

## Community & Organisation Submissions

Name	Submission Summary	Response
<p><b>Community Submission 1</b></p>	<ul style="list-style-type: none"> <li>I have lived in the Fairfield/Liverpool area for most of my life. For a start, what I think this region needs are more nightclubs, community centres, discos, leisure clubs &amp; spiritualist churches.</li> <li>I also think there should be more English Language class centres. Also do you guys know of an online Sydney gig/tour guide?</li> </ul>	<p>Comment noted.</p> <p>A number of Planning Priorities and Actions in the LSPS encourage activity in the local centres including: Planning Priority 6 '<i>Ensure infrastructure is aligned to accommodate planned growth and community needs</i>' which includes Action 6.1 to undertake a Community and Open Space Needs Study which will identify key demographic and spatial challenges that have implications for infrastructure planning, including the delivery of community facilities and the provision of accessible open spaces and recreation facilities.</p> <p>Planning Priority 11 '<i>Promote a robust economy which generates diverse services and job opportunities</i>' will also encourage activity in the local centres including Action 11.7 that requires Council to investigate new policies and DCP controls to encourage active streets (outdoor dining) and the night-time economy in town centres.</p> <p>The comments in this submission are also relevant to the goals and actions of the Fairfield City Plan and will be considered in the current review of the Plan.</p>
<p><b>Community Submission 2</b></p>	<ul style="list-style-type: none"> <li>Creativity invaluable tool that will enrich our city, allows the community to unite, celebrate and express oneself, cultures and identity.</li> <li>Utilising open spaces and activating a cultural hub to provide creativity to flourish and keep youth off the streets, safe place for all civilians, opportunities for</li> </ul>	<p>Comment noted. Refer response above regarding the future planning for community facilities and open space and recreation facilities.</p> <p>Planning Priority 6 also includes Action 6.2 to prepare an Open Space Strategy which will address the delivery of</p>

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	<p>migrants to learn new skills, strengthen the creativity community and allow practicing artists to work.</p>	<p>accessible open spaces and recreation facilities identified in the Community and Open Space Needs Study.</p>
<p><b>Community Submission 3</b></p>	<ul style="list-style-type: none"> <li>• Fairfield City no bus situation from 20 years ago is worse now. North-south bus services didn't turn into east-west services.</li> <li>• A lot of private adshell bus stops along the Cumberland Hwy with no bus services.</li> <li>• All residents of Fairfield don't do all their sleeping, eating, shopping, working and recreation in Fairfield LGA, have trouble travelling to and from Liverpool City.</li> <li>• Liverpool Council library is better than Fairfield's Recommend to no rezone anymore density until public transport outside your control, comes to the party.</li> <li>• Buses every 10 min in peak hour and 20 in out of peak hour.</li> <li>• Slummy high rises.</li> </ul>	<p>Comment noted.</p> <p>As flagged under Action 6.6 of the draft LSPS, Council will be undertaking a comprehensive transport study and will include an analysis of public transport systems required to service the current and future population of the City.</p> <p>A key criteria underpinning these investigations will include public transport measures required to achieve a '30 minute City' as identified in the both the regional and district plans</p> <p>Stage 1 of Council's Accelerated LEP (associated with actions contained in the Fairfield draft LSPS) includes a new local clause 'Design excellence' as well as new objectives under existing FSR &amp; Height controls aimed at enhancing the quality of design of new apartment development across the City. The new controls are also linked to urban design studies being undertaken in various town and neighbourhood centres that will help deliver attractive, healthy, accessible and safe places.</p>
<p><b>Community Submission 4</b></p>	<ul style="list-style-type: none"> <li>• We are long term residents are of area, New Cambridge Street, is well positioned in walking distance to schools, transport and a town centre with Aldi and Coles.</li> <li>• The Cumberland Hwy is well positioned to local amenities, sitting in the growth corridor between the new airport and Liverpool and Parramatta.</li> <li>• A large number of traditional two storey large family homes are approx. 4-5 bedrooms with an average of</li> </ul>	<p>Comment noted</p> <p>As part of strategic directions identified in the LSPS Council is preparing a new residential housing strategy that will investigate changing housing needs in the City as well a demographic change.</p> <p>New housing densities in the City will also need to be planned to maximise opportunities for access to public transport, open space, services and facilities that are being</p>

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	<p>700-800sqm. block, which was suitable back in the 1970's era. However, there is no longer suited to the changing demographics in the area, as the average family size has reduced and as a result there is increased pressure on affordable housing. There has been an increase in granny flats, but that is a band-aid approach to the shortage in housing supply and affordability.</p> <ul style="list-style-type: none"> <li>• The key to capitalising on the population growth in the area and repositioning this city for the future is to ensure adequate housing, jobs and amenities, the most effective solution to meet this demand is to rezone from medium to high density, which can only be achieved by the support in rezoning from low density.</li> <li>• Fairfield West sits in close proximity and surrounded by growing cities, however, local zoning remains unchanged and the street scape represents that of a generation been and gone. Fairfield Council should look at neighbouring councils by way of precedent and to implement changes to zoning throughout Fairfield City.</li> </ul>	<p>investigated in parallel studies identified in the LSPS to achieve a more liveable City.</p>
<p><b>Community Submission 5</b></p>	<ul style="list-style-type: none"> <li>• Development of a cultural precinct in Fairfield town centre for cultural vibrancy. Culture contributed to a strong identity, wellbeing and community life.</li> <li>• Revitalization of existing unused spaces such as the slab hut for artist studio spaces. The Baptist church on Harris St would make an excellent cultural precinct- near PYT and Lost in Books. A cultural hub is already developing here with these two organisations that are gaining notoriety throughout the country. Expansion or relocation of the Fairfield Museum and Gallery to meet community demand and</li> </ul>	<p>Comment noted.</p> <p>The comments in this submission relating to public art and mentorship are relevant to the goals and actions of the Fairfield City Plan and will be considered in the current review of the Plan.</p> <p>A number of Planning Priorities and Actions in the LSPS encourage activity in the local centres including:            Planning Priority 6 '<i>Ensure infrastructure is aligned to accommodate planned growth and community needs</i>' which</p>

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	<p>a stronger visual presence, council need to invest in the development of social media for Fairfield Museum.</p> <ul style="list-style-type: none"> <li>• The importance of public art and live activations of open space, Council banners to include the work of a local artist at least once a year.</li> <li>• Artist involvement in the development of new spaces like Fairfield Showground. It's of utmost importance that cultural practitioners are consulted during the development.</li> <li>• The Shaping a Diverse City document could include quotes from local residents that give insight into their favourite spots.</li> <li>• It is important that accessibility and the disability community are considered and consulted when it comes to programming and the upkeep and development of new facilities.</li> <li>• Fairfield has a vast number of refugee artists and cultural practitioners. It's recommended that Council fund an artist network, to properly facilitate programming and mentorships for artist professional develop.</li> </ul>	<p>includes Action 6.1 to undertake a Community and Open Space Needs Study which will identify key demographic and spatial challenges that have implications for infrastructure planning, including the delivery of community facilities and the provision of accessible open spaces and recreation facilities.</p> <p>Planning Priority 11 '<i>Promote a robust economy which generates diverse services and job opportunities</i>' will also encourage activity in the local centres including Action 11.7 that requires Council to investigate new policies and DCP controls to encourage active streets (outdoor dining) and the night-time economy in town centres.</p> <p>Planning Priority 4 '<i>Provide attractive, healthy, accessible and safe places for the whole community</i>' addresses improvements to the public domain and includes Action 4.3 and 4.4 to prepare and implement Public Domain Plans for town centres.</p> <p>As part of planning for new spaces and facilities consultation will be undertaken with a broad range of stakeholders including disability groups.</p>
<p><b>Community Submission 6</b></p>	<ul style="list-style-type: none"> <li>• Majority of buildings along Park Road, McBurney Road and Hughes Street, Cabramatta are old and unsightly, needs a major facelift to be financially viable, rezoning of the area is crucial. Multi-level buildings to be developed in this district.</li> </ul>	<p>Comment noted</p> <p>Pursuant to Stage 1 of Council's Accelerated LEP (associated with actions contained in the Fairfield draft LSPS) future apartment development will need to comply with 'Design excellence' requirements as well as new objectives under existing FSR &amp; Height controls aimed at enhancing the quality of design of new apartment development across the City</p>

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<b>Community Submission 7</b>	<ul style="list-style-type: none"> <li>Lived in my property for 25 years, new supermarkets and shops have opened within a 10 minute walking distance. It is a very convenient, in the future it should have apartments. Me and my neighbours are getting old, we would like to stay in the area, in a nice apartment with a doctor, chemist and shops in close proximity.</li> </ul>	<p>Under the draft LSPS a number of studies are being undertaken (including new residential development strategy) that will help Council understand the changing demographics and community needs of the City. These studies will underpin future planning initiatives associated with the delivery of new housing and services.</p>
<b>Community Submission 8</b>	<ul style="list-style-type: none"> <li>Lived in the area for over 47 years and many things have changed for the better thanks to Councillors.</li> <li>Large number of cars parked on the street, cars will fill the front yard, garage and the rest flow on the street. Requesting that creation spaces next to a driveway be made into car spots, to get cars off the road.</li> </ul>	<p>Comment noted.</p> <p>The topic of car parking, including on street car parking, is one that has been identified in Planning Priority 1 '<i>Provide housing that accommodates the needs of existing and future residents</i>', including Action 1.2 which requires that a Local Housing Strategy will consider secondary dwellings and demand for car parking.</p> <p>The Transport Strategy which is identified in Planning Priority 6 '<i>Ensure infrastructure is aligned to accommodate planned growth and community needs</i>' and Action 6.6 will consider car parking demand and parking requirements for new development.</p>
<b>Community Submission 9</b>	<ul style="list-style-type: none"> <li>Important to intentionally plan for green spaces for every suburb. I would like the city to be known for its natural beauty and clean streets, therefore, a plan to beautify the city would be my suggestion.</li> <li>I would like our suburbs to be protected by overdevelopment (high-rise and granny flats).</li> </ul>	<p>Comments noted.</p> <p>Planning Priority 9 '<i>Realise the Parkland City Vision</i>', specifically Action 9.2 that Council will identify approaches to expand urban tree canopy cover that address the low levels of existing canopy cover to improve and enhance amenity. Council will consider how this is best supported by updated LEP and DCP and other whole-of-Council programs.</p> <p>In addition, Planning Priority 4 '<i>Provide attractive, healthy, accessible and safe places for the whole community</i>'</p>

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		<p>includes Action 4.3 to prepare Public Domain Plans for town centres. These plans will consider street tree planting and greening of the public domain.</p> <p>Planning Priority 1 <i>'Provide housing that accommodates the needs of existing and future residents'</i> includes Actions 1.1 and 1.2 to prepare a Local Housing Strategy which will provide future housing supply and address issues including secondary dwellings (granny flats), car parking, impacts of services and site coverage.</p>
<p><b>Community Submission 10</b></p>	<ul style="list-style-type: none"> <li>• Busby Park has no facilities which might induce community use by local residents. Eg BBQ area, covered areas or seating. It has plenty of ugly tall grass, this park is wasted space.</li> </ul>	<p>Comment noted.</p> <p>Planning Priority 6 <i>'Ensure infrastructure is aligned to accommodate planned growth and community needs'</i> includes Action 6.2 to prepare an Open Space Strategy which will address the open space and recreation needs identified in the Community and Open Space Needs Study. The facilities and use of Busby Park will be considered in the Strategy.</p>
<p><b>Community Submission 11</b></p>	<ul style="list-style-type: none"> <li>• My family and friends have lived in Fairfield, Canley Heights, Canley Vale and Mount Pritchard since 1960s. I think it's a very good idea for increase in shops, larger flats and villas and duplex.</li> <li>• As I am getting older, I want to stay in Fairfield, with no a big garden and live close to shops.</li> <li>• Fairfield station looks really good and modern, the new roads also helps a lot.</li> <li>• Fairfield has nice parks for kids to play sport and walk the dog.</li> <li>• I wish Fairfield had more restaurants like Canley Heights.</li> <li>• More parking in Stockland's Wetherill Park.</li> </ul>	<p>Comments noted.</p> <p>Planning Priority 1 <i>'Provide housing that accommodates the needs of existing and future residents'</i> includes Action 1.1 to prepare a Local Housing Strategy which will provide housing supply with access to jobs, services and public transport to meet existing and future demand of the community. The Strategy will consider a range of housing types to address the needs of the community, including apartments in suitable locations.</p> <p>Planning Priority 11 <i>'Promote a robust economy which generates diverse services and job opportunities'</i> includes Action 11.7 that Council will investigate new policies and</p>

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	<ul style="list-style-type: none"> <li>I like the Aldi and Coles at Fairfield West with lots of parking.</li> <li>Apartments are a great idea, my grandchildren will be able to buy a home.</li> </ul>	<p>DCP controls to encourage active streets (outdoor dining) and the night-time economy in town centres.</p> <p>Planning Priority 6 '<i>Ensure infrastructure is aligned to accommodate planned growth and community needs</i>' includes Action 6.6 that Council will undertake a Transport Strategy to identify the existing and future traffic and transport infrastructure needs (including car parking).</p>
<p><b>Community Submission 12</b></p>	<ul style="list-style-type: none"> <li>I would like some improvements at Water Street Park, located at the corner of John and Water Street. In 2010, there used to be kids play equipment, now it is a 3 piece set that it not kid friendly. I think it would be beneficial to put a swing set or some equipment to replace existing objects in the park. A present it is a waste of space and no one uses the facility.</li> </ul>	<p>Comment noted.</p> <p>Planning Priority 6 '<i>Ensure infrastructure is aligned to accommodate planned growth and community needs</i>' includes Action 6.2 to prepare an Open Space Strategy which will address the open space and recreation needs identified in the Community and Open Space Needs Study. The facilities and use of Water Street Park will be considered in the Strategy.</p>
<p><b>Community Submission 13</b></p>	<ul style="list-style-type: none"> <li>Install swings at Middlehope Park as there is only one slide and a climbing monkey bar. As a grandmother that looks after my grandchildren, they prefer swings which are in Northumberland Park. I would be very grateful as would my neighbours to install a swing set.</li> </ul>	<p>Comment noted.</p> <p>Planning Priority 6 '<i>Ensure infrastructure is aligned to accommodate planned growth and community needs</i>' includes Action 6.2 to prepare an Open Space Strategy which will address the open space and recreation needs identified in the Community and Open Space Needs Study. The facilities and use of Middlehope Park will be considered in the Strategy. The comments have been referred to the relevant section of Council for further investigation.</p>

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<b>Community Submission 14</b>	<ul style="list-style-type: none"> <li>• Will Chisholm Park in St John's Park be considered within the near future for a fitness/exercise Kompan area. This park is extensively used by residents in the area and would be greatly appreciated by young and old residents.</li> <li>• Fellow walkers and I in the last six months have noted growing numbers of adult residents utilising the children's play equipment as a fitness/ exercise station. This practise has the potential to culminate into damage to the children's play equipment.</li> </ul>	<p>Comment noted.</p> <p>Planning Priority 6 '<i>Ensure infrastructure is aligned to accommodate planned growth and community needs</i>' includes Action 6.2 to prepare an Open Space Strategy which will address the open space and recreation needs identified in the Community and Open Space Needs Study. The facilities and use of Chisholm Park will be considered in the Strategy.</p>
<b>Community Submission 15</b>	<ul style="list-style-type: none"> <li>• Businesses and infrastructure, development opportunities remain stifled. The majority of zoning in Fairfield (predominately Fairfield West and East) is currently low density and is highly restrictive to attracting investors to the area.</li> <li>• Residential developers and investors, have prepared countless feasibility's for possible redevelopment in the vicinity and have never been able to make a feasibility stack due to the zoning restrictions in place. Unlike most city's in the South West region, who are progressive and making changes to zoning.</li> <li>• Fairfield City Council needs to support the growth that is required in housing and affordability for now and future generations. By increasing land zoning from low density, allowing subdivision to take place on traditional large blocks, and enticing developers to see the true value this area is worth, will drive the commercial growth.</li> <li>• I remain positive for the future of Fairfield city and remain an active and avid investor looking to achieve the right outcomes for this area to support the growth and vision. I trust that the change in Council restructure allows for more focus on imminent future</li> </ul>	<p>Sections of Fairfield West and East are have good proximity to public transport facilities (including heavy rail) and services and are currently subject of a planning proposal to rezone land for medium to higher density development.</p> <p>The RMS has required Council to undertake further investigations into traffic management issues in these areas associated with the proposed increased residential densities which is nearing completion. The traffic investigations will be referred to the RMS &amp; Dept. Environment Planning and Industry to determine whether the proposed rezonings can proceed.</p> <p>In future, Council will continue to monitor the production of housing in these areas and investigate the need for additional housing types that are required to meet the housing needs of the future population of the area having regard to access to public transport, services and social infrastructure.</p>

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	planning through rezoning.	
<b>Community Submission 16</b>	<ul style="list-style-type: none"> <li>I feel that there is a lot of wasted space which can be used for play areas and even dog parks. I have noticed a lot more people having dogs with no off-leash areas in most areas.</li> </ul>	<p>Comment noted.</p> <p>Planning Priority 6 '<i>Ensure infrastructure is aligned to accommodate planned growth and community needs</i>' includes Action 6.2 to prepare an Open Space Strategy which will address the open space and recreation needs identified in the Community and Open Space Needs Study. Issues including play areas and off-leash dog parks will be considered in the Strategy.</p>
<b>Community Submission 17</b>	<ul style="list-style-type: none"> <li>I think the council needs to think again about waste management. It is much better for the environment if each household can have more variety of rubbish bins (Northern Beaches Council have 4 bins). If the waste can be divided/separated nicely, it will reduce contamination on the landfill. Also hopefully from the separation bin, people will think deeply before throwing something in their bin. More events about waste management would be good as well. Push people to come to that event. So they understand more in what to do with their waste and the impact of it as well.</li> </ul>	<p>Comment noted.</p> <p>The comments in this submission relating to waste management are relevant to the goals and actions of the Fairfield City Plan and will be considered in the current review of the Plan.</p> <p>Planning Priority 10 '<i>Adapt to natural hazards and environmental impacts</i>' includes Action 10.3 that Council will, in collaboration with other levels of government, identify approaches/ opportunities that support water and waste efficiently, in line with the pathways to net-zero emissions identified in the District Plan.</p>
<b>Community Submission 18</b>	<ul style="list-style-type: none"> <li>Fairfield CBD has declined dramatically and is a dump. No quality stores or businesses exist. People are sick of apartments and duplexes.</li> </ul>	<p>Comment noted.</p> <p>Planning Priority 4 '<i>Provide attractive, healthy, accessible and safe places for the whole community</i>' includes Actions 4.1 &amp; 4.6 that Council will undertake Urban Design Studies and encourage design excellence for key centres (including Fairfield) that deliver attractive, healthy, accessible and safe places. In addition Action 4.3 specifies that Council will develop Public Domain Plans for the town centres to ensure</p>

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		<p>a high quality planned public domain.</p> <p>Planning Priority 1 '<i>Provide housing that accommodates the needs of existing and future residents</i>' includes Action 1.1 to prepare a Local Housing Strategy which will provide housing supply with access to jobs, services and public transport to meet existing and future demand of the community. The Strategy will consider a range of housing types to address the needs of the community, including apartments in suitable locations.</p>
<p><b>Community Submission 19</b></p>	<ul style="list-style-type: none"> <li>• 1 -clearance</li> <li>• 2 -More job opportunity for men over 50</li> </ul>	<p>Comment noted.</p> <p>The comments in this submission relating to employment opportunities for men over 50 years are relevant to the goals and actions of the Fairfield City Plan and will be considered in the current review of the Plan.</p>
<p><b>Community Submission 20</b></p>	<ul style="list-style-type: none"> <li>• Like the photos</li> </ul>	<p>Comment noted.</p>

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<b>Community Submission 21</b>	<ul style="list-style-type: none"> <li>• Proposal of a Centennial Park for Western Sydney Parklands near Abbotsbury NSW.</li> <li>• I propose a new park to be constructed on the existing Western Sydney Parklands which is adjacent to Cowpasture Road next to the suburb of Abbotsbury which would cover the area of Camsley Hill city farm to The Horsley Drive.</li> <li>• Not much has happened the last 20 years for planning in Fairfield.</li> <li>• There is ample space to build a similar type of Centennial Park like the one in Sydney, to include a bike track, ponds, skate park, walkways sculptures.</li> <li>• Fairfield Showground upgrade is not a centennial park as the current Fairfield Mayor claims.</li> <li>• Government collect a lot of taxes for all sorts of revenue sources, therefore, the revenue can be used to build a Centennial Park for us in Fairfield to enjoy.</li> <li>• Under Labour government control of the NSW state electorates and Labour controlled councils which has happened apart from destruction of recreation facilities.</li> <li>• Bike paths are falling apart due not constructing them properly in the first place. Why did council not install reinforcement steel in the concrete when they made the bike paths from 20 years ago? Now you are replacing a lot of sections at extra cost and time wasting labour.</li> </ul>	<p>Comment noted.</p> <p>Planning and management of the Western Sydney Parklands is coordinated by the State Government authority - Western Sydney Parkland Trust. It is noted the Trust has recently released a new plan of management for the Parklands which proposes to facilitate ongoing opportunities for recreational and community activities throughout the Parklands including areas adjacent to Abbotsbury and Calmsley Hill City Farm.</p> <p>Planning Priority 6 <i>'Ensure infrastructure is aligned to accommodate planned growth and community needs'</i> includes Action 6.2 to prepare an Open Space Strategy which will address the open space and recreation needs identified in the Community and Open Space Needs Study. The comments in this submission relating to the condition of bike paths are relevant to the goals and actions of the Fairfield City Plan and will be considered in the current review of the Plan.</p> <p>Council has an ongoing program of monitoring and maintaining pedestrian and cycle pathways. These works are undertaken in accordance with relevant Australian Standards and budget allocations. The issues raised in relation to the condition of footpaths have been referred to Council's Assets Management Branch for investigation.</p>
<b>Community Submission 22</b>	<ul style="list-style-type: none"> <li>• I think more public transport, such as trains, in our area are vital.</li> <li>• I also feel that some parts of Fairfield pay high rates but get less in terms of benefits when it comes to infrastructure, transport, local activities etc. and are</li> </ul>	<p>Comment noted.</p> <p>Planning Priority 6 <i>'Ensure infrastructure is aligned to accommodate planned growth and community needs'</i> and Planning Priority 7 <i>'Leverage opportunities from major new</i></p>

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	<p>compensating for the rest of the community.</p> <ul style="list-style-type: none"> <li>The focus seems to be a lot on sport or sports facilities, but it should also be more on education and expanding job opportunities/attracting businesses and creating more diverse activities/programs/facilities for people to benefit from (not just sporting ones).</li> </ul>	<p><i>district infrastructure and services and technological developments'</i> aim to ensure that infrastructure and services are provided for existing and future development. Actions 6.6 require a Transport Strategy be prepared which identifies existing and future traffic and transport infrastructure needs. Action 7.2 specifies that the Transport Strategy will align with State Government transport initiatives and advocate for the best land use and transport outcomes for Fairfield City, including the potential for new rail stations along the Parramatta to Western Sydney Airport passenger line.</p> <p>Planning Priority 11 '<i>Promote a robust economy which generates diverse services and job opportunities'</i> will address expanding job opportunities and attracting business. Action 11.4 requires Council to undertake a review of the Business Lands Study which will consider business-zoned land with Fairfield City to promote a robust economy and maximise job opportunities and address the employment targets in the Western City District Plan.</p>
<p><b>Community Submission 23</b></p>	<ul style="list-style-type: none"> <li>Fairfield High School Clearway Idea/proposition for Safe Exiting of Motor Vehicles during Peak Hour.</li> <li>It has to our attention, that there is a safety issue, associated with drop offs &amp; pick ups due to heavy traffic of a morning &amp; afternoon.</li> <li>Trying to exit the school back onto the Horsley Drive can be quite dangerous. We have heard of accidents &amp; we have witnessed near misses of cars trying to exit into oncoming traffic.</li> <li>Is there anyway we can investigate making that at anyway safer? Eg. Clearway or School lane during school hours or lights. It is stressful watching school transport buses (for support students) struggling in dangerous situations to exits.</li> </ul>	<p>The scope of the comments provided in this submission relate more to detailed traffic matters and not directly linked to strategic actions of the draft LSPS.</p> <p>In this regard, the comments have been referred to Council's Traffic Management Branch for investigation.</p>

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<b>Community Submission 24</b>	<ul style="list-style-type: none"> <li>I admire and strongly support the great work that the council and Mayor Carbone are doing to revive our beautiful city to be one of the best in Sydney.</li> <li>I particularly am writing to you in regards to the pavers. I'm a local business and would like to direct a part of my marketing budget to support my city.</li> <li>Is there a wholesale price for those pavers? I'm talking in the hundreds of one identical design. If there's a wholesale price, please let me know both prices for small and large pavers.</li> </ul>	<p>Comment noted.</p> <p>The request for information regarding pavers has been referred to Council's Assets Management Branch for a response.</p>
<b>Community Submission 25</b>	<ul style="list-style-type: none"> <li>I would like to see more carparks created at Fairfield Showground to cater to the markets and sporting events for the new upgrades of the sporting fields. More carparks will make Fairfield markets the place for families to take on weekends.</li> </ul>	<p>As flagged in the draft LSPS a new masterplan has been developed for the Fairfield Showground which will see the site grow into a major recreation and community facility for the City.</p> <p>The provision of additional car parking space on the site will need to be balanced with planning for additional community and recreational uses on the site. Traffic studies undertaken for the site identify a range of alternative measures (e.g. shuttle bus services) to help reduce the demand for car parking and maximise areas available for community use at the Showground.</p>
<b>Community Submission 26</b>	<ul style="list-style-type: none"> <li>Though it would be convenient for implementing a railway station at Prairiewood Town Centre, I feel like it isn't the most necessary manoeuvre as I'm afraid it will make the area more congested. As far as my knowledge goes, there are 3 different buses from Fairfield Station that can adequately take passengers to Fairfield in a timeframe that isn't ridiculous.</li> <li>On the other end, I like the focus on sustaining the heritage of Fairfield as it is important to conserve the foundations of our city.</li> </ul>	<p>Comments noted.</p> <p>Prairiewood will be investigated as a future strategies centre and Action 3.2 states that Council will collaborate with GSC, DPIE and TfNSW to investigate Prairiewood Town Centre as a future strategic centre based on the potential future railway station. Long term planning for any future strategic centres will consider impacts on the area including traffic congestion.</p>

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<b>Community Submission 27</b>	<ul style="list-style-type: none"> <li>I would love to see more done for Old Guildford. I've lived there for 7 years and because we're on the fringe of the council area and there are not as many residents as other parts of Fairfield City I feel like it's often forgotten. For example, it's in need of additional commuter parking. Cabramatta and Fairfield stations are full so people have come to park near Yennora station so now that is also at capacity every morning.</li> </ul>	<p>Comment Noted.</p> <p>As identified in the draft LSPS a comprehensive traffic study for the City will include a review of commuter car parking needs across the City.</p> <p>It is noted that Guildford railway station is located in Cumberland Council being the closest station to Old Guildford.</p>
<b>Community Submission 28</b>	<ul style="list-style-type: none"> <li>I would like serious consideration for Council to invest in the development of a unique creative industry development program to which includes infrastructure/spaces for local and visiting creatives (community based and commercial based) to develop their practice, generate income and allow Fairfield City to grow and be recognised as a creative city influenced by the diverse culture of its community and visitors.</li> <li>We have many spaces across the city that are both council owned facilities as well as privately owned spaces that can be refurbished as studio spaces. There is an untapped potential!</li> <li>Please invest in the development of a cultural precinct in Fairfield town centre for cultural vibrancy. We need a contemporary cultural space/sin heart of the CBD that engages locals but attracts visitors to our city including internationals. Our city can build on the creative and cultural assets including so many of the artists that reside in the lag. We have a high number of arts practitioners here that would contribute and gain from such a precinct.</li> <li>Our communities wellbeing can be enhanced through the development of live art and place based</li> </ul>	<p>The comments in this submission relating to encouraging creative industries and cultural precincts are relevant to the goals and actions of the Fairfield City Plan and will be considered in the current review of the Plan.</p> <p>A number of Planning Priorities and Actions in the LSPS encourage activity in the local centres including:            Planning Priority 6 '<i>Ensure infrastructure is aligned to accommodate planned growth and community needs</i>' which includes Action 6.1 to undertake a Community and Open Space Needs Study which will identify key demographic and spatial challenges that have implications for infrastructure planning, including the delivery of community facilities and the provision of accessible open spaces and recreation facilities.</p> <p>Planning Priority 11 '<i>Promote a robust economy which generates diverse services and job opportunities</i>' will also encourage activity in the local centres including Action 11.7 that requires Council to investigate new policies and DCP controls to encourage active streets (outdoor dining) and the night-time economy in town centres.</p> <p>Planning Priority 4 '<i>Provide attractive, healthy, accessible</i></p>

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Name	Submission Summary	Response
	<p>activations such as food festivals, music and performance, screenings in public spaces etc.</p>	<p><i>and safe places for the whole community</i> addresses improvements to the public domain and includes Action 4.3 and 4.4 to prepare and implement Public Domain Plans for town centres.</p>
<p><b>Community Submission 29</b></p>	<ul style="list-style-type: none"> <li>• My Family have been ratepayers of Fairfield for well over 45 years and current residents of St Johns Park for the last 35 years or so.</li> <li>• Well written document outlining the growth and transformation over the next 20 years.</li> <li>• UIA:             <ul style="list-style-type: none"> <li>- A project that needs to be investigated in depth</li> <li>- A lot of opposition from the local community</li> <li>- Need to find appropriate balance between increased housing and traditional rural uses.</li> </ul> </li> <li>• Council to investigate the increase in density around train stations such as Canley Vale, Fairfield.</li> <li>• Increased densities could also be investigated around T-Way stations particularly around Prairiewood and other prominent suburbs which attract a number of visitors daily within the LGA.</li> <li>• Fairfield also has the luxury of small/narrow lots within their LGA and the take up of duplex/triplex type development has increased over time. Moving forward, investigation should be taken into promoting this type of development in areas where high densities would not be suitable but are accessible to transport nodes such as the T-Way.</li> <li>• Smaller minimum lot sizes (min 250m2-350m2) in streets adjoining t-way stops.</li> <li>• Suburbs such as St. Johns Park, Wetherill Park, Wakeley, Abbotsbury and Edensor Park need to maintain their low density style of development.</li> <li>• Road improvements are required within the LGA. It is</li> </ul>	<p>Comments noted.</p> <p>A draft Structure Plan has been prepared for the Rural Lands UIA that provides the basis for investigation future land use directions for the area, including preparation of a more detail masterplan. This work is being coordinated by the UIA Steering Committee (chaired by the GSC) and will include further detailed consultation with the residents of the area.</p> <p>Planning Priority 4 '<i>Provide attractive, healthy, accessible and safe places for the whole community</i>' includes Actions 4.1 &amp; 4.6 that Council will undertake Urban Design Studies and encourage design excellence for key centres (including Fairfield and Canley Vale) that deliver attractive, healthy, accessible and safe places. In addition Action 4.3 specifies that Council will develop Public Domain Plans for the town centres to ensure a high quality planned public domain.</p> <p>Prairiewood will be investigated as a future strategies centre and Action 3.2 states that Council will collaborate with GSC, DPIE and TfNSW to investigate Prairiewood Town Centre as a future strategic centre based on the potential future railway station. Long term planning for any future strategic centres will consider impacts on the area including traffic congestion.</p> <p>Planning Priority 1 '<i>Provide housing that accommodates the needs of existing and future residents</i>' includes Actions 1.1 and 1.2 to prepare a Local Housing Strategy which will</p>

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Name	Submission Summary	Response
	<p>a common problem across Sydney, more people should be taking public transport.</p> <ul style="list-style-type: none"> <li>• Elizabeth Drive should be widened to ease traffic flow.</li> <li>• Cowpasture Road needs to be upgraded, this impact flows into the Camden LGA.</li> <li>• The biodiversity corridor which adjoins the clear paddock creek channel that runs through St Johns Park and Wakeley needs to be preserved as a lot of birds and other wildlife can be seen utilising the space.</li> <li>• Fairfield is a fantastic place to live with an established railway system, good proximity to Parramatta, Liverpool and the City as well as an improving night time economy.</li> </ul>	<p>provide future housing supply and address issues including minimum lot sizes, providing a range of housing types (including low density style development), secondary dwellings (granny flats), car parking, impacts of services and site coverage.</p> <p>Action 6.6 of the draft LSPS includes preparation of a transport study for the City that will identify public transport initiatives aimed at facilitating the regional &amp; district plan visions for a “30 minute City”</p> <p>Planning Priority 8 – <i>‘Protect areas of high and natural value and environmental significance and improve the health of catchments and waterways’</i> highlights the significance of existing creekline corridors in supporting biodiversity across the City.</p> <p>Under Actions 8.1 &amp; 8.2 Council will prepare a new biodiversity strategy to identify and ensure the protection of areas of high natural value and environmental significance and where relevant updated its LEP and DCP to reflect the outcomes of new strategy.</p> <p>Planning Priority 11 <i>‘Promote a robust economy which generates diverse services and job opportunities’</i> will also encourage activity in the local centres including Action 11.7 that requires Council to investigate new policies and DCP controls to encourage active streets (outdoor dining) and the night-time economy in town centres.</p>
<p><b>Community Submission 30</b></p>	<ul style="list-style-type: none"> <li>• Development of a cultural precinct in Fairfield town centre for cultural vibrancy. Culture contributed to a strong identity, well being and community life.</li> <li>• Revitalization of existing unused spaces such as the slab hut for artist studio spaces. The Baptist church</li> </ul>	<p>Comment noted.</p> <p>The comments in this submission relating to cultural precincts and the importance of art are relevant to the goals and actions of the Fairfield City Plan and will be considered</p>

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	<p>on Harris St would make an excellent cultural precinct- near PYT and Lost in Books. A cultural hub is already developing here with these two organisations that are gaining notoriety throughout the country.</p> <ul style="list-style-type: none"> <li>• Expansion or relocation of the Fairfield Museum and Gallery to meet community demand. A stronger visual presence out front like banners and signage to promotes up coming events. Recently Council have employed a new designer (who worked on Flicker Friday flyer). This design work is outstanding and should be utilised by council to successfully reach younger audiences. Furthermore council need to invest in the development of social media for Fairfield Museum.</li> <li>• The importance of public art and live activations of open space. Fairfield has a rich history of public art, it's important this continues to further develop the LGA's identity and vibrancy . All areas of council, especially the environmental team, need to be educated in the potential of public art and contemporary art practice in unpacking ideas relevant to today . Eg- Celebrated Fairfield born artist Lauren Brincat is currently working on this engaging project <a href="https://www.mca.com.au/whats-on/plant-library">https://www.mca.com.au/whats-on/plant-library</a>.</li> <li>• Council banners to include the work of a local artist at least once a year.</li> <li>• Artist involvement in the development of new spaces like Fairfield Showground. It's of utmost importance that cultural practitioners are consulted during the development of large and small scale projects, they are excellent resources when it comes to dreaming up how a space can be utilised.</li> <li>• First Nations artists and designers work need to be</li> </ul>	<p>in the current review of the Plan.</p> <p>A number of Planning Priorities and Actions in the LSPS encourage activity in the local centres including: Planning Priority 6 '<i>Ensure infrastructure is aligned to accommodate planned growth and community needs</i>' which includes Action 6.1 to undertake a Community and Open Space Needs Study which will identify key demographic and spatial challenges that have implications for infrastructure planning, including the delivery of community facilities and the provision of accessible open spaces and recreation facilities.</p> <p>Planning Priority 11 '<i>Promote a robust economy which generates diverse services and job opportunities</i>' will also encourage activity in the local centres including Action 11.7 that requires Council to investigate new policies and DCP controls to encourage active streets (outdoor dining) and the night-time economy in town centres.</p> <p>Planning Priority 4 '<i>Provide attractive, healthy, accessible and safe places for the whole community</i>' addresses improvements to the public domain and includes Action 4.3 and 4.4 to prepare and implement Public Domain Plans for town centres.</p> <p>The comments relating to local initiatives (e.g. Council banners, cultural practitioners, local artists, Parents Café) have been referred to Council's Community Development and Place Teams for further investigation.</p>

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	<p>promoted and utilised across council.</p> <ul style="list-style-type: none"> <li>• The Shaping a Diverse City document could include quotes from local residents that give insight into their favourite spots (including existing cultural facilities), this will help locals value Fairfield and find new venues/activities in their area. See Fairfield's Art and Cultural Plan for examples.</li> <li>• The Whitlam Library is a cultural icon, designed by the famed Harry Seidler. Currently it has 2 large plastic banners on its facade. The cultural significance of this building needs to be honoured and respected, and the banners to be removed. This site is visited by a vast number of architectural students each year and it is disappointing that Fairfield Council has little regard for it. For more information- <a href="https://en.m.wikipedia.org/wiki/Harry_Seidler">https://en.m.wikipedia.org/wiki/Harry_Seidler</a></li> <li>• It is important that accessibility and the disability community are considered and consulted when it comes to programming and the upkeep and development of new facilities.</li> <li>• Fairfield has a vast number of refugee artists and cultural practitioners. It's recommended that Council fund an artist network, to properly facilitate programming and mentorships for artist professional develop.</li> <li>• Existing cultural facilities need to be more actively funded, supported and promoted thorough Council. PYT's programs are celebrated across the country, many of their projects have been featured in official Sydney Opera House programming and nominated for Helpmann Awards. Other local notable organisations include Lost In Books, The Parents Cafe, The Studio 2166, Flicker Fridays ( an excellent Council initiative that supports the rise of screen</li> </ul>	

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	<p>based practitioners in the area ).</p> <ul style="list-style-type: none"> <li>The Parents Cafe developed at Fairfield High School is made up of a diverse group of refugees. Recently it was visited by official UN delegates who called it a significant and important initiative. This group is in need of support of Council for it to continue, for example they could cater for future Council events.</li> </ul>	
<p><b>Community Submission 31</b></p>	<ul style="list-style-type: none"> <li>I like: <ul style="list-style-type: none"> <li>the focus on community well-being, healthy and liveable places</li> <li>building heritage and value of our unique community</li> </ul> </li> <li>But I think we can get more creative with these ideas. The existing ideas have remained largely the same over the last few years. Although, growth has been slow I would like to look into the way arts and culture can actually build heritage, livelier neighbourhoods and safer places for the community, in a real and practical way.</li> <li>A store in the heart of Fairfield providing a retail experience of selling locally made gifts and stationary and hosting exhibitions, workshops and launch events to the public.</li> <li>This will be a place to preserve the city's distinctive character and heritage. A place to take pride in our community.</li> <li>This idea hopes to build an exciting community for local Western Sydney artists, designers, crafters and makers; to provide them with support and opportunities to showcase, promote and celebrate their creativity in a quality cultural facility.</li> <li>Build a network for the local artist, bring the</li> </ul>	<p>Comments noted.</p> <p>Various actions of the draft LSPS Council commit Council to undertaking a range of initiatives that will explore ways of revitalising town centres and places in the City and tap into the aspirations of the community. This includes:</p> <p><u>Action 4.1</u> - Urban design studies across the City.  <u>Action 4.4</u> – Develop and implement public domain plans for town centres, this will include examining opportunities for establishment of public art in various places.  <u>Action 5.3</u> - Implement the findings and recommendations of the Fairfield Aboriginal Heritage Study 2016 and continue to collaborate with the Aboriginal community and the two Local Aboriginal Land Councils to identify opportunities to share Aboriginal cultural heritage where appropriate.  <u>Action 6.1</u> – Undertake a Community and Open Space Needs Study which will identify key demographic and spatial challenges that have implications for infrastructure planning.</p> <p>In addition to the above, various programs associated with Council's place management program commits Council to building on the distinctive character and heritage of the City. It is acknowledged that ongoing consultation with community groups and individuals is crucial to achieving successful outcomes in these areas.</p>

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	community closer together.	
<b>Community Submission 32</b>	More teacher at the centre	Comment noted.
<b>Community Submission 33</b>	<ul style="list-style-type: none"> <li>• I think there should be a greater focus on greening our area. The South West is quite dry and there lacks a focus on creating attractive landscaped spaces. More trees and attractive landscaping should be considered in place making. Green infrastructure provides natural amenities such as shade, open space and pleases the senses.</li> <li>• Mixed use buildings are highly encouraged because that provides flexibility and allows for place activation.</li> <li>• But overall, greater focus needs to be placed on greening the Fairfield LGA and providing more attractive green landscapes.</li> </ul>	<p>Comment noted.</p> <p>Planning Priority 9 '<i>Realise the Parkland City Vision</i>', specifically Action 9.2 that Council will identify approaches to expand urban tree canopy cover that address the low levels of existing canopy cover to improve and enhance amenity. Council will consider how this is best supported by updated LEP and DCP and other whole-of-Council programs.</p> <p>In addition, Planning Priority 4 '<i>Provide attractive, healthy, accessible and safe places for the whole community</i>' includes Action 4.3 to prepare Public Domain Plans for town centres. These plans will consider street tree planting and greening of the public domain.</p>
<b>Community Submission 34</b>	<ul style="list-style-type: none"> <li>• Establishment of Fairfield Community Arts Centre. The town needs to provide greater opportunities to artists, there is an existing unutilised venue in Fairfield that could be used for this purpose. I propose the establishment of Fairfield Arts Community Hub that can be situated in the Fairfield Arts School and the building next to it the Baptist Church, being the location is in the middle of town close to public transport it.</li> <li>• Many young artists that would like to further develop their skills and make a name for themselves, but the area does not support this.</li> <li>• The Arts Community Hub should have a mentoring</li> </ul>	<p>Comments noted</p> <p>The issues raised will be investigated further under Action 6.1 of the Community and Open Space Needs Study.</p> <p>The issues raised in the submission also relate to operational and ongoing planning for programs within Council facilities. In this regard, the comments have been referred to Council's Place and Social Planning teams for further investigation.</p>

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	<p>program coordinator and resources in place to assist career development.</p> <ul style="list-style-type: none"> <li>• A large number of refugees and migrants also have interest and expertise in arts; visual, graphic design, performing arts etc.</li> <li>• Coming from a different culture, different environment they are in great need of support and introduction to the Australian Workforce for artists.</li> </ul>	
<p><b>Community Submission 35</b></p>	<ul style="list-style-type: none"> <li>• Support for a cultural precinct in Fairfield town centre for cultural vibrancy. This could be a starting point/precedent for other suburbs in the Fairfield City area. We are a city of cultures and should make use of it to bring the community together. This is also a no-brainer for promoting Fairfield City!</li> <li>• Revitalisation of existing unused spaces such as the slab hut in Smithfield for artist studio spaces. Workshops could run with schools; artist in residence could stay quarterly/yearly; space could be rented out day-to-day/week-to-week.</li> <li>• Expansion or relocation (if cultural precinct goes ahead) of the Fairfield Museum and Gallery to meet community demand - this has been a reoccurring issue. It is time to make a change - many residents of Fairfield City can not access the gallery easily. If transportation is provided as a solution to the venue, expanding the museum and gallery is vital for community engagement and cultural growth.</li> <li>• The importance of public art and live activations of open space - why waste space in the beautiful areas of Fairfield City? We should be making use of the existing areas and looking to activate more spaces to engage the community. Coming from an art and</li> </ul>	<p>Comments Noted.</p> <p>The issues raised will be investigated further under Action 6.1 of the Community and Open Space Needs Study.</p> <p>The issues raised in the submission also relate to operational and ongoing planning for programs within Council facilities. In this regard, the comments have been referred to Council's Place and Community Development teams for further investigation.</p>

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Name	Submission Summary	Response
	<p>design background, there are many reasons why public art is beneficial for the community. This include enabling residents from all background to create art from their past experiences. We have an abundance of talent in Fairfield City, but VERY limited opportunities to showcase them!</p>	
<p><b>Community Submission 36</b></p>	<ul style="list-style-type: none"> <li>• What I like - Planning Priorities 4, 5, 8 and 9.</li> <li>• Needs further information - Planning Priority 13.</li> <li>• Needs improvement - how the Council's strategic plans with engage with/impact on local cultural organisations, specifically those focused on community engagement. What is the strategic plan for this sector</li> </ul>	<p>Comments noted</p> <p>Since public exhibition of the draft LSPS Council has adopted a Community Engagement Strategy for the City that will govern all aspects of community engagement relating to preparation of strategic planning undertaken by Council as well as consultation in relation to private development proposals being considered by Council.</p> <p>The Strategy provides a comprehensive framework for guiding future community engagement, including a range of processes and principles that need to be followed to promote effective engagement with the Fairfield's diverse community for preparation of future community plans and strategies.</p>
<p><b>Community Submission 37</b></p>	<ul style="list-style-type: none"> <li>• I strongly believe creativity is an invaluable tool that will enrich our city. Its power lies within its ability to unite, celebrate our lived experiences and provide a means to express oneself; our identity and culture.</li> <li>• This in my mind directly correlates with the values of Fairfield city and our pride in "celebrating diversity".</li> <li>• As a young creative within the Fairfield area, I have seen the large benefits that limited arts and cultural services have had on our city and its civilians. However, I believe that Fairfield could be doing so</li> </ul>	<p>Comments noted.</p> <p>Planning Priority 6 – ‘<i>Ensure infrastructure is aligned to accommodate planned growth and community needs</i>’ and Action 6.1 – undertake a Community and Open Space Needs Study will address the issues raised in this submission.</p>

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Name	Submission Summary	Response
	<p>much more to embrace such initiatives and acknowledge their invaluable outcomes on culture and community wellbeing.</p> <ul style="list-style-type: none"> <li>• Utilising open spaces and activating a cultural hub within the centre of the city would be a great step in the right direction and, in my opinion, is in dire need. This development would directly confront real issues occurring in our LGA and help provide a warmer more positive environment for civilians. More specifically, this development would:               <ul style="list-style-type: none"> <li>- Provide opportunities for creativity to flourish within youth, keeping them off the streets.</li> <li>- Provide a safe space for all civilians - a place where people can go to get away from madness in their own lives.</li> <li>- Provide opportunities for migrant men and women to learn new skills and network.</li> <li>- Create a larger reason for people to visit Fairfield for its creative facilities (to stop people from skipping over our city to visit other Western Sydney Locations).</li> <li>- Provide jobs needed to run the facility, helping solve existing issues of unemployment.</li> <li>- Strengthen and expand the limited creative community within the Fairfield area.</li> <li>- Provide spaces for practicing artists to work on their art, hence strengthening creative careers.</li> </ul> </li> <li>• From this list, we can see how this utilisation of open space in the form of a creative cultural hub would immensely impact our city in all aspects contributing to a thriving economy and civilian wellbeing.</li> </ul>	<p>The issues raised in the submission also relate to operational and ongoing planning for programs within Council facilities. In this regard, the comments have been referred to Council's Place and Community Development teams for further investigation.</p>

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Name	Submission Summary	Response
<b>Community Submission 38</b>	<ul style="list-style-type: none"> <li>I have recently moved to Bossley Park from Abbotsbury. We used to love walking around the streets and playing at all the different parks. We can't find any parks in Bossley Park. Are there any plans for any new parks? We are located near Garrison St so would love a new Park that's easy to walk to.</li> </ul>	<p>Comments noted.</p> <p>Planning Priority 6 – '<i>Ensure infrastructure is aligned to accommodate planned growth and community needs</i>' and Action 6.1 – undertake a Community and Open Space Needs Study will address the issues raised in this submission.</p>

## Organisation Submissions

Organisation Name	Submission Summary	Response
<b>Anglicare (DFP Planning)</b>	<ul style="list-style-type: none"> <li>With an ageing population, there is no mention in the LSPS of Seniors housing or aged care facilities.</li> <li>Recommend that Council investigate the needs for seniors housing and aged care facilities as part of the future housing strategy, these community facilities and services will cater for the ageing population.</li> <li>Request that Council as part of the future housing strategy will develop an Affordable Housing Strategy which will: <ul style="list-style-type: none"> <li>identify the needs and targets for a wide range of affordable housing types: secondary dwellings, boarding housing, multi-dwelling housing and residential apartments in line with the Western City District Plan.</li> </ul> </li> <li>Council to review its LEP and update planning controls to implement the recommendations and directions made in the Affordable Housing Strategy and reflected in this statement.</li> <li>Council will foster affordable housing initiatives,</li> </ul>	<p>Comments noted</p> <p>Acknowledgement of Seniors housing and aged care facilities included in draft LSPS.</p> <p>All other issues/comments raised by Anglicare will be addressed under Planning Priority 1 - <i>Planning Priority 1 Provide housing that accommodates the needs of existing and future residents</i> and in particular Action 1.1 – preparation of a <i>Local Housing Strategy in accordance with the Western City District Plan (Planning Priority W5) which will provide housing supply with access to jobs, services and public transport to meet existing and future demand of the community and having regard to cross boundary housing markets.</i></p> <p>Comments in relation to Fairfield City Centre Urban Design Study – and R4 zones west of the CBD and will be factored into future reviews</p>

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Organisation Name	Submission Summary	Response
	<p>policies and programs identified in the Affordable Housing Strategy.</p> <ul style="list-style-type: none"> <li>• Any future review of the Fairfield City Centre Urban Design Study 2018 should expand its study area to include the current R4 zoned areas to the west of the CBD.</li> <li>• Anglicare raises no objection to the draft LSLP, our submission promotes the importance of seniors housing and aged care facilities as a key element of Council's future housing demand, affordable housing and social infrastructure.</li> <li>• Anglicare would be pleased to be involved as a key stakeholder in any future consultation process in the development of the housing strategy, affordable housing strategy and open space needs study.</li> </ul>	
<p><b>Salvation Army (Ethos Urban)</b></p>	<p>Theme 1: Community wellbeing – healthy and liveable places</p> <ul style="list-style-type: none"> <li>• Planning Priority 1 – Provide housing that accommodates the needs of existing and future residents. <ul style="list-style-type: none"> <li>○ Council recognise that to meet housing demand over the next 20 years, there is a requirement to identify land that is capable for upzoning for residential development in established areas close to facilities, services and public transport.</li> <li>○ In the LSPS that medium density housing growth around local centres and proximity to future district centres can provide for a more distributed pattern of growth, applications of R2 zones should be reviewed in the context of potential future growth, where these areas are able to accommodate additional density and be afforded</li> </ul> </li> </ul>	<p>Comments noted.</p> <p>Theme 1: Community well-being – healthy and liveable places acknowledges the need to for <i>housing diversity will be focused on accessibility to transport, services, facilities and open space</i> and is also an important principle for the '30 minute city' as referenced throughout the LSPS.</p> <p>A new map has been included under Theme 1 that clarifies the status of existing residential areas of the City and future areas to be to investigated for additional housing. In the eastern part of the City this includes R2 zones close to public transport, service and facilities.</p>

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Organisation Name	Submission Summary	Response
	<p>an R3 zone.</p>	
	<ul style="list-style-type: none"> <li>• Planning Priority 2 – Deliver greater housing diversity and affordability to meet the changing needs of the community               <ul style="list-style-type: none"> <li>○ Medium density housing and how this type of residential development can also help to alleviate rental stress and respond to the desire for housing diversity.</li> <li>○ Council recognise within the LSPS the importance of infill medium density development, that is capable of providing more affordable and diverse housing options to meet the changing needs of the community.</li> <li>○ A review of the zoning and development controls for the R3 zone is encouraged in light of future population projections. The application of the R3 zone is particularly encouraged in locations that are proximate to green public open space, are afforded adequate access to public transport and are proximate to local centres.</li> </ul> </li> </ul>	<p>Comments noted</p> <p>A review of planning controls relevant to the R3 Medium Density Zone has been factored into Action 1.1 – preparation of a <i>Local Housing Strategy in accordance with the Western City District Plan (Planning Priority W5)</i></p>
	<ul style="list-style-type: none"> <li>• Planning Priority 3 – Plan for and manage areas identified for future urban development               <ul style="list-style-type: none"> <li>○ Support Council’s vision of Prairiewood evolving into a strategic centre for the western part of the City.</li> <li>○ Strategic centres can have beneficial flow on effects into the wider catchment, where residential upzoning and urban development will result in an economically viable centre and create more diverse housing opportunities to cater for the changing population.</li> <li>○ R3 zones within the wider catchment should be considered.</li> </ul> </li> </ul>	<p>Comments noted</p> <p>As well as existing areas being investigated in the eastern part of the City, potential areas for additional R3 and R4 housing will need to be investigate in the event that a passenger rail station is included in Prairiewood as detailed under the draft LSPS. This outcome is also central to supporting the principle of the ‘30 minute City’ as referred to in the Regional and District Plans.</p>

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Organisation Name	Submission Summary	Response
<b>Football NSW</b>	<ul style="list-style-type: none"> <li>• Fairfield is a large football region in terms of participants in NSW, our recent analysis shows that the economic contribution of football is valued at over \$16 million in the state electorate of Fairfield, Prospect and Cabramatta.</li> <li>• Southern Districts Soccer Football Association has grassroots of football in the Fairfield region.</li> <li>• Football transcends race, religion and gender to create community connections. With Fairfield expected to increase by 10%, it highlights the need to increase capacity of sporting fields across the LGA.</li> <li>• Theme 1 should consider the need to upgrade existing open spaces, whilst reviewing future opportunities to develop infrastructure for local community to participate in sport.</li> </ul>	<p>Comment noted.</p> <p>Planning Priority 6 '<i>Ensure infrastructure is aligned to accommodate planned growth and community needs</i>' and associated Actions (including the Open Space Strategy) will address facility provision and future participation in sport and active recreation and will consider infrastructure for local community to participated in sport.</p>
<b>Australian Slacklining Association Inc.</b>	<ul style="list-style-type: none"> <li>• Shacklining is a recreational activity attaching a wide flat webbing between 2 anchors, usually trees and balance on it.</li> <li>• Recommendation to include a priority to support a variety of recreational and passive uses that reflect the changing needs of the community when planning for existing and new open space.</li> </ul>	<p>Comment noted.</p> <p>Planning Priority 6 '<i>Ensure infrastructure is aligned to accommodate planned growth and community needs</i>' and associated Actions (including the Open Space Strategy) will address planning for existing and new open space.</p>
<b>Cancer Council NSW</b>	<ul style="list-style-type: none"> <li>• Cancer Council is committed to reducing the impact of cancer on individuals, we believe health is central to urban planning in order to create environments that promote cancer smart behaviours and reduce exposure to known cancer risks.</li> <li>• Cancer Council Implemented the NSW Skin Cancer Strategy Prevention Strategy 2017 to reduce exposure to UV, and as part of that strategy, the Shade Working Group is committed to increasing</li> </ul>	<p>Comments noted</p>

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Organisation Name	Submission Summary	Response
	<p>shade across NSW by influencing the planning system and advocating for shade in the community.</p>	
	<ul style="list-style-type: none"> <li>• Cancer Council would like to commend Fairfield City for the inclusion of the open space and tree canopy cover as local planning priorities in the Draft LSPS.</li> <li>• Themes provided in the example LSPS are suggestions and themes most relevant to 'Thriving places to live and grow' and a 'sustainable future', we suggest 'Providing healthy places to live, work and visit'.</li> <li>• The planning priority that could be placed under the theme is 'design and provide places and spaces that are healthy to live in, to work in and to visit'.</li> <li>• There are many things that can be included in this section that can generally build healthy environments and provide well-designed shade for protection.</li> </ul>	<p>Comments noted</p>
	<ul style="list-style-type: none"> <li>• Recommendation that Council consider:               <ul style="list-style-type: none"> <li>○ well-designed shade in all private developments, particularly recreation facilities and those that adjoin public spaces, such as commercial developments.</li> <li>○ both natural and built, in the provision of all public infrastructure, from large developments such as major recreation facilities, public buildings and town centre upgrades, to the smallest public domain improvements such as bus shelters.</li> <li>○ co-benefits of shade in all decisions about infrastructure provision and maintenance.</li> <li>○ Incorporate all the recommended into actions in the DCP.</li> </ul> </li> </ul>	<p>Comments noted.</p> <p><i>These issues can be investigated further under Theme 3: Environmental sustainability and specifically under Action 10.4 Council will, as part of the future Public Domain Plans, respond to urban and natural hazards, particularly the urban heat island effect, and identify how to strengthen the resilience of important community assets and infrastructure.</i></p>

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Organisation Name	Submission Summary	Response
<b>Cancer Institute</b>	<ul style="list-style-type: none"> <li>• Planning Priority 4 - Provide attractive, healthy, accessible and safe places for the whole community. Suggest for the UV protection to be added to open spaces to provide respite from the increasingly hot climate.</li> <li>• Planning Priority 9 - Realise the parklands city version, Action 9.2 Council will identify approaches to expand urban tree canopy cover that address the low levels of existing canopy cover to improve and enhance amenity. Good shade can provide 75% protection from UV radiation.</li> <li>• Refer Cancer Council submission (above) – includes same themes and actions.</li> </ul>	<p>Comments noted.</p> <p>These issues can be investigated further under Theme 3: <i>Environmental sustainability and specifically under Action 10.4 Council will, as part of the future Public Domain Plans, respond to urban and natural hazards, particularly the urban heat island effect, and identify how to strengthen the resilience of important community assets and infrastructure.</i></p>
<b>St George Community Housing (SGCH)</b>	<ul style="list-style-type: none"> <li>• SGCH is the largest community housing provider in NSW, providing a place to call home for more than 11,000 people in 6,300 properties across the Sydney metropolitan region. In the Fairfield Local Government Area (LGA) we have 1,040 properties that provide a home to more than 2,248 people.</li> </ul>	<p>Comments noted.</p>
	<ul style="list-style-type: none"> <li>• Priority 1 recommendation:               <ul style="list-style-type: none"> <li>○ SGCH supports the preparation of a Housing Strategy that links the future supply of housing with jobs and transport infrastructure.</li> <li>○ SGCH would welcome the opportunity to work with council to provide insights from the perspective of a local community housing provider to help develop the Housing Strategy.</li> <li>○ SGCH would like to help develop effective and evidence-based policies for affordable housing as part of the Fairfield Council Housing Strategy.</li> </ul> </li> </ul>	<p>Comments noted.</p> <p>The submission issues are dealt with under Theme 1: Planning Priority 1 <i>Provide housing that accommodates the needs of existing and future residents.</i> Detailed investigations into affordable housing including targets will be undertaken under Action 1.1 <i>Council is preparing a Local Housing Strategy in accordance with the Western City District Plan (Planning Priority W5) which will provide housing supply with access to jobs, services and public transport to meet existing and future demand of the community and having regard to cross boundary housing markets.</i> As part of this process Council will consult widely</p>

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		with all relevant stakeholders involved with the delivery of housing in the City.
	<ul style="list-style-type: none"> <li>• Priority 2 recommendation:               <ul style="list-style-type: none"> <li>○ Council has committed to the development of an Affordable Housing Strategy.</li> <li>○ SGCH acknowledges the strategy will identify the need for affordable housing and targets to address this need, as well as the housing types most appropriate for the local community.</li> <li>○ SGCH strongly encourages the setting of clear targets based on current and expected future demand for affordable housing. These targets should be reflected in the Community Strategic Plan and reported on annually.</li> <li>○ Fairfield City should set clear targets for increasing the supply of affordable housing based on current and project future demand.</li> <li>○ SGCH recommends at a minimum a target of 10% should be considered.</li> <li>○ Affordable Housing targets should be reflected in the Affordable Housing Strategy and Council's Community Strategic Plan and be reported on annually.</li> <li>○ Consult with Community Housing Providers such as SGCH to develop suitable and effective planning mechanisms such as Inclusionary Zoning and Voluntary Planning Agreements to help meet the affordable housing targets.</li> <li>○ Consider the timeframe for affordable housing from an average of 10-15 years, to an in perpetuity with the owner/operator to have the ability to trade and replace within the LGA.</li> </ul> </li> </ul>	Comments noted.

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Organisation Name	Submission Summary	Response
	<ul style="list-style-type: none"> <li>○ Fairfield City's LEP should be updated to encourage increased supply of affordable housing in areas close to public transport and town centres to provide good amenity for key workers and tenants.</li> <li>○ An audit of Council-owned land within 800 metres of B2, B3 and B4 zoned areas and areas well-served by public transport be undertaken to identify sites suitable for projects that deliver community benefits including additional affordable housing.</li> </ul>	
<b>Hume Community Housing</b>	<ul style="list-style-type: none"> <li>● Hume focuses on the economic and social value of affordable rental housing to local communities; the need for affordable rental housing in Sydney and in particular South Western Sydney.</li> <li>● Hume is a not for profit organisation and is the largest community housing provider in Fairfield LGA with over 730 managed properties.</li> </ul>	Comments noted.
	<ul style="list-style-type: none"> <li>● Hume recommends that Council:               <ul style="list-style-type: none"> <li>○ Acknowledge the economic and social benefits of affordable rental housing and the role it plays in supporting job growth and economic prosperity for local communities.</li> <li>○ Acknowledge the directions established by the Greater Sydney Commission Plan and the affordable housing targets it processes.</li> <li>○ Commit to develop a local housing strategy which quantifies housing need now and into the future and includes a focus on the need for affordable rental housing.</li> <li>○ Identify mechanisms for delivering affordable housing through the planning system and/ or by</li> </ul> </li> </ul>	Comments noted.  The submission issues are dealt with under Theme 1: Planning Priority 1 <i>Provide housing that accommodates the needs of existing and future residents.</i>  Detailed investigations into affordable housing including potential targets will be undertaken under Action 1.1 <i>Council is preparing a Local Housing Strategy in accordance with the Western City District Plan (Planning Priority W5) which will provide housing supply with access to jobs, services and public transport to meet existing and future demand of the community and having regard to cross boundary housing markets. As part of this process Council will consult</i>

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	<p>leveraging other opportunities available to the Council such partnering with registered community housing providers to redevelop council land.</p> <ul style="list-style-type: none"> <li>○ Identify how the council will work in partnership with community housing providers and the NSW and federal governments to deliver affordable rental housing in their communities.</li> </ul>	<p>widely with all relevant stakeholders involved with the delivery of housing in the City.</p>
	<ul style="list-style-type: none"> <li>• The LSPS recognises and quantifies local need for housing that is affordable to those on the lowest 40% of incomes.</li> <li>• LSPS should commit to further quantifying and measuring the need for affordable housing within the LGA as a component of a Local Housing Strategy.</li> <li>• LSPS should commit to developing a comprehensive LHS based on current housing growth, housing demand and growth trends.</li> <li>• LSPS should make clear that the LHS will identify and prioritise areas for growth.</li> <li>• The LSPS should also state that the LHS will integrate principles related to affordable housing, including potentially a Local Affordable Housing Strategy and/or specific Affordable Housing programs.</li> </ul>	<p>Noted, see response provided above for this submission</p>
	<ul style="list-style-type: none"> <li>• LSPS should recognise that increasing the amount of affordable dwellings in the area is a key component of liveability and a strategic priority in the context of the LSPS.</li> <li>• LSPS should commit to locally appropriate strategies for growing the number of dwellings that are affordable, including planning mechanisms that encourage housing diversity.</li> <li>• The use of State Environment Planning Policy No. 70</li> </ul>	<p>Noted, see response provided above for this submission</p>

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	<p>– Affordable Housing (Revised Schemes) as the principle mechanism for delivering affordable housing through the planning system in Sydney. Increased its support for the use of SEPP 70 by including all local councils in the SEPP in 2019, providing a framework to design affordable housing and to ensure it remains viable.</p>	
	<ul style="list-style-type: none"> <li>• The LSPS should commit to the promotion or facilitation of housing diversity through local planning controls and initiatives, provides housing choice to a diverse community.</li> <li>• The LSPS should also commit to new residential development that caters to households with specific accessibility and adaptability needs.</li> </ul>	Noted, see response provided above for this submission
	<ul style="list-style-type: none"> <li>• LSPS commits to social diversity. The LSPS should recognise that culturally and socially diverse communities are inclusive, healthy and creative, a percentage of all new residential development should be dedicated to affordable housing, preferably delivered on site, to ensure social mix.</li> </ul>	Noted, see response provided above for this submission
	<ul style="list-style-type: none"> <li>• Further advocacy from local government for social and affordable housing to be developed in the local area, to be funded by mechanisms outside of the planning system such as state and federal budgets.</li> </ul>	Noted, see response provided above for this submission
	<ul style="list-style-type: none"> <li>• Recommendations for Council to tackle housing affordability issues at the metropolitan and regional level, for example through collaboration with other LGAs, to advocate for development of a Regional Affordable Housing Strategy to operate across council borders.</li> <li>• Hume welcomes the Council's commitment to developing a Local Housing Strategy and to determining principles for a Local Affordable Housing</li> </ul>	Noted, see response provided above for this submission

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	Strategy.	
<b>Evolve Housing</b>	<ul style="list-style-type: none"> <li>• Evolve welcomes Council approach to provide greater housing choice for their community to meet the diverse needs of the residents, young families, new arrivals and retirees throughout their life.</li> <li>• Evolve commends council's recognition that due to the socio-economic distinctiveness of the Fairfield area there is a need for specific measures to address affordable housing at a local level.</li> <li>• We support the provision for a diverse housing mix to cater for the different needs.</li> </ul>	Comments noted.
	<ul style="list-style-type: none"> <li>• Evolve Housing is an award winning tier 1 nationally registered not for profit of affordable housing organisation, managing over 3500 social and affordable dwellings across metropolitan Sydney.</li> </ul>	Comments noted
	<p>Response to LSPS:</p> <ul style="list-style-type: none"> <li>• Welcomes Councils commitment to developing a Local Housing Strategy and preparing and implementing an Affordable Housing Strategy, reviewing controls and support provisions of affordable housing. Able to consider current and future needs for affordable and rental housing to meet the community needs, to ensure it is financially viable.</li> <li>• Encourages council to investigate opportunities to form partnerships to increase housing for very low to medium income groups. Identify site or precincts, within the LSPS that is well services where it can be appropriate and viable to deliver affordable housing.</li> <li>• May be future opportunities with the provision of a potential east-west rail linking from Parramatta to the Western Sydney Airport, this will provide</li> </ul>	<p>The submission issues are dealt with under Theme 1: Planning Priority 1 <i>Provide housing that accommodates the needs of existing and future residents.</i></p> <p>Detailed investigations into affordable housing (including potential targets) and Seniors Housing will be undertaken under Action 1.1 <i>Council is preparing a Local Housing Strategy in accordance with the Western City District Plan (Planning Priority W5) which will provide housing supply with access to jobs, services and public transport to meet existing and future demand of the community and having regard to cross boundary housing markets.</i> As part of this process Council will consult widely with all relevant stakeholders involved with the delivery of housing in the City.</p> <p>The draft LSPS acknowledges the potential of passenger</p>

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	<p>opportunities for higher density housing which can contribute to affordable housing.</p> <ul style="list-style-type: none"> <li>• While secondary dwellings can provide affordable housing, this form of housing have specific criteria about occupancy rates and quality design and would use allocations policy to ensure compatibility between the main and secondary residence occupiers.</li> <li>• Support Council in Investigation for shop top housing in Fairfield Heights and Villawood Town Centre.</li> <li>• Council to seek improvements to ARHSEPP as part of the Local Housing Strategy, ensuring that developers availing themselves of the planning concessions for residential flat buildings and boarding houses are not be able to receive an occupancy agreement until there is written confirmation from a registered community housing provider that a contract or management agreement is in place.</li> <li>• Supports council to provide appropriate forms of medium density infill housing to provide diversity of housing choice while maintaining local character is well services area. Evolve Housing would be happy to share their experience from the perspective of a provider of affordable housing about what may be required.</li> </ul>	<p>rail line from Parramatta to the Western Sydney Airport and opportunities this may create for additional future housing, particularly in Prairiewood and Cecil Park</p>
	<p>Housing need in Fairfield City:</p> <ul style="list-style-type: none"> <li>• The work commissioned from the SGS Consultancy as part of the Planning Partnership, the net demand for social and affordable housing was greatest in Fairfield 2016-(9,464 dwellings), based on growth rates that number will need to increase by another 2,900 dwellings by 2036 to 12,372 dwellings.</li> </ul>	<p>See response provided above for this submission</p>
	<p>Role of Council in affordable housing:</p> <ul style="list-style-type: none"> <li>• Evolve acknowledges the delivery of social and</li> </ul>	<p>See response provided above for this submission</p>

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	<p>affordable housing is primarily the responsibilities of the State and Federal Governments but believes local government has an important role to play in addressing affordable rental housing needs through leadership roles that local councils can shape strong and diverse communities through the planning system.</p>	
	<p>Recommendations:</p> <ul style="list-style-type: none"> <li>• Identify sites and precincts where rezoning will give rise to the requirement for affordable housing provision subject to viability.</li> <li>• Continue to identify and finalise mechanisms for delivering affordable rental housing through the planning system and/or by leveraging other opportunities available to the council such partnering with registered community housing to redevelop council owned land.</li> <li>• Establish an affordable housing target for the Council working in conjunction with the planning partnership to determine how and where affordable housing will be developed.</li> <li>• Identify how the council will work in partnership community housing providers and the NSW and federal governments to deliver affordable rental housing in their community.</li> <li>• Given the ageing of the population that Council work to develop more Senior Living and Specialist Disability Accommodation (SDA) properties under the NDIS program.</li> <li>• Work with community housing providers and the private sector to develop well designed innovative forms of medium density in keeping with local</li> </ul>	<p>See response provided above for this submission</p>

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	<p>character are able to provide the additional diverse supply needed to meet the community's needs.</p> <ul style="list-style-type: none"> <li>• Investigate whether new generation boarding Houses should only be allowed if developed with and managed by a community housing providers to ensure they are rented at affordable rents.</li> <li>• Work with State government to improve the effectiveness and tighten the ARHSEPP provisions to ensure developers availing themselves of incentives in the ARHSEPP for residential flat buildings are required to ensure affordable housing is managed by CHPs and targeted at affordable rents for income eligible households.</li> </ul>	
<b>Shelter NSW</b>	<ul style="list-style-type: none"> <li>• Shelter NSW has been operating since 1975 as the state's peak housing policy and advocacy body, providing systemic advocacy and advice on policy and legislation for the whole NSW housing system to resolve housing inequality and we seek to ensure that the voices of housing consumers are included in our policy responses and review.</li> <li>• Shelter NSW is concerned about the housing crisis in NSW and the rising trends in homelessness, housing rental stress as well as the impacts of poor- quality housing, particularly on low income households.</li> </ul>	Comments noted
	<ul style="list-style-type: none"> <li>• Our submission is underpinned by these principles:               <ul style="list-style-type: none"> <li>○ The LSPS recognises and quantifies local need for housing that is affordable to those on the lowest 40% of incomes.</li> <li>○ The LSPS commits to developing a Local Housing Strategy (LHS).</li> <li>○ The LSPS commits to addressing housing affordability, including through a local strategy</li> </ul> </li> </ul>	<p>The submission issues are dealt with under Theme 1: Planning Priority 1 <i>Provide housing that accommodates the needs of existing and future residents.</i></p> <p>Detailed investigations into affordable housing (including potential targets) and Seniors Housing will be undertaken under Action 1.1 <i>Council is preparing a Local Housing Strategy in accordance with the Western City District Plan</i></p>

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	<p>and/or programs for growth in dwellings that are affordable to those on the lowest incomes, ideally through Affordable Housing products.</p> <ul style="list-style-type: none"> <li>○ The LSPS commits to housing diversity.</li> <li>○ The LSPS commits to social diversity.</li> <li>○ The LSPS recommends further advocacy from local government for social and affordable housing.</li> </ul>	<p><i>(Planning Priority W5) which will provide housing supply with access to jobs, services and public transport to meet existing and future demand of the community and having regard to cross boundary housing markets. As part of this process Council will consult widely with all relevant stakeholders involved with the delivery of housing in the City.</i></p> <p>The draft LSPS acknowledges the potential of passenger rail line from Parramatta to the Western Sydney Airport and opportunities this may create for additional future housing, particularly in Prairiewood and Cecil Park</p>
	<p>Analysis and Recommendations:</p> <ul style="list-style-type: none"> <li>● Shelter NSW strongly supports the inclusion of affordable housing as a planning priority in the Fairfield LSPS. <ul style="list-style-type: none"> <li>○ Support the development of a LHS and an Affordable Housing Strategy as opportunities to focus on the important question of how to plan for housing, especially affordable housing to support the health and well-being of the community, foster a diverse, inclusive and cohesive community. Providing affordable housing is important to support Planning Priority 11 – Promote a robust economy which generates diverse services and job opportunities.</li> <li>○ Shelter NSW notes that the Fairfield LGA has significant industrial and employment opportunities.</li> </ul> </li> <li>● Fairfield City includes one of the largest industrial areas, Wetherill Park TAFE plays a complementary role in these industry clusters, and Council to</li> </ul>	<p>See response provided above for this submission</p>

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	<p>leverage the opportunities for more diverse and robust jobs presented by major new transformative infrastructure such as the Western Sydney Freight Line, Western Sydney Airport (WSA) and potential new passenger rail link from Parramatta to the WSA.</p>	
	<ul style="list-style-type: none"> <li>• Fairfield needs an ambitious Affordable Housing Strategy and Local Housing Strategy to deliver much need affordable housing. Shelter NSW recommends the following information and analysis should be included in the Fairfield LHS and Affordable Housing Strategy:               <ul style="list-style-type: none"> <li>○ Demographic profile – including age profile; household size and structure (e.g. family households, lone households); number of people living with disability.</li> <li>○ Local affordability profile – including latest rent and sales data; the number of social housing stock in the LGA; housing stress (including rental stress).</li> <li>○ Expected waiting times for social housing.</li> <li>○ Recent housing supply trends.</li> <li>○ Housing demand forecast.</li> <li>○ Capacity assessment.</li> <li>○ Affordable housing supply – including the number of affordable housing supplied to date; existing affordable housing scheme.</li> </ul> </li> <li>• Recommend that Fairfield Council includes the following actions and strategies in the LHS and Affordable Housing Strategy:               <ul style="list-style-type: none"> <li>○ Inclusionary zoning for all new developments.</li> <li>○ Prepare a SEPP 70 affordable housing contributions scheme.</li> <li>○ Density bonuses in exchange for affordable</li> </ul> </li> </ul>	<p>See response provided above for this submission</p>

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Organisation Name	Submission Summary	Response
	<p>housing contributions.</p> <ul style="list-style-type: none"> <li>○ Voluntary Planning Agreements to capture a proportion of value uplift where SEPP 70 doesn't apply.</li> <li>○ Provide exemptions for Community Housing.</li> <li>○ Providers delivering affordable housing in Fairfield from section 7-11 contributions.</li> <li>○ Set an ambitious Affordable Rental Housing Target.</li> <li>○ Use Council owned land for affordable housing.</li> <li>○ Advocate to State and Federal Government for more investment in social and affordable housing.</li> <li>○ Collaborate with the Land and Housing Corporation to renew and deliver more social housing.</li> </ul>	
	<ul style="list-style-type: none"> <li>● Include adaptable housing and universal design features in housing and infrastructure for less mobile households. <ul style="list-style-type: none"> <li>○ Planning controls should include reference to the levels of the Liveable Housing Design Guidelines (LHGD) from Liveable Housing Australia. We recommend the inclusion of more specific guidance around delivery of residential dwellings informed by universal design principles, either in the LHS and then the DCP.</li> <li>○ That a significant proportion of new residential development achieves the silver level of the LHDG, allowing 'visitability' of dwellings for people with mobility issues.</li> <li>○ That a proportion of all new residential development achieves the gold or platinum level of the LHDG.</li> </ul> </li> </ul>	<p>See response provided above for this submission</p>

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	<ul style="list-style-type: none"> <li>• Regular monitoring and reporting and inclusion of additional housing affordability measures. Shelter NSW commends Fairfield City Council for including “Number of affordable housing stock in Fairfield City” as a measure. Additional housing affordability measures that can be included in the LHS for monitoring include:               <ul style="list-style-type: none"> <li>○ decrease in proportion of residents of the LGA in housing stress (includes rental stress).</li> <li>○ decrease in unmet affordable housing need.</li> <li>○ increase in proportion/number of dwellings in the area that are affordable to people on low to moderate incomes.</li> </ul> </li> </ul>	See response provided above for this submission
<b>Community Housing Industry Association NSW (CHIA)</b>	<ul style="list-style-type: none"> <li>• This submission focuses on the economic and social value of affordable rental housing to local communities, need for affordable rental housing in Sydney and local councils to support rental housing over the next 20 years.</li> <li>• CHIA are registered community housing provided in NSW, also supporting Aboriginals Community Housing Providers.</li> <li>• Community housing in Fairfield, CHIA is managing almost 2000 properties, including 200 affordable rental homes. Community housing providers are investing almost \$50m to deliver almost 120 new homes in Fairfield.</li> </ul>	Comments noted
	<ul style="list-style-type: none"> <li>• CHIA welcomes the commitment to developing an Affordable Housing Strategy, this process can consider the evidence for current and future needs for affordable rental housing, to ensure that it is financially viable.</li> <li>• The population growth that is being predicted in</li> </ul>	Comments noted

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	<p>Fairfield City will create opportunities to work with Council to explore these future opportunities, including how council will collect developer contributions to help co-fund the developments of Affordable housing and how council could partner with local community housing providers to build fit for purpose homes on council owned land.</p>	
	<ul style="list-style-type: none"> <li>• CHIA NSW community housing providers operating in Western Sydney commissioned GSC Economic and Planning to model the demand for social and affordable rental homes in the Western Sydney City Deal area.</li> <li>• In Fairfield the shortfall of almost 12,500 affordable rental homes by 2036.</li> <li>• Estimated of 1 in 2 households renting in the private rental market in Fairfield were in moderate or severe rental stress.</li> <li>• ABS Census figures indicate that there was a 61% increase in homelessness in Fairfield between 2011-2016.</li> </ul>	<p>Comments noted</p>
	<p>Recommendations:</p> <ul style="list-style-type: none"> <li>• Explicitly identify affordable rental housing as a strategic priority for the community.</li> <li>• Acknowledge the economic and social benefits of affordable rental housing and the role it plays in the supporting job growth and economic prosperity for local communities.</li> <li>• Acknowledge the directions established by the Greater Sydney Commission Plan and the affordable housing targets it proposes.</li> <li>• Commit to developing a local housing strategy which quantifies housing needs now and into the future and includes a focus on the need for affordable rental</li> </ul>	<p>The issue of affordable housing is acknowledged throughout relevant sections of the draft LSPS. In particular the following specific Actions target the issues relevant to the provision of affordable housing in the City in light of principles and actions contained in the District Plan and Council's City Plan:</p> <p><i>2.3 Council will develop an Affordable Housing Strategy which will identify affordable housing needs and targets and investigate a range of affordable housing types including secondary dwellings, boarding housings, multi dwelling housing and residential apartments and in line with the Western City District Plan.</i></p>

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Organisation Name	Submission Summary	Response
	<p>housing.</p> <ul style="list-style-type: none"> <li>Identify mechanisms for delivering affordable rental housing through the planning system and/or by leveraging other opportunities available to the council such as partnering with registered community housing to redevelop council owned land.</li> <li>Identify how the council will work in partnership with community housing providers and the NSW and federal governments to deliver affordable rental housing in their communities.</li> </ul>	<p><i>2.4 Council will review its LEP and update planning controls to implement the recommendations and directions made in the Affordable Housing Strategy and reflected in this statement.</i></p> <p><i>2.5 Council will foster affordable housing initiatives, policies and programs identified in the Affordable Housing Strategy.</i></p> <p>The LSPS also acknowledges the challenges faced in with the delivery of affordable housing which requires collaboration between all levels of government and housing providers. In this regard Council will continue to consult widely and work in partnership toward the delivery of affordable housing in the City.</p>
<p><b>Urban Development Institute of Australia (UDIA)</b></p>	<p>UDIA would like to make the following recommendations:</p> <ul style="list-style-type: none"> <li>Council refrain from restricting the supply of secondary dwellings so that housing demand can continue to be met.</li> <li>Council take active leadership of progressing the Horsley Park – Mount Vernon Urban Area so that affordable greenfield housing options form part of the supply in the Fairfield LGA to 2036.</li> <li>UDIA supports a merit-based approach to planning proposals. UDIA recommends Council sets out a clearer approach for sites outside existing urban centres to be rezoned.</li> <li>Fairfield City Council advocate for an urban development program as an action in the LSPS.</li> <li>Council adopts an incentive-based approach to any future affordable housing strategy in collaboration with industry.</li> </ul>	<p>Comments noted.</p> <p>The proposed investigations into secondary dwellings is based on legitimate concerns regarding the quality of secondary housing currently being delivered in the City including the amenity of housing provided, compliance issues and impacts on the environment (e.g. excessive site coverage with no provision of landscaping and generation of additional stormwater run-off).</p> <p>Pursuant to the EP&amp;A Act, in future Council's LSPS will provide the primary strategic planning document for determining the merits of planning proposals across the LGA. Where required Council will make refinements to the LSPS to clarify strategic planning directions where new issues emerge.</p>

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	<ul style="list-style-type: none"> <li>Council collaborates closely with industry to create concept centres around potential transit nodes between Parramatta and Western Sydney International Airport.</li> </ul>	
	<p>Housing Supply in LSPS</p> <ul style="list-style-type: none"> <li>In 2036, Council forecasts demand for an additional 15,298 dwellings. Council states that it is confident that there is sufficient capacity for future dwelling supply to service this demand scenarios, significantly higher rate of supply will be required between 2021 and 2036.</li> <li>UDIA is concerned that Council will be unable to deliver the additional dwellings needed in the Fairfield LGA by 2036. It is important that Council continue to encourage secondary dwellings and other forms of supply.</li> <li>Recommendation 1 - Council refrain from restricting the supply of secondary dwellings so that housing demand can continue to be met.</li> <li>Recommendation 2 - Council take active leadership of progressing the Horsley Park – Mount Vernon Urban Area so that affordable greenfield housing options form part of the supply in the Fairfield LGA to 2036.</li> <li>Recommendation 3: UDIA supports a merit-based approach to planning proposals. UDIA recommends Council sets out a clearer approach for sites outside existing urban centres to be rezoned.</li> </ul>	<p>Council's forecasts for additional dwellings is based on Census ID forecasts, advice from the DPIE/GSC as well as analysis of housing approval data relevant to Fairfield City.</p> <p>Council currently has significant capacity for additional dwellings within existing residential zoned areas including the existing narrow lot areas, existing R3 Medium Density Residential zone and the existing R4 High Density Residential zone.</p> <p>Council is also currently progressing a number of planning proposals which are seeking to increase residential densities to provide more housing choice in locations close to significant public transport and town centres where essential services are provided. Examples are the Council led Residential Development Strategy East, Bonnyrigg Town Centre, Villawood Town Centre and Fairfield Heights Town Centre planning proposals.</p> <p>A number of major urban design studies underway which are likely to lead to planning proposals to permit additional dwellings in the City. Areas under investigation through the Urban Design Studies are Canley Vale, Cabramatta, Carramar, Fairfield, Yennora, and Smithfield.</p> <p>The above will form the basis of a Local Housing Strategy that will respond to the additional demand in dwellings and assist in providing a range of different dwelling types</p>

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	<p>Infrastructure and Places</p> <ul style="list-style-type: none"> <li>• The LSPS identifies two planning priorities for infrastructure and places:               <ul style="list-style-type: none"> <li>○ 1. Ensure infrastructure is aligned to accommodate planned growth and community needs</li> <li>○ 2. Leverage opportunities from major new district infrastructure and services and technological developments.</li> </ul> </li> </ul>	<p>Comments noted</p>
	<ul style="list-style-type: none"> <li>• The UDIA has long advocated for an urban development program across Sydney. The establishment of an Urban Development Program (UDP) was a key recommendation of UDIA's Making Housing More Affordable report. The re-establishment of a UDP is urgently required for metropolitan Sydney and would:               <ul style="list-style-type: none"> <li>○ Coordinate and monitor housing supply and targets in urban renewal areas, infill and new communities in land release areas;</li> <li>○ Coordinate and prioritise the delivery of the necessary supporting infrastructure;</li> <li>○ Signal early identification of blockages;</li> <li>○ Integrate social and affordable housing targets and ensure their programming; and</li> <li>○ Involve a transparent annual program enabling monitoring and input back into policy development and housing supply programs.</li> </ul> </li> <li>• Recommendation 4 - Fairfield City Council advocate for an urban development program as an action in the LSPS.</li> </ul>	<p>Comments noted</p> <p>Planning Priority 14 - <i>Monitor and report on the delivery of the LSPS Actions</i> provides a suite of measures aimed at monitoring the delivery of initiatives contained in the LSPS including the delivery of housing.</p> <p>As part of implementation of District Plan Actions It is understood that the DPIE will also continue to monitor the performance and outcomes of actions identified in the District Plan.</p>
	<p>Community Wellbeing</p> <ul style="list-style-type: none"> <li>• We note that the LSPS indicates Council will be reviewing its controls for secondary dwellings due to</li> </ul>	<p>Comments noted.</p> <p>These submission issues will be investigated further under</p>

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	<p>a high number of such dwellings having been constructed in recent years. Clearly there is strong demand for this type of housing in the LGA and it is important that Council continues to support its supply (per Recommendation 1).</p> <ul style="list-style-type: none"> <li>• UDIA recognises that the LSPS has identified a need for affordable housing and a diversity of housing types, including detached houses, dual occupancies, granny flats, townhouses, terraces, villas, apartments and larger lifestyle lots.</li> <li>• Action 2.3 of the DLSPS is to develop and Affordable Housing Strategy. UDIA recommends that any affordable housing contribution is provided as an incentive not a penalty, so as not to negatively impact the viability of the development in the area.</li> <li>• Recommendation 5: Council adopts an incentive-based approach to any future affordable housing strategy in collaboration with industry.</li> </ul>	<p>preparation of a new housing strategy for the City.</p>
	<p>Strong and Resilient Economy</p> <ul style="list-style-type: none"> <li>• UDIA commends these priorities and we note that ensuring planning instruments support mixed use development within centres is crucial to achieving this.</li> <li>• Recommendation 6: Council collaborates closely with industry to create concept centres around potential transit nodes between Parramatta and Western Sydney International Airport.</li> </ul>	<p>Comment noted.</p>
	<p>Environmental Sustainability</p> <ul style="list-style-type: none"> <li>• UDIA recognises that there are substantial global mega trends impacting upon the ability to deliver sustainable urban environments. Electric Vehicles, big data, and hydrogen will all influence the capacity to respond to climate change.</li> </ul>	<p>Comments noted.</p>

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	<ul style="list-style-type: none"> <li>• Council needs to be responsive to best practice and changing technology in this space, and not prefer any specific technology or solution to achieve outcomes.</li> <li>• UDIA supports the improvement of open spaces and we consider open space to be part of the supporting social infrastructure for a development.</li> </ul>	
	<p>Good Governance</p> <ul style="list-style-type: none"> <li>• UDIA commends Fairfield City Council's commitment to monitoring, reporting and reviewing the LSPS, as well as the inclusion of a clear action plan for the priorities in the Plan.</li> <li>• We anticipate that priorities and circumstances will significantly change once the NSW Government has finalised its transport plans for the Western City, and we urge Council to review and update the LSPS as and when needed, rather than with a rigid review schedule.</li> </ul>	<p>Comments noted.</p>
<p><b>Goodman Property Services</b></p>	<ul style="list-style-type: none"> <li>• Industrial and Employment to meet future needs.</li> <li>• Ensure there is enough industrial land to serve the needs of industry and support warehouse/distribution purposes for Sydney.</li> <li>• Planning controls in industrial lands must consider:               <ul style="list-style-type: none"> <li>○ optimise and enhance the use, function and output of existing general industrial zoned land, encourage innovative built form, design, density and correct parking provision requirements.</li> <li>○ encourage urban renewal in existing industrial zoned land where contextually appropriate and accessible in response to the shifting job demands and employment landscape without loss of jobs.</li> <li>○ Retention of industrial land must be considered</li> </ul> </li> </ul>	<p>Comments noted.</p> <p>The matters raised in this submission will be investigated further under a number of Actions identified in the draft LSPS including:</p> <p><i>6.6 Council will undertake a Transport Study to identify the existing and future traffic and transport infrastructure needs.</i></p> <p><i>11.1 Council will continue to collaborate with the Department of Planning, Industry and Environment to review data which informs the Employment Lands Monitor and will use this information to inform decisions about the supply and demand for employment land within Fairfield City.</i></p>

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	<p>together with the increasing demand for diversity in industrial lots. With technology improvements will change the general use in warehousing and distribution, and following trends of: Online retailing, Automation, High bay warehousing, Multi-level warehouse.</p> <ul style="list-style-type: none"> <li>○ Council should consider flexibility in heights to cater for high bay and multi-level warehouses. This also allows for consolidation of existing industrial lands for potential to free up strategically located industrial lands for this to be converted to higher order employment and residential uses.</li> <li>○ Council should consider updating its parking controls to ensure it is reflected accurate parking generation by modern industrial facilities and acknowledge different parking generated by different industrial uses. Existing parking rates in DCP require significantly more parking spaces than required for modern warehouses and distribution uses. 1 space per 300sqm is the demand, 1 space to 80sqm in Fairfield DCP is inefficient.</li> </ul>	<p>11.4 Council will undertake a review of the Business Lands Study which will consider business zoned land with Fairfield City to promote a robust economy and maximise job opportunities and address the employment targets in the Western City District Plan.</p> <p>12.3 Council will investigate, as part of the structure planning process for the Rural Lands Urban Investigation Area, opportunities for new urban services land proximate to the Western Sydney Freight Line and Western Sydney Employment Area.</p> <p>In combination these studies and investigations included in the above actions will provide the basis for future refinements/changes to the planning controls that will help promote employment opportunities in the City.</p>
	<p><u>Planning Priority 3:</u> Fairfield/ Penrith rural lands UIA is discussed as an area for future development.</p> <ul style="list-style-type: none"> <li>• The Estate is in the north west end of the UIA.</li> <li>• Council is looking to finalise a preferred structure plan, following this, prepare a detailed precinct plan to understand capacity of the UIA for urban development including infrastructure needs, this planning will ultimately impact the Estate, Goodman requests the inclusion in future discussion on the UIA.</li> </ul>	<p>Comment noted</p>

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	<p><u>Planning Priority 7</u></p> <ul style="list-style-type: none"> <li>• Significant development taking place in Western Sydney, especially in and around the Aerotropolis, adequate infrastructure is vital for their success.</li> <li>• Goodman is supportive of major infrastructure projects including the Southern Link Road, Elizabeth Dr upgrade, T-way and strategic bus routes that will benefit the projects that offer employment generation.</li> <li>• Note the SLR design is being progressed, as this is near Estate and other Goodman precincts, there is a high interest in the delivery program. Goodman is eager to ensure the final SLR design satisfies effective traffic movements and contemplates direct M7 connections.</li> <li>• Council's transport study to be completed soon to identify existing and future traffic and transport infrastructure needs, Goodman looks forward to considering and providing comment on this study.</li> </ul>	Comments noted
	<p><u>Planning Priority 11</u></p> <ul style="list-style-type: none"> <li>• Goodman supports Council's priority for promoting a robust economy and diversity in services and job opportunities.</li> <li>• Noted Council intends to collaborate with the Department on data to inform the employment lands monitor and decisions around supply and demand for employment lands within Fairfield. Goodman hopes to be kept informed with future proposed land releases.</li> </ul>	Comments noted
	<p><u>Planning Priority 12</u></p> <ul style="list-style-type: none"> <li>• Goodman agrees with Council's observation on the movement of traditional industry westwards as land in the east is rezoned.</li> <li>• Goodman notes Council's collaboration with the GSC</li> </ul>	Comments noted

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	<p>on the Western Sydney Urban Services Study and are interested in the outcome of this study. Goodman wants opportunity to provide forecast increasing in freight and logistics serviced need.</p> <ul style="list-style-type: none"> <li>• Goodman is interested in Council's transport study, particularly any insights on impacts of heavy vehicles and last mile delivery vehicles.</li> </ul>	
	<p><u>Planning Priority 13</u></p> <ul style="list-style-type: none"> <li>• Goodman commends Council for including community and stakeholder engagement as a planning priority, particularly concerning strategic land use planning and policies.</li> <li>• Goodman hopes to be kept informed, through regular feedback on Councils future plans.</li> </ul>	Comments noted
	<p><u>Implementation of the LSPS</u></p> <ul style="list-style-type: none"> <li>• It is understood that several studies are still to be completed that which map and inform the final decisions for the LSPS.</li> <li>• Goodman welcomes the opportunity to comment, particular where draft LSPS is re-exhibited.</li> </ul>	Comments noted
<p><b>Elanor Investors Group - Neeta City Shopping Centre</b></p>	<ul style="list-style-type: none"> <li>• Owners of Neeta City Shopping Centre, employing 65 people and 75 businesses. Elanor has committed to Fairfield with planned expenditure in excess of \$20M to improve the centre.</li> <li>• Elanor supports the draft LSPS, it is recommended that the LSPS focuses on supporting the growth and provide specific actions to encourage further investment.</li> <li>• Recommendations that Council will deliver housing within a walkable distance of strategic centres encouraging non-vehicle trips, who also foster</li> </ul>	<p>Comments noted</p> <p>The draft LSPS highlights the need to focus future housing growth close to major public transport infrastructure, existing services and facilities. This outcome being central to delivering the principle of a 30 minute City.</p> <p>As referred to previously, various studies being undertaken by Council in relation to residential housing, transport planning, retail and employment lands that are aimed at realising the principle of a '30 minute city'.</p>

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	<p>healthier communities. Housing within strategic centres also contributes to a sense of vibrancy.</p> <ul style="list-style-type: none"> <li>• All strategic centres will focus on public transport investments that seek to deliver a 30-minute city.</li> <li>• Support growing investment, business opportunities and jobs in strategic centres.</li> <li>• Investigate opportunities for feasible redevelopment and increased density close to the Fairfield Transport Interchange.</li> </ul>	
	<ul style="list-style-type: none"> <li>• We note the additional of 400 dwellings in or adjacent to the city centre, we support and encourage those planning controls. We note that same draft LSPS outcomes will be incorporated into the LEP or DCP.</li> <li>• Would like to make following comments: <ul style="list-style-type: none"> <li>○ Support B4 Mixed Use within the city centre.</li> <li>○ Support whole city approach to improving safety, attractiveness in public domain.</li> <li>○ Major concerns with built form, height and density controls in UDS, we strongly seek the opportunity to discuss with council future outcomes that can align with Elanor's plans to reinvest into the city.</li> <li>○ We seek the assurance of Council that the LEP controls as they will apply to HOB and FSR will not be adopted until there is an opportunities to discuss further. HOB in the city centre is too fine grained or prescriptive. We will encourage council to reply on the DCP as the appropriate mechanism for ensuring flexibility in achieving the right built form. Planning controls must be flexible and acknowledge Neeta City has a live retail environment.</li> </ul> </li> </ul>	<p>Comments noted</p> <p>The Fairfield Town Centre Urban Design Study (prepared and adopted by Council in 2018) provides the basis for further discussion regarding future built form outcomes in the Fairfield Town Centre, including the Neeta City Site.</p> <p>The proposals developed by Council for the Town Centre are based on a number of desired urban design outcomes including maintenance of solar access to the public domain, provision of communal space, improved accessibility and a recognisable structure in the future built form of the Town Centre.</p> <p>The urban design study process was highly consultative, with the landowners providing their own urban design schemes for review. In the instance of the Neeta City site, Council adopted the independent Urban Design Consultants scheme (p.48-49 of the Fairfield City Centre UDS) as well as the land owners scheme (p.50-51).</p> <p>As yet Council has not made a decision on the final HOB and FSRs that will be applied to individual sites and this will be subject to submission of separate planning proposals by</p>

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		<p>proponents/owners of each site.</p> <p>It is also envisaged that the redevelopment of the significant town centre sites will provide key community benefits back to the community as part of any applicant initiated planning proposal, such as public open space, civic plazas, new pedestrian connections, public domain improvements, community spaces, etc.</p>
<p><b>Jacfin Pty Ltd (Allens Linklaters)</b></p>	<ul style="list-style-type: none"> <li>• Owner of 1-9 Greenway Place, Horsley park and 2B Aldington Road Kemps Creek.</li> <li>• Details on UIA are in little detail in relation to the strategic planning direction for the area. LSPS should include further detail on the future desired character of the UIA that accords with the Western City District Plan's employment growth areas and takes into consideration the Aerotropolis.</li> </ul>	<p>Comments noted.</p>
	<ul style="list-style-type: none"> <li>• LSPS should recognise and support the opportunity to expand the employment lands in the north-western portion of the UIA, this would promote connectivity to the other employment lands.</li> </ul>	<p>Under the draft Structure Plan endorsed by Council for the UIA, the proposed employment land in the north-west corner of the UIA have been identified as a 'deferred matter'.</p> <p>This is based on a number of infrastructure planning issues that are yet to be resolved, including the final alignment of the proposed Western Sydney Freight Line and Sthn Link Rd through the precinct. Investigations regarding this infrastructure are still being undertaken by TfNSW and Council will review the viability of employment lands in the precinct once this work is completed.</p>
	<ul style="list-style-type: none"> <li>• LSPS require greater emphasis on employment lands in proximity to the WSEA:               <ul style="list-style-type: none"> <li>○ Be consistent to the strategic importance of the</li> </ul> </li> </ul>	<p>These matters will be investigated further under more detailed investigations associated with the Fairfield Rural Lands UIA as flagged under Action 3.1 <i>Council will</i></p>

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	<p>industrial land recognised in the Western City District Plan and create additional jobs.</p> <ul style="list-style-type: none"> <li>○ Meet demand for industrial land.</li> <li>○ Lead to significant uplift in the value of the land.</li> <li>○ Provide less sensitive land uses within the ANEC/ANEF 20-25 zone area the airport.</li> <li>○ Encourage faster delivery of services and infrastructure to as yet un-serviced areas of the airfield UIA.</li> </ul>	<p><i>collaborate with GSC, DPIE and Penrith City Council to prepare structure plans and precinct plans for the Horsley Park – Mount Vernon Urban Investigation Area (UIA).</i></p> <p>This work is pending more information from the GSC regarding planning and provision of infrastructure the will service the Western Sydney Airport (e.g. potential passenger rail line) that will also impact on the UIA.</p>
	<ul style="list-style-type: none"> <li>• While the RU4 Land is within the Penrith LGA and any considerations of the appropriate future character of this area will fall into the consideration of Penrith LGA as part of its LEP review and LSPS. Fairfield should work closely with Penrith Council to ensure compatible land uses and promote connectivity.</li> </ul>	<p>See response provided above for this submission</p>
	<ul style="list-style-type: none"> <li>• If council does not accept the most appropriate future character of the land along the northern part of the zone boundary between Fairfield and Penrith LGAs is employment land the LSPS should support high density residential development to give to effect the Western City District Plan's objective to provide housing supply.</li> </ul>	<p>See response provided above for this submission</p>
	<p><u>Consistency with the State Strategic Plans:</u></p> <ul style="list-style-type: none"> <li>• LSPS notes relevance of the Western City District Plan and the Greater Sydney Region Plan, both recognise the importance of industrial and employment lands to ensure the supply of jobs close to where people live.</li> <li>• Western City District Plan key priority is growing investment, business opportunities and jobs in strategic centres. The importance of the business parks achieves the goal of creating jobs and</li> </ul>	<p>The draft LSPS includes an acknowledgement relating to <i>“Managing opportunities and impacts associated with close proximity to Western Sydney Airport and Aerotropolis”</i>.</p> <p>In addition a number of specific actions are included in the draft LSPS of leveraging opportunities that emerge from Council’s proximity to the WSA, in particular new infrastructure such as the potential passenger rail line from Parramatta and the WSA.</p>

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	<p>providing services to local communities.</p> <ul style="list-style-type: none"> <li>• Planning Priority 11 in the LSPS is to 'promote a robust economy which generates services and job opportunities' this can occur by undertaking a business lands study which will consider the business zoned land. Jacfin submits that a much greater emphasis on the importance of promoting employment and facilitating employment generating land uses in Fairfield LGA. LSPS should recognise the proximity of Fairfield to the Aerotropolis and where additional employment will be appropriate.</li> </ul>	<p>Council will continue to monitor progress and work with all stakeholders in identifying opportunities for Fairfield City associated with the WSA and Aerotropolis</p>
	<p><u>Connectivity to employment lands and demand for employment lands:</u></p> <ul style="list-style-type: none"> <li>• Jacfin supports the provisions of a greater job opportunities in the Fairfield UIA, the LSPS does not identify clear opportunity by re-zoning the land in the north-western portion of the UIA, this is a missed opportunity to provide a clear and logical strategic direction to deliver on employment-related objectives under the Wester Sydney District Plan.</li> <li>• Jacfin considers the north-western portion of the UIA would be better utilised as employment lands.</li> <li>• Council has notes any uplift in the value of the land in the Fairfield UIA created by rezoning will be used to provide for future infrastructure and land acquisition within the area to create a more liveable community.</li> </ul>	<p>See response provided above for this submission</p>
	<p><u>Interaction with Aerotropolis:</u></p> <ul style="list-style-type: none"> <li>• Given the airport will run without a curfew, Stage 1 LUIMP sets out measures to prevent new residences from being developed in zones affected by the ANEF/ ANEC 20-25 flight path. Stage 1 LUIMP explains a SEPP will be prepared to identified planning controls for the Aerotropolis.</li> </ul>	<p>See response provided above for this submission</p>

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	<ul style="list-style-type: none"> <li>The north-western portion of the Fairfield UIA falls within that flight path, meaning that new development is prohibited. The LSPS does not consider that Stage 1 LUIP but it does refer to the importance of 'managing the opportunities and impacts associated with close proximity to the Aerotropolis, it does not make any specific reference to the noise impacts of the future airport.</li> </ul>	
	<p><u>Higher Density:</u></p> <ul style="list-style-type: none"> <li>If Council does not accept that the most appropriate future character of the land along the northern part of the UIA, Jacfin submits higher density residential area, with minimum lot sizes of 4000sqm. Increased density is logical in the view of services that will inevitably be brought to the developers in the WSEA.</li> </ul>	See response provided above for this submission
<p><b>Kaufland Australia Pty Ltd</b></p>	<ul style="list-style-type: none"> <li>Kaufland is part of the Schwarz Group being Europe's largest grocery retail chain, which has been in business in Europe since 1930. Kaufland is a German supermarket company which has been operating since 1984. Kaufland intends to roll out stores across Australia.</li> <li>Kaufland supports the general themes in the LSPS:</li> <li>Theme 1:             <ul style="list-style-type: none"> <li>There is a discrepancy in the expected population increase to 2036 noting that 'Place in the Region' Chapter estimates an increase of 39,470 people and Planning Priority 1 estimates 38,709 person increase.</li> <li>A population growth of 20% is expected and the greatest population will be in the suburbs around the services. Kaufland supports and encourages new housing, it is recommended for commercial</li> </ul> </li> </ul>	<p>Comment noted</p> <p>The final expected population increase for Fairfield City in 2036 (as advised by the DPIE) is estimated at #####. This discrepancy has been corrected in the draft LSPS.</p> <p>Pursuant to Council's Community Engagement Strategy broad consultation will be undertaken with the community and relevant stakeholders under consideration of future urban development</p>

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	<p>and retail opportunities close to the new housing.</p> <ul style="list-style-type: none"> <li>○ In Planning Priority 3, it is recommended that Council do not limit consultation with government agencies only as planning and management of areas identified for future urban development occurs.</li> </ul>	
	<ul style="list-style-type: none"> <li>• Theme 2:               <ul style="list-style-type: none"> <li>○ No doubt that the delivery of regional and local infrastructure is crucial to community wellbeing and will help support the forecast growth under the draft LSPS.</li> <li>○ Kaufland supports greater infrastructure opportunities including the potential rail line, these connections are fundamental in a modern environment.</li> </ul> </li> </ul>	<p>Comments noted</p>
	<ul style="list-style-type: none"> <li>• Theme 3:               <ul style="list-style-type: none"> <li>○ LSPS states that holistic and integrated land use planning approaches are required to achieve environmental sustainability. Kaufland recognises the importance of protecting areas of natural value and environment significance. Support is provided to encourage sustainable economic growth.</li> </ul> </li> </ul>	<p>Comment noted</p>
	<ul style="list-style-type: none"> <li>• Theme 4:               <ul style="list-style-type: none"> <li>○ Kaufland supports Planning Priority 11 noting the social and economic benefits associated with a robust economy.</li> <li>○ LSPS tends to focus on industry as the main source of economic activity. Noting the importance of industrial estates, the Strategy should recognise the importance of retail development and the delivery of large format retail centres will allow for future growth.</li> </ul> </li> </ul>	<p>Comments noted</p> <p>The employment lands of Fairfield City are currently the largest provider of job opportunities in Fairfield City, with this outcome also being reflected in the Western City District Plan.</p> <p>Based on regional trends and opportunities associated with the Western Sydney Airport, Aerotropolis and new infrastructure it is anticipated that employment opportunities</p>

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	<ul style="list-style-type: none"> <li>○ Kaufland encourages council to consider to allow retail premises specifically shops in a greater variety of business zones to allow for more variety in product and provision for retail premises in existing employment area. This suggestion is supported by Action 11.4 when Council will undertake a review of the business land zones.</li> <li>○ Kaufland would be eager to be involved in the formulation of any future land use studies.</li> <li>○ The LSPS recognises that to build a strong economy, opportunities need to be created for increased economic development and investment attraction. Kaufland would provide significant economic benefit; during construction approx. 170 full time jobs are required and 100 on going jobs for the local community.</li> </ul>	<p>within Fairfield City will continue to be driven primarily by employment lands. In Fairfield City, employment lands embraces a broad range of employment activities including manufacturing, logistics, warehousing, light industry, food production, pharmaceutical manufacturing, construction materials and other forms of specialised activities.</p> <p>The draft LSPS does not discount the role of retail activities in the City in providing both employment opportunities and services to the community of Fairfield City.</p> <p>Council will undertake a review of the current Fairfield Centres Study and where necessary, adjust the targets/caps for provision of retail floor space in relevant town centres having regard to new population projections for the City and retailing needs.</p>
	<ul style="list-style-type: none"> <li>● Theme 5: <ul style="list-style-type: none"> <li>○ Kaufland support the approach to leadership to ensure the community is well informed and have an opportunity to participate in planning decisions.</li> </ul> </li> </ul>	<p>Comments noted</p>
<p><b>Stockland</b></p>	<ul style="list-style-type: none"> <li>● Stockland has two landholdings located within the Fairfield LGA, including Wetherill Park Shopping Centre and an office/warehousing development in the Wetherill Park Industrial Area.</li> <li>● Wetherill Park Shopping Centre: <ul style="list-style-type: none"> <li>○ Wetherill Park is a thriving retail centre featuring a Coles, Woolworths, Target, Big W, Hoyts Cinema as well as 11 mini-majors, 190 specialty stores and a revitalised fresh food precinct.</li> <li>○ Located in the Prairiewood Town Centre, the</li> </ul> </li> </ul>	<p>Comments noted</p>

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	<p>Centre underwent a \$228 million redevelopment, completed in September 2016, which has seen it win the National Property Council of Australia RLB Innovation and Excellence Awards for 2018, for best shopping centre development and most sustainable development.</p> <ul style="list-style-type: none"> <li>• Wetherill Park Industrial Area:               <ul style="list-style-type: none"> <li>○ Our asset at 2 Davis Road is a modern office and warehouse building offering flexible warehousing solutions within the Wetherill Park Industrial Area, 16,163 square metres of lettable area across the 4 hectare site.</li> </ul> </li> </ul>	
	<p>Public Transport Opportunities - Planning Priority 7 - Identify Prairiewood as a mass transit location</p> <ul style="list-style-type: none"> <li>• Transport NSW identified Prairiewood within Future Transport Strategy 2056 as a key transit link, the rail link will become a key connection that links the Central River and Western Parklands cities and in doing so connecting all 3 cities and achieving a 30-minute city.</li> <li>• We believe there is a case to fast-track the timeframe for the investigation of this rail link, with a view to bring forward the delivery of a metro through Prairiewood. As the key connection between the second and third cities of Greater Sydney. With a growing residential population and increasing visitors to this Town Centre, Prairiewood is growing rapidly. Need to start a holistic transport and urban master planning process to avoid mismatched or unplanned growth.</li> </ul>	<p>Comments noted</p> <p>Under the draft LSPS the potential for a rail link from Parramatta to the WSA with stations at Prairiewood and Cecil Park is a high priority project for Council in terms of delivering a number of actions contained in the document. This includes realising the potential of Prairiewood as a potential strategic centre and facilitating the principles of the 30-minute City.</p> <p>To this end Council has been working in collaboration with the GSC and TfNSW in helping to progress investigations into the passenger rail corridor through the City.</p> <p>At this stage it is anticipated that further information regarding the provision of the passenger line will be available toward the end of 2020 and help progress further planning for Prairiewood Town Centre.</p>

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	<p>Centre Growth - Planning Priority 3 and Planning Priority 7</p> <ul style="list-style-type: none"> <li>• Stocklands supports Prairiewood in becoming a local strategic centre, it plays a significant role in providing high value regional shopping and recreational experience, whilst having good connections to existing public transport.</li> <li>• Prairiewood consists of several key services and stakeholders including Fairfield City Council (golf course, showground, leisure and community centre), NSW Land and Housing Corporation, NSW Education (Prairiewood High School), NSW Health (Fairfield Hospital), NSW Police, Hammond Care, the Cerebral Palsy Alliance, the Calabria Community Club and Stockland (Wetherill Park Shopping Centre). Opportunities to fast track a holistic master-planner for Prairiewood.</li> <li>• Prairiewood as a “major catalyst for change and the establishment of the centre as a potential health, education and commercial hub”. With an existing presence of important community services in the Town Centre, and with the potential future introduction of a passenger rail connection, we encourage Council carry out detailed strategic planning to explore a variety of uses to meet the needs of the current and future population of Fairfield.</li> <li>• We are highly supportive of the actions identified under Planning Priority 3, to “investigate the future potential of Prairiewood Town Centre to support major urban renewal”, and welcome any opportunities to collaborate with Council and surrounding landowners to commence this process.</li> </ul>	<p>Comments noted.</p>

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	<p>Community and Industry Engagement</p> <ul style="list-style-type: none"> <li>• Stockland is continuously seeking to engage with local stakeholders to better understand and deliver on the priorities of the people who live, work and play in our communities. In July 2019, Stockland commissioned a research project for Stockland Wetherill Park involving various cultural and language groups, participating in focus groups to explore their attitudes towards leisure uses with a specific focus on how they utilised Wetherill Park Shopping Centre.</li> <li>• The results of this research project showed particular trends in preferences towards the use of Wetherill Park Shopping Centre as a space for social engagement, leisure activities, entertainment and cultural festivals.</li> <li>• We believe this research reinforces and supports Planning Priority 3 and Planning Priority 7 in the draft LSPS, as discussed above.</li> </ul>	<p>Comments noted.</p>
	<p>Industrial Employment Lands - Planning Priority 11 and Planning Priority 12</p> <ul style="list-style-type: none"> <li>• We support Council's aspiration for encouraging and embedding greater diversity and robustness in planning for employment lands, especially considering the introduction of future transformative infrastructure such as the Western Sydney Freight Line and Western Sydney Airport.</li> <li>• We are supportive of Council's commitment to reviewing and managing land uses to enable increased opportunities for new and diverse job industries.</li> <li>• It must also be acknowledged that these shifts in employment trends can occur over a long term and should be balanced with ensuring precincts continue</li> </ul>	<p>Comments noted.</p> <p>As with all other Councils in NSW, Council is required to adopt the Standardised zoning provisions of the NSW Standard LEP, which restricts Council's ability to allow flexibility in land use and zone classifications.</p> <p>Notwithstanding, preparation of the draft LSPS will allow Council in future to have greater regard to desired strategic land use planning outcomes for different areas of the City.</p>

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	<p>to function and be operational in the short to medium term. It will be important to strike a balance between short term requirements and longer term aims for growth.</p> <ul style="list-style-type: none"> <li>• Flexibility in the land use and zone classifications within the planning system will enable a broader range of employment-generating uses to set up and leverage off existing industries, enabling more Business to Business interaction and fostering innovation. It may also enable the planning system to be better equipped to address changing economic conditions and the emergence of new sectors.</li> </ul>	
<b>Frasers Property (Willow Tree Planning)</b>	<ul style="list-style-type: none"> <li>• Frasers Property has an interest in a number land holdings on The Horsley Drive, Redmayne Road, and Chandos Road, Horsley Park, commonly known as the 'keyhole', the subject site is a combined area of 80 hectares.</li> <li>• This submission considers the following matters:               <ul style="list-style-type: none"> <li>○ Commercial/employment targets for Fairfield within the draft LSPS;</li> <li>○ Development potential within the corridor and the ability for Horsley Park to facilitate an industrial and logistics hub;</li> <li>○ Planning sequencing and outstanding investigations to inform land use and infrastructure requirement;</li> <li>○ Implementation and finalisation of the LSPS.</li> </ul> </li> </ul>	Comments noted.
	<ul style="list-style-type: none"> <li>• Key objective of this submission is to allow for the future development of strategically located land in order to accommodate an industrial and logistics hub.</li> <li>• The following objectives also inform this submission and allude to the strategic significance of the subject</li> </ul>	Comments noted.

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	<p>site.</p> <ul style="list-style-type: none"> <li>• The following objectives are considered to suitably justify the intended outcomes and recommendations for development standards. The objectives intention is to enable the future development through the planned growth of the area:               <ul style="list-style-type: none"> <li>○ Ensure infrastructure is aligned to accommodate planned growth and community needs</li> <li>○ Leverage opportunities from major new district infrastructure and services and technological development</li> <li>○ Promote a robust economy which generates diverse services and job opportunities</li> <li>○ Plan for and manage urban services land</li> </ul> </li> </ul>	
	<ul style="list-style-type: none"> <li>• Understand that the subject site is part of the UIA, as part of the draft structure plan land in between Chandos Road and The Horsley Drive has been specified as future employment land under the umbrella of the UIA.</li> </ul>	<p>Comments noted.</p>
	<ul style="list-style-type: none"> <li>• Whilst the draft LSPS identifies the subject site as a Rural Lands UIA, we request that further breakdown of the intended land use for the subject site (and greater UIA) be included within the LSPS. Given the diversity of potential land uses within the Rural Lands UIA, documentation of such categories is sought to be included in the LSPS.</li> </ul>	<p>A draft Structure Plan has been endorsed by Council that identifies sections of the UIA as potential employment lands, including land located within the 'Keyhole Lands' (between Chandos Road and The Horsley Drive). In addition, proposed employment, rural/residential, medium density residential and environmental land use scenarios are shown for other sections of the UIA in Horsley Park and Cecil Park.</p> <p>At this stage, the proposed land use scenarios shown in the draft Structure are indicative until such time as more detail investigations (including precinct planning) has been undertaken.</p>

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		<p>Furthermore, although Council has received advice from the GSC and State agencies in relation investigations required into infrastructure and land use planning issues for the UIA, the GSC has not formally endorsed the proposed land use scenarios contained in the UIA draft Structure Plan.</p> <p>Notwithstanding, the land use scenarios contained in the UIA draft Structure Plan provide the basis for consideration of future planning proposals for the UIA subject to the detailed investigations taking place and having regard to the issues raised in the advice provided by the GSC and State agencies.</p>
<b>Woolworths Group (Ethos Urban)</b>	<ul style="list-style-type: none"> <li>Woolworths Group has grown to become one of Australia's largest retailers, featuring some of the country's most recognised and trusted brands. We employ more than 205,000 people in Australia and New Zealand, and serve an average of 29 million customers every week across our network of 3,000 stores.</li> </ul>	<p>Comments noted.</p>
	<p>Planning Priority 1 – Provide housing that accommodates the needs of existing and future residents.</p> <ul style="list-style-type: none"> <li>Woolworths notes Action 1.1: Greater clarity around the timing and finalisation of the Local Housing Strategy should be provided by Council. The following critical points in relation to the proposed Local Housing Strategy are also noted:               <ul style="list-style-type: none"> <li>The 0-5 year housing supply targets within the District Plan extend from 2016 to 2021. We are currently three years into this period. The Local Housing Strategy should identify housing targets beyond 2021 in order to determine and support the long-term housing growth of the Fairfield</li> </ul> </li> </ul>	<p>The proposed draft Local Housing Strategy will be delivered before the end of 2020 and will address the issues raised in this submission.</p>

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	<p>LGA.</p> <ul style="list-style-type: none"> <li>○ Overall, the Local Housing Strategy should set the housing vision for the LGA, and underpin the strategic land use vision required to inform the LSPS. In this regard, it is recommended that Council completes its Local Housing Strategy prior to finalising their LSPS.</li> </ul>	
	<p>Planning Priority 2 – Provide housing that accommodates the needs of existing and future residents.</p> <ul style="list-style-type: none"> <li>• Council has committed to the preparation of an Affordable Housing Strategy (Action 2.3). Similar to the above, more definitive timing around the preparation and finalisation of the Affordable Housing Strategy should be provided by Council.</li> <li>• More broadly, the LSPS is intended to support housing growth and diversity needed in the LGA within a land use vision up to 2040. It should outline where additional housing supply should be located and how it is to be managed. This cannot be achieved if the studies which are required to inform the LSPS, are yet to be completed.</li> </ul>	<p>An Affordable Housing Strategy will be delivered as part of the overall Local Housing Strategy before the end of 2020.</p>
	<p>Planning Priority 3 – Plan for and manage areas identified for future urban development</p> <ul style="list-style-type: none"> <li>• Woolworths supports Action 3.2. Retail development should be appropriately recognised, and the size and format of retail (including supermarkets) should not be unduly constrained. It is reiterated that retail development is inextricably connected to the vitality and ongoing activation of town centres and would be beneficial to the development of a potential transit-orientated Town Centre.</li> <li>• Woolworths supports Action 3.3. Urban renewal comprising retail development particularly in</li> </ul>	<p>Comments noted. Under current arrangements any growth in the provision of retail floor space will need to have regard to the findings and recommendations of the Fairfield Centres Study 2016 and associated policy.</p> <p>Council is currently in the process of updating these documents to provide updated information and strategic guidance in relation to retail issues relevant to the City.</p>

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	conjunction infrastructure delivery, can support strong liability and employment outcomes.	
	<p>Planning Priority 4 – Provide attractive, healthy, accessible and safe places for whole community</p> <ul style="list-style-type: none"> <li>• Woolworths supports Action 4.1. Woolworths would welcome the opportunity to provide input into Council’s urban design studies.</li> <li>• Woolworths supports Action 4.5. Council should continue to support development (including out-of-centre retail) for employment uses across the LGA, where it can be demonstrated that there is adequate infrastructure to support any change in land use or density. This should not preclude out-of-centre retail development.</li> </ul>	<p>Comments noted.</p> <p>See comments above in relation to the role of the Fairfield Centres Study in providing strategic guidance on retail development in the City.</p>
	<p>Planning Priority 7 – Leverage opportunities from major new district infrastructure and services and technological developments</p> <ul style="list-style-type: none"> <li>• Woolworths notes Action 7.2. Retail and mixed use development should continue to be encouraged around transit-oriented centres.</li> </ul>	<p>See comments above in relation to the role of the Fairfield Centres Study in providing strategic guidance on retail development in the City.</p>
	<p>Planning Priority 11 – Promote a robust economy which generates diverse services and job opportunities.</p> <ul style="list-style-type: none"> <li>• Woolworths supports Action 11.4. When reviewing business zones, the changing nature of existing business and the existing rigidity of land uses in supporting new business should be considered.</li> <li>• Including additional land uses within business zones (e.g. distribution centres within the B3 and B4) would support new hybrid models of retail and distribution and support a planning framework which is more adapt to industry change.</li> <li>• Woolworths notes Action 11.5. Retail development is a catalyst for vibrant and active centres. Any car</li> </ul>	<p>Comments noted.</p> <p>See comments above in relation to the role of the Fairfield Centres Study in providing strategic guidance on retail development in the City.</p> <p><i>As per Action 6.6 - Council will undertake a Transport Study to identify the existing and future traffic and transport infrastructure needs. This will include an analysis of car parking issues relevant to the City.</i></p>

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	<p>parking management / strategies however need to recognise the realistic nuisances associated with car parking and the dependency that retail development, especially supermarkets, has on private and closely located car parking.</p> <ul style="list-style-type: none"> <li>• Woolworths supports Action 11.8. Woolworths would welcome the opportunity to provide input into the Urban Design Studies to be prepared by Council.</li> <li>• Retail development (including supermarkets) should be recognised as the catalyst for the activation of centres and job growth, and should not be constrained in terms of size and format.</li> </ul>	
	<p>Planning Priority 12 – Plan for and manage urban services land.</p> <ul style="list-style-type: none"> <li>• Council’s commitment to protecting industrial and urban services land is supported by Woolworths.</li> <li>• Council have made a commitment to the preparation of its own Employment Land Study which will inform local planning provisions. It is recommended this Study be completed and publicly exhibited prior to completion of the LSPS given the outcomes of the Study should inform the long-term vision for the ongoing supply and management of industrial and urban service land in the LGA.</li> </ul>	<p>Comments noted.</p> <p>Due to requirements of the State Government LEP Accelerated LEP Program and grant funding arrangements, Council will not be able to complete a review of its Employment Land Study until such time it has finalised the LSPS.</p>
<p><b>Large Format Retail Association</b> (website) (attachment)</p>	<ul style="list-style-type: none"> <li>• The LSPS does not adequately consider growth for the retail sector and in particular the Large Format Retail which is a significant segment of the retail sector.</li> <li>• The LSPS identifies the need for more job opportunities and notes retail as a primary employment activity however, only focuses on a centres approach and does not identify retail as a</li> </ul>	<p>Comments noted.</p> <p>Under the draft LSPS, the role of retail services is tied in with planning for future population growth in the City and linked to the strategic directions of the draft LSPS of consolidating growth to existing public transport and services. A Structure Plan and other thematic maps have been included in the draft LSPS to clarify strategic directions</p>

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	<p>Planning Priority Action.</p> <ul style="list-style-type: none"> <li>• Further study of the retail sector to enable the proper planning of this sector and to identify key areas for its expected growth.</li> <li>• The Large Format Retail sector occupies around 35% of all retail floorspace in Australia, it is imperative that future strategic planning for retail in NSW and in particular Fairfield recognises and proactively plans to increase Large Format Retail floorspace.</li> <li>• The inclusion of 'Specialised Retail Premises' use should be permissible in a range of land use zones to provide further flexibility.</li> <li>• That Council adopt a new action in 'Planning Priority 11 – Promote a Robust Economy which Generates Diverse Services and Job Opportunities' that recognises the significance of Large Format Retail to the local economy and that sets actions to investigate further opportunities to accommodate growth in this sector.</li> <li>• That Council undertake an updated detailed study of the retail sector to enable the proper planning of this sector and to identify key areas for its expected growth.</li> <li>• The LFRA recommend that the Fairfield City Plan and Retail and Commercial Study is updated to underpin the future growth of the Large Format Retail sector.</li> </ul>	<p>in relation to the above.</p> <p>In addition, issues relevant to the growth of the retail sector will be considered under the review of the Fairfield Centres Study 2016 due to be completed in 2020</p> <p>The draft LSPS does not specifically distinguish between differ types of retail formats, but rather acknowledge the role of a range of services (including retail formats) in servicing the retail and other needs of the community</p>
<p><b>Woodville Alliance</b></p>	<ul style="list-style-type: none"> <li>• We are proud to provide high quality services for people with disabilities, children, young people and families from the broad and rich culture and linguistic demographics.</li> <li>• We support the 5 themes, but the themes should be</li> </ul>	<p>Comments noted.</p>

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	<p>re-shaped so that they are more balanced in stating the links between resident, community and city health and wellbeing, importance of green, accessible environments and managed economic infrastructure growth the supports inclusion and distinctive culturally and linguistically diverse composition of the city.</p>	
	<ul style="list-style-type: none"> <li>It is noted that the draft planning statement seeks to enhance the urban infrastructure to stimulate economic development and employment opportunities. We support these objectives but we are concerned that in doing so the issues of civic and open spaces, accessible parks and green spaces will not be realised.</li> </ul>	
	<ul style="list-style-type: none"> <li>Currently, the LSPS missed an opportunity to enhance the social capital, physical amenity and safety of East Fairfield, which will experience growth to 2040.</li> <li>It is also inconsistent with the NSW Governments Local Character and Place Guideline 2019. The guideline makes clear, it's essential that the unique sense of people and places reflected in the vision and actions for Fairfield City to 2040.</li> <li>The document and its deliverables must be amended to ensure that the unique social, environmental and economic attributes of Fairfield are protected to enhance for 2040. We remain supportive of councils work and the role to build the economic prosperity, growth and unique social capital of the Fairfield community.</li> </ul>	<p>The draft LSPS has been updated to acknowledge the importance of diversity and multicultural attributes of the City in regard to the scope of land use and transport planning issue of the draft LSPS.</p>
<p><b>Campbelltown City Council</b></p>	<p>Appreciate opportunity to provide input and look forward to working collaboratively with Fairfield City.</p>	<p>Comment noted.</p>

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<b>Western Sydney Community Forum</b>	<ul style="list-style-type: none"> <li>• Acknowledge that planning plays an integral role in determining the health and wellbeing outcomes of people.</li> <li>• Recognise and support the delivery of human services as a core component of social infrastructure and match population growth with social investment.</li> <li>• Leverage the strong cultural and linguistic diversity in Fairfield to enhance community identity, skills and cohesion through co-location of services and the development of place-based integrated services.</li> <li>• Increase levels of support for affordable housing especially for the lowest 40% of household incomes and people at risk of homelessness.</li> <li>• Commit to housing diversity to facilitate access for a rapidly changing community and market.</li> <li>• Advocate for accessible transport infrastructure to reduce levels of transport disadvantage.</li> <li>• Utilise the Western Sydney City Deal as a means of investing in the people of Fairfield.</li> </ul>	<p>Comments noted.</p>
	<ul style="list-style-type: none"> <li>• Following review of Fairfield City Council's Draft LSPS and the impact it will have on the communities and residents of Fairfield, the Western City District as well as its vital role in GWS and beyond</li> <li>• WSCF has developed seven recommendations that will enable the communities of Fairfield to thrive and engage socially, politically and economically over the next twenty years. In summary, these recommendations are to:               <ul style="list-style-type: none"> <li>- 1) Acknowledge that planning plays an integral role in determining the health and wellbeing outcomes of people.</li> <li>- 2) Recognise and support the delivery of human</li> </ul> </li> </ul>	<p>Comment noted.</p> <p>The matters raised in the submission are generally recognised in the draft LSPS including the proposed Planning Priorities and Actions.</p>

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	<p>services as a core component of social infrastructure and match population growth with social investment.</p> <ul style="list-style-type: none"> <li>- 3) Leverage the strong cultural and linguistic diversity in Fairfield to enhance community identity, skills and cohesion through co-location of services and the development of place-based integrated services.</li> <li>- 4) Increase levels of support for affordable housing especially for the lowest 40% of household incomes and people at risk of homelessness.</li> <li>- 5) Commit to housing diversity to facilitate access for a rapidly changing community and market.</li> <li>- 6) Advocate for accessible transport infrastructure to reduce levels of transport disadvantage.</li> <li>- 7) Utilise the Western Sydney City Deal as a means of investing in the people of Fairfield.</li> </ul>	
<b>Cumberland Business Chamber</b>	<p>Expectations:</p> <ul style="list-style-type: none"> <li>• Growth of local businesses, especially in the industrial sector in the Smithfield-Wetherill Park Industrial Estate.</li> <li>• Return to the prosperity of and creating a desire to re-invest in the manufacturing sector within the LGA. Which remains the largest employer and GRP contributor by a very wide margin.</li> <li>• Relationship with future pathways for residents of working age, particularly high school students and migrants. Access to innovate and well-resources vocational training institutions. A mix of industrial and residential will create a City with diverse ideas, skills and talents.</li> </ul>	<p>Comments noted.</p>

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	<ul style="list-style-type: none"> <li>• A plan that earns the trust and belief from a community aspect that it reaches out and gives hope to the locals that FCC has its finger on the pulse and is considering the many aspects highlighted by the parties involved in giving a voice to opinion.</li> <li>• A plan that learns from the lessons of the past and the economic principles fundamental to a prosperous, cohesive and civil society. Restrictions on land use, restriction of access to reliable and affordable energy sources, over- regulation, inefficient and arguably excessive taxation are all barriers to growth within Government's remit Federal, State and local.</li> <li>• A Plan that identifies diverse and differing cultural needs of Fairfield City people capital.</li> <li>• A plan that gives credence to family values, work/life balance, open space and ease of access to transport into the LGA for work. We want people to move into the LGA for better jobs, not simply because there is land and cheap credit available to buy, build and or speculate on.</li> </ul>	
	<p>Data-led Insights:</p> <ul style="list-style-type: none"> <li>• Manufacturing remains the largest wealth creator in the LGA and the only one in the top 5 sectors to have declined in enterprise value.</li> <li>• Despite investment focus on residential and commercial real estate, in real estate economic returns have increase by 4.84% over a 10 year period.</li> <li>• Not seeing a decline in the number of persons of working ages as a % of population - five years ago it was only 67.9%</li> <li>• Top 5 GRP contributions represent 41% of the jobs in the LGA.</li> </ul>	<p>Comments noted</p>

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	<ul style="list-style-type: none"> <li>Population data in the years 2013-2017 seems GRP per capita is heading backwards.</li> <li>If manufacturing's GRP contribution in dollar terms had remains static for a decade, Fairfield LGA would have enjoyed a rate of growth over the period of 23.76% instead of 19.28% and additional \$319M in retained equity, which could have been utilized for jobs, growth or debt reduction.</li> </ul>	
	<p>State and Federal Planning Documents</p> <ul style="list-style-type: none"> <li>We understand FCC needs to work within the provisions of the Federal and State documents.</li> <li>The WSEA map the boundary have apparently been re-drawn, reading that the available industrial land is now less than one third of the land mass originally allocated.</li> <li>Previously land north of Elizabeth Dr and west to the Northern Rd was all allocated to the Western Sydney Employment Area. The last re-draw of the boundaries appears to have allocated all but the land north of the Horsley Dr at Horsley Park to the 'Priority Growth Area' which clearly implies residential development.</li> <li>In SYA stage 1 plan document, the same corridor is purposed for 'mixed employment', we read this as inclusive of Industrials.</li> <li>No reference to the existing industrial land in the Smithfield-Wetherill Park Industrial Estate on the WSEA map - its as if we don't exist, nor if there is any indication of how local roads will be improved to enable the inevitable increase in commercial traffic flow on to the M7 and M12.</li> <li>The small parcel of land not already occupied for industrial purposed in the LGA portion of the WSEA is not sufficient to encourage local industrial business</li> </ul>	<p>Comments noted</p> <p>The boundaries of the Western Sydney Employment Area (WSEA) in Fairfield City have not changed under the SEPP (WSEA).</p> <p>Some of the sections of the WSEA outside the Fairfield LGA (particularly in Penrith and Liverpool Council) have been absorbed in the Aerotropolis Structure Plan and will be subject of a new SEPP currently being prepared by DPIE.</p> <p>The Smithfield – Wetherill Park Industrial Area has never been part of the SEPP (WSEA) and is retained under the strategic and land use planning framework of the draft LSPS and Fairfield LEP 2019. The importance of these industrial areas is also acknowledged in the Western City District Plan as well as the opportunities created by infrastructure proposed to service the Aerotropolis/WSEA including the Western Sydney Freight Line and potential new arterial road connections.</p> <p>Inclusion of these estates in the WSEA is not considered warranted given the differences in the nature strategic land use planning issues relevant to the industrial areas in WSEA and Fairfield City. It is noted that new development in the</p>

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	<p>owners to invest in the expanding their operations.</p> <ul style="list-style-type: none"> <li>• Aerotropolis has the potential to generate thousands of jobs but it is still zoned 'Urban Investigation Area'.</li> <li>• Only 1 runway planned, where will the aircraft land in high winds?</li> <li>• If Western Sydney's population is really going to grow by 1 million people, where is that expected 800,000 people will work? Sydney? why not Fairfield?</li> </ul>	<p>WSEA is required to pay State Infrastructure Contributions (SIC) of approximately \$180,000 per hectare, whereas under Councils current Contributions Plan new industrial development is required to pay a 1% contribution of the capital investment value of development and is generally much less the SIC amount.</p> <p>Under the District Plan, each Council is required to develop strategies that will see future population growth distributed across the Western City based on the availability and suitability of land for urban development, access to public transport, services and facilities.</p>
	<p>LSPS Feedback</p> <ul style="list-style-type: none"> <li>• LSPS seems to revolve around a cleaner and more vibrant Fairfield City with growing infrastructure for urban, environment and community development.</li> <li>• Very little indication of future infrastructure planning (land-use, energy generation/distribution, transport) of benefit to the industrial sector.</li> <li>• Features Observed: <ul style="list-style-type: none"> <li>○ LGA with 3 distinct cultural, industrial and environmental precincts Eastern, Central and Western which sets it apart for all other LGA's in the Sydney region.</li> <li>○ Each precinct requiring different infrastructure support mechanisms and inclusive of the Western Sydney Parklands.</li> <li>○ Residents and business owners being in the unique position to enjoy all three.</li> <li>○ Opportunity to consider long term transport considerations to spread population growth rather than over populate the Sydney City centre which seems to be the direction Government is taking,</li> </ul> </li> </ul>	<p>Comments noted.</p> <p>A new Structure Plan and number of Thematic Maps have been included in the draft LSPS to help clarify existing and future infrastructure and transport planning issues for the City.</p>

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	mistakenly in our opinion.	
	<p>Draft LSPS (Pages 8, 12, 21 and 29)</p> <ul style="list-style-type: none"> <li>• Page 8 - interesting that the result of the community engagement did not rate in the top 10 as a need for the industrial growth sector considering the employment opportunities provided but focused on the community needs for the city and the urban surrounds. Local business and industry were part of the 1271 who had a say on what FCC should focus on, we would have thought there was more interest in the Business and Industrial Growth.</li> <li>• Page 12 - Identifies FCC maintaining a focus on the industrial area house in the same paragraph it reads of a connection to the jobs in the CBD because of the rail link. This is looking in the wrong direction.</li> <li>• Its irrational to expect that a commuter living in the North West or South West Growth sectors working in the WSEA would use the North-South Rail Link to travel in the opposite direction to their place of work. Definitely not a 30 min commute and a private vehicle it is easier if you get a park spot.</li> <li>• The next paragraph is morally incorrect, it identifies the success in the local and national business and in the same paragraph highlights the issues of the socially disadvantaged, poor and unemployed, then turns to Fairfield City as being a centre of excellence for refugees as if they were the only residents that were disadvantaged, unemployed and in perpetual need of the community support and Government/ NGO assistance, this is an assumption.</li> <li>• The real question is will the changes in migrant intake and conditions of entry with the migrant intake continue in the LGA and if not should it be highlighted</li> </ul>	<p>Comments noted.</p> <p>The relevant section of the draft LSPS also highlights the fact that <i>“Despite the impacts of globalisation, manufacturing concentrated in the Smithfield/Wetherill Park industrial area will still be a key priority as it changes due to innovation and new technology. The City’s location allows a diverse range of industries including emerging industries, logistics and trade, administrative, professional, health and education centres in the region”</i> These attributes mean that Smithfield/Wetherill Park will continue to play a significant role in employment opportunities for the City.</p> <p>The draft LSPS highlights the opportunities generated for Fairfield City by an East/West Passenger Rail link from Parramatta to the WSA with potential stations at Prairiewood and Cecil Park. This relates to the potential for accommodating future growth in the City, generating job opportunities and supporting the principle of a ‘30-minute City’.</p> <p>The LSPS is a land use and planning document which responds to housing need of all current and future residents of Fairfield City.</p>

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	<p>as a City of excellence for refugees after identifying them as disadvantaged.</p> <ul style="list-style-type: none"> <li>• Page 21 - Undertaking planning for the Urban Investigation Area and managing opportunities and impacts associated with close proximity to Western Sydney Airport and Aerotropolis. The question is will there be an expansion of industrial land conserved for the growth of industrial businesses indicated that the expansion for them would preferably be the same area.</li> <li>• Page 29 - shows what may be considered as progress in energy efficiency measures. We are confused as to what is gained by demonstrating this in a high level produced document.</li> </ul>	<p>Planning Priority 2 <i>Deliver greater housing diversity and affordability to meet the changing needs of the community</i> and its associated actions of the whole of the community are considered in future amendments to the Council planning documents.</p> <p>The LSPS indicates that both existing and future industrial areas will play a role in providing jobs for the future population of the Western City and in helping to realise the Regional and District vision's for a 30-minute City</p> <p>This comment relates to the photo appearing on P.29 showing <i>Medium density housing and energy efficiency measures incorporated into design</i>. The draft LSPS includes a number of pictures/images taken from across the Fairfield LGA aimed at capturing the diversity and many aspects of life that comprise the human, built form and natural characteristic of Fairfield City.</p>
	<p>Considerations for longer term growth</p> <ul style="list-style-type: none"> <li>• Re-drawing the boundaries in the Western Sydney Employment Area to include the Smithfield Wetherill Park Industrial Area.</li> <li>• Drop the name 'Urban Investigation area' it is too easily constructed as being weighted towards residential development.</li> <li>• If you don't give UIA a new name, promote its land use for productive industry.</li> <li>• A dedicated industrial precinct where entrances clearly indicate access into the industrial area.</li> <li>• Specialised transport routes and access conditions for large haulage vehicles with less street parking for private vehicles.</li> </ul>	<p>See previous response (above) in relation to the WSEA and industrial estates of Fairfield City.</p> <p>The reference to 'Urban Investigation Area' originates from the Regional and Western City District Plans and is used in relation to a number of other precincts outside the Fairfield LGA. In this respect the term needs to be retained to maintain consistency with the Regional and District Plans. Investigations for the UIA will not discount the potential for a range of 'productive industry' including traditional industrial activities as well agribusiness.</p> <p>The specific comments raised in relation to infrastructure</p>

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	<ul style="list-style-type: none"> <li>• Connecting the metro line between Tallawong and Bankstown via Prairiewood, following the line of the M7/M5 corridor. The proposed North-South rail link doesn't get private vehicles off the road.</li> <li>• Parking stations and community buses from parking stations to business and to metro stations.</li> <li>• Dedicated hotel in the Employment Area with easy connection to Western Sydney Airport.</li> <li>• Virtual offices and meeting rooms.</li> <li>• Improved security and surveillance in the employment area.</li> <li>• Local Council presence in the employment area- business advisory services, assistance with environmental planning, simplified delivery of local government to support business.</li> <li>• Council marketing of the industrial area including local Government boost marketing.</li> <li>• Promote the local business chamber to support local businesses in the Industrial Area, city centre and surrounding Urban Areas.</li> <li>• Investigating opportunities with TAFE students and local business through the business chamber.</li> </ul>	<p>and transport planning issues will be addressed under further strategic studies identified in the draft LSPS.</p> <p>In addition the comments relating to place based planning/marketing issues and opportunities for the employment lands have been referred to Council's Place Team for further consideration/investigation.</p>
	<p>Closer collaboration and developing forward looking strategies</p> <ul style="list-style-type: none"> <li>• Community days, working with the Local Police, opportunities for the youth and aged to be involved in the work of our chamber (discussions with project officer in Council focusing on youth).</li> <li>• Council's EDO industry clusters concept. We will be happy to arrange appropriate introductions and assist with interviewing the key industry stakeholders to</li> </ul>	<p>These comments relate largely to place based planning issues and opportunities for the employment lands have been referred to Council's Place Team for further consideration/investigation.</p>

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	<p>gain direct feedback and buy-in for this visionary and courageous concept.</p> <ul style="list-style-type: none"> <li>• Consider a guided tour around the city for the chamber board to develop a hands on viewing experience of the key sites of the LGA including the Western Sydney Employment Area.</li> <li>• Consider a tank of possible collaborations to extend the partnerships with Council and our chamber.</li> </ul>	
	<p>Planning Priorities</p> <ul style="list-style-type: none"> <li>• Suggested changes to the Planning Priorities as follows: <ul style="list-style-type: none"> <li>○ Planning Priority 1 - Attainable housing choice throughout the City that meets community needs.</li> <li>○ Planning Priority 2 – Redundant</li> <li>○ Planning Priority 3 – A new city hub in the west and a renewed city hub to the east.</li> <li>○ Planning Priority 4 – Centres, neighbourhoods, and corridors that are green, interesting and inviting.</li> <li>○ Planning Priority 5 - City’s character reflects the signs to people past, present and future.</li> <li>○ Planning Priority 6 – Transport infrastructure brings people from home to work, services, opportunity and wellbeing.</li> <li>○ Planning Priority 7 - New infrastructure transforms place through engagement, planning and investment.</li> <li>○ Planning Priority NEW – Existing infrastructure maximises potential for accessible and cosmopolitan places.</li> <li>○ Planning Priority 10 – Stormwater drainage infrastructure embellishment allows for new development opportunity.</li> <li>○ Planning Priority 8 - Healthy waterways and riparian</li> </ul> </li> </ul>	<p>Comments Noted</p> <p>The submission from the Cumberland Business Chamber is the only one received (including those from agencies, organisations and individuals) that suggests wholesale changes to the description and intent of panning pPriorities contained in the draft LSPS.</p> <p>In general, the nature of the suggested changes are very specific in nature and would require significant redrafting of the whole of the draft LSPS including the proposed draft actions.</p> <p>At this stage this step is not considered warranted based on the following points:</p> <ul style="list-style-type: none"> <li>• The existing planning priorities of the draft LSPS are have been developed to provide a linkage/connection between the Priorities and Actions of the Western City District Plan and Council’s City Strategic plan and detail how these linkages translate into strategic land use planning directions for the City.</li> <li>• The suggested changes to the Planning Priorities are very specific in nature and would significantly reduce</li> </ul>

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	<p>corridors within rural and urban catchments.</p> <ul style="list-style-type: none"> <li>○ Planning Priority 9 – Trees defines the city’s major roads, neighbourhoods, centres and productive lands.</li> <li>○ Planning Priority 10 – Moved to Theme 2.</li> <li>○ Planning Priority NEW - Areas of high natural value and environmental significance enjoyed and protected.</li> <li>○ Planning Priority NEW – Energy consumption lowered because of better development and planning.</li> <li>○ Planning Priority 11 – Diversified growing local economy anticipating local and global trends</li> <li>○ Planning Priority 12 - Productive, accessible and adaptable urban services lands with networking hubs</li> <li>○ Planning Priority NEW – Centres with character, amenity and a wide appeal to attract people.</li> <li>○ Planning Priority NEW – Skilled population across the lifespans invested in the City’s economy.</li> <li>○ Planning Priority 13 – Community embraces opportunities in decision making.</li> <li>○ Planning Priority 14 - LSPS actions delivered to achieve real results for people</li> <li>○ Planning Priority 15 - LSPS is adaptable to changing trends and priorities</li> <li>○ Planning Priority 16 – Decision making reflects community aspirations and needs.</li> </ul>	<p>the connections provided with the broader land use Priorities and Actions of the District and City Plans. It is noted that the GSC has provided endorsement to the current Planning Priorities of the draft LSPS and their relationship with the strategies contained in the District Plan.</p> <ul style="list-style-type: none"> <li>• The changes suggested to the planning priorities would require substantial changes to the overall content of the draft LSPS as well as the associated actions. However, the submission does not provide adequate detail on the scope and nature of these other changes.</li> <li>• Comments from other submitters generally support the planning priorities of the draft LSPS as publically exhibited.</li> </ul>
	<p>Proposed changes to Themes as follows:</p> <ul style="list-style-type: none"> <li>○ Theme 3 Environmental sustainability – Ensuring generational equity.</li> <li>○ Theme 4 Strong &amp; Resilient Economy – Growing jobs at home.</li> </ul>	<p>Comments noted</p> <p>At this stage the amendments to the Themes of the draft LSPS are not recommended based on similar issues in relation to the suggested changes to planning priorities as</p>

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	<ul style="list-style-type: none"> <li>○ Theme 5 Good governance – Ensuring the best decisions and action</li> </ul>	<p>detailed above. This particularly relates to reducing the connections/linkages currently provided with the broader land use Themes of the District Plan and City Plan.</p>
	<p>Suggestion to reword of 'Place in the Region':</p> <ul style="list-style-type: none"> <li>• Fairfield is a compassionate, ethical and hardworking community.</li> <li>• Non-government organisations and community-based organisations strive to address existing levels of high social disadvantage as well as provide employment support and social assistance to new residents to achieve their potential.</li> <li>• Council shows leadership in tackling at a policy level the highest rates of gambling losses nationally and higher than average unemployment. Notwithstanding, Fairfield is also a place of opportunity with many residents who have settled in the City having a history of prosperity through entrepreneurship.</li> <li>• Successful local, national and multi-national businesses have their foundations in Fairfield City, and it is vital that this history also be part of the future.</li> </ul>	<p>The wording of the draft LSPS reflects the comments made in relation to 'Place in the Region'</p>