development, as well as the supporting community and hard infrastructure.

1.3 CONSULTATION

Consultation with residents, business and community groups and Council itself was integral to the development of the Fairfield Residential Development Strategy. Consultation undertaken in the preparation of the Fairfield RDS included:

- An open forum in August 2008;
- Establishment of a Community Reference Group which participated in two workshops throughout the process, and,
- Council officer workshops.

The consultation was integral in guiding the residential strategy in the following key areas:

- Development of issues which guided the composition of the sustainability matrix;
- Identification of opportunities and constraints facing Fairfield City Council both now and into the future;
- Structure planning of the eastern centres, identifying opportunities and constraints; and
- Testing the sustainability matrix and structure planning.

A summary of consultations are provided in Appendix A. Copies of minutes and agendas are provided in the Fairfield RDS Background Documents Report, which sits as an addendum to the Fairfield RDS.

1.4 LITERATURE REVIEW

A high level literature review was undertaken to guide and inform the Fairfield Residential Development Strategy. The literature review involved a review of key policy and background documents, as well as a review of research undertaken in the local area. It also considered national and international studies and best practice for the creation of sustainable development.

These documents identified key issues that needed to be addressed by Fairfield Council, while also identifying the statutory and policy framework in which the Council operates. The research also provided guidance in the development of the sustainable development framework which seeks to shape future planning and delivery of housing in Fairfield to 2031. A complete list of the documents reviewed is provided in the Appendix B.

1.5 REPORT STRUCTURE

The key components of this report are:

- Introduction and overview (Chapter 1.0);
- Best practice review of the elements which contribute to sustainable development (Chapter 2.0);
- Analysis of existing population, housing market and affordability trends (Chapter 3.0);
- A review of key physical, environmental and social issues impacting the entire LGA (Chapter 4.0);
- Sustainable Development Framework which establishes a model to guide the location of future housing and provision of services and facilities to support the future population. This chapter includes strategies and actions to address LGA wide issues (Chapter 5.0);
- Structure Planning which at this stage has outlined how additional density will be achieved in the eastern half of the LGA. It is the intention of Council to undertake a similar structure planning exercise to determine the capacity of the western half of the LGA, at a later date (Chapter 6.0);
- Summary of RDS approach and key implementation measures (Chapter 7.0).

CHAPTER 2.0
FAIRFIELD RESIDENTIAL DEVELOPMENT MODEL

2.1 WHAT IS SUSTAINABLE DEVELOPMENT?

A sustainable Fairfield LGA is a healthy community, which is economically viable, socially interactive and environmentally sustainable.

2.1.1 Models of Sustainable Development

In developing the best approach to sustainable development in Fairfield LGA a review was undertaken on a range of models for sustainable communities including:

- Creating healthy communities;
- Creating mixed socio economic communities;
- Creating sustainable communities, and,
- Creating revitalised communities.

The key elements of these models are summarised below.

2.1.1 Creating Healthy Communities

To create a healthy community, Fairfield LGA should apply the World Health Organisation (WHO) (2003) ten indicators or social and economic determinants of health, which include the social gradient, housing, stress, early life, social exclusion, work, unemployment, social support, addiction, food and transport.

Planning for future communities needs to ensure opportunities to minimise socio economic disadvantage, as measured in the Australian Bureau of Statistics SEIFA Index, by creating high levels of access to education, housing, health, preventative care facilities, transport, parks and open space. The availability of a range of suitable employment opportunities and a choice in housing types that meets the needs of the community will also build community capabilities. To create dynamic communities land use responses also need to ensure that a high level of amenity can be achieved, through open space and recreation, high quality public domain which enables passive and active recreation and incidental exercise.

Of critical importance is the facilitation of an active and strong community and to build opportunities through interaction. Creating communities with a high quality social environment and consequently high levels of social interaction creates inclusive communities with a strong sense of belonging. Community involvement in the future planning and development of Fairfield will address the community's needs and aspirations but also creates community ownership, which in turn contributes to sustainable communities.

Planning can ensure that the social environment is one that offers access to a range of shops and services. Planning for the provision of a range of recreational and leisure opportunities accessible to communities that are conducive to a range of travel will further address health and fitness.

2.1.1.2 Creating Mixed Socio-Economic Communities

Due to the high levels of disadvantage within Fairfield LGA there is a need to ensure that future development seeks to encourage socio-economically mixed communities. The Joseph Rowntree Foundation (2006), have studied numerous mixed income communities, in both the USA and UK to determine the ingredients of sustainable and healthy neighbourhoods. The findings identify that diversifying the socio-economic makeup of communities creates opportunities to reduce the poverty cycle, creates private sector investment enhances employment opportunities and increases the levels of service provision in neighbourhoods. Mixed communities, regardless of whether they have developed organically or intentionally are characterised by:

- Tenure mix in terms of private rental, home ownership, affordable housing and social housing;
- Diversity in housing types (size and style of housing) and densities and household mix;
- Socio-economic mix to provide "role models" and raise expectations of attainment;
- Cohesive quality housing design which emphasises similarities rather than differences;
- High levels of occupancy and pride in place;
- Strong community and educational facilities, which provide informal meeting and gathering and interaction;
- High environmental quality and perceptions of safety and community cohesion; and
- A strong mix of household types (from single persons to family to older person households).

Therefore future development within the Fairfield LGA should seek to facilitate socio-economically mixed communities, both through planned projects and through market forces to contribute to the sustainable development of communities throughout the LGA.

The elements of a sustainable framework are therefore a social and housing mix, its economy and employment base, environment, infrastructure, transport, design and sustainable and efficient development.

2.1.1.3 Creating Sustainable Communities

The NSW Department of Local Government (2006) has identified the core components of a sustainable community to include:

- Social cohesion: a socially mixed community where neighbourhoods are characterised by diversity of income, age, culture and housing tenure etc and there are opportunities to move freely through life's cycles without the need to relocate.
- Functional economy: diverse employment opportunities exist which underpin a quality of life matched with community prosperity expectations.
- Robust environment: ecologically balanced with impacts from human activity capable of being accommodated without degradation, and,
- Sound infrastructure: facilities and services are matched to community needs.

The US Green Building Council, the Congress for New Urbanism and US National Resources Defence Council have developed Leadership in Energy and Environmental Design (LEED) standards and rating systems to encourage sustainable development in buildings and neighbourhood development. These standards embrace elements of economic and social indicators, with the key indicators used in the LEED rating system for neighbourhood development including:

- Smart location and linkage which seeks to ensure future housing is developed in close proximity to transport and key services and facilities, while being cognisant of natural and resource constraints and limitations and conservation areas;
- Neighbourhood pattern and design which seeks to create compact involved communities with a diversity of housing types (including affordable housing), public and active spaces and transit facilities within walking distance of a diversity of uses. Neighbourhood patterns should encourage walkable streets, universal accessibility and community involvement, and,
- Green construction and technology which seeks to create certified green buildings which are efficient in their water and energy use, that reuse and recycle and better manage waste, lighting and heating.

The LEED rating system provides a range of criteria for development to meet to achieve sustainable neighbourhood status. The focus of this system and model is to rate individual developments against the criteria to give it a star rating, as per the Green Building Council rating system.

Over the next 30 years the primary task for established urban areas such as Fairfield LGA, will be to accommodate a changing demographic and reduce vulnerability to shortages in resources such as water, coal and oil. Pinnegar, Marceau and Randolph (2008) have identified these key drivers that will place additional demands on urban areas and resources they rely on, which include:

- Climate change: An emphasis to reduce energy use and restrictions placed on the emission of carbon in homes, industries and workplaces.
- Peak oil: Escalating cost of oil will force people to move to alternate modes of transport and will require reconsideration of the movements of people and accessibility to different places.
- Demographic change: Increased population size and an ageing population will create demand for additional dwellings in a much broader range of dwellings.
- Urban densification: This is a key policy direction across Australia but must be underpinned by substantial investment in new hard and soft infrastructure.
- Social inclusions and social equity: New policies particularly within an 'carbon constrained' economy will have cost implications for many households.
- Information technology: IT is increasingly having a greater role in day to day life of people and providing increased opportunity for communication regardless of location.
- Global competitiveness: Results in increasing susceptibility to global trends at the regional and local scale and the need to future proof future development and the economy.

The key drivers identified above are at a global scale but do have local impacts on the location and type of future planning and development within Fairfield LGA and the resulting need for more sustainable models of development.

2.1.1.4 Creating Revitalised Communities

Existing urban areas present a range of issues, particularly revitalisation of those with a low socio-economic base. In such communities, renewal needs to adopt pro-active planning strategies to firstly address the issues of the existing community and in the long term, achieve a healthy, mixed-socio-economic and sustainable community.

Randolph (2008; p4) identifies that there are considerable issues in stimulating renewal in low valued areas. This is primarily as: "property values are currently too low to generate anything but the lowest quality higher density housing. Put simply, the gap in value between required outcomes and current market capacity in these areas is too large." Continuing to develop low quality high density housing in these areas may result in a poor quality urban environment, continue to concentrate low-socio economic populations and limit the opportunities to create healthy, mixed, socio-economic and sustainable communities.

Randolph (2008) advocates that a pro-active planning approach is required to stimulate good quality and sustainable renewal. This approach is similar to programs in the UK where a government agency or renewal authority work with the community to undertake a range of social, economic and built form improvements for a specific centre or locality. Importantly such approaches can overcome some of the barriers to renewal in these areas such as low land values, poor development viability and issues with strata titling.

Pro-active planning approaches as promoted by Randolph (2008) use tools such as Urban Renewal Master Plans to guide re-development of specific locations and develop site-specific strategies to:

- Develop a greater understanding on the drivers of housing supply and demand in these areas;
- Revitalise existing urban centres and areas;
- Stimulate development and re-new housing stock which has reached the end of it of its economic life;
- Address issues of strata and site amalgamation;
- Create socially sustainable communities;
- Address social and economic issues of the existing community;
- Provide incentives to attract and retain upwardly mobile households;
- Integrate a range of local, state and federal initiatives and programs for the local area; and,
- Create healthy and safe environments.

2.2 CORE PHILOSOPHY FOR FAIRFIELD LGA

The development of the core philosophy for the Fairfield RDS considers the above findings from models of sustainable development, as well as adopting the seven broad aims in the Fairfield Council's City Plan. The core philosophy for the Fairfield RDS therefore seeks to extend beyond the provision of housing to provide a sustainable development philosophy that seeks to achieve:

- More self sustaining, mixed and economically feasible communities;
- A mix of housing types and densities to meet the needs of the changing population;
- A walkable and highly accessible healthy community - Ensuring people can walk or cycle to a wide range of commercial, retail, community, open space and recreation facilities and services and overall, reduce car dependency;
- Maximum effective use of existing hard and soft infrastructure;
- Increased local employment opportunities;
- A high quality public domain and built form which fosters pride in the local community, and,
- Maximising the communities use of public transport services.

2.2.1 Centre and Corridor Development Model

To achieve this philosophy future development will be encouraged to focus on existing centres and corridors, where there exists a high level of service provision and the focus of the public transport network. The Fairfield Residential Development Strategy has adopted a centres and corridors based planning approach as outlined in the Sydney Metropolitan Strategy (2005) to guide the location of new housing within existing urban areas of the Fairfield LGA. The location and form of future development will be subject to meeting the criteria in the sustainability matrix.

A centres and corridors based planning approach seeks to locate additional housing within the catchments of retail, commercial (and other service and employment functions), community and transport infrastructure services, to ensure efficient use of existing infrastructure and to reduce the demand for new infrastructure. Within the Fairfield LGA, a number of strategic centres and corridors have been identified to be the focus of future residential activity but also the priority locations for community services, retail and commercial services, employment and key transport nodes.

For each centre, the centre hierarchy clearly nominates the character and level of service provision in terms of number of dwellings, types of retail and employment, infrastructure requirements, public transport provision and level of community services. The location of some centres, particularly in the eastern part of the LGA result in some catchments overlapping and creating key corridors which are well located to service future growth and development.

A Sustainability Matrix has then been developed to provide a checklist and indicators to ensure each centre provides the required level of services in line with the needs of each catchment area and avoids competition between centres.

2.2.2 The Fairfield Approach

The Fairfield RDS seeks to create sustainable development which addresses building on the social, environmental and economic assets of the community.

A range of issues currently influence and will continue to influence the sustainability and residential choices for Fairfield LGA, which include:

- Housing: providing for a range of well located housing types and tenures to meet various housing needs as well as providing affordable housing options;
- Retail and Commercial: building on the existing centres and employment areas;
- Infrastructure: ensuring appropriate range of service infrastructure;
- Public transport: building on and expanding the capacity of public transport services;
- Open space and recreation: enhancing the provision and quality of open space and recreation;
- Natural environment: protecting the natural environment;
- Community facilities: building on and expanding the community facility provision to better meet future population needs;
- Public Domain: enhancing the public domain and urban amenity, and,
- Sustainable development: encouraging sustainable development.

These issues comprise the key elements of the sustainability matrix which identifies strategies to meet the challenges associated with each issue and key indicators which provide some form of measure of success or progress with regard to the strategies.

Chapter 3.0 of this report outline these issues in detail as well as the centres and corridors based approach and the sustainability matrix.

CHAPTER 3.0
WHAT ARE WE PLANNING FOR?

3.1 CURRENT POPULATION PROFILE

A review of current and projected population characteristics and trends informs the development of the Fairfield LGA Residential Development Strategy and paints a picture of who we are planning for.

This section reviews the most current population and demographics data for Fairfield LGA to develop a detailed understanding of the current population and recent demographic trends. Importantly this information also updates the demographic data from the 2002 Urban Capacity Report which relied on the 1996 ABS Census data.

The demographic characteristics of residents in Fairfield LGA are outlined in the sections below. Information has been derived from the 1996, 2001 and 2006 Enumerated Census of Population and Housing produced by the Australian Bureau of Statistics as well as the Fairfield City Council Community ID (ID Profile) . Comparisons are made between Western Sydney Regional Organisation of Council (WSROC) and the Sydney Statistical Division (SD). This analysis provides a snapshot of Fairfield's current demographic profile.

Information in this chapter is further supported in the Fairfield LGA RDS Background Reports, a compendium to this strategy. The following is a summary of the key population and economic trends for Fairfield LGA in 2006.

3.1.1 Population Growth

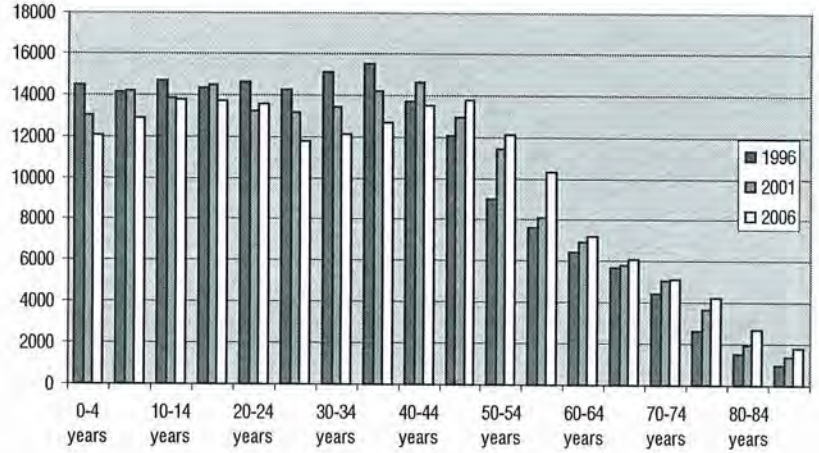
Fairfield LGA has previously seen rapid growth in the post WWII period when migrants settled in the eastern part of the LGA and by 1979 the population of Fairfield had reached 120,000. Population growth continued between 1986 and 1996 where the number of dwellings in the LGA increased by 20.2% (8,966 dwellings). The majority of this growth was concentrated in the then new release areas, which are located west of the Cumberland Highway, whilst population growth in the established and middle distance suburbs was almost static.

Since 1996 the population growth has reversed, the period between 1996 and 2001 experienced little or no population growth and by 2006 this population trend had translated into a negative growth rate with a slight decline of 1,939 people between 2001 and 2006. Whilst the population growth rate has declined, the rate of household formation and therefore demand for housing has remained high through the past decade. The population of Fairfield LGA in 2006 was 179,931 persons.

3.1.2 Population Distribution

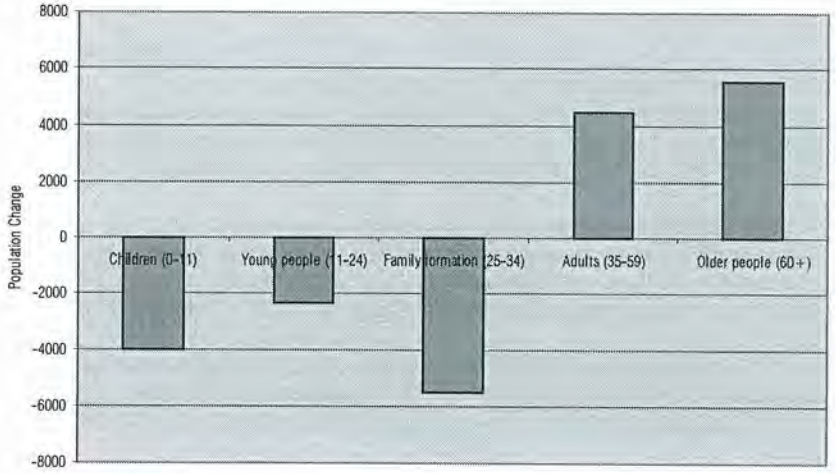
Population distribution in the Fairfield LGA reflects land release patterns, with the higher concentrations of population located in the eastern parts of the LGA surrounding the Fairfield and Cabramatta town centres. There are also large amounts of population in the eastern urban areas (for example Fairfield and Cabramatta) with less people and lower densities situated in the west (Bonnyrigg and Prairiewood).

Figure 3.1.1: Fairfield LGA Population Distribution 1996-2006



Source: ABS 2006 and HASSELL 2008

Figure 3.1.1: Fairfield LGA Change in Age Structure 1996-2006



Source: Fairfield City Council Community ID (2008) and HASSELL 2008

3.1.3 Age Structure

Fairfield LGA accommodates a relatively young demographic with one fifth of residents comprising young people (20%) and 17% being children. Table 3.1.1 details the age structure of Fairfield LGA in 1996 and 2006.

Table 3.1.1: Fairfield LGA Age Structure 1996-2006

	1996		2006		Change
	No.	%	No.	%	
Children (0-11)	34,296	18.9	30,292	16.9	-4,004
Young people (11-24)	37,963	21	35,625	19.8	-2,338
Family formation (25-34)	29,370	16.2	23,839	13.3	-5,531
Adults (35-59)	57,940	32	62,393	34.8	+4453
Older people (60+)	21,664	11.9	27,209	15.1	+5,545

Source: Fairfield City Council Community ID (2008) and HASSELL 2008

However, two key trends are emerging in the Fairfield LGA, as portrayed in Figure 3.1.1 and Figure 3.1.2. The number and proportion of children and young people and those in family formation years (25-34 years) declined in between 1996 and 2006. While the number and proportion of adults and older people increased, with a significant increase of an additional 5,545 people in the older age groups (60 years and over).

3.1.4 Cultural Characteristics

Fairfield LGA is one of the most culturally diverse areas in Australia with the 51.5% of residents born overseas and primarily from non-English speaking countries. Residents in Fairfield LGA represent over 130 different countries and the diversity of backgrounds in Fairfield LGA is reflective of historical settlement patterns.

Between 1996 and 2006, Vietnam remained the most dominant country of birth other than Australia, representing 13.6% of all residents or almost 25,000 people. Other key cultural groups include Iraq, (5.8%), Cambodia (3.6%), Italy (2.6%) and China (2.1%).

The majority of those born overseas (58.3%) arrived before 1991 and therefore have generally established themselves within the community.

Between 1996 to 2006, Fairfield LGA experienced an increase in people born in New Zealand (+595 people) and a decrease in people who originated from Italy (-1,302 people), China (-642 people) and the Philippines (-524 people).

It is also noted that Fairfield LGA is home to more refugees than any other LGA in Australia. Many of these refugees are from non-English speaking backgrounds. As a result, many people within the LGA have problems with English.

3.1.5 Household Structure

In 2006 there were 55,846 households within Fairfield LGA, averaging 3.2 persons per household. Couples with children households are the most prominent representing 25,414 households or 45.5% which is slightly higher than that of both the WSROC region (41.8%) and Sydney SD (36.8%). The majority (61%) of couples with children have children aged under 15 years, suggesting a large proportion of young families within the LGA.

Just under one fifth of households in Fairfield LGA are couples without children (10,722 households or 19.2%) and one parent families (10,115 households or 18.1%). Lone person households (8,339 households or 14.9%) also comprise a significant proportion of Fairfield LGA households.

A greater proportion of one parent families were located in Fairfield LGA (18.1%) than the WSROC region (13.6%) and Sydney SD (11.7%). While Fairfield LGA comprised a lower proportion of lone person households (14.9%) and couples without children (19.3%) when compared to WSROC (17.7% and 21.8% respectively) and Sydney SD (16.2% and 24.8% respectively).

The most significant change in household groups between 1996 and 2006 was the loss of couples with children households, this group decreased by 2,708 households (11% loss), with the greatest decrease occurring with couples with children under 15 years old (-3,639 households; 19% loss). Similar trends were observed in both the WSROC region and Sydney SD which suggest an ageing population.

Between 1996 and 2006, there was growth in other household groups including one parent families (+2,479 households); couples without children (+419 households) and lone person households (+1,673 households) resulting in substantial changes in the household structure of Fairfield LGA. This change generalyy suggests an increase in smaller household sizes. The changes are portrayed in Table 3.1.2 below.

Table 3.1.2 Household structure Fairfield LGA, 1996-2006

	1996				2006				Change
	No.	%	WSROC %	Sydney SD %	No.	%	WSROC %	Sydney SD %	
Couples with children	28,122	52.6	45.7	n/a	25,414	45.5	41.9	36.8	-2,708
Couples without children	10,353	19.4	21.8	n/a	10,772	19.3	21.8	24.8	419
One parent families	7,636	14.3	12.8	n/a	10,115	18.1	13.7	11.7	2,479
Lone person households	6,666	12.5	16.2	n/a	8,339	14.9	17.7	23.1	1,673
Group households	1,195	2.2	2.8	n/a	1,076	1.9	2.4	4.2	-119
TOTAL HOUSEHOLDS	53,452	100	100	n/a	55,846	100	100	100	2,394

Source: Fairfield City Council Community ID (2008) and HASSELL 2008

3.1.6 Household Income

Household income is analysed through quartiles to remove the impact of wage level fluctuations and inflation changes over time. The quartiles are calculated on the distribution of household incomes in the Sydney SD.

In 2006, 16.6% of Fairfield LGA households were in the 'highest' income group ($107,007+ per annum), which is significantly less than that in WSROC and Sydney SD where between one fifth and one quarter of households (19.4% and 25% respectively) earned a high income.

While more than a third (35.2%) of Fairfield LGA households were in the 'lowest' income group (nil to $31,066 per annum), which is significantly higher than that in WSROC (27%) and Sydney SD (25%).

Within Fairfield LGA, 28.8% were in the medium lowest' income group ($31,067-$59,985 per annum) and 23.4% were in the 'medium highest' income group ($59,968-$107,006 per annum) compared to 26.9% and 26.8% for the WSROC area respectively.

3.1.7 SEIFA Index

The SEIFA Index of Disadvantage 2006, is an index based on values such as low income low educational attainment, high unemployment, housing tenure, jobs in relatively unskilled occupations and variables that reflect disadvantage rather than measure specific aspects of disadvantage (e.g., Indigenous and Separated/Divorced). Based on Local Government Areas in the Sydney SD, Fairfield LGA had the lowest SEIFA index of 876.1 (5th lowest in NSW), within the metropolitan area. The average score across Sydney is 1000 and values above this reflect lower levels of disadvantage while lower than that indicates high disadvantage.

The WSROC region is eleventh in the index of Local Government areas with 981.6. Lower values indicate higher disadvantage in an area with respect to the criteria listed above. This means that Fairfield LGA is considerably more disadvantaged than the WSROC region.

3.1.8 Education

Fairfield LGA has a smaller proportion of people holding formal qualifications (25.6%) when compared to WSROC (36.9%) and Sydney SD (43%).

Of those Fairfield LGA residents with qualifications the highest proportioned had a vocational qualification (12.8%) followed by a bachelor degree or higher (7.5%) and then a diploma qualification (5.3%). A similar trend was evident in WSROC where more people had a vocational qualification (16.2%) than other qualification types (bachelor or higher qualification 13.7%; diploma qualification 7%). However in Sydney SD a higher proportion of people had a bachelor or high degree (20%) compared to other qualifications (vocational qualification 14.9%; diploma qualification 8.1%).

3.1.9 Workforce

In 2006, the workforce of Fairfield LGA comprised of 73,119 people, with 60.2% being employed full time which is similar to that of the WSROC region (62.9%) and the Sydney SD (63%). There were a smaller proportion of people in employment and a larger number of people unemployed in Fairfield LGA compared to WSROC and Sydney SD. Unemployment is higher in Fairfield (10.6%) than in the WSROC region (6.6%) and Sydney SD (5.3%).

Between 1996 and 2006, the number of people in the work force decreased by 3.9% in Fairfield LGA. The number of people employed from 1996 to 2006 increased by 1,714 and those people and the number of unemployed people decreased significantly by 4,657.

Labour force participation rates relates to the proportion of the population over 15 years of age and employed or actively seeking employment. This is used as an indicator of economic growth and well being from paid work. Fairfield LGA had a smaller proportion of persons in the workforce (52%) when compared to WSROC (59.8%) and Sydney SD (60%).

3.1.10 Employment Characteristics

During 2006, the dominant industry sectors in Fairfield LGA were manufacturing (20.7%), retail trade (15.1%) and property and business services (9.2%).

From 1996 to 2006, Fairfield LGA has seen significant changes in the job types held by its population. The most significant of these being the decline of jobs held in manufacturing (-2646 people) and the increase of people working in retail trade (+1041 people). Property and business services and health and community services saw an increase in people (+999 and +788 people respectively).

3.1.1 Car Ownership

During 2006, car ownership in Fairfield LGA was at 78.8% of households owning at least one car. This is slightly lower than the WSROC region at 81.5% but comparable to that of Sydney SD (78.1%). Within Fairfield LGA over one third of households owned one car (34.6%) compared to two cars (29.5%) or three cars (14.7%).

Within Fairfield LGA 12.6% of households, or 7,061 households do not own a car.

3.1.12 Journey to Work

During 2006, there were 8,216 people (12.6%) in Fairfield LGA catching public transport to work compared with a much larger amount of people who drove in private vehicles as either a passenger or driver (47,437 people). This is similar to that of the WSROC region where 13.6% of residents used public transport.

Between 1996 and 2006 in Fairfield LGA, there were considerable changes between the number of people driving to work and those as passengers in a car. Those driving to work increased by 3,022 people and those travelling as a passenger decreased by 828 people. Those people working at home also decreased by 595 people.

3.1.13 Implications for Future Housing

The review of the current population of Fairfield LGA has revealed the following issues which will have implications for future housing in the LGA:

- The population of Fairfield LGA has experienced little growth over the past decade and it is likely that this trend will continue. However since 1996, there has been key changes in the age structure of Fairfield LGA, a decreased number of young people (-11,873 people) and increased number of middle age and older people (+9,998 people). This trend is slowly transforming Fairfield LGA from a predominantly young population, to one which has a greater spread of age groups.

- Changes in the age structure have manifested in the household types in Fairfield LGA. Losses of a family with children households and increases in lone person households are indicators of an ageing population. Other challenges faced by Fairfield LGA is an increase in lone parent households, which have a high proportional representation when compared to WSROC and Sydney SD. These changes in households will have an impact on the types of dwellings required to meet the needs of the current Fairfield LGA. This will be explored further through the Housing Needs Analysis.

- Fairfield LGA is a highly diverse population with 51.5% of people born overseas, particularly from Vietnam and Iraq. In terms of housing, these groups have a variety of housing needs which are sometimes different to those 'traditional' housing needs, such as multiple families or generations residing in a single house, creating demand for larger homes, with other cultural and religious beliefs influencing housing choice.

- Fairfield LGA contains a high proportion of low income households and also a high proportion of disadvantaged households. This has a number of implications on the provision of future housing such as housing affordability and ensuring all groups have access to housing which is within their economic means (further discussed in Section 3.4).

- In terms of employment, there is a high level of unemployment within the LGA (10.6%) and therefore access to education and employment opportunities is important. A Residential Development Strategy can assist somewhat in ensuring that future housing is located near employment opportunities or areas with good transport links to employment and education areas.

- The car ownership figures suggest that Fairfield LGA is a car dominated environment, this is particularly so in the western half of the LGA which is a lower density urban environment. High car dependence is discussed further in Section 04 Urban Issues and can result in a number of unsustainable issues such as environmental, health and affordability issues. The location of future housing in proximity to employment, public transport, education and services will reduce car dependency.

3.2 POPULATION PROJECTIONS

An understanding of future population projections is central to enabling the appropriate and timely provision of a range of housing types. A review of the future growth scenarios of Fairfield LGA is provided below, taking into account the population projections to 2031 released by the NSW Ministry of Transport (2005)* and also the dwelling targets established in the Draft West Central Subregional Strategy, which provides for the detailed planning and implementation of the Sydney Metropolitan Strategy across the Fairfield LGA and surrounding areas.

According to the Sydney Metropolitan Strategy (2005), Sydney will require almost 640,000 additional dwellings over the next 25 years just to cater for the housing demands of the existing population and taking into account factors such as an ageing population and shrinking household sizes. Within the West Central Subregion, which includes Fairfield, Parramatta, Bankstown, Auburn, and Holroyd, it is envisaged that there will be a need for an additional 95,500 dwellings.

For the purpose of this RDS, the NSW Department of Planning's population projections have been used in order to reconcile anticipated population growth with the dwelling target for Fairfield LGA and further understand the types of dwellings required to support the future population.

3.2.1 Population Trends to 2031

The NSW Department of Planning's population projections identifies that there will be minimal population growth within Fairfield LGA over the next 25 years as shown in Table 3.2.1. This is consistent with the Fairfield LGA population trends since 1991 which has seen little or no population growth, associated with the ageing population and loss of young families in the local area. The anticipated growth rate for Fairfield LGA over the next 25 years is 0.03% per annum and equates to an additional 1,219 people during the period of 2001-2031 or a total population of 188,372 persons.

The projections are based on data available at the time and it is noted that 2005 NSW Department of Planning release projected 187,153 people in 2006 which was not actually achieved with the ABS Census 2006 recording 179,931 people in that year. However, the key trend from the projections is that there will be minimal population growth through to 2031 which is consistent with past trends.

As shown in Figure 3.2.1, the 2006 age structure is weighted heavily towards the younger age groups, reflective of a large number of young families present in the local area. However as previously noted, the maturation of the current population and low influx of younger people will result in a significant ageing of the population. By 2031 this trend will have manifested and result in the significant restructure of the age groups within the LGA. The most significant changes will be:

- Loss of 3,191 people aged 20-24 years old. This is a highly transient age group and they may return to the LGA at a later point.
- Significant increase in people aged 70-74. This group may be looking for new, smaller housing formats or specialised aged housing services or may wish to continue to reside in their home.
- Significant increase in people aged 85+, this group will increase by 8.6% per annum placing increasing pressure on specialised services, care and housing for older people.

Figure 3.2.1: Fairfield LGA Population by Age Groups, 2001 and 2031

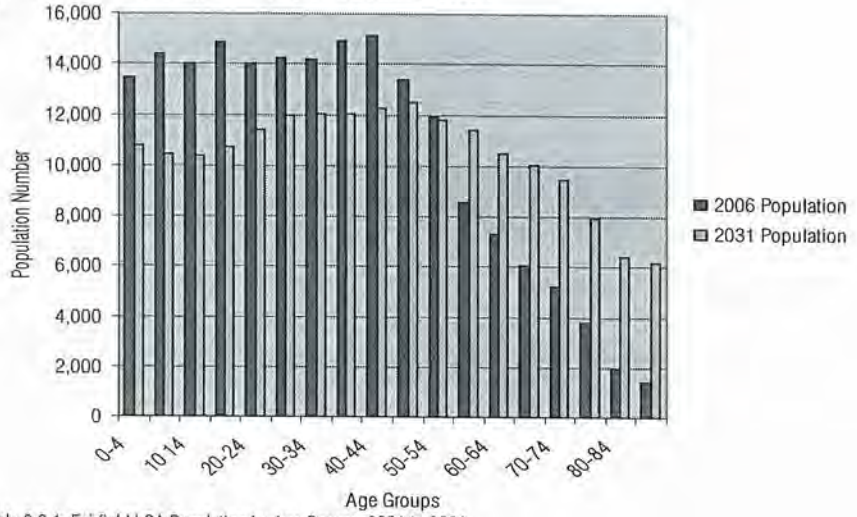


Table 3.2.1: Fairfield LGA Population by Age Groups, 2001 to 2031

	Estimated Resident Population – ERP (as at June end of each year)							Change:	% growth p.a:
Age	2001	2006	2011	2016	2021	2026	2031	2006 - 2031	2006 - 2031
0-4	13,449	12,758	12,231	11,694	11,415	11,135	10,799	-1,959	-0.6%
5-9	14,406	12,206	11,821	11,296	10,877	10,660	10,422	-1,784	-0.6%
10-14	14,038	13,380	11,875	11,437	10,983	10,610	10,411	-2,969	-0.9%
15-19	14,838	13,480	13,223	11,922	11,497	11,055	10,697	-2,783	-0.8%
20-24	14,023	14,611	13,520	13,187	12,244	11,838	11,420	-3,191	-0.9%
25-29	14,247	13,583	14,006	13,206	13,015	12,351	11,947	-1,636	-0.5%
30-34	14,187	13,425	12,983	13,135	12,677	12,511	12,008	-1,417	-0.4%
35-39	14,936	13,067	12,911	12,421	12,585	12,232	12,054	-1,013	-0.3%
40-44	15,149	14,039	12,981	12,857	12,450	12,573	12,259	-1,780	-0.5%
45-49	13,406	14,207	13,653	12,840	12,787	12,390	12,474	-1,733	-0.5%
50-54	11,943	12,332	13,235	12,874	12,270	12,200	11,825	-507	-0.2%
55-59	8,576	10,916	11,327	12,193	11,966	11,454	11,384	468	0.2%
60-64	7,336	7,768	9,903	10,315	11,126	10,946	10,517	2,749	1.4%
65-69	6,079	6,562	7,127	9,044	9,442	10,181	10,063	3,501	2.1%
70-74	5,235	5,411	5,996	6,621	8,414	8,789	9,497	4,086	3.0%
75-79	3,811	4,468	4,696	5,304	5,971	7,579	7,971	3,503	3.1%
80-84	1,953	2,977	3,529	3,781	4,375	5,020	6,430	3,453	4.6%
85+	1,422	1,961	2,875	3,713	4,357	5,177	6,198	4,237	8.6%
Total	189,034	187,153	187,892	187,841	188,452	188,704	188,372	1,219	0.03%

Both figures source: NSW Department of Planning: NSW Population projections by SLA, 2005 release

**The 2005 release has been used for this RDS as the detailed projections for the 2008 release were not available at the time of writing the RDS. It is noted that there is a minor discrepancy between the actual population as recorded by the 2006 ABS Census and that used for the population projections for 2006. This discrepancy is due to the 2005 Ministry of Transport projections relying on growth trends from 1996 and 2001 to estimate the population for 2006, which estimated a slightly higher growth rate than what was actually achieved. As required by the Department of Planning, the RDS will be reviewed every five years to take into account revised population counts and projections.*

3.2.2 Dwelling Demand to 2031

The changing nature of age groups within Fairfield LGA has serious implications on the demand and requirements of additional dwellings across the LGA. The NSW Department of Planning's Draft West Central Subregional Strategy (2007), has projected that Fairfield LGA will require an additional 24,000 dwellings over the next 25 years or a 1.5% increase in dwellings per annum. This dwelling target is the highest within the West Central Subregion which has an overall dwelling target of 95,690 dwellings by 2031.

The dwelling assumptions were determined by using the NSW Department of Planning's METRIX Tool and in consultation with Councils. The dwellings number also recognise projected changes in housing demand, derived from ABS population projections and NSW Department of Planning's small area population projections. The dwelling targets have been reviewed and reconciled with the population projections as part of this RDS. Further detail is provided in the Fairfield RDS Background Reports.

With no additional population growth projected in Fairfield LGA over the next 25 years, *the majority of demand for additional dwellings within Fairfield LGA will come from changes and restructuring of the existing population*. This is an important implication, as there is a broader assumption from consultation that increased dwelling demand will be fuelled by population growth.

Overall these factors will change the housing sizes and therefore requirements of the existing population and impact the average household size which currently stands at 3.3 persons per household. The review of existing dwelling trends illustrated that average household size consistently fell every 5 years from 1996 due to the gradual decline in household formation rates from 3.4 in 1996, 3.3 in 2001 and 3.2 in 2006.

3.2.2.1 Future Dwelling Scenarios

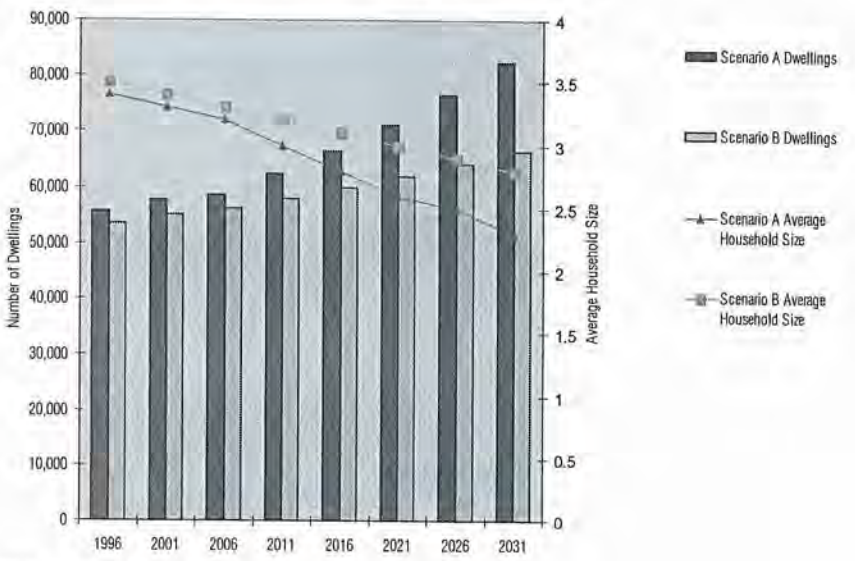
Two scenarios have been developed to further understand the impact of declining household sizes and the resulting demand for additional dwellings:

- Scenario A sees a more prominent decline in household sizes to an average of 2.3 people per dwelling by 2031. This Scenario will come close to the Department of Planning's target of 24,000 additional dwellings for Fairfield LGA.
- Scenario B is a more conservative decline in household sizes to an average of 2.8 people per dwelling by 2031. Under this scenario there will be demand for an additional 10,000 dwellings by 2031.

Each of these scenarios are shown in Figure 3.2.2.

The RDS needs to be able to ensure that should a higher growth scenario occur, that Fairfield LGA will have the dwelling capacity to accommodate this growth but is also designed to be flexible enough to cater for either dwelling scenario. It is recommended that these population and dwelling projections are reviewed and revised following the 2011 ABS Census.

Figure 3.2.2: Scenario A and Scenario B Additional Dwellings in Fairfield LGA to 2031



Source: Jones Lang La Salle 2008

3.2.3 Implications for Future Housing

The review of the future population projections for Fairfield LGA has revealed the following issues which will have implications for future housing in the LGA:

- Future population growth will be minimal with only an additional 1,219 people anticipated by 2031 bringing the total population to 188,372 people.
- The population of Fairfield LGA will continue to age, further reducing the proportion of younger people and increasing the proportion of older people. This has a range of implications of the types of dwellings and services required by the future population.
- Future dwelling demand will be stimulated by a decreasing household size as there will be minimal population growth and a decreased number of younger people.
- The dwelling target of 24,000 additional dwellings by 2031 is in line with anticipated dwelling demand, which sees average household size declining to 2.3 people per household by 2031.

The Housing Needs Analysis in Section 3.5 explores these issues further.

3.3 LOCAL HOUSING MARKET

This section provides insights into the key housing trends within Fairfield LGA and compares the Fairfield LGA with surrounding regions such as Inner Western Sydney, Central Western Sydney, Outer Western Sydney and Sydney Statistical Divisions. Consideration has also been given to local housing within key centres in the eastern half of the LGA being: Cabramatta, Fairfield, Canley Vale, Villawood, Fairfield Heights and Canley Heights. Further information is provided in the Fairfield RDS Background Reports Document.

3.3.1 Current Housing Trends

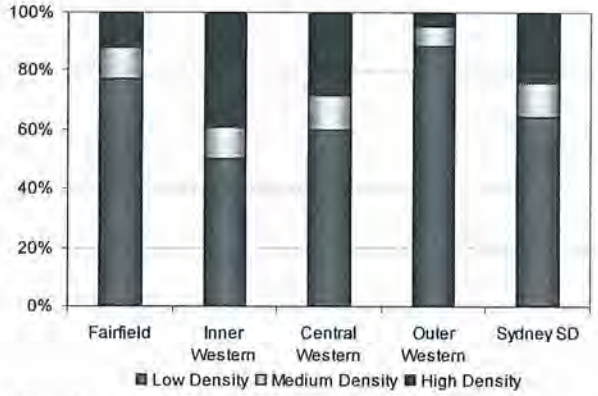
The following information is derived from the 2006 ABS Census and work prepared by Jones Lang La Salle and provides a snapshot of the most recent housing trends. As per the ABS classifications, low density refers to sperate dwellings, medium density refers to semi-detached dwellings and terraces, and high density refers to flats and units.

3.3.1.1 Dwelling Types, Fairfield LGA and Surrounding Areas

Fairfield LGA dwelling landscape is dominated by low density dwellings which account for 77.1% of all dwellings and a relatively small number of medium density dwelling (10.7%) and high density dwellings (11.9%) (refer Figure 3.3.1).

When compared to the Sydney SD, there is a greater proportion of low density dwellings (63.6% in Sydney SD), a comparable promotion of medium density dwellings (11.8% in Sydney SD) and a lower proportion of high density dwellings (23.9% in Sydney SD). The dwelling mix of Fairfield LGA sits between Outer Western Sydney, which is primarily a low density area (87.8% low density), and Central Western Sydney which has a high proportion of high density dwellings (28.2%).

Figure 3.3.1 Dwelling types in Fairfield LGA and surrounding LGAs

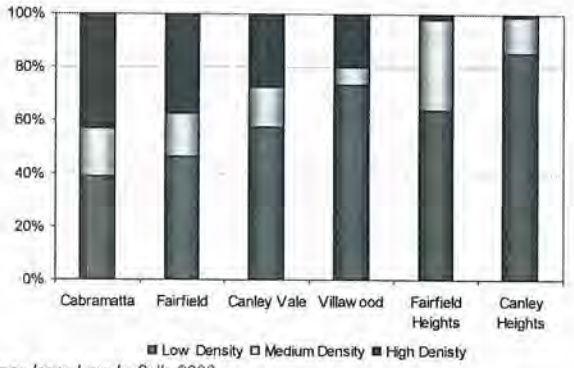


Source: Jones Lang La Salle 2008

3.3.1.2 Dwelling Types within Fairfield LGA

Figure 3.3.2 outlines the nature of dwelling types for town centres within the eastern half of Fairfield LGA. The largest centres within the Fairfield LGA, such as Cabramatta and Fairfield, have a high proportion of high density housing stock and smaller proportion of low density housing stock when compared to the Fairfield LGA averages. In Cabramatta 42.9% of stock is high density and 38.8% is low density. In the Fairfield town centre it is 37.5% and 46.5% respectively. Significantly, there is a relatively low proportion of medium density housing stock in these centres, which may suggest a low mix of housing types (Cabramatta 18%; Fairfield 15.4%).

Figure 3.3.2 Dwelling types in Fairfield LGA



Source: Jones Lang La Salle 2008

Note: The dwelling figures for Villawood include dwellings within the suburb but outside the Fairfield LGA.

Within the eastern half of the LGA, smaller centres tend to have a greater proportion of low density housing (Villawood, 72.7% and Canley Heights 85%). However there is greater variance in the amount of medium density housing stock in smaller centres. Fairfield Heights has a significant proportion of medium density stock (34.4%) and a very small proportion of high density stock (1.9%); where as in Villawood the reverse is true (6.4% medium density and 20.4% high density).

3.3.1.3 Changes in Dwelling Type

Between 1996 and 2006 there has been a number of key changes in the types of new dwellings in the Fairfield LGA housing market. Overall, the greatest number of new dwellings have been low density (+1,525), the development of low density dwellings are generally associated with release of greenfield land.

The provision of new medium and high density dwelling stock has been highly varied and likely to be associated with land use zoning and market preferences. For example, between 1996 and 2001 there were an additional 1,070 medium density dwellings but zero high density dwellings. Then between 2001 and 2006 the trend changed and there were only 177 medium density dwellings but 362 new high density dwellings which were primarily located in the Fairfield Town Centre.

Table 3.3.1: Changes in Dwelling Stocks 1996-2006 Fairfield LGA

	Low Density		Medium Density		High Density	
	Stock	Addition p.a.	Stock	Addition p.a.	Stock	Addition p.a.
1996	40,045	n/a	4,449	n/a	6,079	n/a
2001	41,169	1,124	5,519	1,070	6,079	0
2006	41,570	401	5,696	177	6,441	362

Source: Jones Lang La Salle 2008

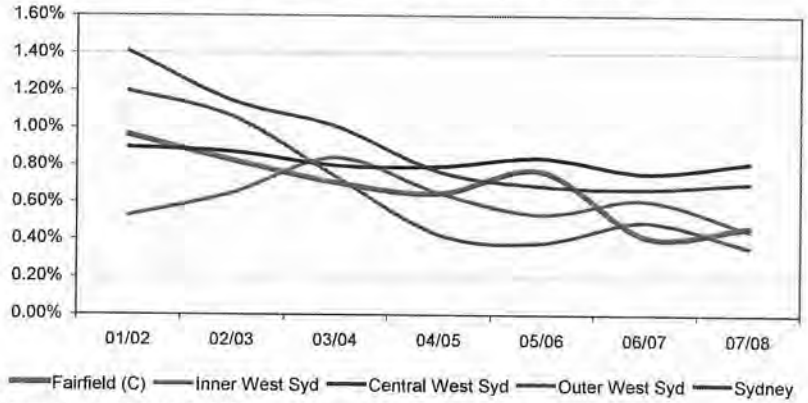
3.3.1.4 Dwelling Production

ABS building approval data has been used as an alternative measure of dwelling supply for the Fairfield LGA. Over the last seven years, the number of building approvals in the Fairfield LGA has significantly declined. In 2001/2002 there were 269 dwellings approved in Fairfield LGA and by 2007/2008 this reduced to 166 dwellings approved.

In proportion to the total housing stock of the Fairfield LGA, in 2001/2002 new dwellings represented 0.96% of all dwellings and by 2007/2008 they accounted for 0.47% of all dwellings.

The Sydney SD has also experienced some decline in housing production but not as significant as that what has occurred in Fairfield LGA. On a comparative basis, in 2001/2002 new dwellings accounted for 1.41% of all dwellings and by 2007/2008 they accounted for 0.7% of all new dwellings. As shown in Figure 3.3.3 below, housing production across regions within Sydney SD have all had a similar downturn in housing production.

Figure 3.3.3 Building Approvals (Single Dwellings) as a % of Existing Stock, Fairfield LGA



Source: Jones Lang La Salle 2008

3.3.1.5 Dwelling Costs

Fairfield LGA is one of the most affordable housing markets within the Sydney SD. The average monthly rental costs in 2006 was $780 and mortgage costs were $1500 which is relatively low when compared to monthly rents of $997 and mortgage costs of $1700 in the Central Western region of Sydney. However, given the relatively low incomes within Fairfield LGA, the mortgage costs represent 37% of family income within Fairfield LGA, comparable with 31% for Sydney SD. Rental costs for Fairfield LGA are similar to Sydney SD at 19% of family income.

Within the LGA, housing costs are an issue in Villawood, Fairfield and Fairfield Heights for mortgagees with all paying over 40% of household income on mortgage repayments (refer Figure 3.3.4). It should be noted that households paying more than 30% of household income on housing costs are considered to be in housing stress. This is further discussed in Section 3.4 Housing Affordability.

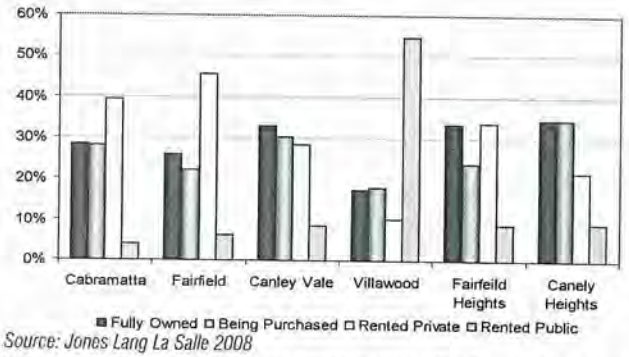
3.3.1.6 Dwelling Tenure

There is a range of tenure types in Fairfield LGA. In 2006, 33.4% of households fully owned their dwellings, 31.8% had a mortgage and 30.7% rented. It is also worth noting that 7.7% of dwellings were rented from a state or territory housing authority.

The tenure mix is similar to that of Sydney SD, however the Sydney SD has a significantly lower proportion of dwellings which are rented from a state or territory housing authority (4.8%). There is also a lower proportion of mortgages than that of Outer Western Sydney which is typified by high levels of greenfield development (42.1% of households have a mortgage).

Tenure mix has also been explored across the Fairfield LGA (Figure 3.3.4). Cabramatta and Fairfield are dominated by private rentals (39% and 45% respectively), where as in Villawood the majority of households (55%) are governmental rental (dwellings rented from a state or territory housing authority). In smaller centres, which as previously identified have a lower density dwelling environment, there is a more even spread between the main tenure types of fully owned, rented and mortgages.

Figure 3.3.4 Dwelling types in Fairfield LGA



Source: Jones Lang La Salle 2008

Note: The dwelling figures for Villawood include dwellings within the suburb but outside the Fairfield LGA.

3.3.2 Supply and Demand

3.3.2.1 Supply of Housing

Investigations into the supply of housing is based on a review of identified future developments with approvals from Reed Construction Data and identifies where each of the dwellings are in the development cycle from 'possible' to 'commenced'.

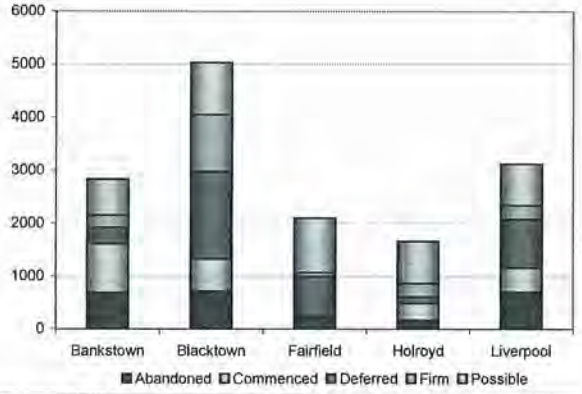
As shown in Figure 3.3.5, within Fairfield LGA of all dwellings which have been approved approximately half (54%) are likely or have gone ahead (classified as possible, firm or commenced) and 45.9% are unlikely to proceed (classified as deferred or abandoned).

When compared to surrounding LGAs, Fairfield LGA has a significantly smaller proportion of commenced and firm projects and a relatively high proportion of deferred projects. This suggests that Fairfield LGA may not be as favourable for developers when compared to surrounding LGAs.

Within Fairfield LGA, the new housing approvals have been located within the suburb of Fairfield where there are 14 proposals for primarily mixed development and are estimated to yield in total 659 dwellings. Other areas with high number of new dwelling proposals include Villawood (509 potential dwellings), Bonnyrigg (303 potential dwellings) and Canley Vale (114 potential dwellings).

Overall, the supply of housing appears to be relatively constrained across the entire LGA with many developments not going through to completion.

Figure 3.3.5: Residential Supply - Fairfield LGA and Surrounding Areas



Source: Reed and Jones Lang La Salle 2008

3.3.2.2 Demand for Housing

The demand for housing is derived from an analysis of median sales prices and the number of sales over the past eight years. Generally increases in sale prices and number of sales reflects an increase in demand.

In Fairfield LGA, demand for housing peaked in 2004 when the average house price was $385,000, house prices have since declined by 11% to $340,000 in 2007 (refer Figure 3.3.6). The sale prices for strata units have followed a similar trend, suggesting a lessening demand for housing within the LGA.

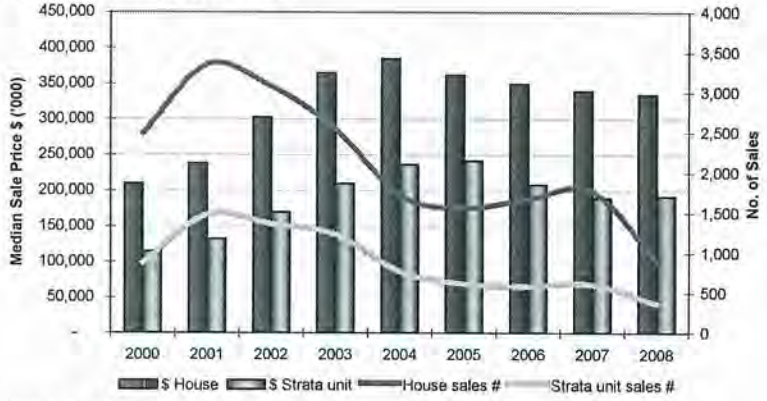
In terms of number of dwellings sold, sales volumes for both houses and strata units peaked in 2001 at 3,355 house sales and 1,483 strata unit sales. Since 2001 sale volumes have fluctuated and since declined. There was small market uplift in 2006 before a sharper decline in 2007.

Both house and strata unit prices and turnover have followed similar trends to that of the surrounding regions (ie Central Western Sydney; Outer Western Sydney). However, sale prices for houses and strata units within Fairfield LGA have generally been at the lower end of the market, confirming that Fairfield is a more affordable housing market.

Within the eastern centres in Fairfield LGA, house prices are generally consistent, with the highest turnover most recently in Villawood and Fairfield Heights. The strata unit market is much more varied and may reflect a premium or increased demand for new strata developments. Analysis of median unit prices shows that there is a premium, or increased demand, for units in Fairfield and Canley Heights over Canley Vale and Cabramatta (refer Figures 3.3.7 and 3.3.8).

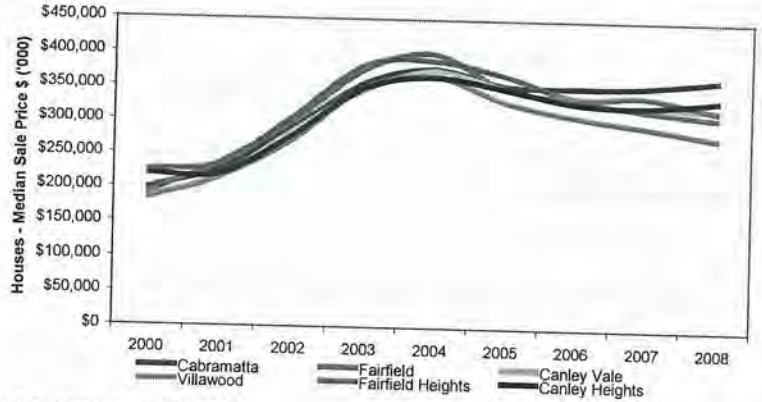
Overall for the LGA, the lower median sale price combined with the decreased number of sales in Fairfield LGA suggests this residential market has weakened since 2004.

Figure 3.3.6: Sales Cycle : Fairfield LGA



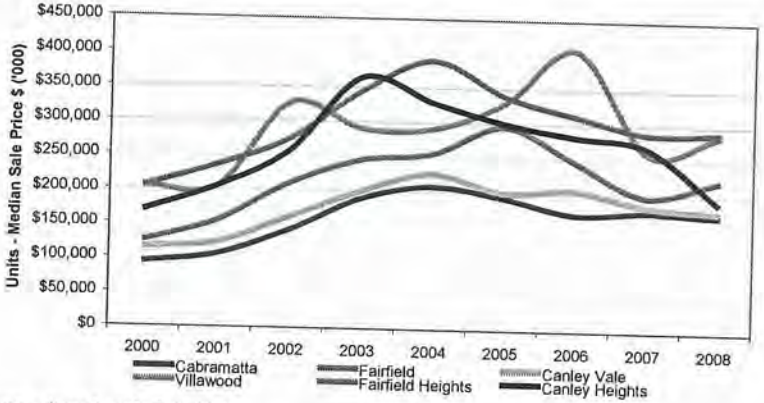
Source: RP Data and Jones Lang La Salle 2008

Figure 3.3.7 Median House Prices, Fairfield LGA



Source: Jones Lang La Salle 2008

Figure 3.3.8 Median Unit Prices, Fairfield LGA



Source: Jones Lang La Salle 2008
Note: Data set for Villawood is limited and therefore results may be skewed.

3.3.2.3 Summary of Housing Supply and Demand

A summary of the key trends and findings of the supply and demand analysis are:

- Within Fairfield LGA supply has been generally limited as almost half of all developments have being either deferred or abandoned. This suggests a lack of developer confidence in the Fairfield housing market.
- Since 2004 house and strata unit (medium/high density dwellings) prices have been on a downward trend, suggesting a reduced demand for housing within the LGA.
- Generally house prices have been more consistent across Fairfield LGA than strata unit (medium/high density) prices. This may be as new units are generally located closer to centres and there is a premium attached to some centres over others.
- Overall, the Fairfield LGA housing market appears to be rather weak, with low development and sale activity.
- The weak residential market is likely to be linked with the overall low value of dwellings within Fairfield LGA. Whilst this ensures that Fairfield LGA provides an important source of housing for many households within the metropolitan region, it creates difficulties for stimulating new renewal and development. The issue of viability of new developments is explored further in the following section.

3.3.3 Financial Indicators and Analysis

Two analyses have been undertaken to further understand the Fairfield LGA housing market and in particular, to identify opportunities to stimulate new development in the local housing market and assist Fairfield LGA deliver an additional 24,000 dwellings by 2031. As seen through the supply and demand analysis, the housing market is currently rather weak and further analysis can assist in identifying the type of dwellings which may have the greatest likelihood of success in Fairfield LGA and also review how the existing LEP has delivered residential development. It should be noted that these analysis are focussed on current and short term development but have little influence on mid to long term development which is the primary focus of this Residential Development Strategy.

The *Sydney Metropolitan Strategy: City of Cities (2005)* requires that 60-70% of the future dwelling target is met through renewal of existing urban areas. In areas such as Fairfield LGA where there is limited land for greenfield development, this figure may be higher. As such the focus for Fairfield LGA will be directing this future dwelling growth to the existing urban area. There is also general consensus in state and local planning policy that new growth should be directed to areas which are located near public transport links and an array of existing services and infrastructure, as such the eastern half of Fairfield LGA is the focus for initial investigations in meeting the dwelling target.

3.3.3.1 Short Term Market Viability

Broader research across Western Sydney by Randolph et al (2008) demonstrates the difficulty in stimulating renewal in low valued and established areas, such as the eastern half of the Fairfield LGA. The following section provides a more detailed analysis of short term market viability in the centres of Cabramatta, Canley Heights, Canley Vale, Fairfield, Fairfield Heights and Villawood. For each centre a hypothetical development was undertaken for the following residential development types being duplex, townhouse, 3 storey walk up and 4+ storey high rise. It should be noted that current zoning provisions were not taken into account and analysis was used to determine the most viable residential housing option without zoning restrictions. More detail on the market viability analyses is provided in the Fairfield RDS Background Reports document.

The short term market viability analysis specifically takes account of the end values or theoretical selling prices for each of the dwelling types contemplated. All costs such as construction, finance, holding charges and profit / risk, are then deducted at the times they occur. After including the land purchase price (derived from analysing recent development site sales) an Internal Rate of Return (IRR) is derived for the project. Each of the assumptions are outlined in the Fairfield RDS Background Reports document.

A summary of the projected returns (internal rates of return) from the feasibility analysis is provided in Table 3.3.2.

Table 3.3.2 Internal Rates of Return by Development Type, Fairfield LGA

	Dual Occupancy	Duplex/Townhouse	3 Storey walk up	High rise (4+ storey)
Cabramatta	-90%	-38%	-13%	-49%
Canley Heights	-110%	-47%	-11%	-45%
Canley Vale	-99%	-40%	-15%	-49%
Fairfield	-99%	-47%	-3%	-35%
Fairfield Heights	-93%	-41%	1%	-31%
Villawood	-109%	-55%	-20%	-78%

Source: Jones Lang LaSalle 2008

Based on the above analysis, none of the hypothetical developments are viable in the current local housing market. This supports the findings in Section 3.3.2.1 where there was a limited supply of housing as many developments were being deferred or abandoned- a symptom of a unviable housing market.

Based on this economic analysis only, the most viable development in the current market is 3 storey walk up flats in Fairfield Heights and this is still not within normal market parameters which generally require a 25%-30% return on developments. Key value drivers for 3 storey walk up flats that increase viability include the cost savings on below ground car parking, no lift being required and the large degree of acceptance in the LGA for this product.

However, whilst 3 storey walk up are the most financially viable, they generally do not provide a high quality development and have poor amenity both internally and externally, as seen with the numerous amount of 1970s 3 storey walk up development around Fairfield and Cabramatta centres. The financial viability of these may be more a reflection of the current housing market and may not be reflective of long term (25 year) trends.

Another key issue impacting viability in these existing centres is that currently existing low density housing stock is a similar sale price to medium or high density dwellings. Therefore a larger low density dwelling provides an appealing alternative to a smaller dwelling for a comparative price. Currently, the variation in value between new and existing product is not sufficient to encourage development.

It is notable that the short term market viability analysis does not take into account land use zone and current restrictions on height or density have not influenced the outcome of the analysis. Therefore, simply increasing the height and density controls through the land use zoning provisions within these centres may not necessary stimulate increased development within Fairfield LGA.

In summary, this short term market viability analysis should only be used as high level guide but confirms existing studies in the region that renewal and development in low valued suburbs and centres is unlikely to be viable in the short term due to low sale prices and limited returns on development.

3.3.3.2 LEP Performance

From field audits around the eastern centres it is apparent that the nature of the existing LEP was to provide abundant land with potential for increased density. There appears to be large amounts of residential land that is still utilised at relatively low densities such as single detached residences. There also appears to be many large sites that do not require significant lot consolidation effort.

Land throughout the locality is of a relatively homogenous nature without a significant variation that may occur in other areas across variables such as aspect, bushland access, water frontage etc. This factor combined with soft demand will mean the take up rate of higher density land will remain slow. It is unlikely that viability will increase on a scale sufficient to take up the existing zoned land. Other factors such as obscelence and high physical depreciation may assist in redevelopment and take up over the short to medium term.

The take up of the previous LEP has therefore been limited with strong supply of higher density land remaining available for redevelopment. This may have the effect of eroding the strategy as control cannot be guided to sites that are most appropriate or stand the greatest chance of success.

3.3.4 Directions for Future Development

The findings of the Fairfield Local Housing Market Review are consistent with recent and on-going research undertaken by the City Futures Unit at the University of New South Wales into urban renewal in low valued suburbs (*Socially Inclusive Urban Renewal in Low Value Suburbs: A Synopsis of Issues and an Agenda for Action, 2008*) which was discussed in Section 2.1.1. In this work, which focussed on case studies in Cabramatta and Carramar, it was found that developments in low value suburbs such as those in Fairfield LGA are generally not economically viable and there was a need to assist the local housing market to deliver future housing product.

Some of the key constraints to development in the Fairfield LGA and similar low valued areas have been identified as:

Viability issues: As shown in the previous analysis, a range of residential developments are not financially viable within the short term in key centres within Fairfield LGA. There is concern that in the long term, this may limit the ability for the local housing market to deliver the required new dwelling stock to meet the needs of a changing population.

Competition with existing low density stock: The old dwelling stock of separate dwellings, particularly near centres is in high competition with new medium density stock and selling for similar prices, resulting in a minor price differential between medium density and low density housing stock. This dwelling stock is old and prime for redevelopment.

Site assembly and amalgamation: Much of the well located residential land around centres is occupied by three to four storey walk up flats fragmented in strata ownership. Many of these were built in the 1960s and 1970s and are coming to end of their economic life and are in need of renewal to accommodate the changing dwelling requirements of the Fairfield LGA population.

The Short Term Market Viability Analysis undertaken as part of this study has demonstrated that currently there is limited viability across all residential types. It is therefore important that a deliberate effort is made in ensuring that any future developments are provided with the greatest opportunity for success. This necessarily means managing supply to enable more orderly development. As noted by Randolph (2008) a more pro-active approach to managing supply and urban renewal is required, to this end it is proposed:

- Review and revise zoning around centres;
- Use detailed urban renewal master plans to provide a clear vision and framework for renewal within centres;
- Identify where sites can be amalgamated to provide larger and more viable development parcels;
- Develop a staging plan for centres which prioritises those centres with the greatest opportunity for success first;
- Review the opportunity for more effective use of under utilised land within or near centres;
- Work with the State Government (eg. Co-ordinator General) to promote a Development Authority or other mechanism to address the issue of land assembly and amalgamation;
- Develop programs and priorities to improving local amenity and open spaces to improve 'attractors' and amenity of areas.

The Fairfield LGA Residential Development Strategy is the starting point for achieving these objectives.

3.4 HOUSING AFFORDABILITY

The affordability of housing refers to the ability of individual households to secure housing which is appropriate to their individual needs and within their means to pay. Once housing costs exceed a household's means to pay, housing stress is experienced by that household.

The term affordable housing relates to a range of housing initiatives, which include:

- Social housing or housing that is managed by a government or community organisation;
- Regulated market housing for rent or purchase, and,
- Low-cost market housing.

When households cannot secure affordable housing, there can be a variety of implications on the social and economic well being of local government areas. For instance households paying increased housing costs can face financial stress, with a disproportional amount of the budget being used to cover housing, which in turn limits spending on other necessities such as food, health and education, as well as placing households at risk of losing their current accommodation.

At a community level, an adequate supply of affordable housing can generate positive social outcomes by enhancing social cohesion in a community by allowing people to remain in an area through all stages of life. The availability of affordable housing sometimes results in coping techniques for households facing affordability issues (such as frequently moving house) and assists in allowing people to remain in an area and on a variety of incomes which can contribute to vibrant communities.

From an economic perspective there are numerous incentives for the provision of affordable housing as identified by the Centre for Affordable Housing (2008) and Yates and Milligan (2007), which include:

- Ensuring there is housing for a diverse local workforce and accommodating people with the different skills required to serve and support communities, such as shop assistants, bus drivers, nurses, teachers, and construction workers;
- Meeting the needs of a growing number of smaller households living in high cost areas and particularly within inner urban areas;
- Provide direct economic benefits to the local community, including increased demand for goods and services, which in turn increases local employment opportunities, and,
- Promoting economic and social integration- ensuring that communities housing costs are not so high that they can't afford to meet education, transport and health costs.

3.4.1 Definitions of Housing Affordability

Part 1 Clause 4 of the NSW Environmental Planning and Assessment Act 1979 defines 'affordable housing' as meaning:

'housing for very low income households, low income households or moderate income households, being such households as are prescribed by the regulations or as are provided for in an environmental planning instrument.'

Those with higher incomes are generally viewed to have some degree of choice in the location, type and cost of their housing. The terms, very low incomes, low incomes or moderate incomes, have been used as a benchmark for affordable housing research in NSW. The NSW Centre of Affordable Housing have numerically defined these very low to moderate incomes, which are incomes up to 120% of the median household income may experience housing affordability issues depending on their circumstances (Centre for Affordable Housing 2008).

The NSW Centre for Affordability measures of affordability differ from the commonly accepted approach established by the National Housing Strategy 2008, which identifies that housing stress is experienced where moderate to low income households (those in the bottom 40% of household income quartiles) spend more than 30% of their income on housing costs.

For the purpose of this study, the NSW Centre of Affordable Housing definition of very low household incomes (earning 50% of the Sydney SD median income), low household incomes (earning 50-80% of the Sydney SD median income) and moderate household incomes (80-120% of the Sydney SD median income) will be used to provide consistency with NSW data and the Environmental Planning and Assessment Act 1979.

3.4.2 Housing Affordability in Fairfield LGA

Fairfield LGA is a very diverse community and supports a variety of low and middle income earners. As noted previously, Fairfield LGA is one of the lowest ranked LGA's on the SEIFA Index of disadvantage while also containing some of the most affordable housing for rental and purchase in the Sydney SD. Therefore Fairfield LGA should be viewed as an important source of affordable housing in the Sydney metropolitan area and has key role in providing housing for very low, low and moderate income earners.

The following section reviews the current affordability of housing in Fairfield LGA and also identifies locations within Fairfield LGA which are most impacted by affordability. It also draws together information published by the Department of Housing's Information on Fairfield Housing Market (2008). This information will be used to shape an affordable housing policy for Fairfield LGA.

It should be noted that this analysis only assesses the ability of very low, low and moderate income households to secure affordable housing and therefore has not assessed households with incomes above greater than 120% of the Sydney SD median household income of $1,154 per week.

3.4.2.1 Housing Affordability Indicators

Two indicators have been used to determine the affordability of housing within the Fairfield LGA and to determine how many households are impacted by housing affordability issues, the measurements used are:

- Stock of affordable housing
- Housing Stress (which is further examined by mortgage and rental stress)

Each of these indicators have been used to analyse those households most vulnerable to housing affordability, these are very low, low and moderate income households. As stated, the NSW Centre of Affordable Housing has numerically defined these households as those who earn up to 120% of the median household for Sydney SD which was according to the 2006 ABS Census, $1,154 per week. Using this methodology, the income brackets of these household groups are shown in Table 3.4.1.

Table 3.4.1: Distribution of very low, low and moderate incomes in Fairfield LGA

Household Group	Definition (% of median income)	Sydney SD Weekly Income Range	Sydney SD Yearly Income Range	General Comments in Household Group
Very low income	0-50%	$0-$577	$0-$28,964	This group has a high and significant need for affordable housing and historically relied on institutional forms of housing. Any housing offered should be linked to support services and community networks.
Low income	50%-80%	$578-$923	$28,964-$47,996	This group is highly segmented by life stage and local housing market conditions. Some will need short term support to secure entry into the housing market whilst others will need assistance for a longer period of time as their situation is unlikely to improve.
Moderate income	80%-120%	$924-$1,384	$48,048-$71,968	Generally those whose incomes place them below the margin for entry into the local housing market, particularly in higher cost locations. May require some short term assistance to get established in to the housing market.

Source: Centre for Affordable Housing, Local Government Housing Kit Data Base accessed 05/08/08, ABS Census 2006 and HASSELL 2008

3.4.2.2 Stock of Affordable Housing

The NSW Centre for Affordable Housing provides data illustrating the proportion of rental and purchase housing stock that is considered affordable in Fairfield LGA with comparisons against the Sydney SD, Central Western Sydney SDD and Outer Western Sydney SDD. Further detail on each affordable housing measure is provided in the Fairfield RDS Background Reports Document.

Fairfield LGA Purchase Housing Market

The Fairfield LGA purchase housing market is significantly more affordable to low and moderate income households when compared to that of the Western Sydney Region and Sydney SD. In 2006 13% of housing stock was affordable to low income households and 33% affordable to moderate income households in Fairfield LGA where 0% was affordable in Sydney SD, 2% in Central Western Sydney SD and 3% in the Outer Western Sydney SD. This is reflective of the relatively cheap cost of housing in the local area.

It is notable that none of the purchase housing market (0%) is affordable to very low income households in Fairfield LGA or in any other location within the Sydney region. Very low income households are generally forced to rent or obtain public housing.

For moderate income earners 33% can purchase a dwelling in Fairfield LGA, where only 24% can purchase in Outer Western Sydney SSD, 20% in Central Western Sydney SSD and 13% in the Sydney SD.

Fairfield LGA Rental Housing Market

Fairfield LGA is one of the most affordable rental housing markets, particularly for very low income households, of which 36% of households can afford rental housing. This proportion is significantly higher than that of the Sydney SD (11%), Outer Western Sydney SD (22%) and Central Western Sydney SD (11%).

Within Fairfield LGA, the majority of low income households (72%) and nearly all of moderate income households (93%) area able to access the local rental housing market. This is higher than that of Sydney SD (35% low income households and 69% moderate income households) but more comparable to the Central Western SSD (69% low income households and 88% moderate income households) and the Outer Western SSD (51% low income households and 89% moderate income households).

3.4.2.3 Housing Stress

Households paying more than 30% on income are considered to be in 'housing stress' whether it is rent or mortgage repayments.

Data from the Centre for Affordable Housing (2008) indicates that 12,205 very low to moderate income households in Fairfield LGA are currently in housing stress. This represents 57% of very low, low and moderate income households within the LGA and is comparable to surrounding regions and the Sydney SD average.

Of those experiencing housing stress, there is a higher proportion of households in mortgage stress than rental stress. Mortgage stress impacts 7,034 very low to moderate income earners with the most (3,275 households) being very low income earners. Rental stress impacts 5,171 households within Fairfield LGA and very low income earners experience the most stress (3,852 households).

The Department of Housing 'Information on Fairfield Housing Market' (2008) has reviewed the characteristics of groups facing housing stress within the LGA and have noted that:

- Of all those receiving Commonwealth Rent Assistance (CRA) in Fairfield, 37% are in housing stress.
- Single person households form by far the largest number of households in housing stress in Fairfield, comprising 50% of all households, followed by single parents making up 19% and couples without children with 17%.
- This is impacting on older renters as well, (with 14% in receipt of the Aged Pension) at a time when it is important for them to remain close to social and support networks, as well as a range of services.

There is a need for a range of affordable housing types and tenure to appropriately meet the needs of residents in housing stress. Table 3.4.2 provides a summary of rental stress, mortgage stress and housing stress in Fairfield LGA and comparisons with Central Western Sydney SSD, Outer Western Sydney SSD, and Sydney SD.

Table 3.4.2: Summary of Housing Stress Indicators for Fairfield LGA and Comparable Areas, 2006

	Rental Stress	Mortgage Stress	Housing Stress	% of very low , low & moderate income households in housing stress
Fairfield LGA	5,171	7,034	12,205	57%
Central Western Sydney SSD	10,944	9,451	20,395	58%
Outer Western Sydney SSD	7,478	10,728	18,206	49%
Sydney SD	124,586	117,029	241,615	59%

Source: Centre for Affordable Housing, 2008. Accessed 05/08/2008

3.4.2.4 Social Housing

According to the Department of Housing (2008) there are 5,467 social housing dwellings in Fairfield LGA which represents 7.5% of all dwellings in the LGA which is relativity high when compared to the Greater Metropolitan Region (GMR) average of 4.8%. The majority of these units are managed by Housing NSW but a small proportion are rented to other groups such as Aboriginal and indigenous groups and community housing groups.

A recent review of social housing tenants in Fairfield LGA by the Department of Housing (2008) found that 55% of public housing tenants in Fairfield are aged over 55 (compared with 53% in public housing across the GMR) and 32% are Aged Pensioners (compared with 30% in the GMR); 40% are single person households (compared with 54%) and 16% are single parent households (compared with 16% in public housing across the GMR).

3.4.2.5 Location of Affordable Housing Issues in Fairfield LGA

Figure 3.4.1 illustrates the distribution of households facing housing stress in Fairfield LGA (paying more than 30% of the household income on housing costs). The key localities within Fairfield LGA facing housing stress are Fairfield, Cabramatta, Bonnyrigg, Abbotsbury and Canley Heights.

Table 3.4.3 identifies the key tenure and housing cost characteristics for each of these areas. As shown in this table, Fairfield, Cabramatta and Bonnyrigg have a large proportion of households which rent, this suggests that affordability issues are more aligned to renting households.

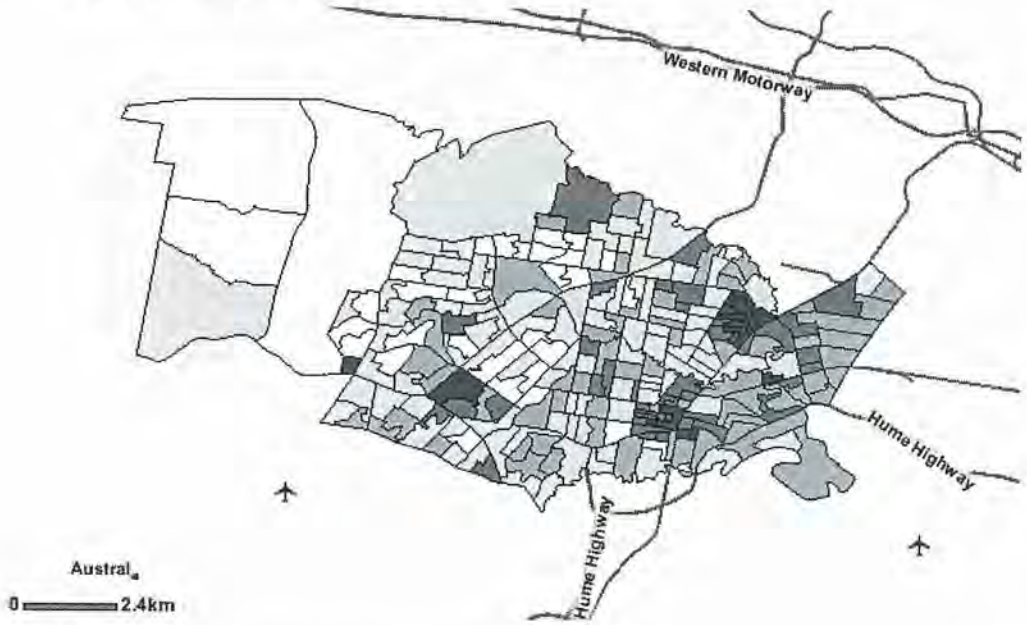
Conversely, Abbotsbury and Canley Heights have a larger proportion of households with mortgages and an affordability strategy in these areas will need to be focussed towards providing responses to mortgage stress.

Table 3.4.3 Tenure and housing cost characteristics of selected suburbs

	Mortgage (% of households)	Average monthly mortgage repayment	Rent (% of households)	Average weekly rental cost
Fairfield	20.2%	$1485	46.9%	$185
Cabramatta	24.7%	$1100	38.4%	$150
Bonnyrigg	27.4%	$1500	43.7%	$121
Canley Heights	32.1%	$1317	28.9%	$185
Abbotsbury	50.4%	$1733	7.1%	$300

Source: Fairfield LGA Census Data 2006, Fairfield City Council

Figure 3.4.1: Location of Housing Stress in Fairfield LGA



Source: ABS Census of Population and Housing, MapStats 2008
Map not to scale

3.4.2.6 Summary of Housing Affordability in Fairfield LGA

The affordable housing analysis for Fairfield LGA has only focused on the ability of very low, low and moderate income households to secure affordable housing. It has confirmed that Fairfield LGA has one of the most affordable housing markets in Sydney SD for both renters and purchasers. With 33% of the purchase housing stock affordable to moderate income earners and rental housing stock affordable to the majority of low and moderate income earners.

Currently housing stress impacts 12,205 very low, low and moderate income households within Fairfield LGA which equates to just under one quarter (23%) of all households within the Fairfield LGA.

Mortgage stress impacts over a half (57%) of very low, low and moderate income households with a mortgage, equating to 7,034 households. As noted by the Department of Housing (2008) Fairfield LGA has had the second highest increase in the number of low and moderate income purchasers between 2001-2006 in housing stress. Mortgage stress has mostly impacted areas such as Abbotsbury and Canley Heights where a higher proportion of households currently have a mortgage.

Rental stress affects 5,171 (56%) of very low, low and moderate income households in the rental market. With a low vacancy rate within Fairfield LGA the opportunity for those in rental stress to change their situation is limited. Very low income earners experience the highest rates of rental housing stress, particularly around the inner areas of Fairfield, Cabramatta and Bonnyrigg where a large proportion of households rent.

There are 5,467 social housing dwellings in Fairfield LGA which represents 7.5% of all dwellings in the LGA which is significantly high when compared to the Greater Metropolitan Region at 4.8%.

The 2003 Fairfield Residential Strategy Review attributed housing affordability issues in the LGA to limited and decreasing employment opportunities, poor public transport provision and poor distribution of community services and facilities. Lack of housing choice and diversity were also cited as issues. It is assumed that these issues continue to drive low housing affordabilty in Fairfield LGA.

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3.4.3 Responding To Housing Affordability

Housing affordability is a significant issue within Fairfield LGA and impacts a wide range of purchasers and renters. Currently, almost 23% of existing households within Fairfield LGA are impacted by housing stress or 12,205 households, with slightly more of this in mortgage stress rather than rental stress. At the same time there is 5,467 social housing units.

The financial viability of housing within Fairfield LGA is limited. Overall this has reduced the supply of housing within the LGA and can potentially lead to decreased affordability across the LGA. Addressing the issue of development viability is a key area where Council can contribute to the provision of affordable housing.

The West Central Subregion Draft Subregional Strategy recognises that land use planning has a significant role in addressing issues of housing affordability by promoting a greater range of household types with good proximity to public transport, increasing opportunities for and access to local employment and also addressing land supply shortages.

The West Central Subregion Draft strategy also advocates partnerships between councils and the Department of Housing (DoH) to assist in the renewal and redevelopment of DoH assets prior to the preparation of LEPs. Currently, the issue of affordable housing is primarily being addressed by the Department of Housing through the provision of social housing units. As noted previously, social housing units are one of the models of affordable housing but there is also low cost market housing and regulated market housing which are usually produced by Local Governments or other providers through funds raised through development contributions and offsets.

There are four main ways Councils can contribute towards the provision of affordable housing:

- Protecting existing supplies: Fairfield LGA already has a significant volume of affordable housing units including those owned by the State and other private options such as boarding houses, caravan parks and small units and apartments. These existing supplies should be protected and considered as a valuable resource for the local area.
- Promoting new supplies: Council has policy and regulation roles which can be used to promote the development of new supplies of affordable housing by both private developers (through incentives and agreements) and also through partnerships with affordable housing providers.
- Produce new stocks: Council can choose to work with community and affordable housing providers using funds from grants available through the state and federal governments.
- Partnerships and lobbying: Council can seek to partner with community and affordable housing groups to develop stocks within the local community and also lobby developers to produce affordable housing stocks.

It is recommended that Council concentrates on protecting existing supplies of affordable housing and working in collaboration with the Department of Housing to produce new stocks. The Department of Housing has a strong presence in Fairfield LGA and a substantial stock of 5,467 social housing units. Whilst in NSW some Councils have sought to produce new stocks of affordable housing themselves, this only tends to work in high value areas where developers are willing to make concessions towards affordable housing or the like in return for bonuses such as height, floor space and density.
As an overall target, 10% of all new dwellings should be affordable housing (ie low market rentals or social housing stock). 10% is proportionate to the current level of affordable housing in the LGA and will generate an additional 2,400 affordable housing units. It is presumed the majority of these will be provided through the Department of Housing or through the development of existing Council owned sites.

For Council, foremost for supporting the provision of affordable housing is supporting the redevelopment of Department of Housing assets. This is important to ensure that the existing social housing stock better meets housing needs and to diversify ownership, housing type and social mix in the area.

An outline of the key directions to promote affordable housing are outlined below:

Protect Existing Supplies

- Require a social impact assessment for development which could threaten existing stocks of affordable housing ie DoH Housing, boarding houses
- Introduce specific planning controls to preserve particular types of housing stock that may be threatened. (ie caravan parks, boarding houses)
- Ensure that existing State controls under SEPP 10 are used effectively. This could include training to assist staff to recognise and assess an application that may trigger SEPP 10.

Promote New Supplies

- Ensure planning controls and documents contain objectives to promote new supplies of affordable housing.
- Identify un-utilised or under-utilised land owned by council, state or federal governments which could be used for affordable housing through instruments such as SEPP Infrastructure and SEPP Seniors Living.
- Ensuring that zone and locality provisions are sufficiently flexible to promote new affordable housing opportunities.
- Permit a greater range of dwelling types including granny flats, adaptable housing units (ADUs), boarding houses, studios and small units which can provide an alternate affordable housing product.
- Review development controls and processes which may result in increased costs for housing. These controls could relate to housing density, lot size, the size and type of building, materials and finishes.
- Introducing requirements for diverse more housing forms including a greater mix of bedroom sizes in multi-unit developments.
- Provide development incentives to facilitate affordable housing provision.

3.5 HOUSING NEEDS ANALYSIS

A Housing Needs Analysis provides a greater understanding of the types and sizes of dwellings required to cater for population changes in Fairfield LGA through to 2031. This analysis is based on the assumption that Fairfield LGA will need to accommodate up to 24,000 additional dwellings by 2031.

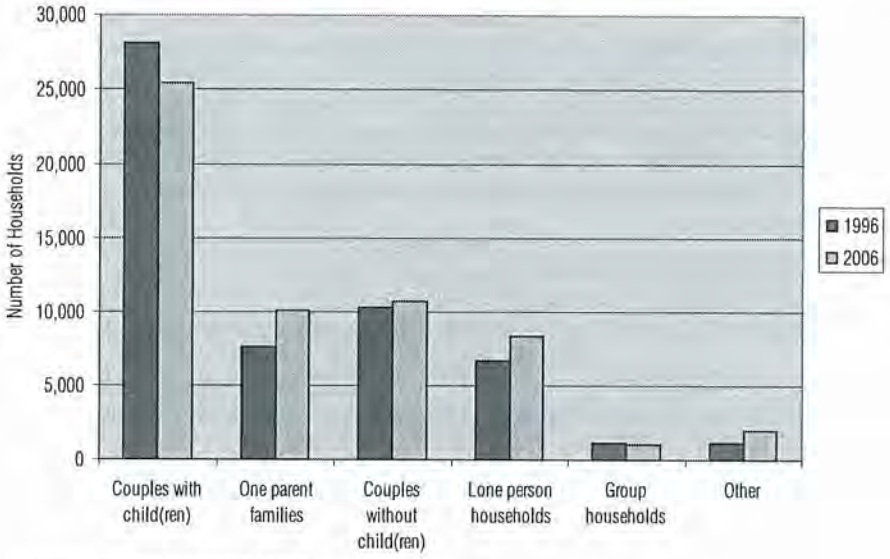
A Housing Needs Analysis takes into account the following factors:

- Household Types and Preferences: The housing needs and preferences of individual households are shaped by a number of factors including type (ie family/lone/single parent household), size, age group, socio-economic status and individual preferences.
- Dwelling Stock: The size and variety of the dwelling stock within the LGA derived from the Local Housing Market Analysis.

Ideally the dwelling stock should meet the needs and preferences of the current household. However due to a variety of historical factors such as property/population booms, changing household preferences and characteristics and also land use planning policies, there can be a considerable mis-match between the types of households in an area and the existing dwelling stock.

The Housing Needs Analysis identifies the extent of the gaps and provides recommendations on how future dwellings can improve meeting the current and future housing needs of Fairfield LGA.

Figure 3.5.1: Key household groups within Fairfield LGA, 1996 and 2006



Source: ABS 2006 and HASSELL 2008

3.5.1 Household Types 2006

Currently, couples with children are the dominant housing group within Fairfield LGA, accounting for 53.7% of all households within the LGA in 2006. The other key household groups were couples without children (19%), one parent families (18%) and lone person households (14%).

Trends between 1996 and 2006 illustrated that there has been a substantial change in the structure of households within Fairfield LGA. During this period the number of couples with children decreased by 2,708 households with the majority of this loss of young family households (children 15 years and younger) suggests that Fairfield LGA is not attracting younger families or has low rates of family formation. The loss of families and in particular, young families, is consistent with other population trends identified in the Fairfield LGA such as an ageing population and declining household size.

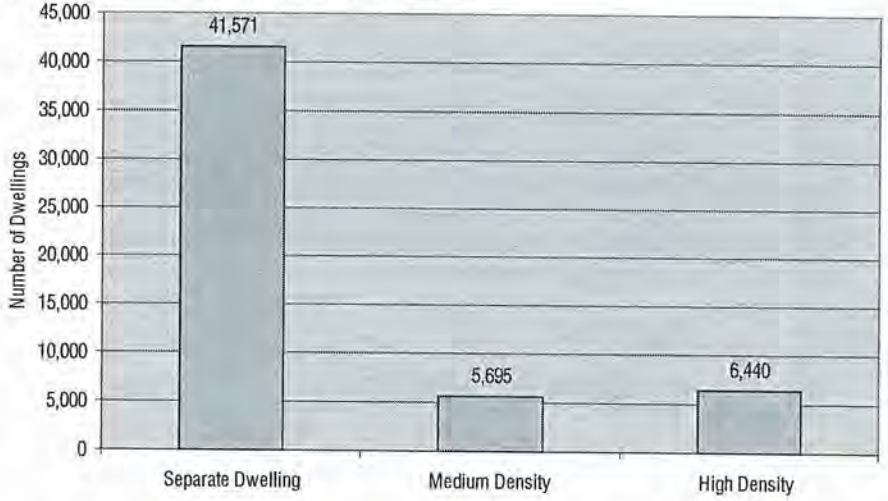
As shown in Figure 3.5.1, the loss of families between 1996 and 2006 have been balanced by growth in all other main household groups such as one parent families; couples without children (+419 households) and lone person households (+1,673 households) as outlined below:

One Parent Families: The most significant growth (+2,479 households) occurred in one parent families and they now account for 18.1% of all households, or proportionally increased by 3.8%. This figure is slightly higher than that of the WSROC region (17.4%) and Sydney SD (11.7%).

Lone Person Households: Conversely, the lone person households appear to have a greater concentration in the eastern half of the LGA, particularly around the main centres of Fairfield, Cabramatta and Fairfield Heights. Since 1996, this group grew by an additional 677 households or proportionally by 2.3%, this a greater proportional increase than that of the WSROC region where this group increased its proportional share by 1.5% in the same period.

Couples without Children: The couples without children household have also experienced growth since 1996, with an additional 419 households during this period but proportionally stayed relatively constant at 19% during the period 1996 to 2006. Couples without children appear to be more highly concentrated in the west, away from the main centres and associated with the previous greenfield developments.

Figure 3.5.2: Distribution of dwellings types in Fairfield LGA, 2006



Source: ABS 2006 and HASSELL 2008

3.5.1.1 Household and Dwelling Mix 2006

As couples with children have historically been the primary housing group, the dwelling landscape of Fairfield LGA is dominated by separate dwellings. As shown in Figure 3.5.2, in 2006 separate dwellings account for 77% of all dwellings within Fairfield LGA, medium density account for 11% of dwellings and high density account for 12% of all dwellings. As discussed in Section 3.3.1.1 Fairfield LGA has a greater proportion of medium and high density dwellings than the WSROC region but a higher proportion of low density dwellings than that of the Sydney SD.

The prevalence of separate dwellings across Fairfield LGA has created a significant imbalance between the types of dwellings available and the types of households in the LGA- with over 55% of all households not the 'couple with children' household type. As a result, the majority of all households resides in the separate dwellings in Fairfield LGA in 2006, regardless of their needs:

- 84% of couples with children resided in separate dwellings;
- 79% of couples without children resided in separate dwellings;
- 71% of one parent families resided in separate dwellings, and,
- 61% of lone person households resided in separate dwellings.

Whilst it is not known if smaller households live in separate dwellings due to choice or a lack of alternate housing product, it is clear that the current housing stock does not reflect the diversity of existing households within Fairfield LGA and there are significant gaps between the range of households and dwellings within the LGA.

3.5.1.2 Special Needs Groups

In addition to the main household types, there are also smaller, minority housing groups within Fairfield LGA who have unique housing needs and considerations. These groups will also need to be considered when determining future housing supply.

Children : A range of pressures including housing costs and affordability will see children and families living in a more dense urban environment. Fairfield LGA currently has a significant number of children living in high rise dwellings. The availability of low to medium density housing will be important for the retention of families with children in the area, especially affordable housing for low income families with children households. The provision of other amenities close to housing will also be essential, such as parks / open space and child care and community services.

Older Generations: An ageing population has significant implications on the provision of housing, recreation and leisure opportunities and age-specific community facilities. By 2031 Fairfield LGA will house almost double the number and proportion of residents aged 65 years and over, this is equivalent to 37,000 or 20% of the population aged over 65 years. It is also important that future dwellings are accessible and designed to meet the day to day needs of older people.

As such, Fairfield LGA has a considerable need for seniors housing such as the provision of well located new assisted and independent living developments, expansion of existing aged care and independent living developments, provision of affordable housing and care housing options.

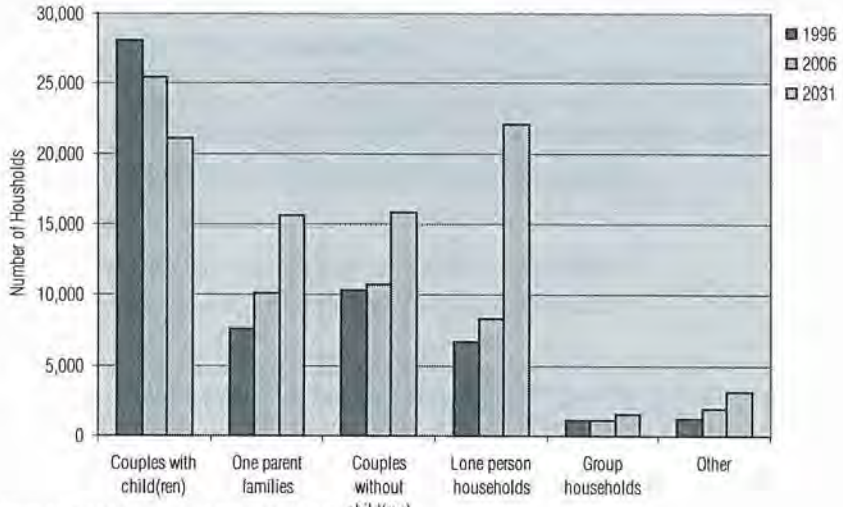
Low Income Earners: Fairfield LGA accommodates a relatively large share of low income households and low proportion of housing that is affordable to accommodate this group. It is important for this group to have access to the appropriate type of housing and at an affordable cost.

Culturally Diverse Populations: More than half of Fairfield LGA residents were born overseas, with a diversity of cultural backgrounds. These groups have a variety of housing needs which are sometimes different to those 'traditional' housing needs, such as multiple families or generations residing in a single house, creating demand for larger homes, with other cultural and religious beliefs influencing housing choice.

It is important for new migrant families with children to have the option to move into low-medium density housing in the future or new migrants in the low income categories to have access to affordable housing. It is therefore recommended that future housing policies addressing 'low-income' and 'new migrant' sub-groups need to link in with education and employment policies for Fairfield LGA and broader Sydney.

The diverse range of housing needs of the special needs groups must be considered in determining the appropriate type and mix of future housing within the Fairfield LGA.

Figure 3.5.3 Distribution of household types in Fairfield LGA, 1996, 2006 and 2031



Source: ABS 2006 and Jones Lang La Salle 2008

3.5.2 Household Types in 2031

The existing trends in household formation are expected to continue into the future and have an impact on the household composition of dwellings through to 2031. The key trends are summarised as follows:

Decreasing share of couples with children households
Couples with children comprise just over half of all households in the LGA, there has been a consistent drop in the share of dwellings comprising this type of household over the past decade (eg. the number of families with dependent and non-dependent children fell by 3.5% between 1996 – 2001 and again by 3.6% between 2001 – 2006). The significant decrease in couples with young children aged below 15 years links into other trends such as declining fertility rates and fewer children per household. This trend is expected to continue and contribute to the drop in share of family households.

Increase in proportion of one parent families
One parent families had the largest proportional increase between 1996 and 2006. The proportion of these households in Fairfield LGA is also considerably larger than the WSROC region and Sydney SD. This trend is in line with the increase in separation / divorce rates in Fairfield LGA between 1996 – 2006 and expected to continue to contribute to the increase in this household type overtime. Increases in the number of one parent families may increase demand for affordable and a diverse range of housing.

Increase in single / lone person households
There has been a substantial increase in lone person households in Fairfield from 1996 to 2006, second only to the increase in one parent families. As the population aged 55+ years is expected to substantially increase by 2031 and a high percentage of all lone person households are older people, this type of household is likely to make up a greater share of all households occupying private dwellings. As such it is assumed that there will be a need for smaller dwelling types to meet this groups housing needs.

Increase in proportion of couples without children
There has been no change in the proportion of couples without children occupying private dwellings between 1996 and 2006. However, there was a 9% increase in the number of females aged 15 years and over with no children over this time frame in Fairfield LGA suggesting a greater number of women choosing not to have children / not able to have children.

Figure 3.5.3 summarises the historical and projected changes in household type.

3.5.2.1 Influences on Housing Trends and Preferences to 2031

It is anticipated that the current household trends will continue into the future and have an impact on the composition and demand for dwellings to 2031. Further, it is anticipated that particularly, smaller household types will have a preference for medium/high density dwellings over separate dwellings for the following reasons:

- Ageing population who seek lower maintenance and smaller housing types;
- Increased housing costs and concerns regarding affordability;
- Increased fuel cost and greater use of public transport;
- Smaller household types who do not require large houses;
- Trend towards smaller backyards which require less maintenance, and,
- Change in preferences a greater desire to live near a vibrant centre.

In addition, planning policy directions which seek to provide greater sustainability will actively promote higher densities and smaller houses.

3.5.3 Dwelling Requirements to 2031

To better meet the housing needs of future population and special needs groups, the Population Projection Analysis, detailed in the Fairfield RDS Background Reports document, has projected housing needs through to 2031 based on current needs and also takes into account the following:

Demographic Trends: The population of Fairfield LGA will continue to age through to 2031 with significant growth in older age groups and nominal growth in the younger age groups. This trend will reduce the average household size and increase demand for smaller household types.

Under Supply of Medium to High Density Dwellings: The significant demographic shift towards an

older population and loss of couple with children households in Fairfield LGA will increase demand for medium to high density dwellings.

Existing Supply: The vast majority of existing housing stock within Fairfield LGA is separate dwellings, it is presumed that the existing low density dwelling levels (with renewal/replacement) will continue to satisfy demand for separate dwellings.

Housing Preferences: Issues such as housing affordability, increased living and transport costs and changes in lifestyle and need for smaller accommodation will increase the demand for smaller dwellings types.

Sustainable Development: The *Sydney Metropolitan Strategy: City of Cities (2005)* and sustainable planning models promote new housing to be located in existing residential areas, particularly in close proximity to centres and transport nodes.

Of the 24,000 additional dwellings required by Fairfield LGA by 2031, the housing projections analysis identifies of this, 4,654 low density dwellings (20%), 8,659 medium density dwellings (36%) and 11,143 high density dwellings (46%). This is detailed in Table 3.5.1.

Table 3.5.1: Occupied private dwellings by dwelling type projections, Fairfield LGA (no. of)

Year	Low density	Medium density	High density	Total occupied private dwellings
1996	40,663	4,525	6,278	53,455
2001	42,176	5,703	6,440	55,122
2006	42,899	5,956	7,022	56,131
2011 (f)	43,718	7,260	8,698	59,947
2016 (f)	44,444	8,713	10,569	64,016
2021 (f)	45,438	10,415	12,757	68,922
2026 (f)	46,483	12,369	15,272	74,461
2031 (f)	47,553	14,615	18,165	80,698
Change: 2006 to 2031	*+4,654*	*+8,659*	*+11,143*	*+24,567*
Future housing mix	20%	36%	46%	1.8%

Source: NSW Department of Planning: NSW Population projections by SLA, 2005; ABS 2006 Census; Jones Lang LaSalle

Table 3.5.2: Future dwelling mix for Fairfield LGA 2006-2031

	Separate Dwellings	Medium Density	High Density	Total*
2006	42,899	5,956	7,022	56,131
2031	45,299	16,415	18,165	80,698
Change	+2,400	+9,600-12,000	+9,600-12,000	24,000
% of New Dwellings	10%	40-50%	40-50%	100%

**Includes 'other' and 'not stated' dwellings; Source: HASSELL 2008*

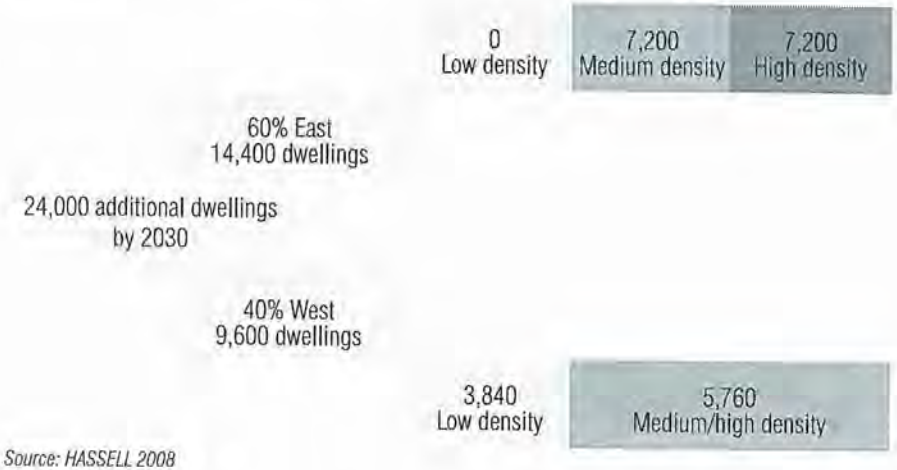
3.5.4 Spatial Distribution of Dwelling Targets

The Dwelling Target of an additional 24,000 dwellings by 2030 has been distributed in proportion to the population of each half of the LGA. The eastern half currently contains 60% of the population and it is assumed that it will continue to accommodate this proportion of the future population due to the high levels of access to transport, services and facilities. As such the eastern part of the LGA has been allocated an additional dwelling target of 14,400 dwellings (60% of the total LGA target). The western half of the LGA currently accommodates 40% of the population, which is anticipated to continue and therefore this part of the LGA has been allocated a target of an additional 9,600 dwellings (40% of the total LGA target).

The dwelling target for the east and west of the LGA was then further broken down by density type. Currently, over three quarters (77%) of the Fairfield LGA dwelling stock is low density dwellings. The planning of future dwelling types and densities seeks to provide a greater mix in dwelling stock. It is assumed that due to the high levels of low density development within the LGA, and the fact that all new development would be infill that limited low density development could occur. It is also assumed that current stocks of low density within the LGA can meet any future demands for this dwelling type.

The Fairfield RDS seeks to address the spatial distribution of dwelling densities within the LGA. It was assumed that owing to its more dense urban form, the eastern half of the LGA would accommodate the majority of medium and high density dwellings. The western half of the LGA, which is generally of a lower density, would accommodate the majority of the anticipated low density dwelling stock and a smaller proportion of medium and high density dwellings outlined in Figure 3.5.5.

Figure 3.5.5: Fairfield RDS Dwelling Model



Source: HASSELL 2008

CHAPTER 4.0
KEY ISSUES

SYNOPSIS OF KEY ISSUES

A range of issues identified in the consultation and literature review influence the future sustainable development of housing in Fairfield LGA. These issues include:

- Employment and centres;
- Service infrastructure;
- Public transport;
- Open space and recreation;
- Natural environment;
- Community facilities/services;
- Urban design and character, and,
- Sustainable development.

These are described in the following section. This review is high level, providing an overview of issues facing the entire LGA. A more detailed review of place based policies and strategies are integrated into the structure planning outcomes in Chapter 05.

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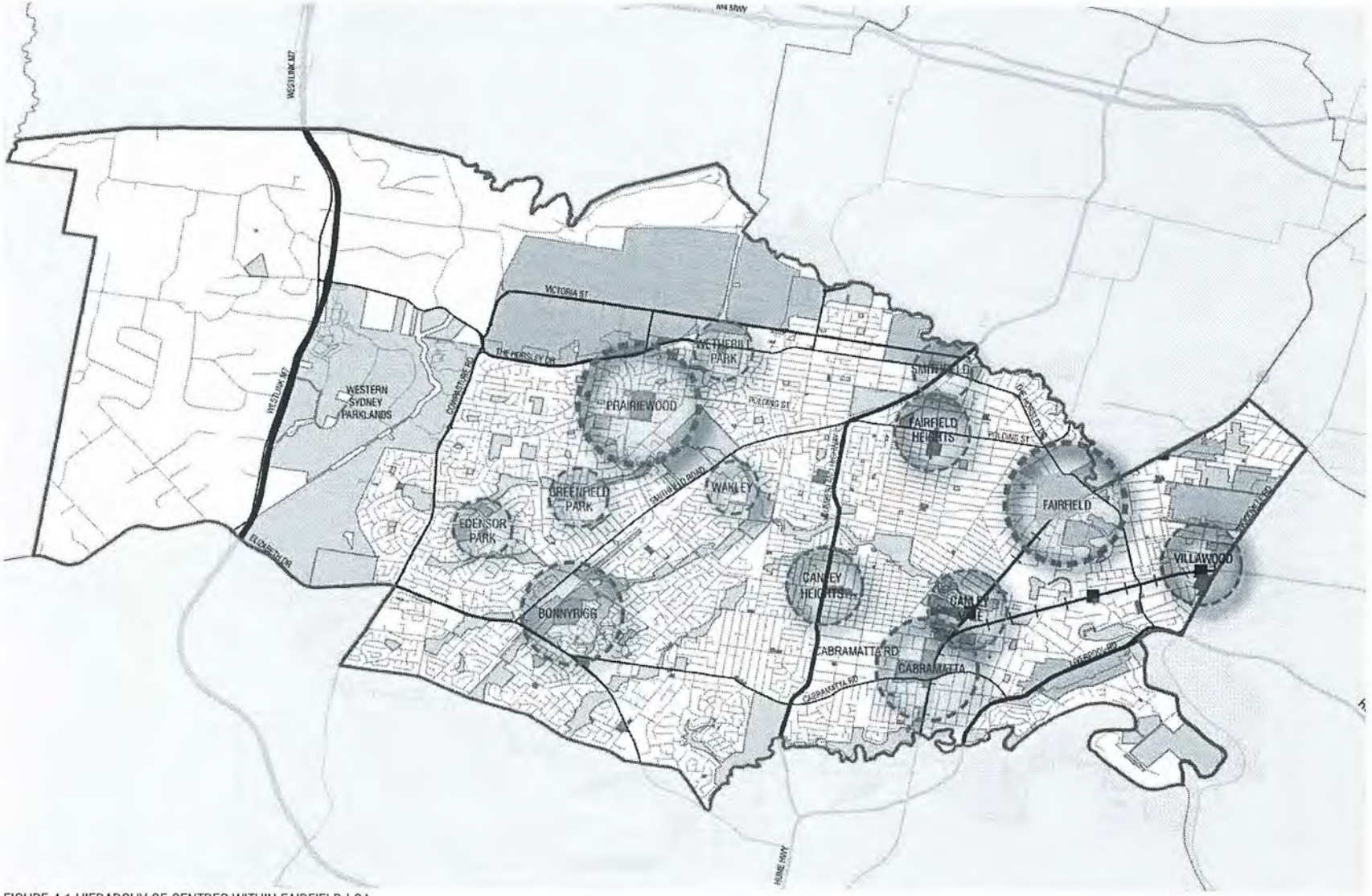


FIGURE 4.1 HIERARCHY OF CENTRES WITHIN FAIRFIELD LGA

KEY

- OPEN SPACE
- INDUSTRIAL LAND USE 4 (a) (b) (c)
- COMMERCIAL LAND USE 3(a)
- COMMERCIAL LAND USE 3(b)
- COMMERCIAL LAND USE 3(c)
- PROPOSED FREIGHT LINE

- MAJOR CENTRES: *FAIRFIELD, PRAIREWOOD*
- TOWN CENTRES: CABRAMATTA, BONNYRIGG
- VILLAGES: VILLAWOOD, CANLEY VALE, *FAIRFIELD HEIGHTS, CANLEY HEIGHTS*
- SMALL VILLAGES: EDENSOR PARK, WETHERILL PARK, SMITHFIELD, WAKLEY, GREENFIELD PARK

Italics denotes centres which have been allocated a potential centre designation

4.1 EMPLOYMENT AND CENTRES

4.1.1 Centres Hierarchy

Fairfield LGA has an established hierarchy of centres which service the local area. While there are minor discrepancies between the hierarchy in the West Central Subregion Draft Subregional Strategy (Department of Planning) and the Fairfield LGA's Retail Centres Study 2005 in regards to terminology, through consultation with stakeholders, the Department of Planning's hierarchy has been adopted (refer Figure 4.1).

4.1.2 Major Activity Centres and Town Centres

The centre of Fairfield is the largest centre followed by Cabramatta and Prairiewood; these three centres have been identified as Major Centres in the West Central Subregion Draft Subregional Strategy, which have the potential to support up to 10,000 jobs and between 9,000 - 28,000 dwellings. They also contain central community facilities, civic and recreation centres around public transport nodes.

Given past trends of slow retail growth in Fairfield and Cabramatta since 1991, there is concern that two major centres will not be viable. As such Council is seeking reclassification of Cabramatta to town centre status. Prairiewood Town Centre, servicing the newer release areas of Fairfield LGA and developing into a major centre and has been identified by the Sub-Regional Strategy as a "Potential Major" centre.

There is a strong policy direction at both a Council and State Government level that activity centres should be the focus of high density residential and employment development and will play a key role in accommodating the future population.

4.1.3 Local and Neighbourhood Centres

According to the Urban Capability Assessment (2002), local and neighbourhood centres account for 92% of all business centres in the LGA. The 1999 Draft Business Centres Study undertaken by Council found that many of these centres had experienced minimal growth since 1991 and many were in need of substantial refurbishment. The 2005 Fairfield City Retail and Commercial Centres Study found that conditions were similar and most centres were not expected to have any substantial growth in the next 10 years.

The West Central Subregion Draft Subregional Strategy has confirmed the hierarchy of centres, which generally concurs with that of Council. Bonnyrigg is a designated town centre and Villawood and Canley Vale are identified as villages. Council is seeking reclassification of Canley Heights and Fairfield Heights as villages not small village. The full hierarchy of centres is shown in Section 5.2. It should be noted that within Fairfield LGA, many of the key centres are located close together in a corridor formation.

4.1.4 Amenity of Activity Centres

Feedback from the stakeholder consultation highlighted that the amenity and quality of the public domain in some centres needs to be improved. There are safety concerns in some centres, particularly around public transport nodes.

Fairfield Centre was seen as a good model for centres within the LGA. It was seen to have a walkable scale, good provision of public transport and a wide range of services. Cabramatta was also recognised for its unique and vibrant character.

4.1.5 Connectivity of Centres

Centres in the eastern half of the LGA are generally located along the railway lines which result in a 'corridor' of activity centres. Respondents in the stakeholder groups identified that these corridors are ideal locations for greater density and future planning of Fairfield LGA should take into account both centres and corridors. It was also recognised that connectivity between centres can be difficult and public transport services do not always effectively link centres within close proximity of each other.

4.1.6 Employment Lands

The provision of local employment is a significant issue for Fairfield LGA as it is located away from the Sydney CBD and has one of the highest unemployment rates in the metropolitan region. However, Fairfield LGA has significant assets of industrial lands extending from the Western Sydney Employment Lands in Penrith LGA and along the corridor between Wetherill Park to Fairfield East.

The Employments Lands Strategy has confirmed that through retention of existing industrial lands and densification, these areas will contribute an additional 11,352 jobs to the overall employment target of 15,000 additional jobs for the LGA by 2031 (West Central Subregion Draft Subregional Strategy.) Greater use of commercial lands within and around centres and also through the Prairewood Master Plan have the potential to provide an additional 8,824 new jobs.

The Strategy has identified land to be retained for industrial purposes as Fairfield, Wetherill Park, Smithfield, Fairfield East, Council Depot, Cabramatta CBD, Lansvale, Railway Avenue, Bonnyrigg Plaza. Land with potential to allow for a wider range of employment uses includes Railway Parade, Fairfield, Cabramatta CBD, Railway Avenue. The procurement and development of employment lands will primarily be through the Fairfield Employment Lands Strategy (2008).

Further intensification of industrial development around Yennora, Fairfield East and Old Guildford will need to consider noise, traffic and amenity conflicts with adjacent areas, which are already cited as serious issues for local residents (EFCMPp16).

4.1.7 Access to Employment and Centres

A key issue for employment lands relevant to this study is not many people within th Fairfield LGA work locally (EFCMP p15). This is despite the fact that the types of jobs within the local area generally match with the skill and qualification base of local residents. Review of Journey to Work Data (2008) indicates that nearly 30% of residents work in the LGA the key commuting destinations outside the LGA are Sydney City (8.2%), Liverpool (8%) and Bankstown (6.2%).

Within Fairfield, the car is still the main mode of transport despite the rail line but not all households can afford cars. High reliance on cars to access jobs is also recognised as a barrier to addressing the high level of unemployment within the LGA.

A summary of these issues, and strategies and actions to address these issues, are outlined in Table E of Section 5.5.

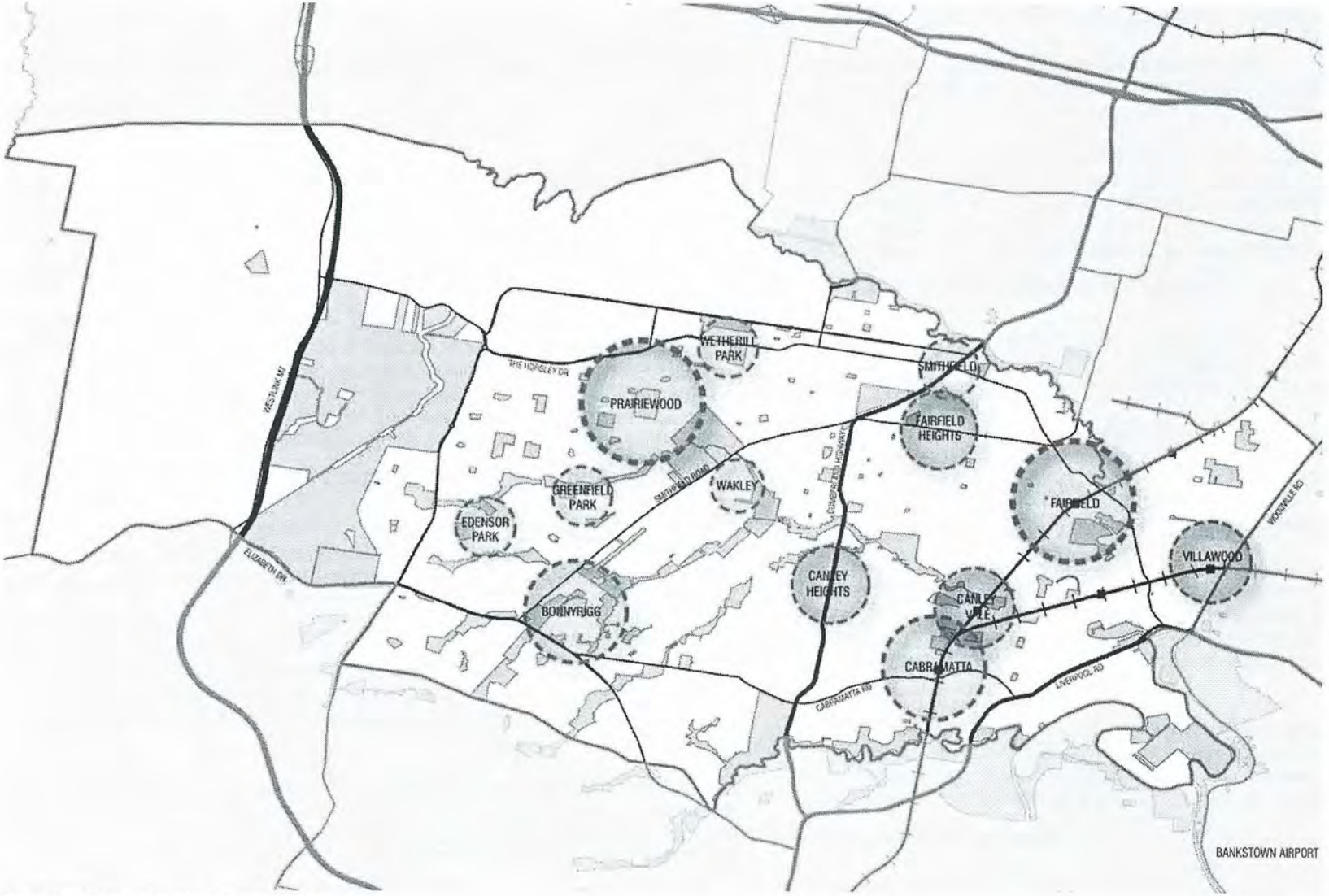


FIGURE 4.2 ROAD INFRASTRUCTURE WITHIN FAIRFIELD LGA

KEY

- MAJOR CENTRE
- TOWN CENTRE
- VILLAGE
- SMALL VILLAGE
- FREEWAY
- HIGHWAY
- MAIN ROAD
- RAIL
- PROPOSED FREIGHT LINE

4.2 SERVICE INFRASTRUCTURE

4.2.1 Road Infrastructure

Major roads provide access to Fairfield LGA, with travel times from the Sydney CBD of about 45 minutes (non peak). As shown in Figure 4.2, the key roads within the LGA include:

- The Hume Highway provides direct access to the City, Campbelltown and link to areas south of Sydney.
- The Westlink M7 provides a north-south motorway connection through Fairfield linking into the M2, M4 and M5 which are the east/west links to the city. These links are primarily through north/south links through the M7 which enable links to the east courtesy of the connection to the Sydney orbital network.
- The Cumberland Highway provides a major road link from Parramatta to Liverpool through Fairfield.
- The Hume Highway, Horsley Drive, Cumberland Highway and Cabramatta Road are State Roads, whilst Smithfield, Restwell, Mimosa, Edensor St Johns, Hamilton, Canley Vale, Sackville, Lawson, Fairfield and Railway Roads are regional roads.

Average daily traffic volumes for the key roads in 2005 was: 40,354 vpd (vehicles per day) on the Horsley Drive, 33,657 vpd on the Hume Highway near Woodville Road and 43,935 vpd on the Cumberland Highway.

The Hume Highway is often subject to congestion constituting a constraint to travel in the area. Across the entire LGA, congestion is generally limited to major arterial / arterial intersections and in and around the major centres. The M7 generally experiences free-flowing traffic conditions.

The State Government's *Urban Transport Statement* (2006) has identified a number of initiatives and upgrades to the road network in the Fairfield region which should assist in relieving capacity constraints. These include the Hume Highway, Liverpool "pinch point" network improvements and the Cumberland Highway, Liverpool to Wentworthville "pinch point" network improvements.

There are a number of planned upgrades for identified 'pinch points' which should assist in relieving capacity constraints.

Traffic congestion within Fairfield LGA is strongly linked to the high reliance on cars for journeys to work, currently 87% of people in Fairfield LGA rely on cars (either as passenger or driver) to travel to work compared to 78% across the Greater Sydney Area. Dependence on cars may be associated to some extent with a low density urban environment which limits the viability of providing sustainable public transport options.

North-south movements within the LGA are well facilitated by both major roads and public transport systems, however east-west movements are much less catered for. The Horsley Drive and Cabramatta Road are the main east west freight corridors. Council has asked RTA to consider downgrading part of the Horsley Drive west of the Cumberland Highway and instead upgrade Victoria Street as this is considered to be a more efficient corridor for freight and through traffic than the Horsley Drive.

4.2.2 Rail Freight

In addition to the road network, freight also uses the Inner West Rail Line which has stops at Cabramatta, Carramar and Villawood Stations. The Southern Sydney Freight Line Project seeks to provide dedicated freight lines through these stations to reduce conflict and delays with passenger trains, but there are concerns with the potential noise, amenity and safety issues along with concerns that the new lines will limit the future capacity and upgrades of the passenger rail network. This rail line may also further visually seperate communities located on either side of rail line.

4.2.3 Bankstown Airport

The Bankstown Airport is located to the south east of the LGA. The airport provides a convenient flying base for small air craft and supports some local business, flight paths currently impact residents particularly around Fairfield and Cabramatta. The extensions to runways and increased number of flights proposed in the airport's most recent master plan (2004-05) will increased noise impacts on these areas.

4.2.4 Utilities Infrastructure

Fairfield LGA is serviced by four sewer systems which serve catchments of up to 50,000 people each. Sydney Water will continue to monitor capacity and demands for sewer infrastructure.

Similarly, Sydney Water provides potable water to the established areas of the LGA and will continue to monitor and respond to demand in line with population and development forecasts.

Telecommunication infrastructure within the LGA are considered adequate for current needs but will need to be expanded to support future development. Broadband cable is not available in all areas of the LGA and residents generally have a low level of internet access in their homes.

More detailed planning for utilities infrastructure will need to be undertaken by Council to ensure infrastructure is in line with future demand.

A summary of these issues, and strategies and actions to address these issues, are outlined in Table F of Section 5.5

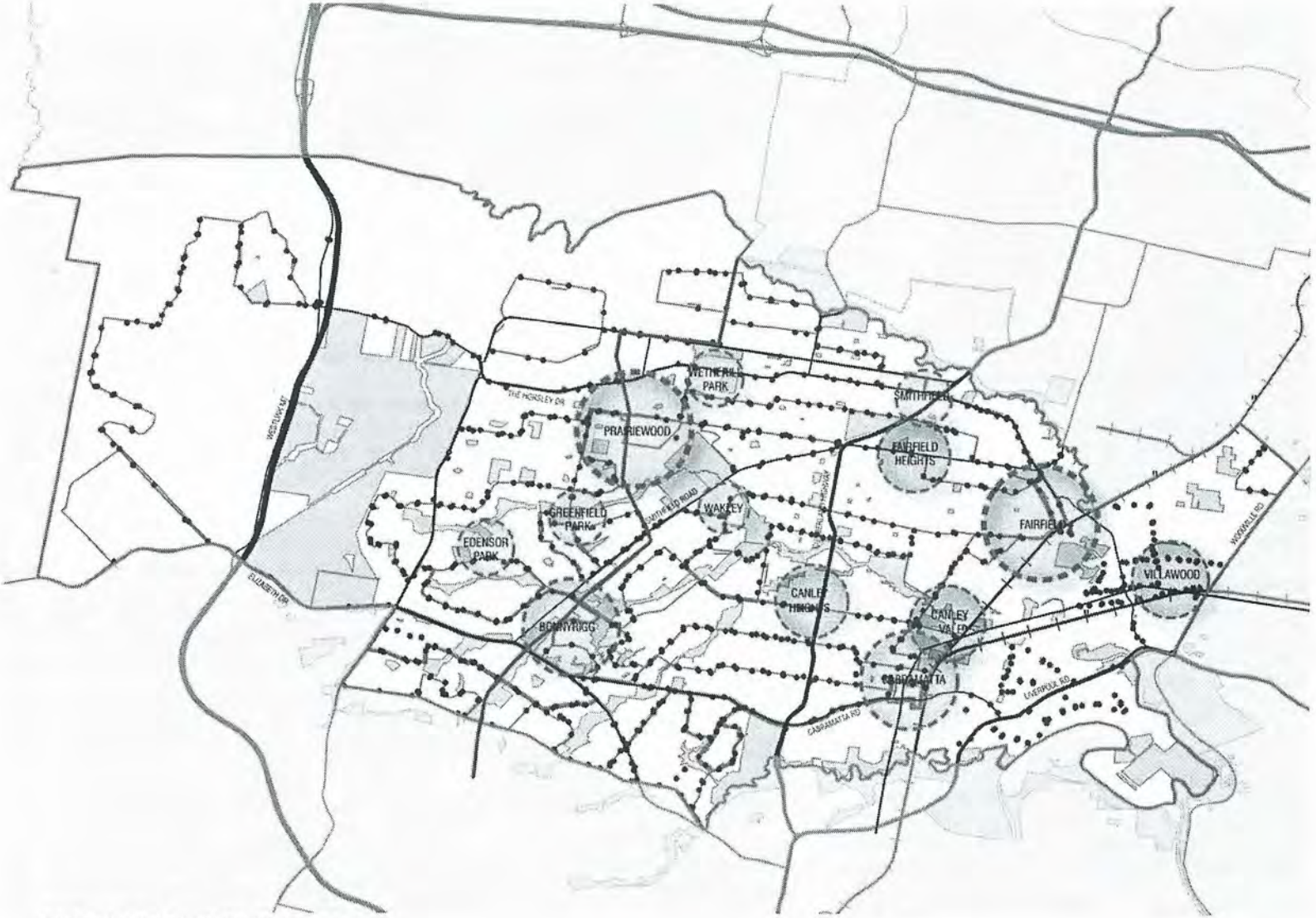
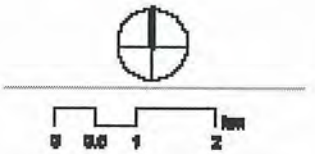


FIGURE 4.3 PUBLIC TRANSPORT WITHIN FAIRFIELD LGA

KEY

- MAJOR CENTRE
- TOWN CENTRE
- VILLAGE
- SMALL VILLAGE
- BUS NETWORK
- TRANSIT WAY
- RAIL NETWORK
- PROPOSED FREIGHT LINE



4.3 PUBLIC TRANSPORT

4.3.1 Train Services

Within the LGA, there are six CityRail stations that provide rail access to the South, Cumberland, Inner West and Bankstown Lines. The rail stations are Fairfield, Canley Vale, Cabramatta, Carramar, Villawood and Yennora and all are located in the eastern precinct of the LGA and identified in Figure 4.3.
Rail patronage data from CityRail (2006) indicate that Cabramatta and Fairfield are some of the busiest stations on the Sydney network, with Cabramatta experiencing entry and exit counts of 19,200 on a typical weekday and Fairfield 16,100. The other stations within the LGA experience significantly less patronage across a 24 hour period. The travel statistics highlight that the main stations within the LGA are Cabramatta and Fairfield with commuters preferring to travel from these stations due to the connections with bus services, larger car park facilities and more frequent services.

The West Central Subregion Draft Subregional Strategy identifies that the frequency and reliability of services will be improved through the State Government's Rail Clearways Program. There are no major upgrades to services or stations planned for the trains in the Fairfield LGA.

4.3.2 Patronage

It is widely recognised that transport in both Fairfield LGA and the Western Sydney Region as a whole is a major issue. Rapid residential and industrial growth over a period of thirty years has led to the creation of a network of isolated, car dependent home and work environments. At the same time a significant under-investment in public transport infrastructure has meant little change to public transport services, despite significant population growth across the Region.
Fairfield LGA residents have a very high dependence on cars for travel to work (87% at the 2006 Census). This often results in the need for more than one car per household but can also limit access to employment for households which can not afford a car.

A key issue to increasing public transport patronage will be addressing factors which influence trip decisions such as convenience (travel time and frequency), safety, security, comfort and pricing issues. These all remain issues with the current public transport networks and will primarily by addressed at a State level. At the same time, the low residential density character of Fairfield LGA creates an environment that is limited in providing viable public transport options and the current reliance on road-based transport systems of buses and cars results in limited capacity for mass transit.

Whilst the State level policy strongly advocates increasing public transport patronage and in particularly the number of journeys to work by public transport, there are no clear policy directions, commitments or funding towards investment in public transport services. There is also concern that capacity of public transport is not sufficient to meet long term growth projections in the region.

Fairfield Council is supportive of investment in public transport and has established specific targets for the LGA in the Environmental Management Plan (2006-2016) are to increase the km/person travel on buses within the Fairfield local government area by 20%; to increase train patronage and to ensure 25% of trips in Fairfield utilise modes of transport other than the private car.

These targets can only be achieved if there are significant investments in public transport infrastructure and also a transformation of the urban area to one which increases accessibility for all residents to facilities, opportunities and services located both within and outside its boundaries.

4.3.3 Bus Services

Most suburbs within Fairfield LGA are serviced by bus routes of either a dedicated T-Way bus route running north – south through the LGA and private bus services of Westbus, Veolia and Hopkinsions providing east-west connections through the LGA. The bus routes are shown in Figure 4.3.

Bus services within Fairfield LGA are not highly regular with local bus services running between 25 minutes to 1 hour, with less services at nights and weekends. The T-Way is also used primarily as a commuter service, but is less effective at other times of the day. Low service levels is reflected in low patronage and a higher reliance on cars across the locality.

Issues that have been identified include poor bus links to train routes in the east of the city, poor east-west bus services and poor timing and network. Poor bus services impact accessibility for children, older people and those who can not afford cars.

In addition to public bus services, the South West Community Transport scheme provides accessible transport to the Frail Aged, Younger People with Disabilities and their carers living within the LGAs of Camden, Campbelltown, Fairfield, Liverpool and Wollondilly. The community bus provides a door-to-door service to health services, shopping centres, individual outings and social outings.

4.3.4 Strategic Bus Corridor

The NSW State Government has identified 43 Strategic Bus Corridors within the Sydney Metropolitan Area. The Strategic Bus Corridors will provide fast, frequent, direct and convenient bus services between Sydney's Strategic Centres. Of these Fairfield LGA has been identified to have access to approximately 2 Strategic Bus Routes. One is the existing Liverpool to Parramatta Bus Transit Way. The other is a Strategic Bus Corridor from Bankstown to Wetherill Park.

This corridor is proposed to travel along the Horsley Drive through Fairfield Town Centre to Smithfield Town Centre then to Wetherill Park. Council is suggesting that the corridor deviate from that route to include Fairfield Heights Town Centre. This means that the bus corridor would need to run along Polding Street and Cumberland Highway to link back to Smithfield Town Centre. The implications of this small deviation is seen as appropriate to capture an additional centre within the Fairfield LGA.

4.3.5 East West Movement

Feedback from stakeholders identified that public transport does not easily facilitate east west movement across the LGA. This is a particular concern as many of residential areas in the centre and west access centres in the east. Bus services which do provide east-west routes sometimes do not connect within centres and are indirect and also do not connect with the T-Way.

4.3.6 Access and Safety

Randolph, Murray and Ruming (2007) have identified 'access' as a key factor which influences social exclusion. Residents who can not access shops, services and employment can feel excluded from a community and may not be able to readily access important services and facilities. The provision of public transport to access these services is critical when many lower income groups can not afford a car.
The Urban Capability Assessment (2002) also noted that the safety of transport, particularly on trains and at train stations was a considerable issue and had contributed to the decline of public transport patronage in the LGA.
A summary of these issues, with strategies and actions is outlined in Table G of Section 5.5

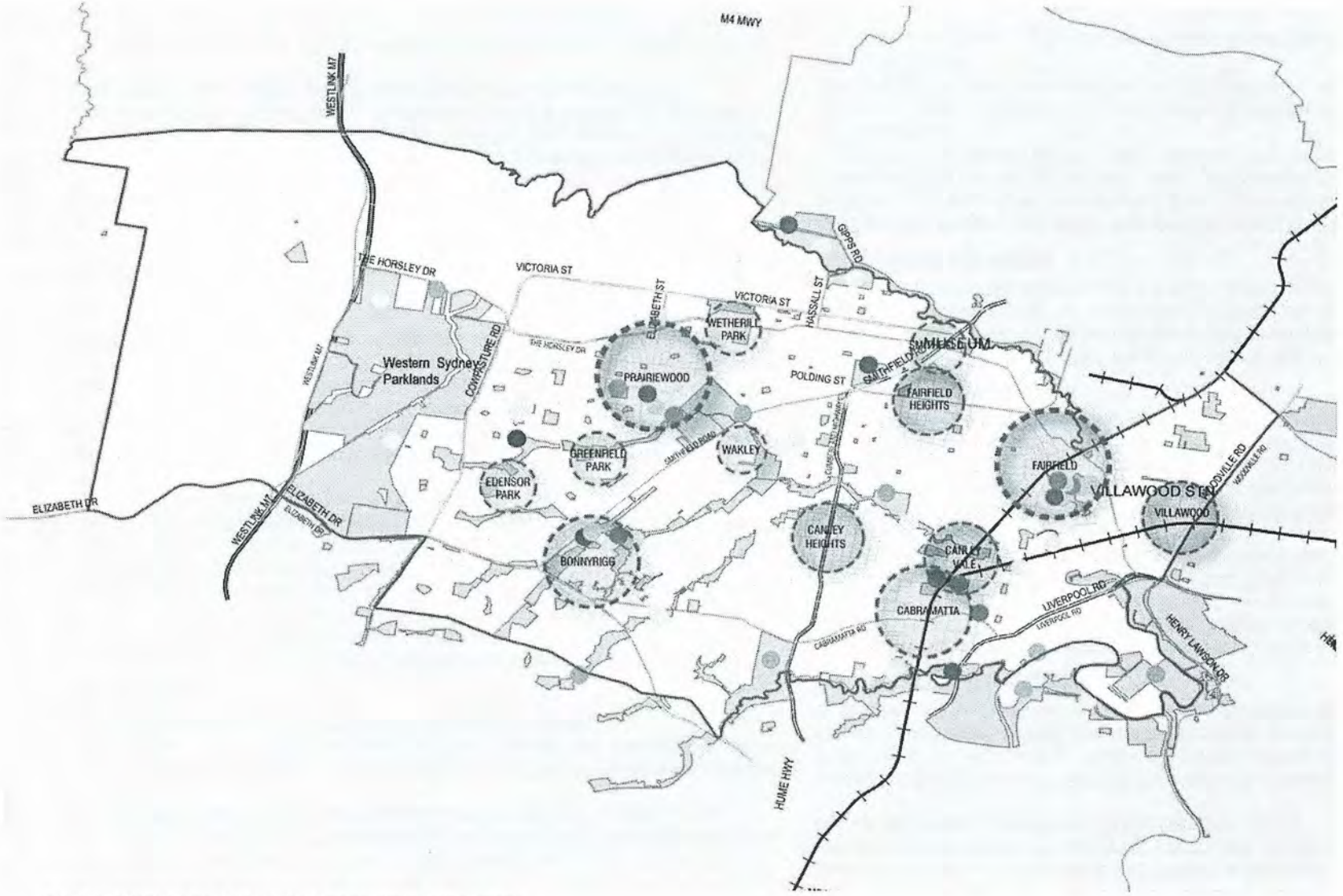


FIGURE 4.4 OPEN SPACE AND RECREATION FACILITIES WITHIN FAIRFIELD LGA

KEY

- MAJOR CENTRE
- TOWN CENTRE
- VILLAGE
- SMALL VILLAGE
- SOCCER FIELD
- BOWLING CENTRE
- SPORT FACILITY
- BOAT RAMP
- RIFFLE RANGE
- RECREATION
- GOLF COURSE
- SWIMMING CENTRE
- TENNIS COURTS
- BASKETBALL/NETBALL

4.4 OPEN SPACE AND RECREATION

4.4.1 Distribution of Open Space

There are currently 480 parks within Fairfield LGA, including four district parks which represent nearly half of all of the 724.2ha of open space within the LGA. The Fairfield Urban Capacity Assessment 2002 identifies an imbalance in the distribution of open space in Fairfield LGA, with a bias towards the New Residential Area, which features 47.5% of total open space, but only 37.2% of the population. The most significant shortfall is around Fairfield and Cabramatta centres.

To ensure all residents have access to park land, the Fairfield Environmental Management Plan 2006-2016 has established two relevant targets; that 90% of all residents have a park within 400m of their homes and that there is a park in each suburb that achieves the standards detailed in the "Parks Improvement Program"

Council have also developed the Open Space Strategy 2007 which identifies two key broad strategies for open space:

Rationalise Riparian Corridor Boundaries: Improving connections along creek lines by improving the existing quality and accessibility in the short term, while having a long term focus on adjusting existing open space boundaries that may result in acquisition or disposal.

Consolidate Open Space: Where the pattern of Open Space is characterised by scattering of small reserves, a focus on consolidation should be adopted.

Areas to be investigated for open space acquisition are Fairfield, Fairfield Heights, Canley Heights, Cabramatta and Cabramatta West.

The rationale for acquisition in the above listed areas is as follows:

- Inadequate existing provision of public open space.
- The potential to improve usability of existing open space areas by improving links to other open space areas and to natural and cultural features within close proximity
- The potential to contribute to the revitalisation of existing commercial centres and residential areas away from main roads by developing open space areas in conjunction with other leisure orientated development geared to meeting the recreation needs of the community, such as playgrounds, leisure centres, aquatic centres etc

4.4.3 Variety of Users

The cultural diversity of Fairfield LGA means that open space areas are used in a variety of ways, for example some cultural groups enjoy large family/social gatherings in parks. The Fairfield East Community Plan recognises that there is a need to provide more open spaces suitable for holding festivals and large community events, particularly in the eastern parts of the LGA.

The large population of youth and children places additional demands on an appropriate quantity and quality of open space. This is a considerable issue for the eastern parts of the LGA where many youth and children live in medium to high density dwellings and therefore have limited access to open space.

Improved access and amount of open space will also assist in addressing health issues by providing space for informal recreation and encouraging physical activity.

4.4.2 Recreation Facilities

Fairfield LGA has a range of recreational facilities including soccer fields, swimming centres and boating facilities. There is a need to ensure these facilities meet the needs of the local population. Figure 4.4 portrays the spatial distribution of centres which suggest many of the recreation facilities are provided within or near centres.

4.4.4 Cycleways

There are dedicated regional and local cycle routes within the Fairfield LGA. The cycle routes follow major transport routes (along the T-way, M7 and Rail Trail) and run along open space networks (Western Sydney Region Park, Prospect Creek and Orphan School Creek). There are proposed cycle routes through Bonnyrigg Town Centre, along Cabramatta Creek and through Carramar.

Cycle paths along the Rail Trail connect with the rail network at: Yennora, Fairfield, Canley Vale and Cabramatta Station and to the bus network at Fairfield Station Interchange.

Bicycle locker facilities are provided at the T–Way stations of Prairiewood, St Johns and Bonnyrigg within the LGA and help facilitate a bike-bus mode share for journeys.

Fairfield Council also promotes cycling as part of the Western Sydney Cycling network, bringing community bike rides and bicycle recycling to the community. The Fairfield Environmental Management Plan recognises that increased cycling by local residents can assist reducing dependency on cars and also has health benefits. It has established a target that cycle usage should be increased by 25%.

The Draft West Central Subregion Subregional Strategy also advocates an increase in cycleways to promote cycling as an alternative and legitimate form of transport to cars. Cycleways should therefore be provided in urban areas not just in recreational areas and also used to connect centres.

4.4.5 Pedestrian Facilities

The generally low residential density across the LGA, apart from the key centres of Cabramatta and Fairfield, create a poor pedestrian environment with limited attractors to encourage walking.

The T-Way is a segregated route that includes both pedestrian and cycleways. The pedestrian facilities along this route include safety measures at T-Way stations of CCTV cameras, help points, transparent station walls and bright lighting. However, the pedestrian amenity along the route may be poor due to minimal casual surveillance. The dedicated T-Way network creates a separation from other land uses and therefore creates minimal activity around the stations.

The western half of the LGA is well serviced for footpaths due to it being within the release area of the 1970s and 1980s. The eastern half of the LGA is a more established area, in which footpath development was patchy and limited.

A summary of these issues, and strategies and actions to address these issues, are outlined in Table H of Section 5.5

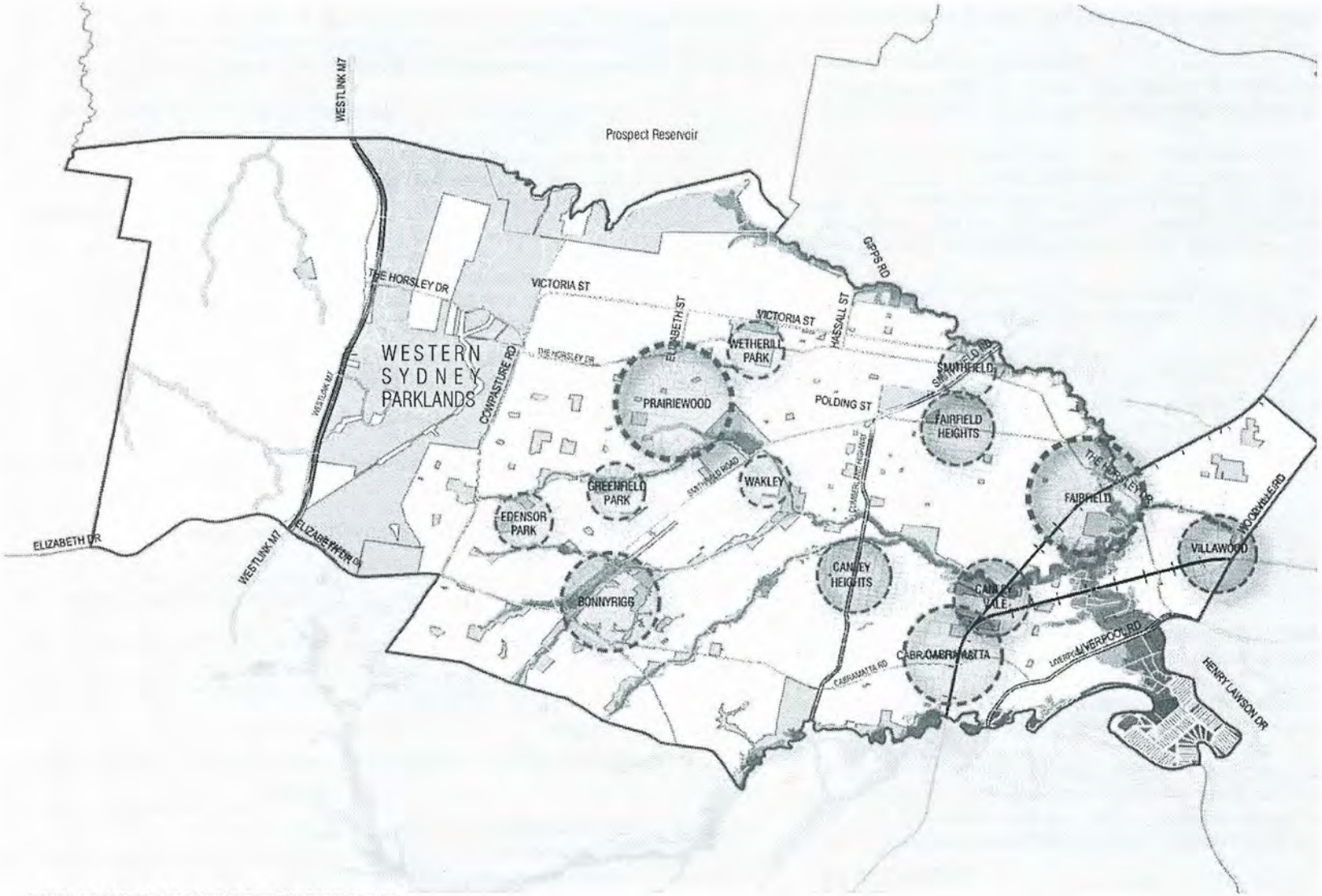


FIGURE 4.5 NATURAL ENVIRONMENT WITHIN FAIRFIELD LGA

KEY

- MAJOR CENTRE
- TOWN CENTRE
- VILLAGE
- SMALL VILLAGE
- OPEN SPACE
- HIGH RISK FLOOD
- MEDIUM RISK FLOOD
- ACID SULPHATE POTENTIAL (LOTS)

4.5 NATURAL ENVIRONMENT

4.5.1 Biodiversity

Council is currently preparing a Fairfield Biodiversity Strategy for the Fairfield LGA. Preliminary studies for this strategy have found that whilst there is limited remnant vegetation in the area, almost all native vegetation within the LGA is comprised of endangered ecological communities (EECs) listed under the NSW Threatened Species Conservation Act 1996. It is important to ensure future development does not impact or threaten any endangered ecological communities.

4.5.2 Waterways

Fairfield LGA contains a substantial creek system consisting of 5 major creeks, Prospect Creek, Orphan School Creek, Clear Paddock Creek, Green Valley Creek and Cabramatta Creek. The Fairfield City Council State of the Environment Report 2006-2007 noted that pressures on the creeks include water pollution from industrial and residential sources, erosion of stream banks, weed invasion and litter and the draft Fairfield Biodiversity Strategy 2008 identified that over two thirds (67%) of the vegetation in riparian corridors is of high conversation significance. Future residential development should be managed in a way which protects existing waterways.

4.5.3 Soils

The Urban Capability Assessment 2002 noted that some parts of the LGA contain soils which at risk of flooding, erosion and mass movement hazards and therefore not suitable for urban development. This may impact development or renewal opportunities of some areas.

Areas around Prospect Creek, the Georges River and Orphan School Creek have also been found to be impacted by acid sulphate soils. According to the Fairfield Local Environmental Plan 1994 "acid sulphate soils" means actual or potential acid sulphate soils as defined in the Acid Sulphate Soils Assessment and Management Guidelines.

Salinity has been found to impact land around Prospect Creek, South Creek and clear Paddock Creek.

4.5.4 Drainage and flooding

Fairfield LGA contains a substantial drainage network which has placed some risk of flooding to urban areas particularly around Lansvale, Carramar and East Fairfield. Development within the Fairfield LGA is subject to Council's Flood Management Controls as outlined in the Fairfield City Wide DCP 2006 and is consistent with the NSW Government's Floodplain Development Manual 2005.

Council has recognised that despite attempts to remedy flooding issues, significant issues remain in established areas which may impact redevelopment of certain areas. As such, Council is in the process of reviewing all flood liable land in the Fairfield LGA. The West Central Subregion Strategy notes that Councils should seek advice from Department of Primary Industries on the use of waterway zoning and from DECC regarding biodiversity mapping.

In addition to these strategies, the Fairfield Environmental Management Plan 2006-2016 has established a measurable target to ensure '*each sub-catchment (is) provided with a defined maximum level of impervious surfaces*'. This target will ensure that there is a suitable amount of permeable surfaces within localities to manage the amount of run-off into the surrounding drainage network.

4.5.5 Adapting to climate change

The Draft West Central Subregion Strategy requires local councils to consider latest information when planning for natural hazard and to plan for flooding in accordance with the Governments Flood Prone Land Policy and Floodplain Development Manual. Projected modelling for climate change anticipates that flooding and storm surge will increase metropolitan regions. Strategies to mitigate the impacts for flooding and storm surge can be considered during the planning phase of new developments.

4.5.6 Air Quality

Air quality is important to both ecological and human health. Current pressures on air quality within Fairfield LGA include industry, transport, bushfire, wood heaters as well as the generation and use of electricity.

The Fairfield City Council State of the Environment Report 2006-07 stated that the number of air quality readings recorded as High Pollution Index had tripled between 2006 and 2007. The Environmental Management Plan has established a target that 'more than 80% of air pollution level readings shall be "low" on the regional air pollution index readings for each year'. The Residential Development Strategy can assist in improving air quality by locating housing near public transport and services to reduce the reliance on cars.

A summary of these issues, and strategies and actions to address these issues, are outlined in Table I of Section 5.5

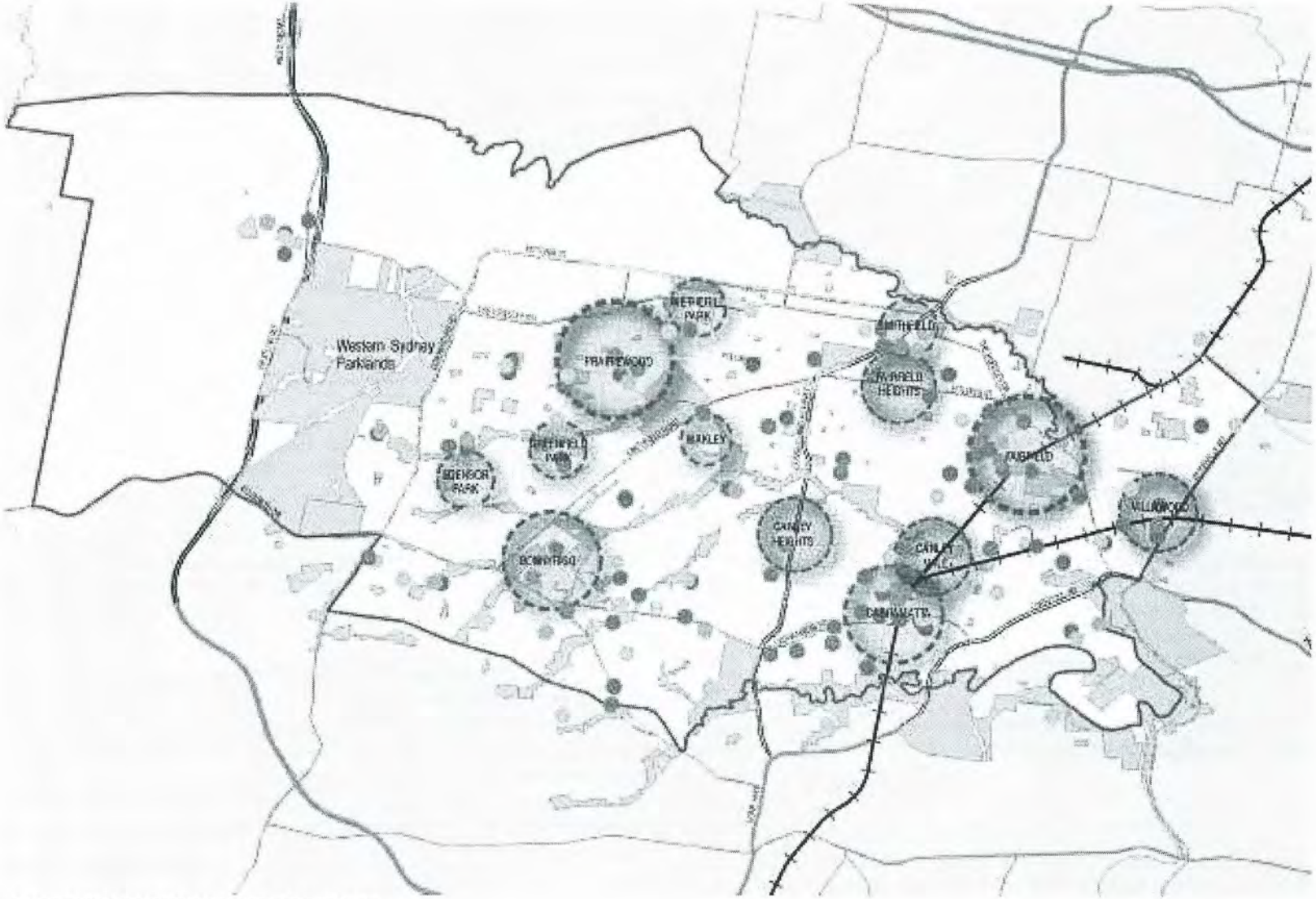


FIGURE 4.6 COMMUNITY FACILITIES WITHIN FAIRFIELD LGA

KEY

- MAJOR CENTRE
- TOWN CENTRE
- VILLAGE
- SMALL VILLAGE
- SECONDARY SCHOOL
- LIBRARY
- MUSEUM
- PRIMARY SCHOOL
- YOUTH CENTRE
- COMMUNITY CENTRE/HALL
- CULTURAL CENTRE
- SENIOR CITIZENS CENTRE
- CHILD CARE CENTRE
- CHURCH

4.6 COMMUNITY FACILITIES

4.6.1 Community services and facilities

There are over 35 community facilities which include community halls, leisure centres and specialised spaces for people of all ages. It is recognised that a key action for Council will be to ensure that communities services and facilities meet the needs of the future population, particularly when established areas undergo renewal. There may be some difficulties in growing and changing some facilities on their existing sites. It is also recognised that new community facilities are particularly required in areas of social disadvantage. A detailed review of future community facility infrastructure and service provision is provided in the Community Needs Analysis in Section 4.7.

4.6.2 Education/Care

Fairfield LGA contains a variety of education establishments including primary, secondary and tertiary institutions. The 2002 Urban Capability Assessment stated that some primary schools in established areas such as Villawood are loosing population, whilst schools in newer areas are gaining population. This is reflective of demographic changes in these respective areas.

Fairfield LGA has over 32 education/care facilities for young children. The Fairfield City Plan 2007 notes that many of these facilities are unaffordable to some families and that there are not enough early learning facilities for children aged 0-5 years.

4.6.3 Libraries, cultural and art facilities

As noted in the Fairfield LGA Social Plan 2007-2010, there is limited provision of cultural and art facilities (particularly for arts and cultural production) throughout the LGA. The cultural facilities operated by Council include the Fairfield City Museum and Gallery, the Fairfield School of Arts and the contemporary SNAP! Gallery. The Draft West Central Subregional Strategy states that cultural facilities should be located in major centres, town centres and villages to ensure they are accessible to local residents.

The Fairfield City Plan (2007) recognises that library services provide an important link to education and information for Fairfield LGA residents. There are currently 5 libraries with some of these facilities at capacity and requiring substantial refurbishment.

4.6.4 Social Issues

The Fairfield Social Plan 2007 identified that the municipality is facing a number of social issues including an ageing population, concentrations of social disadvantage (particularly for youth and children), poor skills and job prospects and also gambling and addiction. These issues are primarily being addressed through the Social Plan but there is also a role to promote equality and diversity through the Residential Development Strategy.

These issues are particularly concentrated around areas of public housing and areas with high concentration of rental tenure. In these areas residents are more at risk of facing 'multiple-deprivations'. Many of these issues stem to limited english skills (related to new migrants/refugees), poor access to transport/services and socio-economic status.

4.6.5 Social Exclusion

Social exclusion is when residents feel they are socially excluded from their area and unable to participate in the broader community and is generally associated with disadvantaged and low socio-economic communities. Research of social exclusion in Western Sydney by Randolph, Murray and Ruming (2007) noted that social exclusion has a number of elements which relate directly to housing issues these include neighbourhood, social and civic engagement, access, crime and security, community identity and economic disadvantage.

The research also identified that within selected areas in the Fairfield LGA, engagement and economic disadvantage were the most prevalent dimensions of social exclusion.

This is a particular concern in Fairfield as there are proportionately more 0-4 year olds in Fairfield and a high risk of poverty for children under 10 years of age. A key action of the Fairfield City Social Plan 2007 is to ensure additional and expanded early learning centres in areas with high levels of social disadvantage.

A summary of these issues, and strategies and actions to address these issues, are outlined in Table J of Section 5.5

Table 4.7 Community Facilities Benchmarks, Fairfield LGA 2008-2031

Infrastructure	Benchmark Service Provision (Indicative only)	2008 facilities/ places/ beds	Current Demand 2006	Anticipated Future Demand 2031
Community Centre				
Local (small)	1 facility per 5,000-10,000 residents	19	27	27
Neighbourhood/District (large)	1 facility per 30,000 residents	2	6	6
Education				
Preschool	1 facility per 5,000-10,000 residents	16	27	27
Primary School (Public)	1 facility per 2,000-2,500 dwellings	26	27	27
Primary School (Private)	1 facility per 20,000 residents	9	4	5
Secondary School (Public)	1 facility per 6,000-7,000 dwellings	12	13	14
Secondary School (Private)	1 facility per 35,000 residents	5	3	3
Local TAFE	1 facility per 30,000-50,000 residents	1	5	5
University	1 facility per 220,000 residents	0	0	0
Health				
Public Hospital	2-3 beds per 1000 residents	272	537	471
Private Hospital	1-2 beds per 1000 residents	0	239	283
Neighbourhood Community Health Centre	1 per 10,000 residents	13	18	18
Child Care and Youth				
Long Day Centre	1 place per 10 children aged 0-4 years	2,080	1,218	1,026
Family Day Care (home base)	1 place per 200 children aged 0-5 years*	52	61	54
Occasional Care	1 place per 100 children aged 0-5 years*	57	121	102
Outside of School Hours (OOSH)	1 place per 80 children aged 5-12 years*	n/a	304	247
Vacation Care	1 place per 75 children aged 5-12 years*	n/a	324	264
Youth Centre	1 facility per 20,000 residents	3	9	9
Aged Care Facilities				
Residential High Care Beds	44 beds per 1,000 residents over 70 years	804	609	1,267
Residential Low Care Beds	44 beds per 1,000 residents over 70 years	365	609	1,267
Community Care Spaces	25 beds per 1,000 residents over 70 years	n/a	346	720
Libraries				
Branch Library	1 facility per 20,000-30,000 residents	5	7	8

**Figures not fully consistent with service provision standards due to data availability. Population projection data only available for age groups of 0-4 years and 5-14 years.*

4.7 COMMUNITY NEEDS ANALYSIS (LGA WIDE)

The future community and social infrastructure needs for Fairfield LGA have been analysed and reviewed for the entire LGA. Fairfield City Council existing community facility provision has been assessed against a range of indicative benchmarks to determine future community facility needs to 2031. Benchmarks provide a guide on number and types of facilities required to service population needs. However, they do not identify level of service provision, quality of service provision or quality of built form. The RDS has relied on the benchmarks and the Draft Fairfield Social Plan 2007-2010 and Council Officer input to determine community service needs to 2031.

4.7.1 Service and Infrastructure Requirements to 2031

Table 4.7 outlines the current on-ground provision of community facilities in the LGA plus benchmark standards for the provision of community facilities based on the population in 2006 (179,358 persons) and a minimal population growth of 1,000 people to 2031. The benchmark provisions are used to indicate required service provision based on total population numbers.

As previously noted, Fairfield LGA is not anticipated to have significant population growth with only an additional 1,000 people through to 2031. However, substantial shifts in the age structure, particularly growth in older people, will increase demand for more specialised types of services such as aged care and support. It is recommended that the Community Needs Analysis is updated every 5 years in line with ABS Census releases and Council's LEP review.

From Table 4.7, it is most notable that currently the on-ground provision of services is generally lower than what is required for the current population size. In addition, given the minimal population growth between 2006 and 2031 there is little difference in the number of facilities required in 2006 and that required in 2031.

The Draft Fairfield Social Plan 2007-2010 recognises that providing future community facilities which meet the needs of the future population will be a challenge for the following reasons:

- The ability of existing community facilities to meet future needs is questionable. Therefore substantial investment is required to ensure these facilities suit the needs of the future population;
- The ageing population and unique needs of the local population, especially migrant communities, will place additional pressure on community infrastructure;
- Limited population growth will limit opportunities to fund new community infrastructure, and,
- New development may detract funding from existing disadvantaged residents.

The service provision standards are generally consistent with those used in the East Fairfield Community Plan: Community Needs Assessment (AEC Group 2008) and has been supplemented with further information on open space and aged care facilities and services. Further details are provided on community needs for each centre reviewed in Chapter 5.0 of the Residential Development Strategy. It is likely that the changes in age structure and dwelling needs to 2031 will result in locational changes of the population and in particular, increased number of people living within centres. These centres will need to be provided with increased community services and infrastructure to meet these needs.

4.7.2 Aged Care Facilities to 2031

Fairfield LGA population projections shows that the population of people aged 60+ in the LGA will increase by approximately 25,000 people by 2031. Traditionally, Fairfield LGA has had a young population profile and therefore few facilities are provided for older people within the LGA. The ageing population in Fairfield LGA, while not as significant as other LGAs, will have a substantial impact on service and facility provision as there is limited on the ground services available.

Under the Federal Department of Health and Ageing (2008) existing aged care planning framework, the national provision level is 113 operational residential beds and community aged care beds per 1,000 of the population, aged 70 years and over, by June 2011. Of this 44 are high care residential care places, 44 are low care residential places and 25 are community care places (non-residential).

Based on these service provision standards, Fairfield LGA will require additional high care residential beds and low care residential beds to meet demand in 2031. Based on average beds per existing facilities in Fairfield LGA (Nesbitt, 2008) this could equate to 7 additional high care facilities (100 beds each) and 13 additional low care facilities (50 beds each). In addition there will be a need for an additional up to 720 community care spaces.

4.7.3 Health Facilities to 2031

Fairfield LGA currently contains two public hospitals which provide 272 hospital beds (Fairfield Hospital, 200 beds and Braeside Hospital, 72 beds). Whilst this analysis does not take into account hospital beds outside the LGA boundaries, based on the benchmark service provision there is currently an under supply of public hospital beds to meet both current and future requirements (448 beds in 2006 and 471 beds in 2031). The ageing population of Fairfield LGA may also increase demand for local hospital services. Liaison with the Department of Health may be required to ensure planning for future hospitals take into account population changes within Fairfield LGA.

Community health care clinics play an important role providing a wide range of medical and health services to the local area. According to the Fairfield and Liverpool Health Services Directory (2008) there are currently 13 health care clinics, with the majority of these focused on speacilised high need health services such as drug health, mental health and refugee health. Based on the benchmark provision approximately 18 health care clinics are generally required for a population of 180,000, however it is noted that the provision of some community health facilities should be reviewed on a regional basis as many existing services have a regional catchment.

4.7.4 Child Care and Youth Facilities to 2031

The population of Fairfield LGA is projected to experience a decline in younger age groups such as children (aged 0-10 years) which is projected to decline by 8,500 persons by 2031 and also youth which is projected to decline by approximately 4,000 persons between 2006 and 2031. This will have impact on the demand for youth and children services to 2031.

As shown in Table 4.7, based on the stated benchmark standards, the provision of long day care in 2006 (2,080 places) is higher than that required under the stated benchmark (1,026 places required). However, the State of the Community Report (2003) consider that given local circumstances such as the large proportion of children aged 0-4 years in the LGA and a high risk of poverty for children under 10 years such, the provision of child care should be substantially higher within the LGA and particularly in areas of with high level of disadvantage. By 2031 there may be a lesser demand for child care with a reduced number of children in the LGA.

There is currently limited family day care and occasional care places in the LGA and additional facilities are required by 2031 to ensure an appropriate range of child care services. Youth facilities are currently under-provided for and an additional youth centres are required to meet needs in both now and in 2031.

4.7.5 Community Centres to 2031

Community centres provide important spaces for community based meetings, gatherings, activities and workshops. They are usually hired by a wide range of community and cultural groups.

There are currently 21 community facilities within the LGA which include community service centres (4), senior citizen centres (3), community centres (12) and a hall and women centre (*Source: Fairfield City Social Plan 2007-2010*). The majority of community centres are small with a local catchment and small (less than 1000sqm) and two are larger facilities with a district catchment.

Based on the standard service provision, Fairfield LGA is generally well catered for small (local) community centres, however, it is at the lower end of the acceptable range. Conversly, for larger (district) community centres there is a shortfall of approximatly 4 centres. However, the Fairfield City Social Plan 2007-2010 and discussions with Council Officers indicate that many of the current community centres are in poor condition and some are not suited to their current use. Substantial investment is required in upgrading many centres to better provide community services and spaces. There is also a need to ensure that community centres are provided with areas of high social disadvantage.

4.7.6 Libraries to 2031

There are currently 5 libraries provided in the LGA as shown in Figure 4.6. Based on the benchmark provision of 1 per 20,000-30,000 residents, there is demand for 7 libraries in 2006 and a total of 8 libraries by 2031.

The Fairfield City Draft Social Plan 2007-2010 has reviewed the size (gross floor area) and population catchment of each library against the State Library Guidelines (2001) and found that all but the Cabramatta/Whitlam Library (Central Library) are too small to meet the needs of their catchment. The Fairfield City Draft Social Plan 2007-2010 has priorities refurbishment of all libraries to provide larger facilities, improved IT access, study areas and collection and activity rooms. Refurbishment of the Cabramatta/Whitlam Library and Fairfield Library is identified as a high priority where the Bonnyrigg Library, Wetherill Park Library, Smithfield Library upgrades are seen as a lower priority.

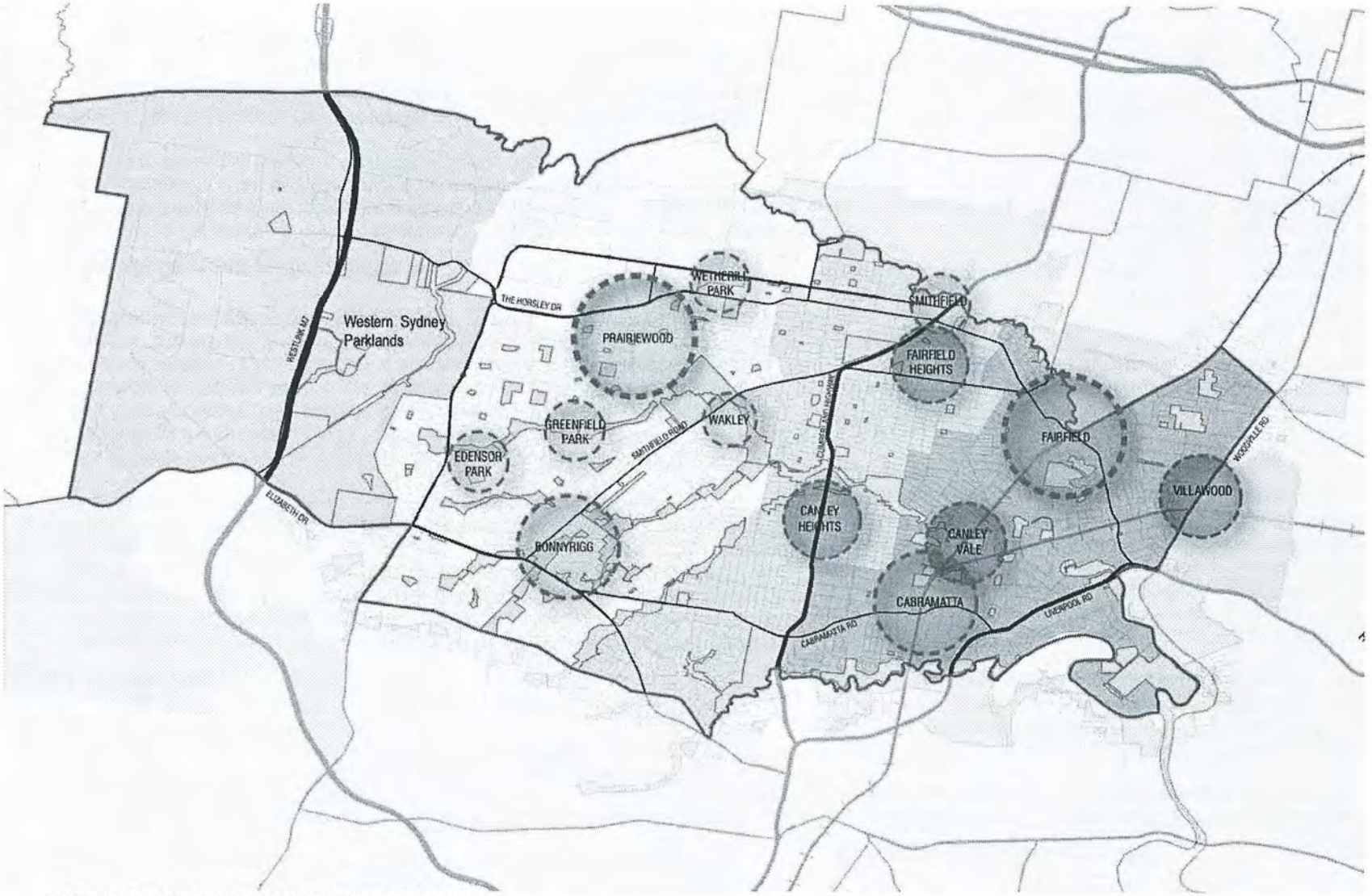


FIGURE 4.8 RESIDENTIAL CHARACTER PRECINCTS WITHIN FAIRFIELD LGA

4.8 URBAN DESIGN AND PUBLIC DOMAIN

4.8.1 Defined Planning Precincts

The Urban Capability Statement 2002 adopted four residential precincts to describe the variety of residential lands across the LGA:

- Established Areas of inner suburbs which are concentrated along the railway line and contain the oldest dwelling stock. Age of stock and proximity to centres provide the greatest opportunity for redevelopment.
- Middle Distance Areas which were settled in the 1950s, have stable population and little potential for development.
- New Residential Areas comprised of precincts settled from the 1970s onwards in a former green belt area. Development opportunities are limited to release of further land.
- Rural Areas contain a mix of rural residential and agricultural lands.
- Within each of these planning precincts are smaller neighbourhood which each have their own defined character.

4.8.2 Public Domain

The East Fairfield Community Plan (2008) recognises that the public domain and urban environment area of the established areas is generally poor and there is a perception that there is little maintenance of the area's parks, public areas, footpaths and streetscape. The dwellings in this are old and in need of repair, much of this is Department of Housing stock.

The public domain of the new residential areas in the west of the LGA are generally of better quality being built more recently.

In Fairfield LGA, areas of disadvantage, high levels of rental and public housing stock generally have resulted in lower quality public domain. A low quality public domain can reduce pride in the local areas, provide limited spaces for interaction and generally has a higher incidence and perception of crime and safety, these issues are linked to the incidence of social exclusion. Therefore improving the quality of public domain in these areas could assist with improving social outcomes in these areas and also provide a stimulus for renewal.

The Fairfield Environmental Management Plan 2006-2016 recognises that there is an important role for community members to assist with improving the quality of urban areas whilst also enhancing civic engagement and pride. The Plan has established a target that 3% of the resident population will maintain their own streetscape and that 85% of people will agree that their neighbourhood is an attractive place to live in.

4.8.3 Residential Design

Stakeholder consultation has highlighted that recent new developments in established areas have generally been of low quality. As identified in Chapter 2, the quality of these buildings has been a reflection of the low development returns in these areas and risk of over capitalising on developments in these areas. However, low quality buildings and poor design will continue to result in poor amenity outcomes for the areas and continue a negative perception of local areas by both residents and non residents. There is a need within these potential renewal areas that they provide well designed buildings, which attract a variety of households, provide a positive contribution to streetscape and character and also provide a positive built form outcome for life of the building.

Improving urban design standards, particularly in the established areas, would also improve local character, amenity, visual quality and also facility crime prevention and biodiversity conservation.

4.8.4 CPTED (Crime Prevention Through Environmental Design)

Whilst crime rates in Fairfield LGA have declined in recent years, the perception of crime and safety in public areas remains an issue. The Local Government Crime Report Fairfield 2006 identified that assaults (both alcohol related and non-domestic violence) were concentrated in around existing centres such as Fairfield, Cabramatta, Canley Vale and Prariewood.

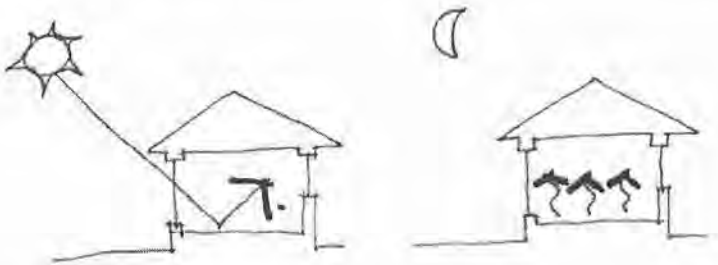
Safety and perceptions of safety are linked to the quality and design of public domain. Levels of activity and passive surveillance, particularly at night also contributes towards a safer environment. There is a need to implement CPTED when renewing existing centres and urban areas.

A summary of these issues, and strategies and actions to address these issues, are outlined in Table K of Section 5.5

Table 4.9.1 Sustainable Design Features for Dwellings

Orientation	The location and siting of a dwelling on a lot will provide good access to the northern sun and allow for passive heating of the main living areas. Conversely, it is beneficial to shield the hot, summer westerly sun.
Dwelling Layout for Passive Heating and Cooling	The internal layout of the dwelling should respond to solar access. Main living areas should be located to utilise passive heating. Bedrooms require less heating and can be located on sides of the dwelling which receive less sunlight. Utility, service areas and garages can be located on the western side of a dwelling to act as a buffer to the afternoon sun. Dwelling layout should also provide for cross ventilation by orienting the dwelling for exposure to cooling breezes and locating windows to provide for breeze paths through the dwelling.
Size and location of open space	Open space located on the northern / north-eastern elevation optimises solar access to that area of open space as well into the main living areas of a dwelling.
Site Coverage	Minimising site coverage allows stormwater to naturally infiltrate into the ground and reduces increased overland flow from new development.
Site Levels	Dwellings should be designed to respond to the natural topography and reduce the overall amount of disturbance to the site. This ensures dwellings are sensitively sited in the landscape and importantly, minimise the need to change the natural form of the land.
Windows and Shading	Windows should be primarily located on the north and southern facades where the angle of the sun is higher which provides sufficient sunlight into the dwelling with reduced heat.
Insulation and Thermal Mass	Insulation and thermal mass reduces the need for mechanical heating and cooling. Thermal mass is the use of materials with a high capacity to retain heat, usually from sunlight during the day, and release the heat to warm the dwelling at night.
Roof Design	Pitched roofs, skillion roofs and eaves all contribute to passive heating and cooling of the dwelling.
Landscaping	Landscaping around the dwelling can also screen winter and summer prevailing winds, deflect cooling breezes into the building, provide cooling air through leaf transpiration, reduce glare and generally modify ambient temperatures throughout the year.

Source: HASSELL (2009)

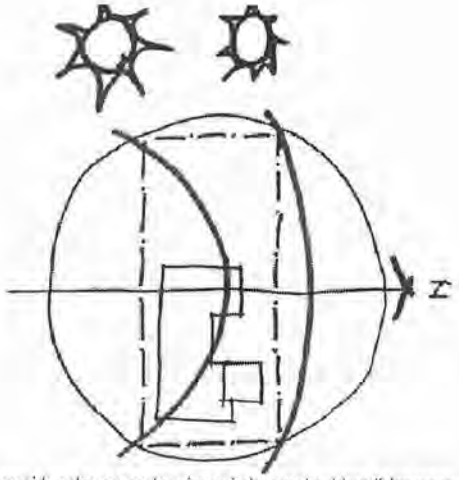


Thermal Massing captures heat during the day and releases it during the night

Figure 4.9.2 Adaptable Design Features for Dwellings

Accessible entrances	All home occupants should have easy access from the car parking area and to the entrance of the dwelling.
Level entry	Dwelling should feature at least one level entrance to encourage ease of access for home occupants.
Essential living areas on the entrance level	Entrance should feature a living area, bathroom and toilet, and a bedroom on the entrance level.
Bathroom capable for future adaptation	Bathrooms should accommodate a spatial profile which could accommodate future adaptation if required.
Reinforcement of bathroom walls	Walls around the toilet and shower to be reinforced to enable future installation of grab rails.
Kitchen access	Should provide for easy access to and within kitchen. U-shape, L-shape and parallel galley style kitchens encourage easy access.
Easy access doors and corridors	Should provide good circulation at doorways as well as a generous internal corridors to make it easier to move furniture, carry groceries and for children.
Consistent installation of switches, power points and window controls	This allows for intuitive positioning of light switches at the same level as door hard hardware and raising power points from skirting level.
Easy operable door and window hardware	Most adaptable options include lever door hardware and lower level windows to encourage natural surveillance.
Straight stairways	Generous landings at the top and bottom of the stairs enhance accessibility and makes it easier to install an access lift if required.

Source: The Australian Network for Universal Housing Design (Starr 2005)



Orientation of dwelling to provide solar access to primary indoor and outdoor living areas.

4.9 SUSTAINABLE DEVELOPMENT

Fairfield City Council has developed an Environmental Management Plan (2006-2016) which signifies its commitment to sustainable development and improving the environmental outcomes for the LGA. The Residential Development Strategy is central in achieving some of the targets established in the Environmental Management Plan, these are discussed below.

4.9.1 Urban Capacity

The Environmental Management Plan recognises that each locality within the LGA has a certain capacity to support urban development. This capacity is determined by the capability of the environmental systems, infrastructure and services and should be used to develop a maximum total population or dwelling number for each locality.

Target 1 and 2 of the Environmental Management Plan require Council to consider the urban capacity of centres when undertaking strategic planning. This is to ensure the maximum carrying capacity for each locality is not exceeded. Planning controls should also be used to ensure urban capacity targets are not exceeded.

This Residential Development Strategy will determine the capacity of selected areas within the LGA.

4.9.2 Decreased Energy Use

The Environmental Management Plan is committed to reducing energy use as a way of reducing greenhouse gas emissions and stabilising climate change. Currently, residential uses in Fairfield LGA use 677,918,888 kWh of energy per year. In 1996 this equated to 3,729kWh per person per year.

Council has committed to the Cities for Climate Protection Program which has established an energy reduction goal of 20%. To achieve this, the Environmental Management Plan has a target to reduce energy use by 20% to 3,000 kWh per person per year.

The Sustainable Design Features for Dwellings outlined in Table 4.9.1 can assist with reducing energy use in dwellings and are best practice for sustainable dwelling design. Similarly the Adaptable Design Features for Dwellings in Table 4.9.2 outlines best practice design features to enhance the accessibility of dwellings.

4.9.3 Sustainable Water Use

The NSW State Plan recognises that the States water supply is limited and subject to issues such as drought, climate change and population growth. As such it seeks to secure a sustainable, long term water supply by increasing the extent of water recycling and improving efficient water use.

Fairfield Council is pursing initiatives at a local level to decrease household consumption of water and ensure water is used in a sustainable manner. The Environmental Management Plan 2006-2016 noted that during 2004 the average water usage was 16kLtrs per unit and 67kltrs per house.

To reduce water use, the Environmental Management Plan 2006-2016 has adopted the same water reduction target as the NSW Government and applied to individuals:

- Reduce average water consumption by 40% to 10 kltrs per unit and 40 kltrs per house
- 20% of houses with systems to reduce consumption of potable water (for existing dwellings)
- Increase access to recycled or grey water sources.

Recent development proposals for a water recycling plant or the Fairfield sewage treatment plant will increase use of recycled water for industry in the LGA and surrounding areas.

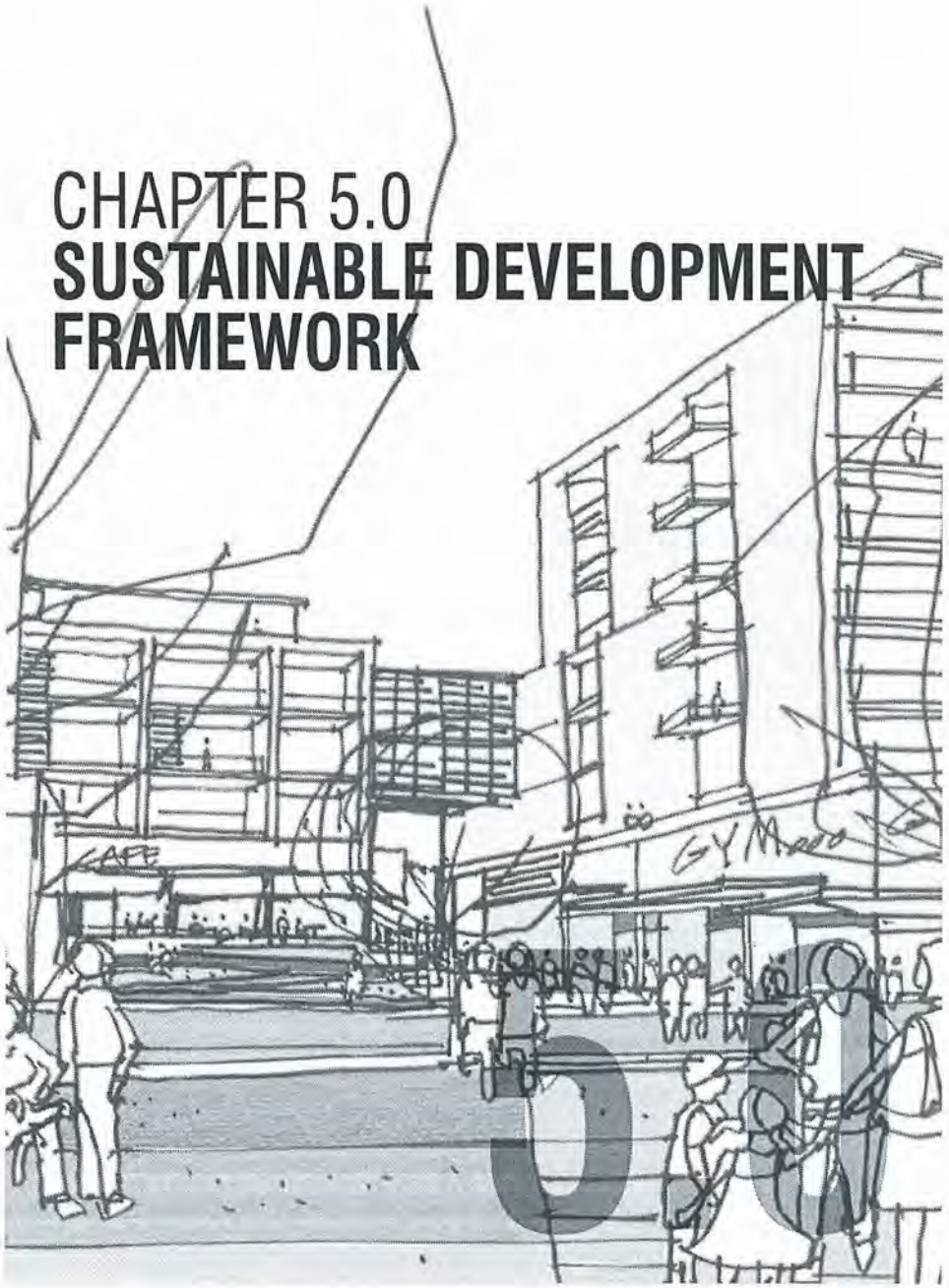
4.9.4 Protecting Agricultural Lands

The Environmental Management Plan 2006-2016 has committed to maintain a minimum of 50% of the existing agricultural land across the locality. Agricultural production has some value to the local economy and Fairfield LGA is one of the few areas with parcels of flood-free agricultural land in the Sydney Region.

The State Government is currently undertaking a review of the lands identified as the Western Sydney Employment Lands Investigation Area (WSELIA). This area covers all rural land west of the M7 (including the rural land in Fairfield LGA) through to the Badgery's Creek airport site in Penrith LGA. This investigation will look at the future land use for agricultural land and determine whether this land will be redeveloped or retained for agricultural purposes as it will establish the vision for the entire WSELIA precinct.

A summary of these issues, and strategies and actions to address these issues, are outlined in Table L of Section 5.5

CHAPTER 5.0
SUSTAINABLE DEVELOPMENT FRAMEWORK



5.1 SUSTAINABLE DEVELOPMENT FRAMEWORK

As discussed in Chapter 2.0, the Fairfield Residential Development Strategy has adopted a centres based planning approach as outlined in the Sydney Metropolitan Strategy (2005) to guide the location of new housing within existing urban areas of the Fairfield LGA.

The Sustainable Development Framework seeks to locate additional housing within the catchments of retail, commercial, community and transport infrastructure services, to ensure efficient use of existing infrastructure and to reduce the demand for new infrastructure. Within the Fairfield LGA, a number of strategic centres and corridors have been identified to be the focus of future residential activity but also the priority locations for community services, retail and commercial services, employment and key transport nodes.

There are four elements of the Sustainable Development Framework, which are:

- *Centres Hierarchy* which identifies the six types of centres within Fairfield LGA and allocated existing centres to their size, retail catchment and function.
- *Sustainability Matrix* which establishes a standard level of services and facilities for centres, based on their designation within the Centres Hierarchy.
- *Sustainability Elements* builds upon the research in the Housing Analysis and Urban Issues Analysis to develop a list of key strategies and actions which will assist Fairfield LGA in meeting the standards established in the Sustainability Matrix.
- *Urban Renewal Master Plans* guide the long term regeneration and growth of existing centres by integrating the existing planning strategies for each centre into a consolidated document, develop a single vision for each centre and to integrate a range of local, state and federal initiatives and programs for the centre.

5.2 CENTRES HIERARCHY

The Fairfield Residential Development Strategy has adopted the Centres Hierarchy framework to guide the location and density of future housing whilst also ensuring each centre is provided with an appropriate level of service provision. The centres hierarchy in Table 5.1, summarises the role, character, dwelling/population range, retail characteristics for each centre. It also identifies the designation of each centre within the Fairfield LGA. The designation has primarily been based on the Fairfield City Retail and Commercial Centres Study (2005) plus additional work undertaken by Council.

Table 5.1: Centres Hierarchy for Fairfield LGA

MAJOR CENTRE	Provides retail and commercial services to the Fairfield LGA and includes a large shopping centre, government offices, taller office and residential buildings, central community facilities and a minimum of 8,000 jobs. Should be located on a key public transport interchange.	Between 9,000-28,000 dwellings within a 1km catchment.	20,000 - 80,000 sqm of retail floorspace, as per sub regional centres definition in the FCC Retail and Commercial Centres Study.	Fairfield* Prairiewood*	
TOWN CENTRE	Town Centres have one or two supermarkets, community facilities, medical centre, schools, etc. Usually a residential origin than employment destination and has public transport services.	Between 4,500 and 9,500 dwellings within a 800m catchment.	20,000 - 40,000 sqm of retail floorspace, as per sub regional centres definition in the FCC Retail and Commercial Centres Study	Bonnyrigg Cabramatta	
VILLAGE	A strip of shops and surrounding residential area within a 5 to 10 minute walk contains a small supermarket (up to 3,000sqm) hairdresser, take–away food shops.	Between 2,100 and 5,500 dwellings within a 600m catchment.	Contain between 5,000-10,000sqm of retail floorspace and provide retail services to one or more suburbs.	Villawood Canley Heights** Canley Vale Fairfield Heights**	
SMALL VILLAGE	A small strip of shops (5-10 shops) for daily shopping. Ideally co-located with a small park, bus stops, schools or community facilities.	Between 800 and 2,700 dwellings within a 400m catchment.	Contain <5,000sqm of retail floorspace	Edensor Park Wetherill Park	Smithfield Wakeley Greenfield Park
NEIGHBOURHOOD CENTRE	One or a small cluster of convenience shops and community services to service the residents of the neighbourhood or suburb in which they are located.	Between 150 and 900 dwellings within a 150m catchment.	Contains 1 to 5 shops.	Abbotsbury, Abbotsbury Mimosa Rd, Bossley Park Daniel St, Wetherill Park Canberra St, St Johns Park Bonnyrigg, Bonnyrigg Elizabeth Centre, Mt Pritchard Hamel St, Mt Pritchard Brown Rd, Mt Pritchard Cabramatta West, Cabramatta West Hassell St, Smithfield Dublin St, Smithfield Rawson St, Fairfield West Hamilton Rd, Fairfield West Thorney Rd, Fairfield West harden St, Canley Heights St Johns Rd, Canley Heights John St, Cabramatta West	Lord St, Cabramatta West Meadows Rd, Mt Pritchard Friend Way, Mt Pritchard Horsley Dr, Smithfield Brenan St, Smithfield Fairfield West, Fairfield Heights Sackville St, Fairfield Bolivia St, Cabramatta Loscoe St, Fairfield Lansvale Centre, Lansvale Farirfield East, Yennora North Villawood, Fairfield East Denison St, Carramar Carramar, Carramar Ferry St, Lansvale Whittaker St, Old Guildford Fairfield East, Farifield East

The Draft West Sub-Regional Strategy identifies these as future potential major centres and it is expected this will be achieved by 2031

**Council's submission on the Draft Central West Sub-Regional Strategy sought to identify these as future potential villages. The draft strategy has not yet been released by the Department of Planning*

5.3 SUSTAINABILITY MATRIX

The Sustainability Matrix establishes a standard level of services and facilities for each type of centre, based on their designation within the centres hierarchy. This matrix should be used to assess services and facility provision in existing centres and then guide future service provision.

The standards have been adopted from a range of sources including the Department of Planning's Sydney Metropolitan Strategy, Subregional Strategy, Fairfield City Retail and Commercial Centres Study 2005 and through consultation with stakeholders.

	ALL CENTRES
DWELLING TYPES	Specified by centre designation.
HOUSING TYPES	New dwellings should primarily be located within centre catchments. Variety of housing types depending on centre type. Mixed use development to surround core. Provide suitable transition between different dwelling densities.
AFFORDABLE HOUSING	Affordable housing integrated into new developments. Affordable housing located within centre catchment and close to public transport and services. Provision of housing to meet special needs i.e. essential workers, itinerant residents, elderly, cultural groups
COMMERCIAL AND RETAIL	All centres accommodate retail and commercial service to meet the needs of their surrounding residential population, according to their designation.
SERVICE INFRASTRUCTURE	Following infrastructure is required for all centres: - Water (drinking/recycled) - Stormwater - Sewer - Energy (electricity/gas) - Communications (landline, mobile, broadband) - Road networks - Suitable public parking Infrastructure has capacity or can be augmented to cater for future growth and demand. Capacity to develop sustainable water systems to reuse and recycle stormwater runoff and overland flows. The infrastructure capacity of each centre must be able support future dwelling projections.
PUBLIC TRANSPORT	Strong levels of access to regular and reliable public transport services.
OPEN SPACE AND RECREATION	Walking and cycle links to other centres and key destinations. Universally accessible pedestrian facilities throughout centre. Open space provision linking and contributing to district level open space network.

	ALL CENTRES
NATURAL ENVIRONMENT	Future development is cognisant of and responsive to environmental constraints including: - Flood prone land (less than 1:100) - Urban salinity - Significant fauna or flora habitat - Riparian zones, etc - Future development is cognisant of and responsive to archeological and cultural heritage. - Maintains a high quality natural environment and respects elements of natural environment. - Promotes high level of public transport to minimise car usage.
COMMUNITY FACILITIES	All centres to provide a level of community facilities and services that meet the needs of their local community. Some services and facilities may exist in areas outside of the centres therefore long term planning of future facility provision to create community hubs which seek to allocate and consolidate services and facilities in key nodes.
URBAN DESIGN & PUBLIC DOMAIN	Active urban space which facilities formal and informal meeting and gathering spaces both during day and night i.e. plaza, square, mall High quality and safe public domain both during day and night
SUSTAINABLE DEVELOPMENT	Define the environmental and infrastructure capacity for each centre and ensure that new development does not exceed the defined capacities. Ensure all development is constructed to the highest environmental standards. Ensure all development is adaptable and where possible accessible.

MAJOR CENTRES	
DWELLING TYPES	9,000-28,000 within1km radius. Average population of 42,550 people within radius (based on 2.3 persons per household)
HOUSING TYPES	High density: Residential towers (within commercial core only), residential flat buildings Medium density: Multi-dwelling housing Low density: Attached dwellings
AFFORDABLE HOUSING	Affordable housing integrated into new developments. Priority location for affordable housing, to ensure residents can access a broad range of services available in major centres.
COMMERCIAL AND RETAIL	20,000 - 80,000 sqm of retail floor space for daily retail shopping and convenience needs, and higher order and comparison goods; Includes a wide range of non-retail services such as community facilities; offices and business/industry support services; medical/dental/pharmacy facilities; civic facilities; hotel and accommodation; lifestyle/café focus and a night time economy.
SERVICE INFRASTRUCTURE	Refer to All Centres table.
PUBLIC TRANSPORT	Co-location of all public transport services such as: - An interchange; - 24 hour public transport services for rail and bus; - 5-10min frequency in peak times and 10-15min in off peak times; - Strong connections to other centres, and, - Universally accessible pedestrian facilities throughout centre.
OPEN SPACE AND RECREATION	District level park (3-10ha); Linkages to surrounding regional open space networks, and, Range of local (1-4ha) and neighbourhood (0.25-2ha) parks across the residential area.
NATURAL ENVIRONMENT	Refer to All Centres table.
COMMUNITY FACILITIES	District level community centre; 4 local community health centres; 3 preschools; 3 public primary schools; 2 public secondary schools; 1 local TAFE; 2 youth centres; 1 district library; Child care facilities, and, Aged care facilities.
URBAN DESIGN & PUBLIC DOMAIN	Active urban space which facilitates formal and informal meeting and gathering both during the day and night.
SUSTAINABLE DEVELOPMENT	Refer to All Centres table.

TOWN CENTRES	
DWELLING TYPES	4,500-9,000 dwellings within 800m radius.
HOUSING TYPES	High density: Residential flat buildings; shop top housing Medium density: Multi-dwelling housing Low density: Attached dwellings
AFFORDABLE HOUSING	Affordable housing integrated into new developments. Priority location for affordable housing, to ensure residents can access a broad range of services available in major centres.
COMMERCIAL AND RETAIL	20,000 - 40,000 sqm of retail floor space for daily retail shopping and convenience needs, and higher order and comparison goods; Includes a wide range of non-retail services such as community facilities; offices and business/industry support services; medical/dental/pharmacy facilities; civic facilities; hotel and accommodation; lifestyle/café focus and a night time economy.
SERVICE INFRASTRUCTURE	Refer to All Centres table.
PUBLIC TRANSPORT	Co-location of all public transport services such as: - An interchange; - 24 hour public transport services for rail and bus; - 5-10min frequency in peak times and 10-15min in off peak times; - Strong connections to other centres, and, - Universally accessible pedestrian facilities throughout centre.
OPEN SPACE AND RECREATION	2 local parks (1-10ha), and, 4-6 neighbourhood parks (0.25-2ha).
NATURAL ENVIRONMENT	Refer to All Centres table.
COMMUNITY FACILITIES	1 local community health centres; 1 preschool; 1 public primary school; 1 public secondary school; 1 youth centre;- 1 branch library; Child care facilities, and, Aged care facilities.
URBAN DESIGN & PUBLIC DOMAIN	Active urban space which facilitates formal and informal meeting and gathering both during the day and night.
SUSTAINABLE DEVELOPMENT	Refer to All Centres table.

VILLAGE	
DWELLING TYPES	2,100-5,500 dwellings within 600m radius.
HOUSING TYPES	High density: Residential flat buildings; shop top housing Medium density: Multi-dwelling housing Low density: Attached dwellings
AFFORDABLE HOUSING	Affordable housing integrated into new developments. Desirable location for affordable housing, to ensure residents can access a broad range of services available in major centres.
COMMERCIAL AND RETAIL	Contains between 5,000 and 10,000 sqm of retail floor space for daily shopping of one or more suburbs: - Small supermarket - Strip of shops (main street) - Limited support services/offices; - Limited medical services
SERVICE INFRASTRUCTURE	Refer to All Centres table.
PUBLIC TRANSPORT	Bus interchange (more than 1 bus); 14hr services, and, 10-15min frequency.
OPEN SPACE AND RECREATION	1 local park (1-4ha); 3 neighbourhood parks (0.25-2ha).
NATURAL ENVIRONMENT	Refer to All Centres table.
COMMUNITY FACILITIES	1 local community hall/ centre; 1 preschool; 1 public primary school; Child care facilities, and, Aged care facilities.
URBAN DESIGN & PUBLIC DOMAIN	Active urban space along the main street which facilitates formal and informal meeting and gathering both during the day and night.
SUSTAINABLE DEVELOPMENT	Refer to All Centres table.

SMALL VILLAGE	
DWELLING TYPES	800-2,700 dwellings with 400m radius.
HOUSING TYPES	High density: Residential flat buildings; shop top housing Medium density: Multi-dwelling housing Low density: Attached dwellings
AFFORDABLE HOUSING	Affordable housing integrated into new developments.
COMMERCIAL AND RETAIL	Contains less than 5,000 sqm of retail floor space for daily shopping to serve a catchment of one suburb: - Convenience shops; - Limited specialist shops; - Limited services, and, - Take away/cafes.
SERVICE INFRASTRUCTURE	Refer to All Centres table.
PUBLIC TRANSPORT	Bus interchange (more than 1 bus); 14hr services, and, 10-15min frequency.
OPEN SPACE AND RECREATION	1 local park (1-4ha), and, 3 neighbourhood parks (0.25-2ha).
NATURAL ENVIRONMENT	Refer to All Centres table.
COMMUNITY FACILITIES	1 local community hall/ centre; 1 preschool; 1 public primary school; Child care facilities, and, Aged care facilities.
URBAN DESIGN & PUBLIC DOMAIN	Active urban space which facilitates formal and informal meeting and gathering both during the day and night.
SUSTAINABLE DEVELOPMENT	Refer to All Centres table.

	NEIGHBOURHOOD CENTRE
DWELLING TYPES	150-900 dwellings within 150m radius.
HOUSING TYPES	High density: Residential flat buildings; shop top housing Medium density: Multi-dwelling housing Low density: Attached dwellings
AFFORDABLE HOUSING	Affordable housing integrated into new developments.
COMMERCIAL AND RETAIL	Contains 1-5 shops to meet the convenience shopping needs of a small catchment: - Convenience store/milk bar; - Petrol station, and, - Takeaway/café.
SERVICE INFRASTRUCTURE	Refer to All Centres table.
PUBLIC TRANSPORT	Bus interchange (more than 1 bus); 14hr services, and, 10-15min frequency.
OPEN SPACE AND RECREATION	Neighbourhood park (0.25-2ha) for local areas.
NATURAL ENVIRONMENT	Refer to All Centres table.
COMMUNITY FACILITIES	1 local community hall/centre, and, Childcare/preschool.
URBAN DESIGN & PUBLIC DOMAIN	Active urban space which facilitates formal and informal meeting and gathering both during the day and night.
SUSTAINABLE DEVELOPMENT	Refer to All Centres table.

5.5 SUSTAINABILITY ELEMENTS

The following are a series of issues, strategies, actions and indicators for each of the 12 Sustainability Elements. Each sustainability element has been reviewed and analysed in the Housing Analysis (Chapter 3.0) and Urban Issues Analysis (Chapter 4.0) sections to identify a series of strategies directly relevant to Fairfield LGA.

Each action is catagorised under the following action areas of legislation, strategic planning, infrastructure, audit and partnership to assist with the implementation of each strategy.

- *Statutory:* Actions which will be implemented through amendment to Council's key planning documents (ie LEP and DCP).
- *Strategic Planning:* Actions which provide strategic direction for future growth and development within the LGA.
- *Infrastructure:* Actions which require Council to review and upgrade existing public infrastructure.
- *Audit:* Actions which require Council to audit and review existing capacity of services, facilities and infrastructure.
- *Partnership:* Actions which require Council to work in partnership with other state and regional groups.

The actions and strategies have been assigned a priority, which will assist the Council and the community in implementing the plan. They are identified in brackets at the end of each action. The priorities and staging are:

- (S) Short term - to be undertaken in the next 5 years;
- (M) Medium Term - to be undertaken in 5 to 10 years time;
- (L) Long Term – to be undertaken in 10 or more years time.

Also included is the responsible authority to assist in or directly undertake the implementation.

A. FUTURE HOUSING NEEDS AND DIVERSITY

The population of Fairfield LGA is not anticipated to grow significantly over the next 25 years. Additional dwelling demand will come through the restructuring of the existing population, it estimated that there will be demand for an additional 24,000 dwellings by 2031, which is consistent with the State Government dwelling target for the Fairfield LGA.

Significant increase in older people plus increases in lone person households and couple without children households will drive demand for smaller housing formats which are currently in limited supply within Fairfield LGA.

The following strategies and actions are designed to respond to all issues in a range of different ways and do not necessarily relate to a single issue.

KEY ISSUES

A.1.1 The State Government has established a dwelling target for Fairfield LGA of 24,000 additional dwellings by 2031.

A.1.2 Additional dwelling demand will come through the restructuring of the existing population.

A.1.3 Significant increase in older people plus increases in lone person households, single parent households and couples without children households will drive demand for smaller housing formats.

A.1.4 A decrease in couples with children will reduce demand for additional low density dwellings.

A.1.5 Housing Needs Analysis identifies that 10% of future stock should be low density, 45% medium density and 45% high density.

A.1.6 Some residential areas require higher levels of amenity.

KEY STRATEGIES

A.2.1 Provide for up to 24,000 additional dwellings by 2031 proximate to key facilities and services.

A.2.2 Use the centres and corridors model to focus new growth within existing urban areas and around centres and corridors.

A.2.3 Provide an adequate range and diversity of housing types to meet the future needs of the Fairfield LGA population.

A.2.4 Ensure future dwellings contribute to a high quality and safe neighbourhood.

A.2.5 Future dwellings to have a high level of amenity, high environmental performance and integrate with surrounding neighbourhoods.

KEY ACTIONS

A.3.1 STRATEGIC PLANNING: In line with the five year LEP review process, monitor and review development activity, and assess the need for additional release of zoned land to meet future dwelling needs and demands for the coming 5 years. (S)

A.3.2 STRATEGIC PLANNING: Prepare Urban Renewal Master Plans for all key centres and corridors within the LGA. (S)

A.3.3 STATUTORY: Subject to the outcomes of the urban renewal master plan and development activity monitor, review and amend LEP zones surrounding key centres and within key corridors to provide the range and diversity of housing types to meet the future needs of residents.(S)

A.3.4 STATUTORY: Develop high quality design guidelines for future medium and high density development to be incorporated into DCPs.

A.3.5 STATUTORY: Incorporate high amenity provisions and environmental performance measures into DCPs. (S)

KEY INDICATORS

- Up to 24,000 additional dwellings are located in Fairfield LGA by 2031.
- 60% of new growth to be located in the eastern part of the LGA and 40% in the western half of the LGA.
- 10% of future housing is low density development; 45% medium density development and 45% high density development.
- 80% of new housing located within identified centre catchments.
- All future medium and high density development complies with SEPP 65 and low density dwellings to comply with the NSW Dwelling Code or Councils DCP.
- Residential areas have a high level of amenity.

(S) Short term action 0-5 years
(M) Medium term action 5-10 years
(L) Long term action 10+ years

B. SPECIAL NEEDS GROUPS

In addition to the main household types, there are also smaller, minority housing groups within Fairfield LGA who have unique housing needs and considerations. These groups will also need to be considered when determining future housing supply. The special needs groups identified in Fairfield LGA are children, older generations, low income earners and culturally diverse populations.

The following strategies and actions are designed to respond to all issues in a range of different ways and do not necessarily relate to a single issue.

KEY ISSUES

B.1.1 Children: State range of dwelling types which are suitable to children and provide space for recreation.

B.1.2 Older Generations: A range of well located new assisted and independent living developments

B.1.3 Low Income Earners: Greater housing diversity to provide greater choice and options to meet needs

B.1.4 Culturally Diverse Populations: Broad range of dwelling formats to accommodate non-traditional housing needs such as multiple families or generations residing in a single house

KEY STRATEGIES

B.2.1 Provide appropriate housing to meet the needs of special target groups in the Fairfield LGA.

B.2.2 Future dwellings are suited to the needs of an ageing population by being adaptable and where possible, accessible.

B.2.3 Provide new developments which can cater for a range of age groups, particularly children and families.

B.2.4 Future planning controls to be suitably flexible to provide for dwellings which accommodate multiple families or non-traditional housing needs.

KEY ACTIONS

B.3.1 PARTNERSHIPS: Work with the Housing NSW and other not-for-profit housing groups to provide appropriate housing to meet the needs of special target groups in the Fairfield LGA. (S)

B.3.2 STATUTORY: Review LEP/DCP to require all future dwellings to be adaptable and where possible, accessible. (S)

B.3.3 STATUTORY: DCP's to seek to ensure all future multi unit dwellings provide sufficient communal space for children's play areas, both internal and external to buildings. (S)

B.3.4 STATUTORY: DCP's to seek to ensure communal meeting areas (both internal and external) to facilitate meeting and gathering for residents, specifically for special needs (ie older generation, culturally specific, and other special needs development). (S)

B.3.5 STATUTORY: LEP/DCP controls to encourage a range of unit sizes to meet the needs of small and large households for example secondary dwellings (eg granny flats). (S)

KEY INDICATORS

- All future housing developments to demonstrate a mix of dwelling types and bedroom numbers.
- All future housing is to incorporate elements of universal access design and adaptable housing design.

C. AFFORDABLE HOUSING

Housing affordability is a significant issue within Fairfield LGA and impacts a wide range of purchasers and renters. Currently, almost 23% of existing households within Fairfield LGA are impacted by housing stress or 12,205 households, with slightly more of this in mortgage stress rather than rental stress. There is also a large concentration of Department of Housing within Fairfield LGA (5,467 dwellings).

The following strategies and actions are designed to respond to all issues in a range of different ways and do not necessarily relate to a single issue.

KEY ISSUES

C.1.1 Housing stress impacts 23% of very low, low and moderate income households.

C.1.2 Mortgage stress impacts 7,034 very low, low and moderate income households, particularly in areas with concentrations of mortgages such as Abbotsburry and Canley Vale.

C.1.3 Rental stress impacts 5,171 very low, low and moderate income households, particularly in areas with concentrations of renters such as Fairfield, Cabramatta and Bonnyrigg.

C.1.4 Affordable housing should be directed to groups in need and provide a range of dwelling types and tenures.

KEY STRATEGIES

C.2.1 Protect existing supplies of affordable housing.

C.2.2 Promote developers, state government and not-for-profit organisations to increase the supply of affordable housing within Fairfield LGA.

C.2.3 Produce new stocks of affordable housing.

KEY ACTIONS

C.3.1 STATUTORY: LEP and DCP controls to protect the supply of existing affordable housing. (S)

C.3.2 PARTNERSHIP: Facilitate partnerships with State Government, Community Housing groups and developers. Lobby for key demonstration projects in Fairfield LGA. (S)

C.3.3 PARTNERSHIP: Liaise with key State Government, community housing organisations and development groups to increase the stocks of affordable housing in Fairfield LGA. (S)

C.3.4 PARTNERSHIP: Investigate joint projects with community housing providers, utlising National Rental Affordability Scheme (NRAS) funding to facilitate affordable housing projects. (S)

C.3.5 AUDIT: Review Council's surplus land for affordable housing development opportunities. (M)

KEY INDICATORS

- Preparation and adoption of an Affordable Housing Strategy.
- 10% of all future housing is targeted towards on very low, low and medium incomes in the form of social housing, regulated market housing for rent or purchase and low-cost market housing.
- Large multi-dwelling developments contain some component of affordable housing and provide for a mix of ages, incomes and household type.

(S) Short term action 0-5 years
(M) Medium term action 5-10 years
(L) Long term action 10+ years

D. LOCAL HOUSING MARKET

The Fairfield Local Housing Market is currently weak, with limited demand for dwellings resulting in a reduced supply of new dwellings. The weak residential market is likely to be linked with the overall low value of dwellings within Fairfield LGA. Whilst this ensures that Fairfield LGA provides an important source of housing for many households within the metropolitan region, it creates difficulties for stimulating renewal and redevelopment. Intervention is required to ensure new developments have the greatest chance of success and to reinvigorate the local housing market.

The following strategies and actions are designed to respond to all issues in a range of different ways and do not necessarily relate to a single issue.

KEY ISSUES

D.1.1 Low land values and declining housing demand has significantly impacted the viability of development within Fairfield LGA, particularly in and around key centres.

D.1.2 Developments are also further restricted by current zoning provisions, competition with existing low density housing stock and site assembly and amalgamation issues.

D.1.3 Improving market viability will require a more proactive approach to planning and providing developments with the greatest opportunity for success.

KEY STRATEGIES

D.2.1 Use structure planning to provide a clear vision and framework for development within centres.

D.2.2 Develop a staging plan for new development within identified centres and corridors.

D.2.3 Undertake local area improvements to facilitate development

KEY ACTIONS

D.3.1 STRATEGIC PLANNING: Prepare urban renewal master plans for all key centres and corridors within the LGA. (S)

D.3.2 STRATEGIC PLANNING: In line with the five year LEP review process, monitor and review development activity, to determine the future dwelling needs and demands for the coming 5 - 10 years. (M)

D.3.3 STRATEGIC PLANNING: Prepare local area improvement plans to enhance the public domain for key centres across the LGA. (S)

KEY INDICATORS

- Development is viable across Fairfield LGA.

E. COMMERCIAL AND RETAIL

Fairfield LGA has a strong hierarchy of centres which provide a range of retail, commercial and other services to the surrounding populations. Fairfield and Prairiewood which are both identified as potential major centres. Cabramatta and Bonnyrigg are also important centres within the LGA. Within the eastern half of the LGA there is a corridor of centres along the railway lines which include Fairfield, Cabramatta, Canley Vale, Carramar and Villawood.

Employment is a significant issue within Fairfield LGA as it is located away from the CBD and has high levels of unemployment. Greater densification of the existing employment lands in the north of the LGA as well as commercial uses within existing centres are envisaged to provide additional jobs for the Fairfield LGA community.

The following strategies and actions are designed to respond to all issues in a range of different ways and do not necessarily relate to a single issue.

KEY ISSUES

E.1.1 Activity centres are identified by both State and local policy, as the focus for high density residential and employment development.

E.1.2 Within Fairfield LGA there are key corridors of activity centres which could also be the focus for increased housing density.

E.1.3 There is a high level of unemployment within Fairfield LGA.

E.1.4 The Metropolitan Strategy has established a target for an additional 15,000 jobs within Fairfield LGA by 2031.

E.1.5 Previous studies have identified that existing centres and the Prairiewood Master Plan could provide almost half of the jobs target.

E.1.6 There is a disconnect between where people live and work. There is also poor public transport between employment and residential areas.

E.1.7 Many of the centres have poor quality public domain and amenity. Others, such as Cabramatta have vibrant and unique character that should be preserved.

KEY STRATEGIES

E.2.1 Centres are to fulfil their role in the Centres Hierarchy and provide adequate range of services and facilities to meet future community needs.

E.2.2 Undertake structure planning of all centres to determine the extent of retail and commercial services and ability to meet the key indicators identified for their designation.

E.2.3 Ensure all centres are vibrant destinations with a high quality public domain and public spaces for social gathering and interaction.

E.2.4 Increase local employment opportunities which builds on the skills of the local population (Local jobs for local people)

E.2.5 Ensure all future retail and commercial development is sustainable in its design and location and have universal access.

KEY ACTIONS

E.3.1 STRATEGIC PLANNING: Prepare urban renewal master plans for all key centres and corridors within the LGA. (S)

E.3.2 AUDIT: Audit and analyse the extent of current provision of retail, commercial, community and recreation services and facilities within each centre. Determine what services and facilities are missing for each centre to meet its future anticipated community's needs. Determine the quality of the built form accommodating the services and facilities and develop actions to address enhancing the built form in which the services and facilities are provided. (S)

E.3.4 STRATEGIC PLANNING: For each centre prepare public domain plans for all centres to guide use and design of public domain and prepare local area improvement plans to enhance the public domain for all key centres. (S).

E.3.6 STATUTORY: LEP and DCP controls to incorporate the urban renewal master plan recommendations and make provisions for increased and enhanced public spaces. (M)

E.3.7 AUDIT: Audit local employment opportunities according to local skills base. Also identify any learning or educational opportunities. (S)

E.3.8 STATUTORY: LEP and DCP controls to seek to require universal access in the public and private domain. (M).

KEY INDICATORS

- An additional 15,000 jobs in Fairfield LGA by 2031.
- All centres to accommodate retail and commercial services as defined by their designation in the centres hierarchy.

F. SERVICE INFRASTRUCTURE

Fairfield LGA is accessed by a number of high order roads including the Hume Highway, WestLink (M7) and Cumberland Highway. These roads are complemented by a variety of lower order State and local roads. Two train lines service the eastern half of the LGA and the Southern Sydney Freight Line is identified along the Inner West Line which intercepts Cabramatta, Carramar and Villawood Stations.

Fairfield is also well serviced by the basic utilities however more detailed planning for utilities infrastructure will be undertaken at a later date.

The following strategies and actions are designed to respond to all issues in a range of different ways and do not necessarily relate to a single issue.

KEY ISSUES

F.1.1 The high order road network provides convenient linkages to surrounding regions.

F.1.2 The Hume Highway and areas near centres are often subject to congestion. Congestion can be linked to high reliance on cars.

F.1.3 East-west movements are not well catered for by existing roads.

F.1.4 The future Southern Sydney Freight Line may result in noise and amenity impacts to residents along the Inner West Rail Line.

F.1.5 Future changes to the Bankstown Airport may impact the amenity of residents towards the south east of the LGA.

F.1.6 There is a need to ensure utilities infrastructure supports new development and the future population.

KEY STRATEGIES

F.2.1 Ensure future water, energy, stormwater, sewage, telecommunications and road infrastructure can meet existing and future anticipated demands

F.2.2 Improve east west linkages and connections between centres

F.2.3 Encourage the use of renewable energy and water systems in all service infrastructure

F.2.4 Preserve amenity of areas in close proximity to the freight line.

F.2.5 Enhance connections and maintain a high amenity of areas adjoining the heavy rail freight line.

F.2.6 Maintain road hierarchy and work with RTA to reduce pinch-points in the network

KEY ACTIONS

F.3.1 AUDIT: Review current capacities of all hard infrastructure to determine capability to meet growing needs over time. (M)

F.3.2 STRATEGIC PLANNING: Prepare urban renewal master plans for all key centres and corridors within the LGA, based on the Sustainability Matrix. (M)

F.3.3 PARTNERSHIP: Liaise with Ministry of Transport to enhance public transport and inter-modal connections. (M)

F.3.4 AUDIT: Investigate the opportunity for renewable energy and water resources/systems. Research the opportunity for renewable energy and water systems in the Fairfield LGA. (M)

F.3.5 STATUTORY: DCP to require all new development to incorporate renewable energy and water resource/ systems. (S)

F.3.6 AUDIT: Assess potential noise impacts along freight line and develop controls to preserve amenity of surrounding areas. (S)

F.3.7 PARTNERSHIP: Liaise with RTA to manage increased demands, road maintenance to maintain strong road network. (M)

KEY INDICATORS

- Water, energy, stormwater, sewage, telecommunications and road infrastructure is costed, economically feasible, environmentally sustainable, programmed and augmented to provide appropriate service provision to meet anticipated future demands.
- Centres are well connected and there is strong east west linkages.
- All centres have the following infrastructure: Water (drinking/recycled); stormwater; sewer;
- Infrastructure has the capacity to develop sustainable water systems, to reuse and recycle stormwater run off and overland flows.
- The infrastructure capacity of each centre is able to support future dwelling projections for each centre.

(S) Short term action 0-5 years
(M) Medium term action 5-10 years
(L) Long term action 10+ years

G. PUBLIC TRANSPORT

The provision of public transport within Fairfield has followed and sometimes lead the long term development of the LGA. The eastern half of the LGA is accessible by rail which provides access to four train network lines.

The western half of the LGA was developed post 1960s and is reminiscent of a car dominated approach to urban development. The recent addition of a T-Way connecting Prairewood and Bonnyrigg and then further onto Parramatta and Liverpool has sought to increase access to public transport in the west.

The majority of the LGA is serviced by local bus services and a community bus network also operates to provide transport to older frail people and young people with disabilities.

The following strategies and actions are designed to respond to all issues in a range of different ways and do not necessarily relate to a single issue.

KEY ISSUES

G.1.1 The eastern half of the LGA is generally well catered by both train and buses. It also has a more compact urban form which promotes non-car forms of transport.

G.1.2 The western half of the LGA is a more car dominated environment and is only serviced by buses. The low density urban form of the western half does not promote public transport use.

G.1.3 Fairfield LGA has a high proportion of older people, younger people and people who do not have a car- and who rely on public transport.

Bus services across the LGA are irregular, particularly at night and weekends. There is also poor connections between centres and to employment areas.

G.1.4 Public transport patronage is quite low in the LGA and there is a need to improve convenience, safety, security comfort and pricing issues.

G.1.5 Safely on and around public transport nodes has reduced public transport patronage.

G.1.6 East west movement is not well facilitated by public transport.

G.1.7 The majority (87%) of journeys to work are made by cars.

KEY STRATEGIES

G.2.1 Enhance and expand on public transport services, connectivity and frequency of service.

KEY ACTIONS

G.3.1 PARTNERSHIP: Work with the MOT to expand on the level of public transport service provision, with a particular focus on centres and lobby to meet aspirational targets outlined in the Sustainability Matrix. (M)

G.3.2 PARTNERSHIP: Work with Rail Corp & MOT to increase public transport patronage and access to public transport. (M)

G.3.3 PARTNERSHIP: Work with Rail Corp & MOT to provide safe, accessible and user friendly public transport facilities. (S)

G.3.4 PARTNERSHIP: Work with Rail Corp & MOT to enhance public transport services between the east and west areas of the LGA. (M)

G.3.5 PARTNERSHIP: Work with Rail Corp & MOT to improve integration of public transport services and modes. (M)

G.3.6 PARTNERSHIP: Work with major organisations and employers in the LGA to prepare and implement work based travel plans which seek to reduce reliance on motor vehicles for work based tripes.

KEY INDICATORS

- 40% of trips in Fairfield utilises modes of transport other than private car*
- Increase the km/person travel on buses within Fairfield LGA by 20%*
- Increase the km/person travel on trains within Fairfield LGA by 20%
- All public transport facilities comply with the CPTED criteria and are universally accessible.
- All centres to have a high level of access to regular and reliable public transport services as defined by their designation in the centres hierarchy.

** Denotes indicators which have been adopted through the Fairfield Environmental Management Plan 2006-2016*

H. OPEN SPACE AND RECREATION

Fairfield LGA contains a range of open space and recreation areas including the Western Sydney Regional Park, open space corridors along waterways and creeks and a variety of smaller local parks. In total there is 480 parks or 724.4ha of open space within the LGA. Recreation facilities include soccer fields, swimming centres and boating facilities.

Cycle ways and pedestrian parks also provide important recreation resources, connecting areas of open space and following open space corridors.

The following strategies and actions are designed to respond to all issues in a range of different ways and do not necessarily relate to a single issue.

KEY ISSUES

H.1.1 Open space is poorly distributed across the LGA with a much higher proportion in the western half than the eastern half.

H.1.2 The amenity and quality of local parks, particularly in the older areas, could be improved.

H.1.3 There is a need to ensure recreation facilities meet the needs of the future population.

H.1.4 Open space in Fairfield LGA is used in a variety of ways and by a broad range of groups including cultural groups.

H.1.5 Dedicated cycle routes follow major transport routes and open space corridors. Cycle routes should connect centres.

H.1.6 The low density urban environment, particularly away from major centres, does not encourage pedestrian activity.

H.1.7 It has previously been recognised that greater quality and access to parks may assist in addressing health issues

KEY STRATEGIES

H.2.1 Provision of a range of high quality open space and recreation areas to meet the needs of the future population.

H.2.2 Open space to accommodate the needs of key target groups such as older people, cultural groups and children.

H.2.3 Increase cycling and walking opportunities within centre catchments and improve linkages between centres..

H.2.4 Ensure open space and recreation facilities are safe, accessible and usable.

KEY ACTIONS

H.3.1 AUDIT: Audit existing open space and recreation facility provision in terms of meeting future population needs, sustainability matrix indicators, review the quality of assets, and review the current and anticipated levels of demand. (S)

H.3.2 STRATEGIC PLANNING: Utilise 400m access to public open space as an indicator for provisions or additional open space. (S)

H.3.3 INFRASTRUCTURE: Prepare a community needs and facilities audit. (M)

H.3.4 AUDIT: Review current cycle plan to determine how to enhance networks to meet the future needs of the population. (M)

H.3.5 INFRASTRUCTURE: Implement cycle plan to provide a continuous and enhanced cycle link through the LGA. (M)

H.3.6 AUDIT: Undertake safety and accessibility audits of all recreation & open space facilities within the LGA to mitigate against any safety issues, address accessibility and usage patterns. Review to consider current and future population needs. (S)

KEY INDICATORS

- Use of bicycle is increased by 25%*
- 90% of all residents have a park within 400m of their homes.*
- There is a park in each suburb that achieves the standards detailed in the "Parks Improvement Program".*
- Sports fields located and constructed to meet the needs of Fairfield's sporting community
- There are bicycle and pedestrian linkages between all centres and key destinations.
- All pedestrian facilities within centre catchments have universal access.
- All centres are accessible by a safe cyclist route and include bicycle storage infrastructure.
- All open space are linked to contribute to a regional open space network.
- Each centre to be provided open space and recreation facilities as defined by their designation in the centres hierarchy.

** Denotes indicators which have been adopted through the Fairfield Environmental Management Plan 2006-2016*

I. NATURAL ENVIRONMENT

As a highly urbanised LGA, the natural environment of Fairfield LGA consists of small areas of remnant vegetation and the comprehensive creek network. The creeks provide important biodiversity and open space corridors but are also subject to inundation and flooding.

Other issues relevant to the natural environment within Fairfield LGA include soil types, air quality and over the long term, adapting to climate change.

The following strategies and actions are designed to respond to all issues in a range of different ways and do not necessarily relate to a single issue.

KEY ISSUES

I.1.1 There are limited areas of remnant vegetation within Fairfield LGA and some areas comprise endangered ecological communities (EECs).

I.1.2 Urban land uses in close proximity to creeks can impact the ecological health of the creeks and waterways.

I.1.3 The majority of creeks and waterways are subject to flooding and inundation. This is a particular issue for creeks in the urban areas.

I.1.4 Within the LGA there are some soils which are at risk of flooding, erosion and mass movements and therefore are not suitable for urban development.

I.1.5 Climate change may increase the risk of flooding and storm surge along creeks and waterways.

I.1.6 Air quality in Fairfield LGA is impacted by industry, transport, bushfires, wood heaters, as well as the generation and use of electricity.

KEY STRATEGIES

I.2.1 Protect, retain and preserve remnant vegetation and riparian corridors across the LGA.

I.2.2 Appropriately manage new development in areas of acid sulphate soils and areas of urban salinity.

I.2.3 Ensure future development responds to environmental constraints.

I.2.4 Ensure suitable emergency access to all centres and their residential areas is available at all times.

KEY ACTIONS

I.3.1 STATUTORY: LEP and DCP controls to identify, protect and preserve remnant vegetation and riparian corridors across the LGA. (S)

I.3.2 STATUTORY: LEP and DCP controls to identify affected areas and minimise and appropriately manage development in areas of acid sulphate soils and urban salinity. (S)

I.3.3 STRATEGIC PLANNING: Seek to ensure that future development is responsive to environmental constraints. (M)

I.3.4 STATUTORY: LEP and DCP controls to identify areas containing environmental constraints and minimise and appropriately manage development in these areas. (S)

I.3.5 STATUTORY: LEP and DCP controls to require suitable emergency access to all development is available at all times. (S)

KEY INDICATORS

- Additional development does not increase the risk of flood across the LGA.
- Future development is responsive to environmental constraints, including: flood prone land (below the 1:100 year flood line); areas subject to storm surge along creeks and waterways; urban salinity; fragile soil types; significant fauna or flora habitats; riparian zones; archeological and cultural heritage.
- The Fairfield LGA has a high quality natural environment.
- More than 80% of air pollution level readings shall be "low" on the regional air pollution index readings for each year.*

** Denotes indicators which have been adopted through the Fairfield Environmental Management Plan 2006-2016*

(S) Short term action 0-5 years
(M) Medium term action 5-10 years
(L) Long term action 10+ years

J. COMMUNITY FACILITIES

There is a wide range of community facilities within the Fairfield LGA which include community halls, leisure centres and specialised spaces for people of all ages. Such facilities play an important role in providing community services and programs, allowing for social interaction and also building the social capital of the local community.

As outlined in Section 05, community facility provision is primarily based on established benchmarks, which determine the type and size of facilities on population sizes. Benchmarks provide a guide on number and types of facilities required to service population needs. However, they do not identify level of service provision, quality of service provision or quality of built form.

The following strategies and actions are designed to respond to all issues in a range of different ways and do not necessarily relate to a single issue.

KEY ISSUES

J.1.1 Community facilities are not equitably distributed across the LGA.

J.1.2 Some existing community facilities are old, in poor condition and do not suit the community's current needs and demands.

J.1.3 Future population will require increased levels of community facility particularly for older people.

J.1.4 Current provision of community facilities and services do not meet standard benchmark for the current community needs.

J.1.5 There is a need for enhanced community facilities and services in areas with high levels of disadvantage.

KEY STRATEGIES

J.2.1 Provide equitable distribution of community services and facilities in Fairfield LGA.

J.2.2 Ensure all community facilities meet the standards of universal access.

J.2.3 Provide high quality and flexible community facilities which can evolve to meet the changing needs of the local population.

J.2.4 Specialised community facilities and services targeted towards area of high disadvantage.

J.2.5 Community facilities meet the needs of key target groups including older people, younger people, children and different cultural groups.

J.2.6 Ensure development of community hubs to co-locate a range of community facilities and services in a single, accessible location.

KEY ACTIONS

J.3.1 AUDIT: Build on the Fairfield City Social Plan 2007-2010 to review current and future community infrastructure needs, existing community facility capacity, condition and ability to meet the service providers ongoing needs. (M)

J.3.2 INFRASTRUCTURE: Seek to provide community hubs in key centre locations. (L)

J.3.3 INFRASTRUCTURE: Seek to ensure all community facilities are accessible. (M)

J.3.4 AUDIT: Review current and future community infrastructure to determine accessibility of facilities, and the ability to meet the needs of the existing and future population demands. (S)

J.3.5 INFRASTRUCTURE: Upgrade and enhance community infrastructure in accordance with the audit recommendations. (M)

J.3.6 STRATEGIC PLANNING: Ensure that development contribution plans to implement community facilities confirm to NSW Government guidelines.

KEY INDICATORS

- 80% of new housing located within identified centre catchments.
- All centres have a community hub and co-location of community services and facilities.
- Centre catchments to achieve the benchmark standards for community centres, cognisant of local needs and demands as defined by their designation in the centres hierarchy.

K. URBAN DESIGN AND CHARACTER

Fairfield LGA is characterised by four key residential precincts, each with their own unique structure, urban form, amenity and character. The four precincts are the Established Areas of inner suburbs which are concentrated along the railway line and contain the oldest dwelling stock. Age of stock and proximity to centres provide the greatest opportunity for redevelopment. The Middle Distance Areas which were settled in the 1950s, have stable population and little potential for development. New Residential Areas comprising of precincts settled from the 1970s onwards in a former green belt area. Lastly, the Rural Areas contain a mix of rural residential and agricultural lands.

The following strategies and actions are designed to respond to all issues in a range of different ways and do not necessarily relate to a single issue.

KEY ISSUES

K.1.1 The quality and amenity of the public domain is considered low particularly in the established areas and can impact social inclusion and well being.

K.1.2 Quality of building design through out the LGA is varied.

K.1.3 The perception of safety and security in public area is an issue in the established areas and around centres.

K.1.4 Some existing residential areas are subject to flooding and require emergency access during floods.

KEY STRATEGIES

K.2.1 Encourage community interaction, ownership and pride of public areas.

K.2.2 Public domain to reflect the character of the centre and surrounding areas.

K.2.3 Each centre to have high quality built form which improves local character, amenity, visual quality, safety perception and also bio-diversity issues.

K.2.4 Improve the quality of public landscaping in all centres.

K.2.5 Ensure suitable emergency access to all centres and their residential areas is available at all times.

KEY ACTIONS

K.3.1 PARTNERSHIP: Council's Place Managers develop a series of community events, community information packages, redevelopment programs and other opportunities for community interaction. (M)
K.3.2 STRATEGIC PLANNING: Undertake area improvement programs for all key centres. (S)
K.3.3 STRATEGIC PLANNING: Undertake public domain and open space plans to guide the development of the public domain to ensure the individual character of each centre is retained and enhanced. (S)
K.3.4 INFRASTRUCTURE: Implement the public domain plans and area improvement works. (M)
K.3.5 STATUTORY: LEP and DCP controls to require suitable emergency access to all development is available at all times. (S)

KEY INDICATORS

- 85% of people agree that their neighbourhood is an attractive place to live*
- New development is of a high quality and contributes to the activation, safety and design quality of the public domain.
- Each centre has an active urban space which facilities formal and informal meeting and gathering both during the day and night.

** Denotes indicators which have been adopted through the Fairfield Environmental Management Plan 2006-2016*

(S) Short term action 0-5 years
(M) Medium term action 5-10 years
(L) Long term action 10+ years

L. SUSTAINABLE DEVELOPMENT

Fairfield LGA is committed to sustainable development and recognises that future development should ensure that urban areas do not exceed their environmental and infrastructure carrying capacity, seek to minimise energy use, promote sustainable water use; and minimise impact and protect existing agricultural lands.

The following strategies and actions are designed to respond to all issues in a range of different ways and do not necessarily relate to a single issue.

KEY ISSUES

L.1.1 Past development patterns and policies have resulted in unsustainable forms of development eg. flood prone areas.

L.1.2 New development should be responsive to issue of climate change, vulnerability to fossil fuels and water resources.

KEY STRATEGIES

L.2.1 Locate new development within in existing urban areas which have high levels of infrastructure and services.

L.2.2 Minimise the impact of urban expansion and protect existing agricultural lands.

L.2.3 Ensure all development is constructed to the highest environmental standards.

L.2.4 Ensure all development is adaptable and where possible accessible.

KEY ACTIONS

L.3.1 STATUTORY: LEP to focus high density development within catchments of key centres and corridors. (S)
L.3.2 STRATEGIC PLANNING: FCC to investigate backzoning high density areas outside of key centre and corridor catchments, where flooding is a complete constraint on development. (M)
L.3.3 STATUTORY: LEP and DCP to protect existing high quality agricultural lands from urban expansion (S)
L.3.4 STATUTORY: LEP and DCP controls require sustainable built form to maximise solar access, cross ventilation and minimise waste. (S)
L.3.5 STATUTORY: LEP and DCP controls seek to require universal access in the private and public domain. (S)
L.3.6 STATUTORY: LEP and DCP controls to require sustainable built form to maximise solar access, cross ventilation and minimise waste. (S)

KEY INDICATORS

- Energy use is reduced by 20% or to 3,000kWh per person, per year.*
- Water use is reduced by 40%, or to 10kltrs per unit and 40kltrs per household.*
- 20% of dwellings have systems which reduce consumption of potable water and access to recycled or grey water sources is increased.*
- Non-residential development achieves the highest environmental ratings available.
- New residential development exceeds BCA requirements in terms of environmental performance.

** Denotes indicators which have been adopted through the Fairfield Environmental Management Plan 2006-2016*

5.5 URBAN RENEWAL MASTER PLANS

In recognition of the high levels of social disadvantage within the Fairfield Local Government Area, the Residential Development Strategy recommends the staging of future development to be aligned with local area improvement strategies and community development programs. Successful urban renewal projects have occurred where enhancements have been made to the public domain and public/community spaces as well as the overall amenity of the area. These strategies combined with community and economic development strategies have resulted in holistic renewal and development.

Urban Renewal Master Plans are considered to address a more holistic approach to renewal and redevelopment within Fairfield LGA and are recommended to facilitate the renewal of existing centres in a socially and economically sustainable manner. Urban Renewal Master Plans are a tool which can co-ordinate the existing planning strategies for each centre into a consolidated document, develop a single vision for each centre and to integrate a range of local, state and federal initiatives and programs for the centre.

An Urban Renewal Master Plan will bring together the following elements:

A. *Sustainability Matrix* - ensures future development is undertaken in a economic, social and environmentally sustainable manner.

B. *Structure Plan* - Identifies a long term future development scenario for each centre and catchment, including the land use and density distribution, key directions and recommendations for redevelopment in accordance with the Sustainability Matrix.

C. *Renewal Plan* - Comprises several components including:

- Statutory framework (LEP and DCP) recommendations;
- Public Domain Plan (providing guidance on the future development of the public domain including streets, footpath treatments, landscaping, street furniture, open space, etc);
- Investment and financial budgeting;
- Responsibilities and partnerships;
- Key social/community and economic development programs;
- Infrastructure Upgrade Plans; and
- A Detailed Staging Plan.

D. *Development Strategy* - Building on the structure plan and renewal plan, this element will instigate on-the-ground renewal by identifying key renewal sites, infrastructure upgrades required, opportunities for partnerships, staging and priority of development sites.

E. *Communication and Consultation Strategy* - Will provide an overview for lobbying and developing partnerships with key partners and agencies as well as guiding communication with business and community groups.

Timing

It is considered integral that urban renewal master plans will be undertaken prior to any review and amendment of key centre zonings to ensure the social, economic and environmental considerations are addressed prior to amendments to planning controls to encourage re-development.

Role of Fairfield City Council

Fairfield City Council will take the lead role in facilitating the development and management of urban renewal master plans within its key centres. Fairfield City Council will also seek involvement by key state and federal government authorities as key stakeholders, in the areas of housing, health, transport, economic development, education and community services, both through senior management, Councillors and Local Members.

The coordination of the URMP is recommended to be undertaken through the existing place managers of the key centres, who provide the coordinating role between the strategic planning, business and community needs within the centres. The place managers are currently responsible for many elements of the URMP and therefore have knowledge and ownership of many issues to be addressed and progressed.

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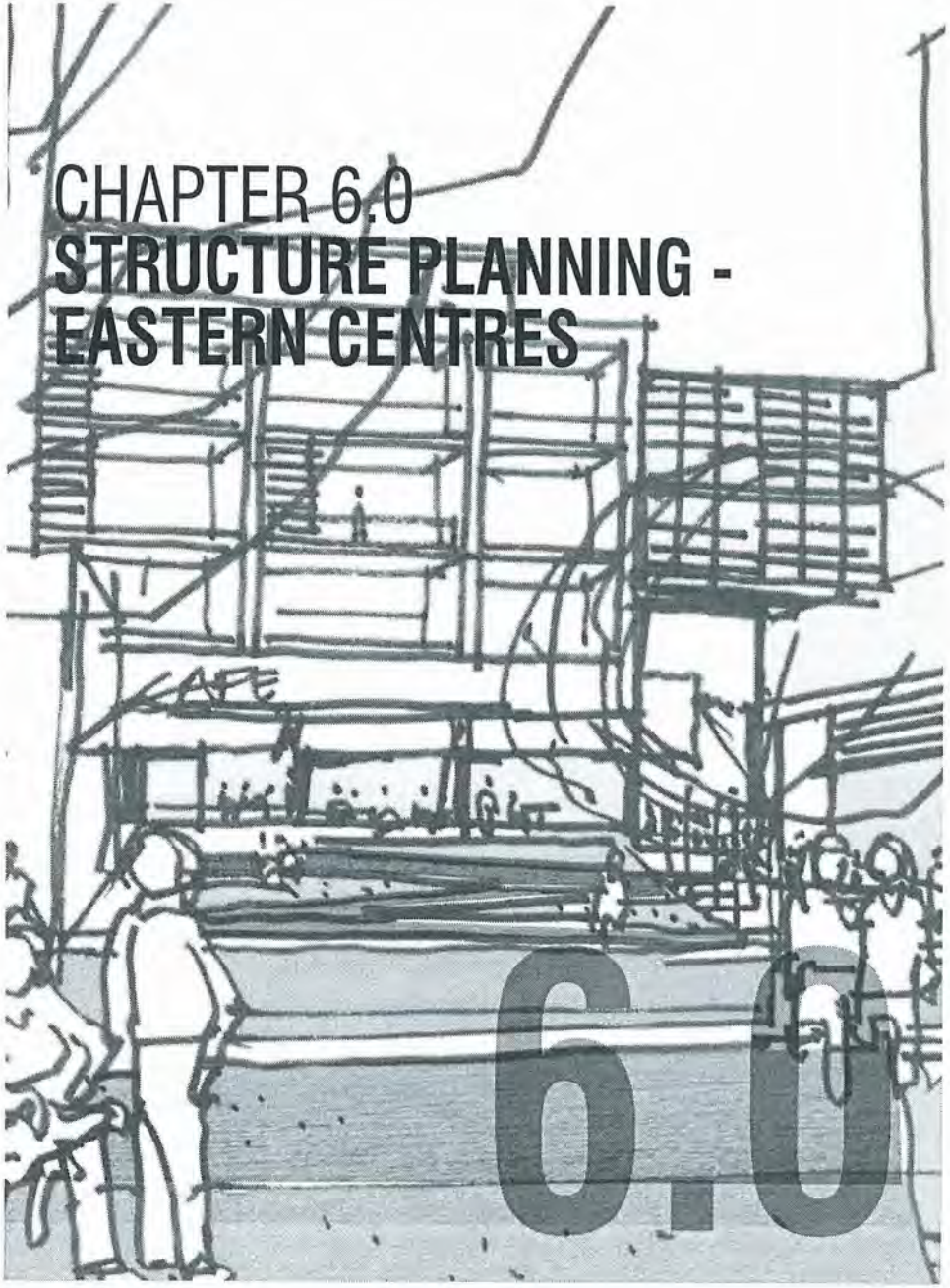


CHAPTER 6.0
STRUCTURE PLANNING - EASTERN CENTRES

ATTACHMENT A

6.1 INTRODUCTION

The Sustainable Development Framework adopted by this Strategy seeks to ensure future dwellings are located in close proximity to centres, transport and outlines how some of the additional dwelling targets will be achieved on-ground. This structure planning focuses on the eastern more established part of the LGA as required by the Council brief. Council will undertake a future structure planning exercise of the western part of the LGA at a future date.

6.1.1 Structure Planning

Structure planning has been undertaken for the six key centres located within the eastern half of the Fairfield LGA to ground truth the demographic and housing analysis, to determine how additional housing will be accommodated and the subsequent staging. The six centres are as follows:

— Fairfield

— Cabramatta

— Canley Vale

— Canley Heights

— Fairfield Heights

— Villawood

Each centre was analysed using the following elements:

— *Precinct Analysis:* A review of natural topography and landform, urban form and land use patterns; building topologies and heights; public domain and open space; connectivity and accessibility; amenity and character; and the provision of community and recreation facilities.

— *Sustainability Matrix:* Each centre has also been reviewed against the Sustainability Checklist to review the current level of services and facilities and also to guide future service provision.

— *Opportunities and Constraints:* In response to the analysis and studies undertaken, including new and enhanced connections, protections of items of significance, and specific locations and/or sites for increased residential development.

— *Structure Plan Principles:* An illustration of the proposed urban design responses and suggested amendments to planning controls, such as zoning, height and floor space.

The outcomes of the structure planning are detailed in this chapter and key recommendations and priorities for each centre are detailed in Chapter 7.0.

CENTRES AND CORRIDORS

KEY

- CENTRE
- PRIMARY CORRIDOR
- SECONDARY CORRIDOR
- SUB REGIONAL BUSINESS CENTRE
- DISTRICT BUSINESS CENTRE
- LOCAL BUSINESS CENTRE

6.1.2 Review Against Dwelling Target

The Fairfield RDS Dwelling Model (refer Figure 3.5.5) identified that 60% of the 24,000 additional dwelling target should be located in the eastern half of the LGA. The eastern half of the LGA is benefited by a high level of community services, public transport infrastructure and an older dwelling stock suitable for redevelopment.

The structure planning of the six eastern centres confirmed that there is capacity for these six centres to provide an additional 14,400 dwellings within the centre catchments. The structure planning allows for 42% of dwellings within eastern centre catchments to be medium density and 44% high density, significantly improving dwelling mix and choice.

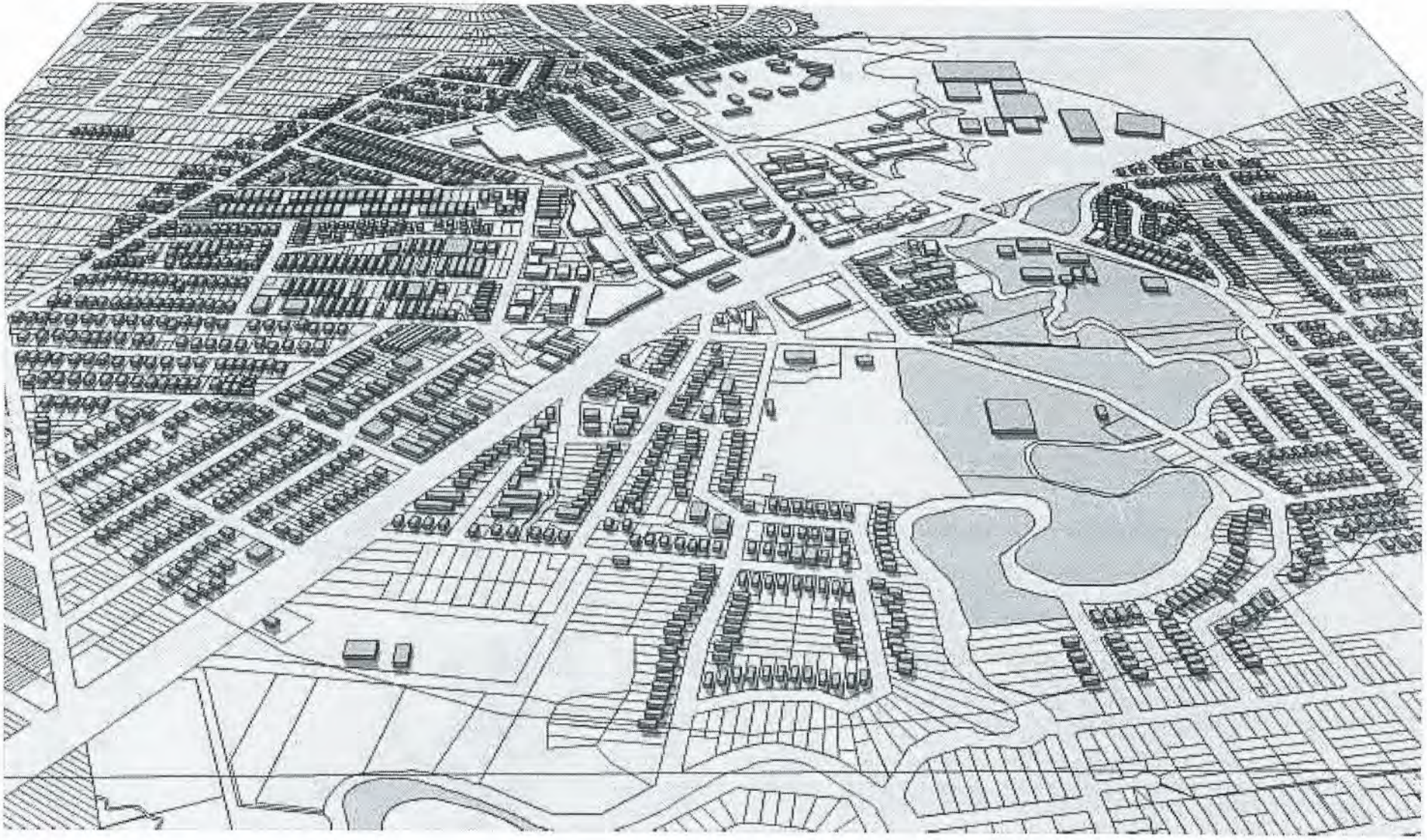
Whilst there is capacity to provide more than 60% of future growth within the eastern half of the LGA, the RDS recognises that growth should be equitably distributed across the LGA and that there is a need to improve housing mix and choice in the western half of the LGA. For these reasons more detailed structure planning should be undertaken in the western centres to determine the location and capacity for 9,600 additional dwellings in the western half of the LGA.

6.1.3 Areas Outside the Centres

It is recognised that while the RDS seeks to focus future development within centres and their catchments, some development will occur outside of these catchments. To guide out of catchment development, three strategies have also been developed, these include:

- Permitting dual occupancy development within identified areas in proximity to centre catchments;
- Development of medium density dwellings and 'triplex' developments on the existing 'narrow' lots, and,
- Permitting additional medium to high density development within identified corridors between Fairfield Heights and Fairfield and Fairfield and Cabramatta.

It is with Councils discretion as to when and if these additional strategies be undertaken. However, the RDS recommends that development focuses on centres and their catchment and other options are only pursed when these areas are approaching full development capacity. Further information on these approaches are outlined in the Background Report.



3D model of current building massing

STUDY AREA 1
FAIRFIELD CENTRE

CENTRES AND CORRIDORS

KEY

- CENTRE
- SUB REGIONAL BUSINESS CENTRE
- DISTRICT BUSINESS CENTRE
- LOCAL BUSINESS CENTRE

STUDY AREA 1 FAIRFIELD

LOCAL CONTEXT

Fairfield Centre is the largest centre and is located in the north-east of the LGA towards the municipal boundary with Holroyd. A small portion of the catchment extends outside the municipal boundary in the north-east.

Classified as a potential Major Centre in the Metropolitan Strategy, it has a significant sub-regional catchment and provides a range of high level retail, commercial and civic functions for the LGA. The centre is anchored on the railway line which provides access to Blacktown, Liverpool, Parramatta, Campbelltown and the Sydney CBD. The centre is also serviced by a number of buses and a large interchange.

The catchment of Fairfield, as defined by the centres hierarchy, is 1km which contains approximately 3,500 dwellings within this catchment. Whilst the majority of the residential built form is medium density (ie 3 storey walk up flats), the number of dwellings is at the lower end for Major Centres (typically 9,000-28,000 dwellings).

Fairfield currently contains a wide range of community facilities including a district level and local level community centre, 2 local community health centres, 3 preschools, 3 primary schools, 1 secondary school, 2 libraries and 1 senior citizen centre.

A recently completed DCP affects a large proportion of the Town Centre.

STUDY AREA 1 FAIRFIELD

URBAN STRUCTURE

Fairfield Centre extends into the Holroyd LGA and there are significant areas of industrial land to north east of study area, just beyond the 1km Major Centre catchment.

Fairfield Centre is characterised by mixed land uses, predominantly combinations of commercial and residential land uses.

The catchment of Fairfield is divided by the railway line which runs north-east to south-west and provides a physical and visual barrier through the catchment. The commercial core is located on the northern side of the railway with expansive primary access from The Horsley Drive

The commercial core contains a range of commercial, retail, civic and residential uses which serve a sub-regional catchment and reinforce the importance of Fairfield Centre as a civic and community hub. The commercial core is focused towards the railway station, with limited commercial uses located on the southern side of the railway station. The DCP for the commercial core allows for buildings up to 12 storeys, which has not yet been fully realised. Ware Street has been the focus of recent public domain upgrades and a civic area is located in the west of the centre.

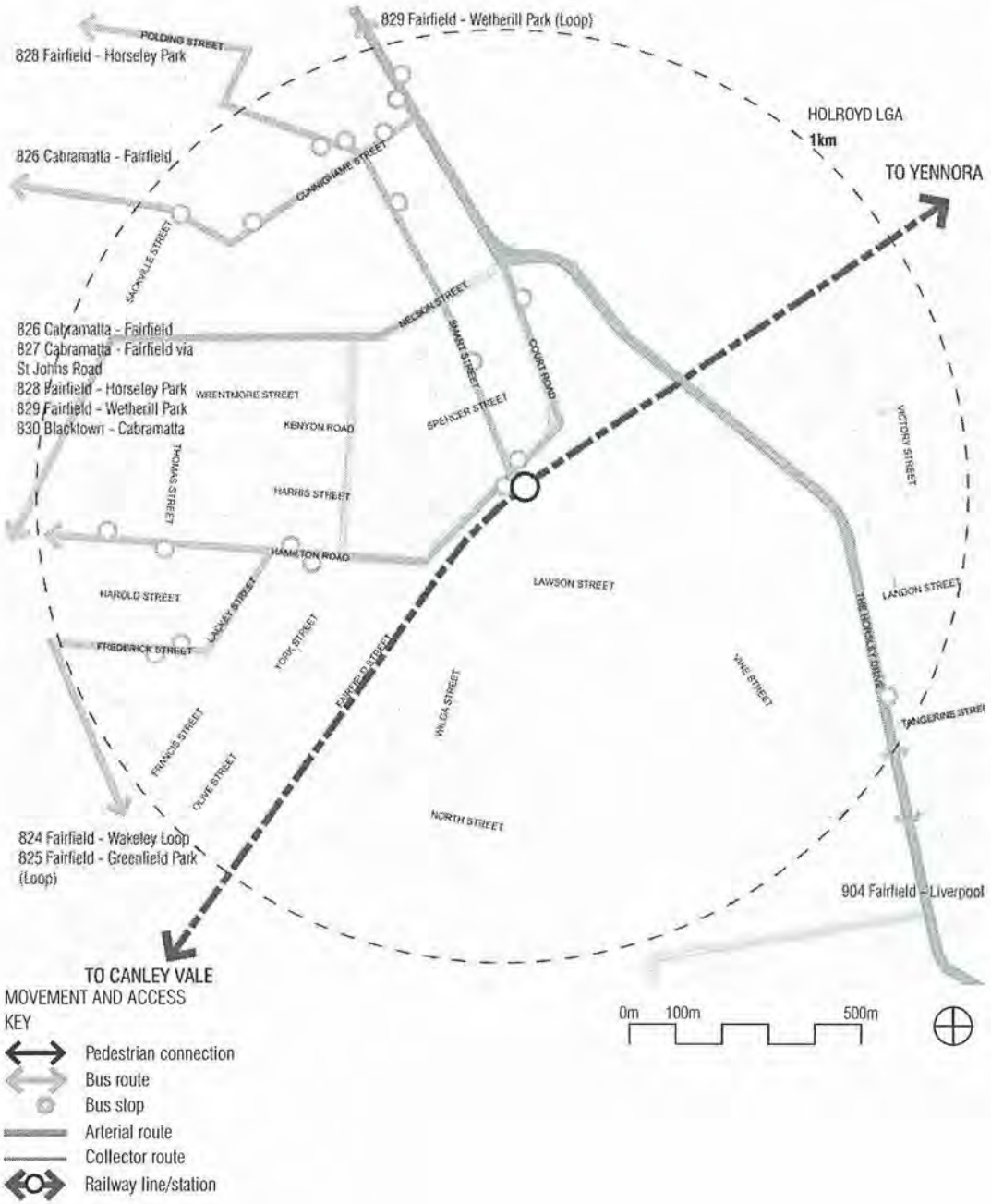
The commercial core is surrounded by pockets of medium density residential. This area was primarily developed in the 1970s and much of the housing stock is 3 storey walk ups, which are nearing the end of their life cycle. Strata titling of these lots presents a key challenge for redevelopment of the land directly around the commercial core of Fairfield Centre.

Medium density dwellings continue to the west, providing a suitable transition to the low density dwellings across Sackville Street. Low density dwellings also dominate the land south of the railway line, within the Fairfield Centre catchment area. The area to the south of the railway line is dominated by Prospect Creek and parklands. Small pockets of medium density residential have been located towards the railway station, but the remainder of the dwellings are low density.

Fairfield Park, located to the south of the railway line provides an important source of open space for the Fairfield Centre. However the railway line reduces access to the park from the north. There is limited open space within the north, particularly in the medium density areas north of the commercial core and also within the commercial core itself.

FAIRFIELD LEP 1994 ZONING KEY

- 2(a) Residential A
- 2(a1) Residential A1
- 2(b) Residential B
- 3(a) Sub-Regional Business Centre
- 3(b) District Business Centre
- 3(c) Local Business Centre
- 4(b) Light Industrial
- 5(a) Special Uses
- 5(c) Special Uses - Sub Arterial Routes
- 6(a) Existing/Proposed Public Recreation
- 6(b) Private Recreation
- Education



STUDY AREA 1 FAIRFIELD

MOVEMENT AND ACCESS

The Horsley Drive is an arterial road which provides north/south access through the LGA and connects into Hume Highway to the south. The Horsley Drive is a key access road to the Fairfield Centre and forms the northern boundary to the commercial core.

The quality of the pedestrian environment in the commercial core is varied. Upgrades have occurred around Ware Street, but additional attention is required to the north and west of the commercial core and to provide improved linkages to the railway station.

The majority of vehicular movement in the Fairfield Centre is east-west providing access into the commercial core, key roads include Polding Street, Nelson Street and Hamilton Road. The east west roads feed into the broader arterial road network.

There is high demand for on-street parking in much of the study area, with particular emphasis on streets surrounding the railway station.

Fairfield Street, runs along the railway line and provides the primarily east/west route through the commercial core.

The commercial area is centred on the Fairfield Railway Station, which lies on the Sydney CBD to Campbelltown line and the Blacktown to Campbelltown line. Peak rail services run every 5-10 minutes and off peak run every 15-30 minutes.

There are 3 pedestrian linkages across the railway line but they are generally poor, in terms of accessibility, equitable access and safety and security and in need of upgrades.

Approximately 10 bus services provide access to surrounding suburbs and centres such as Cabramatta, Wetherill Park, Wakeley and Liverpool.

Bicycle routes run parallel to the rail line (on the eastern side) and also along the Horsley Drive, connecting north to the Prospect Creek trail.

STUDY AREA 1 FAIRFIELD

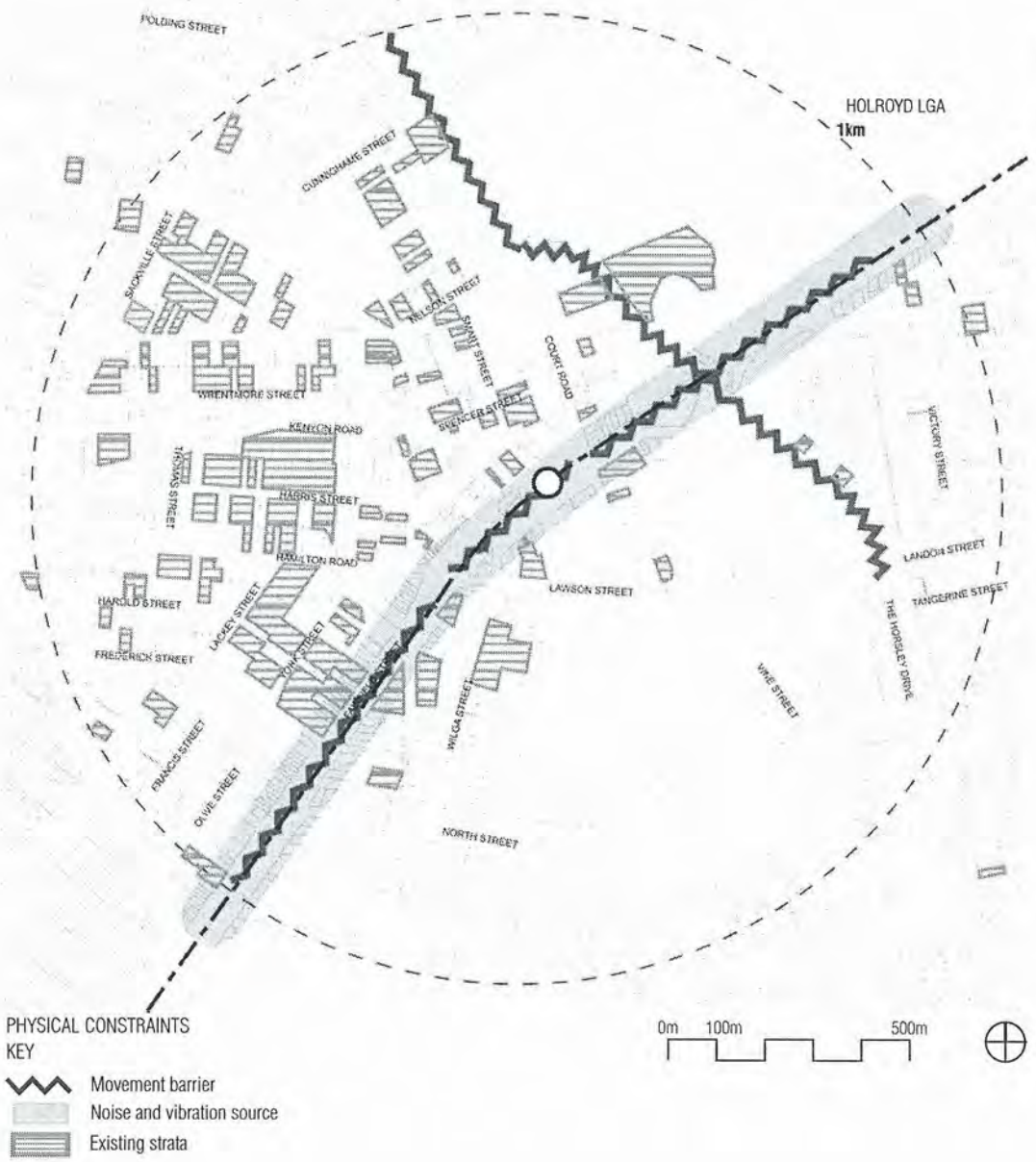
ENVIRONMENTAL CONSTRAINTS

The topography is relatively even across the catchment, with some level changes along the Prospect Creek corridor.

Prospect Creek is a major creek which runs through the LGA and through the eastern side of the Fairfield Centre. Extensive areas of open space along Prospect Creek provide a green corridor running north-south through the study area. The areas of open space in this corridor provide an important source of open space and recreation for the catchment.

Areas along Prospect Creek are subject to flooding. The 1:100 flood line affects a significant proportion of areas within the eastern half of the catchment, particularly around the Horsley Drive (north of railway line) and through the low density residential areas east of Fairfield Park. This limits the development potential of these areas.

Acid sulphate soils impact on the eastern part of the catchment and limited areas in the south. The extensive amount of acid sulphate soils may impact development viabilities in these areas and requires further investigation.



STUDY AREA 1 FAIRFIELD

PHYSICAL CONSTRAINTS

The railway line is a physical and visual barrier through the Fairfield Centre catchment, restricting pedestrian and vehicular movement.

The Horsley Drive is a divided road that contains high traffic volumes and provides a barrier to pedestrian movement.

The presence of strata development restricts re-development opportunities of the 3-storey walk ups directly to the west of the commercial core.

Noise and vibration would have a negative impact on potential intensification of sites to the south and north of railway line.

STUDY AREA 1 FAIRFIELD

OPPORTUNITIES AND CONSTRAINTS

The key opportunities and constraints to increasing residential densities within the 1km catchment of the Proposed Major Centre at Fairfield include the following:

Opportunities:

- *Open space:* There are substantial areas of open space within the catchment area, with a 'ribbon' of open space effectively bisecting the study area along a north/south axis. This offers opportunities for new development to orientate towards open space, making use of existing assets in terms of day/sun light access, visual quality, landscaping, and the opportunities for passive and active recreational activities. However, open spaces and flood levels, also constrain the amount of land available for densification.
- *Transport connections:* Fairfield benefits from strong transport connections to the wider metropolitan area via bus and rail. These links enhance the viability of higher density residential development, particularly within a 400-800m walking distance of key transport nodes.

Constraints

- *Existing strata:* A significant proportion of the existing housing stock around the centre of Fairfield, and in particular in the western parts of the catchment, is under strata ownership. Although this could offer a precedent for medium-high density residential uses, and some redevelopment has occurred in areas featuring significant quantities of strata, it does preclude the likelihood of widescale redevelopment as a consequence of existing strata laws.
- *Permeability:* Connections and movement from north west to south east across the study area are compromised by the presence of an arterial road and a railway line, with relatively few opportunities for pedestrian crossing. There are therefore opportunities to enhance pedestrian connectivity.
- *Flood affected areas:* A large proportion of the study area is subject to flooding, with particular concentrations of flood risk on the eastern periphery of the study area. This would restrict viability or prohibit any future development.
- *Acid sulphate soils:* A large proportion of the study area features acid sulphate soils. This would increase the cost and potentially restrict viability.

STUDY AREA 1 FAIRFIELD

SUSTAINABILITY MATRIX

MAJOR CENTRE	Aspirational Target	Current Status	Recommendations
Dwelling Target	9,000-28,000 within1km radius.	Currently 3,482 dwellings within 1km radius, significant potential to increase dwelling stock to meet the targel for a Major Centre.	Increase dwelling stock within the catchment to support the role of Fairfield as a Major Centre. Key locations for additional growth are within the commercial core, western half of the precinct and long term, a corridor formation to Fairfield Heights and Canley Vale.
Housing Types	Maximum height 12 storeys. High density 50%; Medium density 40%; Low density 10%.	High density 53% Medium density 16% Low density 31%	Improve the dwelling mix by supporting increases in medium and high density dwellings.
Affordable Housing	Affordable housing integrated into new developments. Priority location for affordable housing, to ensure residents can access a broad range of services available in major centres.	Contains limited DoH stock, however low cost housing is available in catchment.	Priority location for affordable housing developments, integrated with new development.
Employment and Centres	Retail to support specialised function of centre: -Daily retail and shopping needs -Business/Industry support services -Hotel and accommodation -Convention and hotel facilities -Night time economy	Contains a broad range of retail facilities which has a regional catchment. Centre also plays an administrative role and provides a range of professional services.	Continue to build on mix, diversity of retail and commercial services.
Service Infrastructure	Refer all centres	Council to liaise with relevant authorities to determine current capacity.	Provision of services to be reviewed in-line with increases in density.
Public Transport	Public transport interchange for bus and train 24 hr public transport services for rail and bus 5-10 min frequency in peak and 10-15 off peak Strong connection to other centres Park and ride facilities	Centre is focussed on a train station and has a range of bus services. Peak rail services are provided every 5-10 minutes and off peak 15-30mins.	Investigate the role of Polding Street as a future east-west bus link. Seek to create bus links between Canley Vale and Fairfield to enhance access.
Open Space and Recreation	District level park (3-10ha) linking into surrounding district level open space; Range of local (1-4ha) and neighbourhood (0.25-2ha) parks across residential area Cycle links to other centres and key destinations; Universally accessible pedestrian facilities throughout centre.	Contains a District level park but local and neighbourhood parks are limited, particularly in the west. Acquisition of site being investigated as part of open space strategy.	Ensure increased density within the western half of the catchment is supported by additional open space. Improve pedestrian linkages between residential areas and Fairfield Park.
Natural Environment	Environmental constraints will not impede or restrict future development.	South-eastern half of catchment is highly constrained.	Focus new housing in north and west of catchment.
Community Facilities	District level community centre; 3 local community centres; 4 local community health centres; 3 preschools 3 public primary schools; 2 public secondary schools; 1 local TAFE 2 youth centres; 2 branch libraries; Child care facilities; Aged care facilities	Contains a wide range of community facilities, but additional may be required as it is the primary centre and in a high-need location.	Provide additional community facilities in line with the needs of current and future population.
Urban Design and Public Domain	High quality public places and domain for workers and residents i.e. plaza, square High quality and safe public domain during both day and night	Amenity is varied, particularly within commercial core and around train station.	Continue public domain upgrades, including better cycle/pedestrian linkages particularly in commercial core.
Sustainable Development	All new housing to be adaptable and embrace principles of sustainable housing design	Older housing stock which generally does not adhere to sustainable design criteria	Ensure future dwellings are constructed to the standards of SEPP 65 and are accessible.

2031 VISION
KEY

- EMPLOYMENT USES
- LOW DENSITY RESIDENTIAL
- MEDIUM DENSITY RESIDENTIAL
- HIGH DENSITY RESIDENTIAL
- SPECIAL USES
- OPEN SPACE
- LINKAGES
- FRONTAGES
- PEDESTRIAN DOMAIN UPGRADES
- TRAIN STATION
- EXPANDED OPEN SPACE INVESTIGATION AREAS

STUDY AREA 1 FAIRFIELD

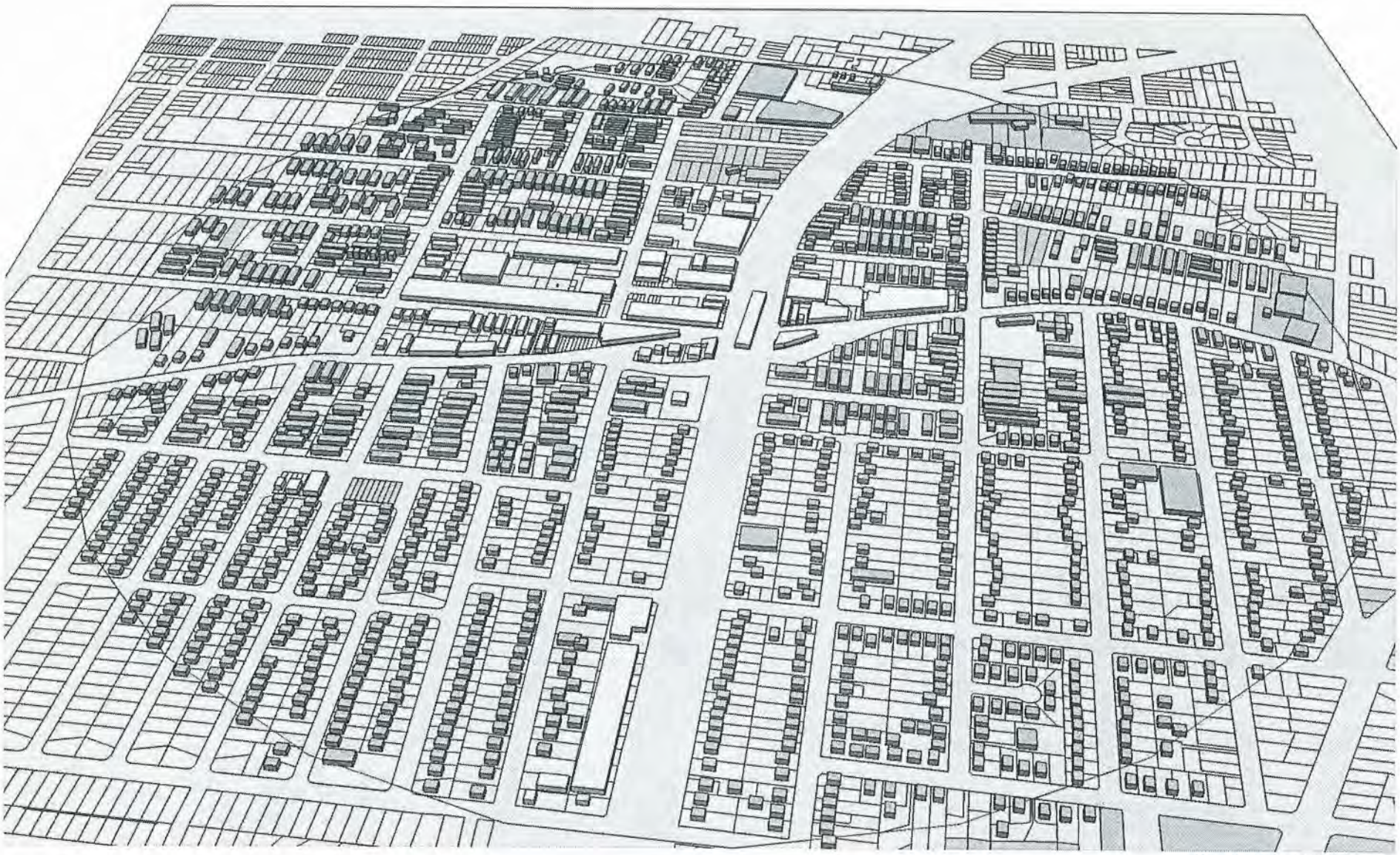
STRUCTURE PLAN PRINCIPLES

1. Maintain existing planning controls (which allow up to 12 storeys) within the commercial core and stimulate new development through a range of public domain upgrades and site specific master planned developments. The commercial core should provide residential housing stock in the short term.
2. Increase opportunity for high density zoning along Sackville Street (east) in the medium term.
3. Potential for long-term corridor along Polding Street, connecting to Fairfield Heights should a future bus route be established.
4. Existing 3 storey walk-ups to the west of the commercial core provide a long term opportunity for redevelopment if strata titling issues are overcome. Amalgamation of lots and a master planning approach would be required to ensure high quality built form outcomes.
5. Long term potential for higher density development on larger lots, allowing graduation of developments between high density, commercial core and surrounding low density areas.
6. Constrained by existing strata, but long term potential for high density.
7. Medium density corridor along railway line to Canley Vale as a long term objective.
8. Short term opportunity for high density, mindful of building controls to mitigate rail noise and vibration.
9. Sydney Water Land with long term potential for partial redevelopment.
10. Lots fronting the western side of Fairfield Park provide an opportunity for higher density dwellings which take advantage of views and amenity of the park in the short term.
11. Flood prone land with limited potential.
12. Existing schools.

URBAN RENEWAL MASTER PLAN

Fairfield is a high priority location for a Urban Renewal Master Plan (URMP). The URMP should establish a long term (20 year) plan which will ensure Fairfield meets the required level of services and facilities for a major centre. The vision for Fairfield should be based on the Structure Planning Principles (above) and develop a detailed action and implementation plan to address the Recommendations in the Sustainability Matrix. Details of the general requirements of an Urban Renewal Master Plan are in Section 5.5.

The URMP for Fairfield should prioritise the renewal of the commercial core through adoption of the DCP and public domain improvements. This should be followed by renewal of areas currently zoned medium density in the south and east.



3D model of current building massing

STUDY AREA 2
CABRAMATTA

CENTRES AND CORRIDORS

KEY

- CENTRE
- SUB REGIONAL BUSINESS CENTRE
- DISTRICT BUSINESS CENTRE
- LOCAL BUSINESS CENTRE

STUDY AREA 2 CABRAMATTA

LOCAL CONTEXT

Cabramatta Town Centre is a unique multi-cultural centre located in the south-east of the Fairfield LGA. It is centred on the railway station and dissected by the railway line which runs north-south and Cabramatta Road which runs east-west.

Cabramatta is the second largest centre within Fairfield LGA and identified as a potential major centre in the Metropolitan Strategy for NSW. It is noted that Council has made a submission to the Department of Planning that it can be down graded to a Town Centre.

Cabramatta operates as a unique centre, due to its culturally diverse population and collection of small scaled stores.

Cabramatta has strong connectivity with Canley Vale which is located directly to the north along the railway line. In accordance with the centres hierarchy, the catchment of Cabramatta is 800m, which overlaps with the Canley Vale catchment.

There are currently 4,507 dwellings within the catchment of Cabramatta, which is at the lower end of the target of 4,500-9,000 dwellings for town centres.

Cabramatta contains a wide variety of community facilities including a health centre, pre-school, public schools, library, range of child care facilities and a senior citizens club.

Cabravale Park provides the largest open space within the catchments. There are limited other parks within the Cabramatta catchment.

A DCP being prepared currently with this study affects a large proportion of the town centre.

STUDY AREA 2 CABRAMATTA

URBAN STRUCTURE

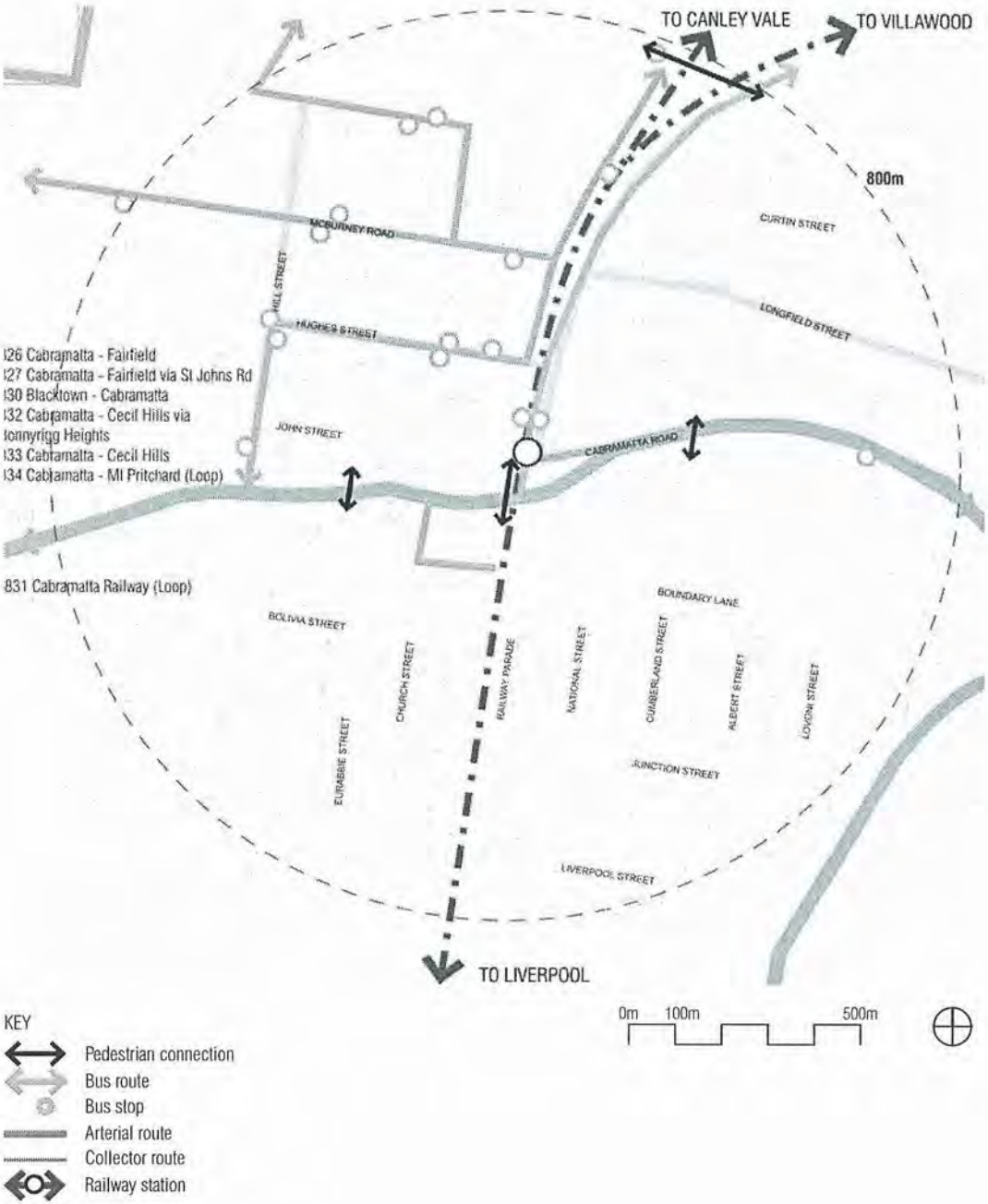
The Cabramatta Town Centre is focussed on the intersection of the north-south railway station and Cabramatta Road. The commercial core is located in the north west quadrant of the catchment area but extends along Cabramatta Road to the east.

The commercial core contains a dense array of small scale shops with a limited number of larger retail anchors. Retail uses are both at ground and first floor and the overall height of the commercial core is 2-3 storeys. The commercial core contains a vibrant, multi-cultural character.

The area south of Cabramatta Road is primarily residential, with 3-storey walk up flats close to the centre transiting to high amenity low density residential area which takes advantage of the fall in the land and views to the Cabramatta Creek in the south.

The areas to the north and west of the commercial core are primarily 3-storey walk up residential. Residential land uses also dominate on the eastern side of the railway line, containing a mix of strata and low density developments. There are two small pockets of light industrial land uses in the south-west quadrant.

Limited open space is dispersed across the catchment and there is little open space within the commercial core.



STUDY AREA 2 CABRAMATTA

MOVEMENT AND ACCESS

Railway Parade and Cabramatta Road are the key north/south and east/west transport spines of Cabramatta.

There is good access to rail and road network, including public bus services around the local area and towards Sydney CBD.

Cabramatta railway station is the junction of three railway lines, the Sydney CBD to Campbelltown line, the Blacktown to Campbelltown line and Sydney CBD to Liverpool line. The railway line is being upgraded to accommodate heavy goods which may result in increased amenity, noise and vibration issues along the railway line. Peak rail services run every 5-10 minutes and off peak run every 15-30 minutes.

There are seven bus routes servicing the catchment and provide access to the wider subregion including Fairfield, Bonnyrigg, Mount Pritchard and Cecil Hills.

The commercial core contains significant levels of off-street car parking with extensive on street parking provision. However, during peak shopping times there is significant overflow of parking into residential streets.

Pedestrian networks and access is strong in the commercial core, however east/west access is limited by the railway line and north/south pedestrian access is impeded by Cabramatta Road. There is a varying quality in the public domain and pedestrian environment within the commercial core and throughout the catchment area.

A regional bike path is located on the eastern side of the railway line, linking Cabramatta to the Sydney CBD and Campbelltown.

STUDY AREA 2 CABRAMATTA

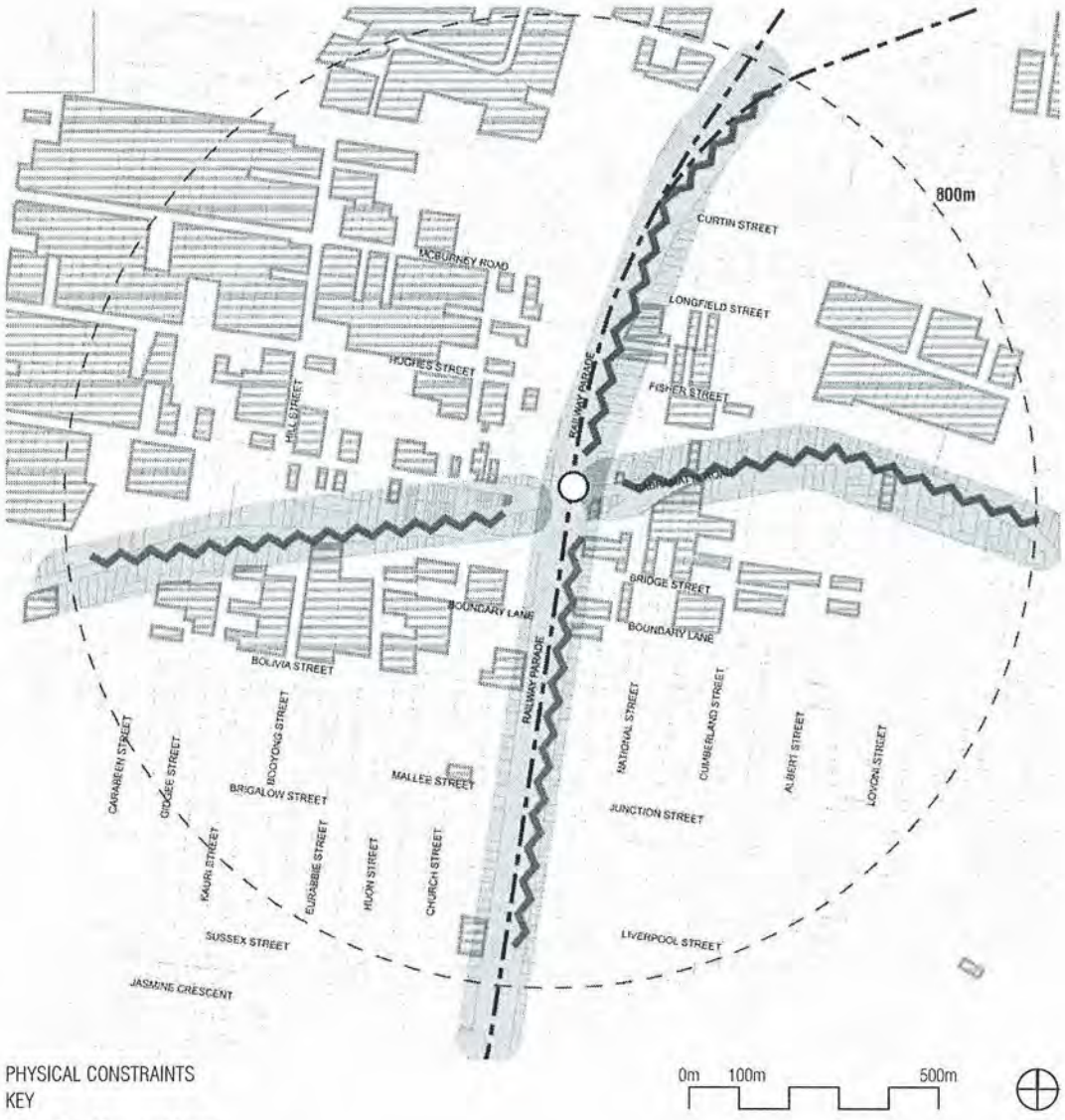
ENVIRONMENTAL CONSTRAINTS

The topography of Cabramatta is varied. There is a high-point at the railway station and the area south of Cabramatta Road has a considerable slope towards Cabramatta Creek.

Cabramatta Creek is located just to the south of the catchment and is a significant waterway through the LGA.

Flooding impacts limited areas in the north and is an extension of the flood prone areas within the Canley Vale catchment.

Acid sulphate soils are limited to the far south east of the catchment.



STUDY AREA 2 CABRAMATTA

PHYSICAL CONSTRAINTS

The most significant constraint to future development outside the commercial core of Cabramatta is strata allotments. This constrains a high proportion of the catchment area in the short and medium term.

The axis of Cabramatta Road and the railway line reduce access and movement between the four quadrants of the catchment. Limited crossings are provided and each quadrant has developed its own unique character. Cabramatta Road and the railway also present noise and vibration issues.

The South Sydney Freight Line is proposed along the railway line. Upgrading of the railway line to enable heavy goods traffic will have significant impacts on noise and vibration along the rail corridor. Where the rail line adjoins residential areas it is proposed to construct an 8m high noise wall along the rail line. This wall will further impede visual and physical connectivity.

STUDY AREA 2 CABRAMATTA

OPPORTUNITIES AND CONSTRAINTS

The key opportunities and constraints to increasing residential densities within the 800m catchment of the proposed Town Centre at Cabramatta include the following:

Opportunities:

- *Community facilities:* The area is well served by a range of community facilities, including a library, community centre, health care, a swimming pool, aged care provision, educational institutions, a police station, and numerous voluntary community groups. These existing facilities could offer support for an increase in residential population.
- *Existing levels of density:* Areas of medium-high density development currently exist within the Cabramatta study area, with concentrations around Railway Parade and Hill Street in the north west of the catchment area. The area of medium density around Hall Street effectively forms a 'pocket' of higher density development, which contrasts with the lower density residential development to the immediately to the north. This could be complemented by redevelopment which 'bridges' or 'steps down' between levels of density.
- *Active frontages:* Areas of 'dead' or inactive frontage along the public realm currently exist throughout Cabramatta Town Centre, with problematic areas on Railway Parade and Cabramatta Road. These could be activated through the introduction of retail or other publicly accessible uses, or new routes through built form.
- *Light industrial zone:* The existing light industrial zone to the south of the catchment area could provide services to Cabramatta and accommodate a mix of commercial and residential uses, which would be within reasonable walking distance of the public transport node at Cabramatta. This would also correspond in visual terms to existing high density development on the opposite side of Railway Parade.

Constraints:

- *Existing strata:* There are substantial areas of strata development around Cabramatta, with concentrations immediately to the west of the railway line, and to the north west of the study area.
- *Connectivity:* Pedestrian movement within Cabramatta is constrained by the railway line running north/south, and by the arterial Cabramatta Road running east/west. These transport routes compromise the pedestrian environment, and effectively prevent the study area from operating as a cohesive whole, as a connection between quadrants is difficult.

STUDY AREA 2 CABRAMATTA

SUSTAINABILITY MATRIX

TOWN CENTRE	Aspirational Target	Current Status	Recommendations
Dwelling Target	4,500-9,000 dwellings within 800m radius.	Currently 4,507 dwellings within 800m radius.	Increase dwelling stock to support the role of Cabramatta as a Town Centre.
Housing Types	Maximum height 8 storeys. High density 40% Medium density 50% Low density 20%	High density 63% Medium density 18% Low density 19%	Prioritise the development of medium density dwelling to improve the overall dwelling mix of Cabramatta.
Affordable Housing	Affordable housing integrated into new developments. Priority location for affordable housing, to ensure residents can access a broad range of services available in major centres.	DoH owns stock around Satara Avenue (currently 68 dwellings). There is also a significant proportion of low cost housing within the catchment.	Priority location for affordable housing developments, integrated with new development.
Employment and Centres	Retail and service focus to serve large residential catchment: -Large group of retail services -1-2 supermarkets -Lifestyle/café focus -Medical facilities -Small shopping mall -Some local business and employment -Limited night time activity	Centre contains a large range of retail facilities including supermarkets, speciality, café/ dining etc. Centre is low in scale but has a distinct character and high amenity.	Long term opportunity to increase scale and density within town centre.
Service Infrastructure	Refer all centres	Council to liaise with relevant authorities to determine current capacity.	Provision of services to be reviewed in-line with increases in density.
Public Transport	Public transport interchange for bus & train 24 hr public transport services for rail & bus 5-10 min frequency in peak and 10-15 off peak; Strong connection to other centres Park and ride facilities	Intersection of two major rail lines and focus for bus services. Peak rail services are provided every 5-10 minutes and off peak 15-30mins.	Work with State Government to increase frequency of public transport services.
Open Space and Recreation	2 local parks (1-4ha) distributed across local area; 6 neighbourhood parks (0.25-2ha) Cycle links to other centres and key destinations; Universally accessible pedestrian facilities throughout centre	Contains 2 local parks and 6 neighbourhood parks.	Provide additional open space in across the catchment to support increased housing density.
Natural Environment	Refer all centres	Minimal environmental constraints.	Prioritise development in areas not impacted by environmental constraints.
Community Facilities	1 local community health centre; 1 preschool; 1 public primary school; 1 public secondary schools; 1 youth centre; 1 branch libraries; Child care facilities; Aged care facilities	Contains a wide range of community facilities, but additional may be required as it the primary centre and in a high-need location.	Provide additional community facilities in line with the needs of current and future population.
Urban Design and Public Domain	Active urban space which facilities formal and informal meeting and gathering spaces i.e. plaza, square, mall etc High quality and safe public domain during both day and night.	Highly pedestrian focused and active public domain, with some plazas.	Upgrade quality of public domain and provide additional open space for public meeting and gathering
Sustainable Development	All new housing to be adaptable and embrace principles of sustainable housing design	Older housing stock does not meet sustainable housing criteria.	Ensure future dwellings are constructed to the standards of SEPP 65 and are accessible. y criteria.

STUDY AREA 2 CABRAMATTA

STRUCTURE PLAN PRINCIPLES

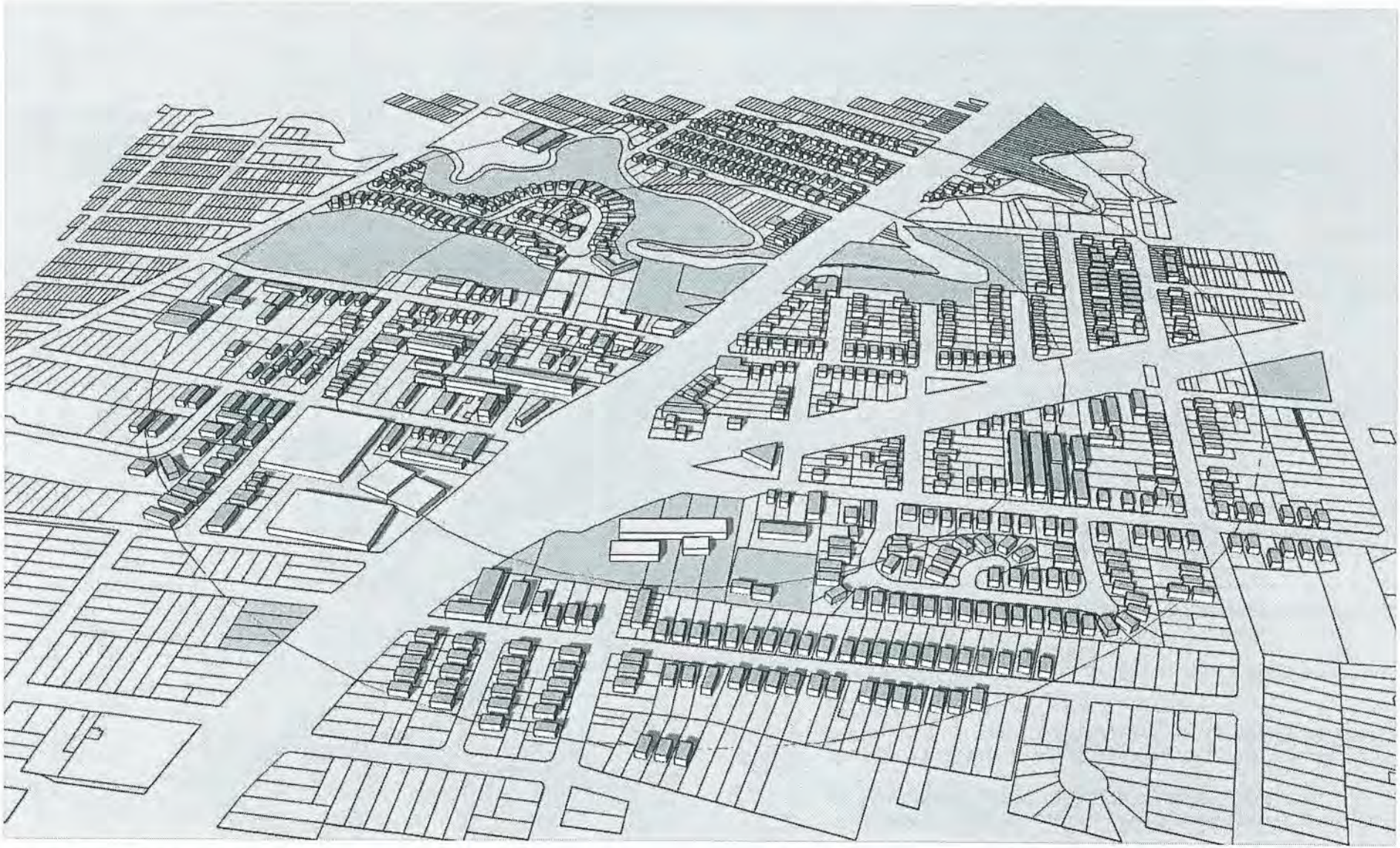
1. Existing controls do not allow for additional residential uses in the town centre. Support draft DCP which enables residential development 2 storeys and above to a maximum of 9 storeys.
2. Support draft planning controls which permit high density. Strata has limited short-medium term renewal. Potential for high density in long term. Height outside commercial core should be restricted to ensure visual and physical dominance of the commercial core in the urban landscape.
3. Up-zone pockets of low density to high density to provide short term opportunities for high density.
4. Corridor connecting into the Canley Vale catchment in the medium term.
5. Extend high density along rail corridor, with building controls to mitigate rail noise/vibration over the medium term.
6. Additional medium density within catchment and to take advantage of high amenity area.
7. Support renewal to enhance gateway to centre, at high density in the short term.
8. Additional high density areas in the short term.
9. Potential open space to service south east quadrant. Location and scope to be confirmed and provided in the short to medium term.
10. Additional linkages to ease permeability of town centre in the short term.

URBAN RENEWAL MASTER PLAN

Cabramatta is a priority location for a Urban Renewal Master Plan (URMP). The URMP should establish a long term (20 year) plan which will ensure Cabramatta meets the required level of services and facilities for a town centre. The vision for Carbramatta should be based on the Structure Planning Principles (above) and develop a detailed action and implementation plan to address the Recommendations in the Sustainability Matrix.

The URMP for Cabramatta should prioritise the renewal of the commercial core through adoption of the DCP and public domain improvements. This should be followed by renewal of areas currently zoned medium density. Up-zoning of additional areas in Cabramatta should occur in the medium to long term (10 years plus) when take up of current zones is almost complete. A corridor along the railway line towards Canley Vale should be considered in the medium to long term.

Details of the general requirements of an Urban Renewal Master Plan are in Section 5.5.



3D model of current building massing

STUDY AREA 3
CANLEY VALE

CENTRES AND CORRIDORS

KEY

- CENTRE
- SUB REGIONAL BUSINESS CENTRE
- DISTRICT BUSINESS CENTRE
- LOCAL BUSINESS CENTRE

STUDY AREA 3 CANLEY VALE

LOCAL CONTEXT

Canely Vale is located in the south east of the Fairfield LGA and sits strategically between Fairfield and Cabramatta, along the corridor that follows the rail lines. Orphan School Creek runs in an east-west direction in the northern part of the catchment area.

Orphan School Creek provides a range of open space areas which are used for passive and active recreation uses and contributes to the amenity of the centre.

The centre is focussed on Canley Vale Road and the rail station. Canley Vale Road is a key east-west road which links through to the Cumberland Highway and through to Prairiewood.

Canley Vale is classified as a Village within the LGA centres hierarchy, its catchment is 600m and contains a range of land uses.

Community facilities in the Canely Vale catchment include a preschool, primary school and three child care centres.

There are currently approximately 800 dwellings within Canley Vale which is short of the dwelling target for villages at 2,100 to 5,500 dwellings within a 600m radius.

STUDY AREA 3 CANLEY VALE

URBAN STRUCTURE

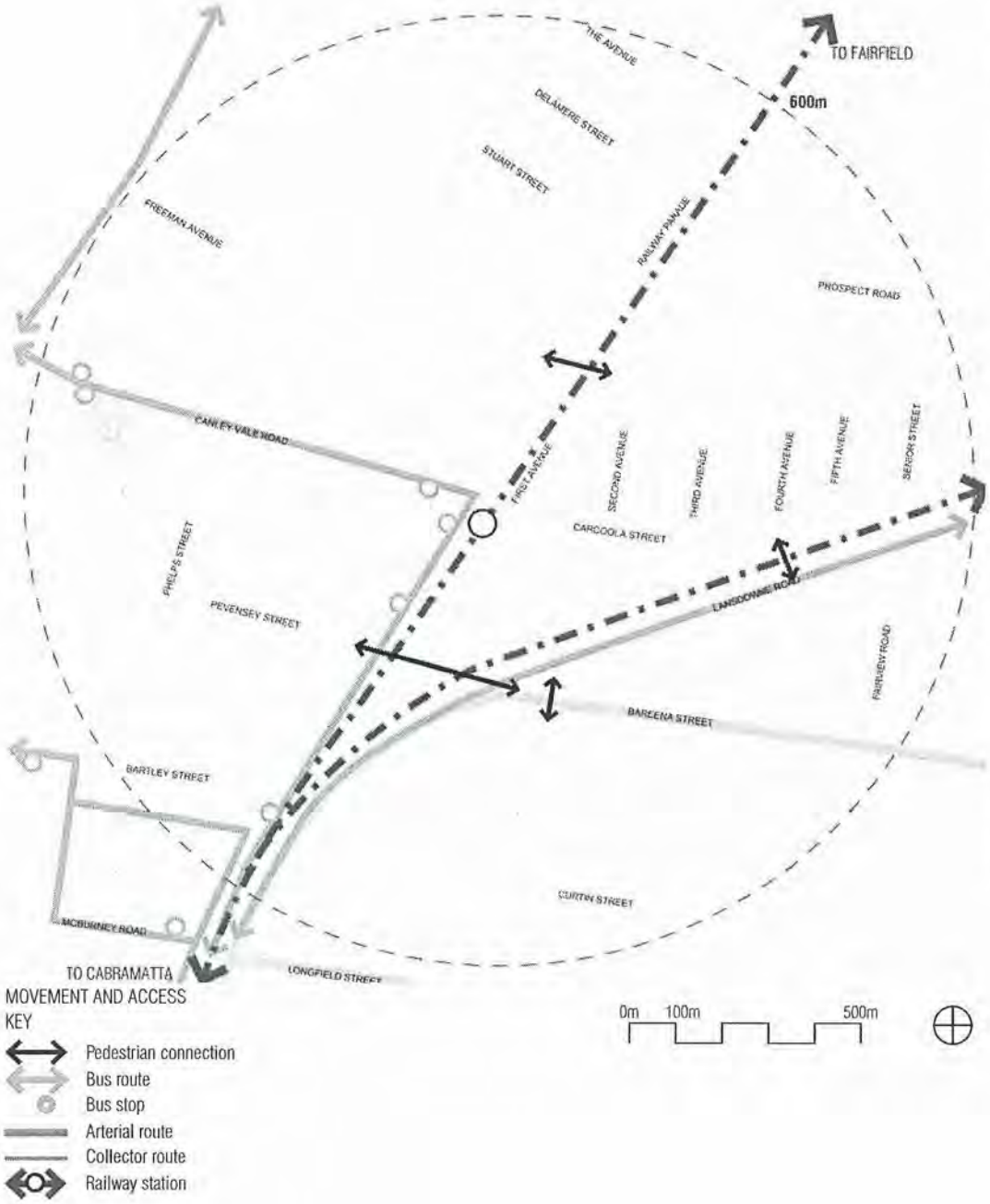
The intersection of two rail lines and the Orphan School Creek to the north, are the defining elements of Canley Vale. The primary commercial and residential areas are focussed on the western side of Railway Parade, along Canley Vale Road.

The Canley Vale commercial core extends along Canley Vale Road and is small in scale. Built form is generally 1-2 storeys. A large club/pub dominates the western end of the centre.

Orphan School Creek runs through the north of the catchment and constrains much of the land for open space. As a result the road pattern is less regular in the north than the south.

The creek corridor and surrounding low-lying lands provide for a variety of open space areas within the catchment. The Cabravale Leisure Centre is located along Bareena Street adjacent to the railway line.

A small triangle of land sits between the junction of the two railway lines in the eastern part of the catchment. The majority of the land is residential but access to this area is limited.



STUDY AREA 3 CANLEY VALE

MOVEMENT AND ACCESS

There are two railway lines running through Canley Vale, but the train station is located only on the Railway Parade railway line. This provides access to the City to Campbelltown and Blacktown to Campbelltown lines are accessible from Cabramatta.

East-west movement within Canley Vale is highly restricted by the two railway lines. The land between the two railway lines is isolated with limited access in or out of this area.

The railway lines also reduce the connectivity of the eastern half of the catchment with the core commercial areas in the west.

Pedestrian access is good around the commercial centre, but again east-west pedestrian movements are restricted to dedicated rail crossing points.

Canley Vale is serviced by three bus services, which provide access to Blacktown, Cabramatta, Fairfield and Liverpool. The railway line provides access to the CBD, Parramatta, Liverpool and Campbelltown. Peak rail services run every 5-10 minutes and off peak run every 15-30 minutes.

Limited access and high levels of flood prone land raise issues in relation to emergency access/egress.

There is a limited parking within the commercial core and around the railway station. This creates issues at peak times.

A regional bike path is located on the eastern side of the railway line, linking Cabramatta to the Sydney CBD and Campbelltown. There is a regional bike path along Orphan School Creek which intersects the Canley Vale commercial core. This bike path extends from the Western Sydney Regional Park to Bankstown.

STUDY AREA 3 CANLEY VALE

ENVIRONMENTAL CONSTRAINTS

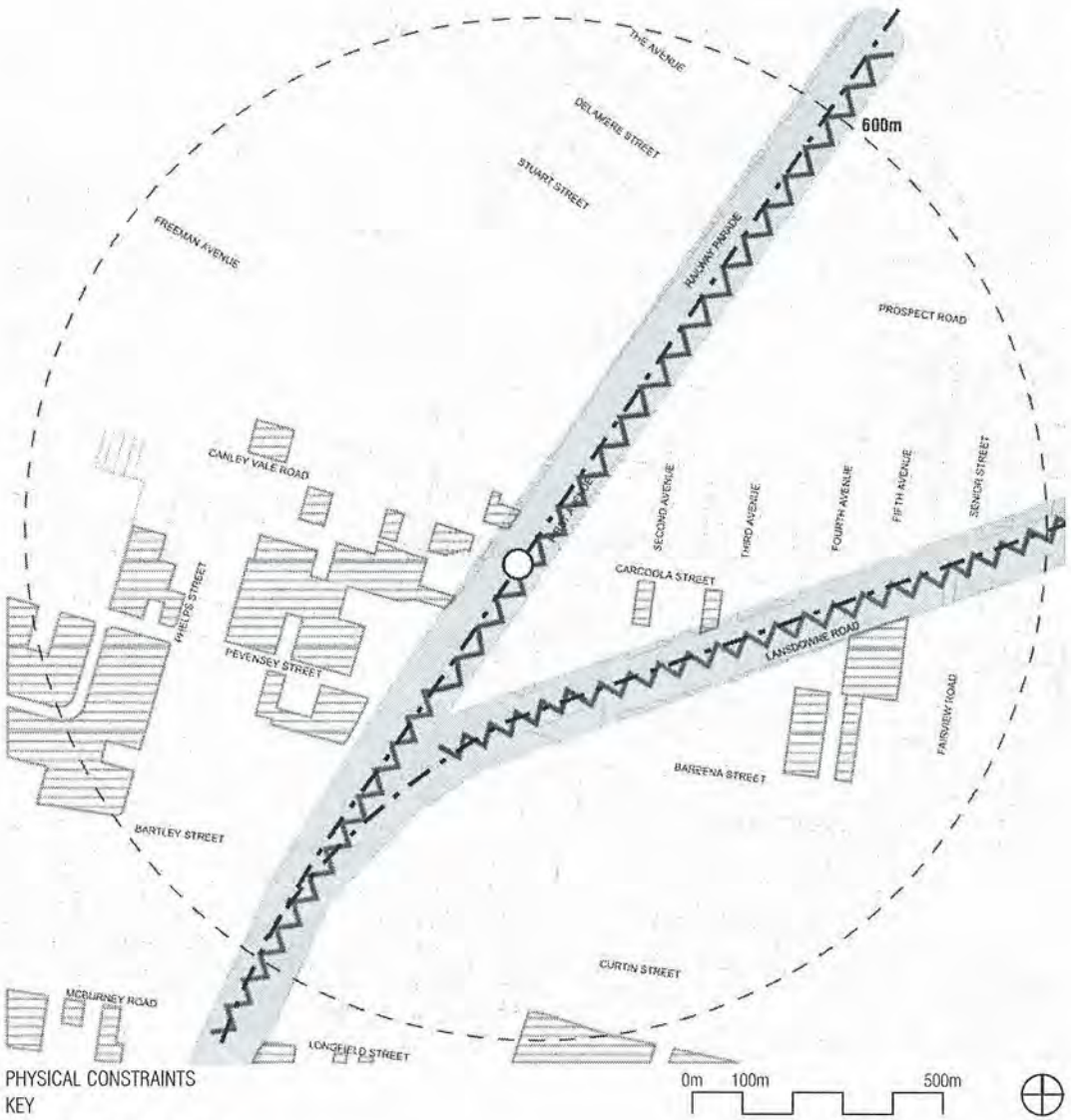
The topography of Canley Vale is highly influenced by the Orphan School Creek in the north. There are high points directly south of the railway station however the remainder of the catchment is relatively flat.

Orphan School Creek is a major water way which extends through the Canley Vale catchment. The creek meanders through the north of the catchment creating areas of open space and a high quality amenity.

Orphan School Creek presents a high flood risk to the Canley Vale catchment. Almost the entire catchment to the south of the creek is subject to the PMF (Probable Maximum Flood) flood risk, however this has not historically constrained development. The Fairfield RDS 2009 will seek to limit development in the high and medium risk flood prone areas.

Acid sulphate soils impacts the areas in the north-east of the catchment.

There are areas of vegetation along the creek corridors.



STUDY AREA 3 CANLEY VALE

PHYSICAL CONSTRAINTS

The primary physical development constraint in Canley Vale is the two railway lines. These greatly impact access and movement within the catchment and reduce access to the commercial core. As such, some areas within the catchment have a greater association with neighbouring centers.

The railway lines also present visual, acoustic and amenity barriers.

The South Sydney Freight Line is proposed along the eastern railway line, parallel to Landsdowne Road. Upgrading of the railway line will have significant impacts on noise and vibration along the rail corridor. Where the rail line adjoins residential areas it is proposed to construct an 8m high noise wall along the rail line. This wall will further impede visual and physical connectivity.

STUDY AREA 3 CANLEY VALE

OPPORTUNITIES AND CONSTRAINTS

The key opportunities and constraints to increasing residential densities within the 600m catchment of the proposed Village centre at Canley Vale include the following:

Opportunities:

- *Opportunities for long-term densification:* The process of increasing densities could follow a 'contained density' model, with maximum densities reached within the 'peninsular' sites surrounded by the railway line. There would then be incremental reductions in density down to the low rise suburban character which constitutes the predominant typology of the area. The viability of development along main routes could be enhanced by retail or other publicly accessible uses.
- *Public transport:* Canley Vale is well connected to the wider metropolitan area via bus and train, enhancing its viability as a consolidated, densified area, with new residential development within walking distance of key transport routes.
- *Shop-top housing:* There are opportunities for shop-top housing within the commercial centre at Canley Vale. This would involve an increase in density which would benefit the public domain in terms of enhancing Canley Vale Road, and increasing levels of activity during the day and night, which would have a positive impact on the safety of the public realm.
- *Open Space:* There are areas of high quality open space around the study area however, these areas are heavily constrained by flood.

Constraints;

- *Connectivity:* Pedestrian connections within Canley Vale are constrained by the presence of railway lines and arterial roads at Railway Parade and Lansdowne Road. New pedestrian connections are required between the three key aspects of the study area, as divided by these key transport routes.
- *Flooding:* Flood risk in Canley Vale is concentrated in the north of the study area, around an extensive area of open space and affects a significant part of the precinct.
- *Existing strata:* Strata is concentrated around Canley Vale Road and Pevensey Street, with existing strata laws serving to restrict opportunities for future redevelopment.

STUDY AREA 3 CANLEY VALE

SUSTAINABILITY MATRIX

VILLAGE	Aspirational Target	Current Status	Recommendations
Dwelling Target	2,100-5,500 dwellings within 600m radius.	Currently 802 dwellings within 600m radius.	Limited opportunity to increase dwelling stock to meet target for village due to environmental constraints.
Housing Types	Maximum height 6 storeys. High density 30% Medium density 40% Low density 30%.	High density 34% Medium density 14% Low density 53%	Maintain existing densities and zones across the catchment. There are some limited opportunities for additional dwellings within the provisions of the existing zones.
Affordable Housing	Affordable housing integrated into new developments. Desirable location for affordable housing, to ensure residents can access a broad range of services available in major centres	DoH own stock around First and Fifth Ave, in total 67 lots.	Identify opportunity to integrate affordable housing stock within new developments.
Employment and Centres	Cluster of shops for daily shopping with 10-50 shops: -Small supermarket -Strip of shops -Limited services -Limited medical services	Contains 50+ plus shops which includes take away, daily shops and services.	Ensure commercial core retains a mix of retail and commercial services.
Service Infrastructure	Refer all centres	Council to liaise with relevant authorities to determine current capacity.	Provision of services to be reviewed in-line with increases in density and improve emergency access in flood prone areas.
Public Transport	Bus interchange (more than 1 bus) 14 hr services 10 - 15 min frequency	Centre serviced by train and bus services. Peak rail services are provided every 5-10 minutes and off peak 15-30mins.	Work with the State Government to increase frequency of services and enhance access to the railway station.
Open Space and Recreation	1 local park (1-4ha) 3 neighbourhood parks (0.25-2ha) Cycle links to other centres and key destinations Universally accessible pedestrian facilities throughout centre	Creek provides a range of open space areas. Also benefited by the recreation swimming centre and bowling centre.	Maintain the quality and quantam of open space within the catchment
Natural Environment	Refer all centres	Area highly constrained by flooding.	Minimise additional development and increases in density in areas impacted by flooding.
Community Facilities	1 local community health centre; 1 preschool; 1 public primary school; Child care facilities; Aged care facilities	Contains a range of community facilities to meet current population.	Ensure community facilities meet the needs of current and future population
Urban Design and Public Domain	Active urban space which facilitates formal and informal meeting and gathering spaces i.e. plaza, square, mall etc High quality and safe public domain	High quality town centre with civic and open spaces.	Maintain quality and amenity of urban spaces.
Sustainable Development	All new housing to be adaptable and embrace principles of sustainable housing design	Older development does not meet sustainable housing criteria.	Ensure future dwellings are constructed to the standards of SEPP 65 and are accessible.

STUDY AREA 3 CANLEY VALE

STRUCTURE PLAN PRINCIPLES

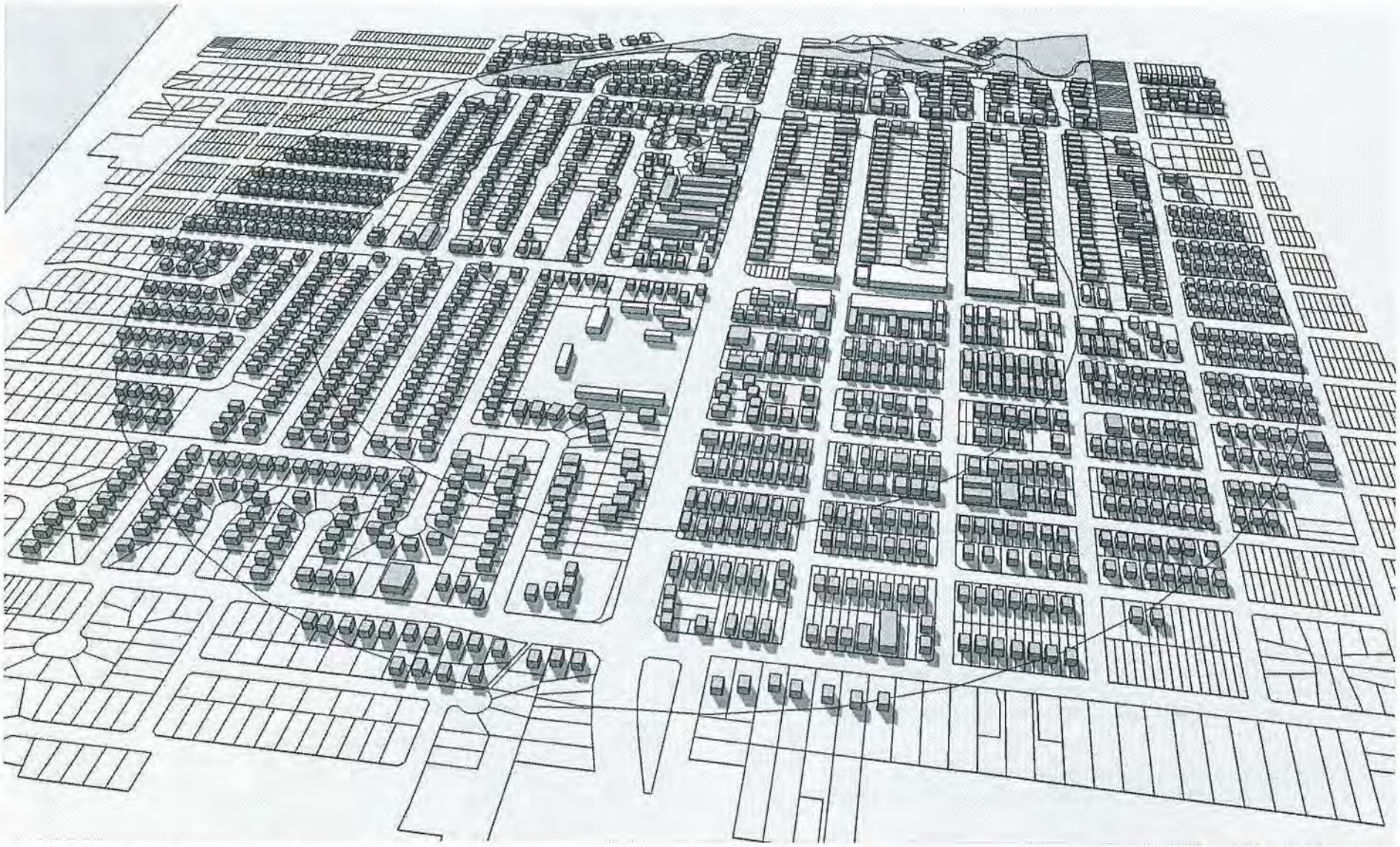
1. Promote shop-top housing in commercial in short term.
2. Strategic redevelopment site for high density housing, development should not increase risk of flood to surrounding area.
3. Existing high density area. Opportunity for short term renewal through this area.
4. Corridor of high/medium density connecting to Cabramatta catchment in the medium term.
5. Area constrained by flooding and poor access, therefore limited opportunity for additional density.
6. Continuation of corridor between Fairfield and Canley Vale in the medium term.
7. Existing medium density area, further development constrained by flooding issues.
8. Encourage new development with frontage to open space links.

URBAN RENEWAL MASTER PLAN

Given the limited re-development potential, a Urban Renewal Master Plan is not a priority in the short to medium term. Flooding and access issues limits the opportunity to increase densities and it is considered that medium and high densities should not be located in areas of medium and high flood risk. Back zoning of existing medium and high density residential impacted by flooding is recommended, where Council drainage studies clearly demonstrate the land is not suitable for development.

An URMP for Canley Vale should establish a long term (20 year) plan which will ensure Canley Vale meets the required level of services and facilities for a village. The plan would focus on public domain upgrades and provision of community services. It should also provide direction on a long term corridor between Fairfield and Cabramatta along the train line. The vision for Canley Vale should be based on the Structure Planning Principles (above) and develop a detailed action and implementation plan to address the Recommendations in the Sustainability Matrix.

Details of the general requirements of an Urban Renewal Master Plan are in Section 5.5.



3D model of current building massing

STUDY AREA 4
CANLEY HEIGHTS

CENTRES AND CORRIDORS

KEY

- SUB REGIONAL BUSINESS CENTRE
- DISTRICT BUSINESS CENTRE
- LOCAL BUSINESS CENTRE
- SUBJECT CENTRE

STUDY AREA 4 CANLEY HEIGHTS

LOCAL CONTEXT

Canley Heights is located in the eastern half of the Fairfield LGA on the Cumberland Highway.

Cabramatta is the closest major centre to Canley Heights and is situated approximately 3km to the south east of Canley Heights.

The area surrounding Canley Heights is primarily residential and Green Valley Creek/ Orphan School Creek provides an important green corridor along the northern periphery of the centre.

The Metropolitan Strategy has identified Canley Heights as a small village, however, Council is seeking reclassification of Canley Heights as a village. The catchment of Canley Heights is predominately residential with a main commercial focus along Canley Vale Road, east of the intersection with the Cumberland Highway.

Community facilities in the Canley Heights catchment include a preschool, primary school and a child care centre.

There are currently approximately 1,300 dwellings within Canley Heights which is below the metropolitan dwelling target for villages at 2,100 to 5,500 dwellings within a 600m radius.

STUDY AREA 4 CANLEY HEIGHTS

URBAN STRUCTURE

Canley Heights is focussed on the Cumberland Highway, which is key north-south arterial road within the sub-region. The road network is generally in a grid pattern, with Canley Vale Road providing the east-west intersection and the main commercial area for Canley Heights. Canley Vale Road links Prairiewood and Canley Vale.

The commercial core is along Canley Vale Road and the wide, tree lined street provides a high amenity. There is a broad variety of shops within the commercial core.
Canley Heights is primarily a residential area, with a high proportion of the land within a 400-600m catchment currently zoned for medium density housing. The take up of this land has been relatively low.

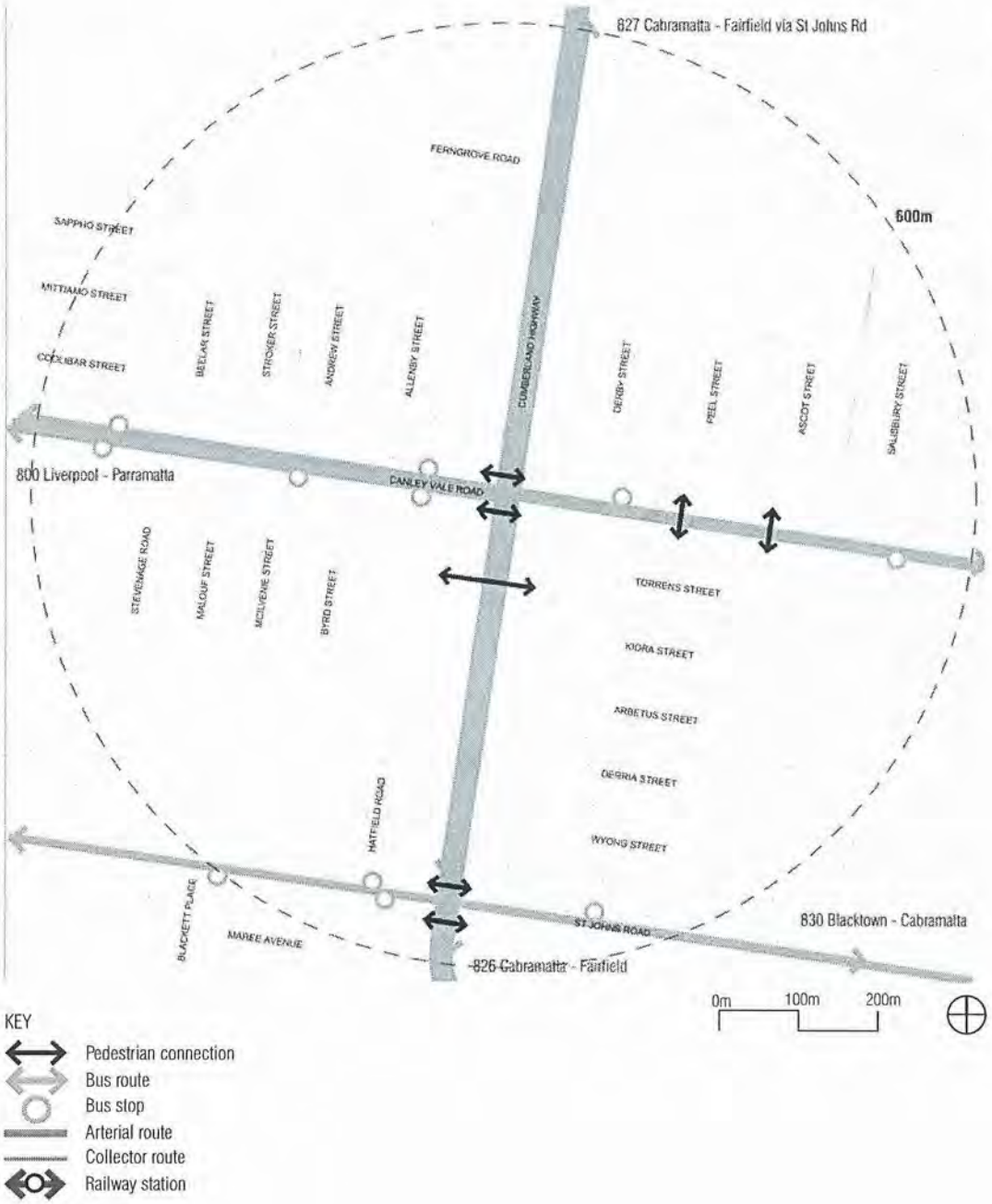
Green Valley Creek/Orphan School Creek sits along the northern periphery of Canley Heights and provides an open space link. Open space is generally limited within the catchment.

A secondary school sits to the south of the Cumberland Highway and Canley Vale Road intersection.

FAIRFIELD LEP 1994 ZONING

KEY

- 2(a) Residential A
- 2(a1) Residential A1
- 2(b) Residential B
- 3(a) Sub-Regional Business Centre
- 3(b) District Business Centre
- 3(c) Local Business Centre
- 4(b) Light Industrial
- 5(a) Special Uses
- 5(c) Special Uses - Sub Arterial Routes
- 6(a) Existing/Proposed Public Recreation
- 6(b) Private Recreation
- Education



STUDY AREA 4 CANLEY HEIGHTS

MOVEMENT AND ACCESS

The key roads in Canley Heights are the Cumberland High, which is a divided four lane road running north-south and Canley Vale Road which links through to Canley Vale in the east.

Canley Heights is serviced by four bus services which run along the Cumberland Highway, Canley Vale Road and St Johns Road. The bus services provide access to Fairfield, Cabramatta, Blacktown, Liverpool and Parramatta.

There is on-street parking within the centre. as well as on-grade parking lots behind the central main street.

The regular road access within Canley Heights provides allows a high degree of accessibility for both pedestrians and vehicles. East-west pedestrian access is somewhat limited by the Cumberland Highway, which is a divided four lane road.

Canley Heights sits outside the regional bike network. However, a bike trail is proposed along the Green Valley Creek then heading north along the Cumberland Highway.

STUDY AREA 4 CANLEY HEIGHTS

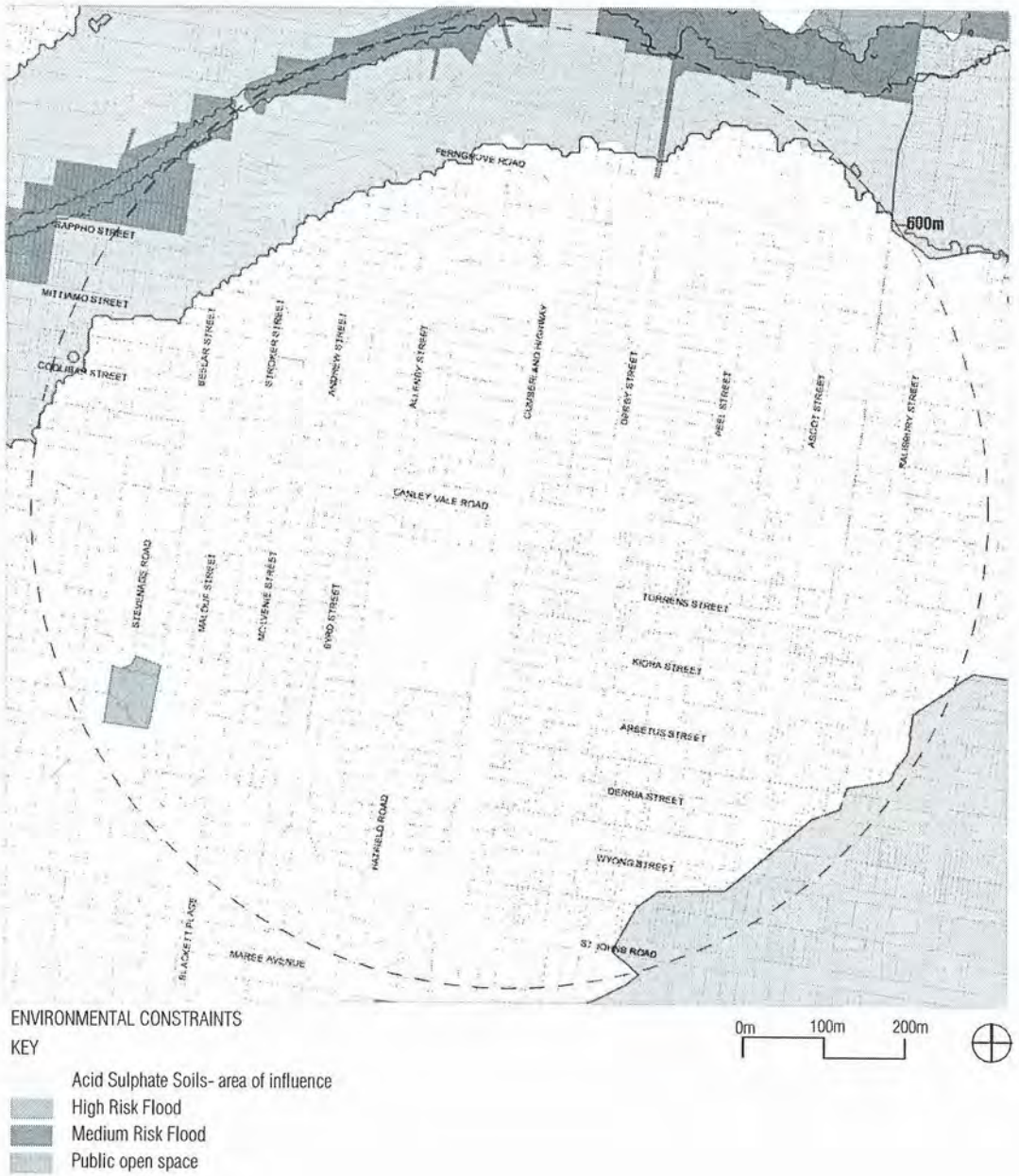
ENVIRONMENTAL CONSTRAINTS

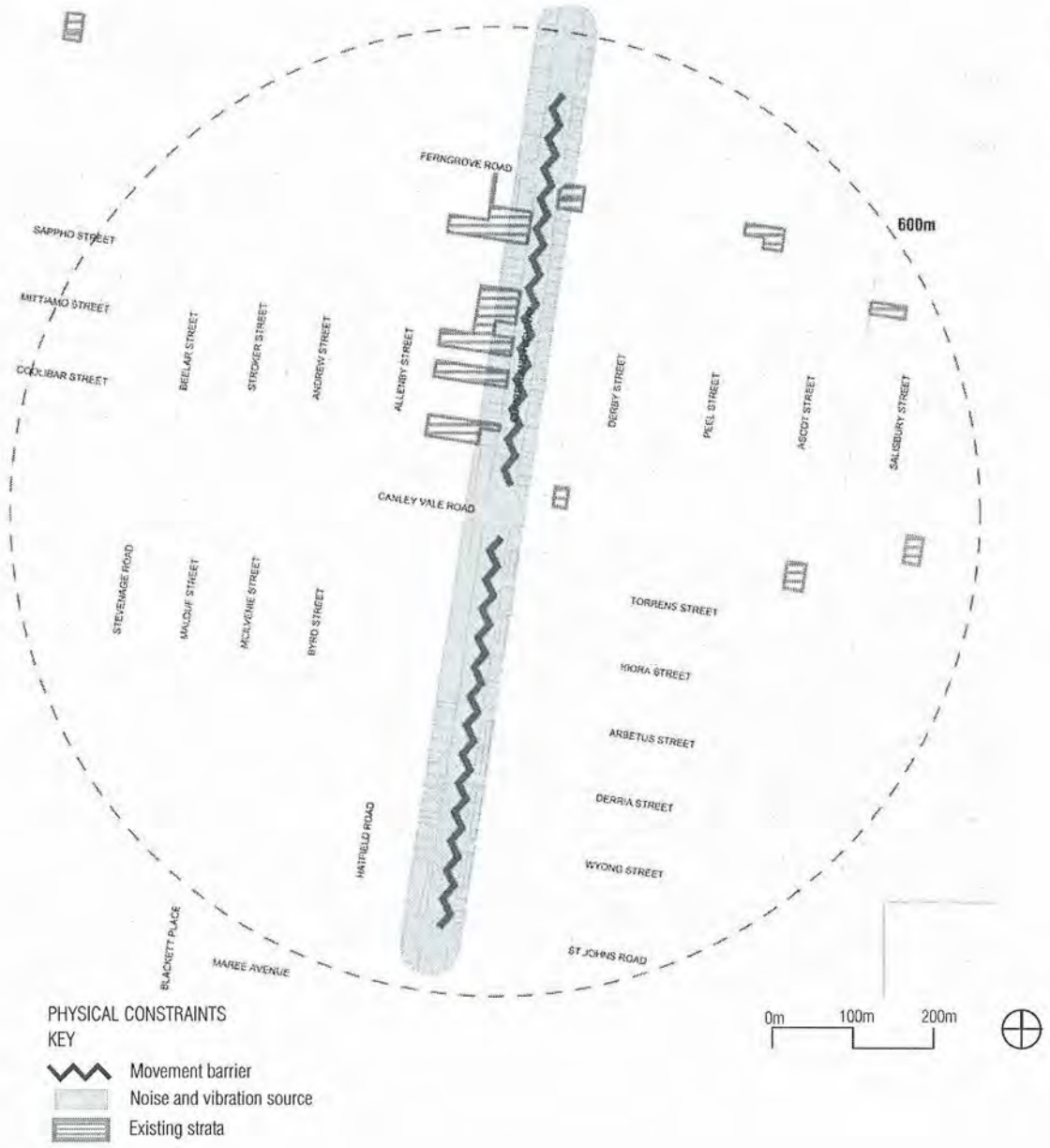
The topography of Canley Heights is defined by a high point in the south-west of the catchment and a fall towards Green Valley Creek/Orphan School Creek in the north.

Two major creeks, Green Valley Creek and Orphan School Creek intersect along the northern periphery of the catchment.

There is limited flooding in the south-east, extending from the Canley Vale catchment.

Acid sulphate soils have not been identified within the Canley Heights catchment.





STUDY AREA 4 CANLEY HEIGHTS

PHYSICAL CONSTRAINTS

The Cumberland Highway is a key constraint to east-west movement within the catchment and is also a source of noise and amenity impact.

Strata limits some redevelopment to the west of the Cumberland Highway however the precinct is generally unecumbered by major physical constraints.

STUDY AREA 4 CANLEY HEIGHTS

OPPORTUNITIES AND CONSTRAINTS

The key opportunities and constraints to increasing residential densities within the 600m catchment of the proposed Village centre at Canley Heights include the following:

Opportunities:

- *Public domain:* The public domain at Canley Heights has high amenity with clear examples of renewal and a good relationship between pedestrians and motor vehicles. Any redevelopment aimed at densifying the area should maintain these features which are key to the success and viability of the area.
- *Shop-top housing:* There are opportunities for shop-top housing within the commercial centre at Canley Heights. This would involve an increase in density which would benefit the public domain in terms of enhancing the sense of enclosure along Canley Vale Road, and increasing levels of activity during the day and night, which would have a positive impact on the safety of the public realm.
- *Opportunities for long-term densification:* The process of increasing densities could follow a 'contained density' model, with maximum densities reached around the existing commercial hub at Canley Vale Road, with incremental reductions in density down to the low rise suburban character which constitutes the predominant typology of the area. The viability of development along main routes could be enhanced by retail or other publicly accessible uses.

Constraints:

- *Connectivity:* The study area is bisected by the Cumberland Highway running north/south. This impedes east-west pedestrian movement around the centre of Canley Heights, and in particular access to Canley Heights Public School.

STUDY AREA 4 CANLEY HEIGHTS

SUSTAINABILITY MATRIX

VILLAGE	Aspirational Target	Current Status	Recommendations
Dwelling Target	2,100-5,500 dwellings within 600m radius.	Contains 1,302 dwellings within 600m catchment	Implement the recommendations of the structure planning to meet the lower level dwelling range for a village.
Housing Types	Maximum height 6 storeys. High density 30% Medium density 40% Low density 30%	High density 1% Medium density 18% Low density 81%	Provide for additional density within and around the commercial core of the centre. Maintain existing zoning across the remainder of the catchment.
Affordable Housing	Affordable housing integrated into new developments.	DoH own stock around George and Dukes St (44 lots). Lower cost housing available within catchment.	Encourage integrated affordable housing developments.
Employment and Centres	Cluster of shops for daily shopping with 10-50 shops: -Small supermarket -Strip of shops -Limited services -Limited medical services	Contains 60+ shops including a supermarket, take away, daily shops and services.	Continue to build on mix, diversity of commercial and retail uses to meet long term increase in residential population.
Service Infrastructure	Refer all centres	Council to liaise with relevant authorities to determine current capacity.	Provision of services to be reviewed in-line with increases in density
Public Transport	Bus interchange (more than 1 bus) 14 hr services 10 - 15 min frequency	Serviced by four bus services.	Work with State Government to increase frequency of public transport services.
Open Space and Recreation	1 local park (1-4ha) 3 neighbourhood parks (0.25-2ha) Cycle links to other centres and key destinations Universally accessible pedestrian facilities throughout centre	Contains one local park, which is not near centre and limited neighbourhood parks.	Improve the provision of open space, particularly around the commercial core. Need to enhance quality of existing open space.
Natural Environment	Refer all centres	Minimal environmental constraints.	
Community Facilities	1 local community health centre 1 preschool 1 public primary school Child care facilities Aged care facilities	Contains a preschool, public primary school and child care centre.	Provide additional community facilities such as a health centre and aged care. Seek to create multipurpose community facilities in proximity to open space.
Urban Design and Public Domain	Active urban space which facilities formal and informal meeting and gathering spaces i.e. plaza, square, mall etc High quality and safe public domain	Strong and active public domain within commercial core.	Provide a civic space within the commercial core.
Sustainable Development	All new housing to be adaptable and embrace principles of sustainable housing design	Older development does not meet sustainable housing criteria.	Ensure future dwellings are constructed to the standards of SEPP 65 and are accessible.

STUDY AREA 4 CANLEY HEIGHTS

STRUCTURE PLAN PRINCIPLES

1. Promote shop top housing in commercial core in the short term.
2. Provide additional open space in the short to medium term.
3. Potential for high density in the medium term. Additional density is dependent on development of open space (above). A height transition is required between Canley Vale Road and Ferngrove Road.
4. Medium to long term high density area in close proximity to retail core.
5. Increase density and extend public domain improvements along corridor towards Canley Vale in the short term.
6. Existing school.

URBAN RENEWAL MASTER PLAN

Canley Heights is a medium term priority location for the preparation of an Urban Renewal Master Plan (URMP). The URMP should establish a long term (20 year) plan which will ensure Canley Heights meets the required level of services and facilities for a village. The vision for Canley Heights should be based on the Structure Planning Principles (above) and develop a detailed action and implementation plan to address the Recommendations in the Sustainability Matrix.

The URMP for Canley Heights should prioritise the in-fill of existing areas zoned medium density. Local area improvement plans could assist in attracting medium density housing. High density around the core should be considered in the medium along with a corridor of medium density towards Canley Heights.

Details of the general requirements of an Urban Renewal Master Plan are in Section 5.5.

3D model of current building massing

STUDY AREA 5
FAIRFIELD HEIGHTS

CENTRES AND CORRIDORS

KEY

- CENTRE
- SUB REGIONAL BUSINESS CENTRE
- DISTRICT BUSINESS CENTRE
- LOCAL BUSINESS CENTRE

STUDY AREA 5 FAIRFIELD HEIGHTS

LOCAL CONTEXT

Fairfield Heights is located in the north-east of the LGA, half way between the Cumberland Highway and Fairfield commercial area. Smithfield sits to the north of Fairfield Heights and beyond is the Fairfield industrial corridor.

Fairfield Heights sits away from the key arterial road network, but is intersected by Polding Street, which has the potential to be a key east-west public transport link within the LGA, linking the two major centres of Prairewood and Fairfield.

The Metropolitan Strategy has identified Fairfield Heights as a small village, however Council is seeking reclassification of Fairfield Heights as a village. The catchment of Fairfield Heights contains residential development with the main commercial focus along The Boulevard which intersects Polding Street.

Community facilities in the Fairfield Heights catchment include a primary school, two child care centres and a nursing home.

There are currently approximately 1,300 dwellings within Fairfield Heights which is short of the dwelling target for villages at 2,100 to 5,500 dwellings within a 600m radius.

STUDY AREA 5 FAIRFIELD HEIGHTS

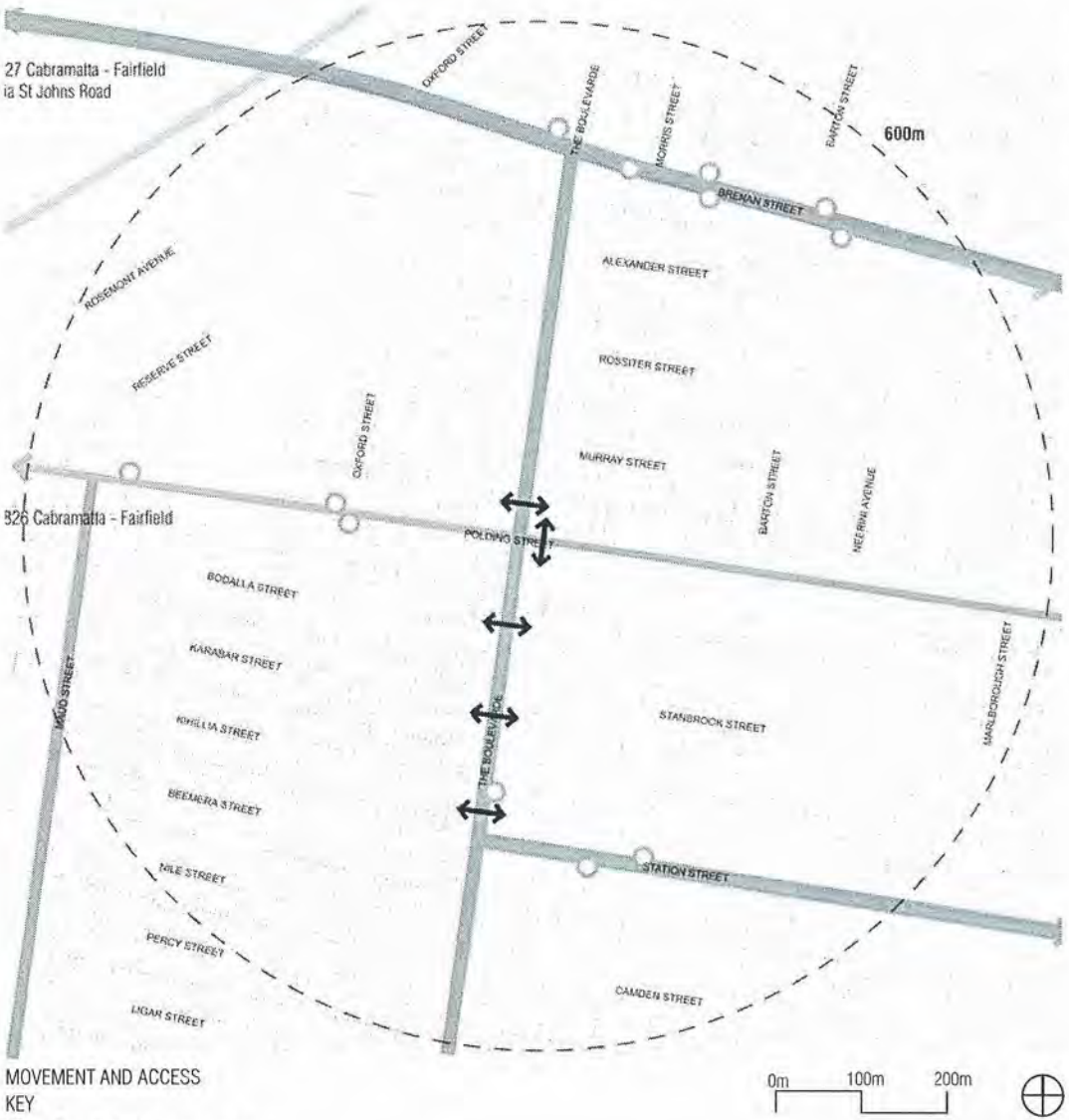
URBAN STRUCTURE

Fairfield Heights has a grid pattern street structure with Polding Street providing a key east-west axis and The Boulevarde the north-south axis.

The commercial area of Fairfield Heights sits along The Boulevarde, to the south of Polding Street. The retail area has extended slightly east along Stanbrook Street and Station Street.

The size of residential lots vary with larger strata lots south east of Polding Street and small 'triplex' lots on the south western side of the commercial area. Lots to the north are more regular in size (500-600sqm).

Open space and civic spaces are limited, particularly in close proximity to the commercial centre. A large area of open space is located to the north west of the commercial centre, fronting Polding Street, however this has poor connectivity with the commercial area.



STUDY AREA 5 FAIRFIELD HEIGHTS

MOVEMENT AND ACCESS

Primary vehicle movements are east-west along Polding Street, which intersects the Cumberland Highway to the west and links to Fairfield to the east.

The remainder of roads in Fairfield Heights are residential in character, with the exception of The Boulevarde. The commercial area along The Boulevarde is a key destination for local traffic.

The regular road network provides good pedestrian access with bus routes running along Brenan Street, Polding Street. The Boulevard and Station Street, providing access to Cabrammatta and Fairfield. There is potential to develop Polding Street as a key bus arterial between the major centres of Prairiewood and Fairfield.

Parking within Fairfield Heights commercial core is provided on-street, with large on-grade parking provided at the retail complex between Stanbrook and Station Streets.

The Fairfield Heights commercial core amenity is fair, however it lacks any civic or open spaces.

Fairfield Heights sits outside the regional bike network.

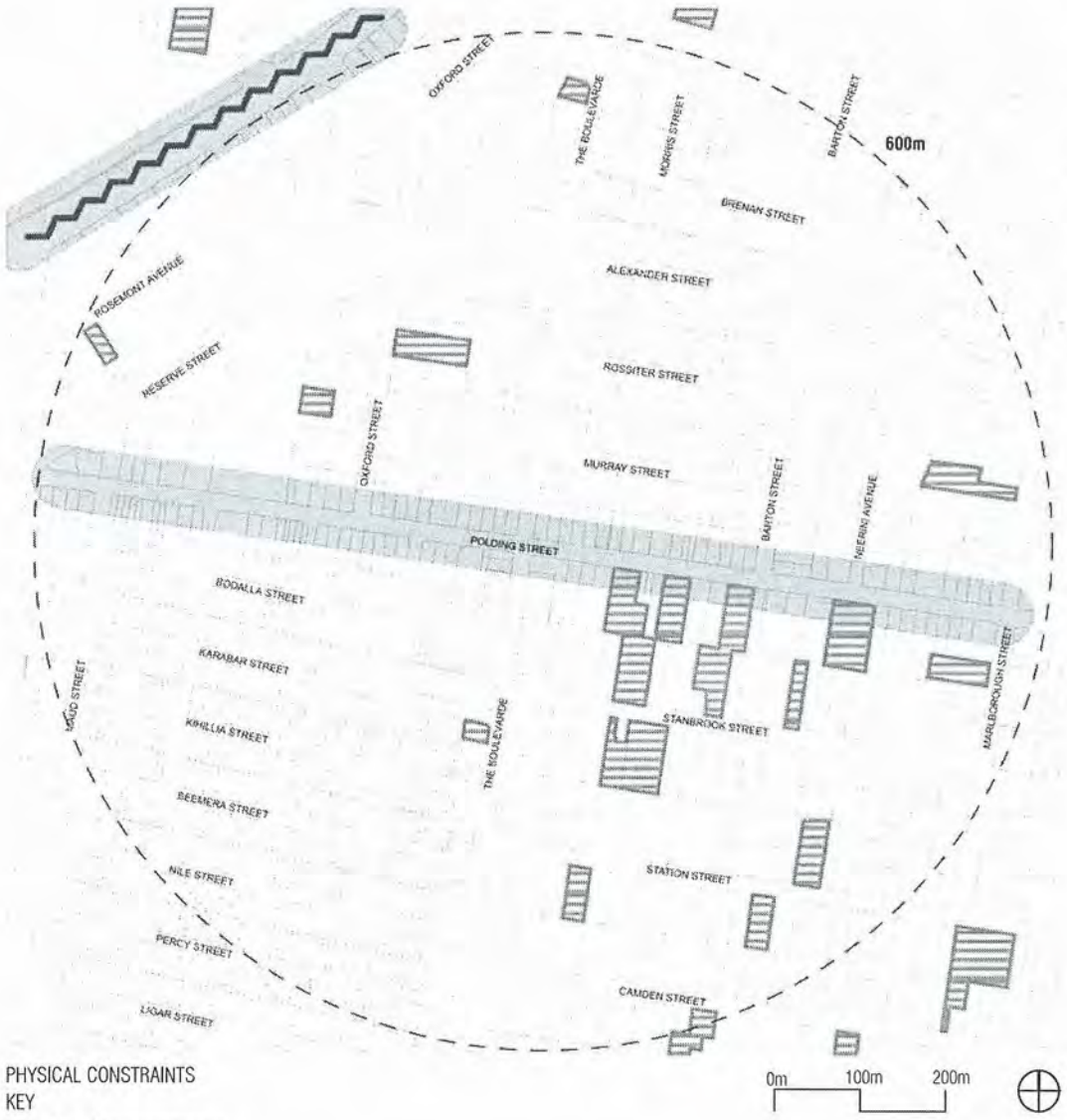
STUDY AREA 5 FAIRFIELD HEIGHTS

ENVIRONMENTAL CONSTRAINTS

The topography of Fairfield Heights is defined by a high-point at the intersection of Polding Street and the Boulevarde, with ridge lines extending north-south.

Fairfield Heights is relatively unconstrained by natural systems. There are no flooding or acid sulphate soils constraints.

There is limited open space opportunities within the centre.



STUDY AREA 5 FAIRFIELD HEIGHTS

PHYSICAL CONSTRAINTS

There are limited development constraints in Fairfield Heights. Increased traffic along Polding Street as the result of a new key bus axis, could potentially create amenity impacts for development along this axis.

There is a small concentration of strata lots in the south east quadrant of Fairfield Heights. The small 'triplex' lots in the south west quadrant could also be considered as a minor constraint to a larger scale redevelopment, however they currently allow small, terrace style housing.

STUDY AREA 5 FAIRFIELD HEIGHTS

OPPORTUNITIES AND CONSTRAINTS

The key opportunities and constraints to increasing residential densities within the 600m catchment of the proposed Village centre at Fairfield Heights include the following:

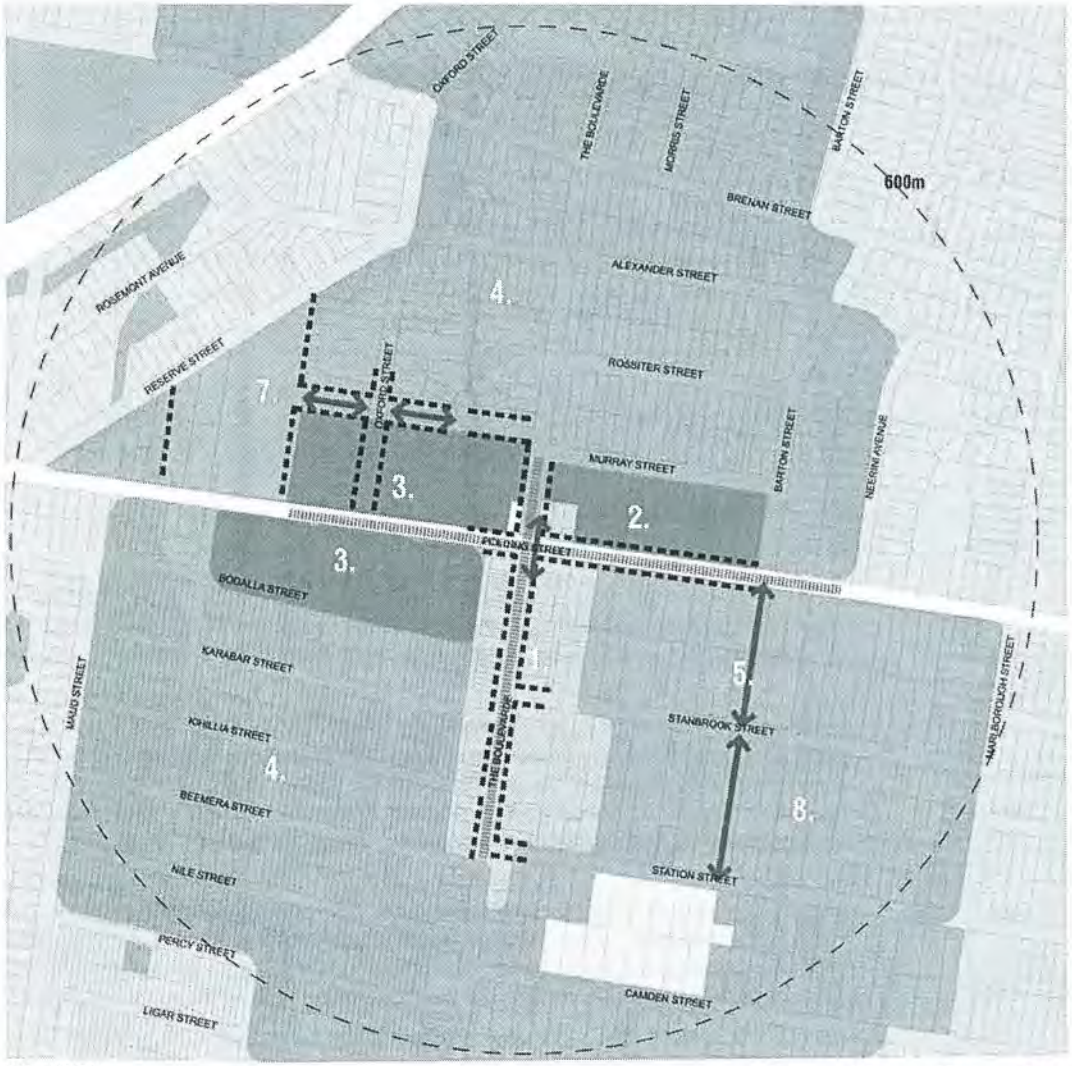
Opportunities:

- *Public domain:* The public realm would benefit from enhancement comparable to treatments at Canley Heights and Canley Vale. This could involve the introduction of street trees and street furniture, and a possible town centre square and civic space.
- *Shop-top housing:* There are opportunities for shop-top housing within the commercial centre at Fairfield Heights. This would involve an increase in density which would benefit the public domain in terms of enhancing the sense of enclosure along The Boulevarde, and increasing levels of activity during the day and night, which would have a positive impact on the safety of the public realm.
- *Opportunities for long-term densification:* The process of increasing densities could follow a 'contained density' model, with maximum densities reached around the existing commercial hub at The Boulevarde and, to a lesser degree, Polding Street, with incremental reductions in density down to the low rise suburban character which constitutes the predominant typology of the area. The viability of development along main routes could be enhanced by retail or other publicly accessible uses.
- *Open space:* The area of open space to the north west of the study area could be utilised by new, denser development in terms of access to sun/day light, landscaping, and opportunities for recreation.

STUDY AREA 5 FAIRFIELD HEIGHTS

SUSTAINABILITY MATRIX

VILLAGE	Aspirational Target	Current Status	Recommendations
Dwelling Target	2,100-5,500 dwellings within 600m radius.	Currenlly 1,262 dwellings within a 600m catchment.	Opportunity to increase dwelling stock to meet range for a village.
Housing Types	Maximum height 6 storeys. High density 30% Medium density 40% Low density 30%.	High density 1% Medium density 31% Low density 68%	Need to increase proportion of high density stock.
Affordable Housing	Affordable housing integrated into new developments.	No DoH stock within catchment. Significant low cost housing available in catchment.	Encourage affordable housing in catchment.
Employment and Centres	Cluster of shops for daily shopping with 10-50 shops: -Small supermarket -Strip of shops -Limited services -Limited medical services	Contains 60+shops including take away, daily shops and services.	Maintain diversity and quality of retail and commercial services.
Service Infrastructure	Refer all centres	Council to liaise with relevant authorities to determine current capacity.	Provision of services to be reviewed in-line with increases in density
Public Transport	Bus interchange (more than 1 bus) 14 hr services 10 - 15 min frequency	Contains bus two services.	Review opportunity to develop Polding Street as a key east-west bus route.
Open Space and Recreation	1 local park (1-4ha) 3 neighbourhood parks (0.25-2ha) Cycle links to other centres and key destinations Universally accessible pedestrian facilities throughout centre	Contains two local parks but no neighbourhood parks.	Increase amount and distribution of open space across catchment, particularly in south-east of catchment.
Natural Environment	Refer all centres	No major environmental constraints.	
Community Facilities	1 local community health centre; 1 preschool; 1 public primary school; Child care facilities; Aged care facilities	Limited community facilities with some cultural facilities and two child care centres.	Provide additional community facilities in line with the needs of current and future population.
Urban Design and Public Domain	Active urban space which facilitates formal and informal meeting and gathering spaces i.e. plaza, square, mall etc High quality and safe public domain	The public domain is fair, but lacks any civic space.	Investigate additional open space within the commercial core to increase activation. Improve quality of public domain in commercial core.
Sustainable Development	All new housing to be adaptable and embrace principles of sustainable housing design	Older development does not meet sustainable housing criteria.	Ensure future dwellings are constructed to the standards of SEPP 65 and are accessible.



2031 VISION

KEY

- EMPLOYMENT USES
- LOW DENSITY RESIDENTIAL
- MEDIUM DENSITY RESIDENTIAL
- HIGH DENSITY RESIDENTIAL
- SPECIAL USES
- OPEN SPACE
- LINKAGES
- FRONTAGES
- PUBLIC DOMAIN UPGRADES
- TRAIN STATION
- EXPANDED OPEN SPACE INVESTIGATION AREAS

0m 100m 200m

STUDY AREA 5 FAIRFIELD HEIGHTS

STRUCTURE PLAN PRINCIPLES

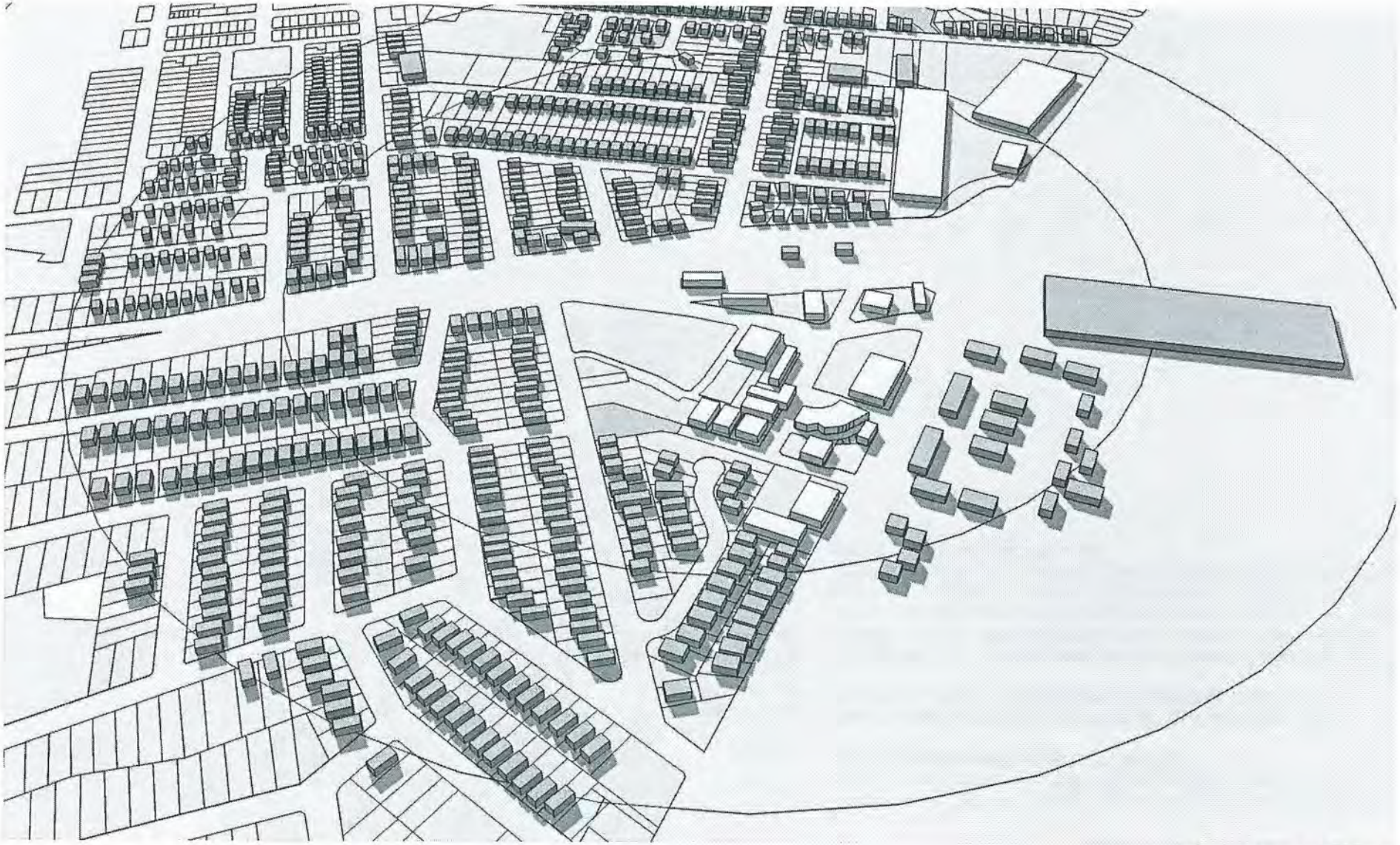
1. Promote shop top housing in commercial core in the short term.
2. If Polding Street is developed into a strategic east-west bus link, provide mixed-use development along Polding Street over the medium term.
3. Reinforce Polding Street as a key axis through provision of high density over the medium term.
4. Existing catchment area currently zoned for medium density, with limited uptake. This should be the focus for redevelopment in the short term.
5. Currently zoned for medium density lots, future redevelopment limited by existing strata lots.
6. Existing school.
7. Provide linkages to open space and orientate development towards these new access ways in the short term.
8. Break up long blocks with mid-block links.
9. Investigate civic space
10. Investigate additional open space

URBAN RENEWAL MASTER PLAN

Fairfield Heights is a medium term priority location for the preparation of an Urban Renewal Master Plan (URMP). The URMP should establish a long term (20 year) plan which will ensure Fairfield Heights meets the required level of services and facilities for a village. The vision for Fairfield Heights should be based on the Structure Planning Principles (above) and develop a detailed action and implementation plan to address the Recommendations in the Sustainability Matrix.

The URMP for Fairfield Heights should prioritise the in-fill of existing areas zoned medium density. Local area improvement plans could assist in attracting medium density housing. High density around the core should be considered in the medium along with a corridor of medium density towards Fairfield.

Details of the general requirements of an Urban Renewal Master Plan are in Section 5.5.



3D model of current building massing

STUDY AREA 6
VILLAWOOD

CENTRES AND CORRIDORS

KEY

- CENTRE
- SUB REGIONAL BUSINESS CENTRE
- DISTRICT BUSINESS CENTRE
- LOCAL BUSINESS CENTRE

STUDY AREA 6 VILLAWOOD

LOCAL CONTEXT

Villawood is located to the east of the LGA and sits adjacent to the municipal boundary to Bankstown LGA.

Villawood is located approximately 2km east of Fairfield and it is located approximately 10km from both Parramatta (to the north) and Bankstown (to the east).

Classified as a Village within the LGA centres hierarchy, its catchment is 600m, focused primarily on the railway line which runs east-west through the centre. The retail area sits directly south abutting Woodville Road.

Villawood abuts the southern end of Fairfield East/Leightonfield industrial area. Woodville Road provides a buffer between residential and industrial land uses.

Villawood currently has limited community facilities and would require additional investment in a local community facilities prior to encouraging future development. There are currently approximately 350 dwellings within Villawood which is significantly lower than the metropolitan dwelling target for villages at 2,100 to 5,500 dwellings within a 600m radius. This is primarily as half the catchment sits outside the Fairfield LGA and is dominated by industrial uses.

STUDY AREA 6 VILLAWOOD

URBAN STRUCTURE

Woodville Road and the railway line define the structure of Villawood, creating four distinct precincts. Given the municipal boundary along Woodville Road, only the western precincts are in the Fairfield LGA.

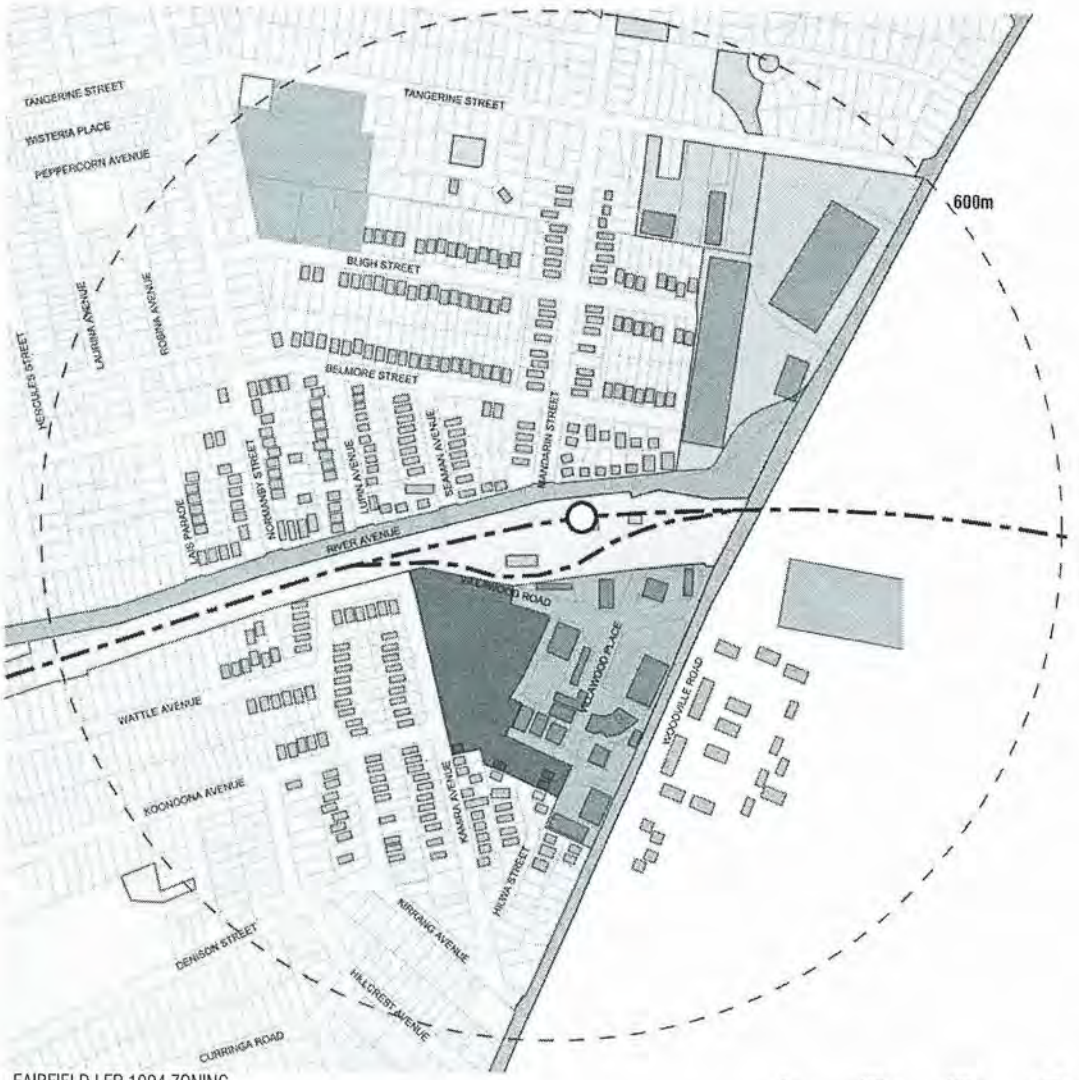
The commercial / mixed use centre is focused around Villawood Place, south of the station and abutting Woodville Road. There is limited connectivity between the railway station and the commercial centre.

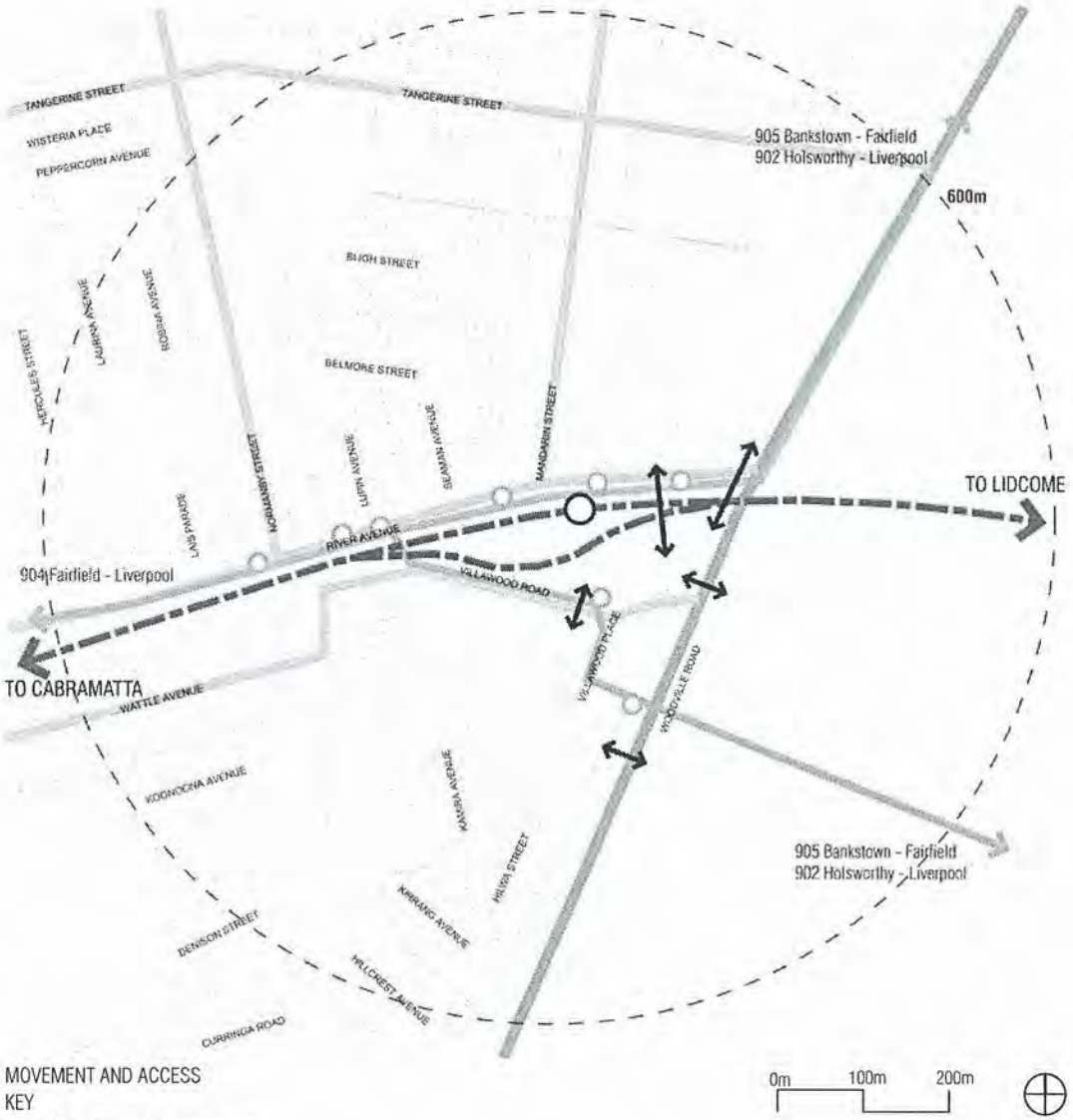
The areas to the west of commercial core are currently low density residential; however the vacant land abutting the commercial core is subject to a Department of Housing master plan which proposes to redevelop the site.

North of the railway line is predominantly low density residential with a small area of industrial abutting Woodville Road. A school is located within the northern residential area.

The low density residential areas continue west through to the Horsley Drive, which is outside the catchment of Villawood, but forms the natural western boundary.

There is limited provision of open space areas within the catchment, although areas of informal recreation space exist around Villawood Road and Villawood Place.





MOVEMENT AND ACCESS
KEY

- Pedestrian connection
- Bus route
- Bus stop
- Arterial route
- Collector route
- Railway station

STUDY AREA 6 VILLAWOOD

MOVEMENT AND ACCESS

Woodville Road provides the primary access to Villawood and provides linkages to the sub-regional area including Parramatta. River Avenue which runs parallel to the train line in the north also provides east-west linkages.

Villawood is serviced by both bus and rail. Two train lines use the station, providing access to the Sydney CBD, Liverpool and Lidcombe. The train line is proposed to be upgraded to include the Southern Sydney Freight Line. Peak rail services run every 5-10 minutes and off peak run every 15-30 minutes.

Bus routes and stops are concentrated along River Avenue, all aspects of the catchment are within walking distance of routes towards Liverpool, Bankstown, and Fairfield.

Pedestrian amenity within the centre is varied, with a higher quality public domain in the commercial core compared to surrounding areas. The railway line does limit north-south pedestrian movements, but crossings are provided at the station and at Woodville Road. The amenity, accessibility and safety of railway crossings is an issue.

Villawood is located outside the regional bike network.

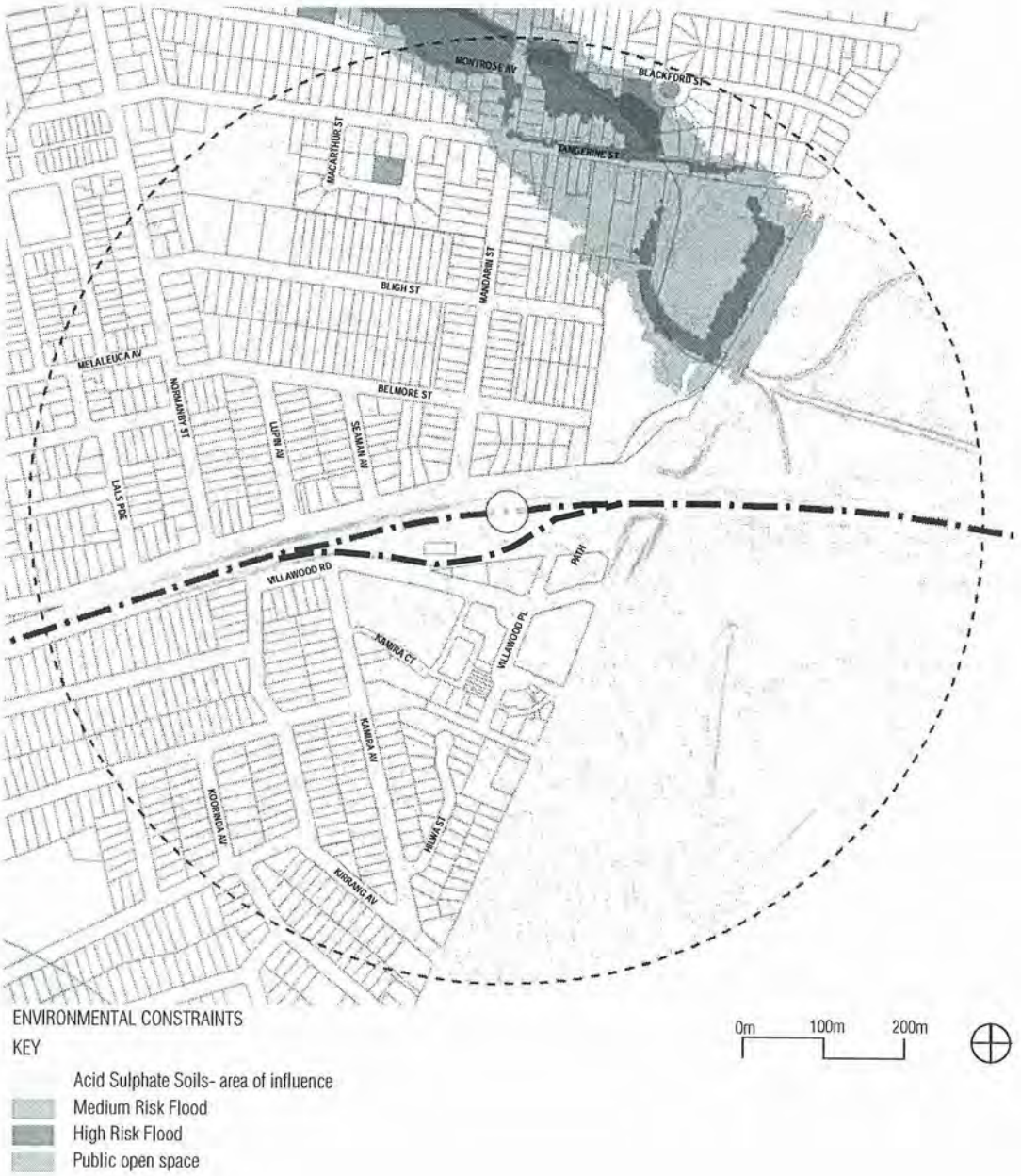
STUDY AREA 6 VILLAWOOD

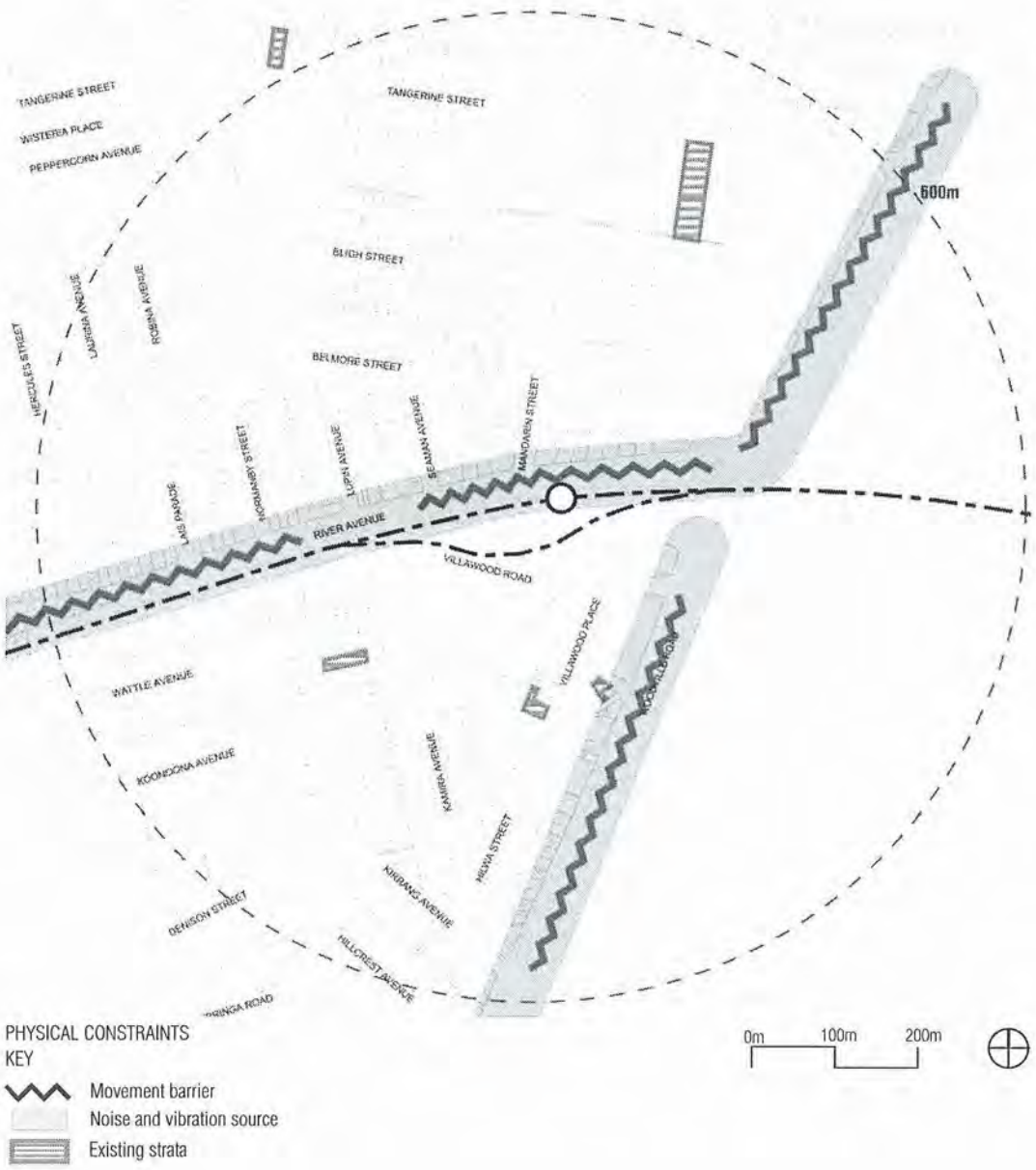
ENVIRONMENTAL CONSTRAINTS

The topography of Villawood is relatively flat with high points located to the east.

Villawood is located outside significant waterways, however there are some flooding issues in the far north of the catchment.

The catchment is not impacted by acid sulphate soils.





STUDY AREA 6 VILLAWOOD

PHYSICAL CONSTRAINTS

The railway line and Woodville Road area are the most significant constraints to Villawood, creating physical, visual and noise barriers.

The railway line hinders north-south access and is proposed to be upgraded to include the South Sydney Freight Line. Upgrading of the railway line to enable heavy goods traffic will have significant impacts on noise and vibration along the rail corridor. Where the rail line adjoins residential areas it is proposed to construct an 8m high noise wall along the rail line. This wall will further impede visual and physical connectivity.

Land along the railway line has a low quality amenity and there are potential safety issues around the railway station, particularly at night.

There is limited strata development affecting the precinct.

STUDY AREA 6 VILLAWOOD

OPPORTUNITIES AND CONSTRAINTS

The key opportunities and constraints to increasing residential densities within the 600m catchment of the proposed Village centre at Villawood include the following:

Opportunities:

- *Department of Housing land:* The numerous DoH properties at Villawood offer opportunities for public sector medium-high density renewal projects.
- *Existing densification:* The presence of quality medium density development, in the form of townhouses around Normanby Street, offers a useful precedent for future development.

Constraints:

- *Connectivity:* Connections within Villawood are compromised by the railway line running east/west, and by the arterial Woodville Road. There are opportunities for new pedestrian connections, linking the north and south of the study area.

STUDY AREA 6 VILLAWOOD

SUSTAINABILITY MATRIX

VILLAGE	Aspirational Target	Current Status	Recommendations
Dwelling Target	2,100-5,500 dwellings within 600m radius.	337 dwellings in a reduced catchment due to LGA boundary.	Limited opportunity to meet target due to LGA boundary and industrial uses.
Housing Types	Maximum height 6 storeys. High density 30% Medium density 40% Low density 30%.	High density 21% Medium density 5% Low density 74%	Priorities development of medium density dwellings.
Affordable Housing	Affordable housing integrated into new developments.	Significant amount of DoH including future proposal for redevelopment adjacent to commercial core.	Ensure affordable housing integrates with other housing stock and provide mixed income developments.
Employment and Centres	Cluster of shops for daily shopping with 10-50 shops: -Small supermarket -Strip of shops -Limited services -Limited medical services	Contains 20+ shops including a small supermarket, range of small daily shops.	Ensure integration of existing retail area with Department of Housing proposal. Upgrade public domain and enhance pedestrian environment.
Service Infrastructure	Refer all centres	Council to liaise with relevant authorities to determine current capacity.	Provision of services to be reviewed in-line with increases in density
Public Transport	Bus interchange (more than 1 bus) 14 hr services 10 - 15 min frequency	Serviced by railway station and buses. Peak rail services are provided every 5-10 minutes and off peak 15-30mins.	Improve the amenity, access and safety around railway station and the frequency of services.
Open Space and Recreation	1 local park (1-4ha) 3 neighbourhood parks (0.25-2ha) Cycle links to other centres and key destinations Universally accessible pedestrian facilities throughout centre	No local parks and neighbourhood parks are poorly distributed.	Provide additional open space to support new developments and increases in density.
Natural Environment	Refer all centres	Minimal environmental constraints.	
Community Facilities	1 local community health centre 1 preschool 1 public primary school Child care facilities Aged care facilities	Community facilities limited to a public primary school and senior citizens centre.	Provide a community hub and facilities located or adjacent to commercial core.
Urban Design and Public Domain	Active urban space which facilitates formal and informal meeting and gathering spaces i.e. plaza, square, mall etc High quality and safe public domain	Safety issues, particularly around railway North south access through village (through railway)	Provide a public meeting space within commercial core and improved access, amenity and safety around railway line.
Sustainable Development	All new housing to be adaptable and embrace principles of sustainable housing design	Older development does not meet sustainable housing criteria.	Ensure future dwellings are constructed to the standards of SEPP 65 and are accessible.

STUDY AREA 6 VILLAWOOD

STRUCTURE PLAN PRINCIPLES

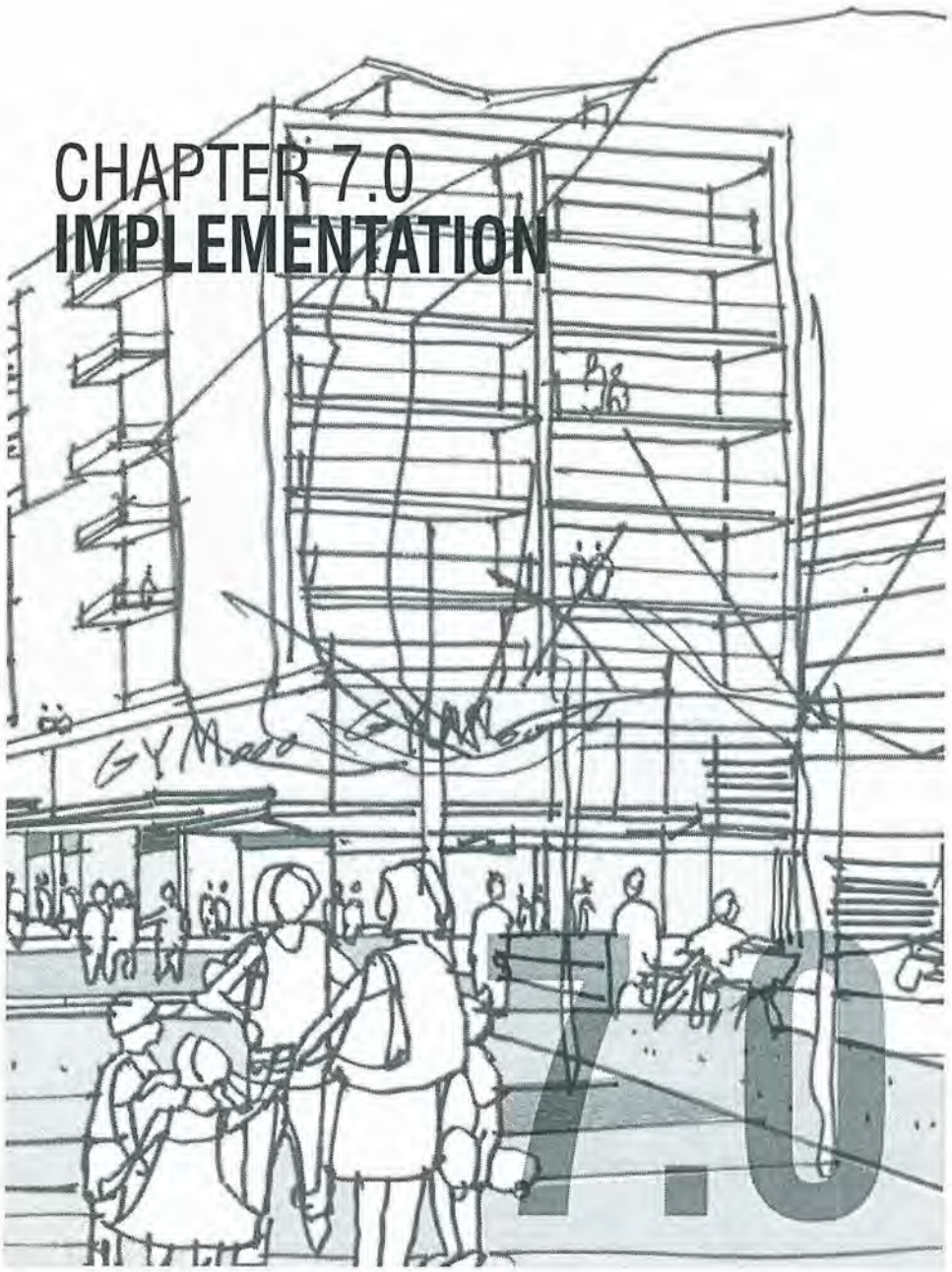
1. Department of Housing land with master plan for high density residential towers. This will be developed in the short term.
2. Extend high density area within walking distance of commercial core and railway station, in the medium term.
3. Provide medium density housing on periphery of walkable catchment in the short term.
4. Opportunity to improve north-south linkages across railway line. If station access and linkages provided, could provide high densities in the medium term.
5. Depending on increased access through railway station, opportunity to increase to medium density in the medium term.
6. Light industrial and bulky goods precinct. Need to manage interface amenity issue.
7. Existing school.
8. Activation and public domain improvements should increase safety and security in the precinct. Upgrades are required in the short term.

URBAN RENEWAL MASTER PLAN

Villawood is a short to medium term priority location for the preparation of an Urban Renewal Master Plan (URMP). The URMP should establish a long term (20 year) plan which will ensure Villawood meets the required level of services and facilities for a village. The vision for Villawood should be based on the Structure Planning Principles (above) and develop a detailed action and implementation plan to address the Recommendations in the Sustainability Matrix.

The URMP for Villawood should ensure a suitable transition between the lower density areas and the Department of Housing proposal for Kamira Avenue. It should also prioritise development of medium density housing and a range of community facilities and open space to support an increased population.

Details of the general requirements of an Urban Renewal Master Plan are in Section 5.5.



CHAPTER 7.0
IMPLEMENTATION

7.1 NEW DIRECTION FOR FAIRFIELD LGA

The Fairfield RDS is a 20 year strategy which guides the location and type of future residential development within the LGA. The strategy is based on best practice models of sustainable development which seek to ensure future populations are healthy, incorporate a mix of socio-economic groups, sustainable and also existing communities are revitalised. The RDS has focussed primarily on the older established eastern half of the LGA. It is Councils intention to prepare structure plans for the western half of the LGA at a later date.

The review of population and dwelling characteristics (Chapter 3.0) identified that future population growth within the LGA will be minimal with only an additional 1,219 people anticipated by 2031. The minimal growth is primarily due to an ageing population and loss of younger people. Despite the minor increase in population, these trends will have a significant impact on demand for housing through to 2031, with increased demand for smaller dwelling types which suits the needs of older populations and also smaller household types (ie lone person households). An additional 24,000 additional dwellings will be required to meet demand for smaller, more diverse household types to 2031.

To meet future dwelling demand, the Fairfield RDS proposes that 60% of future dwellings (14,400 additional dwellings) be located in the eastern half of the LGA which is close to established transport and community infrastructure. The structure planning in Chapter 6.0 confirms that the eastern centres within the LGA can accommodate these additional dwellings.

At a later stage, the remaining 40% of additional dwellings should be located in the western half of the LGA where the transport and community infrastructure is still developing. The majority of new dwellings should be medium and high density to improve the mix of dwellings across the LGA and ensure that housing meets the needs of an ageing population. Figure 7.1.1 summarises how the additional 24,000 dwellings required by Fairfield LGA will be achieved.

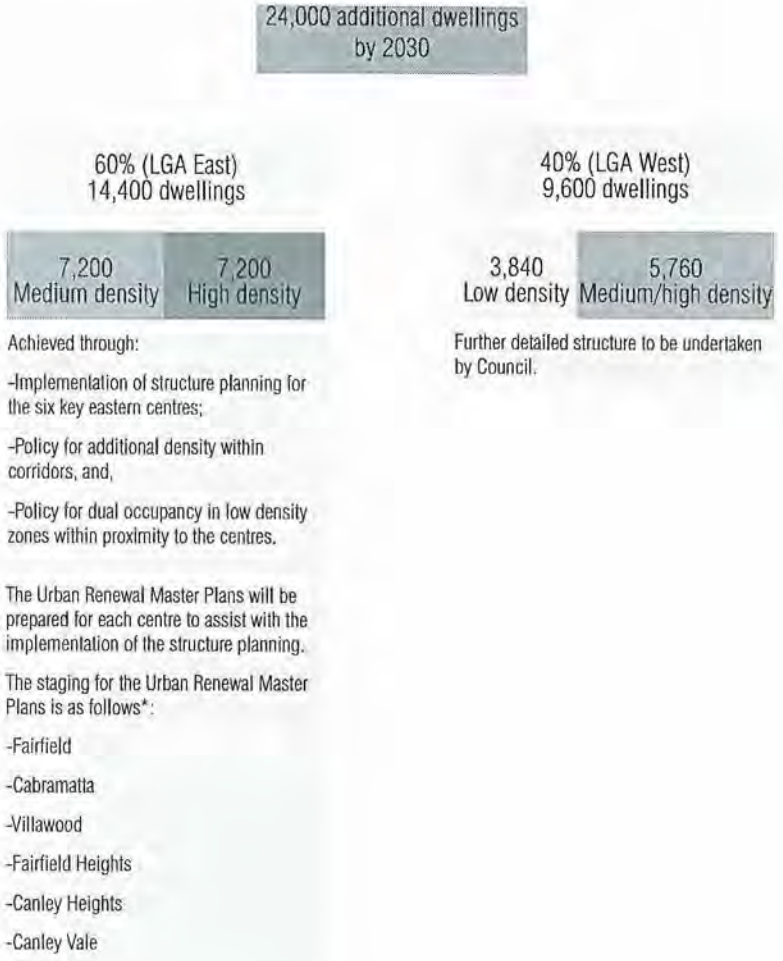
One of the greatest challenges for Fairfield LGA will be to stimulate renewal in existing areas where the land values are low and there are few incentives for redevelopment. Research by Randolph et al (2008) shows that renewal of existing areas in Western Sydney is constrained by low market value and poor viability for new development, in such areas it is proposed a more pro-active approach to planning is employed which seeks to actively stimulate private investment through a range of partnerships, public investment and detailed planning strategies.

These initiatives have been incorporated in a Sustainable Development Framework which will guide future development within the Fairfield LGA. The Framework will assist with the renewal of existing areas, ensure that future housing meets the needs of a changing population and provide the required levels of community, transport and public infrastructure to support the population. The Sustainable Development Framework consists of the following:

- *Centres Hierarchy* which identifies the types of centres within Fairfield LGA and allocates existing centres to their size, retail catchment and function.
- *Sustainability Matrix* which establishes a standard level of services and facilities for centres, based on their designation within the Centres Hierarchy.
- *Sustainability Elements* builds upon the research in the Housing Analysis and Urban Issues Analysis to develop a list of key strategies and actions which will assist Fairfield LGA in meeting the standards established in the Sustainability Matrix.
- *Urban Renewal Master Plans* guide the long term regeneration and growth of existing centres by integrating the existing planning strategies for each centre into a consolidated document, develop a single vision for each centre and to integrate a range of local, state and federal initiatives and programs for the centre.

The implementation of the Sustainable Development Framework is a tool which will assist Council in ensuring future development within the LGA is responsive to the needs of the future community, is a sustainable form of development and meets future housing targets.

Figure 7.1.1 Future Dwellings in Fairfield LGA



**Staging should not restrict development, but locate it initially where it is most viable and best serviced. The staging should inform and prioritise future planning, public domain and infrastructure upgrades to the six centres in-line with where the greatest capacity for growth is achievable.*

7.2 STATUTORY PLANNING OBJECTIVES AND ZONING STRATEGIES

The Structure Plans for each of the six centres have used low, medium and high density land uses to guide the land use zoning of these future areas (refer Chapter 6.0). These terms correlate with the Standard LEP Template as follows:

Structure Plan Designation	Standard LEP Template	Potential Permissible Uses
Low density residential	Zone R2 Low Density Residential	Boarding houses; Dwelling houses; Group homes
Medium density residential	Zone R3 Medium Density Residential	Attached dwellings; Boarding houses; Child care centres; Community facilities; Group homes; Multi dwelling housing; Neighbourhood shops; Places of public worship; Seniors housing
High density residential	Zone R4 High Density Residential	Child care centres; Community facilities; Neighbourhood shops; Places of public worship; Residential flat buildings; Shop top housing

7.2.1 Sustainable Design

The Fairfield RDS adopts a Sustainable Development Framework to guide future growth within the LGA to 2031. Critical to this, is ensuring that future dwellings are also designed in a manner which is responsive to the issues of climate change, vulnerability to fossil fuels and water resources (Key Issue L.1.2 pg 63). This can be facilitated by ensuring that new dwellings comply with the highest sustainable design criteria.

Currently, all new dwellings within NSW are required by BASIX to meet a minimum criteria for sustainable design.

Strategies to improve the environmental efficiency and sustainability of new dwellings are contained in Table 4.9.1 in Chapter 4.0.

7.2.2 Adaptable Housing Design

In addition to sustainable design, new dwellings should also be responsive to the needs of an ageing population through utilising elements of adaptable housing design.

Adaptable housing refers to housing that is designed with basic accessible features which can easily be complemented with further features to meet individual needs over time. The dwelling can be easily adapted, if required, to cater for an older or disabled occupant, and then be readapted to a conventional configuration if that person moves out.

Adaptable housing is designed to meet the needs of people across a range of abilities and ages. For example adaptable housing allows people to remain in their homes longer or can accommodate people with disabilities.

Adaptable housing can also allow for different generations of a family to reside in a single home, this is important to meet the needs of different cultural groups but also may be an affordable housing option for some households. Integrating adaptable housing features into a home at the design stage can also provide cost efficiencies when compared to retro-fitting a home.

A range of adaptable design features are outlined in Table 4.9.2 in Chapter 4.0 and should be included in future residential sections of Development Control Plans.

7.3 REVIEW AND MONITORING

Fairfield RDS has been developed to provide guidance in terms of land use planning to accommodate the needs of the Fairfield LGA population through to 2031. As the structure, diversity and size of the population has changed rapidly over the past 20 years, it will continue to do so through to 2030. The key changes that can be anticipated over the next 20 years include:

- Change in population demographics including an ageing demographic and demand for smaller households;
- Increased awareness of sustainable housing;
- Increased demand for affordable housing and housing which is located close to public transport and accessible to employment;
- Evolving community aspirations;
- On-going legislative and planning changes;
- Increased demand for and provision of public transport;
- Adoption of detailed planning controls for key centres such as Fairfield and Cabramatta, and,
- Consideration of capacity for west LGA centres to accommodate additional housing demand.

These issues will need to be reflected into revisions of the RDS. As such it is recommended that the Fairfield RDS is reviewed every five years and takes into account updated ABS Census data and requirements to review and monitor the Comprehensive LEP.

To ensure consistency with future RDS's and also with a RDS for the western half of the LGA, this RDS has been structured in such a manner that the separate elements can be readily reviewed and updated in differing time spans.

Monitoring

The Sustainability Checklist developed as part of the Fairfield RDS is a key tool for monitoring the implementation and achievement of the RDS. In line with reviews of the LEP and release of ABS Census information, an assessment can be made of each centre against the Sustainability Checklist of centre types.

APPENDIX A
SUMMARY OF CONSULTATIONS

SUMMARY OF CONSULTATIONS

Consultation with stakeholders was a key component of the Fairfield Residential Development Strategy. The objectives of the consultation were:

a. To engage key stakeholders in the identification of the residential capacity potential of key precincts and the issues and opportunities facing the LGA in obtaining such targets;

b. To educate and engage key stakeholders in the issues influencing accommodating future housing needs;

c. To ensure key stakeholders have an intrinsic role in the development of residential strategies;

d. To provide a range of communication techniques to attract key stakeholder engagement in the preparation of studies; and

e. To provide stakeholders with feedback on the progress of consultation, input and outcomes arising from their involvement.

In total five workshops were held during the process, with a wide range of groups consulted at each stage. The table below outlines the workshops.

Date	Workshop	Location
21 July 2008	Fairfield Residential Development Strategy Public Forum	Cabravale Diggers Club
25 September 2008	Fairfield RDS Council Workshop	Fairfield CC
13 November 2008	Community Reference Group Workshop #1	Fairfield CC
11 December 2008	Fairfield RDS Design Workshop	HASSELL
5 February 2009	Community Reference Group Workshop #2	Fairfield CC

Community Reference Group

The Community Reference Group was designed to ensure that all stakeholders were represented through out the Residential Development Strategy process. Following the Fairfield Residential Development Strategy Public Forum in July 2008, interested parties nominated themselves to be part of the Community Reference Group. The nominations were open to all including residents, businesses, development industry representatives and community service providers.

Following the review of the nominations and on 14 October 2008 the Outcomes Committee of Council resolved to endorse the make up of the Community Reference Group. The members were:

Dominic Cammareri	Urban Logic Planning
Helen Yuen	Department of Housing
Tony Fornasier	Canley Vale Chamber of Commerce & Industry
Dan Mijatovic	Condor Designs Architects
Momcilo Romic	
John Orlando	
Nick Dilles	Century 21 Fairfield
Nat Bongiorno	BHAA Pty Ltd
George Marando	Fairfield Chamber of Commerce
Sil Frassetto	Frassetto Design Partnership Pty Ltd

APPENDIX B
REFERENCES

State policy documents:

NSW State Plan 2006

Sydney Metropolitan Strategy "City of Cities: A Plan for Sydney's Future"(2005) and the "West Central Sub Regional Strategy"(2007)

Local documents:

Fairfield Residential Strategy 2003

Urban Capability Study 2002

Fairfield City Plan 2007

Fairfield City Draft Social Plan 2007 to 2010

Fairfield City Social Plan 2007-2009

Fairfield Environmental Management Plan 2006-2016

Employment Lands Study 2007

Fairfield City State of Environment Report 2006-07

Fairfield State of the Community Report 2004

East Fairfield Community Plan: Community Needs Assessment 2008

Fairfield City Retail and Commercial Centres Study 2005

Fairfield and Liverpool Health Service Directory 2008

Research documents:

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World Health Organisation (2003) *"Social Determinants of Health: The Solid Facts, Second Edition"*

Joseph Rowntree Foundation *"Mixed Communities: success and sustainability"*, March 2006,

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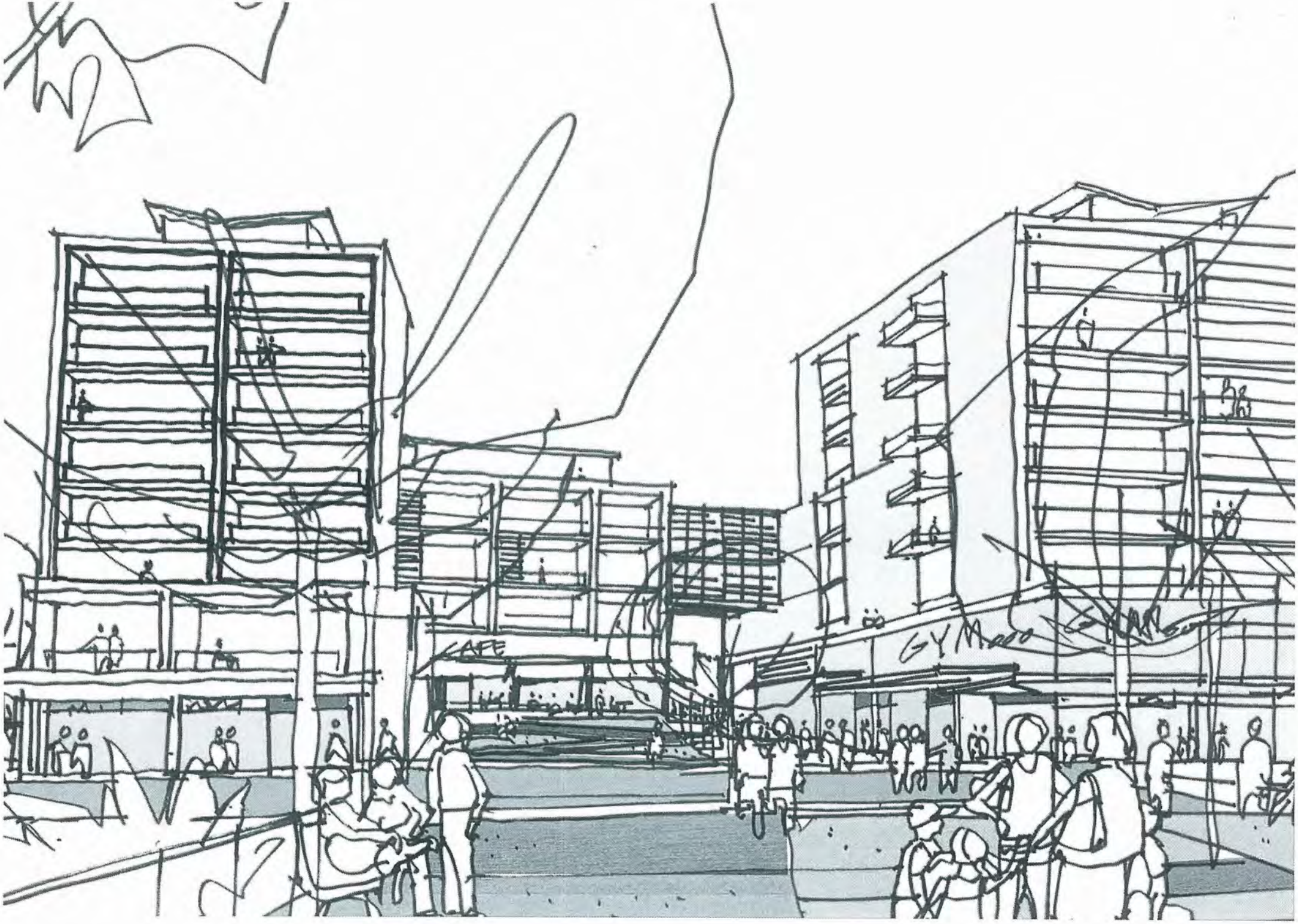
NSW Department of Planning, NSW Population Projections by SLA, 2005 release

Centre for Affordable Housing, Local Government Housing Kit Data Base, 2008

Fairfield City Council Community Profile.ID, 2008

Fairfield City Council Geographic Information Systems Data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