



Open Space Embellishment Guide

April 2020



Introduction

What is the open space embellishment guide?

This guide is intended to inform the standard of future embellishment of open space within Fairfield City.

There are two levels of embellishment guidance. A standard open space embellishment guide based on the open space hierarchy, and a contextual guide based on whether the park is located within an area of high need (see Appendix A of this guide) or within a town centre serving a civic function.

It is important to note that this guide is not retrospective, and as such it only applies to new embellishment projects.

Why are standards level of embellishment important?

To ensure equity of open space provision

Standardised levels of embellishment based on park hierarchy or identified need are important to ensure equity of provision across Fairfield City. Having clear standards helps council plan for provision of adequate facilities and amenities in appropriate places where the majority of residents can access them. It also means that Council resources for capital works and maintenance are allocated efficiently and sustainably.

To guide developer contributions

Embellishment standards are also important in the case that a developer offers to deliver a park as part of a VPA, or for Council's developer contributions planning to adequately estimate the cost of future park improvements.

Fairfield City open space hierarchy

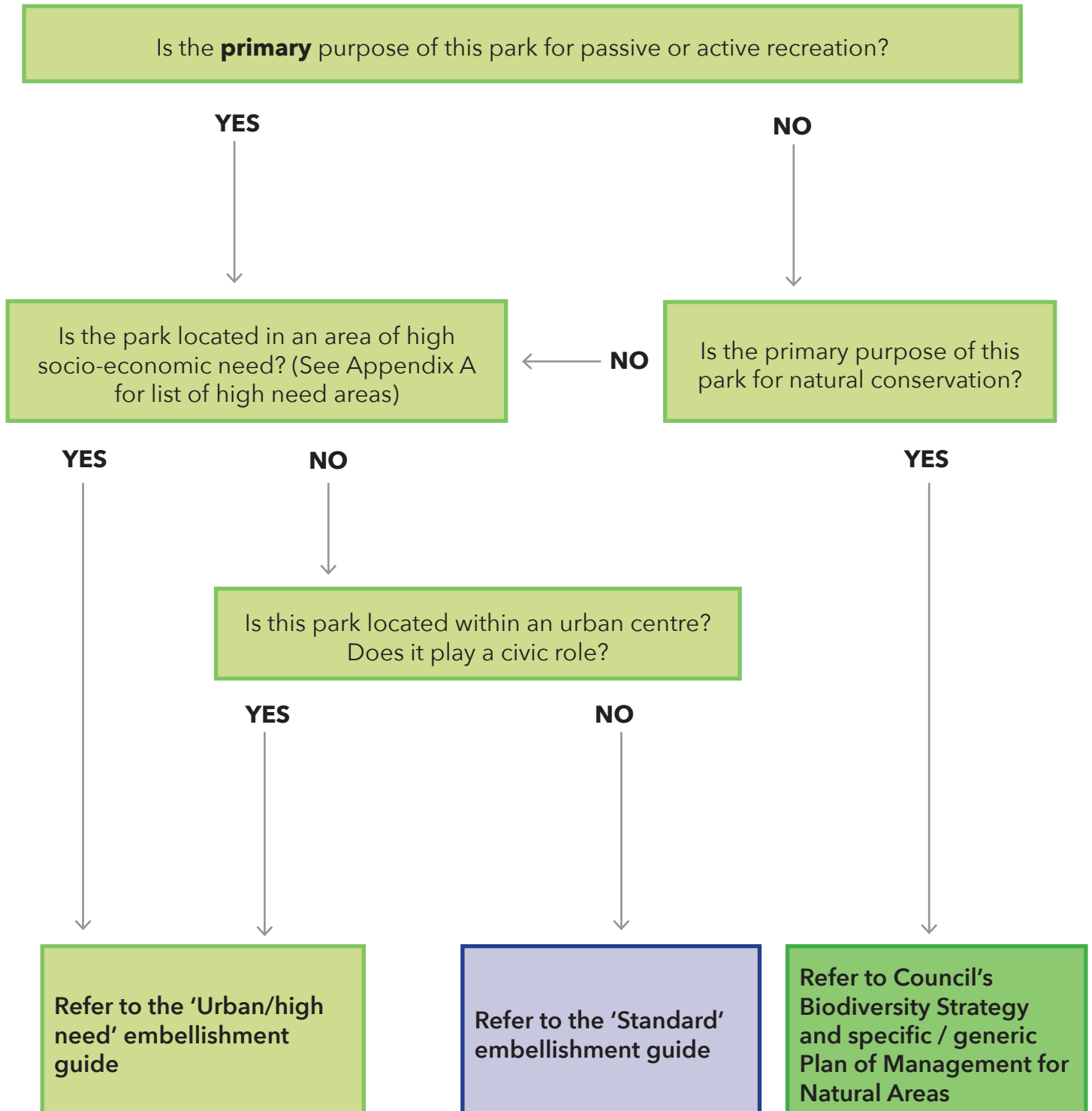
Generally the park hierarchy should reflect the size ranges following:

Regional - 5ha+
District - 2 - 5ha
Local - 0.1 - 2ha

However in some cases (such as Cabravale Memorial Park) a park may be smaller than the target size, yet still fulfilling a higher role. If you are unsure about what hierarchy your proposed park should address refer to Appendix A of the Fairfield City Open Space and Recreation Strategy.

Determining the appropriate embellishment guide to use

Use the decision tree below to determine the appropriate embellishment guide to use for your park:



STANDARD EMBELLISHMENT GUIDE

KEY	Must have YY	Might have Y	Should not have X	Must not have XX
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Facilities	Regional Park	District Park	Local (1+2)
Play and recreation			
Open areas (informal/play)	YY	YY	YY
Play space (general)	YY	YY	Y
Destination play	YY	Y	XX
Water play	Y	Y	XX
Inclusive play	YY	YY	Y
Event ready hard stand (shelter)	Y	Y	XX
Skate/bmx/scoot park/pump track	Y	Y	XX
Fitness equipment	YY	Y	Y
Formal/competition sports fields, courts & nets	Y	Y	XX
Multipurpose courts (including half courts*)	Y	Y	Y* half only
Circuit pathways	YY	YY	Y
Inclusion and access			
Universal design	YY	YY	YY
Wheelchair & pram access	YY	YY	YY
Consider opportunities to deliver shared pedestrian/bike pathways within parks that connect to the wider active transport network (reference any relevant cycling/active transport strategies)	YY	YY	YY
Carparking on site	YY	Y	X
Proximity to public transport	Y	Y	Y
Amenities			
Seating	YY	YY	YY
Picnic tables	YY	YY	Y
Natural shelter/shade	YY	YY	YY
Shade structure (built)	YY	Y	Y
Bins	YY	YY	Y
Bike rack	YY	YY	Y
BBQs/charcoal disposal bins/charcoal pits	YY	Y	XX
Drinking water	YY	YY	Y
Toilets	YY	Y	X
Accessible change facilities (including adults)	Y	Y	X
Sports amenities block	Y	Y	XX
Lighting for safety	YY	Y	Y
Public Art (Artworks/sculptures)	Y	Y	Y

URBAN PARK HIGH NEED AREA LEVELS OF EMBELLISHMENT

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

Facilities	Urban plaza/or local park in area of high need
Play and recreation	
Open areas (informal/play)	YY
Play space	YY
Water play	Y
Elements of inclusive play	YY
Event ready infrastructure	Y
Skate/scooter friendly elements	Y
Fitness equipment	Y
Sports fields & nets	XX
Multipurpose courts/half courts	Y
Circuit walking paths	Y
Inclusion and access	
Universal design	YY
Wheelchair & pram access	YY
Shared pedestrian/bike pathways and/or linkages to other open space	Y
Carparking on site	XX
Proximity to public transport	YY
Amenities	
Seating	YY
Picnic tables	Y
Natural shelter/shade (including consideration of adjoining buildings/climbers)	YY
Shade structure (built)	Y
Bins	YY
Bike rack	YY
BBQs/charcoal disposal bins/charcoal pits	Y
Drinking water	YY
Toilets	Y
Lighting for safety	YY
Public art artworks/sculptures (consider use of local artists only)	YY
Smart city inputs: powerpoints, wifi, chargers etc.	Y
Water sensitive urban design features, e.g. raingardens, water harvesting etc.	YY

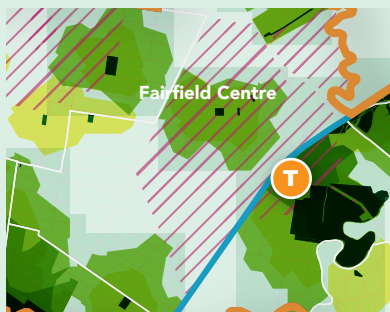
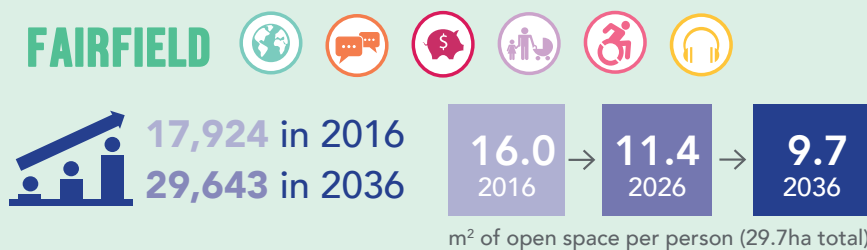
Appendix A

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.



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.

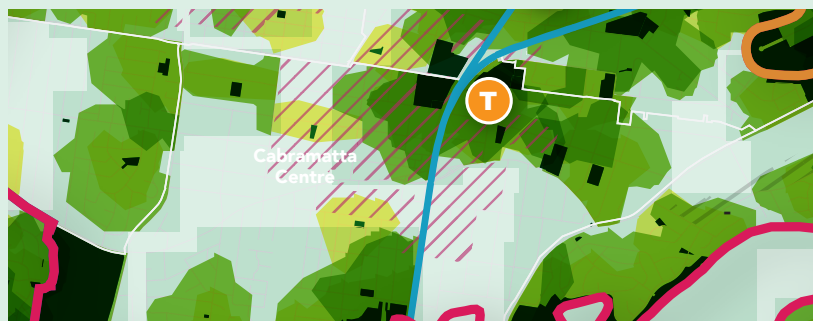
CABRAMATTA



21,772 in 2016
26,352 in 2036



m² of open space per person (17.6ha total)



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

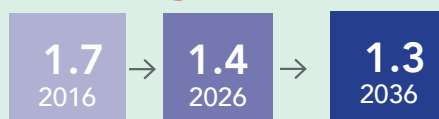
This will need to be addressed if further density is to occur.

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

FAIRFIELD HEIGHTS



7,513 in 2016
8,672 in 2036



m² of open space per person (1.2ha total)



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

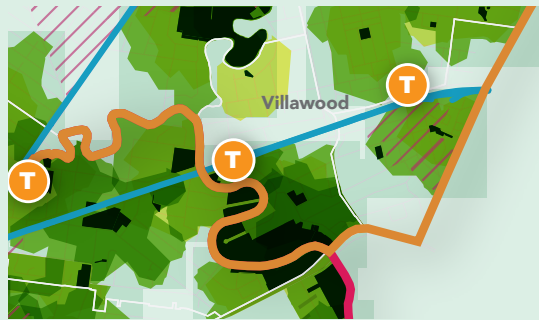


1,614 in 2016

4,397 in 2036



m² of open space per person (0.7ha total)



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.

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 in 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.

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.