Your Community Discussion Guide:

Fairfield Place Community Facilities and Open Space Needs

Fairfield City Council is reviewing its community facilities and open space areas in Fairfield Place to make sure we have the right places to support our growing and changing community.

We want to hear from you about what community facilities and open space areas you think we need now, and what we need to support residents and workers into the future as Fairfield Place continues to grow.

All the information you need to participate is included in this guide.

Fairfield Place includes the suburbs of Carramar, Fairfield, Fairfield East, Fairfield Heights, Fairfield West, Old Guildford, Villawood and Yennora.
Fairfield Place within Fairfield Local Government Area is one of the most socially, culturally and economically diverse urban communities in NSW. It is also growing and changing, with strategic planning currently underway for urban renewal in key centres.

The recently adopted Urban Design Studies (27 March 2018) for the three largest centres in Fairfield Place - Fairfield, Fairfield Heights and Villawood, as well as work currently underway on the Fairfield Local Housing Strategy will lead to significant urban renewal across Fairfield Place.

Future urban renewal throughout the town centres and neighbourhoods of Fairfield Place presents exciting opportunities for the community for the upgrade and provision of new social infrastructure and open space. When planned for with the community, well-managed growth leads to positive outcomes for residents of all walks of life who will benefit from renewed streetscapes, supported by sufficient and quality open space and social infrastructure.

As significant strategic planning for Fairfield Place is underway, now is the time to identify what the current and future community needs of Fairfield Place are, and take steps to enable the delivery of appropriate, adequate and quality social infrastructure and open space when and where it is needed.

Access to quality community facilities and open space has demonstrated benefits, and research tells us that where people have access to opportunities and services, they are more likely to lead healthy, active and connected lives. We want to hear from you about what community facilities and open space areas you think we need now, and what we need to support future residents and workers.

**How to tell us your ideas**

Read this discussion paper and provide your feedback in one or more of the following ways by Sunday 11 November 2018:

**Online survey**


**Visit a popup event**

Come and visit our team at one of our four popup events across Fairfield Place to find out more about the study, do a survey and have your say.

- Tuesday 30 October 2018 - Fairfield Heights Shops 11am - 1pm
- Wednesday 31 October 2018 - Villawood Shops, 11am - 1pm
- Thursday 1 November 2018 - Fairfield Station 3pm - 5pm
- Sunday 4 November 2018 - Fairfield Park 1pm - 3pm

**Write a submission**

Write to us and tell us what’s important to you. You might like to tell us:

- Why you think community facilities and open space are important?
- Which community facilities and parks you use now?
- What you like about them?
- How could they be improved?
- What type of community facility and open spaces you think are most important for the current and future population of Fairfield Place and why?

Post it to:  
Attention: Fran Kendrick, Policy Advisor Community Facilities, PO Box 21, Fairfield NSW 1860

Email it to:  
mail@fairfieldcity.nsw.gov.au, reference: ‘Fairfield Place’

Drop it in to Council at 86 Avoca Road, Wakeley.

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**Urban Design Studies**

- Fairfield: +9,000 to 11,100 people
- Fairfield Heights: +2,600 to 3,100 people
- Villawood: +3,700 to 4,000 people

**Local housing study**

- Fairfield: +9,000 to 11,100 people
- Fairfield Heights: +2,600 to 3,100 people
- Villawood: +3,700 to 4,000 people

Planning currently underway!
Fairfield Place now
Fairfield Place is currently a medium to high density community with a range of housing types. Fairfield Place has a significant role in settling refugees in Sydney as it is relatively affordable and has significant familial and cultural networks. Over 144 languages are spoken and more than half of residents were born overseas (ABS 2016).

There are approximately 53,971 people living in Fairfield Place in 2018. Key current demographic indicators of Fairfield Place are:

- 23.6% of households earning less than $650 a week (15.1% Greater Sydney).
- 12% of people are looking for work (6% in Greater Sydney)
- 13.7% of young people are disengaged (not engaged in either work or study)
- 19.5% do not have access to the internet
- 9.7% report need for assistance in their day to day lives due to disability (4.9% in Greater Sydney)
- 9.1% of households in Fairfield Place were renting social housing units (Greater Sydney 4.6%)

If Fairfield Place was 100 people...

Fairfield Place into the future
Fairfield Place is forecast to grow from 53,791 people in 2016 to 72,331 in 2036 (forecast.id).

Forecast growth will result from an increase in high density apartment housing particularly in areas such as Fairfield Town Centre and Villawood. Planning for community facilities and open space (particularly in close proximity to apartments) will be a priority to ensure health and wellbeing outcomes for our community.
An audit of Council owned or leased community facilities as well as local primary schools and high schools in Fairfield Place is shown below. As the map demonstrates, most of Council’s community facilities are centralised in the strategic centre of Fairfield, in proximity to a train line.
Community facilities
Trends and best practice

As Fairfield Place continues to grow new spaces for the community to meet and create will be required. Current trends and best practice in community facility delivery are:

Co-located and multi-functional facilities
Social infrastructure should be co-located, multi-functional and interconnected with other services and facilities to meet the diverse needs of communities. Community hubs that have the potential to combine a traditional community hall, library or even theatre (such as Bankstown Information and Knowledge Centre) are considered best practice, and spaces should be flexible and multi-purpose to respond and adapt to the future community. Multi-functional and adaptable facilities are particularly important in dense and changing places. Adaptable facilities mean that the use and function can change over time as community needs change. Co-located, multi-functional and multi-purpose community hubs become focal points for the community, improving cohesion and connection.

Accessible and networked
Social infrastructure needs to be equitably distributed, meaning that it should be located centrally and co-located with other compatible land uses such as shops, services or schools, meet universal design standards and be accessible via public transport.

A networked approach to the planning and delivery of social infrastructure ensures that duplication of services, programs, spaces and amenities is avoided, while ensuring needs are met in the spaces and places where it is most convenient for the community.

Indoor Recreation
There is a growing demand for indoor courts due to the nature of competition, and requirements to be protected from the weather, noise impacts etc. In addition, a recent study for the NSW Office of Sport found that indoor recreation was particularly important in culturally diverse communities.

A general rule is that a minimum of four indoor courts are provided to ensure the facility is viable for sporting competition. All courts within an indoor facility should be multi-purpose. Indoor courts should be co-located within or next to other facilities including aquatic, gyms, schools, and activated commercial centres.

Libraries as Centres for Creativity
Libraries are a destination for the community to meet and to provide spaces that support cultural activities, learning experiences and social wellbeing. Libraries foster a sense of belonging and social inclusion by providing a range of programs that bring people together from diverse backgrounds. Increasingly, the modern library is a creative library with a focus on interactive learning and knowledge creation. The need for dedicated, flexible and adaptable spaces is required to provide programs like Studio-2166; an audio and video production studio, and the Workary; a space for coworkers and start-ups who want to explore their business ideas (both currently running at Whitlam Library). Places to linger including lounges and cafes are also becoming an integral part of library design.

Discuss

- What kinds of community spaces do you think would be most useful for you and the local community?
- What do you imagine libraries of the future to look like? What are the most important spaces and functions for them to have?
- Do you play indoor sports or would you like to play more indoor sport? Which sports do you, or would you like to play?
Within Fairfield Place, there is approximately 98 hectares of open space – inclusive of both recreation and natural spaces. This is around 18.1m² per person living in Fairfield Place, which is double the World Health Organisation benchmark of 9m² per person.

However, open space is not distributed evenly across all suburbs with a high provision of open space per person in some areas (such as Carramar with 73.7m² of open space per person) and other suburbs such as Fairfield Heights (1.7m²), Villawood (3.7m²) and Fairfield East (6.8m²) having significantly lower rates of open space per person.

Future planning will need to ensure that the rate of provision of open space does not fall below existing rates at minimum, as well as to investigate strategies to increase open space provision within these areas.

Facilities within Fairfield Place’s open space include:
- 29 playgrounds
- 7 sportsfields
- 3 exercise equipment locations.

**Discuss**

- What activities do you currently do in open space? Are there any activities you’d like to do but currently can’t?
- What are the most important facilities to include in parks?
- Are there any great examples of parks or playgrounds you’ve visited that you would like to share with Council?
Open space - how do we access it?

Recommendations from the Greater Sydney Commission indicate that most dwellings should be within 400m of quality open space of at least 0.5ha. High density dwellings should be within 200m of quality open space of at least 0.1ha.

The map below shows areas within Fairfield Place that are not within 400m easy walking distance of local open space of at least 0.5ha.

Areas with poor access to open space include in particular:
- Central and north-western parts of Fairfield*
- The western edge of Yennora and Fairfield East
- Along the train line in Carramar, Fairfield East and Villawood*, and
- The southern part of Villawood*.

* These areas are also expected to experience significant residential growth over the next 20 years.

A key challenge will be addressing existing gaps in access to open space, as well as ensuring that open space is provided in areas of future high density.

- What are some of the key barriers you face when trying to access local open space?
- Do you drive, cycle or walk to your local park?

Discuss
Planning for Fairfield Place

Key themes to consider

Living in High Density
The town centres of Fairfield, Fairfield Heights and Villawood are likely to become taller within the next 20 years, keeping up with Sydney’s growth and ensuring that there are homes for new families to live in Fairfield Place. However, not all high-density housing is created equally. While increased development offers unique, and significant opportunities to contribute to resident’s health and wellbeing, these opportunities have to be proactively planned for in order to avoid the potential harm that can result from high-density development that does not acknowledge the unique needs of Fairfield Place and provide adequate social and open spaces for residents.

Designing for diversity
Department of Social Services data indicates that over the last 5 years over 9,000 refugees have settled within the Fairfield Local Government Area, with anecdotal data suggesting that the majority of them settled within Fairfield Place due to strong familial and cultural networks. Census data shows that 1 in 5 people living within Fairfield have arrived to Australia in the last five years, suggesting that social infrastructure and open space within Fairfield Place has an important role in accommodating newly arrived migrants as well as existing residents.

Community health and social connectedness
Community facilities and open space has been proven to enhance community health and connectedness. Ensuring parks and facilities support community health is particularly important in Fairfield Place, with high rates of chronic disease and significant affordability barriers that can significantly impact health.

Elements within community facilities and parks that promote physical activity such as flexible rooms allowing for wellbeing classes, free outdoor exercise equipment, dog parks, or adequate sports fields provide important places to meet and build social capital within the community.

- What kinds of parks and community facilities do you think are important for people living in high density?
- Do the parks and facilities in Fairfield Place currently meet your cultural needs?
- How can we do better to meet the needs of such a diverse community? What kinds of spaces would you like to see in Fairfield Place?
- How connected do you feel to your community? How can Council’s community facilities and open spaces help build a strong sense of community in Fairfield Place?
- What are some barriers to you keeping fit and healthy?