



FAIRFIELD CITY WIDE

COMMUNITY FACILITIES
AND OPEN SPACE
NEEDS STUDY 2019

Proudly funded by



Report Fairfield City community facility
and open space needs study

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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.**

MESSAGE FROM THE MAYOR



Fairfield City is growing and changing which brings exciting opportunities.

It's important to preserve what makes our City special while also preparing for future growth. With growth comes greater demand for services and infrastructure.

Feedback from the Fairfield City Wide Needs Study will guide the delivery of facilities and open space that reflect the needs of our community.

We know that our community values affordable and family-friendly places to get active, access services, to learn, to keep cool in summer and come together for celebrations and events.

Participation in, and access to recreational opportunities brings significant physical and mental health and social benefits to individuals, improved development outcomes for children and young people, and social benefits to the community.

Our City wouldn't be a city without its people. They are what makes this City vibrant and strong. That is why this Council is committed to improve quality of life outcomes for our residents now and in the future.

Frank Carbone
Mayor of Fairfield City

MESSAGE FROM THE GENERAL MANAGER



Council takes a lead role in the planning and provision of services and facilities for our City.

The City Wide Needs Study gives us a snapshot of the community's needs, and helps us establish directions to ensure that the infrastructure and services that meet the needs of the future population are met.

We've identified that improved facilities and open space is the key to a healthy, productive and connected community. As such, we are committed to delivering accessible and affordable facilities that serve the needs of an active and thriving community.

This is part of the strategic framework that will guide our 20-year vision of shaping a fit-for-future Fairfield City.

Alan Young PSM
City 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.

This Community Facilities and Open Space City-wide Needs Study (the Needs Study) is the product of three separate place-based community facility and open space needs studies for Fairfield Place, Cabramatta Place and Parks Place.¹

Together, the three studies provide the evidence base to inform Fairfield Council's (Council's) future planning for community facilities and open space. This includes Council's Local Strategic Planning Statement (LSPS), review of the Fairfield Local Environmental Plan (LEP) and Development Control Plan (DCP), Urban Design Studies across the City, as well as Developer Contributions Planning (one of the main mechanisms Council has to obtain funding for open space and community facilities).

This study is part of Council's Accelerated LEP Review

Within the next 20 years, the Western City of Greater Sydney is going to change dramatically around the future Western Sydney 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.

This Needs Study is part of a suite of projects that will inform the planning proposal for the future Fairfield LEP 2020 including:

- Local Housing Strategy (including Affordable Housing Strategy)
- Rural Lands Urban Investigation Area
- Urban Design Studies
- Industrial Lands Review
- Business Lands Review
- Community Facilities and Open Space Needs Study
- Open Space Strategy
- Transport Study
- Public Domain Plans
- Heritage Study, and
- Biodiversity Strategy.
- Local Strategic Planning Statement

¹ You can view the three background Fairfield, Cabramatta and Parks place reports on Council's website to understand more about the evidence and research behind this City-wide snapshot.

WHAT ARE COMMUNITY FACILITIES?

“Community facilities” refers to both public facilities and spaces, as well as community/semi-private facilities and services within private developments.

Community facilities are typically Council or publicly owned buildings available for community use.

Community facilities provide accessible and affordable space for a range of activities and programs, they are an important place for the development and strengthening of social capital, a place for culture, leisure, learning, recreation and entertainment, with potential to become an important community landmark and hub. The types of community facilities included in this study include:

- **Multi-purpose community hub:** An integrated multi-purpose community hub typically co-locates a range of different facilities and functions such as a library, community centre, community hall, or early childhood education and care. Fairfield Youth and Community Centre is an example of a community hub within Fairfield City.
- **Multi-purpose community centre:** Includes a range of flexible community spaces (hall, meeting room, lounge area) for delivery of community programs. Canley Heights Community Centre is an example of a multi-purpose community centre in Fairfield City.
- **Community venue for hire:** Typically single-use spaces such as a hall or meeting room that can be hired by the community. Fairfield Hall is an example of a community venue for hire.
- **Libraries:** Libraries are important “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.
- **Centralised services hub:** A centralised services hub refers to a building that is leased or licensed to one or more service providers and offers space for a range of different service providers to operate from a centralised location. Fairfield Community Services centre is an example of a centralised services hub.
- **Community office accommodation:** Community office accommodation refers to Council owned office space or rooms that are leased to local service providers as office accommodation. Fairfield Women’s health based at Arthur West Memorial Hall is an example of community office accommodation.
- **Arts and cultural facilities:** Arts and cultural facilities 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 (a large community venue that is equipped for performances). Fairfield City Museum and Gallery is a local example of an arts and cultural facility.
- **Leisure centres:** Leisure centres are places for both 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. Prarieewood Leisure Centre is an example of a best practice Leisure centre.

WHAT IS OPEN SPACE?

For the purposes of this needs study, open space is broadly defined as:

Land that is publicly owned and used for recreation, leisure and outdoor entertainment purposes. This includes recreation spaces (such as parks and play spaces), sports grounds, community/civic spaces (such as urban public space and plazas that form part of our public domain), linkage parks (such as recreation trails) and natural areas.

When analysing open space to determine community needs the following areas have been included: RE1 Public Recreation zoned land in public ownership (Council or State Government)

Elements of the public domain such as streets and plazas, as well as other areas for recreation such as fields and courts within sports clubs have not been included in open space quantum calculations, however they do play an important part in meeting the community’s recreation and open space needs, particularly in increasingly dense places with limited public open space land available.

Recreation is defined as:

Recreation includes a broad range of passive and active leisure activities that we participate in for fun, relaxation, health and wellbeing and to connect to our families and communities. This includes casual activities like going for a walk or a picnic with friends, fitness activities, and social, organised and elite sporting activities.

PATHWAYS TO DELIVERING COMMUNITY FACILITY AND OPEN SPACE NEEDS

This Needs Study acknowledges the challenges of delivering new community facilities and open space areas in urban infill environments, like the established areas of Fairfield City.

It recommends a range of actions based on local and State strategic directions, research of local demographics (both now and into the future), existing provision (strengths and challenges), and ideas for capital works projects. Using a range of funding pathways available to Council will support the delivery of positive social, economic and cultural outcomes for the Fairfield City community.

There are a number of ways that community facilities and open space can be delivered to the community, either on their own or in combination:



COUNCIL'S GENERAL FUND

Works can be funded in part or whole by budget allocations through the annual Operational Plan



SPECIAL RATE VARIATIONS

A number of local community facilities and recreation embellishments 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

THE STUDY AREA: FAIRFIELD CITY



STUDY AREA

Fairfield City Local Government Area (LGA) is located in Sydney's south-west, about 32km from the Sydney CBD.

Fairfield is made up of 27 suburbs, each with their own unique characteristics and identity.

For developer contributions and place-making purposes, Fairfield City is also made up of three places 'Fairfield Place', 'Cabramatta Place' and 'Parks Place' as shown by the map above.

NEIGHBOURING LOCAL GOVERNMENT AREAS

This Needs Study covers the area of Fairfield City, however acknowledges that people do not wholly live within arbitrary boundaries. Fairfield City shares boundaries with five LGAs including:

- Blacktown City Council
- Canterbury Bankstown Council
- Cumberland Council
- Liverpool City Council, and
- Penrith City Council

These shared boundaries are important to consider for open space and community facility planning, with residents from other councils potentially accessing Fairfield City's open space and community facilities or vice versa.



STRATEGIC DRIVERS AND CONTEXT

Understanding where this Needs Study sits in terms of Council's strategic planning, why this study is needed and the value of community facilities and open space to our diverse and unique community is critical to the success of its implementation.



STRATEGIC PLANNING CONTEXT

State Government strategic direction

GREATER SYDNEY REGION PLAN

A *Metropolis of Three Cities (the Plan)* is built on a vision where Greater Sydney is a metropolis of three cities - the Western Parkland City, the Central River City and the Eastern Harbour City. The Plan envisions that most residents live within 30 minutes of their jobs, education and health facilities, services and great places. The plan provides 10 directions for the metropolis of three cities based off a 'liveability, productivity and sustainability' framework, which include the need to have a city supported by infrastructure, a city that is for people, giving people housing choices, designing place for people that is well-connected, has jobs and skills for the city, values its green spaces and landscape and is a resilient city that can adapt to a changing climate

WESTERN CITY DISTRICT PLAN

Fairfield LGA is part of the 'Western City' District. One step down from the Regional Plan, the Western City District Plan seeks to implement the vision of a 30-minute, parkland city while enhancing the liveability, productivity and sustainability of the District. The major catalyst for change in the Western City District is Western Sydney Airport, spurring additional growth and economic development in the District. By building on natural and community assets, the Plan seeks to put the infrastructure in place to deliver a greater choice of jobs, housing, transport and services aligned with growth and access to schools, hospitals and community facilities. The Plan also seeks to link walking and cycling paths, bushland and a green urban landscape as well as to enhance and protect the Western City's river and creek systems, and mitigate heat island effect by providing urban tree canopy and retaining water in the landscape.

FAIRFIELD COMMUNITY STRATEGIC PLAN

The Fairfield Community Strategic Plan (CSP) is based on extensive community consultation and reviewed every 4 years (within 12 months of every local government election). It provides a shared vision and blueprint guiding Council and community activity over 10+ years and contains broad directions to address community priorities. The CSP is a collaborative document delivered in partnership between Council and State agencies, businesses, community groups and individuals.

DELIVERY PROGRAM (4 YEARS)

The CSP Delivery Program translates the CSP into projects that can be achieved over a four year period. It highlights key projects that Council seeks to achieve based off the community's input. The Delivery Program identifies community facility and open space capital works projects for funding in addition to development contributions and grant funding.

OPERATIONAL PLAN (ANNUAL)

The Operational Plan is an annual plan that includes specific actions with measures and targets that provide details about how the directions and visions of the CSP are implemented. Annual planning and reporting makes Council accountable to the community for actions identified in the Operational Plan.

LOCAL STRATEGIC PLANNING STATEMENT

The Local Strategic Planning Statement (LSPS) sets out a 20 year vision for land use in the local area. It is informed by a range of engagement and research including this Needs Study.

STRATEGIC PLANNING

A series of strategies and studies are developed across the Fairfield City to ensure that future strategic planning takes into account liveability, productivity and sustainability outcomes.

LEP The Fairfield Local Environmental Plan (LEP) is Council's primary planning instrument that determines zoning (type of development that is allowed) as well as height and floor space ratio (the scale of development that can occur in a certain area). The LEP is currently under review and will shape development in Fairfield City.

DCP Development Control Plans (DCPs) are supplementary guidelines that contain specific controls to achieve particular outcomes within certain areas.

DEVELOPMENT CONTRIBUTIONS PLAN Collects contributions from development that occurs in Fairfield City, and redirects the contributions to fund for the projects and needs identified in this Needs Study, as well as a variety of projects identified in Council's Operational Plan.

Local Government planning and implementation



Barbara Street Children's Play Ground. Image Source: Cred Consulting

WHY DO WE NEED TO PLAN FOR COMMUNITY FACILITIES AND OPEN SPACE IN FAIRFIELD CITY?

**FAIRFIELD
CITY IS
GROWING**

245,146

PEOPLE IN FAIRFIELD
CITY BY 2036

47%

OF GROWTH IS
FORECAST IN
FAIRFIELD PLACE

31%

OF GROWTH IS
FORECAST IN
PARKS PLACE

21%

OF GROWTH IS
FORECAST IN
CABRAMATTA PLACE

Fairfield City is forecast to grow to a community of 245,146 people by 2036. This is an estimated additional 38,710 people or about 2,000 new people per year.

Almost half of this growth (47%) is forecast to occur in Fairfield Place. Growth brings great opportunities for revitalised, activated and safer neighborhoods. However, it also needs to be planned for with the appropriate community infrastructure and open space to support the growing community.

These forecasts are unlikely to take into account the international migration that occurs within Fairfield City.

This means that it is likely growth will be higher than the official forecasts. This Need Study assumes that the international migration trend Fairfield City has recently and historically experienced will continue and understands that community facilities and open space in Fairfield City will need to work harder to accommodate the needs of the growing community.

FAIRFIELD CITY IS A CITY OF OPPORTUNITY AND CHALLENGES

Community facilities and open space provide the best possible opportunities for all residents to enjoy a good quality of life. They play an important role in the social fabric of a community and can increase the wellbeing of people of all ages, incomes and abilities.

Community facilities and open space play a critical role in addressing some of the challenges the community faces including high social disadvantage, low incomes, poorer health outcomes and higher than average unemployment.

By providing equal access throughout the City to free public spaces, recreation and outdoor fitness equipment, libraries, technology, programs and services, as well as places to meet each other, interact, engage and participate in community events, the community prospers. Some of the challenges and opportunities Fairfield City faces in creating a happy and engaged community are highlighted below.

HIGH DENSITY LIVING

Living in apartments with less private open space and private living space means that there will be a need for public places to have large family parties and celebrations, play with school friends, practice music, study, paint, create and collaborate, or spend time outside.

Community facilities and open space serve as a community living room or backyard, offering opportunities for activity, or places of respite, by providing quiet spaces to read, relax or study outside the home, as well as exciting and interesting community hubs which are a place of activity and energy.

LOWER INCOME HOUSEHOLDS

There are a high proportion of low income households in Fairfield City, particularly in Fairfield Place where the majority of new arrivals settle in high density areas.

Community facilities and open space areas provide shared, accessible, free and affordable programs, services and spaces regardless of how much someone earns. They are important shared resources within the community. Open space provides informal sport and recreation opportunities that anyone can enjoy when accessible, safe and close to home.

CULTURALLY DIVERSE

Fairfield is a welcoming City, that is incredibly culturally diverse with more than half of its residents born overseas.

Fairfield City also has a significant history of settling refugees to the area, including 50% of NSW's total intake of refugees in the three years prior to 2018. This means that facilities and open space areas need to respond to particular needs. Implications for community facilities and open space include:

- Welcoming community places and activities that enable people to meet, connect and form social connections with each other
- Higher demand for affordable/free meeting places for council, service provider or community-run programs such as English conversation, computer skills and training, or other essential settlement programs, and
- Quality and event ready public domain that allows people to 'live on the street', and participate in community life.

INCLUSION AND ACCESS

Fairfield City has almost double the Greater Sydney proportion of people reporting a need for assistance in their day to day lives due to a disability. Fairfield City is also getting older, with expected growth in the number of people aged over 65.

This means that community facilities and open space areas need to respond to particular needs. Implications for community facilities and open space include:

- Inclusive play spaces that allow for adults, as well as children, in addition to some play spaces that are fenced for children with intellectual disabilities, at minimum there should be one inclusive play space per 'place' within Fairfield LGA
- Easy to handle wheeled tables and easy stack chairs in all community facilities, and
- Consideration of adult change tables in major multi-purpose community facilities and regional parks to assist carers and increase accessibility, thinking about 'whole of visit' experiences.

IF OUR COMMUNITY WAS 100 PEOPLE...

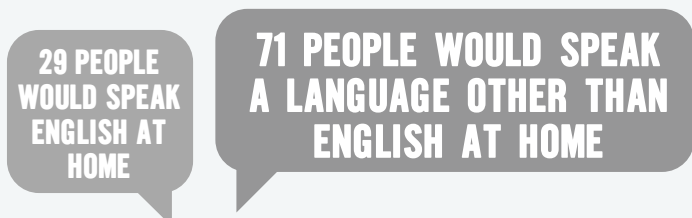
Community facilities and open space should reflect the community's needs and aspirations, a lot of which are shaped by the demographic characteristics of the community. This profile of the Fairfield City community is based on the most recent (2016) Census of Population and Housing data.

COUNTRY OF BIRTH



TOP 3 BIRTHPLACES

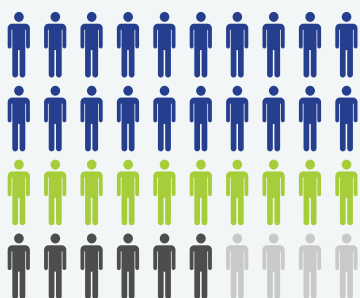
LANGUAGE



20 PEOPLE WOULD SPEAK VIETNAMESE

10 PEOPLE WOULD SPEAK ASSYRIAN / ARAMAIC

6 PEOPLE WOULD SPEAK ARABIC



AGE

under 5

6

Between 5 and 24

22

Between 60 and 84

18

2

Over 85

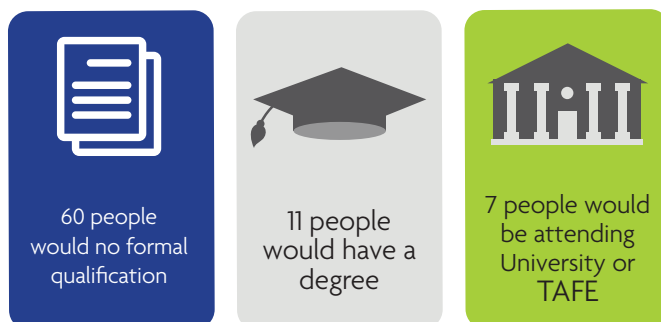
RECENT ARRIVALS

9 PEOPLE WOULD HAVE ARRIVED TO AUSTRALIA IN THE PAST 5 YEARS

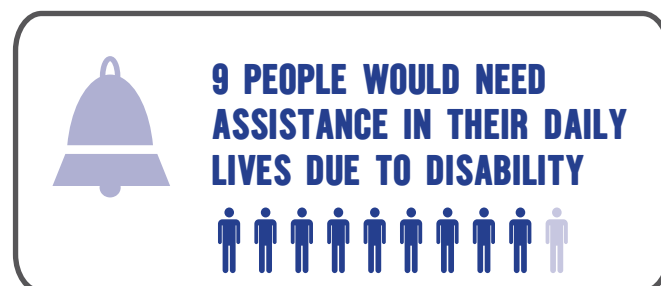
(In the suburb of Fairfield, 20 people would have arrived in Australia in the past 5 years)



QUALIFICATIONS



ASSISTANCE



INTERNET CONNECTION



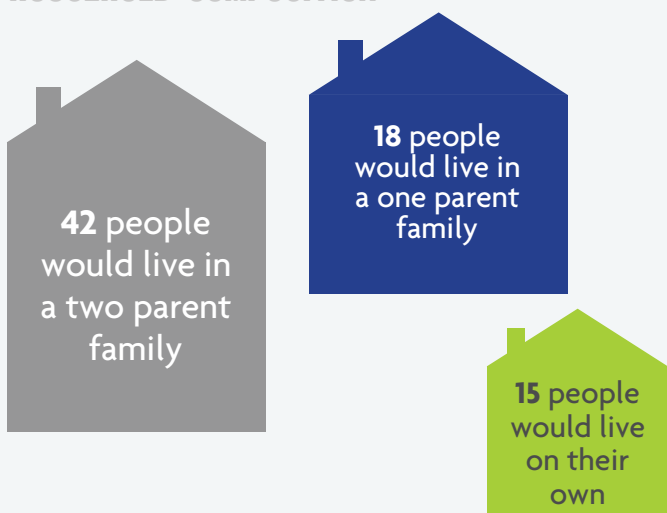
25 PEOPLE
WOULD HAVE
NO INTERNET
CONNECTION
AT HOME



TENURE



HOUSEHOLD COMPOSITION

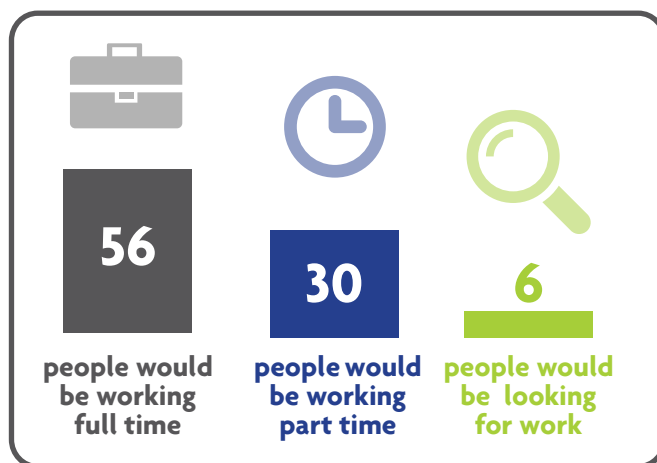


LIVE AND WORK LOCALLY



38 PEOPLE WOULD LIVE AND WORK LOCALLY

EMPLOYMENT



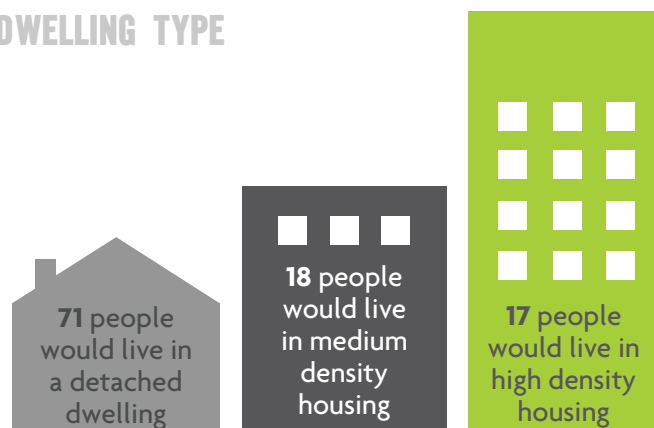
INCOME



UNPAID WORK



DWELLING TYPE





WHICH IDEAS WOULD YOU LIKE TO SEE IN PARKS AND RECREATION FACILITIES IN PARKS PLACE?



WHICH IDEAS WOULD YOU LIKE TO SEE IN COMMUNITY FACILITIES IN PARKS PLACE?



AT HOME I MOSTLY SPEAK

English

Vietnamese

Chinese (Mandarin)

Other

My age is

18-24

25-34

35-44

45-54

55-64

65+

Community engagement to inform the Needs Study held at Bonnyrigg T-Way.

Image Source: Cred Consulting



WHAT WE HEARD

We spoke to over 1,000 people at bus stops, parks, train stations, shopping centres and town streets, workshops, walks and focus groups, to make sure that this Needs Study addresses the needs and aspirations of the community.

Our engagement activities included:

- Community dotmocracy surveys
- Focus groups with people with disability and newly arrived young people
- Service provider and community workshops
- Night walking tour
- Council staff workshops
- Community surveys, and
- Community facility user surveys.

YOUR TOP PRIORITIES FOR OPEN SPACE

Across all modes of engagement, the top priorities that emerged for open space included:

ADDRESSING HEAT

1



You told us that the need for affordable and fun ways to address heat in Fairfield City was your number one priority

Water Play and places to get cool in summer were the most popular ideas for open space. We also heard that a lack of shelter, and the heat in summer, is a key barrier to accessing parks.

You also told us that you value trees and tree canopy, as well as sheltered places to sit and gather together. Ensuring there is a network of water play spaces across Fairfield City, especially in high density and high disadvantage areas will become more and more important to keep children cool and active.

RECREATION AND SAFETY AT NIGHT

2



You want to be able to use, and feel safe in parks at night

Lighting and amenity for night time use was the second highest priority for open space. Focus groups with newly arrived young migrants also highlighted using parks into the evening as being important for culturally diverse communities. Being able to access and use free fitness equipment after work hours, or socialise with friends at a basketball court or skate park after dinner was very important. Safety in open space, including at night time, was a key concern.

AFFORDABLE ACTIVITIES

3



Affordable places for recreation and exercise are important to you

Exercise equipment for all ages was a popular idea at the community pop-ups. A focus group with Council's Youth Advisory Committee also highlighted the importance of exercise equipment for young people who may not be able to afford a gym membership.

You also told us you enjoy being outdoors and enjoying nature, the most popular spaces for recreation include walking paths in parks, and walking and cycling tracks along creek lines.

ACTIVITIES FOR CHILDREN AND YOUNG PEOPLE

4



You would like to see more fun and innovative places for children and young people in parks across Fairfield City

Providing spaces and things to do for children and young people in Fairfield City's open spaces was a key priority for the community. Play spaces are one of the most popular activities in parks, and you told us that you value these spaces very highly.

Popular ideas included play spaces with shade, shelter and fenced playgrounds. Play equipment suitable for a range of ages and water play, and spaces that are accessible and inclusive for people with disability and their carers. The pop-ups also indicated support for spaces for children that encourage learning, as well as spaces for young people including youth plazas, outdoor spaces to study, half courts and exercise equipment.

ACCESS AND INCLUSION

5



You told us that places need to be inclusive for all ages and abilities

In a community as diverse as Fairfield, you told us that making sure places are inclusive and accessible was a top priority. Currently, not all play spaces and amenities are welcoming to people for all abilities and ages. You told us that there needs to be improvements to accessibility including fenced play areas, play equipment that is large enough for adults as well as children, and a variety of levels of play so that people with different abilities can play together.

YOUR TOP PRIORITIES FOR COMMUNITY FACILITIES

Across all engagement, the top priorities that emerged for community facilities included:

EDUCATION AND LEARNING

1



Ensuring you and your family can access education and learning opportunities through community facilities was your number one priority

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, story telling groups for children and families and the provision of community kitchens to support social enterprise opportunities.

SPACES FOR CHILDREN AND YOUNG PEOPLE

2



You highly value community space for children and young people

You told us that spaces for children and young people would be the most useful type of space in community facilities. For young people, you would like to see more hang out space, as well as creative workshop space, and affordable indoor recreation opportunities. You would also like to see program spaces for children that welcome and inspire them to grow and learn and that these spaces and programs for children and young people are available after school hours for use.

COMMUNITY CONNECTIONS AND IDENTITY

3



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 of you told us that facilities should focus on supporting vulnerable people.

HEALTH AND WELLBEING

4



Facilities that support health and wellbeing are important to you

Community facilities that supports community health and wellbeing was a clear community priority. 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.

CULTURAL AND CREATIVE USES

5



You want places to be creative and have more opportunities take part in cultural activities

You told us that you would like to see more spaces for cultural and creative expression and exhibition. This includes spaces for adults and young people to develop their creative skills with music practice rooms, maker spaces, technology spaces and performance spaces. You also had ideas to activate community facilities and public spaces with participatory creative activities and public art.

WHAT WE HAVE NOW

This section focuses on the strengths and challenges of Fairfield City's existing open space and community facilities. It provides a baseline assessment on what Fairfield city has now, and how future population growth will impact existing assets.

Fairfield City's existing community facilities and open space have a number of strengths ranging from award winning libraries, youth and community centres, leisure facilities, adventure playgrounds to extensive creek-side cycleway networks and significant recreation areas such as Western Sydney Parklands and Chipping Norton Lakes.

However there are also a number of challenges in open space and community facility provision across the City. This includes the limited access to neighbourhood parks in our most populated town centres of Fairfield and Cabramatta, as well as the ongoing challenge of ageing, single-purpose community facilities in many of our centres.





Aerial image of Cabramatta from
Longfield Park.
Image Source: Fairfield City
Council

OPEN SPACE SNAPSHOT

Fairfield City has more than 495 parks and reserves, which equals to over 530ha of Council managed parkland incorporating a diverse range of recreational settings which include children's playgrounds, youth facilities, picnic areas, reserves and bush parks. In addition the City has an extensive network of cycleways, walking trails and sports grounds.

Two of Fairfield City's largest parks are the Western Sydney Parklands and the extensive waterways of the Chipping Norton Lakes, covering over 5,500ha of green space.

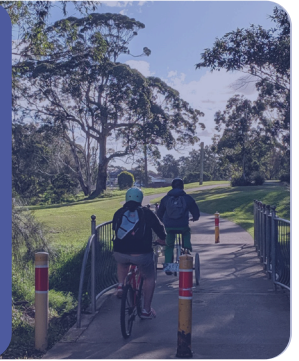
The City has eight major creek lines that stretch out over 80km throughout the City, which flow into the Georges River and Hawkesbury-Nepean Catchments, providing important habitat corridors for native flora and fauna, as well as recreation trails with many creeks lined with shared pathways that increase access of movement across the City.

In terms of outdoor recreation facilities there are:

- More than 264 parks
- 35 sports fields
- More than 70 full sized basketball (9), netball (35) and tennis (29) courts. Plus 8 half basketball courts.
- Over 140 play spaces in Fairfield City
- 18 outdoor fitness stations
- 2 skate parks, and
- 6 dog off-leash areas.

OUR OPEN SPACE STRENGTHS

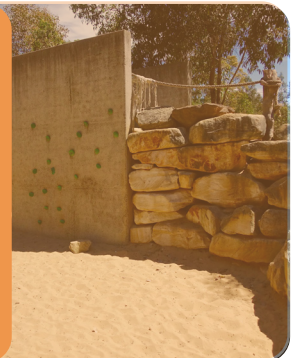
**FAIRFIELD CITY
BENEFITS FROM OVER
80KM RECREATION
PATHS ALONG OUR
RIVERS AND CREEKS**



**THERE ARE 35 SPORTS
FIELDS MANAGED BY
COUNCIL AND MORE
THAN 75 OUTDOOR
COURTS**



**WESTERN SYDNEY
PARKLANDS BRINGS
AN EXTRA 1,443 HA
OF OPEN SPACE TO
FAIRFIELD CITY**



**FAIRFIELD CITY
CURRENTLY HAS ONE
DESTINATION PLAY
SPACE: FAIRFIELD
ADVENTURE PARK**



**FAIRFIELD
SHOWGROUND WILL BE
A COMMUNITY SPORT,
RECREATION AND
EVENT HUB**



OUR OPEN SPACE CHALLENGES

2016

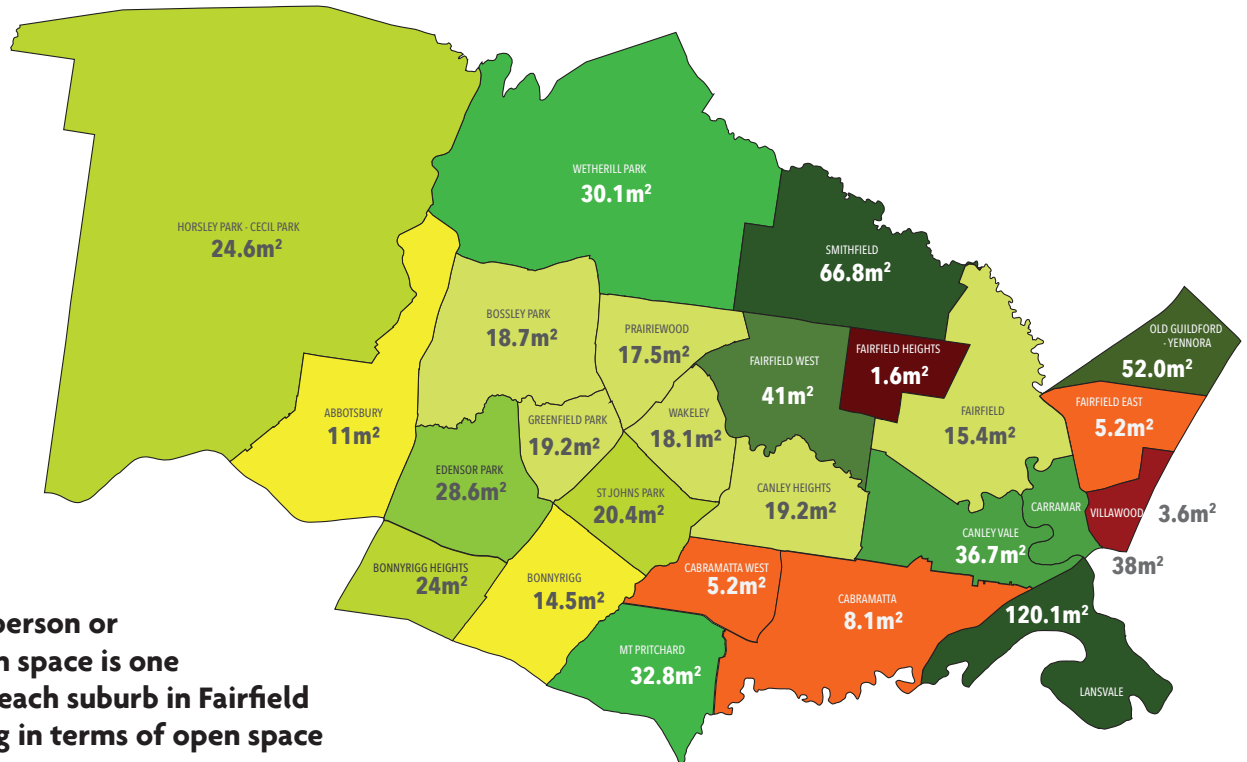
CURRENT OPEN SPACE PROVISION PER PERSON

The amount per person or 'quantum' of open space is one indicator of how each suburb in Fairfield City is performing in terms of open space provision and access.

With Fairfield City forecast to grow over the next 20 years, the provision of open space per person will also change unless new open space areas are delivered. This is a challenge, especially in areas that already have a low provision of open space. Generally, the provision of open space per person in an urban infill environment should aim to be around 9m². In 2016, the areas of Fairfield City which fall under the 9m² include:

- Fairfield Heights (1.6m² per person)
- Villawood (3.6m² per person)
- Fairfield East (5.2m²)
- Cabramatta West (5.2m²), and
- Cabramatta (8.1m²).

Figure 1 - 2016 open space provision



2036

FUTURE OPEN SPACE PROVISION PER PERSON

The quantum of open space is not the only indicator of open space needs, however it provides a good basis to understand how and where demand for open space will change over time. As Figure 2 shows, the high need areas that are forecast to experience the greatest decline in open space provision per person include:

Bonnyrigg (-7.4m²), Fairfield (-6.3m²), Villawood (-3.1m²) and Cabramatta (-1.4m²). While it may not be possible for some areas starting from a low base to increase to 9m² per person over time, we can aim to maintain the existing provision per person through growth. See p.37 for the m² of open space required in these areas to maintain the provision per person at 2019.

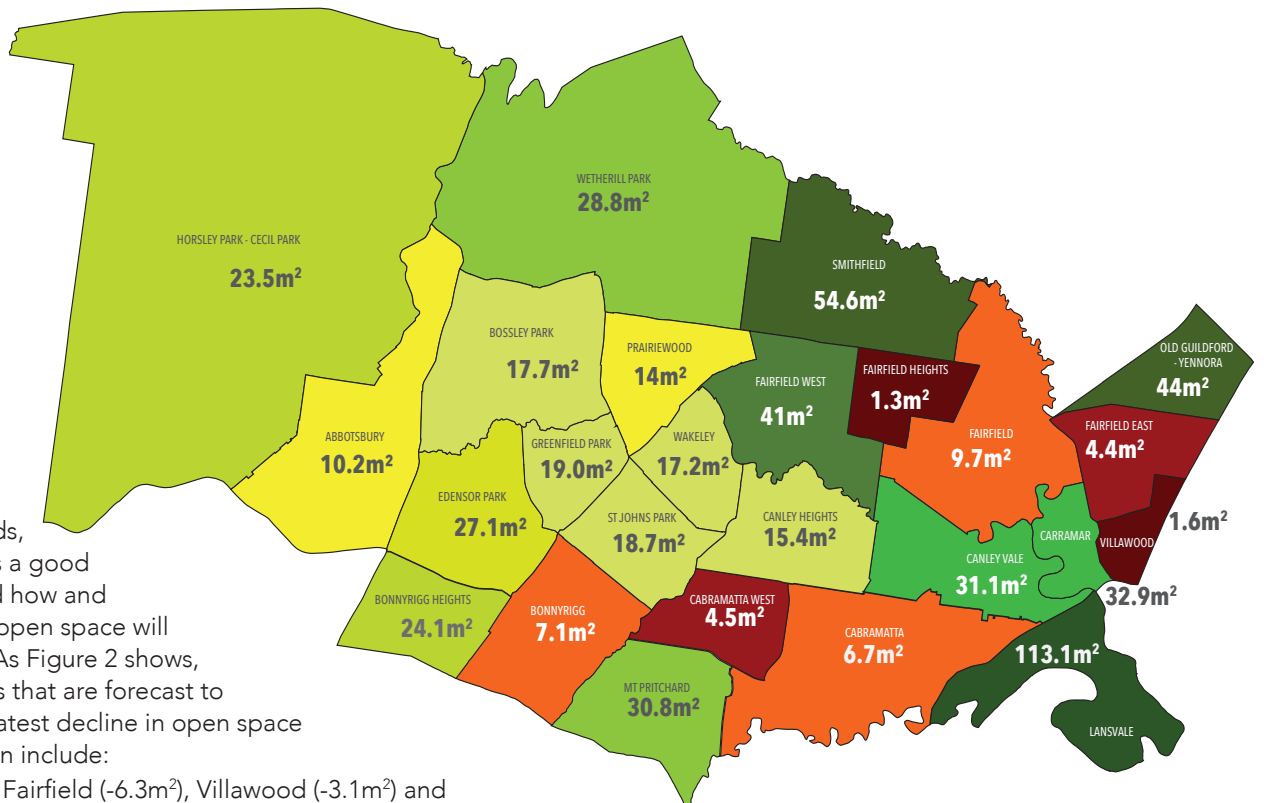


Figure 2 - 2036 open space provision

ACCESSING OUR OPEN SPACE

Regardless of the amount of open space there may be in a particular area, if it's not easy to get to, it's not likely to be used.

This is why it's important to plan for open space by considering both the amount of open space, as well as how people can access it.

Benchmarking access to open space

The Greater Sydney Commission indicates that all residents should have access to Regional Open Space within 5km, District Open Space within 2km and that all dwellings should be within 400m of quality open space of at least 0.3ha.

Dwellings in high density should also be within 200m of quality open space of at least 0.1ha.

Areas of highest access to open space in Fairfield City

Many suburbs in Fairfield have good walking access to open space. As a proportion of the total suburb, the following suburbs have the highest access to open space in Fairfield City:

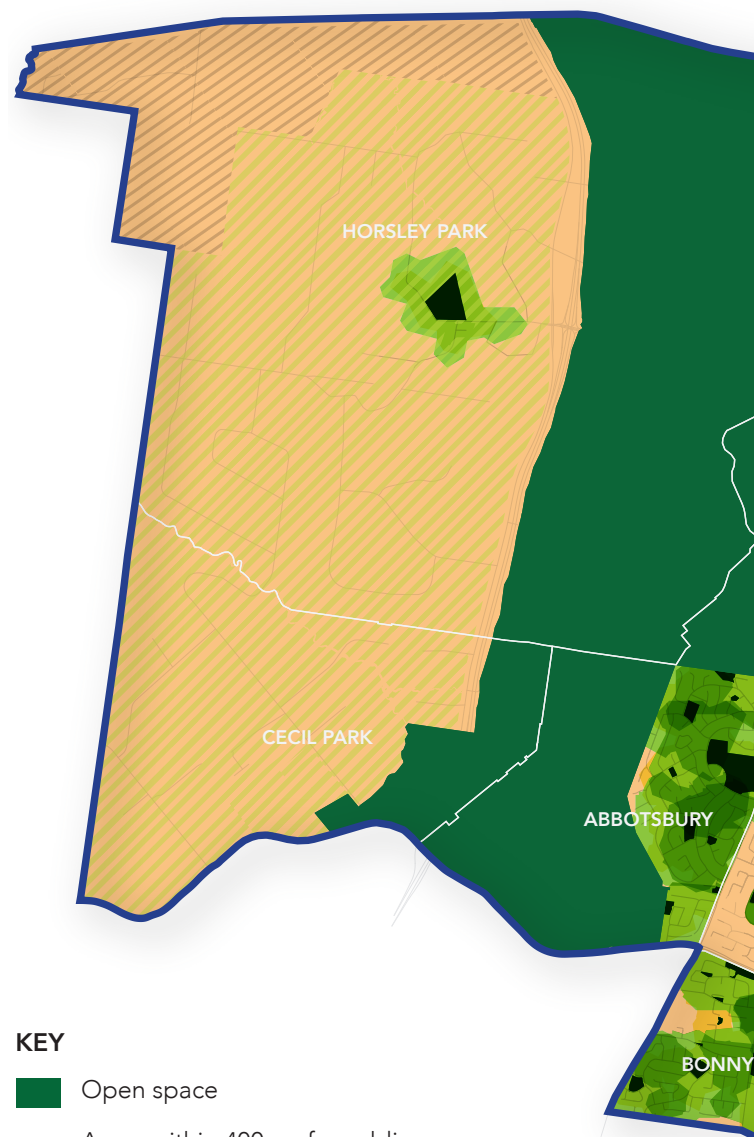
1. Bonnyrigg Heights (89.2%)
2. Canley Vale (83.3%)
3. Fairfield West (81.7%)
4. Bossley Park (78.5%)
5. St Johns Park (76.6%)

Areas of lowest access to open space in Fairfield City

As a proportion of the total suburb, the following suburbs have the lowest access to open space in Fairfield City (not including the rural areas):

1. Fairfield (37.8%)
2. Cabramatta (37.8%)
3. Old Guildford (43.9%)
4. Villawood (44.4%)
5. Edensor Park (46.1%)

The suburbs of Fairfield and Cabramatta have the most chronic shortages of open space closest to where people live in high density housing and where recreation opportunities are needed most by people on low incomes or in poverty. The lack of neighbourhood parks has impacts on the development of children and their physical, social and mental wellbeing. Carers also benefit from access to open space.



KEY

- Open space
- Areas within 400m of a public park greater than 0.3ha (excludes private parks)
- 200m around open space less than 0.3ha
- Areas without access to open space within 200m or 400m
- Medium/High density zone
- Industrial zone
- Rural zone

EXISTING PROXIMITY CHALLENGES

Figure 3 above, shows areas within Fairfield City that do not have access to a park within 200m (parks less than 0.3ha) and greater than 400m (parks greater than 0.3ha).

The Greater Sydney Commission's 'The Pulse of Greater Sydney' indicates that currently 58% of homes in Fairfield City are within a 400m walk to open space. As Figure 3 shows, access isn't distributed evenly, there are also clear priority areas that emerge, depending on density as well as social needs. The highest priority areas for enhancing connectivity and proximity for new parks are:

- A Central Fairfield (R3/B4 areas)** - this is a significant priority to enhance access to open space, both because it is currently zoned high density/R3 (proposed R4), as well as the high social needs within the town centre. Open space north of the rail line should incorporate play space, half courts and outdoor fitness equipment so that the spaces are also activated. Consideration of lighting

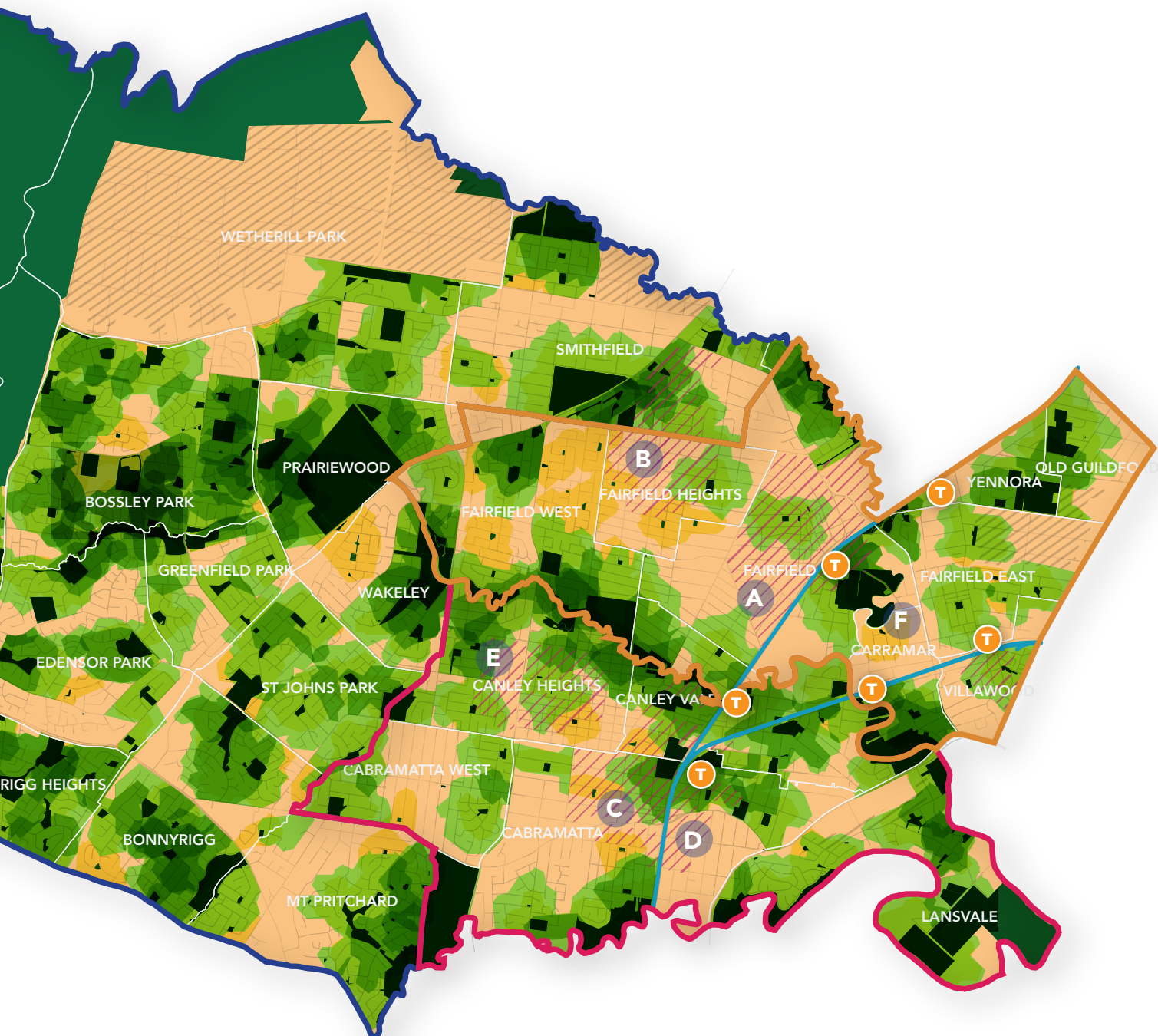


Figure 3 - Access to open space (400m from open space >0.3ha, 200m from open space <0.1ha)

appropriate parks will also meet the community's desire to be able to use open space into the evening whether to have a walk after dinner, or exercise after work.

B Fairfield Heights: Fairfield Heights currently has the lowest provision of open space, as well as poor access to open space. With the additional growth resulting from the endorsed Fairfield Heights Urban Design Study, it's important to plan for new open space, as well as the potential to expand existing parks to increase their size and useability.

C Cabramatta Town Centre (north of the railway): Open space provision is extremely limited in Cabramatta Town Centre, open space is needed both north and south of Cabramatta Road West. Further activation of civic plazas and integrating play through the town centres also need to be considered to meet the local needs

D Cabramatta (West of station, South of Cabramatta Road West). Cabramatta Road West and the rail-line form a significant barrier that prevents people from accessing the open space north of these barriers. There is currently no open space accessible to these residents.

E Canley Heights (east of Cumberland Hwy): there is potential to enhance access to open space in the R3 zone.

F North of Carramar Station: there is little access to open space north of Carramar Station due to rail and creek barriers, opportunities to enhance open space provision and connections should be explored, particularly due to urban design studies underway.

Other areas that need addressing include west of Villawood Town Centre, the western half of Mount Pritchard, Cabramatta West and north half of Smithfield.

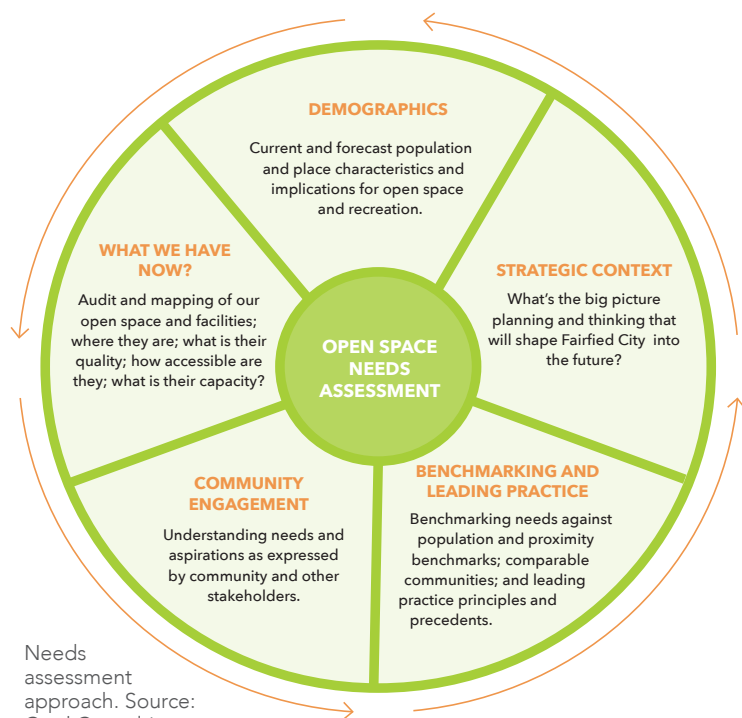
HIGH NEEDS AREAS FOR OPEN SPACE

While open space provision is important in every suburb and place within Fairfield City, some areas have been identified as higher priority than others based on a needs assessment.

Due to a combination of factors ranging from demographic analysis, to benchmarking and strategic planning (see needs assessment wheel below), Fairfield, Cabramatta, Fairfield Heights and Villawood (as the suburb snapshots on the right show) have the highest open needs areas in Fairfield City.

Delivering new, or improving open space in these areas are critical to ensuring positive social outcomes for our community. It's important that children in high density have access to play that is inclusive, close-by and is welcoming and safe. Studies show that children who regularly play outdoors have better motor and learning skills, impacting on their development and future opportunities in life.

Open space can also form community connections, which is important especially in areas of high cultural diversity and new migrants. There are opportunities to increase the friendliness of streets and civic places, allowing people to socialise, or get out of the home and stay fit, active and healthy, improving social and health outcomes in the community.



KEY

- > 22% arrived in last 5 years
- > 21% low income households
- > 11% disengaged youth
- > 40% families in high density
- > 70% speak a language other than English
- > 8% need for assistance

FAIRFIELD



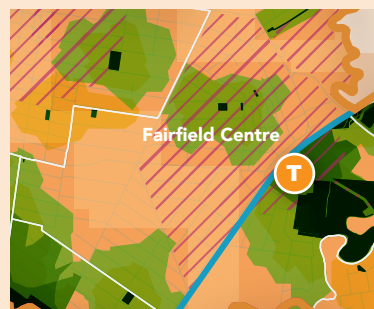
17,924 in 2016
29,643 in 2036

16.0
2016

11.4
2026

9.7
2036

m² of open space per person (29.7ha total)



Demographics:

Fairfield is one of the highest needs suburbs in Fairfield City with a significantly high proportion of low-income households, disengaged youth, new migrants, families in high density and people with disability.

Strategic context: Planning is currently underway to increase the density of Fairfield centre, increasing the need for access to quality open space.

Benchmarking: As shown above, there is a significant portion of R4/proposed R4 areas in Fairfield that cannot currently access open space. This is the highest priority area for open space acquisition and embellishment across Fairfield City. Open space provision (m² per person) is also forecast to fall by almost half 2036. This will need to be addressed through the provision of new open space.

It is important to note that Fairfield is split in half by a rail line, which heavily impacts access to parks. While overall the current provision is 16m² per person, splitting the suburb by the rail line reveals that Fairfield town centre has a much lower provision than Fairfield (suburb) overall:

- Fairfield (north of rail – density side): 5.9m² per person
- Fairfield (south of rail – Fairfield Park side): 132.9m² per person

While it is not possible to forecast how this will change into the future, it's important to emphasise the high need for open space within the town centre.

Engagement: Water play, inclusive play, exercise equipment and use of parks in the evening were community priorities.

OTHER HIGH NEEDS AREAS

In addition to Fairfield, Cabramatta, Villawood and Fairfield Heights, the following areas are also in need of further open space planning and consideration including:

CABRAMATTA WEST

Strategic context: While Cabramatta West is not a high density area, there are a significant number of existing narrow lots, potentially leading to a doubling or tripling of dwellings over time.

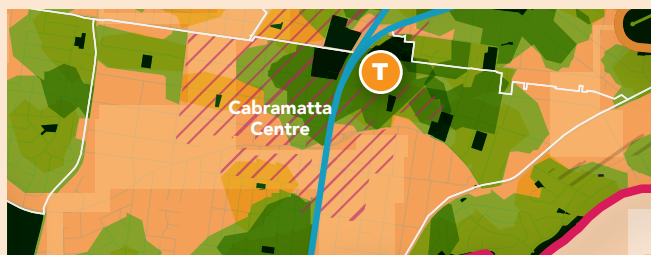
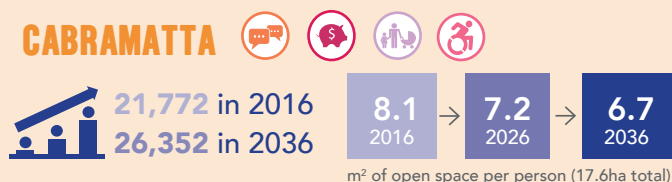
Benchmarking: Cabramatta West's current open space provision is 5.2m², forecast to fall to 4.5m² by 2036, well below the target of 9m².

FAIRFIELD EAST

Strategic context: Residential rezoning is underway addition to an increase in the B2 Local Centre height of buildings which will result in a further increase in densities.

Benchmarking: Fairfield East's current open space provision is 5.2m², forecast to fall to 4.4m² in 2036. This is well below the target of 9m².

CABRAMATTA



Demographics: Cabramatta is one of the most disadvantaged non-rural suburbs in NSW according to the SEIFA index. Access to open space is critical to improving social outcomes.

Strategic context: Planning is currently underway to increase the density of Cabramatta, furthering the need for increased access to quality open space.

Benchmarking: As shown above, there is a significant portion of high density/proposed high density that cannot access open space. There is also very poor access to open space east of the rail, south of Cabramatta Rd West.

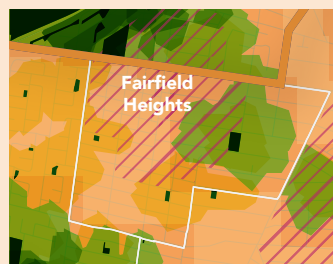
In addition to proximity challenges, Cabramatta does not meet the 9m² per person target of open space provision, forecast to fall further to 6.7m² per person if no future open space is provided. Cabramatta, like Fairfield, is also split by a rail line, which heavily impacts access to open space. While overall the current provision is 8.1m² per person, splitting the suburb by the rail line shows that the eastern side of the station has a lower provision:

- Cabramatta (north of rail): 7.9m² per person
- Cabramatta (south of rail): 4.7m² per person

This will need to be addressed if further density is to occur.

Engagement: Access to free water play, inclusive play, exercise equipment and use of parks in the evening were community priorities

FAIRFIELD HEIGHTS



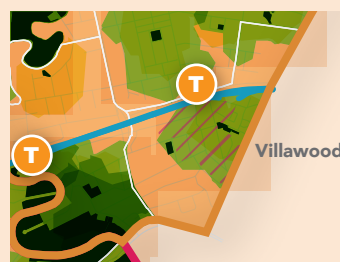
Demographics: Fairfield Heights shares similar demographic characteristics to Fairfield, with a high proportion of new migrants, low income households, families in high density and disengaged youth.

Strategic context: Fairfield Heights is likely to experience significant change over the next 20 years, due to the endorsed Fairfield Heights Urban Design Study acting as a catalyst for growth in the area.

Benchmarking: As shown above, there are existing significant gaps in access to open space in the B4/R3 zoned areas. Fairfield Heights currently has the lowest open space provision in Fairfield City, well below the target of 9m² per person and forecast to fall significantly to 1.3m² per person by 2036. This will need to be addressed through the provision of new open space.

Engagement: Places for children, inclusive play, water play, exercise equipment and access to open space in the evening were community priorities.

VILLAWOOD



Demographics: Villawood is a high needs area in terms of low income households, and disengaged young people.

Strategic context: Villawood is likely to experience significant change over the next 20 years, with the renewal of the land and

housing site, and the Villawood Urban Design Study acting as a catalyst for significant growth in the area with population forecast to almost triple by 2036.

Benchmarking: As shown above, areas zoned high density can walk to a park within 400m, however areas south-west of the centre have poor access to open space. The open space provision in Villawood is also currently well below the target of 9m² per person, forecast to fall significantly to 1.6m² per person by 2036. This will need to be addressed through the provision of new open space as the suburb grows further.

Engagement: Places for young people, exercise equipment and increased open space amenity were community priorities.

CARRAMAR

Strategic context: Urban design studies are currently underway for Carramar which will shape future built form and growth.

Demographics: Carramar has a significantly high proportion of newly arrived migrants, families in high density, low income households and older people. It's important that access to open space is easy and inclusive within this high needs area.

Benchmarking: While provision of open space in Carramar is high, there is limited access to open space for residents immediately north of the train line.

SMITHFIELD

Strategic context: Urban design studies are currently underway for Smithfield which will shape future built form and growth.

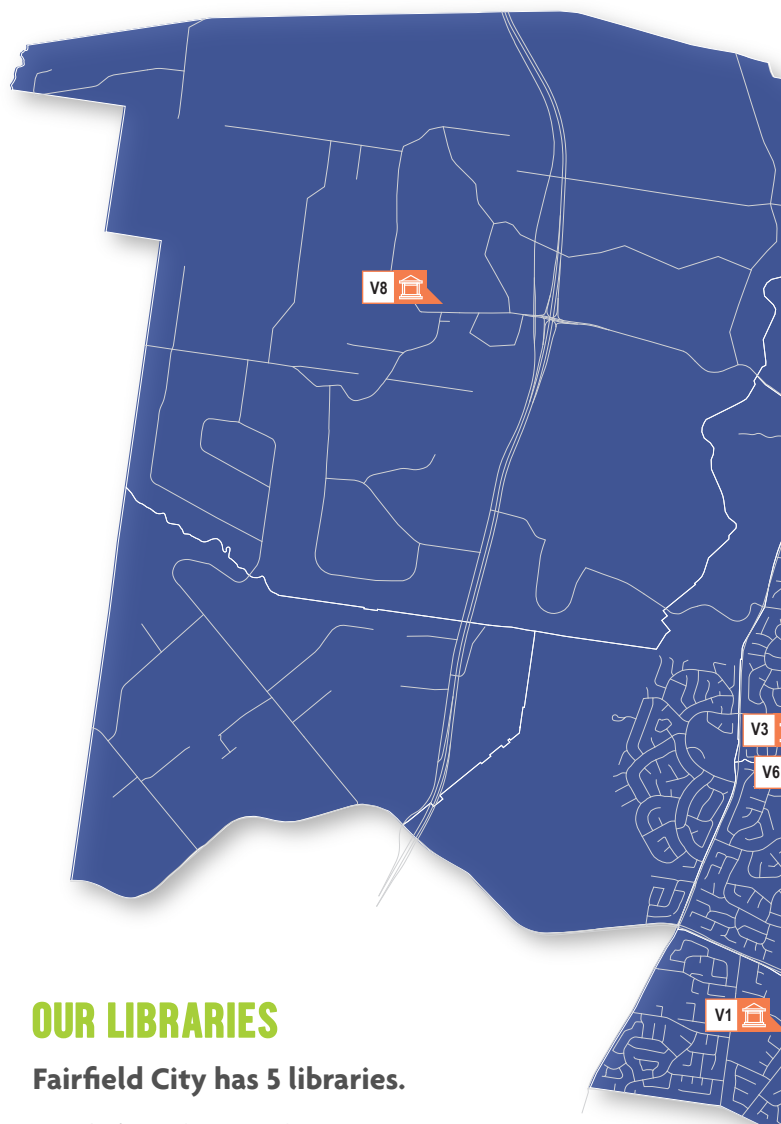
Demographics: Smithfield has a significant number of workers, in addition to a low SEIFA score, high proportion of low-income households, high proportion of young people.

Benchmarking: There is current poor access to open space from the town centre (The Horsley Drive) which should be improved if future planning was to result in increases in density.

COMMUNITY FACILITY SNAPSHOT

Council has 39 community facility buildings including libraries, arts and cultural facilities, and leisure centres. These buildings are available for short term use or long term lease and provide a range of subsidised community facilities for hire, including community halls, meeting rooms, offices and other specialised facilities such as a performance space or library. A detailed assessment of community facilities found that:

- In 2018/19 more than 1.25 million visitors attended Fairfield City's Leisure Centres (52% at Prairiewood, 28% at Fairfield, 20% at Cabravale).
- In 2018/19 the libraries had 859,067 visits, with Whitlam Library accounting for 47% of visits, followed by 26% at Fairfield Library, 17% at Bonnyrigg Library, 10% at Wetherill Park Library and 1.3% at Smithfield Library.
- In 2018/2019 the total income from licence and hire fees from community facilities was \$725,731.
- The total maintenance costs in 2018/2019 was \$391,367 or approximately \$11,859 per facility.
- In 2018/2019 the total cost of operating community facilities (Staff, cleaning and maintenance but excluding capital works) was approximately \$924,904.
- In the past five years (since 2014) Council has spent approximately \$5,426,000 on upgrading and renewing community facilities. Some of this funding, \$5,310,000, has come from a special rate variation.
- Council has built two new community centres in the past 6 years. Canley Heights Community Centre was finished in 2013 and was built as a joint funded Community Building Partnership Program between Fairfield City Council with Development Contributions funding and the State Government (NSW Sport and Recreation) and replaced an existing Early Childhood Centre Clinic on the site. Fairfield Youth and Community centre was finished in 2015 at the cost of \$8.5 million and was partly funded by a Federal grant.
- Council has a mix of older facilities and a few newer ones. Many were built in the 1980's although the Fairfield School of Arts dates back to the late 1800's. The average age of Councils facilities is 44 years.



OUR LIBRARIES

Fairfield City has 5 libraries.

- L1 Whitlam Library (Cabramatta) - 3000m²
- L2 Fairfield Library - 700m²
- L3 Wetherill Park Library - 740m²
- L4 Bonnyrigg Library - 580m²
- L5 Smithfield Library - 163m²

OUR ARTS AND CULTURAL FACILITIES

Fairfield City has 2 arts and cultural facilities including:

- A1 Fairfield City Museum and Gallery - 400m²
- A2 Fairfield School of Arts - 400m²

OUR LEISURE CENTRES

Fairfield City has 3 leisure centres:

- R1 Cabravale Leisure Centre - 20m pool, gym and program rooms
- R2 Fairfield Leisure Centre- 25m indoor pool, gym and program rooms, indoor court, 50m outdoor pool
- R3 Prairiewood Leisure Centre - - 25m indoor pool, gym and program rooms, indoor court, 50m outdoor pool, Aquatopia

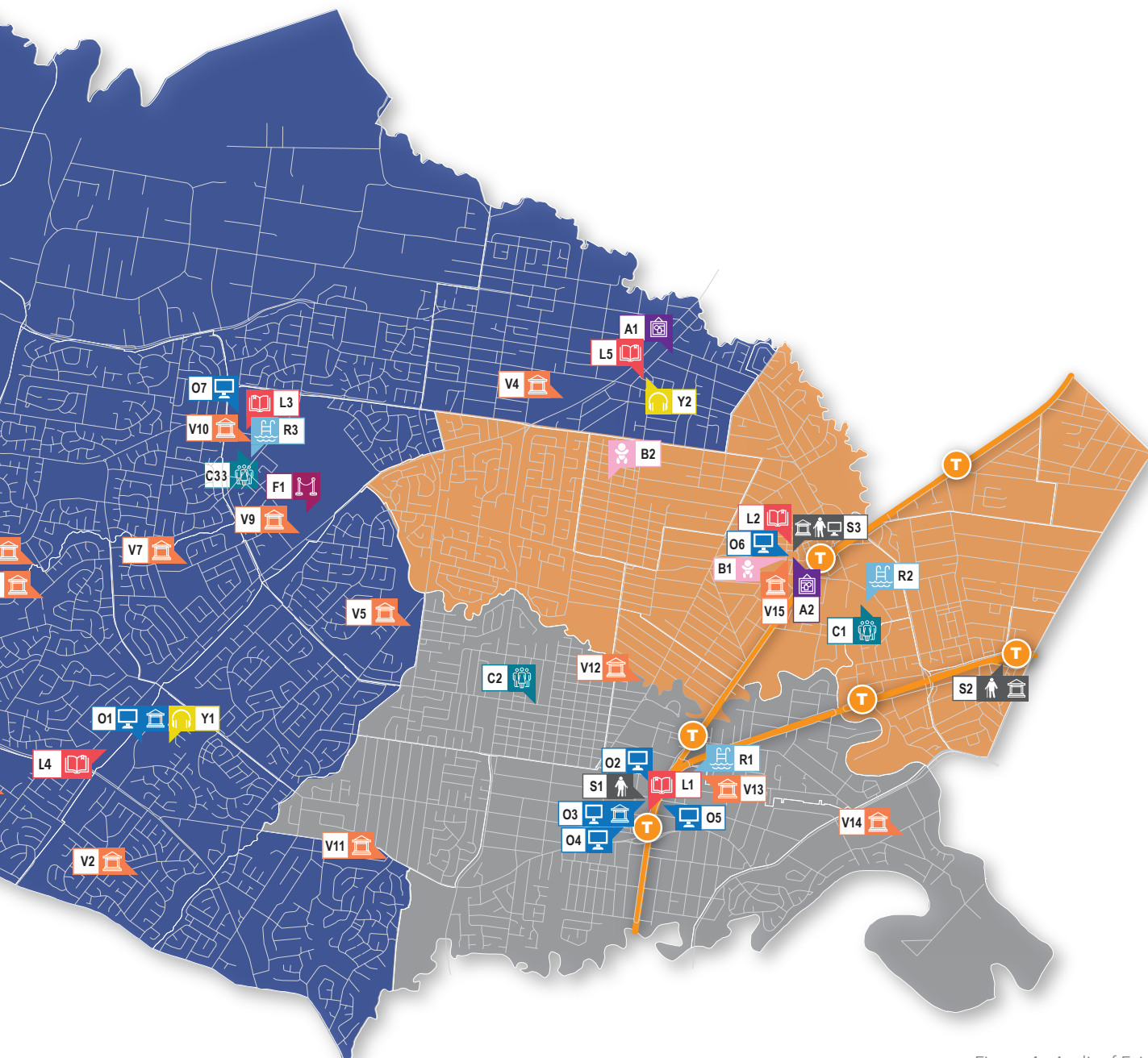


Figure 4 - Audit of Fairfield City community facilities

OUR COMMUNITY FACILITIES

Council has 29 community facilities including venues for hire, youth centres, baby health centres, youth and recreation centres as well as a multi-purpose community hub.

Multi-purpose community centres:

C1 Fairfield Youth and Community Centre
C2 Canley Heights Community Centre
C3 Prarieewood Youth and Community Centre

Venues for hire:

V1 Bonnyrigg Heights Community Centre
V2 Bonnyrigg South Community Centre
V3 Bossley Park Hall
V4 Brenan Park Community Centre
V5 Brian Wunsch Training Centre
V6 Edensor Park Community Centre and Hall
V7 Greenfield Park Community Centre

V8 Horsley Park Community Hall
V9 Nalawala Community Hall
V10 Wetherill Park Community Hall
V11 Mt Pritchard Hall
V12 Girl Guide Hall, Pigeon Club, RSL Youth
V13 Bushido Judo Club
V14 Lansvale Community Hall

Youth centres:

Y1 Bonnyrigg Youth Centre
Y2 Smithfield RSL Youth Centre

Community office accommodation:

O1 Bonnyrigg Community Centre and Hall
O2 Arthur West Hall
O3 Cabramatta Community Hub and Hall
O4 Dutton Lane Carpark office
O5 Fisher Street Carpark Office
O6 Fairfield Community Centre
O7 Wetherill Park Community Hub

Seniors centres:

S1 Cabramatta Seniors Centre
S2 Villawood Seniors Centre
S3 Fairfield Seniors Centre



Couple at Whitlam Library
Image Source: Cred Consulting

OUR COMMUNITY FACILITY STRENGTHS

OUR LIBRARIES HAVE INCREASED IN VISITS BY 50% A YEAR

Whitlam library in Cabramatta is an award winning library, an example of a facility that goes above and beyond to meet the community's needs. From moving book shelves to make more space for the community, promoting creativity through its music and video studio, supporting innovation through its VR lab and business incubator space, encouraging reading through multi-lingual collections and extending it's opening hours to midnight 3 days a week , it has created a strong community hub and focal point for the community.

MANY COMMUNITY FACILITIES ARE BASED IN TOWN CENTRES AND CLOSE TO PUBLIC TRANSPORT

Our community facility audit shows that many of Council's facilities are located within town centres, and are connected to public transport which is great for enabling easy community access.

22 COMMUNITY SERVICES OCCUPY COUNCIL BUILDINGS

Council's facilities are often activated by specialist community services who strive to meet community needs.

Fairfield Youth and Community Centre is an example of indoor recreation combined with meeting and youth space, located within a major regional park.

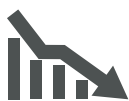
FAIRFIELD YOUTH AND COMMUNITY CENTRE IS A MULTI-PURPOSE FACILITY

Fairfield City's leisure centres have a reputation as hubs of community wellness and family-friendly activity. The leisure centres include facilities such as Aquatopia water park, a gymnasium, outdoor and indoor pools and indoor courts.

AWARD-WINNING LEISURE CENTRES

OUR COMMUNITY FACILITY CHALLENGES

There are a variety of community facility challenges that Fairfield City faces, both now and into the future, including:



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 20+ years ago in Fairfield City do not always meet contemporary needs and approaches to facility design and management. They also have other challenges as described below:



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 and libraries in Fairfield City are also too small to meet current need, constraining their use.



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 improved spaces that meet the needs of current and future residents.



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 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).



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 it's use. It's also important for facilities to be visible and welcoming, with strong connections to the street and good, inspiring design.



A GROWING POPULATION

Fairfield City is growing, which will increase the demand for community facility space. As Figure 5 below shows, by 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. Many NSW local councils aim to meet a benchmark of 80m² of community floor space per 1,000 people.

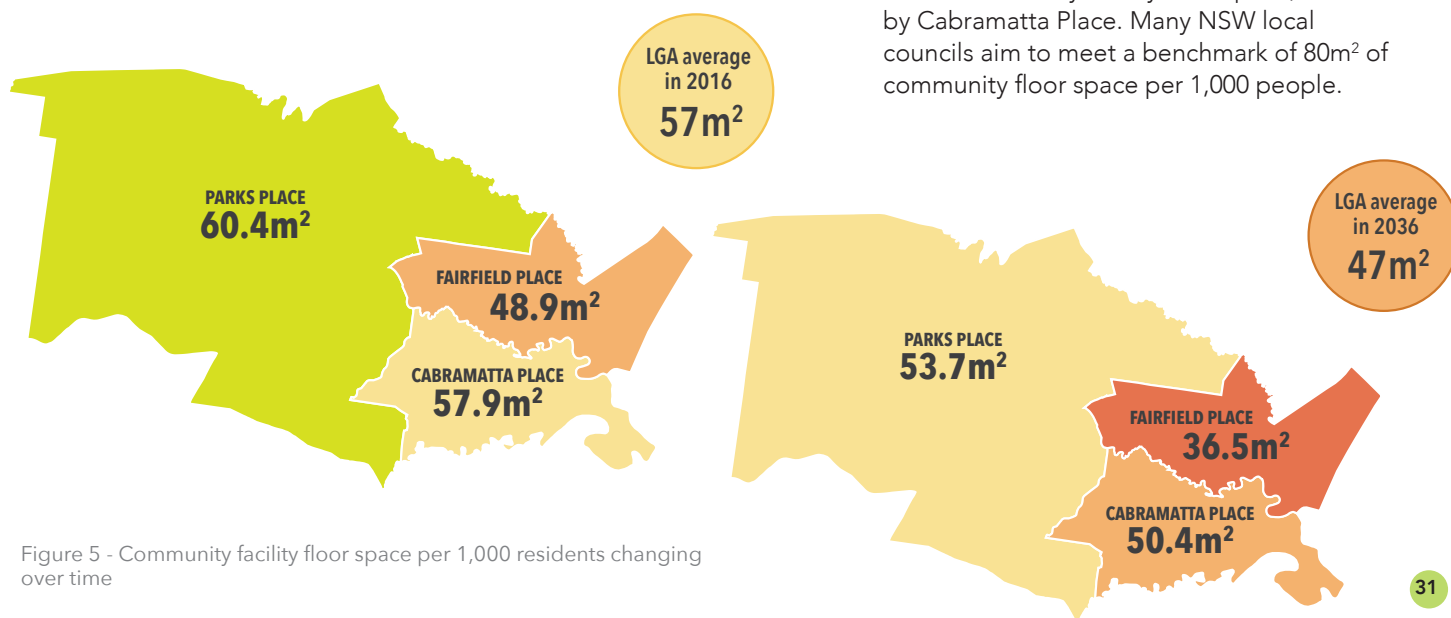


Figure 5 - Community facility floor space per 1,000 residents changing over time



WHAT WILL WE NEED BY 2040?

This section provides a series of principles for the delivery of future community facilities and open space and a summary of the findings of this Needs Study.



*Chipping Norton Lakes by 2040 aims to be a water-based
recreation opportunity for residents of Fairfield City*
Image Source: Cred Consulting

PRINCIPLES FOR DELIVERY: OPEN SPACE

The following principles should be incorporated into the design and planning of all future open space:

1 OPEN SPACE THAT BUILDS SOCIAL CAPITAL

Recreation plays an important role in community building and development, contributing to a sense of shared identity, a focal point for personal interaction, and community engagement.

Local parks provide much needed places to rest, meet and play close to home. District and regional parks are places for formal and informal sport, outdoor gatherings, picnics and family outings. All parks help build and develop new relationships through shared spaces and interests.

Facilities such as picnic and BBQ facilities, accessible toilets and amenity blocks, shaded play space and outdoor fitness throughout Fairfield City's open space network help build social networks and individual wellbeing.

In areas of density, streets with verge planting, traffic calming, wide footpaths, seating, shade, and places to stop such as micro-parks (as found at Barbara Street Play Ground), skate and play features, bring neighbours together in a safe, pleasant and welcoming environment. It's also important to acknowledge that people from different cultural backgrounds use open space in different ways with the community saying they would like to be able to use appropriate parks into the evening to share a meal with family, exercise or walk the dog after work. This also builds social capital and activates parks, making them feel safer and welcoming at all times of the day.

2 NETWORKED AND CONNECTED OPEN SPACE AND PUBLIC DOMAIN

A network of connected, quality open spaces and local public open space is important in growing communities.

When open space is limited, or difficult to acquire, better utilising public domain and streets becomes an innovative approach to ensuring the community can access recreation opportunities. The public domain includes streets, footpaths and plazas. Green streets with shady trees, wide footpaths and places to sit create meeting opportunities to build community connections.

Links to transport, pedestrian and cycleway networks also support community access across all age groups and abilities. There is potential to use way finding and street-planting to develop a measurable walking route around a block, to point people to regional open space, or to incorporate play equipment in a town centre to create a child-friendly city.

Sporting grounds also have the potential to be managed and planned for as a network, meaning that frequent users can utilise different sporting grounds and clubs for training and recreation purposes. Technology can play a key role in organising existing sporting grounds as a network of spaces, with an app or website.

3 CO-LOCATION AND SHARED USE OF OPEN SPACE

Co-location is also about integrating recreation facilities and district open spaces within other key activity nodes including schools, transport hubs and town or local centres.

This ensures that the facilities are accessible and can be used easily by key groups such as school-aged children or working-aged residents to recreate easily afterwork. Co-locating services, for example outdoor courts with playing fields, may involve the shared or joint use of facilities. Co-location enables:

- The concentration of compatible services and facilities to create a community focal point
 - Improved access and safety for users who can access a range of services at a single location
 - Minimised duplication achieving significant capital and operational savings
 - More integrated and innovative delivery of services, and
 - More efficient use of land, for instance through shared, rather than separate, parking areas, toilets/change rooms.
-

4 CLIMATE SENSITIVE DESIGN

Located in the Western City, which is likely to experience hotter days, and longer periods of heat, Fairfield City will be impacted by how usable open spaces and recreation facilities are for the community during summer unless particular design interventions and facilities are considered including:

- Shade cloths for playgrounds and shelters for seating/BBQ spaces
- Water play, and water features
- Play spaces that use natural materials, instead of metals and softfall materials
- Astro turf should also only be used strategically, because with full sun it can potentially reach over 100 degrees on hot days
- Likelihood of a greater demand for pools - particularly in high density areas/small blocks, and
- Likelihood of greater demand for indoor recreation facilities to enable sport competitions to proceed regardless of weather conditions.

6 INCLUSIVE PLAY

Approaches to designing inclusive play spaces are changing. More than only installing a wheelchair, accessible swing, or installing an accessible toilet, inclusive play strives to remove obstacles and barriers that prevent people of all ages, abilities (both physical and mental) and cultural backgrounds from being invited to play.

Inclusive play strives to remove obstacles and barriers that prevent people of all ages, abilities (both physical and mental) and cultural backgrounds from being invited to play. Applying universal design theory, three questions are asked: 'Can I get there?', 'Can I play?', and 'Can I stay?' These principles are important in Fairfield City as it has double the people reporting need for assistance due to disability than Greater Sydney.

One local resident highlighted that there were no fenced play spaces they could take their child with autism, having to travel to Parramatta instead. Play equipment needs to be large enough for both adults and children to ensure all ages can use them, or to either fence, or create clear barriers through landscaping in all parks to decrease the likelihood of children running into traffic.

7 MAKING THE MOST OF WHAT WE'VE GOT

Where open space is limited, and it's difficult to acquire new open space, the capacity of existing parks and public domain can be increased in other ways.

Lighting appropriate regional parks into the evening is one approach to increasing the capacity of existing open space areas. This enables residents to get fit and active out of work hours through the use of outdoor fitness equipment, walking tracks, or picnic facilities to enjoy a meal with family and friends. Regional sporting fields and spaces also have potential to incorporate more local uses such as play spaces or off-leash dog areas. Through greater embellishment, passive parks can also provide more amenities, sporting, play or fitness equipment to increase their use.

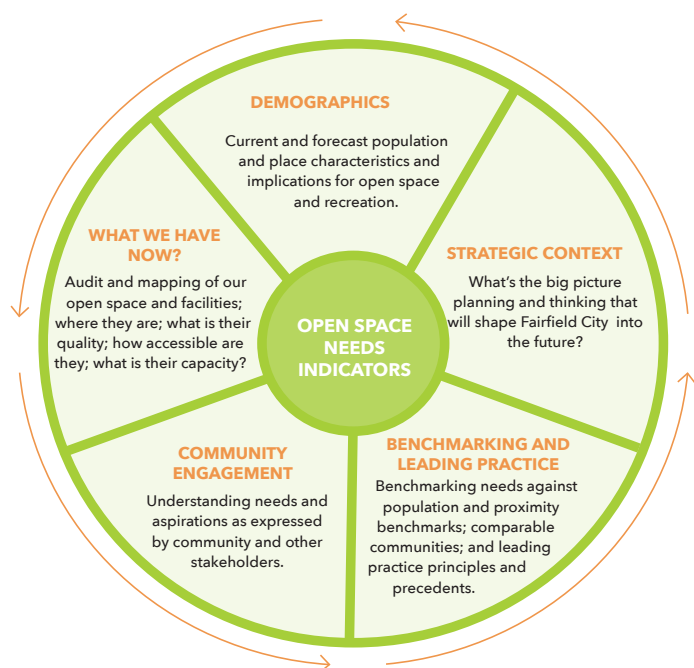
8 MULTI-FUNCTION AND FLEXIBLE SPORTING FACILITIES

A key trend in the delivery of sporting facilities is that all courts and fields are designed to be multi-functional, providing flexible programming opportunities.

Courts and fields designed to be multi-functional provide flexible programming opportunities. Multi-functional facilities refer to the design and adaptability of sports fields or courts for multiple sports and uses. This results in the best use of available space, and leverages the diversity of sporting infrastructure provided, while lowering Council maintenance costs.

When designing multi-use courts, considerations include coloured line markings for each particular sport, rotating posts, or having basketball courts go across courts in the other direction. Sports capable of being accommodated by multi-purpose outdoor courts include: futsal, tennis, netball, basketball, and hockey.

IDENTIFIED NEEDS - OPEN SPACE



Taking into account the principles for delivery outlined above, the needs identified below are based on a series of needs indicators including:

- Demographics - What are the characteristics of the existing and future community?
- Strategic context - What's the big picture planning and thinking that will shape the character of the area into the future?
- Auditing and quality assessment - What currently exists? What is the existing quality of spaces? How do people access them?
- Benchmarking and leading practice - What do industry benchmarks and best practice trends indicate?
- Community engagement - What has the community said?

Each of the above indicators is as important as the others, all of these five indicators need to be read together to determine the future needs for Fairfield City.

It is important to note that further work needs to be done to understand the feasibility of the identified needs, including how they will be delivered over the next 20 years.

TYPE	NEED	INDICATOR	DELIVERY MECHANISM	TIME-FRAME
Open space provision	Maintain the existing amount of open space per person through growth	- Benchmarking approach based off planning precedents	Open Space Strategy to inform developer contributions	Ongoing
Communal open space	Encourage the provision of communal open space at podium and/or rooftop level within future new high density residential and mixed use developments.	- Leading practice	DCP controls	
Park embellishment	Adopt an "everyone can play" approach to the future design of playgrounds with district and regional parks.	- DPE guidelines - Community engagement - Demographics	NA	
Park embellishment	Activate appropriate regional parks at night with creative lighting that reflects the local culture and recreational needs of the community.	- Community engagement	Operational plan	
Park embellishment	Ensure that parks and civic spaces within major centres are event ready.	- Community engagement - Demographics	Public Domain Plan	
Park embellishment	Design future parks with natural materials and shade to reduce heat in parks and play areas.	- Community engagement	Design principles established in Open Space Strategy	
Park embellishment	In high density areas, with limited space for new open space areas, design and activate our public domain for recreation and play including through shaded walking trails through urban areas and fitness stations, play elements and rest stops along footpaths	- Community engagement - Leading practice	Design principles established in Open Space Strategy	
Park embellishment	Incorporate youth friendly elements into parks near major transport and public transport including table tennis, half basketball courts, public wi-fi and power points and fitness equipment. Engage young people when designing parks for them to help inform the design.	- Community engagement - Leading practice	Design principles established in Open Space Strategy	

TYPE	NEED	INDICATOR	DELIVERY MECHANISM	TIME-FRAME
Open space provision	An additional number of parks in the following areas (at minimum of 0.3 to 0.5ha): <ul style="list-style-type: none"> - Fairfield: 3 (local level 1), 1 (local level 2) - Fairfield East: 1 (local level 1, 0.3 - 2ha) - Fairfield Heights: 1 (local level 1, 0.3 - 2ha), and - Villawood: 1 (local level 1, 0.3 - 2ha). 	Benchmarking approach for open space based off planning precedents and Government Architect's approach for park sizes.	Open Space Strategy to inform developer contributions	Ongoing
Park embellishment	At least 3 new play spaces in Fairfield including water play, that encourage activity and learning	Growth Centre Commission Benchmark of 1 play space per 500 children aged 0 - 11 years Greater Sydney Commission's benchmark of all children within 400m of a play space and children in high density within 200m of a play space		
Park embellishment	At least 3 new fitness stations in Fairfield Town Centre (north of the rail line), Fairfield Heights, Villawood	Parks and leisure Australia benchmark of 1 outdoor fitness station per 15,000 people		
Park embellishment	1 x off-leash dog park in proximity to the high density area of Fairfield Town Centre	Approach adopted by Council staff: 1 dog off-leash area to 30,000 residents, and 1 per suburb with greater than 20% high and medium density housing		
Open space provision	An additional number of parks in the following areas (at minimum of 3,000 to 5,000m ²): <ul style="list-style-type: none"> - Cabramatta: 1 local level 1 park (0.5ha), 1 district park (3ha) - Cabramatta West 1 local level 1 park (0.5ha) - Canley Heights: 1 local level 1 park (0.3 - 0.5ha) 	As above	Open Space Strategy to inform developer contributions	Ongoing
Park embellishment	At least 3 new play spaces in Cabramatta place (2 in Cabramatta, 1 in Canley Vale). 1 of the play spaces should be an inclusive, destination play space (e.g Fairfield Adventure Park)			
Park embellishment	At least 2 new fitness stations in Canley Vale and Cabramatta West			
Park embellishment	1 x off-leash dog park in proximity to the high density area of Cabramatta Town Centre			
Open space provision	An additional local level 1 park (at minimum of 0.3 to 0.5ha) in Bonnyrigg	As above	Open Space Strategy to inform developer contributions	Ongoing
Park embellishment	At least 1 new inclusive play space including water play			
Park embellishment	At least 1 new fitness station in Bonnyrigg Town Centre			
Park embellishment	1 x off-leash dog park in proximity to the high density area of Bonnyrigg Town Centre			

PRINCIPLES FOR DELIVERY: COMMUNITY FACILITIES

The following principles should be incorporated into the design and planning of all future community facilities:

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'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 (plenty of natural light is also needed for libraries). While community facilities can be multi-storey, a strong interface to the street and ground-floor presence is needed, especially for community hubs and centres, libraries and arts and cultural facilities.

For regional facilities access to outdoor areas such as a plaza, community garden or rooftop open space is also beneficial in terms of creating a civic focal point for the community.

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

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 neighborhood 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 in the Fairfield City community. Subsidies can be made available for not-for-profit and community groups that are providing benefits 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 community hubs, consideration should also be given to adult change tables as well as accessible shower and washing facilities to provide dignity to visitors who may be elderly or with disability, as well as people who are experiencing homelessness. Charity shops located nearby can also offer cheap fresh clothing.

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, indoor courts etc. 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.

4 NETWORKED AND CONNECTED

Community facilities should function as part of a network of facilities that together meet community needs.

Community facilities should function as part of a network of facilities that together meet community needs. A hierarchy of facilities exists including higher order facilities (such as a regional or district community hub), as well as specialist facilities (such as an art gallery or performance space) that service the whole of Fairfield City, district level facilities (such as a leisure centre or library) that services a district, as well as local facilities that meet day to day needs.

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.

Planning for facilities as a network also helps Council plan facilities strategically, avoiding unnecessary duplication of services and allow for unique and specialist offerings where needed. Consideration should also be given to how the network of facilities is distributed across Fairfield City, with a focus on creating equitable access to facilities for all residents, noting the needs of areas of greater housing density.

5 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. The need for dedicated, flexible and adaptable spaces is needed to provide programs like Studio 2166, an audio and video production studio, and the Workary, a space for coworkers and start-ups who want to explore their business ideas.

Consideration within all community hubs should be given to support 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, VR etc. Places to linger including lounges and cafes are also becoming an integral part of library and community hub design.

6 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 (eg solar panels and 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 life time. This means that it is important to think strategically about community facility investment, and investigate opportunities for the consolidation of facilities where appropriate.

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

IDENTIFIED NEEDS – COMMUNITY FACILITIES



Taking into account the principles for delivery outlined above, the needs identified below are based on a series of needs indicators including:

- Demographics - What are the characteristics of the existing and future community?
- Strategic context - What's the big picture planning and thinking that will shape the character of the area into the future?
- Auditing and quality assessment - What currently exists? What is the existing quality of spaces? How do people access them?
- Benchmarking and leading practice - What do industry benchmarks and best practice trends indicate?
- Community engagement - What has the community said?

Each of the above indicators is as important as the others, all of these five indicators need to be read together to determine the future community facility needs for Fairfield City.

It is important to note that further work needs to be done to understand the feasibility of the identified needs, including how they will be delivered over the next 20 years.

HIERARCHY	TYPE	NEED	INDICATOR	LOCATION	TIME-FRAME
CITY WIDE	All	Rationalise single purpose and ageing facilities and work toward a community hub model with co-located facilities and outdoor space	- Leading practice	All	Ongoing
	Arts and cultural	New cultural facility/performing arts centre within a major town centre with a seating capacity of more than 400.	- Benchmarking (Growth centre commission benchmark of 1 regional arts facility per 100,000 people), - Community engagement	Major town centre with rail access	Long
	Arts and cultural	New creative arts centre with spaces to participate in, produce, view and exhibit creative arts activities	- Community engagement, - Benchmarking (Growth centre commission benchmark of 1 regional arts facility per 100,000 people)	Major town centre with rail access	Long
	All	Address the needs of rough sleepers by providing a space for them to shower and dress.	- Community engagement - Leading practice	Appropriate facilities or amenity blocks close to major public transport	Ongoing

HIERARCHY	TYPE	NEED	INDICATOR	LOCATION	TIME-FRAME
FAIRFIELD PLACE	Library	New "workary space" within the existing Fairfield Library	<ul style="list-style-type: none"> - Leading practice - Community engagement, - Demographics 	Fairfield Town Centre	Short
	Library/ community hub	3,500m ² multi-purpose community hub in Fairfield co-locating library and community uses to meet the following needs: <ul style="list-style-type: none"> - Large meeting spaces to congregate and collaborate - Access to tech and media - Community office space - Workspace for startups consulting rooms, small and - Connected outdoor civic space to build community capital. 	<ul style="list-style-type: none"> - Leading practice - Community engagement, - Library benchmark: NSW State Library People Places - Community facilities benchmark: 80m² per person, commonly used in other Councils such as City of Parramatta, Cumberland Council, Blacktown Council 	Fairfield Town Centre	Long
	Multi-purpose community hub	700m ² of multi-purpose community centre floor space co-located with at least 200m ² of connected hard surface and sheltered outdoor space in Villawood Town Centre close to public transport	<ul style="list-style-type: none"> - Leading practice - Community engagement, - Community facilities benchmark: 80m² per person 	Villawood Town Centre	Medium - long
CABRAMATTA PLACE	Library/ community hub	2,000m ² of new level community, creativity and learning hub floor space, combining 1,500m ² of community floor space and 500m ² library floor space.	<ul style="list-style-type: none"> - Leading ding practice - Community engagement, - Library benchmark: NSW State Library People Places - Community facilities benchmark: 80m² per person 	Cabramatta Town Centre, adjoining Whitlam Library	Medium - long
	Aquatic and leisure facilities	Improve access to aquatic facilities in Cabramatta/Canley Vale by providing 1 new outdoor pool for learn to swim and informal leisure and 1 new indoor program pool	Growth centre commission benchmarks: <ul style="list-style-type: none"> - Outdoor pool 1:75,000 - Indoor program pool 1: 25,000 people 	Cabravale Leisure Centre	Medium
PARKS PLACE	Library	1,000 m ² additional library floor space in Bonnyrigg	- NSW State Library People Places benchmark	Bonnyrigg Town Centre near T-Way	Medium
	Library	Increase access to study space in Wetherill Park Library	- Community engagement	Prairiewood Town Centre	Short
	Community Hub	2,000m ² of multi-purpose community facility within Smithfield including to address the following needs: places to meet and gather, places for young people, recreation, study space	<ul style="list-style-type: none"> - Demographic need - Future growth (strategic planning) - Community engagement 	Smithfield Town Centre	Medium - long
	Aquatic and leisure facilities	Program pool in Parks Place	Growth centre commission benchmarks: <ul style="list-style-type: none"> - Outdoor pool 1:75,000 - Indoor program pool 1: 25,000 people 	Parks place	Medium





