

FAIRFIELD CITY 2040 A LAND USE VISION

Shaping A Diverse City

Local Strategic Planning Statement

30 March 2020



The vision for Fairfield City to 2040 builds upon the existing strengths of the City. The foundation of the successful community's diversity showcased by celebration, inclusion and integration will extend to a transformation of the physical city, providing a greater diversity of housing, employment, education, and lifestyle choices as well enhancing the City's environmental attributes.

Specifically, the City's vision of 'Shaping a Diverse City' will be achieved in the following targeted ways:

Theme 1: Community wellbeing – healthy & liveable places

Theme 2: Infrastructure & places – supporting growth & change

Theme 3: Environmental sustainability

Theme 4: Strong & resilient economy

Theme 5: Good governance
– advocacy & consultation

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ABBREVIATIONS

CSP	Community Strategic Plan
DCP	Development Control Plan
DPIE	Department of Planning, Industry and Environment
EP&A Act	Environmental Planning and Assessment Act 1979
GSC	Greater Sydney Commission
IP&R	Integrated Planning and Reporting
LHC	Land and Housing Corporation
LALC	Local Aboriginal Land Council
LEP	Local Environmental Plan
LGA	Local Government Area
LG Act	Local Government Act 1993
LSPS	Local Strategic Planning Statement
OEH	Office of Environment and Heritage
RMS	Roads and Maritime Services
TfNSW	Transport for NSW

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NOTES:

In March 2018, amendments to the Environmental Planning and Assessment Act 1979 (EP&A Act) introduced new requirements for all councils to prepare and make a Local Strategic Planning Statement (LSPS) which sets out:

- the 20-year vision for land use in the local area
- the special characteristics which contribute to local identity
- shared community values to be maintained and enhanced
- how growth and change will be managed into the future.

This LSPS details the 20-year land use planning vision of Fairfield City and how this vision gives effect to A Metropolis of Three Cities – The Greater Sydney Region and the Western City District Plan, based on local characteristics and opportunities, and Fairfield City Council's own priorities in the Fairfield City Plan (community strategic plan) prepared under the Local Government Act 1993.

The Fairfield City LSPS will be the key resource to understand how strategic and statutory plans, including the Local Environmental Plan, Development Control Plans and Development Contribution Plans, will be implemented at the local level.

On the 23 March 2020, pursuant to requirements of Section 3.9(3A) of the NSW EP&A Act the Greater Sydney Commission (GSC) proved written support that the Fairfield LSPS 2040 was consistent with the applicable regional and district strategic plans and could be made. The LSPS was subsequently adopted by Council and published on the NSW ePlanning Portal on the 30 March 2020.



Acknowledgment of Country

GULBANGA NGURRAGU

**CABROGAL GULBANGADYU NGURRAY IN
WADYIMANWA FAIRFIELD CITY COUNCIL.**

GANUNIGANG WAGULRA

GULBANGADYIDYANYI MIWANABA

DHARUGNGAI YURA.

**Fairfield City Council would like to
acknowledge the Cabrogal of the Darug
Nation who are the Traditional Custodians of
this Land.**

**We pay our respect to ancestors, Elders past,
present and emerging of the Darug Nation.**

ABOUT THIS PLAN



The Local Strategic Planning Statement (LSPS) provides the strategy for the Fairfield community's economic, social and environmental land use needs over the next 20 years. It implements and provides a line-of-sight to the Priorities and Actions of the Western City District Plan (2018) and the Goals and Outcomes of the Fairfield City Plan (Community Strategic Plan).

It sets clear planning priorities about what will be needed, such as jobs, homes, services and parks, where these should be best located and when they will be delivered.

The LSPS sets short, medium and long-term actions to deliver the priorities for the community's future.

This LSPS has been prepared in accordance with clause 3.9 of the Environmental Planning and Assessment Act 1979 (the EP&A Act).

The LSPS brings together and builds on planning work found in Council's other plans, studies and strategies such as the Local Environmental Plan (LEP), Development Control Plans (DCP) and Development Contributions Plan. The LSPS will be used to update these plans.

The LSPS works with the Fairfield City Plan 2016–2026 (Council's Community Strategic Plan), which has a focus beyond land use and transport, on how Council will work to meet the community's needs. The planning priorities and actions in the LSPS provide the rationale for how land use decisions will be made to achieve the community's broader goals.

The LSPS consists of descriptions, maps, diagrams and charts which provide context and direction for land use decision-making in Fairfield City.

The purpose of the LSPS is to:

- Provide a 20-year land use vision for Fairfield City
- Outline the characteristics which make Fairfield City unique
- Identify shared community values to be enhanced or maintained
- Direct how future growth and change will be managed
- Inform changes to planning rules in the LEP and DCP and be used to assess the strategic merit of planning proposals
- Implement the relevant Directions and Planning Priorities in the Western City District Plan (2018)
- Identify where further detailed strategic planning is needed.

The LSPS includes a detailed Action Plan which identifies the actions and related timeframes for completing the actions. These short, medium and long term actions have been incorporated into Council's integrated, planning and reporting (IP&R) process and will be reported on in both LSPS monitoring and Council's reporting process. The timing of some of the actions (particularly short term actions) has been influenced by funding commitments that Council has entered into with the State Government to undertake an accelerated review of the Fairfield Local Environmental Plan.

POLICY CONTEXT

The LSPS will show how the Directions, Planning Priorities and Actions of the Western City District Plan (2018) will be achieved at a local level. The Western City District Plan provides a 20-year strategy to enhance Greater Sydney's liveability, productivity and sustainability into the future.

The LSPS is also informed by other State-wide and regional policies, including A Metropolis of Three Cities (Greater Sydney Region Plan), 2018 and State Environmental Planning Policies and Ministerial Planning Directions.

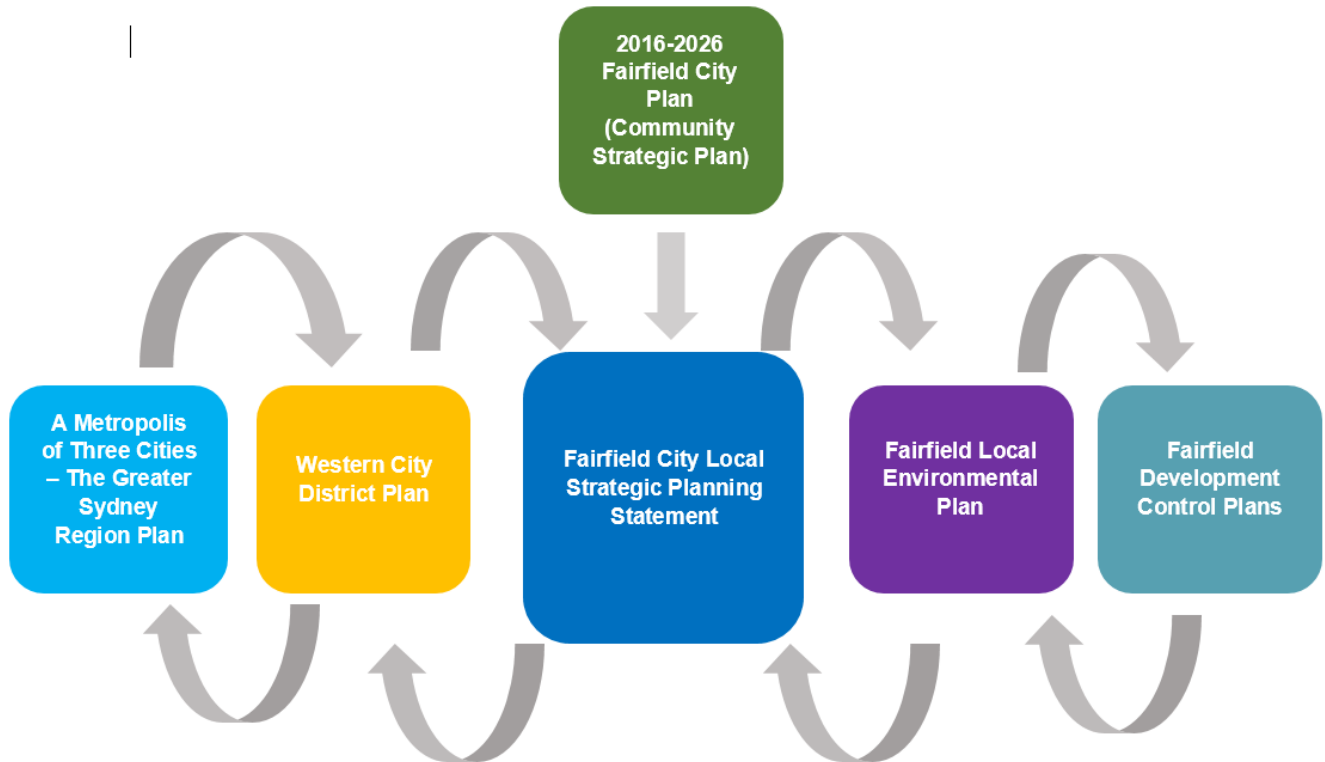


Figure 1: LSPS relationship with State Government and Fairfield City Plans

LSPS DEVELOPMENT PROCESS

The LSPS was prepared in 2019 and was published on 30 March 2020. The following figure identifies the key steps that Council and the GSC undertook in finalising and making the LSPS.

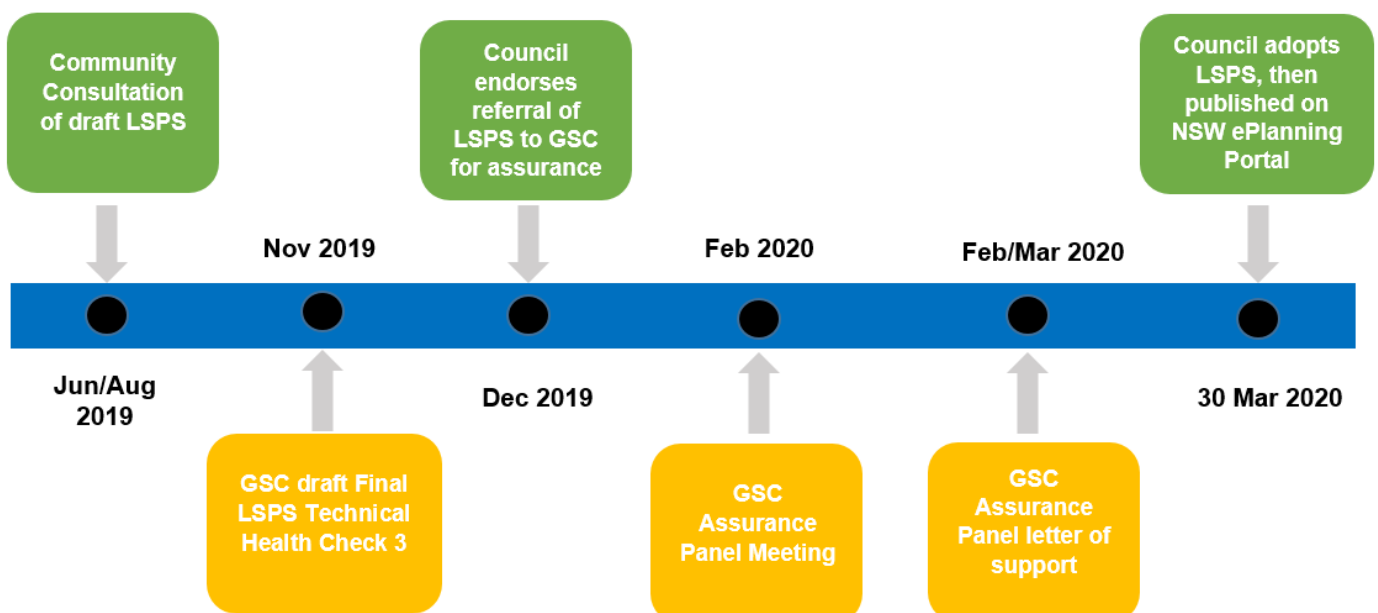


Figure 2: Timeline in the LSPS development



COMMUNITY ENGAGEMENT

This document was informed by community engagement undertaken by Council over many years and targeted community consultation on the draft LSPS in June – August 2019.

Community engagement is an essential part of how Council plans for the future of Fairfield City. It's an important process to identify the community's vision, priorities, goals, outcomes and strategies.

The community engagement activities Council has undertaken are designed to harness the success of existing networks and previous engagements. Council will use this as the foundation to build upon and support the development of the Fairfield City Plan, Local Strategic Planning Statement and any future plans and strategies.

FAIRFIELD CITY PLAN

In 2016, Council undertook comprehensive engagement to inform the 2016–2026 Fairfield City Plan (Community Strategic Plan). This included multiple engagement activities as part of the 2016 Community Engagement Strategy to gain a more representative response from the community. Council used the IAP2 Public Participation Spectrum and the Fairfield City Council's Principles of Engagement, which are based on the social justice principles of access, equity, participation and rights.

Engagement with the community included online and paper-based surveys, one-on-one phone surveys, group sessions, advisory committees' discussions, interagency networks, workshops and submissions via email or post.

The stakeholders Council focused on included residents, visitors, local businesses and industries, community organisations and groups, education providers, students and government agencies. More than 1,271 community members took the opportunity to have a say on what they feel is important to the community and where they believe Fairfield City should be focusing its resources.

The survey was designed to meet the Integrated Planning and Reporting objectives for the Fairfield City Plan revision, which is to enhance and maintain the community's shared vision by identifying their needs and aspirations across the quadruple bottom line (social, environmental, economic and governance).

This is also consistent with the objectives and requirements of the Fairfield City Local Strategic Planning Statement.

This was achieved by addressing three key components for the community:

- Where are we now?
- Where do we want to be in 10 years' time?
- How will we get there?

Information about the community's needs and aspirations was collected, analysed and grouped into similar priorities. As a result, the following was identified as part of the 2016–2026 Fairfield City Plan: The top ten (10) priorities for Fairfield City identified by the community are:

1. Local traffic flow and road safety
2. Community safety
3. Inviting and well-used community places and parks
4. Attractive and lively town centres
5. Connected transport systems
6. Job opportunities
7. Cleaner streets
8. Affordable housing
9. Car parking spaces
10. Access to schools, universities, colleges and TAFE.

The Fairfield City Plan's Community Vision is:

'We are Fairfield City – a welcoming, safe and diverse community where we are proud to belong, invest and prosper.'

The Fairfield City Plan identifies five themes to achieve the community's vision.

Community Wellbeing
Places and Infrastructure
Environmental Sustainability
Local Economy and Employment
Good Governance and Leadership

The development of the 2016–2026 Fairfield City Plan has been built on years of community engagement activities. As a result, Council has a wealth of information, which continues to inform the future direction of the City. This has provided the foundations to build upon and support the development of future plans, including the Fairfield City LSPS (this plan).

Since the 2016 consultation program outlined above, the following community engagement, relevant to the contents of this LSPS, for land use related matters has also been undertaken.



RURAL LANDS URBAN INVESTIGATION AREA (UIA)

In 2018-19, Council carried out extensive community consultation in order to prepare the Rural Lands Urban Investigation Area (UIA) and Keyhole Lands draft Structure Plans. This included a public meeting (attended by 600-plus people) and 230 individual drop-in sessions with landowners and residents during the public exhibition period. At the end of the public exhibition period, Council received 271 submissions from individual property owners in the rural area as well as two petitions containing a total of 708 signatures.

ESTABLISHED URBAN AREAS

Council has undertaken proactive strategic planning in recent times for its town centres. Part of the process has been engaging with property owners and the community to develop a planning framework for town centres of the future.

Outcomes have been the identification of potential community benefits, including open spaces, community facilities, pedestrian connections and civic plazas. Urban design studies for Fairfield, Fairfield Heights and the Villawood centres were adopted by Council in March 2018.

Six further centres are subject to current work and engagement, including parts of Fairfield, Cabramatta, Canley Vale, Carramar, Yennora and Smithfield.

GOVERNMENT AGENCY CONSULTATION

In the preparation of the LSPS and other initiatives (e.g. community health), Fairfield City has and will continue to work collaboratively with a range of State agencies, including the following:

- GSC – affordable housing, UIA, green and blue grids, employment lands
- Department of Planning, Industry and Environment (DPIE) – LSPS and strategic planning strategies (biodiversity, open space)
- Department of Education – shared use of facilities and open space opportunities
- Land & Housing Corporation – redevelopment opportunities (including housing stock in Villawood and Bonnyrigg)

- TfNSW & RMS – local/regional traffic planning and public transport services
- Aboriginal Land Council – Aboriginal Heritage Study and potential impact by future development
- Western Sydney Parklands – initiatives associated with the WS Parklands and associated Plan of Management.

LSPS CONSULTATION

The draft LSPS was released for community consultation for two months from 26 June to 23 August 2019 and was promoted through Council's website (front page banner and exhibitions page). Articles on the draft LSPS were also included in Council's City Life (quarterly newsletter) and City Connect (Council advertisement in the Fairfield City Champion weekly newspaper) during the consultation period. In addition a draft LSPS flyer was distributed to all residents in the annual Council rates notice (approx. 60,000 ratepayers).

Posts in Council's social media (Facebook, Twitter and Instagram) throughout the consultation period also promoted the consultation.

Local Government Week (29 July – 4 August 2019) events also promoted the draft LSPS with community consultation including events at Dutton Plaza Cabramatta, Bonnyrigg Plaza, Fairfield Neeta City, Stockland Wetherill Park, Fairfield Showground Markets.

Presentations on the draft LSPS were made to a number of community and advisory groups during July and August 2019, including the Seniors Advisory Group, Youth Advisory Group, Cumberland Chamber of Commerce, Arts Advisory Group, Multicultural Advisory Group and Gandangara Local Aboriginal Land Council. Neighbouring Councils were also notified of the community consultation.

Council staff members were available during the consultation period and residents were invited in the rates flyer, media releases and notices to drop-in to Council's Administration Centre.



During the consultation period over 70 written submissions were received. The key topics raised included:

- housing and housing affordability
- employment opportunities
- improvements to open space and recreation areas
- more shade trees and landscaping
- promotion of cultural activities
- improvements to transport
- quality of town centres
- urban investigation area.

A number of changes to the LSPS have been made to reflect the comments raised in submissions and comments made by the Greater Sydney Commission. These post-exhibition changes were reported to Council and included in the revised draft Local Strategic Planning Statement being forwarded to the Greater Sydney Commission for assurance in accordance with the requirements of the Environmental Planning and Assessment Act 1979.



Crescent Plaza, Fairfield



ALIGNMENT OF STATE STRATEGIES AND REGIONAL AND DISTRICT PLANS AND LSPS

The LSPS details the 20-year land use planning vision based on the local characteristics and opportunities of Fairfield City and how this vision can give effect to the Directions and Objectives of The Greater Sydney Region Plan - A Metropolis of Three Cities and the Directions and Planning Priorities of the Western City District Plan.

ALIGNMENT OF FAIRFIELD CITY PLAN AND LSPS

Based on Council's Integrated Planning and Reporting Framework (IP&R), the Fairfield City Plan set high-level objectives, including the community's vision, priorities, goals and strategies that also relate to land use planning.

The LSPS will act to unify the land use planning aspirations of the community with broader State planning directions. It will do this by drawing together and summarising the planning priorities identified through State, regional, district and local strategic plans, including the Fairfield City Plan.

The LSPS provides the local context and local-scale expression of actions and priorities from these plans.

Due to the surveys undertaken as part of the community engagement strategy in 2016, Council collected extensive and informative data, which has been used to inform the LSPS.

Therefore the community's vision, priorities and goals identified in the 2016–2026 Fairfield City Plan are suitable to guide the Fairfield City Local Strategic Planning Statement's vision, themes and priorities. This will ensure that the LSPS has been incorporated in Council's Integrated Planning and Reporting Framework to maintain an effective and holistic approach to the future of Fairfield City.

The figure below illustrates Fairfield City LSPS's integration into the existing planning and reporting framework.

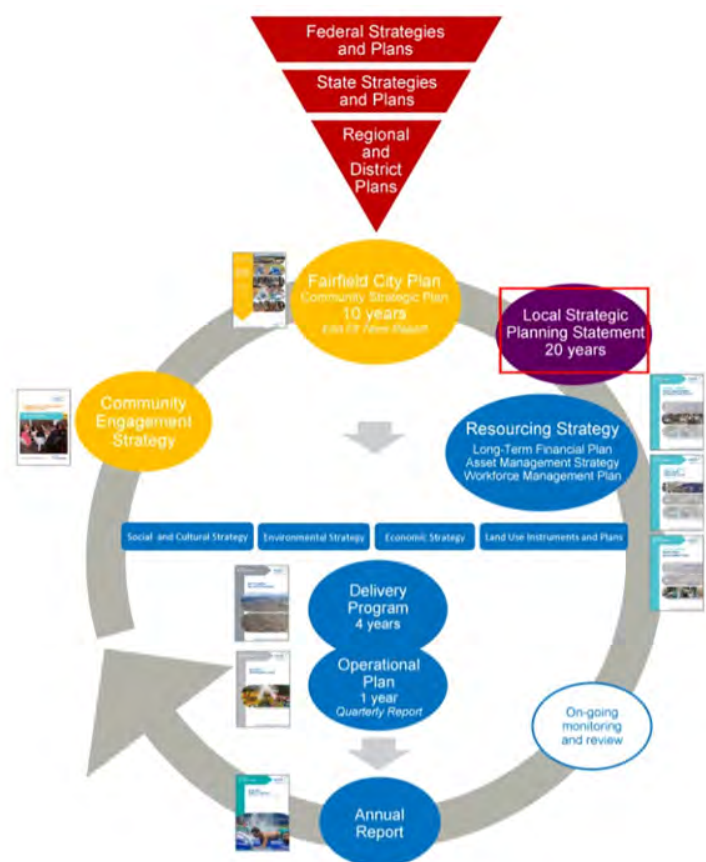


Figure 3: Corporate and strategic land use planning framework

STRATEGIC CONTEXT



The following figure shows the position of Fairfield City within part of the Western City District, the existing four main town centres of the City, the main transport corridors, adjoining local government areas and centres within the Western City and Central River City, including the Western Sydney Airport and Aerotropolis.

As shown, the Fairfield LGA is pivotally located between Central City (Parramatta) and the Western Sydney Airport and Aerotropolis. This provides strategic opportunities for future planning, including for the establishment of new strategic centres, more diverse business and employment opportunities and for more varied housing types.

A major transformational element is the alignment of the potential passenger rail corridor (appearing in the NSW Future Transport 2056 Strategy). This corridor represents a major opportunity for addressing the deficiency in east–west public transport connections in Fairfield City. This will help implement an important cornerstone of the Greater Sydney Region Plan of the 30-minute city.



Fairfield City near Aquatopia

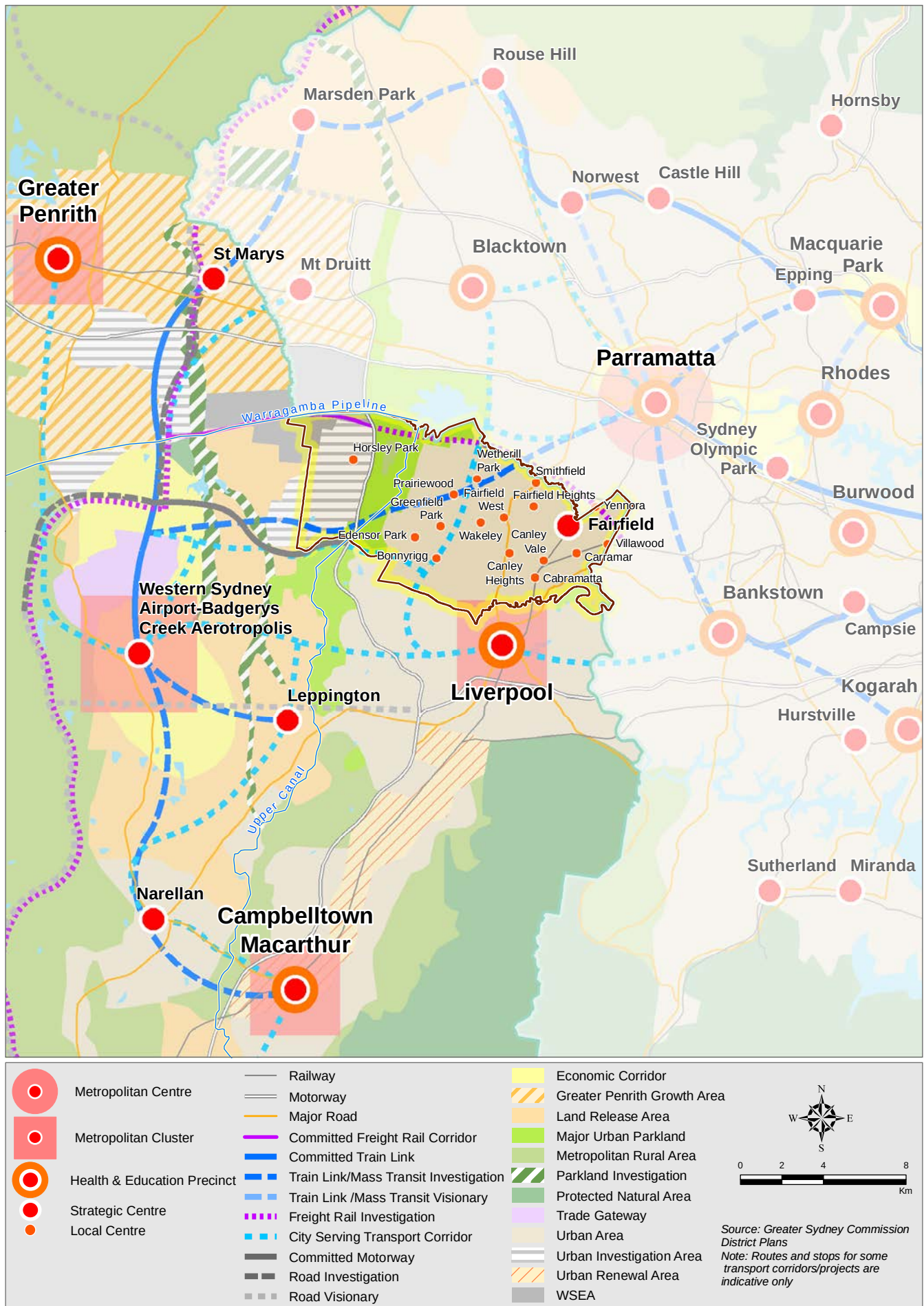


Figure 4: Fairfield City regional context map

PLACE IN THE REGION



Fairfield is a welcoming place. Located in the east of the Western City District, Fairfield City generally comprises three distinct areas: eastern, central and western. These are shown in Figure 3 and are the result of the historic settlement pattern and geography. A detailed description of these three areas is provided below.

Fairfield has an estimated population of 208,500 people. Since the end of the Second World War, the community has played a significant role in welcoming new migrants and refugees to Australia with over 100,000 residents, or over 50% of the total population, born overseas and settled in Fairfield since 1960. Fairfield City settled more than 9,000 refugees, or over 45% of refugees settling in NSW, in the three years to 2018.

In the suburb of Fairfield, 1 in 5 people arrived within the last 5 years due to the strength of existing social, cultural and familial networks.

Fairfield is a place of green corridors. The Fairfield local government area covers 102 km² of land in the Cumberland Plain, containing the Hawkesbury-Nepean and the Georges River systems. It is home to ecologically endangered Cumberland Plain Woodland, with the Western Sydney Regional Parkland and green grid along the City's creek lines providing a link to surviving native vegetation within both urban and rural landscapes. This also provides the opportunity to discover the City using a well-established citywide cycleway network.

Fairfield is a place of residential renewal and growth. In recent years, the City's population has grown slowly, providing opportunities for people seeking to settle in a more affordable area conveniently located between the Western Sydney regional centres of Parramatta and Liverpool. These centres have good accessibility via rail and a dedicated busway. Out of 10 households in Fairfield, 7 live in detached housing, 2 in townhouses and 1 in an apartment. New housing will be provided with greater housing diversity in areas close to services, facilities and public transport.

Fairfield reflects diversity in its centres. The heart of the City is the Fairfield City Centre, a cosmopolitan destination which acts as a magnet for new residents creating new lives and embracing lifestyle and employment opportunities. Cabramatta is a regional 'Taste of Asia' tourist drawcard for Vietnamese and South-East Asian food, restaurants and commerce. Bonnyrigg has emerged as a place of cultural unity and diversity that reflects 'all the world in one place' within a green environment. Prairiewood provides a high-value regional shopping and recreational experience.

Fairfield represents the changing nature of employment. In the postwar years, manufacturing in the east of the City and agricultural uses in the west provided employment and prosperity. Despite the impacts of globalisation, manufacturing concentrated in the Smithfield/Wetherill Park industrial area remains 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, with rail providing access to jobs within the Sydney CBD.

Fairfield is a compassionate community of opportunity and challenge. Many residents who have settled in the City have a history of entrepreneurship, with success in local and national businesses proudly emerging from Fairfield City. There remains, however, the challenge of addressing high social disadvantage, low incomes, poor health outcomes, the highest rates of gambling losses nationally and higher-than-average unemployment. Nevertheless, the City is a centre of excellence in settlement for refugees. This is achieved through broad community support and non-government organisations that strive to provide support and assistance to new residents to achieve their potential.

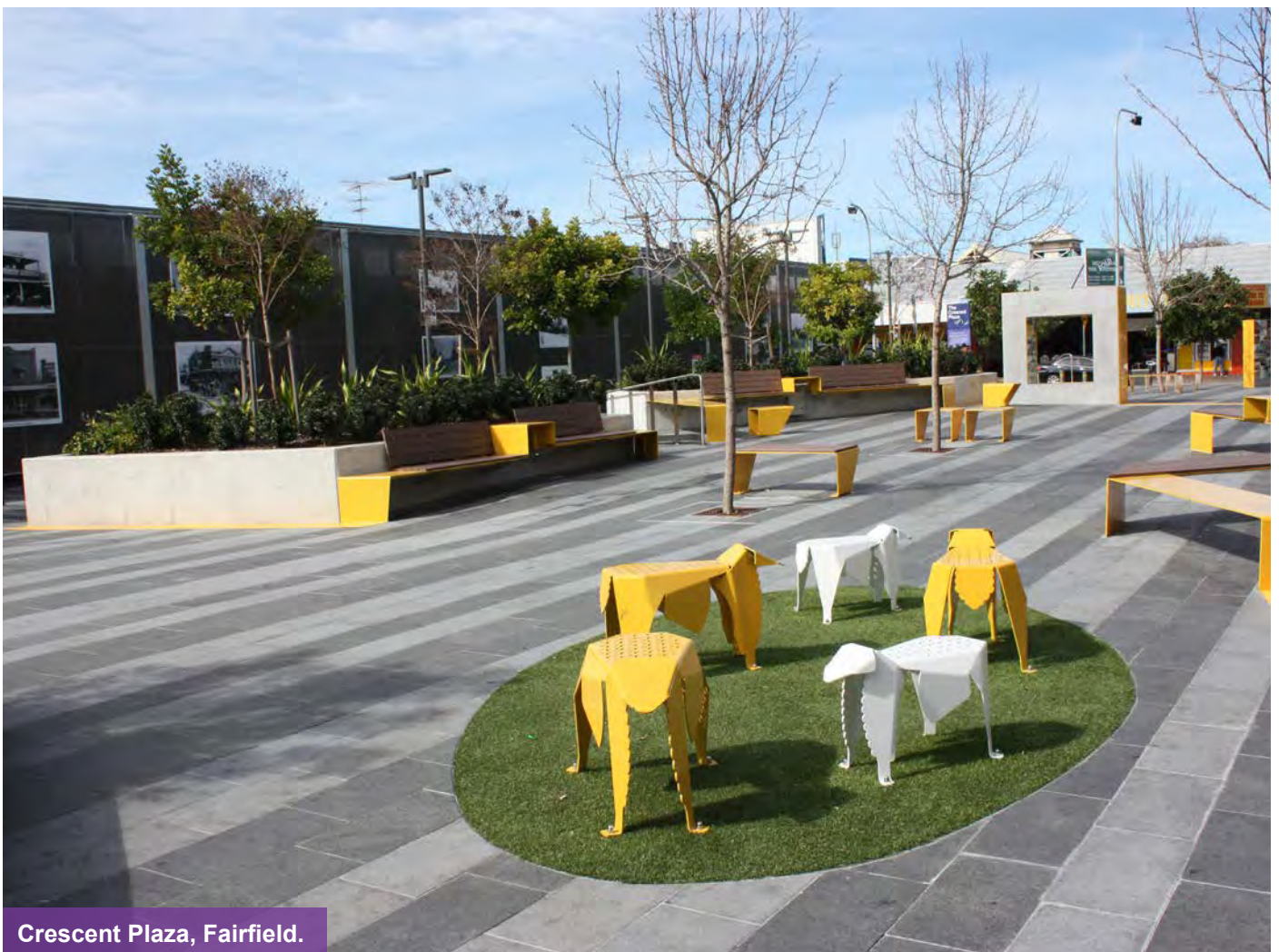
Fairfield is guided by an exciting vision and robust planning. Council has been planning for its community, centres and local economy by applying a place-based approach for over 20 years. The City's Local Environmental Plan, which became effective in 2013 and was underpinned by a range of studies and strategies.



Amendments will be made to the Fairfield Local Environmental Plan 2013 to address Planning Priorities and Actions in this LSPS. An Accelerated LEP Review Program is being funded by the State Government, with the program to be finalised by mid-2020. Funding is being derived from the Western Sydney City Deal, which is a whole-of-government approach that aims to drive the creation of the Western Parkland City over the next 20 years.

Good governance requires timely reviews to adjust to changing circumstances. That is why with the advent of the new Western Sydney Airport, which is due to open in 2026, Council is presently investigating options for the future of the City's rural area (the 1,600 hectare Horsley Park and Mount Vernon Urban Investigation Area (UIA)).

Fairfield's next 20-years will see it become an important gateway to the world. Every nationality, culture, religion and language is likely to be found in Fairfield City; meaning that there are extraordinary stories and possibilities to be shared and celebrated. Over the next 20 years, Council will facilitate urban renewal and potential growth by planning for a diversity of homes, access to jobs and services, and a green environment for an estimated population of 245,145 across the City by 2036. This is an increase of approximately 39,000 people from the population count at the 2016 Census. The LSPS demonstrates how these needs will be met.



Crescent Plaza, Fairfield.



LOCAL PROFILE

The following figure shows key features of the demographic profile of Fairfield City at the 2016 Census¹ and how this is forecast to change by 2036². This forecast change is one of the key factors which influences the themes, planning priorities and actions of this LSPS.

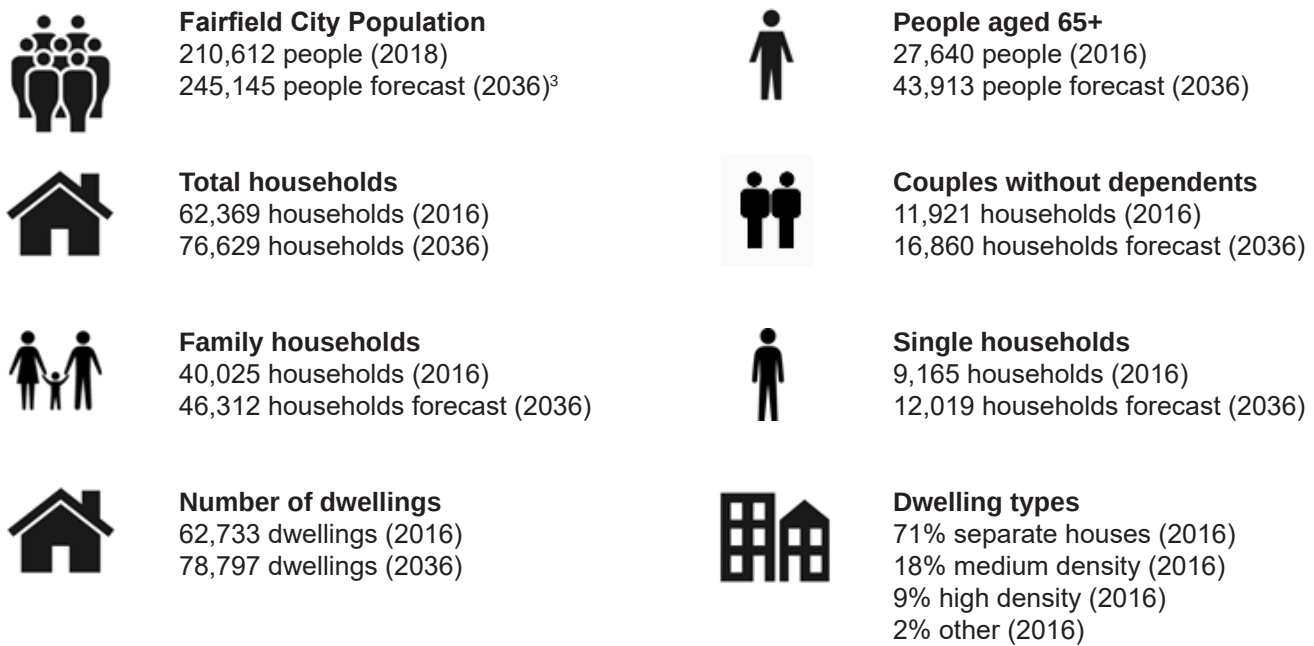


Figure 5: Fairfield City local profile

¹ Source: idcommunity, community profile, 2019

² Source: idcommunity, population forecast, 2019

³ Source: idcommunity, population forecast, 2019



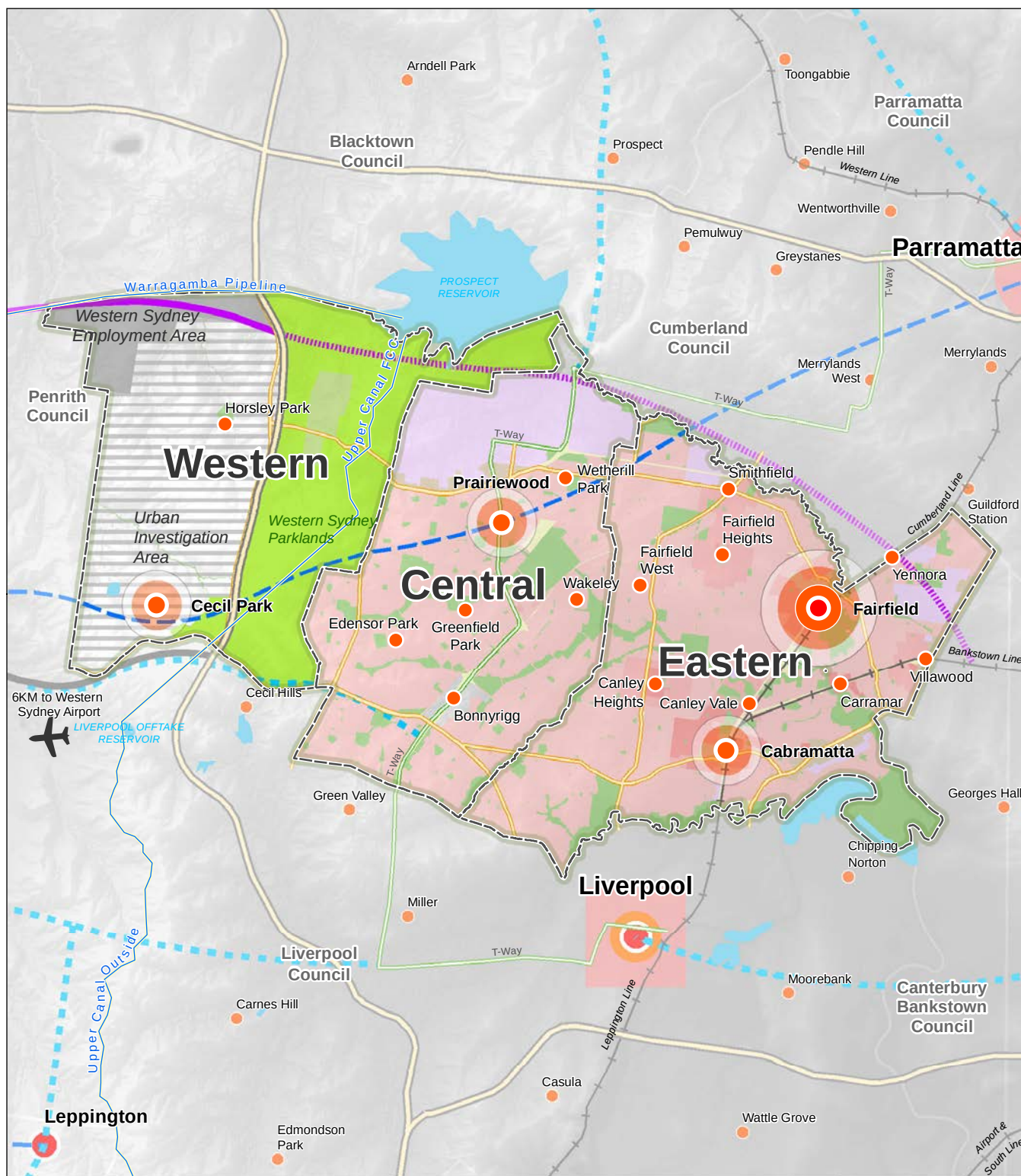
Historic Fairfield Railway Station (1856) with modern bus interchange, with Fairfield Park in the background.



FAIRFIELD CITY AREAS

The figure (over page) shows the three distinctive areas of the Fairfield Local Government Area. These comprise an eastern, central and western area. The boundaries reflect settlement periods and/or other key physical features such as major roads. Details of key local strategic contextual elements and associated local priorities and opportunities are detailed further below in the LSPS.





Legend

- Metropolitan Cluster
- Strategic Centre
- Town Centre
- Local Centre
- Motorway
- STATEWAY
- Buss Corridor
- Railways
- Upper canal / pipeline
- LSPS Areas
- Committed Freight Rail Corridor
- Train Link/Mass Transit Investigation
- Freight Rail Investigation
- City Serving Transport Corridor
- Committed Motorway
- Western Sydney Parklands
- Metropolitan Rural Area
- Urban Investigation Area
- Western Sydney Employment Area

Source: Greater Sydney Commission District Plan

Note: New corridors and station locations are indicative only and subject to further assessment

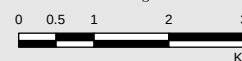


Figure 6: Fairfield City Areas Map

EASTERN AREA

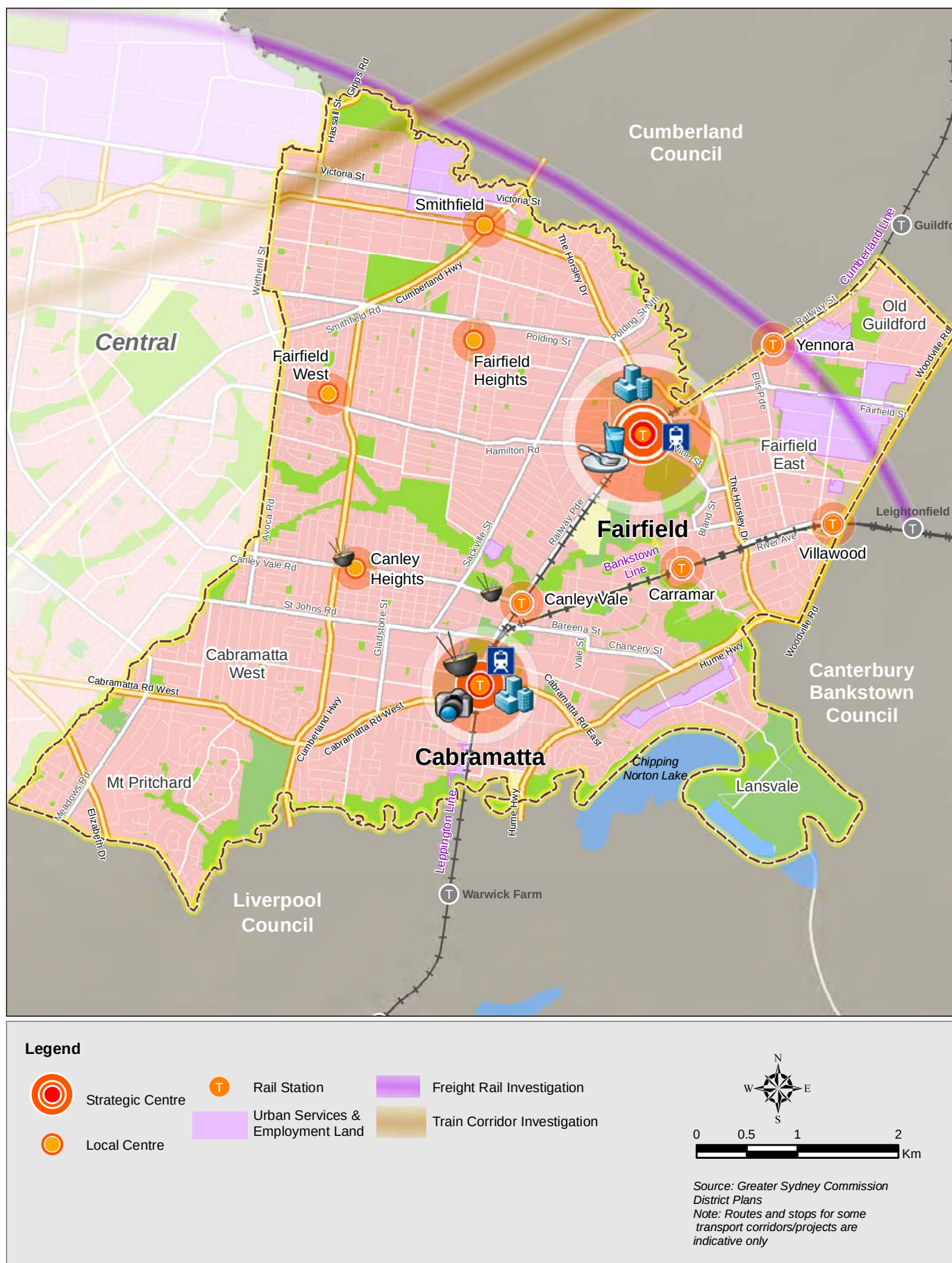


Figure 7: Eastern area thematic map



EASTERN AREA KEY FEATURES

- Oldest urban area of Fairfield City, built around the railway lines (from the mid-1800s) and includes the main town centres of Fairfield and Cabramatta. Other smaller town centres provide local shopping, fresh food, restaurants and services for the surrounding residential neighbourhoods.
- Each of the centres has a unique character reflecting the population diversity, which creates food and cultural destinations.
- The landform is geographically the lowest lying of Fairfield City where the main urban creeks (known as the 5 creeks) converge and flow eastwards into the Georges River.
- Major road and rail corridors reduce connectivity within and between centres and public spaces.
- Diverse housing stock ranging from low-density dwellings (often incorporating secondary dwellings) to 1960–70 three-storey walk-up residential flat buildings. Some high-density apartments have recently been completed in some of the town centres, including Bonnyrigg and Canley Heights, adding diversity to housing choices in these suburbs.
- The population type is dominated by parents and home builders, defined as people aged 35–49; however, this group is declining in the Eastern City, while older workers (50–59) and retirees (60–69) are increasing.
- The area has been subject to several waves of immigration settlement including resettlement of approximately 9,000 refugees in the three years to 2018.
- Key public buildings and services include libraries at Cabramatta, Fairfield and Smithfield, the Fairfield and Cabravale leisure centres, Centrelink offices at Cabramatta and Fairfield, Fairfield Local Court House and a number of Council-run community centres.
- One major transport interchange is located in Fairfield City Centre, providing bus/train east/west connections.

EASTERN AREA LOCAL OPPORTUNITIES

- Need for improved public transport infrastructure and bike/pedestrian links in parts of the area.
- Maximise opportunities associated with proposed new rail infrastructure (WSFL & WSA Passenger line).
- Ensure there is no net loss of open space and new infrastructure does not further reduce connectivity within the area. Where a loss of open space cannot be avoided other approaches such as improvements to other areas of open space will be sought.
- Continue to enhance the public domain of the town centres and seek design excellence in private development.
- Provide opportunities for place based activities, including cultural/community events and night time economy
- Provide future housing (including affordable housing) primarily in town centres well serviced by public transport and the least environmental constraints.
- Implement the Parkland City Vision through increased tree planting and canopy cover.
- Use water sensitive urban design and acquire land where necessary to create new parks/detention basins to address increased demand on ageing stormwater system by infill development.

CENTRAL AREA

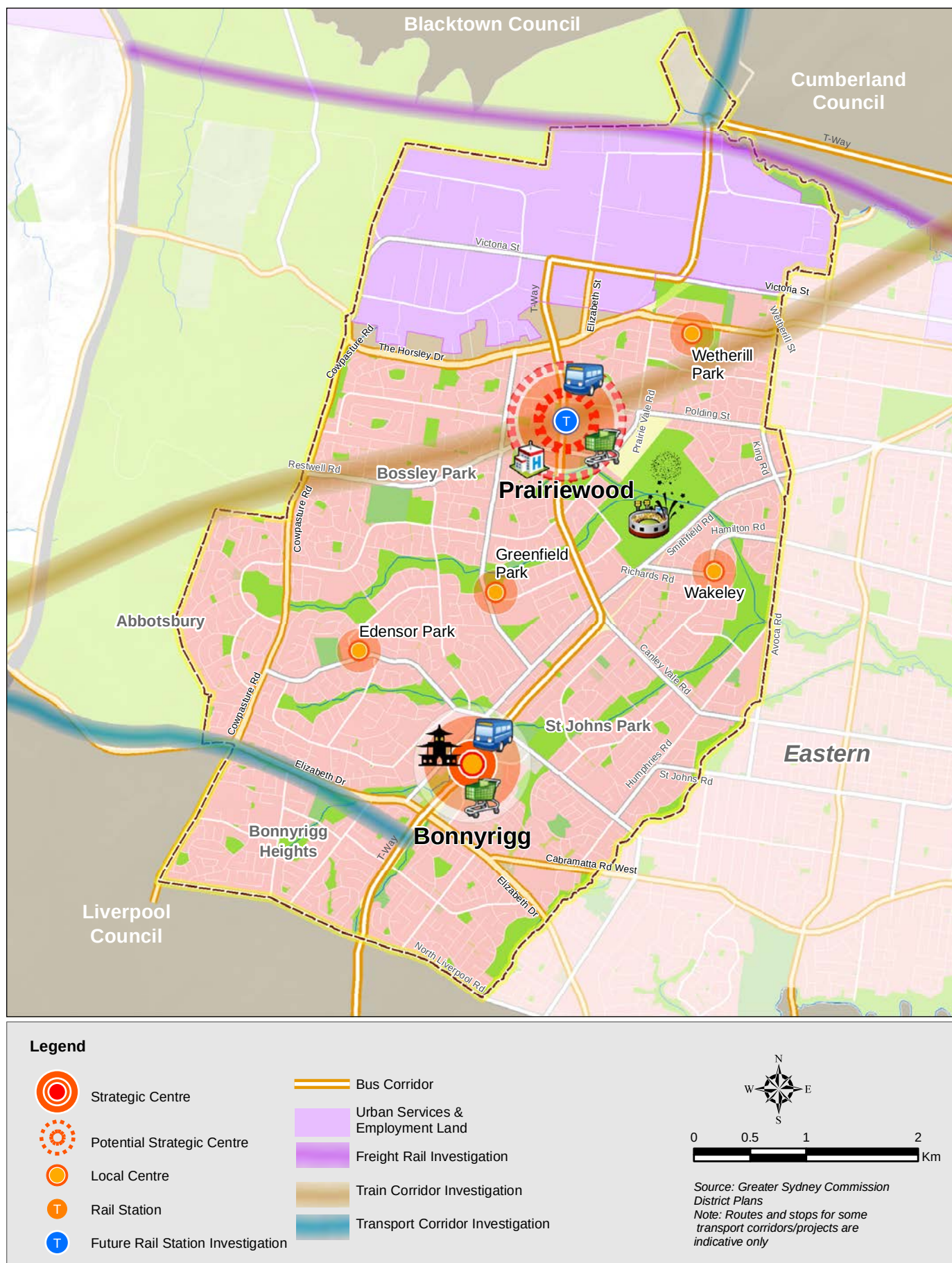


Figure 8: Central area thematic map

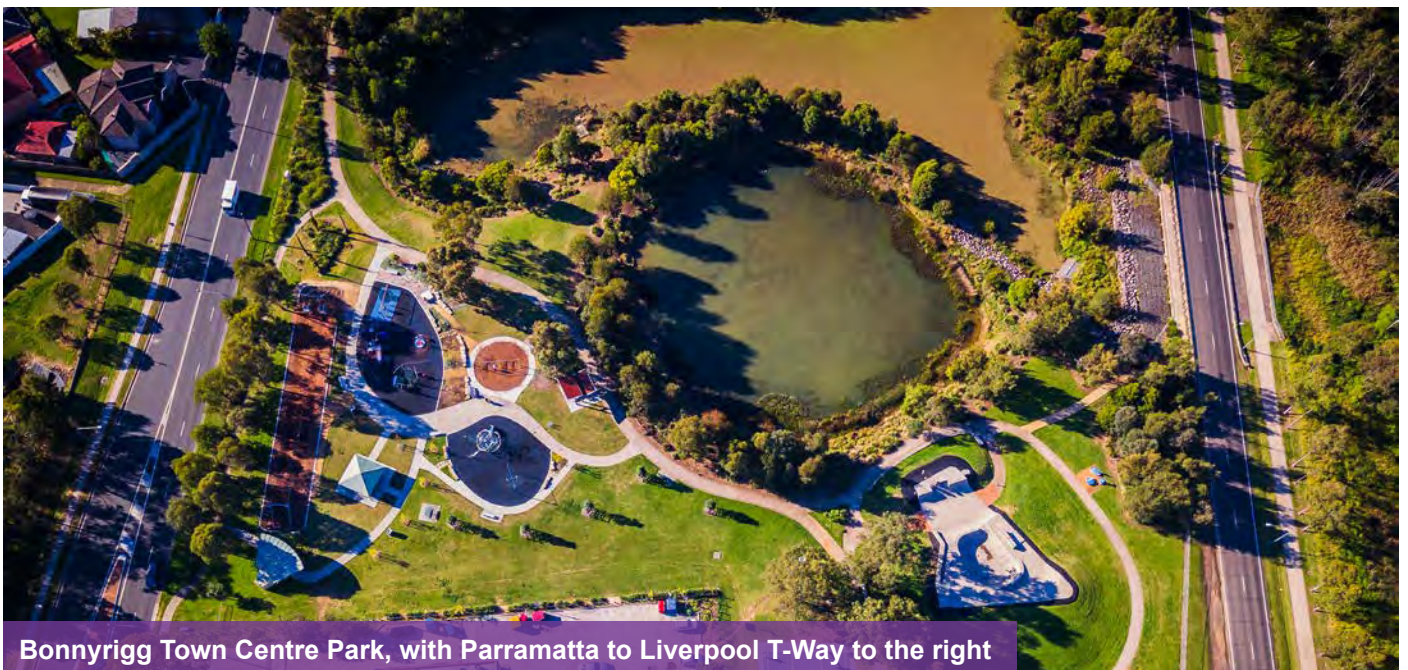


CENTRAL AREA KEY FEATURES

- The main town centres are Prairiewood and Bonnyrigg with several smaller local centres providing day-to-day services.
- The area is predominantly low-density residential built in the 1980s–2000s.
- The population type is dominated by parents and home builders, defined as people aged 35–49; however, this group is declining with a significant increase in retirees (60–69) and seniors (70–84 and 85+). The young work force (25–34) is also on the increase.
- There is a major public/private housing urban renewal project at Newleaf adjoining the Bonnyrigg Town Centre.
- The Prairiewood Town Centre includes the Fairfield hospital precinct, police station, Aquatopia, high school and Stockland shopping centre.
- Fairfield Showground provides a district-level sporting and cultural facility.
- Includes the nationally significant Wetherill Park urban services employment area.
- Has high provision of district and local open space.
- Located at the top of the Georges River Catchment and features numerous creek lines and tributaries.
- Relies on the Liverpool to Parramatta bus T-Way through spine as major public transport corridor.

CENTRAL AREA LOCAL OPPORTUNITIES

- The proposed east–west rail line linking Parramatta and Western Sydney Airport as shown in Future Transport 2056 may create opportunities for new centres to evolve around potential station locations. Council supports Prairiewood as a future district centre due to its locational attributes and large amount of non-fragmented publicly owned land.
- Good connectivity to employment opportunities to the east and west.
- Reduced reliance on private motor vehicles.
- Further expand the Fairfield Showground site and Aquatopia as focal points for community interaction and celebrations.
- Provide opportunities for place based activities, including cultural/community events and night time economy.
- Enhanced role and function for Wetherill Park associated with the Western Sydney freight line and potential sidings.
- Investigate public transport capacity improvements of the Parramatta to Liverpool Bus T-Way.
- Potential for increased canopy cover along existing creek lines and restoration of hard engineered creek lines at time of major renewal works where feasible to support the blue and green grids.



Bonnyrigg Town Centre Park, with Parramatta to Liverpool T-Way to the right

WESTERN AREA

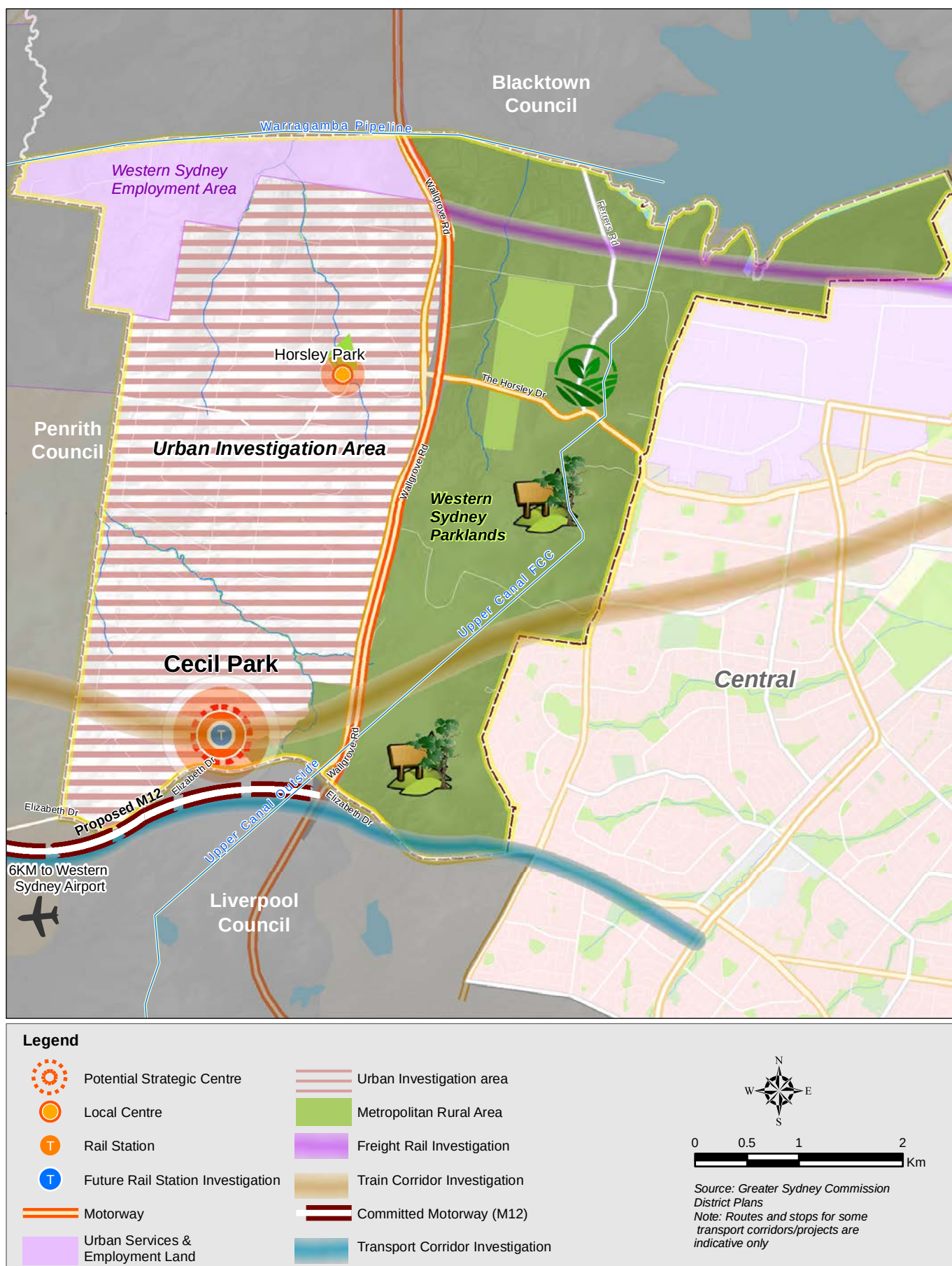


Figure 9: Western area thematic map



WESTERN AREA KEY FEATURES

- Western Sydney Parklands (area in Fairfield 1,450 ha, includes Prospect Reserve, Calmsley Farm, Plough & Harrow Reserve and Lizard Log) provides major recreational and social facilities for the population of Fairfield and the wider region. Prospect Nature Reserve and Prospect Reservoir also form part of the Parklands but do not allow public access.
- Functional separation from the central area of Fairfield City by the M7.
- Fairfield rural lands comprising the suburbs of Horsley and Cecil Park with an area of approximately 15 km².
- Comprises a small section of the Western Sydney Employment Area (south of the Warragamba Pipelines (270 ha).
- Proximity to major motorways, arterial roads and linkages to Port Botany and regional intermodals.
- Provides for rural residential living (including executive/lifestyle housing) and provides for agricultural activities, primarily market gardening.
- Undulating landform, scenic landscapes at the top of the Hawkesbury Nepean Catchment which includes Ropes and Reedy Creeks (major tributaries of South Creek).
- Most extensive tree canopy cover of the three areas of Fairfield City.
- Contains the most extensive areas of potential Aboriginal archaeology and landscapes and the nationally significant Horsley Homestead.
- The Horsley Village local centre provides local services and goods to the rural area. The adjoining Horsley Reserve is a venue for community events and recreation.

WESTERN AREA LOCAL OPPORTUNITIES

- Opportunity to plan pro-actively for the Fairfield Rural Lands Urban Investigation Area (UIA).
- Managing opportunities and impacts associated with close proximity to the Western Sydney Aerotropolis.
- Potential for railway stations and sidings associated with an east–west rail line linking Parramatta and Western Sydney Airport and Western Sydney freight line.
- Improved traffic outcomes associated with new and upgraded major corridors (including Southern Sydney Link Rd, M12, Elizabeth Drive widening and new local road connections).
- Collaboration with the Western Sydney Parklands Trust to maximise the benefits of the parklands for the Fairfield community.
- Provide opportunities for place based activities, including cultural/community events and night time economy
- Preserve and enhance the character and environment of the area as change occurs.



Public art, Parramatta to Liverpool, T-Way corridor, Central Area.

Structure Plan

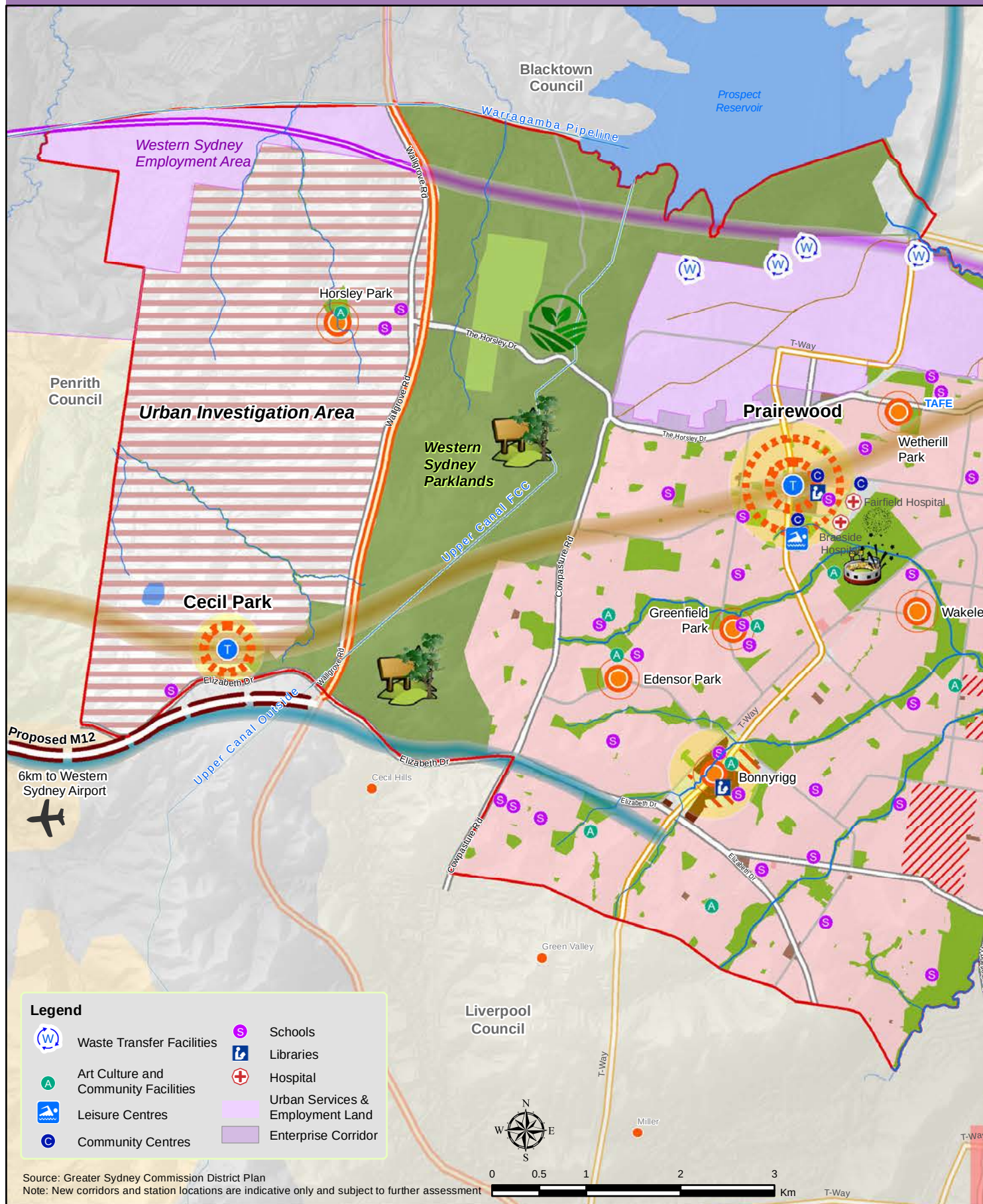
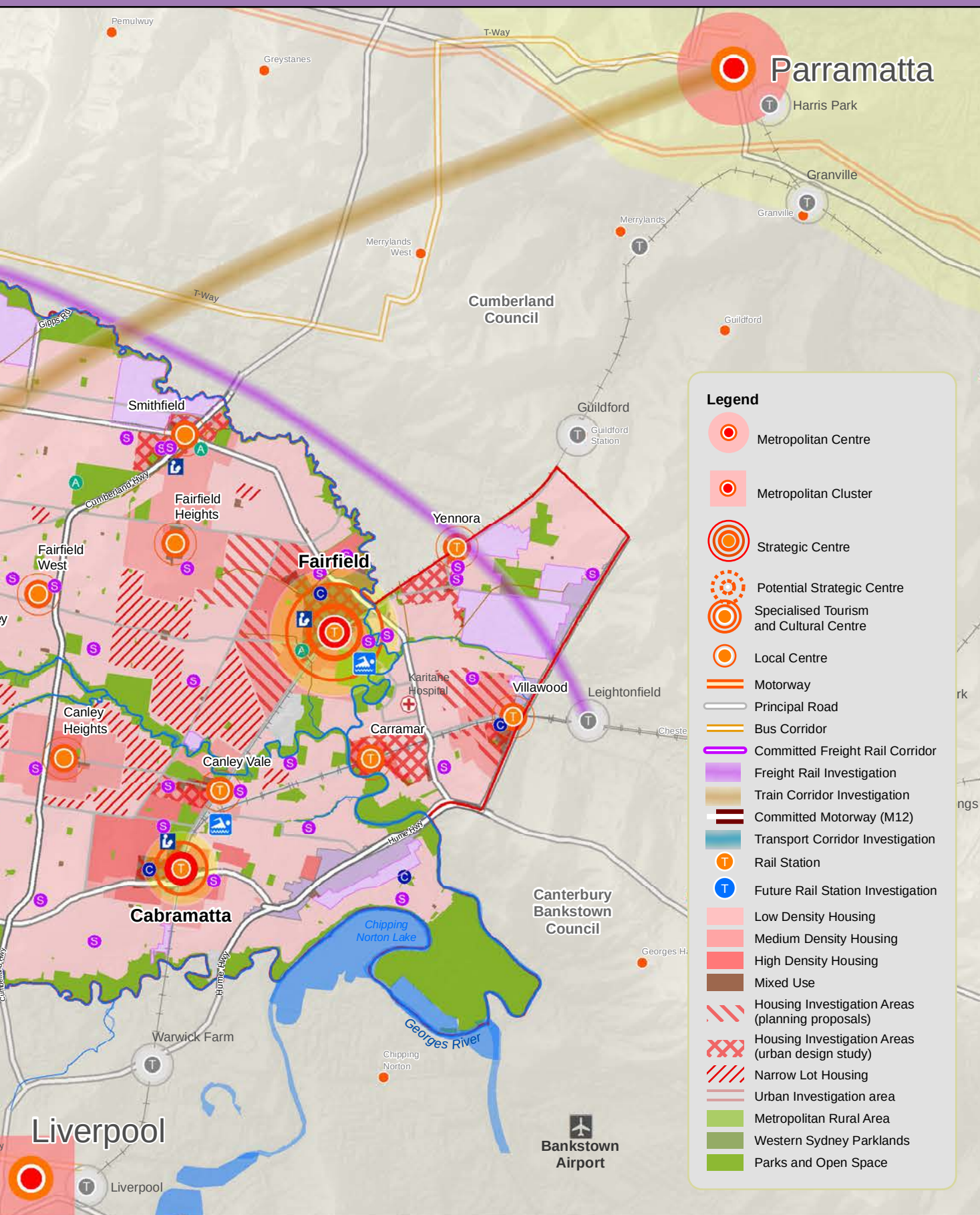


Figure 10: Structure Plan



VISION STATEMENT 2040



Fairfield 2040 – Shaping a Diverse City

The vision for Fairfield City to 2040 builds upon the existing strengths of the City. The foundation of the successful community's diversity showcased by celebration, inclusion and integration will extend to a transformation of the physical city, providing a greater diversity of housing, employment, education, and lifestyle choices as well enhancing the City's environmental attributes.

Specifically, the City's vision of 'Shaping a Diverse City' will be achieved in the following targeted ways:

Theme 1: Community wellbeing – healthy and liveable places

The City will be structured to take advantage of existing public transport infrastructure with heavy rail to the east and the Liverpool to Parramatta bus transitway to the west. Opportunities for housing diversity will be focused on accessibility to transport, services, facilities and open space. Recreation opportunities will build upon current social infrastructure, with a focus on meeting deficiencies in current high-density areas. Access to playgrounds and active sports will encourage healthier lifestyles. Urban design studies and public domain plans will help identify opportunities for place improvements, community/cultural events and activities.

Theme 2: Infrastructure and places – supporting growth and change

The unique offerings within the four main centres of Fairfield, Cabramatta, Prairiewood and Bonnyrigg will continue to attract residents and visitors and help these areas thrive. The South-East Asian flavour of Cabramatta is an example of Fairfield City's renowned reputation as a place where the interesting and unique can be found. Council will continue to invest in hard and soft infrastructure, making places easier to get to and exciting to visit through high-quality urban environments and cultural facilities that make it a city of interest.

Theme 3: Environmental sustainability

The City has a proud history of environmental initiatives recognised and showcased globally. Past efforts and investments in revegetating the City's extensive creek-lines corridors and cleaning its waterways has resulted in new green corridors and habitats that promote the vision for the Western Parkland City. These elements provide an excellent backdrop for the City's extensive cycleway network, with recreation facilities and sporting fields all interconnected and accessible. The community acting as partners will continue to transform the City into a clean, healthy and resilient place well beyond 2040.

Theme 4: Strong and resilient economy

Globalisation provides both challenges and opportunities for the local community. Fairfield City will maximise the advantages of its crossroad location between east and south-west Sydney becoming the gateway from Western Sydney Airport leading to Parramatta and beyond to the Sydney CBD. Access to higher education and major health care services in adjoining areas, as well as increased provision of these services in the City, will provide employment opportunities and thereby help to implement the 30-minute city. The ever-changing economy will provide opportunities for an enterprising community that has thrived from change and diversity. This includes opportunities for growing the night time economy of the City.

Theme 5: Good governance – advocacy and consultation

As technology develops and changes, and the community adjusts to new ways of engaging and communicating, Council will be ready to lead the way in supporting community advocacy and engagement. This will ensure planning, prioritising, and decision-making that inform investments, and the City's structure reflects broad community aspirations and needs. Information is power, and Council will continue to provide the community with the required information to establish informed decision-making based on all available evidence.

THEMES & PLANNING PRIORITIES



THEMES & PLANNING PRIORITIES



Five related themes make up the Vision for Fairfield City:

- Theme 1:** Community wellbeing – healthy & liveable places
- Theme 2:** Infrastructure & places – supporting growth & change
- Theme 3:** Environmental sustainability
- Theme 4:** Strong & resilient economy
- Theme 5:** Good governance – advocacy & consultation

Council will implement these five themes through 16 planning priorities, each having a number of specific associated actions. Council will use these actions as individual measures to guide and inform land use decisions to 2040. The Action Plan identifies the timeframe (short, medium and long term), responsibility and monitoring measure for each action.



The Action Plan also identifies how these actions will be integrated into Fairfield City Council's Integrated Planning and Reporting such as the Delivery Program and Operational Plan for implementation.

Council has structured its activities in the Delivery Program and Operational Plan into projects and services, including major programs. Projects are defined as value adds/enhancements to a service, while service delivery is the regular function Council provides to the community.

Major programs are part of Council's service delivery. Examples of major programs are road and transport renewal/upgrades.

The actions identified in the following Table 1 will be categorised under the three options: projects, service delivery and major programs. Council will monitor the implementation of each of these, with progress reported through Quarterly, Annual and End of Term Reports.



THEME 1 COMMUNITY WELL-BEING – HEALTHY & LIVEABLE PLACES	Planning Priority 1 Provide housing that accommodates the needs of existing and future residents. Planning Priority 2 Deliver greater housing diversity and affordability to meet the changing needs of the community. Planning Priority 3 Plan for and manage areas identified for future urban development. Planning Priority 4 Provide attractive, healthy, accessible and safe places for the whole community. Planning Priority 5 Protect the City's heritage.
THEME 2 INFRASTRUCTURE & PLACES –SUPPORTING GROWTH & CHANGE	Planning Priority 6 Ensure infrastructure is aligned to accommodate planned growth and community needs. Planning Priority 7 Leverage opportunities from major new district infrastructure and services and technological developments.
THEME 3 ENVIRONMENTAL SUSTAINABILITY	Planning Priority 8 Protect areas of high natural value and environmental significance and improve the health of catchments and waterways. Planning Priority 9 Realise the Parkland City Vision. Planning Priority 10 Adapt to natural hazards and environmental impacts.
THEME 4 STRONG & RESILIENT ECONOMY	Planning Priority 11 Promote a robust economy which generates diverse services and job opportunities. Planning Priority 12 Plan for and manage urban services land.
THEME 5 GOOD GOVERNANCE – ADVOCACY & CONSULTATION	Planning Priority 13 Ensure a well-engaged and informed community. Planning Priority 14 Monitor and report on the delivery of the LSPS actions. Planning Priority 15 Review the LSPS to adapt to changing priorities and circumstances. Planning Priority 16 Advocate for and represent the Fairfield City community.

Table 1: LSPS Themes and Planning Priorities



Prairiewood Leisure Centre, expanded recently with the opening of Aquatopia water park.

COMMUNITY WELL-BEING – HEALTHY & LIVEABLE PLACES



Theme 1: Community Wellbeing - Healthy & Liveable Places

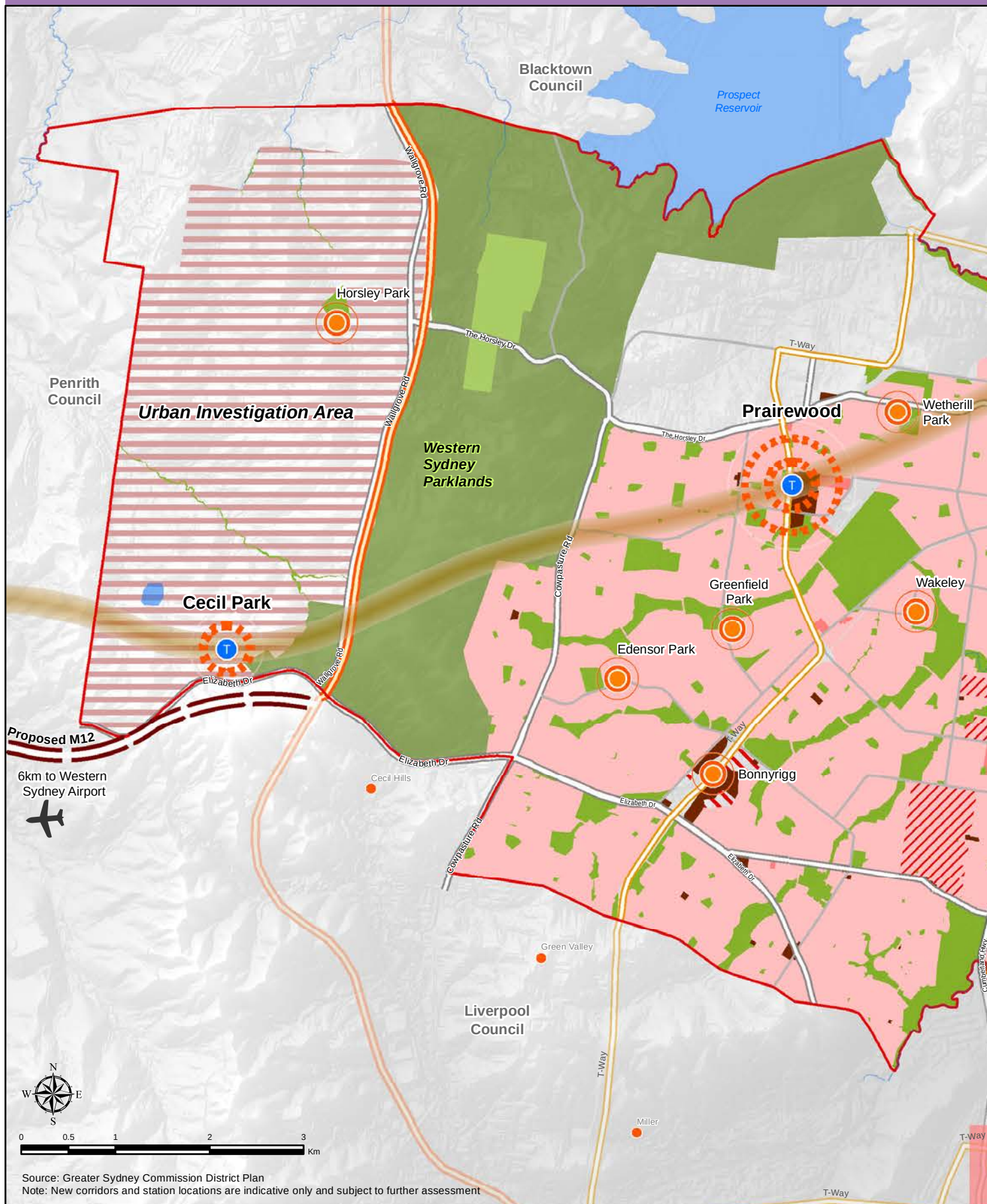
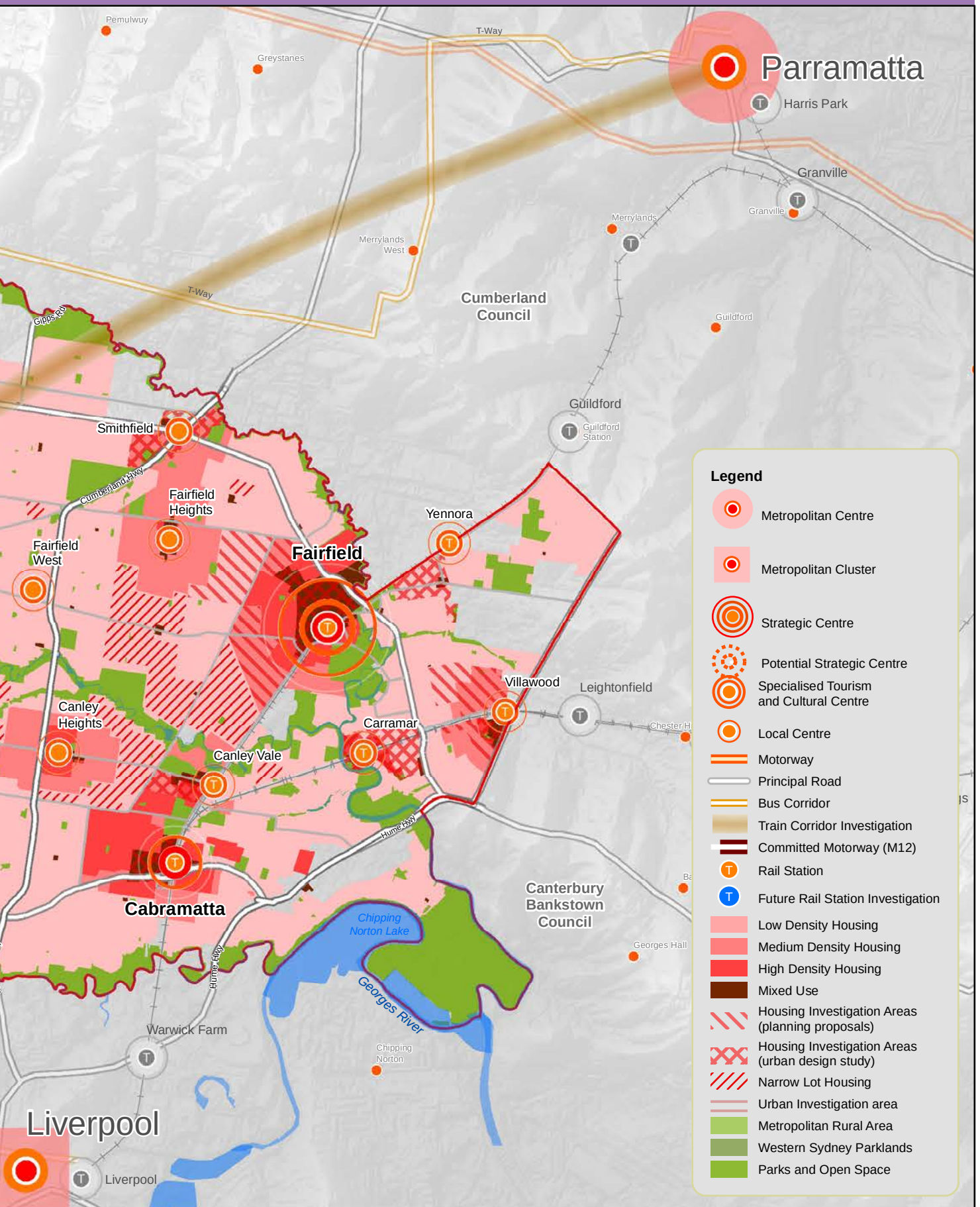


Figure 11: Theme 1: Community Wellbeing – Healthy & Liveable Places Map

& Liveable Places



COMMUNITY WELL-BEING – HEALTHY & LIVEABLE PLACES



Fairfield City's population is expected to grow from 205,675 to 218,610 between 2016 and 2020 and will accommodate a share of the 464,000 additional people expected in Western Sydney by 2040.

It is forecast that the highest rate of growth will be in older people (over age 65) and young people (18–24). Over 38% of families will have children in 2040.

By providing greater housing choice for our community, we can meet the housing needs of increasingly diverse residents and families (such as young families, new arrivals and older people) throughout their lives. Housing diversity also encourages active lifestyles, increases the number of people living and working close to jobs, increases services and amenities, as well as manages greenfield growth pressures.

Due to the socio-economic and cultural distinctiveness of the Fairfield area some of the specific focus areas will be on:

- Measures to address affordable housing at the local level.
- Provision of a range of housing choices (including seniors/aged care facilities) for older people
- Providing settlement support and assistance to people who come to Australia under the Offshore Humanitarian Program. Council will continue to work with resettlement and community services to ensure that the housing, health and educational needs of these new residents is addressed.

Fairfield City Council is undertaking a Local Housing Strategy that will outline where future growth will occur and in what form. The main centres of Fairfield and Cabramatta East, as well as other areas close to rail stations, will be the focus of future growth, given the availability of services and infrastructure in these locations. Housing types in these areas will be predominantly apartment buildings ranging from 3–4 storeys on the periphery of centres, with higher-scale buildings within town centres.

New major infrastructure such as the potential Parramatta to Western Sydney Airport rail link may create opportunities for existing local centres such as Prairiewood to develop into higher-order centres with higher population densities.

Additionally, Council's location between the two of Sydney's major centres (Parramatta and Western Sydney Airport) provides a unique opportunity to provide future housing particularly if these are linked by a future direct rail link.

Future residential infill development is restricted in parts of the established areas due to constraints, including flooding, traffic and transport considerations. Out-of-centre lower-density residential neighbourhoods, where there are limited constraints, will be able to accommodate modest levels of infill development in the form of duplexes and medium-density townhouses/villas.

However, unsympathetic infill development should be avoided. A good example of this is the high numbers of unsympathetic secondary dwelling (granny flat) developments that have occurred under State Government planning rules in recent years. While providing a form of affordable accommodation, the impacts associated with this housing type are many including increased site coverage and impervious surfaces, increased overland flooding, loss of vegetation and canopy cover, and inadequate on-street car parking availability. There are also additional pressures placed on public infrastructure and services such as childcare, schools, hospitals, open space and community facilities due to the increased population. This is exacerbated by the policy applying to all residential land in Fairfield City (meaning that developments occur in an unplanned and ad hoc manner) and also the inability to obtain data concerning occupancy rates that is necessary for forward planning. Council will need to work with the State Government for a more strategic approach to planning for secondary dwellings. This matter will be further investigated in the Local Housing Strategy.

Greenfield growth opportunities for the City are restricted to the Horsley Park and Mount Vernon Urban Investigation Area (UIA), which Council is presently studying to determine its urban capability.

As referred to under Actions of the LSPS a number of urban design studies as well as a Public Domain Strategy will be prepared for the City. This work will feed into ongoing Council programs relating to public domain and place improvements as well as providing guidance to urban renewal projects in enhancing the liveability of the diverse places of the City.



While providing a sufficient supply and diversity of housing is critical, Fairfield City Council is committed to preserving and enhancing the distinctive character of our City. This will be achieved by protecting heritage fabric, requiring better-quality private developments and improving the public domain. We will take a place-based walking and cycling approach to plan for our centres and neighbourhoods, to better connect them and promote healthier lifestyles. Access to essential services (including health and education), as well as useable open space are essential for the creation of liveable places.

As part of the Accelerated LEP Program Council is preparing a Local Housing Strategy which will consider the issues raised above.

Planning Priority 1:

Provide housing that accommodates the needs of existing and future residents.

Planning Priority 2:

Deliver greater housing diversity and affordability to meet the changing needs of the community.

Planning Priority 3:

Plan for and manage areas identified for future urban development.

Planning Priority 4:

Provide attractive, healthy and safe places for the whole community.

Planning Priority 5:

Protect the city's heritage.

NYE Illuminate 2018



Planning Priority 1

PROVIDE HOUSING THAT ACCOMMODATES THE NEEDS OF EXISTING AND FUTURE RESIDENTS

The Fairfield City population in 2016 was 205,675 people, being an increase of 9,196 since 2011. There has been a strong trend towards a rapidly ageing population over the past 20 years. Between 1996 and 2016, the largest growth was recorded for older workers and pre-retirees (aged 50–59), empty nesters and retirees, seniors (aged 70–84) and the elderly aged (85 and over). Out of 10 households, 6 comprise couples with children, and 3 are couples without children and lone households.

New arrivals have long shaped the character of the Fairfield LGA. This continues and from 1991, approximately 25% (34,000) of humanitarian entrants arriving in NSW came to Fairfield. Notably, between January 2016 and June 2018 Fairfield LGA received approximately 48% (2,400) of all humanitarian entrants who arrived in NSW. In addition, between January 2016 and June 2019 a significant number of humanitarian entrants moved into Fairfield City after initially settling elsewhere in Australia.

By 2036, the population for Fairfield City is forecast to increase by approximately 39,000 persons (19% growth), with the greatest population growth in the suburbs closest to centres, services, facilities and heavy rail: Fairfield, Cabramatta and Villawood. To the west of the City, growth is anticipated in Bonnyrigg due to the redevelopment of the public housing estate and the emergence of the town centre as a higher-density residential environment.

At the 2016 Census there were 62,733 dwellings in Fairfield City, and 71% of these were low-density or separate houses. The major contributor to the City's housing stock over the past 5 years has been in the form of secondary dwellings (granny flats), with approximately 3,500 built between 2008 and 2018. These are permitted under State Government planning rules for affordable housing.

Secondary dwellings are not monitored by the State Government and data on occupancy rates is unavailable from the Census. Council has also sought occupancy data from Federal Government agencies that would provide greater insight into the occupants of granny flats (particularly vulnerable people such as refugees). Unfortunately, access to this data has not been provided.

This presents significant problems in planning for infrastructure and services that Council will need to address, in conjunction with the State Government, as part of our future planning. Council needs to work with the State Government to develop a more strategic approach to the issue of secondary dwellings in Fairfield City.

The ageing population is also a major housing issue which will be addressed in the local housing strategy. This will provide local controls to supplement those within State planning policies where necessary to provide seniors housing and aged care facilities.

Fairfield's 0–5-year housing supply target for 2016 to 2021 is 3,050 dwellings under the Western District Plan. The 6–10-year housing targets will be developed iteratively through Council's Local Housing Strategy. Meeting housing demand over 20 years requires a longer-term outlook. Short, medium and long targets will be informed by land that is available with potential for upzoning for residential development in established areas close to facilities, services and public transport.



By 2036, dwellings are projected to increase to 78,797 which is an increase of 16,064 dwellings. Council has initiated planning proposals to upzone a number of residential precincts in proximity to town centres and public transport. Higher-density housing is proposed around the Bonnyrigg Town Centre with access to extensive open space. Fairfield Heights and Villawood town centres are proposed to increase building heights to permit more shop-top housing.

Council's Local Housing Strategy will consider demand and supply, housing needs based on the demographic profile and the needs of special groups. These include young families, low income groups and older people.

This Planning Priority responds to the following planning priorities of the Western City District Plan:

W5 Providing housing supply, choice and affordability with access to jobs, services and public transport.

This Planning Priority also responds to the goals of the 2016–2026 Fairfield City Plan:

Theme 2 –
Goal A – An accessible and liveable city.

Planning Priority 1 – Actions

- | | |
|------------|---|
| 1.1 | 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. |
| 1.2 | Council is investigating the following issues as part of the Local Housing Strategy in relation to secondary dwellings: occupancy rates, demand for car parking, current and potential dwelling supply, impacts on services, site coverage, urban tree canopy cover, urban heat island effect and effects on stormwater runoff. |
| 1.3 | Council will review its Local Environmental Plan and update planning controls to implement the recommendations and directions made in the Local Housing Strategy and reflected in this statement. |
| 1.4 | Council is working with the GSC to deliver Council's medium and long- term housing strategy targets in coordination with the councils within the Western City District, taking into account infrastructure timing and capacity. |
| 1.5 | Council will monitor, review and update the Local Housing Strategy to ensure it remains relevant. |



Planning Priority 2

DELIVER GREATER HOUSING DIVERSITY AND AFFORDABILITY TO MEET THE CHANGING NEEDS OF THE COMMUNITY

Out of 10 dwellings in Fairfield City, 7 are detached houses, 2 are medium density and 1 is an apartment. As the City grows and renews, we expect a higher proportion of children and families, and culturally diverse residents, to be living in apartments with a mix of incomes and housing tenures. Well-planned density can be highly beneficial, especially for families living close to public transport and work, as well as shops and amenities such as health facilities and child care centres.

Apartments are often assumed to be the homes of single households or young couples and 'empty nesters' and are therefore not associated with being the homes of children. But the reality within Fairfield is that much of the higher-density housing stock is occupied by families, especially those on lower incomes. Five in 10 households who rent in Fairfield City are doing so within the private rental market. Of those 5 households, 4 are experiencing rental stress.

Between the 1880s and late 1940s large areas in the eastern section of Fairfield City were subdivided to allow for narrow 'terrace style' housing similar to the inner city areas of Sydney. The 'narrow lots' are generally 6.5 metres to 7.5 metres wide and range in area between approximately 200 and 300 square metres.

Since the 2000s, the development of these 'narrow lots' has provided much of the dwelling capacity within Fairfield City. There are approximately 5,600 individual narrow lots within the R2 Low Density Residential zone in Fairfield City, of which less than 50% have been redeveloped. Generally, existing narrow lot housing is well located in proximity to existing services provided by local or town centres making 'narrow lot' housing one of the key housing types which will be considered in the Local Housing Strategy.

Another factor affecting housing is secondary dwellings. These are commonly known as granny flats, and they have grown significantly over the last 10 years. Between 2008 and 2018, 3,500 secondary dwellings were approved throughout the City. The 60m² dwellings are relatively easy to position on existing single-dwelling lots and are appealing to owners as they have a high rental return.

However, granny flats may not be suitable for families, and within Fairfield, they are often being used by families because it is too difficult for them to access the rental market or LAHC. This will often lead to poor livability outcomes as the ad-hoc nature of this housing type means that the level of access to services, facilities, public transport and open space for this type of accommodation varies greatly throughout the City.

As is the case across the Metropolitan area, housing affordability continues to be a major problem for most cohorts in Fairfield City. Presently, social housing in Fairfield City is being provided by LAHC and a range of community housing providers. Council's Local Housing Strategy will consider the issues of affordability and the future Affordable Housing Strategy will identify measures to respond to this need. Council will continue to work with other Western Sydney councils and the Greater Sydney Commission to ensure that there is a consistent approach and mechanisms to respond to this issue.



This Planning Priority responds to the following planning priorities of the Western City District Plan:

W5 Providing housing supply, choice and affordability with access to jobs, services and public transport.

This Planning Priority responds to the goals of the 2016–2026 Fairfield City Plan:

Theme 2 –
Goal A – An accessible and liveable city.

Planning Priority 2 – Actions

- | | |
|------------|---|
| 2.1 | Council will prepare a Local Housing Strategy in accordance with the Western City District Plan (Planning Priority W5) which will address housing choice and affordability. |
| 2.2 | Council will consider, as part of the Local Housing Strategy, the range of housing needs of the community. |
| 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 to address relevant priorities and targets of the Western City District Plan. |
| 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. |
| 2.5 | Council will implement affordable housing initiatives, policies and programs identified in the Affordable Housing Strategy. |
| 2.6 | Council will monitor, review and update the Local Housing Strategy to ensure it remains relevant. |



Historic Fairfield Railway Station (1856) with modern bus interchange, with Fairfield Park in the background.



Planning Priority 3

PLAN FOR AND MANAGE AREAS IDENTIFIED FOR FUTURE URBAN DEVELOPMENT

The Western City District Plan identified the Fairfield/ Penrith Rural Lands Urban Investigation Area (UIA) as a potential area for urban development.

The UIA is located in close proximity to the Western Sydney Airport (WSA) and Western Sydney Aerotropolis precinct. These two areas represent catalysts for significant transformation and provision of major infrastructure to service growth within Fairfield and the Western City.

Council has been working collaboratively with the Greater Sydney Commission (GSC), State agencies and Penrith City Council to develop draft Structure Plan Options for the UIA and Keyhole Lands. Council has also consulted the community extensively to create a vision for the area.

Following initial community consultation, Council adopted a draft preferred Structure Plan Option for the UIA and Keyhole Lands in the second half of 2019. Following this, further consultation and detailed precinct planning will need to be undertaken more to gain a closer understanding of the capacity of the UIA for urban development, including infrastructure needs. Future urban development is expected to be in the longer term and will ultimately be determined by housing demand and supply within the Western City and infrastructure delivery.

In the event that a future passenger rail line from Parramatta to the Western Sydney Airport is built, a strategic centre could evolve in the western part of the City. Prairiewood already benefits from proximity to large-scale industrial lands and key facilities, as well as services, including Fairfield Hospital, Parramatta

to Liverpool Bus T-Way, Fairfield Showground and Prairiewood Leisure Centre.

Council will work collaboratively with the GSC, Department of Planning, Industry and Environment (DPIE), State agencies and other stakeholders to investigate the future potential of Prairiewood Town Centre, to support major urban renewal in this part of the City.

Council will also continue to examine similar opportunities for growth and renewal in other parts of the City as a result of major new infrastructure and services becoming available.

This Planning Priority responds to the following planning priorities of the Western City District Plan:

- W3 Providing services and social infrastructure to meet people's changing needs.
- W4 Fostering healthy, creative, culturally rich and socially connected communities.
- W5 Providing housing supply, choice and affordability with access to jobs, services and public transport.

This Planning Priority responds to the goals of the 2016–2026 Fairfield City Plan:

Theme 2 –
Goal A – An accessible and liveable city.



Planning Priority 3 – Actions

- 3.1** Council will collaborate with Greater Sydney Commission, Department of Planning, Industry and Environment and Penrith City Council to prepare structure plans and precinct plans for the Horsley Park and Mount Vernon Urban Investigation Area (UIA).
- 3.2** Council will collaborate with Greater Sydney Commission, Department of Planning, Industry and Environment and Transport for NSW to investigate Prairiewood Town Centre as a future strategic centre based on the potential future railway station.
- 3.3** Council will examine the potential for other areas for future urban renewal based on the delivery of new regional infrastructure.



Moon Festival, Freedom Plaza, Cabramatta



Planning Priority 4

PROVIDE ATTRACTIVE, HEALTHY, ACCESSIBLE AND SAFE PLACES FOR THE WHOLE COMMUNITY.

Apartment living can be a great experience when buildings are well designed and provide communal facilities and access to open space. However, without adequate and accessible public and private open space, there are a range of negative outcomes associated with living in apartments, particularly for children. Adults are also affected in areas of high social and economic disadvantage.

Open space and civic spaces are a crucial part of urban living, and Council has strict guidelines for their usefulness. Open space and civic areas need to support community celebration, and cultural and creative outcomes. Public art and other avenues for creativity is an important contributor to these outcomes and will be considered within the public domain plans that are being prepared. They need to enable health and fitness improvements to help combat higher rates of obesity and poorer local health outcomes. They also need to provide respite from the increasingly hot climate, particularly for those living in small apartments or who can't afford cooling. Open space needs to be accessible, multipurpose and flexible, all of which makes them more sustainable for Council to provide and maintain.

Council has completed several urban design studies for the City's centres, and has a number of studies underway. Council will use these studies as a guide to provide high-quality new housing in and around town centres. This will promote well-designed, accessible and safe places for the community. Forms of active transport including walking and cycling will be encouraged through these and other studies presently being undertaken.

The Fairfield City Centre Key Sites Urban Design Study 2018 recommends new building heights and/or floor-space ratios for sites greater than 2,500m², along with opportunities to deliver improvements to pedestrian/vehicular connections, civic plazas and new open spaces. The study found that an additional 4,000 dwellings are achievable in the Fairfield City Centre. Realising this additional development potential and associated community benefits is subject to market demand, the submission of landowner-initiated planning proposals and

support from government. Council has recently endorsed a significant planning proposal arising from this study that if progressed will result in major improvements to Fairfield Town Centre.

The Fairfield Heights and Villawood Town Centre Urban Design Studies 2018 provide the capacity for an additional 2,000 apartments. Council-initiated planning proposals are nearing finalization and will implement the changes for height of buildings, minimum site area map amendments for these centres, as well as floor-space ratio and land use zoning changes. These zoning changes aim to improve the provision of open spaces in Villawood, as recommended by the urban design studies.

Council will prepare public domain plans for all town centres, therefore giving the community the opportunity to contribute to achieving the best outcomes for those areas. This will include opportunities for improvements to the public domain and places of the City that contribute to community well being, associated with the provision of new or enhanced community, recreation, cultural facilities and services.

Council will then use the outcomes as a guide to inform the contribution plan levies, as well as discovering potential opportunities for community benefits through a developer planning agreements policy.

The NSW Land and Housing Corporation (LAHC) has significant land holdings throughout Fairfield City, with major concentrations in and around Bonnyrigg (incorporating the Bonnyrigg Living Communities Project), Cabramatta and Villawood Town Centres. Council will work collaboratively with the LAHC in helping to realise renewal of the LAHC lands as well as generating new social housing for the City.



This Planning Priority responds to the planning priorities of the Western City District Plan:

- W3 Providing services and social infrastructure to meet people's changing needs.
- W4 Fostering healthy, creative, culturally rich and socially connected communities.
- W5 Providing housing supply, choice and affordability with access to jobs, services and public transport.

This Planning Priority responds to the goals of the 2016–2026 Fairfield City Plan:

- Theme 1 –
Goal B – Healthy and active community.
- Theme 1 –
Goal C – A safe community.
- Theme 2 –
Goal A – An accessible and liveable city.

Planning Priority 4 – Actions

4.1	Council will undertake urban design studies for key town and neighbourhood centres that deliver attractive, healthy, accessible and safe places in Fairfield, Cabramatta, Smithfield, Canley Vale, Carramar and Yennora.
4.2	Council will update its Development Control Plans to include tailored development controls which reflect the recommendations and outcomes of the Urban Design Studies and provide attractive, healthy, accessible and safe town centres.
4.3	Council will prepare Public Domain Plans for all town centres.
4.4	Council will implement the Public Domain Plans outcomes and recommendations through Council's works program and place improvements.
4.5	Council will encourage high-quality developments in suitable locations with supported infrastructure that improve the local character of the area with a focus on sustainability and technology.
4.6	Council will encourage design excellence, and ensure that design recommendations in the Urban Design Studies are reflected in the LEP and DCP controls.
4.7	Council will use a place-based approach in its planning for local centres to encourage walking and cycling.



Planning Priority 5

PROTECT THE CITY'S HERITAGE

Aboriginal people have lived in the Fairfield area for thousands of years with their presence shaping the land encountered by the first Europeans. They gave places like Cabramatta, Carramar and Yennora their names.

Aboriginal people have played an active part in Fairfield's history over the last century and will continue to shape its future. Council adopted a study in 2017 to provide a basis for understanding the influence of Aboriginal settlement and interaction with the land on the history of Fairfield City as well as providing a basis for managing Aboriginal heritage.

There are approximately 100 listed heritage items in Fairfield City. State listed items include the Horsley Homestead in Horsley Park which originally was surrounded by thousands of hectares of agricultural lands. Despite development in the area, the Homestead retains a rural setting.

The waterways of Fairfield City are intrinsic to the cultural heritage values of the City. These were originally used by the Aboriginal peoples of the Cumberland Plain for movement through the landscape, to source food, for cultural activities and settlement.

This was followed by European settlement in the area that also relied on the waterways to support agriculture and recreational activities. Council will continue to acknowledge, protect and celebrate these attributes of the local waterways.

Council is also committed to meeting the challenge of preserving heritage items in the City to ensure they can continue to be enjoyed by the community. Council also promotes enjoyment and understanding of the heritage values of the City through targeted programs, including the Fairfield Museum at Smithfield, which provides a glimpse into Fairfield's past.

This Planning Priority responds to the planning priorities of the Western City District Plan:

W6 Creating and renewing great places and local centres, and respecting the District's heritage.

This Planning Priority responds to the goals of the 2016–2026 Fairfield City Plan:

Theme 2 –
Goal A – An accessible and liveable city.

Planning Priority 5 – Actions

- | | |
|------------|---|
| 5.1 | Council will continue to support heritage conservation through its heritage assistance program and provide access to expert advice and guidance on development involving, or in proximity to, heritage assets and areas. |
| 5.2 | Council will develop a conservation management plan for each Council owned heritage item. |
| 5.3 | Council will continue to 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. |
| 5.4 | Council will undertake a Heritage Review to identify potential new heritage items and review existing items in the Fairfield LEP. |

INFRASTRUCTURE AND PLACES – SUPPORTING GROWTH & CHANGE



Theme 2: Infrastructure & Places - Support

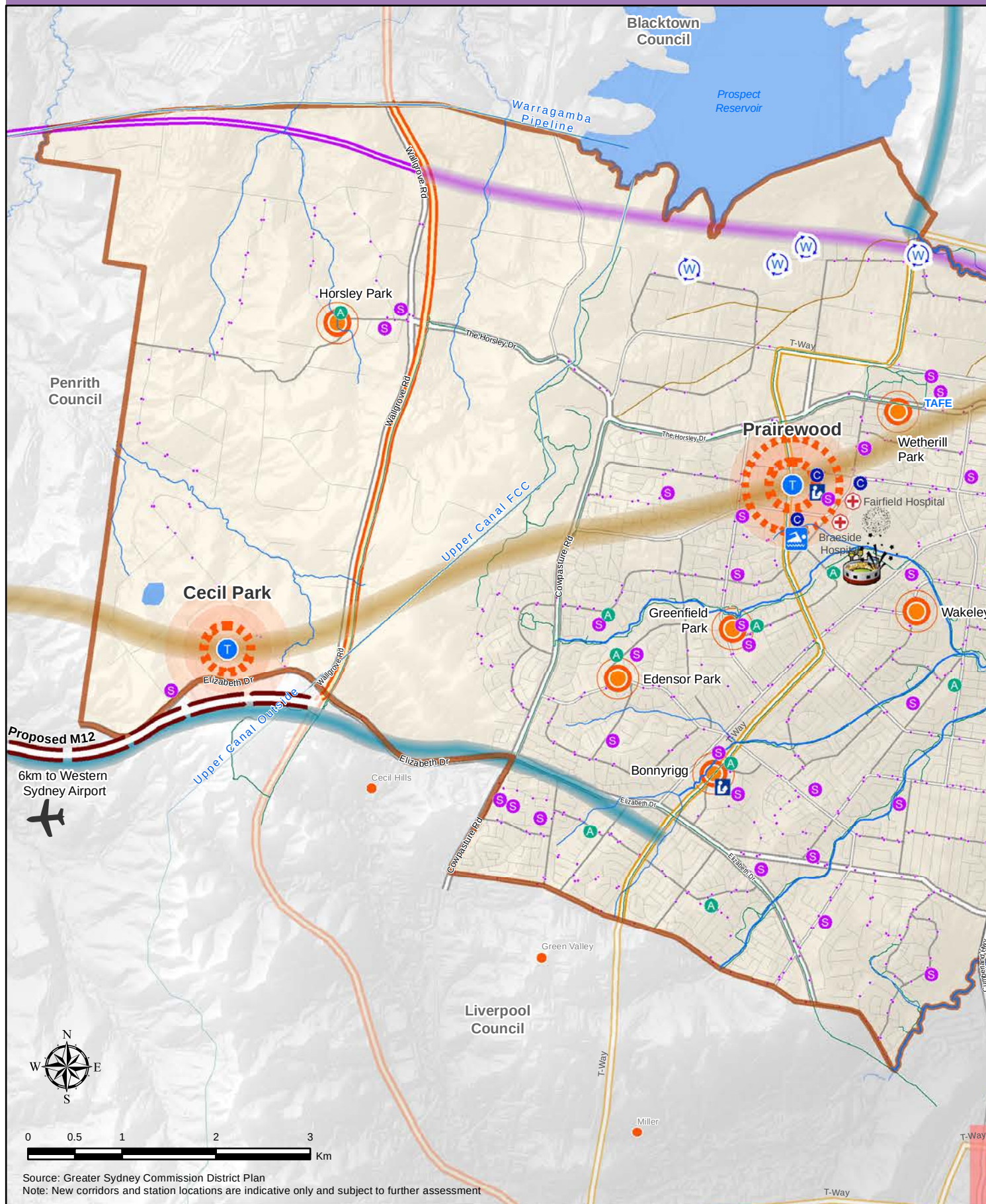
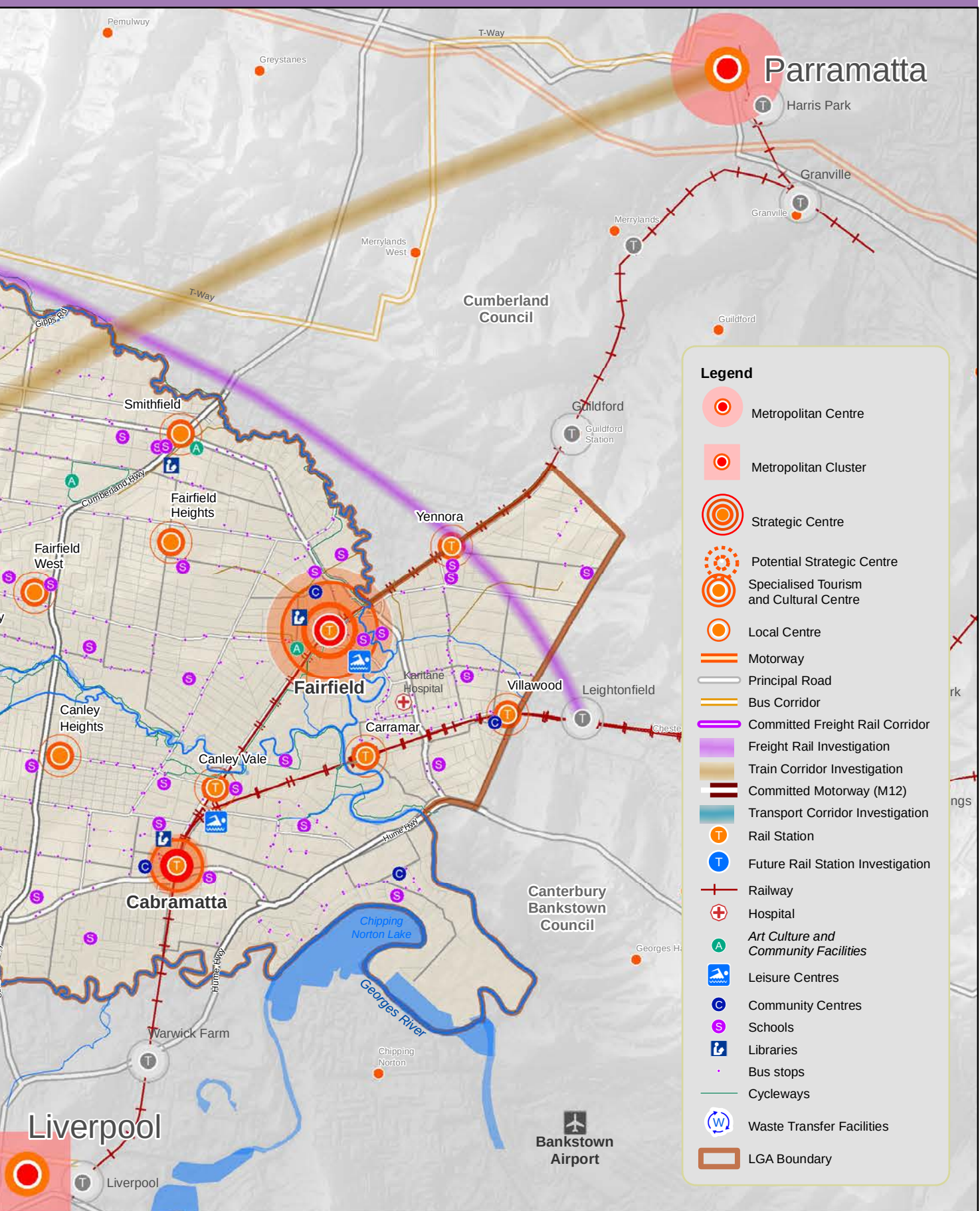


Figure 12: Theme 2: Infrastructure & Places – Supporting Growth & Change Map

Shaping Growth & Change



INFRASTRUCTURE & PLACES – SUPPORTING GROWTH & CHANGE



Infrastructure provision is essential to supporting our community's forecast growth over the next 20 years and in achieving a cornerstone of the Greater Sydney Region Plan of a 30-minute city. All three levels of government will need to work collaboratively to ensure that the physical and social infrastructure needed for a more accessible City, improved places, community wellbeing and to support changes to our economy, are delivered.

In terms of local infrastructure, Council will identify and implement mechanisms for the delivery of open space, community facilities and services. It will work with the State agencies on the transport infrastructure needs necessary to deliver the 30-minute City and accommodate future needs. This includes addressing the deficiency of east–west public transport corridors and connections to service the urban areas of Fairfield City.

A continuing area requiring attention is that of car parking to accommodate future commercial and residential development. Changing technologies and travel behaviours may assist in alleviating parking demand, however Council will need to investigate innovative and adaptive approaches which will be identified in the Transport Strategy, an action in this Statement. Additionally, opportunities for alternate uses of car parking areas when not in use will also be considered.

Due to the cultural distinctiveness of the area, there will also need to be a strong focus on cultural needs and services. Council will work with other levels of government to ensure that district and regional facilities such as the Fairfield Showground, Fairfield, Cabravale, Prairiewood leisure centres and Aquatopia can continue to provide for both the local and wider community needs.

The Western Sydney Parklands provides a major recreational and cultural resource for the community of both Fairfield and the region. Council will continue to work with the Western Sydney Parklands Trust to maximise the Parklands as a great place for the community, a green interface with adjoining urban areas and to provide bicycle and pedestrian links.

The infrastructure map shows the current distribution of parks and open space across the City. The Community and Open Space Needs Study and the Open Space Strategy identified as Actions in this Statement, will highlight new and enhanced open space for the existing and future community. Inevitably, due to the high cost of acquiring land, this will mostly be through the better utilisation and shared use of existing open space and embellishments to allow for a wider range of sporting and recreation uses. These and other related studies including Public Domain Plans, Urban Design Studies and a Transport Strategy will also consider active transport and walking connections.

Council will also collaborate with the State and Federal Government's on the delivery of new and upgraded essential services such as water, sewerage, drainage, telecommunications and energy facilities that are required to support our growing population. This will be particularly critical in areas such as the Horsley Park and Mount Vernon Urban Investigation Area (UIA) should it transition to a more urbanised environment over the next 20 years.



To this end, Council will continue to collaborate with the UIA Steering Committee, chaired by the Greater Sydney Commission, to maximise sustainable land use planning outcomes for the UIA and increase opportunities that arise from new infrastructure.

There are also opportunities for the Fairfield community from major new district infrastructure, services and emerging technology that will help deliver the 30-minute city. These include major transformative infrastructure aligned with the new Western Sydney Airport such as the proposed Parramatta to Western Sydney Airport rail link, Elizabeth Drive upgrade and Southern Link Road. The rail link and link road provide significant potential to address the lack of east–west public transport and freight transport corridors in Fairfield City. Investigations into new strategic east–west bus corridors are also required to help address this issue. The main benefits of these projects are the efficient movement of freight, more local jobs and boosting the local economy.

However, Council recognises there are other environmental impacts related to new infrastructure and urban development, such as noise and air pollution from aircraft, rail and road projects. These are a particular issue in areas of the City such as the UIA and those affected by major rail and road corridors.

Council will continue to advocate to ensure that the amenity and livability of the City’s many diverse places is a primary consideration for new development, particularly where major infrastructure projects are proposed.

This Strategy will also need to respond to future changes in urban freight, including deliveries such as last-mile deliveries which are placing pressure road networks and parking facilities (particularly in town centres and residential apartments). The Transport Strategy will investigate these matters.

These and other projects such as the Western Sydney Freight Line could aid in boosting the local economy through increased connectivity and collocated infrastructure if opportunities are harnessed.

Planning Priority 6:

Ensure infrastructure is aligned to accommodate planned growth and community needs.

Planning Priority 7:

Leverage opportunities from major new district infrastructure and services and technological developments.



Planning Priority 6

ENSURE INFRASTRUCTURE IS ALIGNED TO ACCOMMODATE PLANNED GROWTH AND COMMUNITY NEEDS

There are several major infrastructure projects currently under construction or planned which will impact the City over the next 20-years. These include the Western Sydney Airport, East-West Passenger Rail and the Western Sydney Freight Line proposals. These Federal and State Government projects will have significant positive benefits for the City. However, they could also have potential to impact on the amenity and liveability of the City. Council will pursue a range of approaches in responding to these projects, including collaborating, advocating and opposing (as required) to achieve the best outcomes for the community.

These city-shaping infrastructure projects will have a major bearing on planning processes for future longer term growth areas in the City such as the UIA and Prairiewood Town Centre.

Fairfield City has a number of areas that are currently in the planning process or under investigation for increased residential densities in areas serviced by existing infrastructure. These areas are generally in close proximity to services and public transport and provide a foundation for the delivery of the 30-minute city. Urban design studies will be prepared for key local and town centres to ensure that increased density achieves good design and enhances the character of the centres and are informed by State-led transport initiatives.

To support proposed residential density increases, which will be identified in the Local Housing Strategy and Urban Design Studies, additional infrastructure will need to be provided to meet the needs of the growing community.

One known infrastructure deficiency is the differing levels of access to open space across the City. Council is currently undertaking a number of strategic studies (Community Needs Analysis, Open Space Strategy and Transport Strategy) which will identify the community's needs now and into the future.

This will help Council plan for what types of facilities and infrastructure is required, including measures to support the 30-minute city.

Contributions collected from development in the City will be critical in funding projects which provide community infrastructure, traffic and transport improvements, open space and other facilities required to service future development. There is also a need for the State Government to consider its contribution to the required infrastructure including the capacity of existing rail lines and related things such as commuter car parking.

Fairfield City Council currently provides, manages and maintains a large amount of community infrastructure, as shown on the Infrastructure & Places Map and facilitates:

- Transport and traffic movement such as roads, intersections and roundabouts
- Commuter parking and town centre car parking
- Pedestrian and cycle movements such as footpaths and cycleways, pedestrian crossings and connections
- Community facilities and infrastructure such as libraries, multi-purpose facilities and halls
- Open space such as new parks, embellishment of existing and new parks and a range of sports fields and facilities
- Major sports and community cultural events at the Fairfield Showground Precinct
- Creek corridors managed to provide the City with great outdoor amenity, being cooler in the summer as well as providing for native flora and fauna habitat, and improving water quality.

As part of its future infrastructure planning, improvements to the public domain and places in the City, Council will focus on solutions that are environmentally sustainable, including water sensitive urban design and stormwater harvesting measures.



This Planning Priority responds to the planning priorities of the Western City District Plan:

- W1 Planning for a city supported by infrastructure.
- W2 Working through collaboration.
- W7 Establishing the land use and transport structure to deliver a liveable, productive and sustainable Western Parkland City.
- W8 Leveraging industry opportunities from the Western Sydney Airport and Badgerys Creek Aerotropolis.
- W10 Maximising freight and logistics opportunities and planning, and managing industrial and urban services land.

This Planning Priority responds to the goals of the 2016–2026 Fairfield City Plan:

- Theme 2 –
Goal B – Community assets and infrastructure are well managed into the future.
- Theme 2 –
Goal C – Inviting and well-used open spaces.

Planning Priority 6 – Actions

-
- 6.1** Council will 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.
 - 6.2** Council will prepare an Open Space Strategy which will address the open space and recreation needs identified in the Community and Open Space Needs Study.
 - 6.3** Council will implement the recommendations of the Open Space Strategy.
 - 6.4** Council will identify priorities for new or enhanced open spaces, giving consideration to quality, quantity and access to open space and work undertaken by the Office of Sport on District Sport Facility Plans.
 - 6.5** Council will prepare a community services and asset management strategy to provide for future community needs identified in the Community and Open Space Needs Study.
 - 6.6** Council will undertake a Transport Strategy to identify the existing and future traffic and transport infrastructure needs.
 - 6.7** Council will update the LEP, DCP and development contributions plans to reflect the outcomes and recommendations of the Transport Strategy.
 - 6.8** Council will update its development contributions plans to incorporate the findings and recommendations of the Community and Open Space Needs Study, Open Space Strategy and Transport Strategy.
 - 6.9** Council will develop, as part of the structure and precinct planning for the Horsley Park and Mount Vernon Urban Urban Investigation Area (UIA), a planning framework to manage future infrastructure needs for the UIA.
 - 6.10** Council will collaborate with State Government agencies to identify and address short falls in infrastructure provision.
-



Planning Priority 7

LEVERAGE OPPORTUNITIES FROM MAJOR NEW DISTRICT INFRASTRUCTURE AND SERVICES AND TECHNOLOGICAL DEVELOPMENTS

The State and Federal Governments are proposing to invest significantly into major infrastructure within Fairfield City and the broader region. This infrastructure has the potential to provide more opportunities for Fairfield City residents. The Western Sydney Airport is the key new infrastructure item within the Western City District. This will open up Western Sydney and Fairfield City to the world and the opportunities that come with it, including employment and recreation activities.

The Western Sydney Airport will also generate the need for other key infrastructure such as rail (fast/metro) to Parramatta and the Sydney CBD. An opportunity exists for Fairfield to leverage off this key infrastructure item and provide benefits for our residents, including potential new railway stations within the Urban Investigation Area in Horsley Park and Cecil Park, and at Prairiewood Town Centre. A passenger rail station in Prairiewood would provide a major catalyst for change and the establishment of the centre as a potential health, education and commercial hub.

The Bus T-Way provides connectivity to Liverpool and Parramatta for the residents in the western half of the City. There are opportunities to leverage off this existing asset and to expand the network to the Western Sydney Airport and the key areas within the City.

In addition to public transport corridors, major road network additions and freight corridors will provide better connectivity to the Western Sydney Airport, Western Sydney Employment Area and other employment areas including Wetherill Park. There is an opportunity for these corridors to be co-located with related infrastructure (e.g. bicycle corridors) and it is critical that this be considered as part of the broader planning for this infrastructure.

Given the growth around the Western Sydney Airport and the projected increase in population of Fairfield City, there is an opportunity for expansion of the Fairfield Hospital and surrounding medical precinct to support the growing needs of the community.

Council will also investigate other opportunities with the NSW Department of Education, such as the use of school open space or hall facilities that are not accessible to the broader community outside of school hours.

This Planning Priority responds to the planning priorities of the Western City District Plan:

- W1 Planning for a city supported by infrastructure.
- W2 Working through collaboration.
- W7 Establishing the land use and transport structure to deliver a liveable, productive and sustainable Western Parkland City.
- W8 Leveraging industry opportunities from the Western Sydney Airport and Badgerys Creek Aerotropolis.
- W10 Maximising freight and logistics opportunities and planning and managing industrial and urban services land.

This Planning Priority responds to the goals of the 2016–2026 Fairfield City Plan:

Theme 2 –
Goal B – Community assets and infrastructure are well managed into the future.

Theme 2 –
Goal C – Inviting and well-used open spaces.



Planning Priority 7 – Actions

- 7.1** Council will work with the relevant State Government agencies to ensure transport decisions promote the best outcome for Fairfield City.
- 7.2** Council will undertake a Transport Strategy which will align with State Government transport initiatives and advocate for the best land use and transport outcomes for Fairfield City, including rail stations along the potential Parramatta to Western Sydney Airport passenger line.
- 7.3** Council will investigate opportunities for the shared/adaptive use of open space and other community infrastructure.
- 7.4** Council will collaborate with State Government agencies to leverage the best opportunities, including mitigating and/or offsetting impacts for the Fairfield City community arising from major infrastructure projects, including (but not limited to): Western Sydney Freight Line, Parramatta to Western Sydney Airport rail link, Elizabeth Drive upgrade, T-way to Liverpool and Parramatta, and strategic bus routes and upgrades to arterial roads.
- 7.5** Council will work with the State Government to ensure that evolving district facilities (including Western Sydney Parklands, Fairfield Showground, Cabravale Leisure Centre and Aquatopia) continue to provide for both the local and wider community needs with improved connectivity within Fairfield City.
- 7.6** Council will respond to new technology/initiatives such as electronic charging, artificial intelligence, 5G and renewable energy.
- 7.7** Council will leverage off potential major Western Sydney Airport- related transport infrastructure at Prairiewood Town Centre to evolve a new strategic centre for the City.



Fairfield Adventure Playground, Fairfield Park.



ENVIRONMENTAL SUSTAINABILITY



Theme 3: Environmental Sustainability

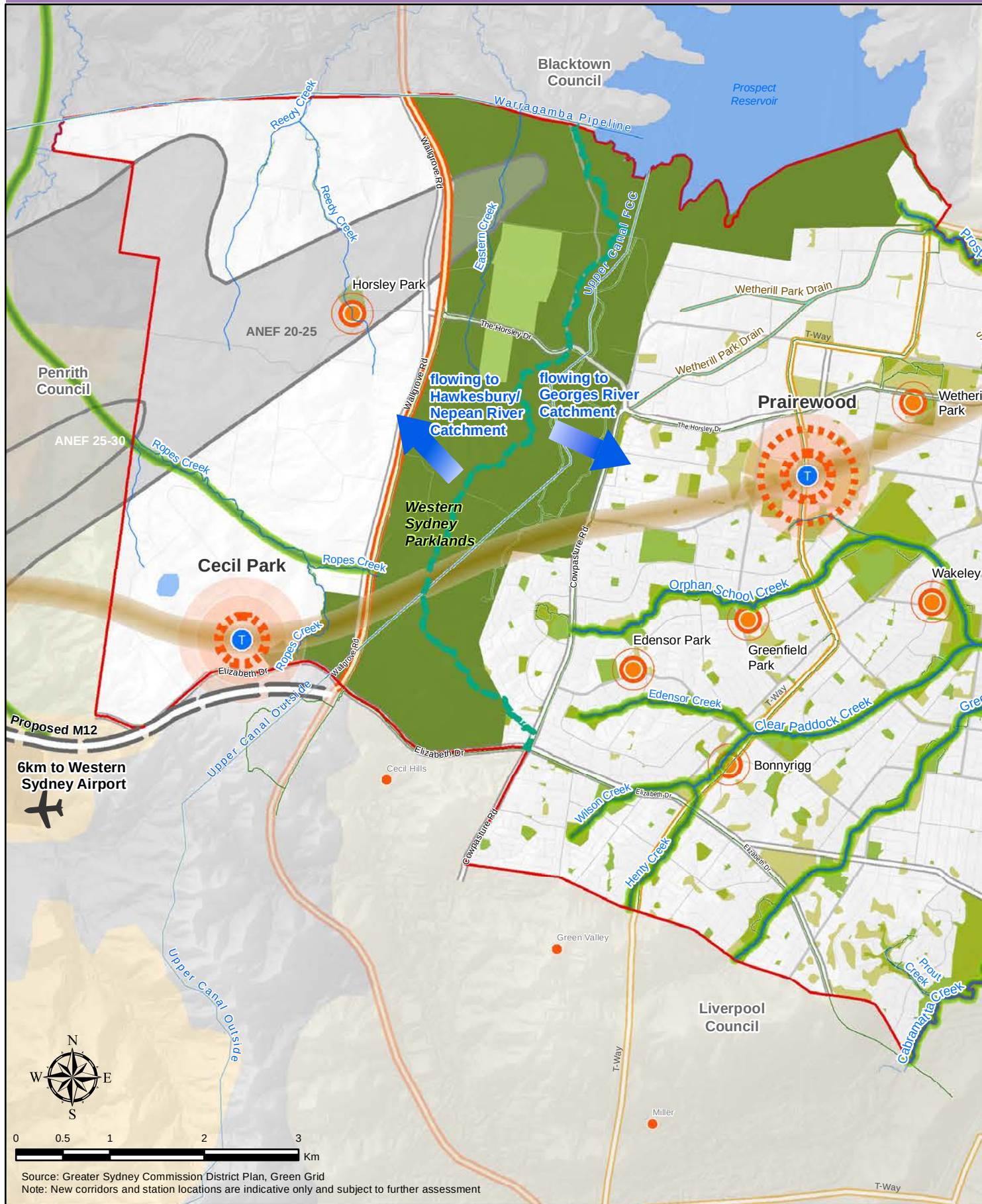
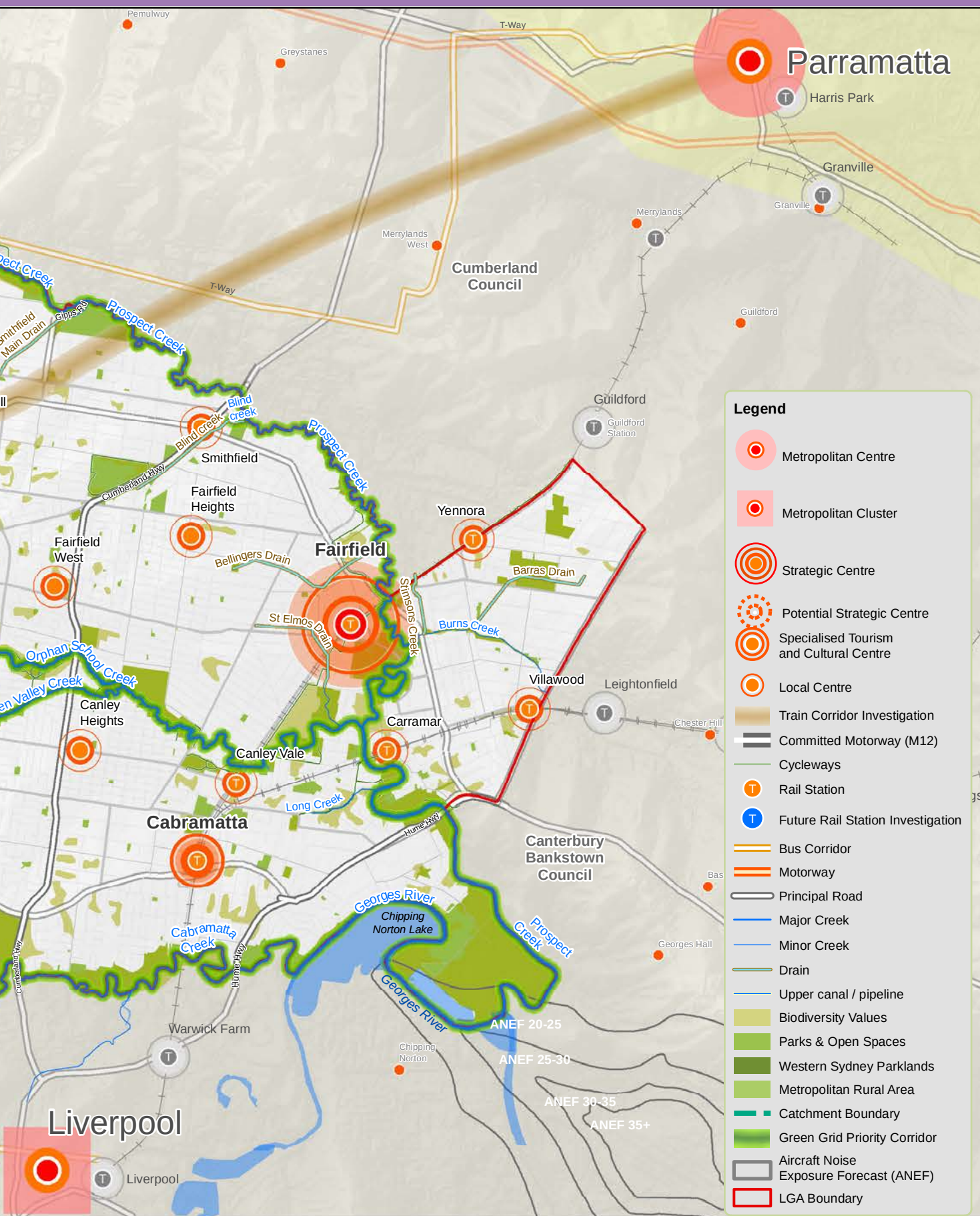


Figure 13: Theme 3: Environmental Sustainability Map



ENVIRONMENTAL SUSTAINABILITY



There is a need for an holistic and integrated land use planning approach to achieve environmental sustainability outcomes for Fairfield City. This includes considering the interrelationship and connections between terrestrial biodiversity, open space systems and creek lines that are interwoven with the urban fabric of Fairfield City.

The local waterways and green spaces are a major environmental asset for the community and important components in supporting the Western City Blue and Green Grids. These areas are also important from a broader catchment perspective as they connect to the Hawkesbury-Nepean River System in the west and Georges River in the central and eastern urban areas.

In the established urban areas, the local waterways are currently the main areas supporting canopy cover, sustaining biodiversity and providing environmental corridors across the City. They also collect all the urban stormwater runoff from the surrounding floodplain that is directed east into the Georges River.

The creek lines and green space areas of Fairfield also represent an important heritage attribute of the City. The original Aboriginal inhabitants of the land utilised the creek lines for settlement, food source and movement corridors, and when European settlement followed, they relied on the creeks to support recreation and agriculture activities.

Council will continue to work with and support the ongoing initiatives of the Western Sydney Parklands Trust in promoting the Western Sydney Parklands as both a major environmental and recreational resource for the Western City District. Parts of the Parklands and the rural land to the west presently provide agricultural produce for the Sydney market which is important for sustainable food production.

Urban development is impacting waterway health through run-off and sedimentation, erosion, rubbish and changes to water flow. There is a continuing need to improve and monitor the water quality of the City's waterways and mitigate impacts.

We need to improve the water quality within these creeks in order to realise long-term aspirations such as improving the water quality of Chipping Norton Lake to make it once again suitable for swimming.

The western part of Fairfield City is significantly more undulating than the east, and its visual qualities contributes to the scenic and landscape qualities of the City. This area is also the location of the extensive environmental resources associated with the Western Sydney Parklands.

Council will continue to ensure that its planning controls for new development require best practice requirements in relation to managing energy, water and waste efficiently. In the western area of the City, Council will work collaboratively with the Greater Sydney Commission to deliver sustainable outcomes for the Rural Lands Urban Investigation Area in Horsley Park/Cecil Park that complements work being undertaken by the GSC in relation to the Western Parkland City (including the South Creek Catchment).

Transport demand initiatives will be considered as part of the Fairfield Transport Strategy, which is an action of this Plan. Initiatives that will be investigated that contribute to environmental sustainability include; encouraging a higher level of working from home, improved walking and cycling connections, car-sharing and carpooling and on demand transport.

Council has an ongoing program to reduce its carbon emissions and improving water efficiency and under Council's corporate plans and strategies will continue to promote environmental sustainability.

Planning Priority 8:

Protect areas of high natural value and environmental significance and improve the health of catchments and waterways.

Planning Priority 9:

Realise the Parkland City Vision.

Planning Priority 10:

Adapt to natural hazards and environmental impacts.



Figure 14: Fairfield urban area waterways



Bonnyrigg Park





Planning Priority 8

PROTECT AREAS OF HIGH NATURAL VALUE AND ENVIRONMENTAL SIGNIFICANCE AND IMPROVE THE HEALTH OF CATCHMENTS AND WATERWAYS

The natural ecosystems of Fairfield City have been extensively modified since European settlement, with vegetation cover drastically reduced by approximately 83%. Limited areas of the original fauna habitat remain in the City.

A number of endangered or vulnerable animal and plant species can still be found in these areas, particularly in locations along Prospect Creek bordering Cumberland Council and Cabramatta Creek bordering Liverpool City Council. A number of native amphibious and bird species can also be found throughout the waterways of the City.

Urban development is causing negative impacts on the natural environment including native vegetation, fauna habitats, waterways and riparian areas. To respond, Council conducts a range of activities, including protection of public areas used for recreation. Fairfield City's Environment Volunteer Program includes tree planting, weed removal, rubbish removal, habitat restoration, bushland regeneration and community education.

Council is preparing a new Biodiversity Strategy as part of this Statement. This will provide land use planning and policy directions that seek to address the impacts above. These policy directions will also inform other programs including natural resources, catchment management and waste management. In terms of ecological communities, the Biodiversity Strategy will consider measures to protect and enhance the flora and fauna of Fairfield City. Consideration will also be given to how the Cumberland Plain Conservation Plan may apply to Fairfield City.

In relation to waterways, Council will continue to follow an integrated catchment-wide approach to improve the health of catchments and waterways to support community values and aspirations for environmental and recreational uses.

This includes on-ground actions such as gross pollutant traps (GPTs) and creek restoration works as well as policy measures inducing water sensitive urban design

and catchment management measures aimed at reducing the impacts of stormwater, improve water quality, assist the restoration of ecosystems, and protect vulnerable and endangered flora and fauna.

In the past, Council has undertaken works to naturalise previously channelized creeks. These type of works are practical means to achieve the blue and green grid. However, they are costly and to recommence such a major program significant external funding would be required.

This Planning Priority responds to the planning priorities of the Western City District Plan:

- W12 Protecting and improving the health and enjoyment of the District's waterways.
- W13 Creating a Parkland City urban structure and identity, with South Creek as a defining spatial element.
- W14 Protecting and enhancing bushland and biodiversity.
- W15 Increasing urban tree canopy cover and delivering Green Grid connections.

This Planning Priority responds to the goals of the 2016–2026 Fairfield City Plan:

Theme 3 –
Goal A – A sustainable natural environment.

Theme 3 –
Goal B – Environmentally aware and active community.



Planning Priority 8 – Actions

- | | |
|------------|--|
| 8.1 | Council will prepare a Biodiversity Strategy to identify and ensure the protection of areas of high natural value and environmental significance. |
| 8.2 | Council will review and update its LEP and DCP to reflect the outcomes of the Biodiversity Strategy and Open Space Strategy. |
| 8.3 | Council will review existing, and identify and map additional environmentally sensitive waterways and identify measures to improve the overall catchment health. This will include consideration of updates to LEP & DCP provisions to support this outcome. |
| 8.4 | Council will identify and investigate the cost benefits and funding sources for reinstating more natural conditions in highly modified urban waterways; inform local infrastructure contributions plans. |
| 8.5 | Council will identify and map areas of conservation significance within the Horsley Park and – Mt Vernon Urban Investigation Area (UIA) and apply the South Creek Urban Design Principles. |
| 8.6 | Council will identify opportunities to implement Water Sensitive Urban Design on public and private lands (through development controls) and implement measures that support water conservation. |



Native Community Nursery Volunteers, Fairfield Showground Precinct.



Planning Priority 9

REALISE THE PARKLAND CITY VISION

The main urban creek lines of Fairfield City are in public ownership, and therefore represent a significant opportunity to support a range of environmental outcomes that are linked to delivering the Western City Parkland vision and associated Green Grid.

This arrangement is also central to supporting the vision for the adjoining Central River City District as the waterways and open space corridors of Fairfield City feed into the adjoining local government areas.

The Greater Sydney Region Green Grid, and expansion of the green infrastructure network, represent the critical platform for implementing sustainability outcomes for the Central River City and Western Parkland City Districts. The environmental sustainability map (above) shows existing and potential future green grid corridors and connections to the Western Sydney Parklands and adjoining areas.

Allied to the Green Grid is the need to consider scenic and cultural landscapes and associated view corridors. The most significant contributor is the Western Sydney Parklands and adjoining rural areas of Horsley Park and the creek corridors throughout Fairfield City.

Council will undertake an extensive review of its Open Space and Biodiversity Strategy to achieve an integrated approach for the delivery of the Blue and Green Grids.

Council will investigate opportunities for increased canopy cover on public land/reserves and plan for cool, green links to waterways, open space and bushland areas to support environmental, recreational and cultural values.

There are currently small scale agricultural activities within parts of the City including the Western Sydney Parklands and the rural lands to the west. The latter have been identified for planning investigations for urban land uses (Horsley/Cecil Park UIA) and this has implications for the future agricultural use of this land.

This Planning Priority responds to the planning priorities of the Western City District Plan:

- W13 Creating a Parkland City urban structure and identity, with South Creek as a defining spatial element.
- W14 Protecting and enhancing bushland and biodiversity.
- W15 Increasing urban tree canopy cover and delivering Green Grid connections.
- W18 Delivering high-quality open space.

This Planning Priority responds to the goals of the 2016–2026 Fairfield City Plan:

- Theme 3 –
- Goal A – A sustainable natural environment.
- Theme 3 –
- Goal B – Environmentally aware and active community.



Planning Priority 9 – Actions

- 9.1** Council will investigate opportunities for agri-business, farmers' markets and food cop-ops as part of the Horsley Park and Mount Vernon UIA.
- 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. Council will consider how this is best supported by updated LEP and DCP and other whole-of-Council programs.
- 9.3** Council will implement the delivery of Blue and Green Grid priorities and identify how these could be best supported in updated LEP and DCP, including priority corridors outlined in the District Plan as well as any other Green Grid connections important to the local area.
- 9.4** Council will contribute to the delivery of Blue Grid priorities and work to improve the environmental qualities of Chipping Norton Lake and five principal creeks in the east of the City and the tributaries of South Creek catchment in the west.
- 9.5** Council will review the land use planning provisions for waterways and riparian corridors and seek to rezone these from open space to environmental protection where this better reflects the environmental and scenic qualities of these areas.



Remnant Cumberland Plain Woodland in Fairfield City



Planning Priority 10

ADAPT TO NATURAL HAZARDS AND ENVIRONMENTAL IMPACTS

The central and eastern areas of Fairfield City are located on an extensive floodplain that feeds into the Georges River.

Fairfield City has an ongoing program to map the extent of the floodplain and ensure that appropriate planning controls and management measures are in place to protect the community and built environment from the impacts of flooding.

Areas around Chipping Norton Lakes represent the main location for potential acid sulfate soils and are identified on maps associated with the Fairfield LEP 2013. Council has a suite of planning controls already that applies to development in proximity to these areas. Similarly, there are known and unknown sources of contamination throughout the City which will require management as the City grows and land uses change.

The western area of the City remains relatively undeveloped with the Western Sydney Parklands representing the main concentration of bushfire-prone land in the City.

This area also comprises the Rural Lands Urban Investigation Area (UIA). As part of a land capability assessment, Council has undertaken investigations of environmental constraints (including flooding, bushfire-prone land, biodiversity and slope).

Council will carry out further detailed investigations into these matters under the next stage of preparation of detailed planning for the UIA.

Recent data and mapping of heat island effects in Western Sydney by the CSIRO highlights the need for a range of initiatives (e.g. housing design and increased canopy cover) to mitigate the impacts of this trend, particularly on vulnerable sections of the community.

An Urban Heat Island map of Fairfield City is shown in Figure 15.

Council will utilise Federal and State government data on the potential impacts of more frequent and severe hazards and extreme weather (eg NARClm data) to gain a greater understanding of the impacts on infrastructure assets and local communities. This will assist in identifying areas where future urban development should be managed or avoided as considered in Theme 2.

A hazard across Sydney is air pollution and noise pollution impacts particularly along busy roads. In this regard, a number of the actions in this strategy, such as active transport and increased tree planting, will help to reduce environmental impacts at the local level by reducing and ameliorating the impacts of vehicle trips.

This Planning Priority responds to the planning priorities of the Western City District Plan:

W20 Adapting to the impacts of urban and natural hazards and climate change.

This Planning Priority responds to the goals of the 2016–2026 Fairfield City Plan:

Theme 3 –
Goal A – A sustainable natural environment.

Theme 3 –
Goal B – Environmentally aware and active community.



Planning Priority 10 – Actions

- 10.1** Council will align its flood risk planning controls in the LEP and DCP so that the planning provisions are consistent with the planning controls in the upstream and downstream local government areas.
- 10.2** Council will continue to undertake the Floodplain Risk Management Studies and Plans to manage areas susceptible to isolation or risk to property from floods.
- 10.3** Council will, in collaboration with other levels of government, identify approaches/opportunities that support reducing emissions and managing energy, water and waste efficiently, in line with the pathways to net-zero emissions identified in the District Plan.
- 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.
- 10.5** Council will identify approaches to expand urban tree canopy cover that address the low levels of existing canopy cover, high levels of exposure to heat, and the vulnerability to extreme heat and heatwaves. Council will consider how this is best supported by updated LEP and DCP and other whole-of-Council programs.

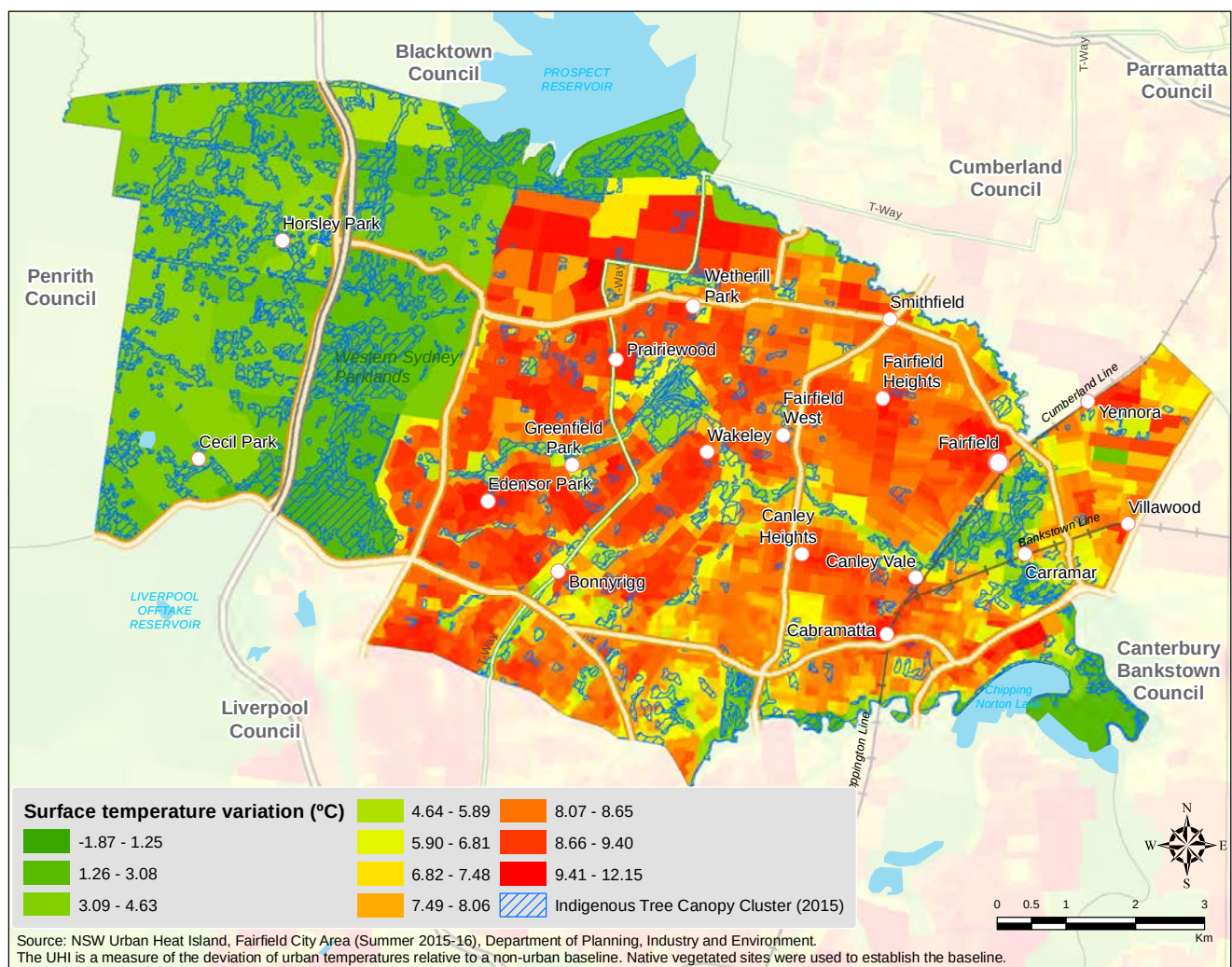
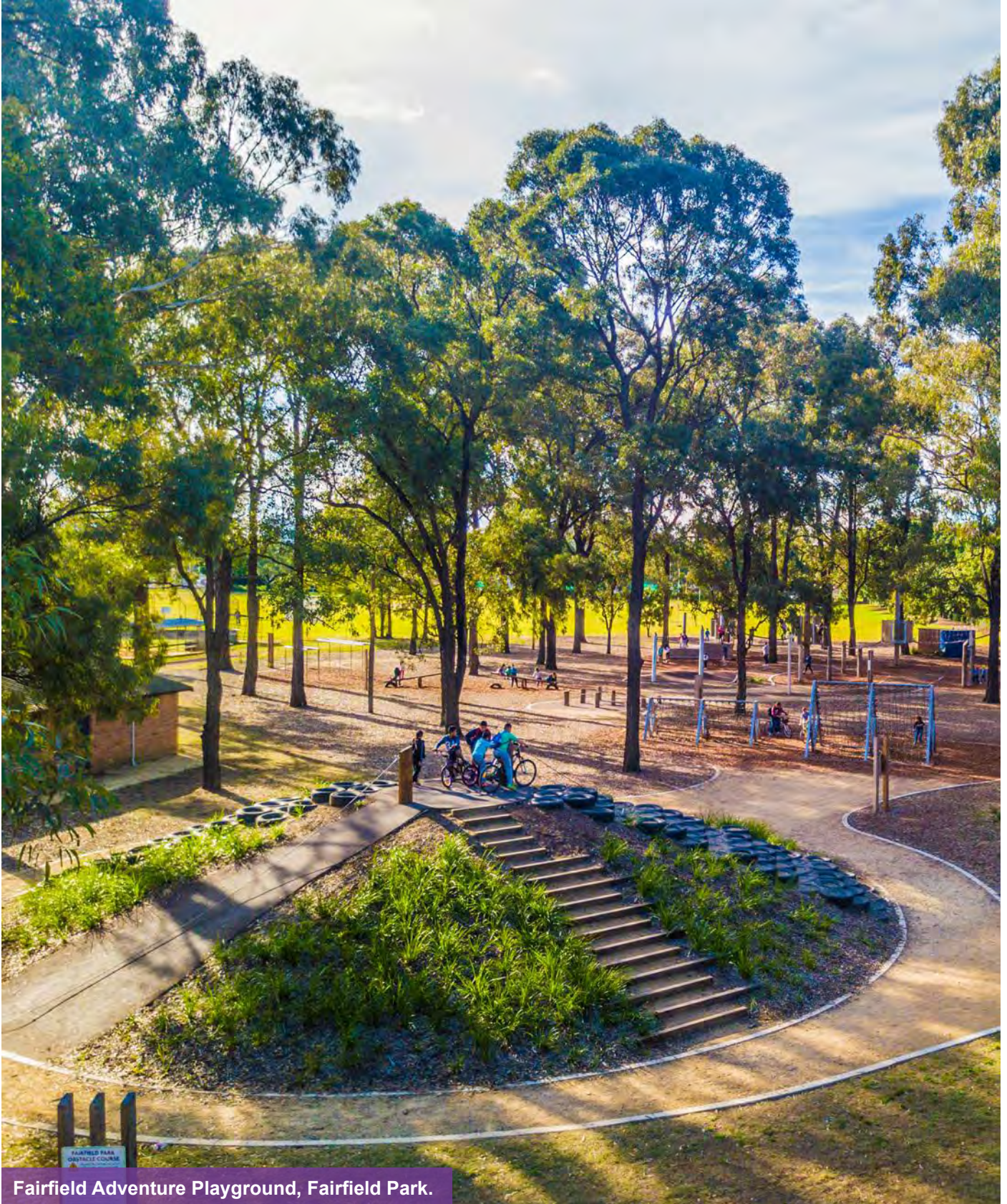


Figure 15: Urban heat island map



STRONG & RESILIENT ECONOMY



Theme 4: Strong & Resilient Economy

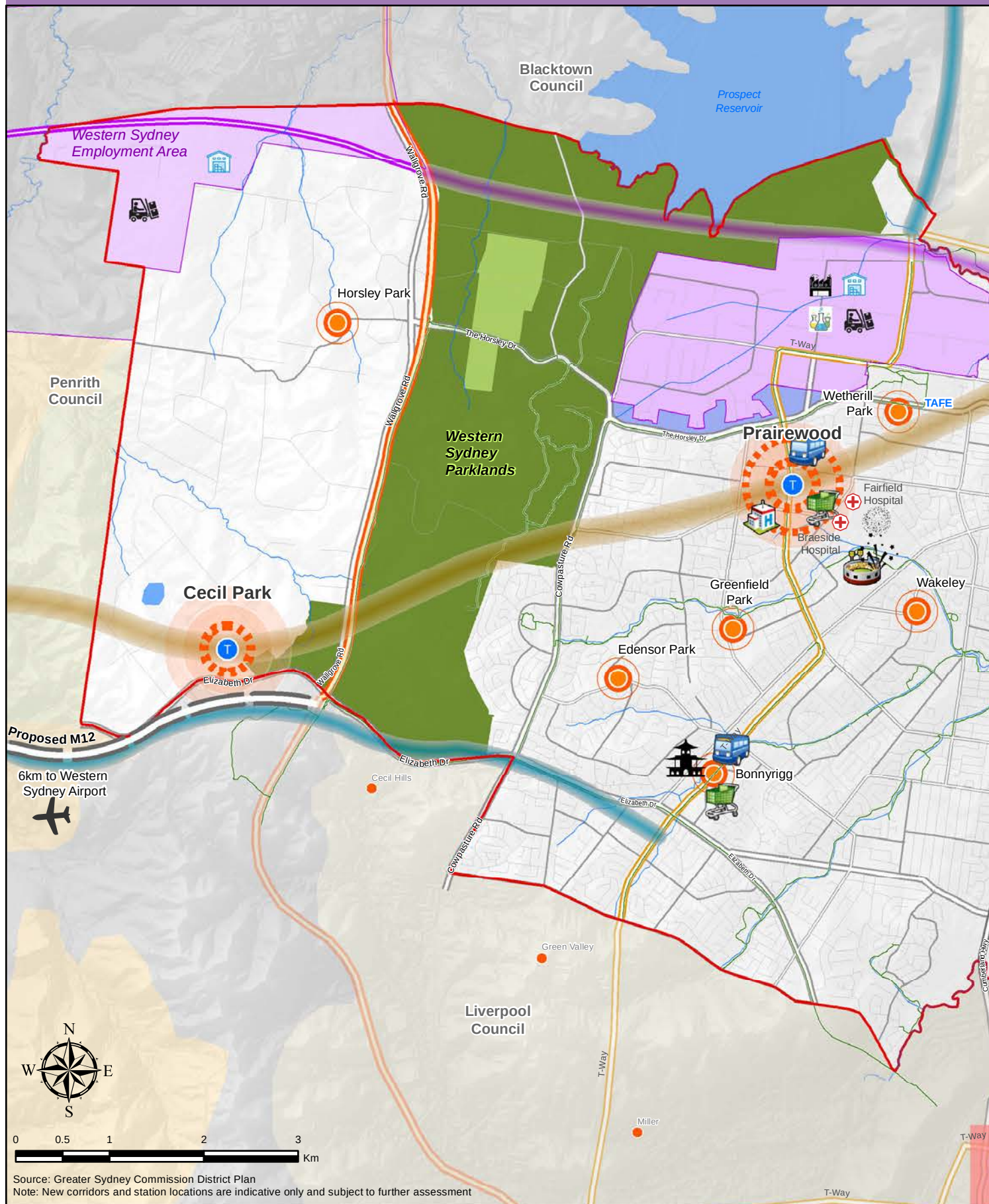
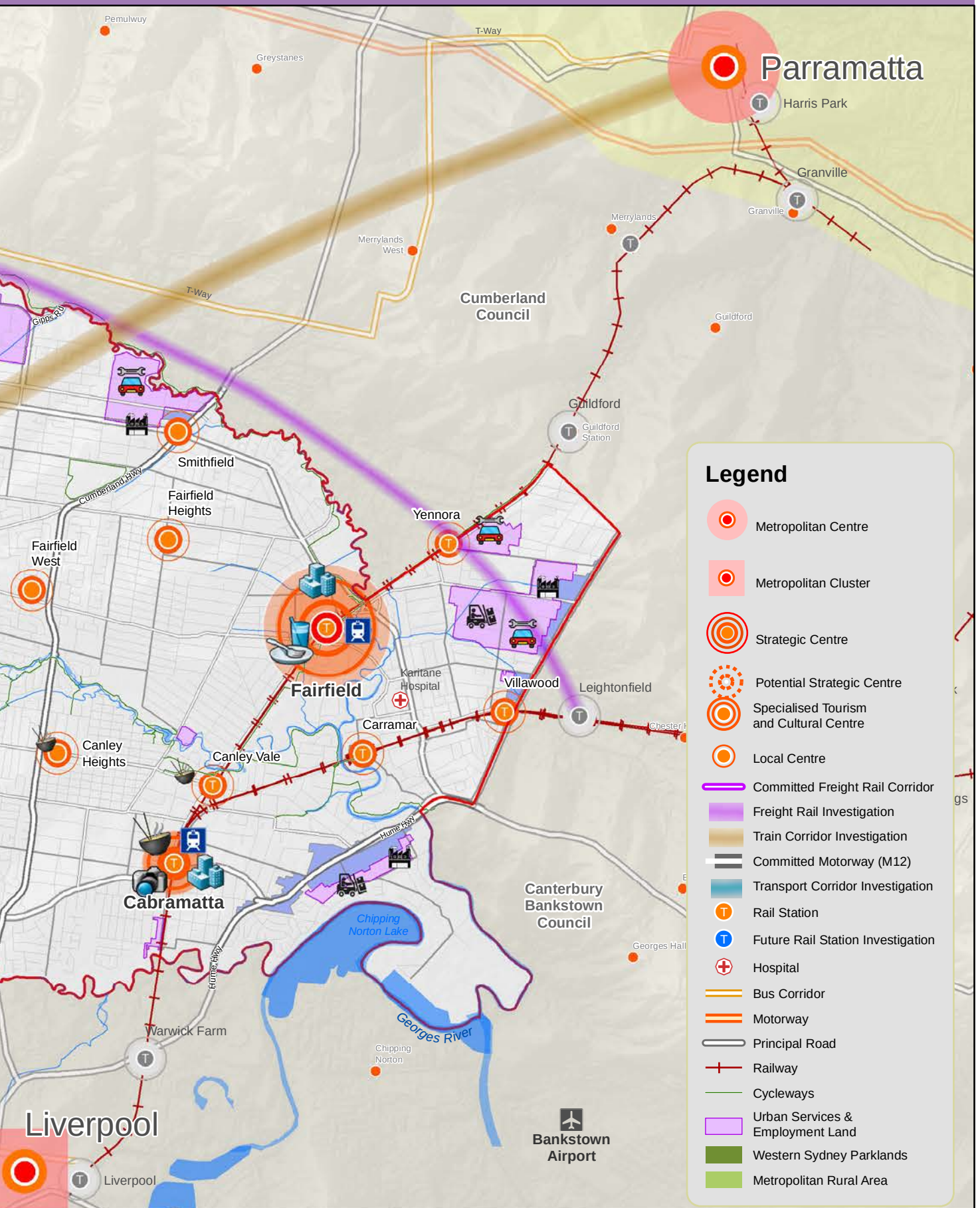


Figure 16: Theme 4: Strong & Resilient Economy Map



STRONG & RESILIENT ECONOMY



Fairfield City includes a range of commercial centres, including neighbourhood, local and town centres which provide retail and commercial services primarily for the local community. It also comprises a number of industrially zoned areas ranging in size from small local scaled areas to the large Smithfield/Wetherill Park Industrial Estate. Manufacturing, construction and retail trade account for the largest proportion of jobs as shown in Figure 17.

The business centres provide a wide range of services and retail offerings from daily convenience to higher order specialty needs. They are a major contributor to the economic and cultural wellbeing of the local area. This Strategy supports maintaining and enhancing these centres and identifies specific actions relating to floor space demand and supply, urban design and public domain improvements and support for the night time economy to achieve this.

Fairfield Town Centre will continue to be the main strategic centre for economic activity and employment opportunities in the established urban areas of the City. Cabramatta local centre serves the local community but uniquely also functions as a food and cultural destination drawing visitors from across the metropolitan area. Other local centres will continue to provide an important retail and service role for the local community. Land use planning controls will continue to be used to preserve the viability of these centres. Measures that seek to retain supermarkets and other major services such as banks and government offices in these centres will continue to be employed.

All of the industrial and urban services land in the City has been identified in the District Plan to be reviewed and managed into the future. The Smithfield/Wetherill Park Industrial Estate precinct has the highest concentration of economic activity and concentration of jobs in the City. The industrial estate has an established industry base and its competitive strengths are in advanced manufacturing, transport, logistics, trade and warehousing, which significantly contribute to the NSW economy. Wetherill Park TAFE plays a complementary role in these industry clusters, further supporting industry development by providing place-specific programs to facilitate industry needs and skill development as well as research and development.

The most significant driver of future productivity for Western Sydney and Fairfield City over the next 20 years will be the new Western Sydney Airport (currently under construction) and surrounding Aerotropolis. The economic benefits of the Aerotropolis to Fairfield City will be better understood over time, and will require Council to review its Economic Development Strategy and planning controls to best leverage these.

Council anticipates that industry, aided by proximity to the Western Sydney Airport, will become more diversified and provide for a broader range of urban services, particularly those focused on the new economy. Notwithstanding, it is anticipated that the existing industrial typologies will remain as the mainstay and therefore it is critical that new planning provisions continue to enable these land uses.

Employment (total) by industry 2018/19

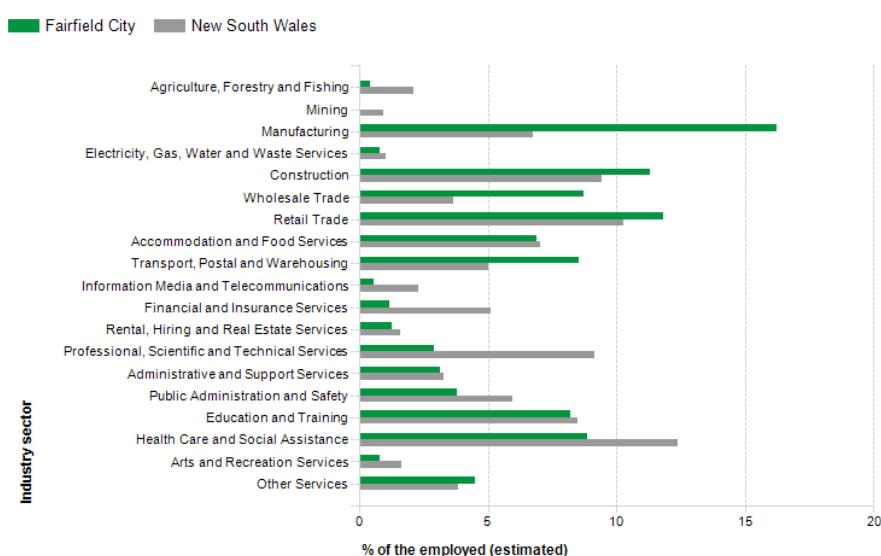


Figure 17: Employment by Industry 2018/19 graph



Additionally, changes in the needs of industry will necessitate innovative planning responses to accommodate different built form outcomes.

It will also be important for the economy that planning controls are able to provide housing typologies that can respond to the evolving jobs market. This ranges from low cost housing for the unskilled workforce to higher end lifestyle housing that may be in demand for future workers within the Aerotropolis.

To plan and manage these changes, Council will work with the State Government to monitor trends and developments affecting urban services land and amend its planning controls to accommodate these where appropriate. To do this, Council will use available data prepared by the Department of Planning, Industry and Environment/Greater Sydney Commission regarding employment opportunities.

Efficient connectivity is a vital requirement to keep the employment lands competitive and at a sustainable condition for economic development, particularly considering population growth, key industry sectors' reliance on efficient interconnected networks and the rise in demand for time-sensitive deliveries.

Integrating flexible land use decisions with transport improvements will lift the economic productivity of the City and create opportunities for economic development and investment attraction.

Council will also seek to leverage the opportunities for more diverse and robust jobs presented by major new transformative infrastructure such as the Western Sydney Freight Line) and potential new passenger rail link from Parramatta to the WSA. Specific areas of focus are the

nationally significant Smithfield/Wetherill Park Industrial Estate, the urban investigation area of Horsley Park and the Prairiewood Town Centre. With the right interventions, these areas could benefit from a greater range of jobs in the new economy, and in the case of Prairiewood, health, education and business hubs.

Council will also look to improve and revitalise its town centres and places across the City through public domain improvements and traffic and parking improvements that make these areas more attractive, functional and safe.

The Business Lands Study, an action of this Statement, will consider demand and supply for retail, commercial and urban services lands through Fairfield City to ensure that services and employment opportunities are maximised. This will inform the job targets for existing and future potential strategic centres and other key locations such as Wetherill Park.

Additionally, the uniqueness of the City's centres created by their multicultural character provides opportunities for food-related tourism. Council will seek to promote these through the continued support and promotion of civic events such as the Lunar New Year celebrations in Cabramatta and a focus on the night-time economy. Additionally, the Western Sydney Parklands provides a unique destination for a range of tourism activities such as farmers' markets, bike riding, bushwalking and passive recreation.

Concurrent with the preparation of this Statement, Council is preparing an Economic Development Strategy. This will consider broader economic issues including macro economic issues such as changing work patterns, smart work hubs, remote working and opportunities for the night time economy.

Planning Priority 11:

Promote a robust economy which generates diverse services and job opportunities.

Planning Priority 12:

Plan for and manage urban services land.



Planning Priority 11

PROMOTE A ROBUST ECONOMY WHICH GENERATES DIVERSE SERVICES AND JOB OPPORTUNITIES

Council's land use planning functions are one of the principal drivers of economic activity and employment opportunities in the City.

Activities and jobs vary across a range of sectors, including construction and manufacturing industries in the Wetherill Park and Smithfield Industrial Estates (employing approximately 20,000 people), and commercial, retailing and restaurants in the town centres. There are significant opportunities throughout the City to further promote the already robust local food experience and encourage the emerging night time economy, particularly in relation to food tourism. In addition, opportunities for shared work hubs and other innovative technologies in job market of the future will be investigated.

Council will undertake a review of the Business Lands Study which will review business-zoned land to ensure adequate supply to address the employment targets in the Western City District Plan. The target for the Fairfield City Centre is an additional 600 - 2600 jobs to 2036. In parallel, Council will continue to work with the local business chambers and major employers as set out in the Economic Development Strategy.

Allied to enhanced economic activity in the town centres are design, public domain, arts, and cultural and place-making improvements, opportunities for the night time economy which will be investigated as part of this strategy. Through its urban design studies and public domain plans Council will ensure improved urban design outcomes and overall appearance of town centres.

There are also emerging industry clusters, including food manufacturing, pharmaceutical and medical support services, that can assist in the transition to new economic opportunities associated with the new Western Sydney Airport and surrounding employment areas. It is important that Council's planning controls for employment land are flexible and can respond to these changes.

As the specific productivity benefits of the Western Sydney Airport for Fairfield City are not fully known at this time, it will be necessary for Council to continue to work with Federal and State Governments and industry to achieve the best outcomes for Fairfield City. This Planning Priority responds to the planning priorities of the Western City District Plan:

W11 Growing investment, business opportunities and jobs in strategic centres.

This Planning Priority responds to the goals of the 2016–2026 Fairfield City Plan:

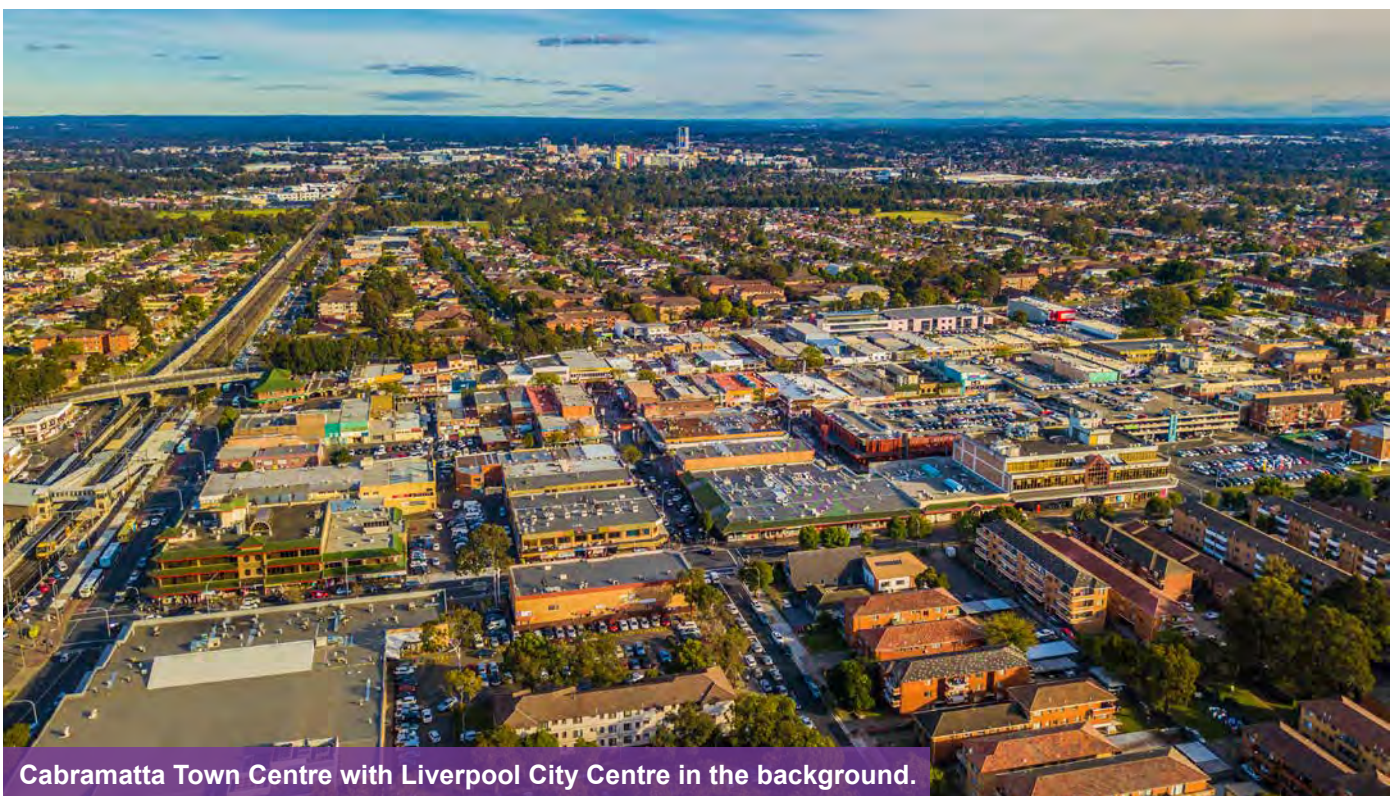
Theme 4 –
Goal A – Range of resilient businesses.

Theme 4 –
Goal C – Diverse employment and job opportunities.



Planning Priority 11 – Actions

- 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.
- 11.2** Council will approach Health Infrastructure NSW, Department of Planning and other relevant State agencies to investigate a new Health and/or Education Precinct around Fairfield Hospital in Prairiewood.
- 11.3** Council will consider amendments to the LEP and DCP which facilitate new tourism opportunities (including food tourism) and opportunities for tourist and visitor accommodation.
- 11.4** Council will undertake a review of the Business and Employment Land Studies which will consider zoning of land within Fairfield City to promote a robust economy and maximise job opportunities and address the employment targets in the Western City District Plan.
- 11.5** Council will as part of the Transport Strategy investigate car parking management strategies/approaches in town centres to ensure viable and accessible centres.
- 11.6** Council will include provisions in the DCP to deliver improved urban design outcomes and improve the overall appearance of town centres.
- 11.7** Council will investigate new policies and DCP controls to encourage active streets (outdoor dining) and the night-time economy in town centres.
- 11.8** Council will undertake Urban Design Studies for its local centres that incorporate land use and transport approaches which provide both jobs and housing in close proximity to railway stations to promote the 30-minute city.
- 11.9** Council will continue to work with Federal and State Governments and industry to achieve the best outcomes for Fairfield City arising from the Aerotropolis.



Cabramatta Town Centre with Liverpool City Centre in the background.



Planning Priority 12

PLAN FOR AND MANAGE URBAN SERVICES LAND

The Strong and Resilient Economy Map (above) shows the size and locations of industrial and urban services zoned land throughout Fairfield City. Under the District Plan these lands are designated to be reviewed and managed. The largest of these is the Wetherill Park/Smithfield Industrial Precinct which is of national economic significance. It is critical that land use and transport planning provisions retains and manages this area for the future.

This will require Council to collaborate with State planning agencies to ensure that the role and function of this precinct considers wider regional factors affecting the supply of and demand for urban services. Presently, the major considerations include:

- New supply of land for urban services in the Western Sydney Employment Area (WSEA) and Western Sydney Airport (WSA) precinct
- Planning of the route of the Western Sydney Freight Line (WSFL)
- Movement of traditional industry westwards as land in the east is rezoned.

These factors create threats and opportunities for urban-services-zoned land in the Fairfield Local Government Area. It is critical that these are considered as part of local and regional planning processes.

In this regard, Council has recently worked with the Greater Sydney Commission (GSC) on a Western Sydney Urban Services Study. Council will also be undertaking its own employment lands study as part of

the Fairfield LEP 2020 project that will distil the findings of the regional investigations into local planning provisions. These will include the potential for new urban services lands in parts of the Rural Lands Urban Investigation Area in the northern portion of Horsley Park.

Council will address the wider freight and logistics issues, including the potential for new rail sidings as part of the WSFL and the impacts of heavy vehicles and last-mile delivery vehicles and 24/7 freight and logistics traffic, through related processes and transport studies.

This Planning Priority responds to the planning priorities of the Western City District Plan:

W11 Growing investment, business opportunities and jobs in strategic centres.

This Planning Priority responds to the goals of the 2016–2026 Fairfield City Plan:

Theme 4 –
Goal A – Range of resilient businesses.

Theme 4 –
Goal C – Diverse employment and job opportunities.

Planning Priority 12 – Actions

-
- 12.1** Council will continue to work with the Greater Sydney Commission and adjoining councils to review and manage urban services land, including addressing forecast increases in freight and logistics servicing needs.
-
- 12.2** Council will investigate opportunities for existing urban services land that may arise via rail sidings associated with the Western Sydney Freight Line concerning increased job numbers, particularly those allied to the new economy.
-
- 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.
-

GOOD GOVERNANCE – ADVOCACY & CONSULTATION



GOOD GOVERNANCE – ADVOCACY & CONSULTATION



Good governance and leadership ensure that the community has access to information and is able to participate in the development of policies and decisions that affect them. Decision-making, especially in the public sector, must be transparent, objective and accountable. It is important that the LSPS reflects the views of the Fairfield City community, while working within the framework of the NSW planning system (including SEPPs and Local Planning Directions) which provide a line-of-sight back to the Western City District Plan.

The actions in this LSPS will be included in Council's Integrated Planning and Reporting (IP&R) Framework and reflected in the next Fairfield City Plan (Community Strategic Plan), 4-year Delivery Program and 1-year Operational Plan.

Council will monitor and update the priorities and actions in the LSPS to ensure that they continue to reflect the views of the community and any changing priorities from the District Plan.

Council will also continue to advocate for and represent the Fairfield City community with State and Federal Government agencies. This will be achieved through participation in the Western Sydney City Deal and other avenues to ensure that the services and infrastructure relating to land use planning and transport are coordinated in line with the planning priorities and actions identified in the LSPS.

Planning Priority 13:
Ensure a well-engaged and informed community.

Planning Priority 14:
Monitor and report on the delivery of the LSPS actions.

Planning Priority 15:
Review the LSPS to adapt to changing priorities and circumstances.

Planning Priority 16:
Advocate for and represent the Fairfield City community.



Pai Lau gate in Freedom Plaza, Cabramatta



Planning Priority 13

ENSURE A WELL-ENGAGED AND INFORMED COMMUNITY

Community engagement is an essential part of the way Council plans for the City's future. By being a genuine partner with the community, Council is able to achieve the right goals and vision for the City.

Council is equally concerned with ensuring that the community and relevant stakeholders are engaged and involved in the preparation and implementation of the LSPS and the future actions to deliver the planning priorities.

To ensure a well-engaged and informed community, Council will undertake a range of engagement measures and techniques, including promoting the draft documents in print and electronic media, directly liaising with relevant stakeholders and the community, face-to-face meetings, workshops and briefings.

Council will consider feedback received on all engagement activities for incorporation into the final documents and programs.

This Planning Priority responds to the planning priorities of the Western City District Plan:

W21 Preparing local strategic planning statements informed by local strategic planning.

This Planning Priority responds to the goals of the 2016–2026 Fairfield City Plan:

Theme 5 –
Goal A – Decision-making processes are open and transparent.

Theme 5 –
Goal B – A well-engaged and informed community.

Theme 5 –
Goal D – Strengthen relationships through partnerships with our community.

Planning Priority 13 – Actions

-
- 13.1** Council will actively consult and engage the community on strategic land use plans and policies, utilising a diverse range of communication methods and in accordance with the requirements of the Environmental Planning & Assessment Act and Regulation and Council's community engagement strategy (currently in preparation) to ensure that the community's views are considered in decision making and planning.
-
- 13.2** Council will provide the local community with regular feedback about future plans and developments that impact the city.
-



Planning Priority 14

MONITOR AND REPORT ON THE DELIVERY OF THE LSPS ACTIONS

Council is committed to providing transparency to the community and other stakeholders. That is why we have monitoring and reporting procedures for the LSPS.

In addition, we have developed performance measures to oversee the performance of the LSPS actions. The monitoring and reporting procedures are included in the actions of the LSPS and will be incorporated into Council's broader corporate reporting framework.

This means that a clear line of sight is established between the planning priorities and actions in this Local Strategic Planning Statement, the Fairfield City Plan and the Western City District Plan, underpinned by coordinated monitoring and updating.

This Planning Priority responds to the planning priorities of the Western City District Plan:

W22 Monitoring and reporting on the delivery of the plan.

This Planning Priority responds to the goals of the 2016–2026 Fairfield City Plan:

Theme 5 –
Goal A – Decision-making processes are open and transparent.

Theme 5 –
Goal B – A well-engaged and informed community.

Planning Priority 14 – Actions

-
- 14.1** Council will actively monitor and report on the delivery of the LSPS actions through the Integrated Planning and Reporting (IP&R) Framework, including reflecting the actions in the Fairfield City Plan (Community Strategic Plan), 4-year Delivery Program and 1- year Operational Plan.

 - 14.2** Council's Strategic Land Use Planning section will monitor and report on the delivery of LSPS actions through the IP&R process.

 - 14.3** Council will ensure that forms accurately identify the information requirements for development applications to enable monitoring of targets and that this information is recorded in Council's internal Authority (database) to enable the efficient monitoring of development.

 - 14.4** Council will implement a system that enables collected data sets to be extracted for evaluation in both mapped and tabular form for relevant LSPS actions and review.



Planning Priority 15

REVIEW THE LSPS TO ADAPT TO CHANGING PRIORITIES AND CIRCUMSTANCES

Under the relevant legislation, Council is required to review this Local Strategic Planning Statement no later than every 7 years. Council will therefore update the LSPS to reflect the outcomes of and to align with Council's corporate planning.

As this is the first LSPS for Fairfield City, Council has undertaken a number of studies that will form the basis for delivery of the vision: Fairfield 2040 – Shaping a Diverse City. Accordingly, the outcomes of these studies will inform the land use plans and development controls to achieve the vision.

Therefore, the next review of this Statement will reflect the outcomes and recommendations of these studies and the plans and controls which implement them.

Future reviews will need to reflect any implications for actions caused by the outcomes of potential new rail and road infrastructure initiatives that will affect the City.

Likewise, revised versions of the LSPS need to consider the changing community priorities and expectations.

This Planning Priority responds to the planning priorities of the Western City District Plan:

W21 Preparing local strategic planning statements informed by local strategic planning.

This Planning Priority responds to the goals of the 2016–2026 Fairfield City Plan:

Theme 5 –
Goal A – Decision-making processes are open and transparent.

Theme 5 –
Goal B – A well-engaged and informed community.

Planning Priority 15 – Actions

- 15.1** Council will undertake a review and update of the LSPS (including the themes and planning priorities) at a minimum as required by the Environmental Planning and Assessment Act and Regulation.



NYE Illuminate 2018



Planning Priority 16

ADVOCATE FOR AND REPRESENT THE FAIRFIELD CITY COMMUNITY

Council, in exercising its land use and planning functions, will use the planning priorities and actions in this Local Strategic Planning Statement to advocate and represent the Fairfield City community. These will be embedded into Council's corporate planning and reporting processes, which ensure a whole-of-Council approach to realising all aspects of the vision: Fairfield 2040 – Shaping a Diverse City.

This Planning Priority responds to the goals of the 2016–2026 Fairfield City Plan:

Theme 5 – Goal B – A well-engaged and informed community.

Theme 5 – Goal D – Strengthen relationships through partnerships with our community.

This Planning Priority responds to the planning priorities of the Western City District Plan:

W21 Preparing local strategic planning statements informed by local strategic planning.

Planning Priority 16 – Actions

- | | |
|-------------|--|
| 16.1 | Council will continue to develop and maintain effective partnerships between Government agencies, through the Western Sydney Planning Partnership and other forums/groups, and with community groups to achieve the planning priorities and actions identified in the Fairfield City Local Strategic Planning Statement. |
| 16.2 | Council will undertake advocacy on behalf of the community in relation to land use and transport planning matters to achieve the Vision of the LSPS. |



Community celebrations, Cabramatta

IMPLEMENTATION, MONITORING & REPORTING



The LSPS will communicate the long-term 20-year land use strategy for Fairfield City to 2040, which will be actioned through the following Council plans and policies:

Fairfield Local Environmental Plan 2013	The Fairfield LEP is the principal statutory document which establishes the planning controls for Fairfield City. Through zoning, development standards and other local provisions, the LEP provides the legal framework to ensure development is appropriate and reflects the community vision for land use. Council has received significant funding associated with the Western Sydney City Deal to fund the Accelerated LEP Review Program. This is being informed by this LSPS.
Fairfield Development Control Plans	Fairfield DCPs are non-statutory plans that provide detailed planning and design guidelines, and development controls to support the LEP.
Fairfield Strategic Plans & Studies	Fairfield Strategic Plans and Studies provide broader guidance on desired future development and/or planning direction for different locations or sectors of the City. They include detailed research and analysis that may lead to changes to LEP, DCP and development contributions.
Fairfield City Development Contributions Plans	Development Contributions Plans identify and collect contributions towards public infrastructure required as a consequence of development.
Fairfield City Planning Agreements Policy	Planning Agreements are a mechanism for delivery of public benefits above and beyond traditional development contributions.
Fairfield local policies	Fairfield local policies are non-statutory policies that provide a framework for consideration of development on Council-owned or managed land that do not require development approval under the EP&A Act. Typically, this includes exempt development such as temporary use of Council land, applications for outdoor dining and busking activities.

PLANNING PROPOSALS (LEP AMENDMENTS)

Proposed developments which align to the strategic planning direction in the Local Strategic Planning Statement may require changes to land use zoning and/or development standards (such as height of building or floor-space ratio) to occur before a development application can be submitted. In this case, an amendment to the Local Environmental Plan would be required.

Amendments to the LEP are subject to planning proposals in accordance with section 3.4 of the EP&A Act

1979. Planning proposals to amend the LEP may either be prepared by Council or by applicants. Alignment to the strategic direction within the LSPS will be a significant consideration when determining whether an LEP amendment will proceed.

More information on amendments to the LEP can be found in DPIE's 'A guide to preparing planning proposals'.



LSPS ACTION PLAN

This LSPS contains a detailed Action Plan. This sets out the actions, responsibilities, timeframe and monitoring measures to achieve each of the 16 planning priorities identified in the LSPS.

MONITORING AND REVIEW

Council will monitor, review and report on the LSPS to ensure that the planning priorities are being achieved, and will use the existing Integrated Planning and Reporting (IP&R) framework under the Local Government Act 1993 to monitor the implementation of the LSPS.

Council is required to undertake a full review of the LSPS no later than 2027. However, changing circumstances and the benefits of aligning the LSPS with Council's overarching community strategic planning and IP&R framework are likely to require earlier updates of the LSPS.

Regular reviews will ensure that the LSPS reflects the vision the community has for the future of Fairfield City and is aligned to the latest trends and information available about the environment and the community's social and economic needs.

FUNDING AND INVESTMENT

The LSPS will play an important role in Council's resourcing strategy, with preparation of strategies and studies required by this plan funded in the 4-year delivery program and annual operational plans.

Council has received a funding grant from the State and Federal Governments to undertake the Accelerated LEP Review program, which will be informed by this LSPS.

EXISTING GOVERNANCE ARRANGEMENTS AND PARTNERSHIPS

Council will use existing governance arrangements such as reporting to the GSC to support effective approaches to cross-boundary issues. Fairfield City Council recognises the need to work effectively with other councils in the region, and our strategic planning and decision-making will play a role in achieving the objectives of the Western City District Plan. Council also recognises the potential impact that strategically important decisions it makes regarding critical infrastructure, environmental issues, housing, investment and a range of other topics covered in the LSPS may have on the plans of neighbouring councils.

The LSPS also provides a framework for the coordinated action of many other partners in delivery. Council will continue to work hard to establish effective partnerships with State Government agencies and other organisations to support the realisation of the plan.



Bonnyrigg Town Centre

LSPS ACTION PLAN



This LSPS contains a detailed Action Plan. This sets out the actions, responsibilities, timeframe and monitoring measures to achieve each of the 16 planning priorities identified in the LSPS.



Cabramatta Town Centre with Liverpool City Centre in the background.

Short Term
(Years 1-5)
2019-2024

Medium Term
(Years 6-10)
2025-2030

Long Term
(Years 11-20)
2031-2040



COMMUNITY WELL-BEING – HEALTHY & LIVEABLE PLACES

- Planning Priority 1:** Provide housing that accommodates the needs of existing and future residents.
- Planning Priority 2:** Deliver greater housing diversity and affordability to meet the changing needs of the community.
- Planning Priority 3:** Plan for and manage areas identified for future urban development.
- Planning Priority 4:** Provide attractive, healthy, accessible and safe places for the whole community.
- Planning Priority 5:** Protect the City's heritage.

PLANNING PRIORITY	ACTIONS	TIMEFRAME	RESPONSIBLE	MEASURES
Planning Priority 1 Provide housing that accommodates the needs of existing and future residents.	1.1 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.	Short term	Fairfield City Council	Project is completed through IN621-1 – Local Housing Strategy (Accelerated LEP Review Program).
	1.2 Council is investigating the following issues as part of the Local Housing Strategy in relation to secondary dwellings: occupancy rates, demand for car parking, current and potential dwelling supply, impacts on services, site coverage, urban tree canopy cover, urban heat island effect and effects on stormwater runoff.	Short term	Fairfield City	Project is completed through IN621-1 – Local Housing Strategy (Accelerated LEP Review Program).
	1.3 Council will review its Local Environmental Plan and update planning controls to implement the recommendations and directions made in the Local Housing Strategy and reflected in this statement.	Short term	Fairfield City	Project is completed through IN621-13 – Fairfield LEP Review (Accelerated LEP Review Program).



PLANNING PRIORITY	ACTIONS	TIMEFRAME	RESPONSIBLE	MEASURES
	1.4 Council is working with the GSC to deliver Council's medium and long- term housing strategy targets in coordination with the councils within the Western City District, taking into account infrastructure timing and capacity.	Medium to	Fairfield City	Realisation of medium and long term housing targets.
	1.5 Council will monitor, review and update the Local Housing Strategy to ensure it remains relevant.	Medium term	Fairfield City	Number of strategies, plans and policies reviewed and updated. Note: This action will be delivered through the Strategic Land Use Planning Service Statement as identified in Council's Delivery Program and Operational Plan.
Planning Priority 2 Deliver greater housing diversity and affordability to meet the changing needs of the community.	2.1 Council will prepare a Local Housing Strategy in accordance with the Western City District Plan (Planning Priority W5) which will address housing choice and affordability.	Short term	Fairfield City	Project is completed through IN621-1 – Local Housing Strategy (Accelerated LEP Review Program).
	2.2 Council will consider, as part of the Local Housing Strategy, the range of housing needs of the community.	Short term	Fairfield City	Project is completed through IN621-1 – Local Housing Strategy (Accelerated LEP Review Program).



PLANNING PRIORITY	ACTIONS	TIMEFRAME	RESPONSIBLE	MEASURES
	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 to address relevant targets and priorities of the Western City District Plan.	Short term	Fairfield City Council Greater Sydney Commission Other Western Sydney Councils	Project is completed through IN621-1 – Local Housing Strategy (Accelerated LEP Review Program).
	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.	Short term	Fairfield City	Project is completed through IN621-13 – Fairfield LEP Review Accelerated LEP Review Program)
	2.5 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.	Medium term	Fairfield City	Number of affordable housing stock in Fairfield City. Note: This action will be delivered through the Strategic Land Use Planning Service Statement as identified in Council's Delivery Program and Operational Plan.
	2.6 Council will monitor, review and update the Local Housing Strategy to ensure it remains relevant.	Medium term	Fairfield City	Number of strategies, plans and policies reviewed and updated. Note: This action will be delivered through the Strategic Land Use Planning Service Statement as identified in Council's Delivery Program and Operational Plan.



PLANNING PRIORITY	ACTIONS	TIMEFRAME	RESPONSIBLE	MEASURES
Planning Priority 3 Plan for and manage areas identified for future urban development.	3.1 Council will collaborate with GSC, DPIE and Penrith City Council to prepare structure plans and precinct plans for the Horsley Park and Mount Vernon Urban Investigation Area (UIA).	Short to medium term	Fairfield City	Final Horsley Park – Mount Vernon UIA Structure/Precinct Plan (as relevant).
	3.2 Council will collaborate with Greater Sydney Commission, Department of Planning, Industry and Environment and Transport for NSW to investigate Prairiewood Town Centre as a future strategic centre based on the potential future railway station.	Ongoing	Fairfield City	Number of meetings participated in as part of State Government working groups. Note: This action will be delivered through the Strategic Land Use Planning Service Statement as identified in Council's Delivery Program and Operational Plan.
	3.3 Council will examine the potential for other areas for future urban renewal based on the delivery of new regional infrastructure.	Ongoing	Fairfield City	Number of meetings participated in as part of State Government working groups. Note: This action will be delivered through the Strategic Land Use Planning Service Statement as identified in Council's Delivery Program and Operational Plan.
Planning Priority 4 Provide attractive, healthy, accessible and safe places for the whole community.	4.1 Council will undertake urban design studies for key town and neighbourhood centres that deliver attractive, healthy, accessible and safe places in Fairfield, Cabramatta, Smithfield, Canley Vale, Carramar and Yennora.	Short term	Fairfield City	Project is completed through IN621-3 – Urban Design Study (Accelerated LEP Review Program).



PLANNING PRIORITY	ACTIONS	TIMEFRAME	RESPONSIBLE	MEASURES
	4.2 Council will update its Development Control Plans to include tailored development controls which reflect the recommendations and outcomes of the Urban Design Studies and provide attractive, healthy, accessible and safe town centres.	Short term	Fairfield City	Project is completed through IN621-15 – Fairfield DCP Review (Accelerated LEP Review Program).
	4.3 Council will prepare Public Domain Plans for all town centres.	Short term	Fairfield City	Project is completed through IN621-1 – Local Housing Strategy (Accelerated LEP Review Program).
	4.4 Council will implement the Public Domain Plans outcomes and recommendations through Council's works program and place improvements.	Medium to	Fairfield City Council	Public domain works completed in accordance with the Public Domain Plans. Note: This action will be delivered through the Place Management & Economic Development Service Statement as identified in Council's Delivery Program and Operational Plan.
	4.5 Council will encourage high- quality developments in suitable locations with supported infrastructure that improve the local character of the area with a focus on sustainability and technology.	Short term and ongoing	Fairfield City	Community submissions and comments on the quality of new development. Note: This action will be delivered through the Strategic Land Use Planning Service Statement as identified in Council's Delivery Program and Operational Plan.



PLANNING PRIORITY	ACTIONS		TIMEFRAME	RESPONSIBLE	MEASURES
	4.6	Council will encourage design excellence, and ensure that design recommendations in the Urban Design Studies are reflected in the LEP and DCP controls.	Short term	Fairfield City	Project is completed through IN621-13 – Fairfield LEP Review and IN621-15 – Fairfield DCP Review (Accelerated LEP Review Program).
	4.7	Council will collaborate with GSC, DPIE to investigate Prairiewood Town Centre as a future strategic centre based on the potential future railway station.	Short term	Fairfield City	Project is completed through IN621-3 – Urban Design Study, IN1621-7 Open Space Study / Strategy and IN621-21 – Public Domain Plans (Accelerated LEP Review Program).
Planning Priority 5 Protect the City's heritage.	5.1	Council will continue to support heritage conservation through its heritage assistance program and provide access to expert advice and guidance on development involving, or in proximity to, heritage assets and areas.	Project is completed through IN621-	Fairfield City Council Office of Environment & Heritage	Project is completed through the Strategic Land Use Planning Major Program (MPSLUP07 and MPSLUP08) as identified in Council's Delivery Program and Operational Plan. Number of heritage advice provided on development.
	5.2	Council will develop a conservation management plan for each Council owned heritage item.	Medium term and ongoing	Fairfield City	Project is completed through the Strategic Land Use Planning Major Program as identified in Council's Delivery Program and Operational Plan.



PLANNING PRIORITY	ACTIONS	TIMEFRAME	RESPONSIBLE	MEASURES
	5.3 Council will continue to 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.	Ongoing	Fairfield City	Project is completed through the Strategic Land Use Planning Major Program as identified in Council's Delivery Program and Operational Plan.
	5.4 Council will undertake a Heritage Review to identify potential new heritage items and review existing items in the Fairfield LEP.	Short term	Fairfield City	Project is completed through IN621-9 – Heritage Study (Accelerated LEP Review Program).



Fairfield City Extensive Cycle Network.



INFRASTRUCTURE & PLACES – SUPPORTING GROWTH & CHANGE

Planning Priority 6: Ensure infrastructure is aligned to accommodate planned growth and community needs.
Planning Priority 7: Leverage opportunities from major new district infrastructure and services and technological developments.

PLANNING PRIORITY	ACTIONS		TIMEFRAME	RESPONSIBLE	MEASURES
Planning Priority 6 Ensure infrastructure is aligned to accommodate planned growth and community needs	6.1	Council will 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 space and recreation facilities.	Short term	Fairfield City Council	Project is completed through IN621-5 – Community and Open Space Needs Study (Accelerated LEP Review Program).
	6.2	Council will prepare an Open Space Strategy which will address the open space and recreation needs identified in the Community and Open Space Needs Study.	Short term	Fairfield City	Project is completed through IN621-7 – Open Space Study / Strategy (Accelerated LEP Review Program).
	6.3	Council will implement the recommendations of the Open Space Strategy.	Medium term	Fairfield City	Projects are completed through Council’s Delivery Program and Operational Plan.
	6.4	Council will identify priorities for new or enhanced open space, giving consideration to quality, quantity and access to open space and work undertaken by the Office of Sport on District Sport Facility Plans.	Short term	Fairfield City	Project is completed through IN621-7 – Open Space Study / Strategy (Accelerated LEP Review Program).
	6.5	Council will prepare a community services and asset management strategy to provide for future community needs identified in the Community and Open Space Needs Study.	Medium term	Fairfield City	Project is completed through the Asset Management – Strategy Major Program in Council’s Delivery program and Operational Plan



PLANNING PRIORITY	ACTIONS		TIMEFRAME	RESPONSIBLE	MEASURES
	6.6	Council will undertake a Transport Strategy to identify the existing and future traffic and transport infrastructure needs.	Project is completed through the Asset Management –Strategy Major Program in Council's Delivery program and Operational Plan.	Fairfield City Council Roads and Maritime Services/ Transport for NSW Transport for NSW	Project is completed through IN621-8 – Transport Study / Strategy (Accelerated LEP Review Program).
	6.7	Council will update the LEP, DCP and development contributions plans to reflect the outcomes and recommendations of the Transport Strategy.	Short to medium term	Fairfield City	Project is completed through IN621-13 – Prepare Planning Proposal, IN621-15 – Development Contribution Plan Review, IN1621 – Fairfield LEP Review (Accelerated LEP Review Program).
	6.8	Council will update its development contributions plans to incorporate the findings and recommendations of the Community and Open Space Needs Study, Open Space Strategy and Transport Strategy.	Short to medium term	Fairfield City	Project is completed through IN621-15 – Development Contribution Plan Review (Accelerated LEP Review Program).
	6.9	Council will develop, as part of the structure and precinct planning for the Horsley Park and Mount Vernon Urban Urban Investigation Area (UIA), a planning framework to manage future infrastructure needs for the UIA.	Project is completed through IN621- 15 – Development Contribution Plan Review (Accelerated LEP Review Program).	Fairfield City Council Greater Sydney Commission Department of Planning, Industry and Environment Relevant Federal and State Government Agencies	Number of meetings participated in as part of State Government working groups. Note: This action will be delivered through the Strategic Land Use Planning Service Statement as identified in Council's Delivery Program and Operational Plan.



PLANNING PRIORITY	ACTIONS		TIMEFRAME	RESPONSIBLE	MEASURES
	6.10	Council will collaborate with State Government agencies to identify and address short falls in infrastructure provision.	Short term and ongoing	Fairfield City	Number of meetings participated in as part of State Government working groups. Note: This action will be delivered through the Strategic Land Use Planning Service Statement as identified in Council's Delivery Program and Operational Plan.
Planning Priority 7 Leverage opportunities from major new district infrastructure and services and technological developments.	7.1	Council will work with the relevant State Government agencies to ensure transport decisions promote the best outcome for Fairfield City.	Number of meetings participated in as part of State Government working groups.	Fairfield City Council	Number of meetings participated in as part of State Government working groups. Note: This action will be delivered through the Strategic Land Use Planning Service Statement as identified in Council's Delivery Program and Operational Plan.



PLANNING PRIORITY	ACTIONS		TIMEFRAME	RESPONSIBLE	MEASURES
	7.2	Council will undertake a Transport Strategy which will align with State Government transport initiatives and advocate for the best land use and transport outcomes for Fairfield City, including new rail stations along the potential Parramatta to Western Sydney Airport passenger line.	Short term	Fairfield City	Project is completed through IN621-8 – Transport Study / Strategy (Accelerated LEP Review Program). Number of meetings participated in as part of State Government working groups. Note: This action will be delivered through the Strategic Land Use Planning Service Statement as identified in Council's Delivery Program and Operational Plan.
	7.3	Council will investigate opportunities for the shared/adaptive use of open space and other community infrastructure.	Short term and ongoing	Fairfield City	Number of meetings participated in as part of State Government working groups. Note: This action will be delivered through the Strategic Land Use Planning Service Statement as identified in Council's Delivery Program and Operational Plan.



PLANNING PRIORITY	ACTIONS	TIMEFRAME	RESPONSIBLE	MEASURES
	7.4 Council will collaborate with State Government agencies to leverage the best opportunities, including mitigating and/or offsetting impacts for the Fairfield City community arising from major infrastructure projects, including (but not limited to): Western Sydney Freight Line, Parramatta to Western Sydney Airport rail link, Elizabeth Drive upgrade, T-way to Liverpool and Parramatta, and strategic bus routes and upgrades to arterial roads.	Ongoing	Fairfield City	Number of meetings participated in as part of State Government working groups. Note: This action will be delivered through the Strategic Land Use Planning Service Statement as identified in Council's Delivery Program and Operational Plan.
	7.5 Council will work with the State Government to ensure that evolving district facilities (including Western Sydney Parklands, Fairfield Showground, Cabravale Leisure Centre and Aquatopia) continue to provide for both the local and wider community needs with improved connectivity within Fairfield City.	Number of meetings participated in as part of State Government working groups.	Fairfield City Council Greater Sydney Commission Department of Planning, Industry and Environment Other relevant State Government Agencies	Number of meetings participated in as part of State Government working groups. Note: This action will be delivered through the Strategic Land Use Planning Service Statement as identified in Council's Delivery Program and Operational Plan.
	7.6 Council will respond to new technology/initiatives such as electronic charging, artificial intelligence, 5G and renewable energy.	Short to medium term	Fairfield City	Number of new technology and initiatives considered in regards to Fairfield LEP and DCP updates Note: This action will be delivered through the Strategic Land Use Planning Service Statement as identified in Council's Delivery Program and Operational Plan.



PLANNING PRIORITY	ACTIONS		TIMEFRAME	RESPONSIBLE	MEASURES
	7.7	Council will leverage off potential major Western Sydney Airport-related transport infrastructure at Prairiewood Town Centre to evolve a new strategic centre or the City.	Short to medium term	Fairfield City	Number of meetings participated in as part of State Government working groups. Note: This action will be delivered through the Strategic Land Use Planning Service Statement as identified in Council's Delivery Program and Operational Plan.



Family Day Care



ENVIRONMENTAL SUSTAINABILITY

- Planning Priority 8:** Protect areas of high natural value and environmental significance and improve the health of catchments and waterways.
- Planning Priority 9:** Realise the Parkland City Vision.
- Planning Priority 10:** Adapt to natural hazards and environmental impacts.

PLANNING PRIORITY	ACTIONS		TIMEFRAME	RESPONSIBLE	MEASURES
Planning Priority 8 Protect areas of high natural value and environmental significance and improve the health of catchments and waterways.	8.1	Council will prepare a Biodiversity Strategy to identify and ensure the protection of areas of high natural value and environmental significance.	Short term	Fairfield City	Project is completed through IN621-10 – Biodiversity Strategy (Accelerated LEP Review Program).
	8.2	Council will review and update its LEP and DCP to reflect the outcomes of the Biodiversity Strategy and Open Space Strategy.	Short term	Fairfield City	Project is completed through IN621 – Fairfield LEP Review (Accelerated LEP Review Program).
	8.3	Council will review existing, and identify and map additional environmentally sensitive waterways and identify measures to improve the overall catchment health. This will include consideration of updates to LEP & DCP provisions to support this outcome.	Short term	Fairfield City	Project is completed through IN621 – Fairfield LEP Review (Accelerated LEP Review Program).
	8.4	Council will identify and investigate the cost benefits and funding sources for reinstating more natural conditions in highly modified urban waterways; inform local infrastructure contributions plans.	Project is completed through IN621 – Fairfield LEP Review (Accelerated LEP Review Program).	Fairfield City Council Relevant State Government Agencies	Project is completed through the Existing Stormwater Management Major Program as identified in Council's Delivery Program and Operational Plan.



PLANNING PRIORITY	ACTIONS		TIMEFRAME	RESPONSIBLE	MEASURES
	8.5	Council will identify and map areas of conservation significance within the Horsley Park and – Mt Vernon Urban Investigation Area (UIA) and apply the South Creek Urban Design Principles.	Short term	Fairfield City	Number of meetings participated in as part of State Government working groups. Note: This action will be delivered through the Strategic Land Use Planning Service Statement as identified in Council's Delivery Program and Operational Plan.
	8.6	Council will identify opportunities to implement Water Sensitive Urban Design on public and private lands and implement measures that support water conservation.	Short to medium term	Fairfield City	Project is completed through IN621-3 – Urban Design Studies and IN621-6 – Public Domain Plans (Accelerated LEP Review Program).
Planning Priority 9 Realise the Parkland City Vision	9.1	Council will investigate opportunities for agri-business, farmers' markets and food co-ops as part of the Horsley Park and Mount Vernon UIA.	Project is completed through IN621-	Fairfield City Council	Number of meetings participated in as part of State Government working groups. Note: This action will be delivered through the Strategic Land Use Planning Service Statement as identified in Council's Delivery Program and Operational Plan.
	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. Council will consider how this is best supported by updated LEP and DCP and other whole-of-Council programs.	Short to medium term	Fairfield City	Project is completed through IN621-7 – Open Space Study / Strategy and IN621-10 – Biodiversity Strategy (Accelerated LEP Review Program).



PLANNING PRIORITY	ACTIONS	TIMEFRAME	RESPONSIBLE	MEASURES
	9.3 Council will implement the delivery of Blue and Green Grid priorities and identify how these could be best supported in updated LEP and DCP, including priority corridors outlined in the District Plan as well as any other Green Grid connections important to the local area.	Number of meetings participated in as part of State Government working groups.	Fairfield City Council Greater Sydney Commission Department of Planning, Industry and Environment	Project is completed through IN621 – Fairfield LEP Review (Accelerated LEP Review Program).
	9.4 Council will contribute to the delivery of Blue Grid priorities and work to improve the environmental qualities of Chipping Norton Lake and five principal creeks in the east of the City and the tributaries of South Creek catchment in the west.	Short to medium term	Fairfield City	Project is completed through the Strategic Land Use Planning Major Program as identified in Council's Delivery Program and Operational Plan.
	9.5 Council will review the land use planning provisions for waterways and riparian corridors and seek to rezone these from open space to environmental protection where this better reflects the environmental and scenic qualities of these areas.	Short term	Fairfield City Council	Project is completed through IN621 – 13 Prepare Planning Proposal (Accelerated LEP Review Program).
Planning Priority 10 Adapt to natural hazards and environmental impacts.	10.1 Council will align its flood risk planning controls in the LEP and DCP so that the planning provisions are consistent with the planning controls in the upstream and downstream local government areas.	Short term	Fairfield City	Project is completed through IN621-13 – Prepare Planning Proposal (Accelerated LEP Review Program).



PLANNING PRIORITY	ACTIONS		TIMEFRAME	RESPONSIBLE	MEASURES
	10.2	Council will continue to undertake the Floodplain Risk Management Studies and Plans to manage areas susceptible to isolation or risk to property from floods.	Ongoing	Fairfield City	Completion of flood studies. Projects completed through the Flood Mitigation major Program in Council's Delivery Program and Operational Plan.
	10.3	Council will, in collaboration with other levels of government, identify approaches/ opportunities that support reducing emissions and managing energy, water and waste efficiently, in line with the pathways to net-zero emissions identified in the District Plan.	Ongoing	Fairfield City	Project is completed through IN621 – Fairfield LEP Review (Accelerated LEP Review Program).
	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.	Completion of flood studies.	Fairfield City Council	Project is completed through IN621-6 – Public Domain Plans (Accelerated LEP Review Program).
	10.5	Council will identify approaches to expand urban tree canopy cover that address the low levels of existing canopy cover, high levels of exposure to heat, and the vulnerability to extreme heat and heatwaves. Council will consider how this is best supported by updated LEP and DCP and other whole-of-Council programs.	Project is completed through the Strategic Land Use Planning Major Program as identified in Council's Delivery Program and Operational Plan.	Fairfield City Council Greater Sydney Commission	Project is completed through IN621 – Fairfield LEP Review, IN621-3 – Urban Design Studies and IN621-6 – Public Domain Plans (Accelerated LEP Review Program) and IN559 Tree Planting in Parks and Sportsfields and IN173 Street Tree Planting.



STRONG & RESILIENT ECONOMY

Planning Priority 11: Promote a robust economy which generates diverse services and job opportunities.

Planning Priority 12: Plan for and manage urban services land.

PLANNING PRIORITY	ACTIONS		TIMEFRAME	RESPONSIBLE	MEASURES
Planning Priority 11 Promote a robust economy which generates diverse services and job opportunities.	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.	Medium term and ongoing	Fairfield City Council Greater Sydney Commission Department of Planning, Industry and Environment	Data submitted per statutory requirements. Note: This action will be delivered through the Development Assessment Service Statement as identified in Council’s Delivery Program and Operational Plan.
	11.2	Council will collaborate with Health Infrastructure NSW, Department of Planning and other relevant State agencies to investigate a new Health and/ or Education Precinct around Fairfield Hospital in Prairiewood.	Medium term and ongoing	Fairfield City	Number of meetings participated in as part of State Government working groups. Note: This action will be delivered through the Social and Cultural Development Service Statement as identified in Council’s Delivery Program and Operational Plan.
	11.3	Council will consider amendments to the LEP and DCP which facilitate new tourism opportunities (including food tourism) and opportunities for tourist and visitor accommodation.	Short term	Fairfield City	Project is completed through IN621 Fairfield LEP Review and IN621-4 – Business Lands Study Review (Accelerated LEP Review Program).
	11.4	Council will undertake a review of the Business and Employment Land Studies which will consider zoning of land within Fairfield City to promote a robust economy and maximise job opportunities and address the employment targets in the Western City District Plan.	Short term	Fairfield City	Project is completed through IN621-4 – Business Lands Study Review (Accelerated LEP Review Program).



PLANNING PRIORITY	ACTIONS		TIMEFRAME	RESPONSIBLE	MEASURES
	11.5	Council will as part of the Transport Strategy investigate car parking management strategies/ approaches in town centres to ensure viable and accessible centres.	Short term	Fairfield City	Project is completed through IN621 – Fairfield LEP Review and IN621-8 – Transport Study / Strategy (Accelerated LEP Review Program).
	11.6	Council will include provisions in the DCP to deliver improved urban design outcomes and improve the overall appearance of town centres.	Short term	Fairfield City	Project is completed through IN621-3 – Urban Design Studies (Accelerated LEP Review Program).
	11.7	Council will investigate new policies and DCP controls to encourage active streets (outdoor dining) and the night-time economy in town centres.	Short term	Fairfield City	Project is completed through IN621-15 Fairfield DCP Review (Accelerated LEP Review Program).
	11.8	Council will undertake Urban Design Studies for its local centres that incorporate land use and transport approaches which provide both jobs and housing in close proximity to railway stations to promote the 30- minute city.	Short term	Fairfield City	Project is completed through IN621-3 – Urban Design Studies (Accelerated LEP Review Program).
	11.9	Council will continue to work with Federal and State Governments and industry to achieve the best outcomes for Fairfield City arising from the Aerotropolis.	Ongoing	Fairfield City Council	Number of meetings participated in as part of State Government working groups.



PLANNING PRIORITY	ACTIONS		TIMEFRAME	RESPONSIBLE	MEASURES
Planning Priority 12 Plan for and manage urban services land.	12.1	Council will continue to work with the GSC and adjoining Councils to review and manage urban services land, including addressing forecast increases in freight and logistics servicing needs.	Short to medium term	Fairfield City	Number of meetings participated in as part of State Government working groups. Note: This action will be delivered through the Strategic Land Use Planning Service Statement as identified in Council's Delivery Program and Operational Plan.
	12.2	Council will investigate opportunities for existing urban services land that may arise via rail sidings associated with the Western Sydney Freight Line concerning increased job numbers, particularly those allied to the new economy.	Short term	Fairfield City	Number of meetings participated in as part of State Government working groups. Note: This action will be delivered through the Strategic Land Use Planning Service Statement as identified in Council's Delivery Program and Operational Plan.
	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.	Short term	Fairfield City Council Greater Sydney Commission Department of Planning, Industry and Environment	Number of meetings participated in as part of State Government working groups. Note: This action will be delivered through the Strategic Land Use Planning Service Statement as identified in Council's Delivery Program and Operational Plan.



GOOD GOVERNANCE – ADVOCACY & CONSULTATION

- Planning Priority 13:** Ensure a well-engaged and informed community.
Planning Priority 14: Monitor and report on the delivery of the LSPS actions.
Planning Priority 15: Review the LSPS to adapt to changing priorities and circumstances.
Planning Priority 16: Advocate for and represent the Fairfield City community.

PLANNING PRIORITY	ACTIONS		TIMEFRAME	RESPONSIBLE	MEASURES
Planning Priority 13 Ensure a well-engaged and informed community.	13.1	Council will actively consult and engage the community on strategic land use plans and policies, utilising a diverse range of communication methods and in accordance with the requirements of the Environmental Planning & Assessment Act and Regulation and Council's community engagement strategy (currently in preparation) to ensure that the community's views are considered in decision making and planning.	Short term and ongoing	Fairfield City Council	Project is completed through IN621-14 – LEP and DCP Exhibition (Accelerated LEP Review Program). Number of community engagement activities delivered for major planning projects.
	13.2	Council will provide the local community with regular feedback about future plans and developments that impact the city.	Short term and ongoing	Fairfield City	Number of feedback provided in Council's City Life quarterly publication. Note: This action will be delivered through the Strategic Land Use Planning Service Statement as identified in Council's Delivery Program and Operational Plan.



PLANNING PRIORITY	ACTIONS	TIMEFRAME	RESPONSIBLE	MEASURES
	14.1 Council will actively monitor and report on the delivery of the LSPS actions through the Integrated Planning and Reporting (IP&R) Framework including reflecting the actions in the Fairfield City Plan (Community Strategic Plan), 4-year Delivery Program and 1-year Operational Plan.	Short term and ongoing	Fairfield City	Project is completed through IN621 – Fairfield LEP Review (Accelerated LEP Review Program).
	14.2 Council's Strategic Land Use Planning section will monitor and report on the delivery of LSPS actions through the IP&R process.	Short term and ongoing	Fairfield City	Action will be delivered through Council's Annual Reports as part of the Local Government Act requirement under the Integrated Planning and Reporting Framework.
	14.3 Council will ensure that forms accurately identify the information requirements for development applications to enable monitoring of targets and that this information is recorded in Council's internal Authority (database) to enable the efficient monitoring of development.	Short term	Fairfield City	Project is completed through the Development Assessment Service Statement as identified in Council's Delivery Program and Operational Plan.
	14.4 Council will implement a system that enables collected data sets to be extracted for evaluation in both mapped and tabular form for relevant LSPS actions and review.	Short term	Fairfield City	Project is completed through IN621-16 – Council's Urban Planning Performance (Accelerated LEP Review Program).



PLANNING PRIORITY	ACTIONS		TIMEFRAME	RESPONSIBLE	MEASURES
Planning Priority 15 Review the LSPS to adapt to changing priorities and circumstances.	15.1	Council will undertake a review and update of the LSPS (including the themes and planning priorities) at a minimum as required by the Environmental Planning and Assessment Act and Regulation.	Project is completed through IN621- 16 – Council's Urban Planning Performance (Accelerated LEP Review Program).	Fairfield City Council	Project is completed through the Strategic Land Use Planning Major Program as identified in Council's Delivery Program and Operational Plan.
Planning Priority 16 Advocate for and represent the Fairfield City community.	16.1	Council will continue to develop and maintain effective partnerships between Government agencies, through the Western Sydney Planning Partnership and other forums/groups, and with community groups to achieve the planning priorities and actions identified in the Fairfield City Local Strategic Planning Statement.	Short term and ongoing	Fairfield City	Number of meetings participated in as part of State Government working groups. Note: This action will be delivered through the Strategic Land Use Planning Service Statement as identified in Council's Delivery Program and Operational Plan.
	16.2	Council will undertake advocacy on behalf of the community in relation to land use and transport planning matters to achieve the Vision of the LSPS.	Short term and ongoing	Fairfield City	Number of meetings participated in as part of State Government working groups. Note: This action will be delivered through the Strategic Land Use Planning Service Statement as identified in Council's Delivery Program and Operational Plan.

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