


2022-2042

COMMUNITY FACILITIES STRATEGY

DRAFT



This strategy is based on the findings of the Fairfield Community Facilities and Open Space Needs Study completed by Cred Consulting in 2019. The study included an extensive community engagement process, review of demographics and consideration of future community facility and open space needs.



ACKNOWLEDGMENT OF COUNTRY

Gulbanga Ngurragu

Cabrogal gulbangadyu ngurrayin
wadyimanwa Fairfield City
Councila.

Ganunigang wagulra
gulbangadyidyanyi miwanaba
Dharugngai yura.

Fairfield City Council would like to
acknowledge the Cabrogal Clan 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.

MESSAGE FROM THE MAYOR



Community infrastructure plays an important role in providing spaces of social inclusion for all members of our community - where people of all ages, cultural backgrounds and abilities can come together to connect, share, and flourish.

The Community Facilities Strategy 2022-2042 informs Council's programming, management, planning, and provision of community facilities that best serve the needs and interests of our growing community.

Investment in community facilities is part of Council's long-term approach to improve the health and liveability of our City over the next two decades.

Frank Carbone
Mayor of Fairfield City

MESSAGE FROM GENERAL MANAGER



The Community Facilities Strategy 2022-2042 recognises and guides Fairfield City Council's planning for the provision, maintenance and use of current and future community facilities in Fairfield City. The strategy provides specific direction on the community halls, community centres, childcare centres and libraries in Fairfield City and considers this in the context of our community outcomes and growth management strategy.

The vision of the strategy is to enhance the quality of community infrastructure and deliver community facilities that are welcoming, accessible, adaptable, and financially and environmentally sustainable.

Brad Cutts
General Manager

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INTRODUCTION

Research tells us that where people have access to community facilities, services and open space, they are more likely to be resilient, productive, and have a better quality of life. There is also greater social cohesion and sharing of social capital which is a central foundation of the concept of liveability and social wellbeing.

Fairfield City is expected to grow from 2016 by 38,710 people to have a total population of 245,146 by 2036. Growth brings opportunities for revitalised and activated neighbourhoods and planned community facilities have a role to play in this.

The Fairfield City Community Facilities Strategy identifies current and future community facilities as well as reflect on their management to ensure a program that is effective, efficient and sustainable. The strategy provides an evidence base to inform the asset maintenance and development programs and inform Council's resourcing strategy (10 year plan), Delivery Program (4 year plan), Operational Plan (yearly plan) and Development Contribution Plans.

This strategy will provide direction over the next twenty years with periodic reviews that will inform updated Delivery Programs and will ensure the community infrastructure is in place for our community.



Canley Heights Community Centre

HOW DOES THE COMMUNITY FACILITIES STRATEGY FIT WITHIN COUNCIL'S STRATEGIC FRAMEWORK?

Within the next 20 years, the Western Parkland City of Greater Sydney is going to change dramatically around the Western Sydney International (Nancy-Bird Walton) Airport. Planning for this change begins now. Council is currently undertaking a significant number of studies to inform the planning changes that need to be put in place. Figure 1 outlines these projects and how they relate.

The Community Facilities Strategy 2022 has been informed by the Fairfield Community Facilities and Open Space Needs Study 2019.



Figure 1 – Fairfield City Strategic Planning Framework

HOW DO WE PROVIDE NEW FACILITIES TO MEET OUR COMMUNITIES' NEEDS?

 Council Pathways
  Developer Pathways
  Partnership Pathways



SPECIAL RATE VARIATIONS

A number of local community facilities and recreation embellishment have been provided through the application of a time limited special rate variation



ASSET RECYCLING

Open space or facilities that are not meeting community needs for a variety of reasons (ageing, not fit for purpose etc.) can be sold to fund new open space or facilities in line with needs and best practice trends



DEVELOPMENT CONTRIBUTIONS

New development generates additional demand which can be funded by contributions collected over time through Council's s.7.11 Direct Contributions plan



VOLUNTARY PLANNING AGREEMENTS

Landowner initiated planning proposals can deliver community benefits such as community facility floor space and open space either through monetary or in-kind contribution



GRANT FUNDING

Federal and State programs often provide opportunities to fund capital works and land acquisition



PARTNERSHIPS

Partnering arrangements with government, private or not for profits, including Public Private Partnerships and shared use of school facilities to deliver needed community infrastructure





DEVELOPER CONTRIBUTIONS

New development generates additional demand which can be funded by contributions collected over time through Council's Development Contribution Plans.

VOLUNTARY PLANNING AGREEMENTS (VPA)

VPA's entered into with landowners is one avenue for new community facilities. VPA's are useful for larger greenfield sites (development applications) and larger urban renewal sites in and around town centres (planning proposals).

GRANT FUNDING

Council may apply to Federal and State Government for funding to build new centres or embellish older centres. Programs include Start Strong or Stronger Communities funding.

PARTNERSHIPS

Council may partner with other organisations such as Government or private or not for profit organisation's to develop new facilities. An option may be to partner with the NSW Department of Education to build a hall or sport facility on a school site that permitted community use. Council may also partner with a State agency to provide a facility through a State asset such as the Station Masters Cottage at Fairfield Station.

PRINCIPLES OF PROVISION

1. A FOCAL POINT FOR COMMUNITY

In growing and diverse communities such as Fairfield City, community facilities play a key role as the 'heart' of the community, providing places to meet, learn and collaborate.

Community facilities therefore contribute to the vitality of Fairfield City's town centres and local identity. They should have distinctive architecture, reflect local stories and culture and also be inviting in terms of their look and feel.

Good design is critical to provide the community with inspiring and welcoming buildings that encourage people to enter and stay. Community facilities such as community hubs, libraries, arts and cultural facilities can be multistorey, should have a ground floor presence and strong interface to the street with plenty of natural light.

Regional facilities should have access to outdoor areas such as a plaza, community garden or rooftop open space which creates a civic focal point for the community.

Local facilities should have access to a fenced outdoor area or courtyard to enhance the suitability and appeal of the space for uses such as playgroups, events and private functions. When not being hired, the wider community can also access play equipment in these spaces.



Fairfield Youth and Community Centre

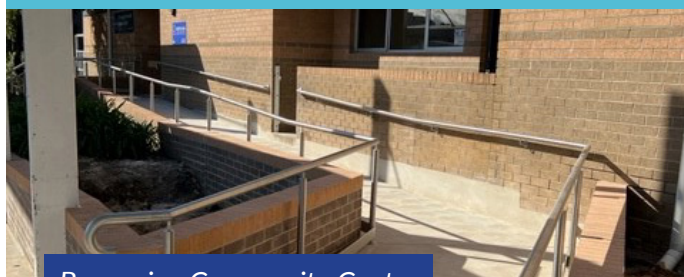
2. ACCESSIBLE, AFFORDABLE AND INCLUSIVE

The most active and vibrant community facilities in Fairfield City are those that are easily accessible, affordable and inclusive.

It is important that future facilities are located in town and neighbourhood centres. This approach ensures that facilities are convenient and easy to visit during a single trip to multiple destinations. Locating community facilities in town centres also increases the levels of activity and sense of safety.

Affordability of programs and venue hire fees is particularly important to the Fairfield City community. Subsidies are made available for not-for-profit and community groups that are providing services to the community, while higher rates should be charged for commercial hirers to offset these subsidies.

In addition to being accessible and affordable, community facilities should also be inclusive, promoting principles of universal design. Considerations include not only the building, but also furnishings with easy stack chairs and wheeled tables making it much easier to move and use for people with limited strength or mobility. In regional facilities the provision of adult change tables as well as accessible shower and washing facilities should be considered to provide dignity to visitors who may be elderly or with disability, as well as people who are experiencing homelessness.



Bonnyrigg Community Centre

3.

MULTI-PURPOSE, ADAPTABLE AND CO-LOCATED

Community facilities should be multi-purpose and co-located with a range of services and spaces, designed to be adaptable to meet diverse and changing community needs.

Multi-purpose community hubs that co-locate a range of community facility functions are a key trend in community facility planning. Hubs combine multiple facility types, such as a community hall, library, creative uses or indoor courts. What this means is that facilities are getting larger and more centralised, rather than smaller and more dispersed. They are being delivered as vibrant, civic spaces in central town centres that are easy to access by public transport and are connected to other points of interest such as medical services, shops, parks or plazas. This enables visitors to access all of their service needs in the one location. It also promotes collaboration, coordination and referrals between services. The hub model is also a more efficient model for Council facility and service delivery.

Even when delivering smaller community spaces, best practice is to combine different uses to maximise the utilisation of the facility and also share car parking and amenities. This could mean creating a multi-purpose hall that can be broken down into smaller rooms, or co-located with a library or community office accommodation.

While regional and district facilities should always be located within a major centre, close to public transport, local facilities, which meet the day to day needs of immediate surround communities may be co-located with a local park, child care centre, school or shopping village.

4.

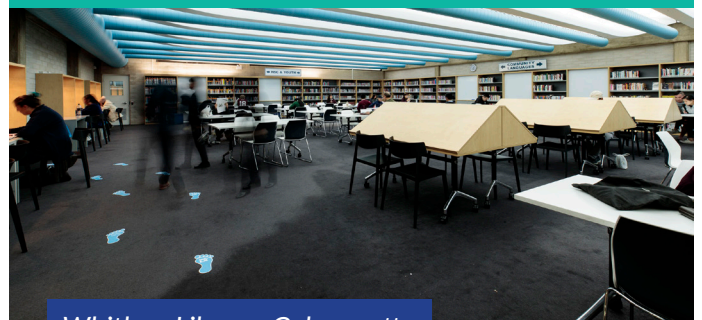
PLACES FOR LEARNING, CREATIVITY AND ENTREPRENEURSHIP

Community facilities such as libraries and multi-purpose community hubs in Fairfield City are an important place for our aspirational community to learn, be creative and be entrepreneurial.

Future library and multi-purpose community hubs should be a destination for the community to meet, as well as to provide spaces that support cultural activities, learning experiences and social well-being.

Increasingly, the modern library is a creative library with a focus on interactive learning and knowledge creation. Dedicated, flexible and adaptable spaces are needed to provide programs such as Studio 2166, an audio and video production studio, the Workary, and Fairfield HQ, a space for co-workers and start-ups who want to explore their business ideas.

Consideration within all community hubs should be given to designs that enable creative uses such as artist studios, music studios, ceramic spaces, arts and craft workspaces, as well as to provide access to technology and resources such as 3D printing, Virtual Reality (VR). Places to socialise including lounges and cafes are also becoming an integral part of library and community hub design.



Whitlam Library, Cabramatta

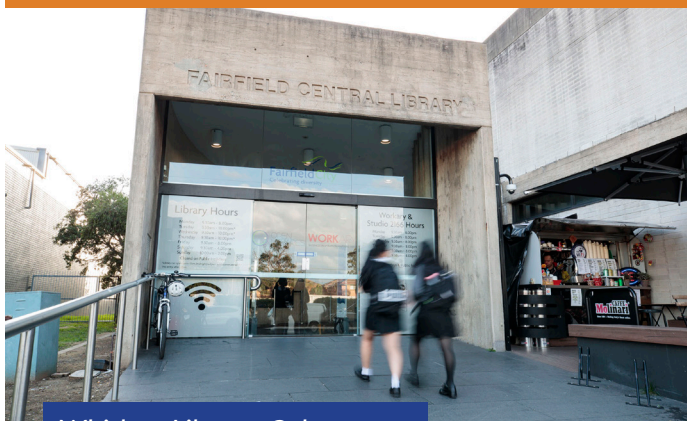
5. SUSTAINABLE - ENVIRONMENTALLY AND ECONOMICALLY

When planning for and designing new or upgraded community facilities, it is important to not only think about the cost to build a facility, but also the cost to run that facility over its lifetime.

Reducing a building's environmental footprint through features that reduce water and energy usage (e.g. solar panels, batteries and water tanks) and waste production can lower operating costs and have ongoing economic benefits. It is also an opportunity for Council to lead by example through the incorporation of emerging sustainable technologies.

Community facilities should also be financially sustainable. Consideration needs to go beyond the initial capital investment of designing and building a facility, to also consider the ongoing costs of running the facility over its lifetime.

The most efficient buildings can be the most architecturally interesting buildings, with the Whitlam Library at Cabramatta a local example. The Seidler designed building opened in 1976 and has demonstrated considerable flexibility in its internal spaces to allow not only seamless expansion during the 1990s, but also adaptability to emerging technology and uses that have recently been introduced and never imagined when first designed.



Whitlam Library, Cabramatta



ABOUT OUR COMMUNITY FACILITIES:



COUNCIL HAS 56 COMMUNITY FACILITY BUILDINGS including halls and meeting rooms, offices, childcare, libraries, arts and cultural facilities, and leisure centres

340,122 USERS in our community halls in 2018/2019



1.25 MILLION VISITORS to our leisure centres in 2018/2019

394  Early Learning Centre places

AND

134  preschool places

\$6,505,000 budgeted on upgrading and renewing community facilities in 2018/2019



859,067 VISITS  to our libraries in 2018/2019

AN AVERAGE BUILDING AGE OF 44 YEARS with one building dating back to the late 1800's.



COUNCILS COMMITMENT TO COMMUNITY FACILITIES

2021/2022



- » Opened the new showground pavilion in May 2022. Its features include a 1,000 seat grandstand, five private viewing boxes ranging from 20-28 seating capacity on level 2, the Alan Young Room for spectators and private events on level 1, kitchen and canteen facilities, ticket booth and change rooms



- » As part of a Voluntary Planning Agreement with Land and Housing a new community centre is being built on the Newleaf Estate. It will have a large hall, 4 meetings room of different sizes, an office, kitchen facility, Men's shed and community garden and will be opening late 2022

2020/2021



- » Launched in February 2021 the New Fairfield Library, which included a children's area, games room with latest technology, soundproof central meeting spaces and on-site café



- » Fairfield HQ – A business hub opened in November 2021



- » New Wave Pool at Prairiewood Leisure Centre opened in November 2021
- » Upgrade to Bonnyrigg Community Centre to improve accessibility. Accessible ramp for Tasman Pde Child Care Centre

2019/2020

- » Constructed the Bossley Park Preschool, increasing capacity to 40 places for children



- » Continued works at Fairfield Showground to transform it into a Regional Multicultural and Sporting Centre of Excellence, including new awning, AFL/event field, synthetic football field, and elite football field



- » Refurbished the Children's area at Whitlam Library, including new joinery and flooring, interactive screen and projector, lego, and tactile walls
- » Constructed shade cloths and play equipment such as sandpits, bike paths, and slides at various preschools across the City such as Fairfield Preschool, Marlborough Preschool, Smithfield West Preschool, Bossley Park Preschool, Mobile 2 Preschool (Cabravale Leisure Centre) and Tasman Parade Preschool
- » Constructed an accessible toilet block at the Fairfield City Museum and Gallery as part of Council's commitment to Disability Inclusion

2018/2019



- » Opened Studio 2166, a creative digital space for sound and video recording at Whitlam Library



- » Constructed and installed the Fishpipe, 3-Lane Racing Slides and Rocket Drop at Aquatopia, Prairiewood
- » Renewed toilet at Fairfield Community Hall to improve accessibility as part of the Disability
- » Upgrade program to ensure community facilities meet standards required by legislation
- » Upgraded the Babies Pool at the Fairfield Leisure Centre
- » Created the outdoor environment at Wakeley Childcare Centre, including replacement of softfall and synthetic grass
- » Two new centres built (Canley Heights in 2014 and Fairfield Youth and Community Centre in 2015)



Cabramatta Community Hall

MULTIPURPOSE FACILITIES

A multipurpose facility typically co-locates a range of different facilities and functions such as a library, community centre, community hall, early childhood centre or an early learning centre (formerly known as Baby Health Centre). Council has a number of these multipurpose facilities throughout key town centres such as Cabramatta Community Centre which includes office, meeting spaces, community hall, preschool, seniors centre, library and early childhood service.

COMMUNITY HALLS AND MEETING ROOMS

Community halls are generally single-use venues that can be hired by the community for events. They often include a stage or sprung floor.

Council has a number of meeting rooms located within these venues. Meeting rooms are hireable spaces typically with a capacity of 10 to 20 people. They can be used for small community workshops, education and training such as English conversation or computer classes as well as areas for quiet study or collaboration.

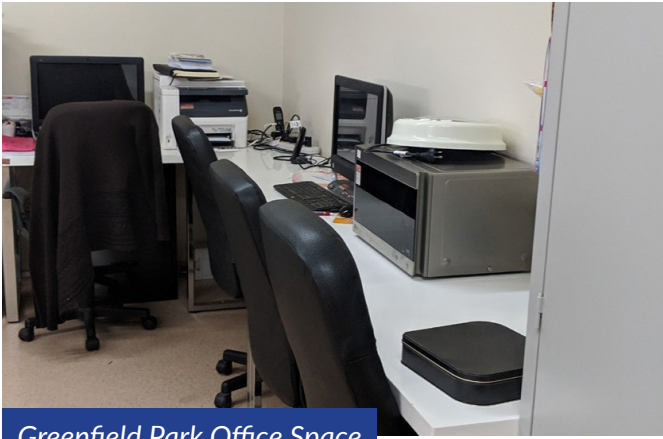
Council's Community Centres and Halls are not staffed; however, a common design feature is that they have either one or more office spaces. Over time with technology advancements these office spaces may better serve as shared "work" spaces offering a range of people access to internet and offices for entrepreneurial or community service delivery.



Fairfield Community Hall



Cabramatta Community Hall Meeting Room



Greenfield Park Office Space

COMMUNITY OFFICE ACCOMMODATION AND SERVICE PROVISION SPACE

Council provides office accommodation and service provision space to 37 community groups in the Fairfield City area. Services either use the accommodation for offices such as Southwest Connect or service provision such as The Parks Network.

Council's approach to leasing facilities to community organisations is to maximise community benefit in line with the Fairfield City Plan.

Council has three types of leasing arrangement for office facilities:

- Three year leases established through Expression of Interest (EOI) process managed by Council's Asset team
- Longer term leases established through historical agreements and
- Commercial leases established through and managed by Council's Property team.

All leasing arrangements need to be reviewed and established in a consistent manner. A clear outcomes measurement framework should be developed in partnership with community organisations within Council's premises to identify their services and achievements so that Council can ensure that community benefit is maximised.

Within Fairfield City are some 110 community services operating in commercial and other office accommodation. There are 42 organisations outside of Fairfield City providing services to our residents. Any new applications for services in Council's facilities should consider current local identified needs.



Villawood Senior Citizens Centre



ARTS AND CULTURAL FACILITIES

These can include creative/maker space (places for the community to learn, and create), art gallery and exhibition space (places to experience art), artist's studios (subsidised rental space for visual arts, music and writing) and performance space.

Council has some specific purpose-built sites such as the Fairfield School of Arts which provides a small theatre and houses the Powerhouse Youth Theatre.

The Fairfield City Museum and Gallery was established in 1983 and includes exhibition space, an artist in residence program, a vintage village and a heritage collection. Consideration is being given to an upgrade to the Slab Cottage at Chifley Street, Smithfield including reviewing the role of the cottage, heritage research for interpretation, access, and signage.

Westacott Cottage, Canley Vale built in 1886, by William Westacott is an example of a Victorian

period masonry cottage and is unique in the area. Fairfield City Arts and Crafts operate from the cottage and provides art and craft activities and a small shop selling the locally created wares.

Increased facilities for art and culture was identified in the 2019 Needs Study. These include additional built space for a theatre and a creative arts centre with spaces for artists to work (supported by the Fairfield City Museum and Galleries Strategic Plan). There are opportunities for Council to promote existing facilities and explore other options to maximise spaces for creative arts and cultural uses. The Brian Wunsch Centre, in Wakely has an art room space for community hire.

There may be future opportunities to further develop the Fairfield Town Centre providing options for the growth of arts and cultural facilities.

COMMUNITY FACILITIES SPACE IN FAIRFIELD CITY 2021

Community halls are generally single-use venues that can be hired by the community for events. They often include a stage or sprung floor.

Council has a number of meeting rooms located within these venues. Meeting rooms are hireable spaces typically with a capacity of 10 to 20 people. They can be used for small community workshops, education and training such as English conversation or computer classes as well as areas for quiet study or collaboration.

Council's Community Centres and Halls are not staffed; however, a common design feature is that they have either one or more office spaces. Over time with technology advancements these office spaces may better serve as shared "work" spaces offering a range of people access to internet and offices for entrepreneurial or community service delivery.

Total community facilities space in June 2020 is:

HALLS AND MEETING ROOMS 6,077m²

MULTIPURPOSE COMMUNITY CENTRE 3,647m²

OFFICE ACCOMMODATION 3,246m²

ART AND CULTURAL SPACE 2,380m²

TOTAL 15,350m²

FUTURE COMMUNITY FACILITIES SPACE BY 2036

Benchmarks are an indicative guideline for the type of community facilities required by population. They are not the only determinant for what is required and should be considered alongside community engagement and research.

By identifying our current provision, we are able to consider our future needs. Within Council's Direct (7.11) Development Contributions Plan 2011 Council has nominated the benchmark of 80m² per 1,000 people based on the 2008 Bonnyrigg Social Impact Assessment by Stubbs and Associates. This is the standard used in a number of Local Government Areas including City of Parramatta, Cumberland and Blacktown.

Community Facility floor space to meet existing demand (2021) requires an additional 5,200m² by 2036 across the eastern half of the City. This is based on the benchmark of 80m² per 1,000 people. The centres of additional need are:

FAIRFIELD 1,000m²

VILLAWOOD 700m²

SMITHFIELD 2,000m²

CABRAMATTA 1,500m²

The purpose of community facilities, be it halls and meeting rooms, new or expanded multipurpose community centres or office accommodation is best determined through monitoring trends in unmet community demand. Future Census's, every five years, will determine changes in benchmark shortfalls, reflecting demographic changes and development over the last five year period.

It is recommended that Council consider a new cultural facility / performing arts centre within Fairfield City Centre (either stand alone or an extension to existing facilities in Harris Street) with a seating capacity of more than 400 people. This need is based on the Growth Centre Commissions benchmark of 1 regional arts facility per 100,000 people noting Fairfield's diverse community exceeds 200,000 people.

EARLY LEARNING CENTRES

Early learning centres provide care to children 0–5 years. They include service models such as Long Day Care (LDC), Multipurpose (includes LDC and preschool), Preschool, Mobile Preschool, Occasional Care and Family Day Care. Providers include Council, NSW Department of Education, not for profit community organisations and private for profit providers.

Council owns and manages five long day care centres, four multipurpose centres and five preschools and a family day care service. They also provide accommodation for two community based long day care centres, one preschool and one occasional care service.

CURRENT CHILDREN'S SERVICES

There are currently 119 early education and care services in the Fairfield City, of which 15 are provided by Council. A range of services are provided, with:

- 74 long day care centres
- 21 stand alone OSHC centres
- 13 stand alone preschool centres
- 11 registered family day care providers, including Council's scheme.

At 13 of the long day care centres, OSHC and/or preschool services are also offered. These would be considered Multipurpose centres. Council's Mobile 2 Preschool service is considered as one centre but operates from two locations at Cabramatta Public School and Cabravale Leisure Centre.

As shown in the map, services are focused at the eastern and central portions of the LGA, with only five services provided west of Bossley Park. The limited services in the western portion of the LGA is likely due to that area being the location of Western Sydney Parklands, as well as having large areas of industrial land. Comparatively, potential new early education and care services are mostly located at the central portions of the LGA as well as three services proposed in the western portion of the LGA where there is currently only one service.

FUTURE CHILDREN'S SERVICES

Data from Cordell Connect, the largest property database in Australia, developed by CoreLogic, and Council's Development Planning team was used to understand the potential future supply of early education and care across the Fairfield City.

This data identified 20 potential new centres (likely long day care or preschool) in Fairfield City at various stages in the planning and construction process, as follows:

- One application for a centre is being assessed by Council
- One centre is under construction
- 18 centres have received development approval.

The data shows there could be 1,279 future places located in Fairfield City. This includes a centre in Abbotsbury, which currently does not have any centres. It also includes four additional centres in Smithfield, which may see increased development and population growth.

The delivery of these additional places relies on the 18 approved centres moving to construction stage. Development applications are required to be actioned within three years. These potential services are included in the map.

This map displays the geographical distribution of early education and care services within the Fairfield Local Government Area (LGA). The map includes labels for various suburbs such as Horsley Park, Wetherill Park, Greenfield Park, Bonnyrigg, Pritichard, Cabramatta, and Fairfield Heights. A legend in the bottom left corner identifies the symbols used: a black outline for the Fairfield LGA boundary, purple dots for existing services, and red dots for potential future services. Major roads like the M7, M8, and T8 are also shown.

PRESCHOOL - NON-COUNCIL AND COUNCIL (2021)

Of the nine preschools that provide vacancy information, all indicate that they have no current vacancies. Only one centre provided an indication of its waitlist period, which was one year.

Council also has limited vacancies at its preschools, with five out of six centres operating at above 90% utilisation and the remaining centre operating at 86% utilisation. This indicates that Council preschools are likely to have limited vacancies.

OSHC - NON-COUNCIL

Of the 20 OSHC services providing vacancy information, only one centre indicates that it has no vacancies.

Three long day care centres also provide OSHC services for children aged 5-12 years. Of these, two have no vacancies and one has vacancies across all days.

LONG DAY CARE CENTRES WITHOUT VACANCIES

0-2 YEARS 45%

2-3 YEARS 34%

3-5 YEARS 30%

PRESCHOOLS WITHOUT VACANCIES

100%

OSHCs WITHOUT VACANCIES

5%

EARLY EDUCATION DEMAND ANALYSIS

LONG DAY CARE AND PRESCHOOL PROVISION RATES

Analysis of provision rates can be helpful in providing an initial indication of areas which may have a significant under or over provision of children's services. More detailed analysis is always required to support any decision making about gaps and duplications in service provision. A conservative starting point is to use a provision rate of one place for every three children. This is based on standard rates used by several councils and in community needs assessments for development proponents, as well as:

- City of Parramatta's Draft Community Infrastructure Strategy 2019, which has a provision rate of one place for every 2.5 children aged 0-4 years.
- City of Sydney's Development Contributions Plan 2015, which has a provision rate of one place for every 2 children aged 0-4 years.

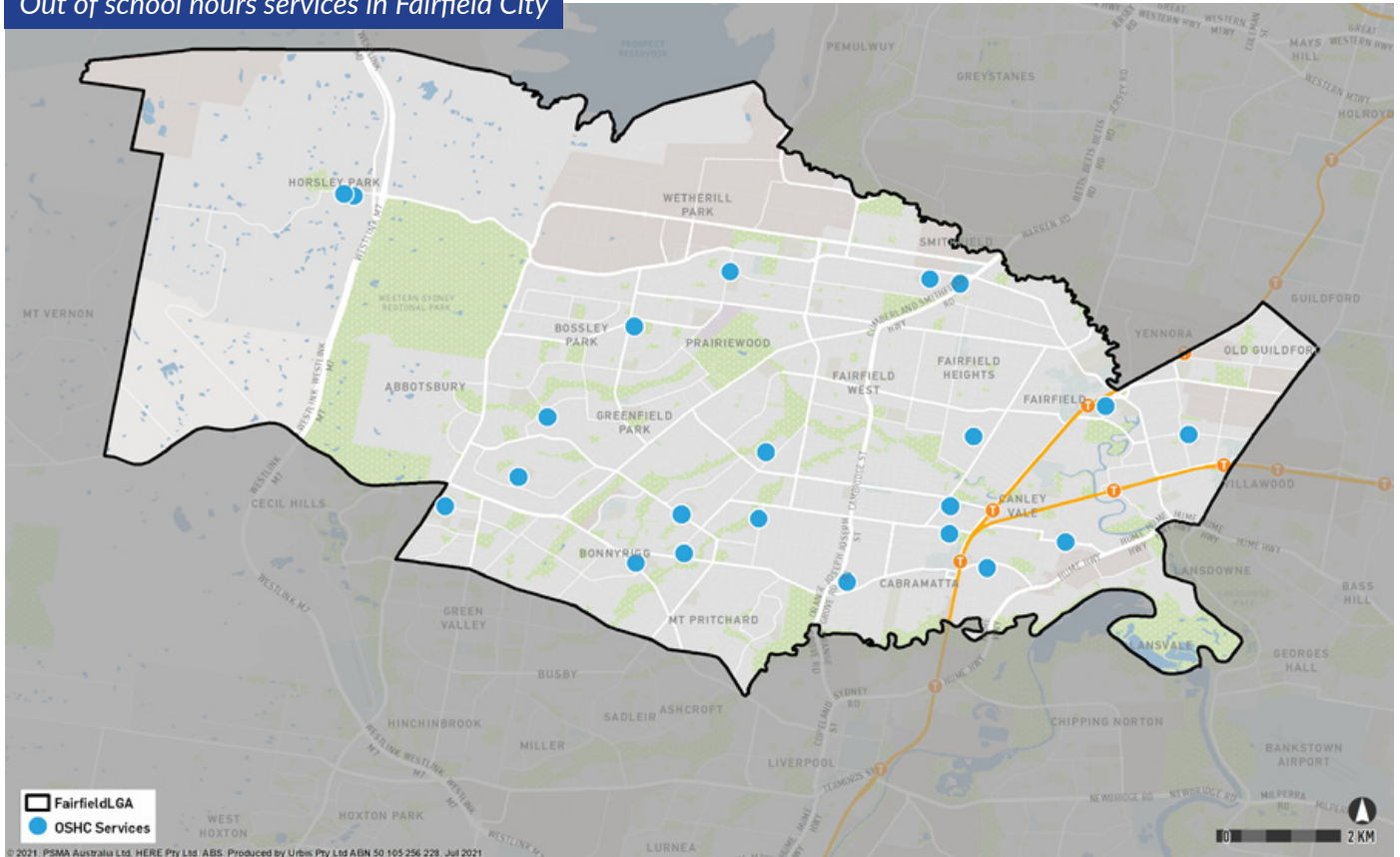
POTENTIAL AREAS OF OVER PROVISION

Where areas have a provision rate of less than one place for every three children, they may have an over provision of services. Based on this analysis, there is potential over provision of services in:

- Bonnyrigg Heights
- Edensor Park
- Greenfield Park
- Old Guildford - Yennora
- Prairiewood
- Smithfield
- Wetherill Park.

Parts of Yennora and Smithfield are in Cumberland LGA and part of Villawood is in Canterbury-Bankstown LGA. These suburbs may have additional early education and care services that are outside the Fairfield City boundaries, impacting calculations of their provision rates.

Out of school hours services in Fairfield City



OUT OF SCHOOL HOURS CARE

There are currently 21 OSHC services provided in the City of Fairfield and a further five long day care centres that also provide OSHC services. These are included on the map.

OSHC PROVISION RATES

OSHC provision rates are not as widely defined as long day care and preschool provision rates. City of Parramatta's Draft Community Infrastructure Strategy 2019 provides a OSHC benchmark for children aged 5-11 years which is one place per 2.7 children. This benchmark is used to calculate potential under or over provision of OSHC services for Fairfield City.

OSHC DEMAND ANALYSIS

The following Fairfield City suburbs have no provision of OSHC;

- Abbotsbury
- Cabramatta West
- Canley Heights
- Carramar
- Edensor Park
- Fairfield Heights
- Fairfield West
- Lansvale
- Mt Pritchard
- Old Guildford
- Prairiewood
- St Johns Park
- Villawood

While the benchmarking analysis shows under provision of OSHC services in Fairfield City, the vacancy data found that only 5% of OSHC services reported having no vacancies online.

OSHC PROVISION RATES

Potential areas of under provision

Where areas have a provision rate in long day care of significantly more than one place for every three children, they may have an under provision of services. Suburbs in Fairfield City that may have higher levels of demand for children's services are outlined in the table below along with recommendations.

ACTIONS

Suburb	Current provision considerations	Recommendation to increase supply
Fairfield, Fairfield Heights and Fairfield West	<p>Fairfield is the service centre for Fairfield Heights and Fairfield West, which are all planned for density and population increases.</p> <p>The areas surrounding Fairfield already appear to be undersupplied with long day care places. This need will grow over the coming years, as the number of children in the area increases.</p>	<p>Work with developers and early education and care providers to create 150-200 additional long day care places in this area.</p> <p>Advocate to the Department of Education to explore opportunities to provide an additional OSHC service in Fairfield, Fairfield Heights or Fairfield East to help with future demand for OSHC services in this area.</p>
Cabramatta	<p>Cabramatta is the main service centre for Cabramatta Heights and Cabramatta West. Cabramatta is planned for density and population increases. The centre may also serve some early education and care needs for parents working in Cabramatta.</p> <p>The areas surrounding Cabramatta already appear undersupplied with long day care places. This need will likely increase to 2036 and beyond as the number of children in Cabramatta, Cabramatta West and Cabramatta Heights continues to grow.</p>	<p>Work with developers and early education and care providers to create 300 – 350 additional long day care places in this area.</p> <p>Monitor vacancies at existing OSHC services over the next five years to determine if an additional service is needed to meet the needs of the future population.</p>
Villawood, Carramar and Fairfield East	<p>Villawood and Carramar are local centres with train stations and small retail offerings. Fairfield East is located centrally to the two centres. The suburbs are all planned for density and population increases.</p> <p>The suburbs already appear to be under supplied with long day care and OSHC places.</p>	<p>Work with developers and early education and care providers to create 150 -200 additional long day care places in this area.</p> <p>Work with the Department of Education to explore opportunities to advocate for additional OSHC service in this area.</p>
Canley Heights and Canley Vale	<p>Canley Heights is a local centre. It supports the neighbouring residential suburb of Canley Vale. The suburbs have a train station and two public primary schools.</p> <p>Canley Heights appears to be undersupplied with long day care and OSHC.</p>	<p>Work with developers and early education and care providers to create around 100 additional long day care places in this area.</p> <p>Advocate to the Department of Education to explore opportunities to provide an additional OSHC service in this area.</p>

Bonnyrigg	<p>Bonnyrigg has a current undersupply in the provision of long day care places. However, there are three centres approved to be built in the area, providing a combined total of 165 places. The construction of these services will likely meet future demand in the suburb.</p> <p>Bonnyrigg is also projected to experience one of the highest levels of growth in the number of children aged 5-11 years. This will likely place demand on OSHC services, which are already undersupplied in the area.</p>	<p>Monitor the progress of the three approved development applications for early education and care services planned for Bonnyrigg over the next three years.</p> <p>Advocate to the Department of Education to explore opportunities to provide an additional OSHC service in Bonnyrigg</p>
Other	<p>Lansvale and Wakeley are other suburbs that currently show existing and/or future need for long day care places.</p> <p>Bossley Park and Mount Prichard have no existing or very low provision of OSHC services with high proportions of children aged 5-11 year (950 children or more) compared with other suburbs in the LGA. All three suburbs are also projected to experience a small proportion of growth in this age group.</p>	<p>Monitor demand for places in Lansvale and Wakeley and work with developers and early education and care providers to create additional places if needed.</p> <p>Advocate to the Department of Education to explore opportunities to provide additional OSHC services in these Bossley Park and Mount Pritchard.</p>

0-2 PLACES

There is a need for additional places for 0-2 years across Fairfield City. A recent survey (June 2020) of all providers identified that few centres catered for 0-2 places. For example, in Council Early Learning Centres there is a total of 380 places for 0-6 years of which 52 (16%) are available for 0-2 years. Family day Care services also provide care for 0-2 years.

PRESCHOOL

Council and the Department of Education are the main providers for preschool in Fairfield City. There is one community-based centre run from a Council premise. There is potential for Council to expand its role in the provision of preschool through expanding existing Early Learning Centres. Potential sites include Cabramatta Early Learning Centre and the Wakeley Early Learning Centre. There is ample space on both sites to accommodate a preschool education facility. Council currently runs a local mobile preschool out of the Cabravale Leisure Centre and has a lengthy waiting list. They also run multipurpose services through their Early Learning Centres.

FAIRSTART EARLY INTERVENTION

Council runs Fairstart Early Intervention, a NDIS provider for early childhood up to 10 years. The service provides speech pathologists, occupational therapists, specialist teachers and other support professionals working together to give children in Fairfield City a fair start.

The demand for current services outweighs the buildings capacity to cater for increased service provision. Longer term the service requires a building that can provide four therapy rooms to meet current and future needs of the service.

LEISURE CENTRES

Council has three leisure centres which include indoor and outdoor recreation and can include facilities such as indoor sports courts, indoor and outdoor pools, gym facilities as well as program rooms and meeting rooms.

Prairiewood Leisure Centre is an example of a best practice leisure centre.

A wave pool with learn to swim functionality opened in 2021. A new multipurpose regional indoor sporting complex is planned for the showground subject to funding. The Cabravale Leisure Centre Masterplan has identified the centre as a health and wellness precinct. The Open Space and Recreation Strategy has addressed future plans for the leisure centres. Further opportunities for the leisure centres include;

- 24 hour gym at Prairiewood and Cabravale Leisure Centres,
- outdoor dry recreation activities and,
- redevelopment of the outdoor area at Prairiewood Leisure Centre.

LIBRARIES

Libraries are important places, “third places”, for the community to access resources such as the Internet, printers and photocopiers, books as well as programs and classes. The role of the traditional library is changing, with libraries increasingly seen as a creative community space. Whitlam Library is an example of a best practice library.

Libraries

Council currently operates libraries at Cabramatta, Bonnyrigg, Wetherill Park, Smithfield and Fairfield. They are used for internet access and access to books, newspapers and technology including computers and printers, self organised meetings and classes, and are focal points for the community. Knitting, sewing, other crafts as well as services for the homeless operate out of the libraries.

In 2021 Council opened the new Fairfield City Library in Hamilton Road increasing our library provision of floor space by 600m². Council has

future plans to expand this library to an additional floor in the building, creating a two story library facility.

Fairfield HQ opened in November 2021 in the old library premises on Barbara Street. It provides a business hub and supports businesses of all sizes and sectors.

Benchmarks for Libraries

Based on Library benchmark:
NSW State Library People Places
Benchmark is 28m² per 1000 people

Year	Total population	Total Floor Space
2021	209,030	5,852
2036	245,146	6,864

Currently there is 5,483m² of library space. As our population grows and the needs of the community increase we have identified an additional 2000m² will be required.

Library	Current size m ²	Additional m ²	Total Floor Space by 2036
Bonnyrigg	580	500	1080
Fairfield	1000	1000	2000
Smithfield	163		163
Wetherill Park	740		740
Whitlam	3000	500	3500
Total	5483	2000	7483

LIBRARIES AS A THIRD SPACE: WHITLAM LIBRARY, CABRAMATTA

Whitlam library is an example of how the boundaries of the traditional library can be pushed to deliver services that actively respond to community needs. Within the footprint of a 3,000m² library, recent renovations and creative re-use of spaces has seen the inclusion of ‘the Workary,’ ‘Studio 2166’ and a VR technology space. These additions provide space for the community to make best use of the library’s resources to develop business ideas, get creative in the studio to produce music and video, as well as learn and trial the very latest in technology. Access to these resources is important, particularly in areas of socio-economic disadvantage where residents may not be able to access their own VR technology, recording equipment or be able to rent office space. In addition the library has also extended it’s opening hours to midnight, enabling students who may not have a dedicated quiet study space in their own home to be able to stay at the library into the evening.

ACCESSIBILITY AND INCLUSION

All Council's community facilities should be accessible and inclusive.

Council has a detailed Disability Access and Inclusion Plan (DIAP) that was adopted in 2022. It outlines future Council actions to ensure people with disability are able to fully access all Council services and activities.

The new community centre at Bonnyrigg will see a modern accessible building inclusive of accessible heights in the kitchen and kitchenettes as well as an adult change facility. This will set the standard for all future developments and provide a benchmark to review current facilities.

Each year Council retrofits facilities as part of their annual Disability Improvement Program. This has seen the installation of accessible toilets at the Museum, Prairiewood Youth and Community Centre, Fairfield Community Centre and Cabramatta, Edensor Park and Bossley Park Community Halls and more accessible kitchens at Prairiewood Youth and Community Centre and Fairfield Community Centre. The Tasman Parade Child Care Centre has recently had its building made accessible and future plans include ramp access to the building. Each year Council allocates

\$105,000 to these access works in a program that has been running more than 20 years.

However, there are still a number of centres requiring work from minor adjustments such as signage including tactile through to major renovations around door widths and accessible toilets. Access audits are completed on community facilities identifying both major and minor works. These then guide Council's annual Disability Improvement Program. Works are costed between \$25,000 and \$150,000 to bring up to an accessible standard.

Currently there are two community centres that have limited disabled access (Brenan Park and Lansvale), one of which has no disabled toilet.

Any future work under the annual Disability Improvement Program needs to reflect Council's priorities for upgrades to centres. For example, the Greenfield Park Community Centre is currently hired extensively for aged day care. It requires access works to bring it up to acceptable standard for the current centre usage. Upgrades should also adopt the principles of universal design.

Council has developed a workflow diagram to ensure that buildings are included into access works under a priority system.



Cabravale Senior Citizens Centre

SMART AND SUSTAINABLE FACILITIES

To continue to provide our community facilities in an effective way we need to be smart about our delivery and management. Our principles of provision ensure facilities are colocated, accessible and provided in areas close to transport. Good urban design principles contribute to sustainability.

We need to consider our management of these facilities from fair fees and affordable use, online bookings through to smart service delivery. Further investigation is needed into smart access to buildings, smart lighting that only comes on when needed and looking further at solar panels, battery storage, water tanks and onsite water recycling.

We also need to consider shared uses and opportunities such as collaborating with the New South Wales (NSW) Department of Education around building new facilities that all the community can use.

The Healthy Urban Checklist should guide our future developments. This checklist provides for a greater focus on ensuring facilities are developed in a manner that promotes healthy lifestyles and supports community health and well-being.

Water tanks

EMBELLISHMENT OF EXISTING COMMUNITY FACILITIES

Council has a number of older facilities that are single purpose. The newer buildings such as Fairfield Youth and Community Centre and the new Community Centre in Bonnyrigg are examples of best practice through both design and facilities provided. The following table of embellishment identifies our proposed minimum requirements for each facility type.

Facility	Regional Community Facility	District and local Community Facility	Local Community Facility
Furniture			
Standard stacking chairs	YY	YY	YY
Chair lift	YY	Y	Y
Foldable table weight at 15kgs	Y	YY	YY
Folding tables on wheels	YY	Y	Y
Soft furniture – couches	Y	Y	X
Soft furniture – bean bags	YY	Y	X
Equipment			
Audio visual screens and hardware	YY	Y	Y
Black out potential	Y	Y	X
Wi-Fi access	Y	Y	X
Kitchen			
Commercial	YY	Y	Y
Accessible benches	YY	Y	Y
Kitchenette	YY	Y	Y
Kitchenette (accessible)	YY	Y	Y
Halls			
Portable stage	Y	Y	X
< 50 people	XX	X	YY
< 100 people	XX	Y	YY
< 150 people	YY	Y	X
150 people +	YY	Y	XX
Meeting rooms			
Audio-visual	YY	Y	X
Storage	YY	Y	Y
Air-conditioning	YY	Y	Y
Changeable sizes	YY	Y	X
Storage			
Cupboards for users	YY	Y	Y

Facility	Regional Community Facility	District and local Community Facility	Local Community Facility
Toilets			
Gender specific	YY	Y	Y
Accessible	YY	YY	Y
Shower- DIAP	Y	Y	X
Adult change facilities	YY	Y	X
Parent facilities	YY	Y	Y
Outdoor space			
Lighting	YY	Y	Y
Children's playground	Y	Y	Y
Play area accessible to wider community	Y	Y	Y
Gas BBQ socket / BBQ	Y	Y	Y
Outdoor seating	YY	Y	Y
Outdoor court	Y	Y	Y
Office space			
Workary style	Y	X	X
Not fitted out	Y	Y	Y
NBN ready	Y	X	X
Sustainability			
Water tanks	YY	Y	Y
Solar Panels/ Batteries	YY	YY	YY
Access and Inclusion			
Proximity to public transport	YY	YY	YY
Car parking on site	YY	YY	YY
Public art/sculptures	Y	Y	Y
Bike rack	YY	YY	YY
Community bus drop off	YY	Y	Y
Keyless entry	YY	Y	Y

Key	Must have	Might have	Should not have	Must not have
	YY	Y	X	XX

A suggested embellishment for the community centres is the development of children's playgrounds that can be accessed by hirers and when not in use can be accessed by the wider community. A number of centres located near open space are ideal for this and include Canley Heights Community Centre, Bossley Park Community Centre and Mt Pritchard Community Centre.

Greenfield Park Community Centre, Bonnyrigg Heights Community Centre and Prairiewood Community Centre all require improved landscaping in their outdoors areas to increase useability.

There are a number of centres requiring embellishment works as identified through our community facilities audit. These include:

- Prince Street Halls, Canley Vale, (3) to ensure they comply with regulations and meet embellishment guidelines
- Prairiewood Youth and Community Centre needs better storage and consideration of design to increase usability of space
- Nalawala Community Centre needs refurbishing to bring up to an acceptable level for community hire.

The new community centre at Bonnyrigg will require fit out and the embellishment guide will set the standard.

Mt Pritchard Hall and Community Centre needs a masterplan to look at how best to use the current space and increase provision. Lansvale East Community Centre needs further investigation into decommissioning or repurposing. It is an underutilised facility that requires extensive work to meet accessibility requirements. As part of this consideration is the potential to build a more accessible venue as part of the Chipping Norton Masterplan (in partnership with Liverpool City Council).

The Western Sydney Cycle Network (WSCN) bike shed needs expanding to provide an accessible and appropriate work space to recycle bikes. Funding has been sought from Westinvest to demolish the existing shed and build a fit for purpose new shed.



CHALLENGES



Multipurpose Amenities Building, including community space

MANAGING AGEING FACILITIES

While the current stock of facilities have been working hard to serve the community, all facilities have an asset life. Facilities that were designed and built over 20 years ago in Fairfield City do not always meet contemporary needs and approaches to facility design and management.

NOT FIT FOR PURPOSE

Most facilities in the past were originally designed as single purpose facilities (such as a basic hall with kitchen) - typically suited to one kind of use or user. This results in lower utilisation from the community and an inability to adapt to changing needs. Additionally, older facilities tend to have accessibility challenges for people with barriers to mobility and their carers. Some facilities in Fairfield City are too small to meet current need, constraining their use.

NOT WELL LOCATED OR VISIBLE

Not all community facilities in Fairfield City are connected to commercial and retail areas, or other services and facilities. Some facilities are also difficult to access via public transport, limiting who can get there, and therefore its use. It's also important for facilities to be visible and welcoming, with strong connections to the street and good, inspiring design.

UNSUSTAINABLE

Ageing facilities can result in higher maintenance and compliance costs. They also tend to rate poorly in terms of environmental performance which also contributes to higher outgoing costs on energy and water. Where appropriate, it may be more economically and environmentally sustainable to re-cycle the asset and create new and/or improved spaces that meet the needs of current and future users.

PLACES TO BE CREATIVE

Fairfield City is a highly creative community however currently there are a low number of fit-for-purpose arts and cultural facilities and spaces that meet the community's ability to produce, attend, collaborate and participate in cultural and creative activities. There are opportunities moving forward to think about the incorporation of creative spaces into all appropriate community facilities and libraries (as is currently happening at Whitlam Library).

GROWING POPULATION

Fairfield City is growing, which will increase the demand for community facility space. In 2036 the provision of community facility floor space falls overall by 10m² per 1,000 people from 57m² to 47m² per 1,000 people. Fairfield Place is forecast to experience the greatest decline over the 20 year period, making it the greatest priority for future community facility floor space, followed by Cabramatta Place.

GROWTH AREAS

Fairfield City is expected to grow from 2016 by 38,710 people and will have a total population of 245,146 by 2036. Growth brings opportunities for revitalised and activated neighbourhoods.

Fairfield City Population



CABRAMATTA PLACE

In 2016 there were approximately **52,753 people** living in Cabramatta place. The current demographic indicators that influence community facilities are:

27.7%

of households are earning less than \$650 a week

(15.1% in Greater Sydney)

13.3%

of residents are looking for work

(6% in Greater Sydney)

10.3%

of young people are disengaged

(not engaged in either work or study)

28%

of households do not have access to the internet

7.7%

report need for assistance in their day to day lives due to disability

(4.9% in Greater Sydney)

7.3%

of households in Cabramatta Place were renting social housing units

(Greater Sydney 4.6%).



CABRAMATTA

Cabramatta is expected to increase in population by 3,568 people by 2036. Already Cabramatta is experiencing high demand and in recent years has had a number of public car parks built.

In terms of community facilities Council has a number of older buildings, such as Frank Hill Community Centre and the Canley Vale Seniors Citizen Club adjacent to the Arthur Hill Memorial Centre, all located on R4 land. There is potential to redevelop these sites, along with other stakeholders and provide more modern and accessible community facilities. In the shorter term a Masterplan is needed for this location to consider the potential these ageing buildings provide to upgrade the provision of community facilities, possible expansion of the Whitlam Library combined with potential for development.

CANLEY HEIGHTS

Canley Heights population is expected to increase by 2,311 people by 2036. Colocation of services at the Canley Heights Community Centre is a best practice model of provision. Further work in the rear yard of the community centre is required to develop a local playground with two ways gates. This will benefit both centre users and the local community.

In addition, Council has 3 halls located at Prince Street Canley Vale. They currently provide low cost accommodation to local services and are well utilised. They require embellishment work to bring them up to a more acceptable standard.

FAIRFIELD PLACE

In 2016 there were approximately **54,000 people** living in Fairfield place. The current demographic indicators that influence community facilities are:



23.6%

of households are earning less than **\$650 a week**

(15.1% in Greater Sydney)

12%

of residents are looking for work

(6% in Greater Sydney)

13.7%

of young people are disengaged

(not engaged in either work or study)

19.5%

of households do not have access to the internet

9.7%

report need for assistance in their day to day lives due to disability

(4.9% in Greater Sydney)

9.1%

of households in Cabramatta Place were renting social housing units

(Greater Sydney 4.6%).



Fairfield City HQ

FAIRFIELD

Fairfield is expected to increase in population by 11,042 people by 2036. Fairfield's current provision of community facilities are already over utilised and more provision is required. There are plans for longer term redevelopment of some of the city centre where these services are based. Opportunities should be taken with future developments to build appropriate community space within.

Future plans sees the Library occupy one floor of a two story building on Hamilton Road, which will increase its size to 1,000m². The former Fairfield Library at Barbara Street is now Fairfield HQ a business hub. There is the future potential for the library to expand to the second floor with an additional 1,000m² however a vital community service – Warakirri College will need to be relocated within Fairfield.

Fairfield Food Service provides an important service for the elderly and currently utilises an older building in Kenyon Lane. Whilst it has been refurbished over the years it is not an ideal site for accessing large trucks and volunteers. Some consideration needs to be given to relocating this service to another Council or commercial premise within an industrial area that will provide more purpose-built premises and better ingress and egress. Discussions need to be held with Fairfield Food Services to identify their requirements and Council's ability to meet those requirements.

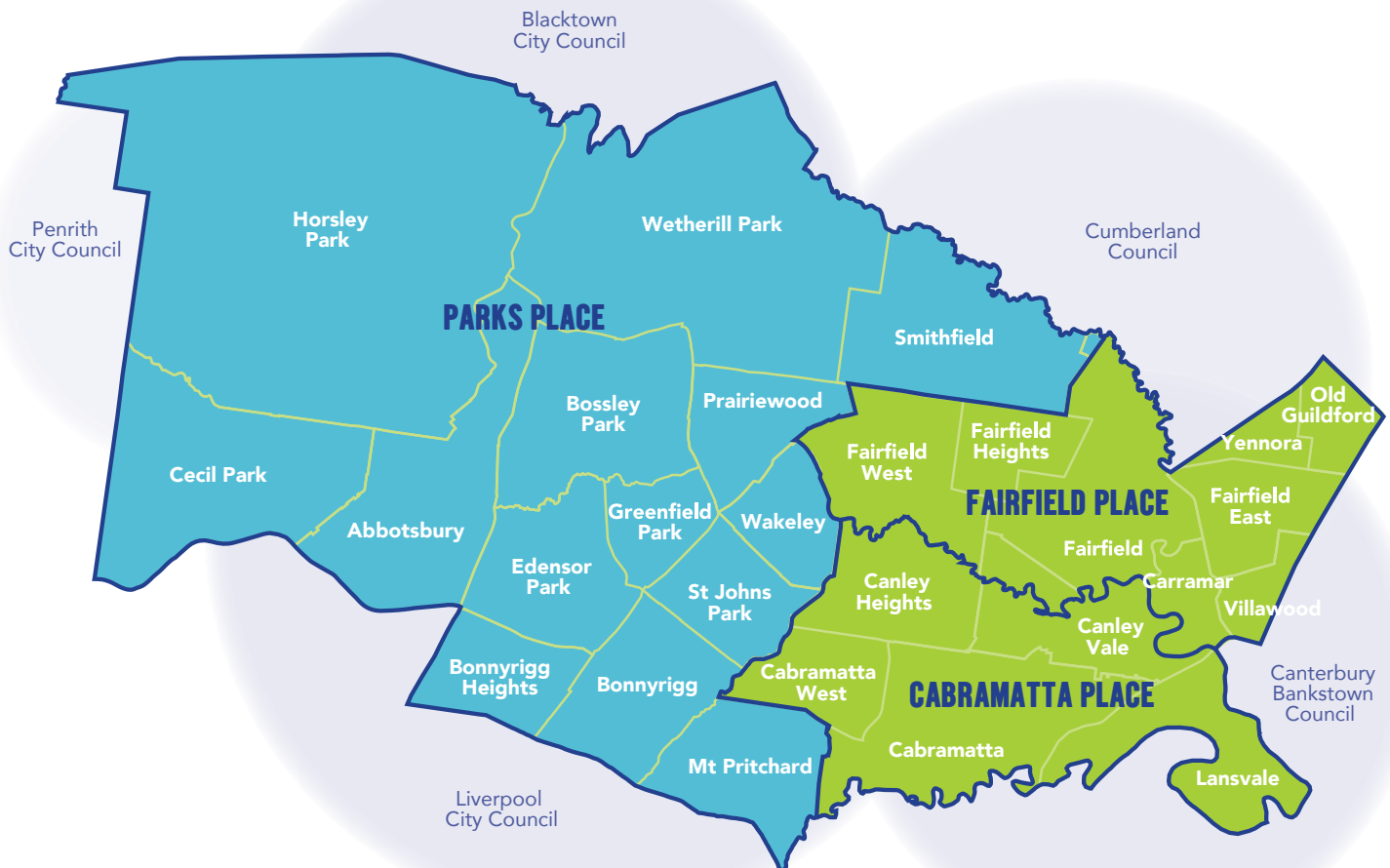
VILLAWOOD

Villawood is an older suburb made up of predominately community and public housing. There are plans to redevelop the suburb to include medium to high density housing and achieve a greater housing mix. The population is expected to grow by 2,740 people by 2036 and with this growth additional community facilities including childcare will be required.

Longer terms plans for the area may result in development on the current Villawood Community Centre site and any plans to do this would require a commensurate facility be built. However, in keeping with Council's commitment to multipurpose usage the facility should be built as a community hub to enable wider community access.

PARKS PLACE

In 2016 there were approximately **97,598 people** living in Parks place. The current demographic indicators that influence community facilities are:



16.4%

of households are earning less than **\$650 a week**

(15.1% in Greater Sydney)

8.5%

of residents are looking for work

(6% in Greater Sydney)

9.7%

of young people are disengaged

(not engaged in either work or study)

21.2%

of households do not have access to the internet

8.2%

report need for assistance in their day to day lives due to disability

(4.9% in Greater Sydney)

7.5%

of households in Cabramatta Place were renting social housing units

(Greater Sydney 4.6%).

BONNYRIGG

Bonnyrigg is expected to increase in population by 8,637 people by 2036 due to the Newleaf development which has resulted in increased densities in the former Bonnyrigg Housing estate. This is a significant increase in population and is being accompanied by additional community facilities. The new Community Centre, at about 920m², will be built by late 2022. Council will receive ownership of this building on completion. In addition, a senior's room will be developed as part of the town centre along with further community rooms. Council has an opportunity to ensure future facilities are available to all the community and should work with Land and Housing Corporation (LAHC) to provide facilities for both seniors and the wider community from a best practice framework.

The design of the new community centre will also provide an opportunity to provide a commercial kitchen as a separate hire for social enterprises or organisations training young people in hospitality. It has been designed to service the hall facility but can also stand alone as a separate hire. This will meet an identified need from the community to have access to a commercial kitchen. Further consideration could be given to identifying other halls where this may be possible once the demand is measured.

The increase in population will put added pressure on the Bonnyrigg Library. Its current location within the shopping centre restricts its ability to grow and consideration should be given to moving and expanding the library within the new town centre. Whilst there are a number of childcare centres currently catering for the local community an increase in residents will increase demand. Further research may be needed into building a childcare centre at Bonnyrigg or expanding Council's current provision.

The Men's Shed is currently located in Bonnyrigg and longer terms plans for the redevelopment and building of a community centre included the Men's Shed. Whilst there is provision (36m²) for the men's shed this will not meet their requirements. Funding has been sought from Westinvest to build a fit for purpose shed on the new Bonnyrigg community hub site.

SMITHFIELD

Smithfield's population will increase by 2,284 people by 2036 taking the total population to 14,617. Smithfield is overrepresented in

the indicators of low income households, high proportion of renters, high proportion of lone households and higher rates of youth disengagement. 30% of households do not have access to the internet.

Currently located in Smithfield is a youth centre and library co-located with a basketball half court. This centre is underutilised and has potential as either an outreach for the museum redevelopment of the library/community centre as a neighbourhood hub or to be repurposed with a new facility built within the new Smithfield Town Centre. A masterplan should be considered for the site. Brenan Park Hall has the potential to be repurposed as a sporting facility if additional community meeting space is provided within the town centre.

PRAIRIEWOOD

The Fairfield Showground site has plans to build a cultural/sport facility. Onsite at the Showground is the Nursery, Sustainability Centre and the Bike Sheds. They are collocated and as they grow in their community usage it has been identified that a masterplan is required for the site.



WHAT THE COMMUNITY TOLD US

Throughout 2019 an extensive community engagement process was undertaken to find out what the community identified as important in the provision of facilities, as well as identifying current satisfaction with facilities and documenting unmet needs.

TOP PRIORITIES IDENTIFIED FOR COMMUNITY FACILITIES

1 EDUCATION AND LEARNING

Investment in library and learning spaces was the most popular idea at the pop ups for Fairfield City. Education and learning was the second highest priority focus areas for community facilities in the online city-wide survey. Service providers also identified opportunities to promote learning at community facilities, including through the provision of computers and free Internet, storytelling groups for children and families and the provision of community kitchens to support social enterprise opportunities.

2 SPACES FOR CHILDREN AND YOUNG PEOPLE

Community space for children and young people would be the most useful type of space in community facilities. For young people, the community would like to see more hang out space, as well as creative workshop space, and affordable indoor recreation opportunities. Program spaces for children that welcome and inspire them to grow and learn was identified and these spaces and programs should be available for after school hours use.

3 COMMUNITY CONNECTIONS AND IDENTITY

Building social connections and community identity was a key priority for community facilities. Two of the most popular focus areas for community facilities included 'building a sense of local identity' and 'spaces that allow for events and festivals to be held'. Spaces for markets was also a popular idea at the community pop ups. We also heard affordability is a key priority for the community, both with regards to hireable spaces and programs in community facilities. Almost half the community responses told us that facilities should focus on supporting vulnerable people.

4 HEALTH AND WELLBEING

Facilities that support health and wellbeing are important. This was the highest priority focus area for community facilities in the online survey, with almost half of facilities currently being used for exercise classes.

5 CULTURE AND CREATIVITY

Places to be creative and have more opportunities take part in cultural activities was an identified priority. More spaces for cultural and creative expression and exhibition were identified. This includes spaces for adults and young people to develop their creative skills with music practice rooms, maker spaces, technology spaces and performance spaces. Activating community facilities and public spaces with participatory creative activities and public art was identified.



Westacott Cottage Arts & Crafts Centre, Canley Vale

ACTIONS

We want to ensure our community continues to access community facilities that meet their needs as our community grows. The recommendations, which will guide Councils investment over the next 20 years, have been considered within our principles of provision.

Time frames for recommendations are:

Underway	Delivery Plan 2022 - 2026
Short Term	Delivery Plan 2027 - 2031
Medium Term	Delivery Plan 2031 - 2035
Long Term	Delivery Plan 2035 - 2039 and beyond

Bonnyrigg Community Centre

PRINCIPLE 1 - A FOCAL POINT FOR THE COMMUNITY

Our facilities should be provided in a way that contributes to the community's heart. They should be well designed, with an abundance of natural light and provide a civic focal point. Outdoor areas that can be used by both centre users and the wider community enhance our provision.

ACTIONS:

Well-designed facilities create a focal point		Time Frame
1.1	Increase provision by 1000m ² for Fairfield City Library to provide a focal point for the community	Medium
1.2	Fairfield City HQ - Community and Business Hub to provide additional meeting spaces and resources for the community and business	Completed
1.3	Working in collaboration with Land and Housing Corporation (LAHC) to ensure future community facilities at Bonnyrigg are built to best practice urban design standards	Underway
1.4	Embed principles for community facilities in Council's VPA Policy and reference the Community Facilities Embellishment Guide as the standard of future facilities	Underway
Outdoor areas in community centres enhance our provision		Time Frame
1.5	Council consider improving landscaped outdoor areas at Greenfield Park Community Centre to increase outside usage for centre users	Short
1.6	Council consider providing outdoor play space at Canley Heights Community Centre to increase accessibility to the wider community	Short
1.7	Council consider providing outdoor play space at Bossley Park Community Centre to increase accessibility to the wider community	Short
1.8	Council consider improving landscaped outdoor areas at Bonnyrigg Heights Community Centre to increase outside usage for centre users	Short
1.9	Council consider improving landscaped outdoor areas at Prairiewood Youth and Community Centre to increase outside usage for centre users	Short
1.10	Council consider providing outdoor play space at Mt Pritchard Community Centre to increase accessibility to the wider community	Medium

Future planning reflects future need		Time Frame
1.11	Further research be undertaken to identify demands for community facility provision such as childcare or community space in any future development in Villawood	Underway
1.12	Working in partnership with developers ensure community facility floor space in Fairfield is increased by 1000m ² to meet benchmarks	Short – long
1.13	Work with developers and early education and care providers to create additional long day care and preschool places	Short – long
1.14	Advocate to the Department of Education to provide additional Out of School Hours Care services	Short – long
1.15	Working in partnership with developers ensure additional community facility space in Villawood of 700m ² inside and 200m ² outside with hard surface and sheltered outdoor space to meet benchmarks	Short
1.16	Consider increasing provision at Bonnyrigg Library by 500m ² to meet benchmarks	Medium
1.17	Working in partnerships with developers ensure additional community facilities to be built in Smithfield increasing community facility provision by 2,000m ² to meet benchmarks	Medium – long
1.18	Consider increasing provision at Whitlam Library by 500m ² to meet benchmarks	Long
1.19	Investigate the creation of a creative arts centre with spaces to participate in, produce, view and exhibit creative arts activities	Long
1.20	Investigate the need for a new cultural facility/performing arts centre with a seating capacity of more than 400 people.	Long



Greenfield Park Community Centre

PRINCIPLE 2 - ACCESSIBLE, AFFORDABLE AND INCLUSIVE

Facilities need to be convenient to get to, the fees to attend need to be affordable and they should be inclusive for all.

ACTIONS:

Facilities are located in close proximity to transport and other facilities		Time Frame
2.1	All new facilities are to be built within 400 metres of public transport	Underway
Facilities are affordable		Time Frame
2.2	Review fees and charges for community halls including Council's facilities managed by others to ensure equity and access for all in the community	Underway
Accessibility to all facilities is managed in an inclusive way		Time Frame
2.3	Develop a plan and criteria to ensure Council's Disability Access Program funds are allocated annually based on identified needs and centre utilisation	Underway
2.4	All new buildings are to be inclusive for the community and follow the Embellishment Guide	Immediate
Buildings welcome all the community		Time Frame
2.5	Investigate relocating within a future community centre in Fairfield and Cabramatta the current provision of access to showers and laundry facilities at Cabra Vale Leisure Centre for rough sleepers	Immediate
2.6	Investigate provision for the Men's Shed at the new Community Centre at Bonnyrigg and funding sources identified for building costs	Immediate
Equipment in centres is accessible and useable		Time Frame
2.7	Develop a plan to progressively upgrade tables and chairs to lightweight products at all community centres.	Immediate

PRINCIPLE 3 - MULTIPURPOSE, ADAPTABLE AND CO-LOCATED

Facilities that do more than one thing, ensure they are well utilised.

ACTIONS:

Future planning reflects future need		Time Frame
3.1	Develop a masterplan for Cabramatta Community Facility Precinct (from Whitlam Library – Arthur West hall) to identify future opportunities to consolidate older buildings with a new multipurpose well-designed facility and ensure that Heritage is considered	Short
3.2	Undertake upgrade at Prince Street Halls to meet accessibility standards and regulations.	Short
3.3	Investigate opportunities to build additional preschool facilities to meet community need.	Short
3.4	Develop plans that will deliver additional community centre floor space at Cabramatta – 1500m ² , Fairfield – 1,000m ² , Smithfield -2000m ² , and Villawood - 700m ² by 2036 to meet benchmarks	Short – long
3.5	Review Plans of Management for community facilities to ensure use reflects current and future community needs	Short
Community facilities can be used for more than one thing		Time Frame
3.6	Further consideration of community hall and meeting room space should be included as part of a future Chipping Norton Masterplan	Short
3.7	Develop a masterplan for the current youth centre/ library site at Smithfield with consideration given to the needs of the museum/gallery	Short
3.8	Investigate the decommissioning or repurposing of Lansvale East Community Centre	Short
3.9	Investigate future developments at Villawood (700m ² internal and 200m ² external) include space for a youth precinct including court space	Medium



Buildings are fit for purpose		Time Frame
3.10	Develop a public domain masterplan for Nalawala Sustainability Centre to meet storage, safety and security requirements for all site users	Completed
3.11	Refurbish Bonnyrigg Community Centre to increase storage and office facilities for users	Completed
3.12	Refurbish Nalawala Community Centre to accessibility and safety standards to enable community use	Underway
3.13	Work with WSCN to identify funding sources to build a fit for purpose bike shed	Underway
3.14	Work with SWS Men's Shed to identify funding sources to build a fit for purpose Men's shed	Underway
3.15	Determine future requirements of the Fairfield Food Services with a view to re-establishing their service in a more fit for purpose facility	Short
3.16	Investigate refurbishing Prairiewood Youth and Community Centre to improve access, storage and design	Short
3.17	Develop a masterplan for Mt Pritchard Hall and Community Centre site to look at best uses of the area to increase meeting space provision	Medium

PRINCIPLE 4 - PLACES FOR LEARNING, CREATIVITY, AND ENTREPRENEURSHIP

Our spaces need to meet our social and learning needs as well as supporting us in being entrepreneurial.

ACTIONS:

Community facilities provide consistent spaces that meet all community needs		Time Frame
4.1	Continue to work with Land and Housing Corporation (LAHC) on finalising all aspects of the new community centre in Bonnyrigg	Underway
4.2	Identify and purchase equipment/fittings to resource the new community centre in Bonnyrigg	Underway
Community Facilities provide options for all		Time Frame
4.3	Develop a kitchen facility that can be hired as a standalone to support social enterprises at the new Bonnyrigg Community Centre	Underway
4.4	If the kitchen facility is successful, consider developing further stand-alone hireable kitchen facilities	Short
Community Facilities meet our cultural needs		Time Frame
4.5	Promote and prioritise Brian Wunsch Community Centre for cultural bookings	Underway
New cultural facilities are considered		Time Frame
4.6	Investigate developing a cultural precinct within the Fairfield City Centre	Underway



PRINCIPLE 5 - SUSTAINABLE - ENVIRONMENTALLY AND ECONOMICALLY

Efficient, sustainable and equitable management of facilities is going to ensure best value for money.

ACTIONS:

Utilise smart technology to reduce operation costs		Time Frame
5.1	Trial smart technology such as smart access and smart lighting in a well utilised facility to reduce operation costs	Underway
5.2	Investigate an online centre booking system	Underway
5.3	Continue to integrate solar panels on community centres to help power our centres during the day and into the evening with battery storage	Short
5.4	Investigate the use of water tanks in community centres that share space with open space and harness the water for gardens and toilets	Medium
Partnerships and Collaboration		Time Frame
5.5	Investigate opportunities for shared community facilities and recreation facilities with any future school development	Short – medium
There is equity in our provisions of community spaces		Time Frame
5.6	Review all current community leases and all community organisations in Council premises to ensure equitable lease/ licencing arrangements.	Underway
5.7	All lease/ licensees enter into an agreement to report on an outcomes measurements framework	Underway
Resources are managed to ensure best value for money		Time Frame
5.8	Further investigations be held into the Canley Vale Child Care Site, Pevensey street for any development potential	Short



D CENTRAL LIBRARY

Fairfield City
celebrating diversity

Workary &
Studio 2166 Hours

Monday	9.30am - 8.00pm
Tuesday	9.30am - 8.00pm
Wednesday	9.30am - 8.00pm
Thursday	9.30am - 8.00pm
Friday	9.30am - 4.00pm

Days & Public ho

Whitlam Library, Cabramatta

DOCUMENTS THAT INFORM THIS STRATEGY

- Schedule 1 – Community Facilities Leasing
- Schedule 2 – Longer term plans for Council Buildings
- Schedule 3 – Building Threshold Matrix
- Schedule 4 – Future build costs
- Schedule 5 – Strengths and limitations of Council community facilities
- Quality Assessments – Community Facilities, Early Education and Care Centres and Other Buildings
- Fairfield City Wide Community Facilities and Open Space Needs Study 2019
- Cabramatta Place Community Facilities and Open Space Needs Study 2019
- Fairfield Place Community Facilities and Open Space Needs Study 2018
- Parks Place Community Facilities and Open Space Needs Study 2019

APPENDICES

APPENDIX A - DEFINITIONS

	Definition
Art gallery/ exhibition space	Art galleries provide exhibition spaces, and may offer educational programs, as well as meeting and workshop space for artists. Galleries are often co-located with libraries, civic facilities and museums.
Artist's studios	Subsidised rental space for artists to create such as visual arts, music and writing.
Community floor space	Community floor space refers to any community accessible floor space with community facilities including community centres, meeting rooms, halls or hubs.
Community halls	Community halls are generally single-use spaces that can be hired by the community for events. They can often include a stage or sprung floor.
Community office accommodation	Community office accommodation refers to council owned facilities that are leased to local service providers as office accommodation.
Creative/maker spaces	Maker spaces are creative, DIY spaces where people can gather to create, invent, and learn. They provide the community with access to equipment that may otherwise be inaccessible or unaffordable such as 3D printers, software, electronics, craft and hardware supplies and tools, sewing machines, creative print machines, and more.

District facility	<p>District level facilities are more specialised and operate on a smaller district catchment than regional facilities, usually from about 20,000 to 30,000 people, and possibly up to 50,000 (across multiple suburbs).</p> <p>District level facilities are most often located in activity centres, ideally linked to public transport and in locations where people have a reason to gather and visit. District facilities provide a range of activity and program space as well as accommodation for community organisations and service providers. District level facilities would usually have a relatively permanent staff presence whether that is local government or service provider personnel. District facilities offer the opportunity to co-locate a range of different facilities in the one location such as multipurpose community space, civic space, cultural space, library space, community arts space, and entertainment and leisure facilities and services.</p> <p>Co-locating district level facilities is a more socially, economically, environmentally sustainable approach for councils.</p>
Fairfield City	Fairfield Local Government Area
Local facility	<p>Local level services and facilities are more locally focused and are usually planned to serve a catchment of about 10,000 to 20,000 people. Local level facilities provide a basis for community involvement and the development of social capital through opportunities for the development of social networks and community connections. Local level facilities typically include multi-purpose community centres providing flexible spaces for local activities and programs and may also offer access to family support, health, and other forms of support services.</p>
Meeting rooms	<p>Meeting rooms are hireable spaces typically with a capacity of 10 to 20 people. They are spaces that can be used for small community workshops, education and training such as English conversation or computer classes as well as areas for quiet study or collaboration.</p>
Multipurpose community centre	Includes a range of flexible community spaces (hall, meeting room, lounge area) for delivery of community programs.
Multipurpose community centre	A multipurpose staffed community centre includes a range of flexible community spaces (hall, meeting room, lounge area) for delivery of community programs.
Performance space	A large community venue that is equipped for performances e.g. including a stage and seating (can be fixed or not fixed).
Regional facility	<p>Regional facilities usually serve populations of one local government area (LGA) or 100,000 people and over. Some regional facilities may serve two or more local government areas. Regional facilities can include major cultural or civic facilities such as civic centres, performing arts centres (around 400 + seating capacity), major libraries, exhibition space, and higher order entertainment or leisure facilities.</p>

