

Explanatory Note – Local infrastructure requirements and delivery mechanisms

Background

Council has resolved to publicly exhibit a planning proposal affecting planning controls in the eastern half of the City. The Planning Proposal aims to:

- Rezone land and/or change development standards in Fairfield, Cabramatta, Canley Vale and Carramar Town Centres and adjoining residential areas in Canley Vale and Carramar to permit increased residential development
- Rezone residential land in Carramar to RE1 Public Recreation
- Amend Floor Space Ratio and Height of Building controls in the R3 Medium Density Residential Zone
- Amend Clauses 6.3 – Flood Planning and 6.4 – Floodplain Risk Management
- Amend Schedule 5 – Environmental Heritage by including 4 sites as local heritage items.

In accordance with the Fairfield Local Strategy Planning Statement 2040, it is expected that the proposed increase in densities will help revitalise the existing centres, and to deliver additional housing in well-located areas, within the eastern part of the City.

Infrastructure demand

This Planning Proposal facilitates increased residential densities in and around key centres and transport nodes in the eastern section of the Fairfield LGA. Over time, this will increase the demand on infrastructure and as a result require the provision of additional community infrastructure and services.

At the State level, this will primarily require investments in new schools, hospitals and transport infrastructure. At the local level, Fairfield Council collects funds for local roads, open space and community facilities from developers through development contributions plans, which ensure that new development contributes to infrastructure improvements.

A summary of the status of the contributions plans for local infrastructure is provided below:

Roads and traffic – Council has prepared a transport and traffic study for the City. Council is also undertaking a ‘mesoscopic transport model’ that will identify the impact the planning proposal will have on the road network. These studies will identify required traffic and transport infrastructure improvements attributable to the increased growth and will be included in the development contributions plan for the City.

It is noted that the majority of the impact over the next 20 years will likely be background growth on regional arterial roads and that there is sufficient capacity in the local road network to accommodate the potential increase in housing growth in the areas subject to the planning proposal.

Council has commission preparation of a detail mesoscopic transport model for the eastern half of the City, which is the subject of this planning proposal to invest this issue further. At the time the planning proposal was placed on exhibition Council was awaiting feedback from TfNSW on the parameters relating to the preparation of the traffic model.

Open space (acquisition of new parks) – Council has undertaken a number of urban design studies which identify growth in and around existing centres and transport nodes. The urban design studies also identify high-level public domain improvement and the areas in need of additional open space. These proposed new open space / parks will be zoned RE1 Public Recreation for future acquisition and funded through the new development contributions plan for the City.

A number of new open space parcels will serve a dual purpose, both public open space and a detention basin function. These detention basins will need to ensure that they adequately slow and control water storage in overland flooding events. Infrastructure to support these detention basins such as pipes and pits may be included in the new development contributions plan.

Open space (embellishment of new and existing parks) – Council has undertaken a number of urban design studies which identify growth in and around existing centres and transport nodes. The urban design studies also identify the areas in need of additional open space. These proposed new open space / parks will be required to be embellished to ensure that the community can fully utilise the open space. These proposed embellishments will be funded through the new development contributions plan for the City.

Public domain improvements – Council has undertaken a range of public domain plans for the centres that have been identified for future growth. Public domain is the transition between the privately owned land and Council owned land. This includes areas such as civic plazas, footpaths, verges, cycle ways, passive spaces, car parking and slow speed roadways.

It is expected that new development will contribute to the public domain through the new development contributions plan.

Community facilities – Community facilities are an important infrastructure items and include libraries, community halls, leisure centres and a range of other community uses. As there will be an increase in demand for community facilities because of the planning proposal, new developments will contribute to the public domain through the new development contributions plan.

Development Contributions Plan

Council's current Direct (Section 7.11) Development Contributions Plan 2011 enables Council to levy an infrastructure contribution on residential development within the City to assist in collecting and directing funds toward the areas of need.

Current development contribution rates

The current Direct (Section 7.11) Development Contribution Plan 2011 rates for the eastern half of the City range between:

- \$3,378 to \$6,669 for secondary dwellings (granny flats),
- \$4,391 to \$6,669 for a small / one bedroom dwelling,
- \$8,107 to \$13,498 for a medium / two bedroom dwelling,
- \$12,498 to \$19,064 for a large / three bedroom + dwelling or additional lot.

Development contributions change

The NSW DPIE have set a 'soft cap' of \$20,000 per dwelling for development contributions for in-fill areas (including Fairfield). Many Council's in Sydney and Western Sydney are at or close to the development contributions cap.

Other Councils have sought to increase the contributions above the \$20,000 'soft cap' with approval from the NSW independent Pricing and Regulatory Tribunal (IPART).

This means that for some areas, Fairfield's development contributions rates are lower than many surrounding local government areas.

The need for new community infrastructure associated with the Accelerated LEP Stage 2 Planning Proposal, means that it is likely that future development contribution rates will change.

At this stage, Council is working on a new development contributions plan with the development contributions rates not yet available. The new contribution rates will be made available to the community through consultation process and will seek comments and feedback prior to finalisation of the new plan.