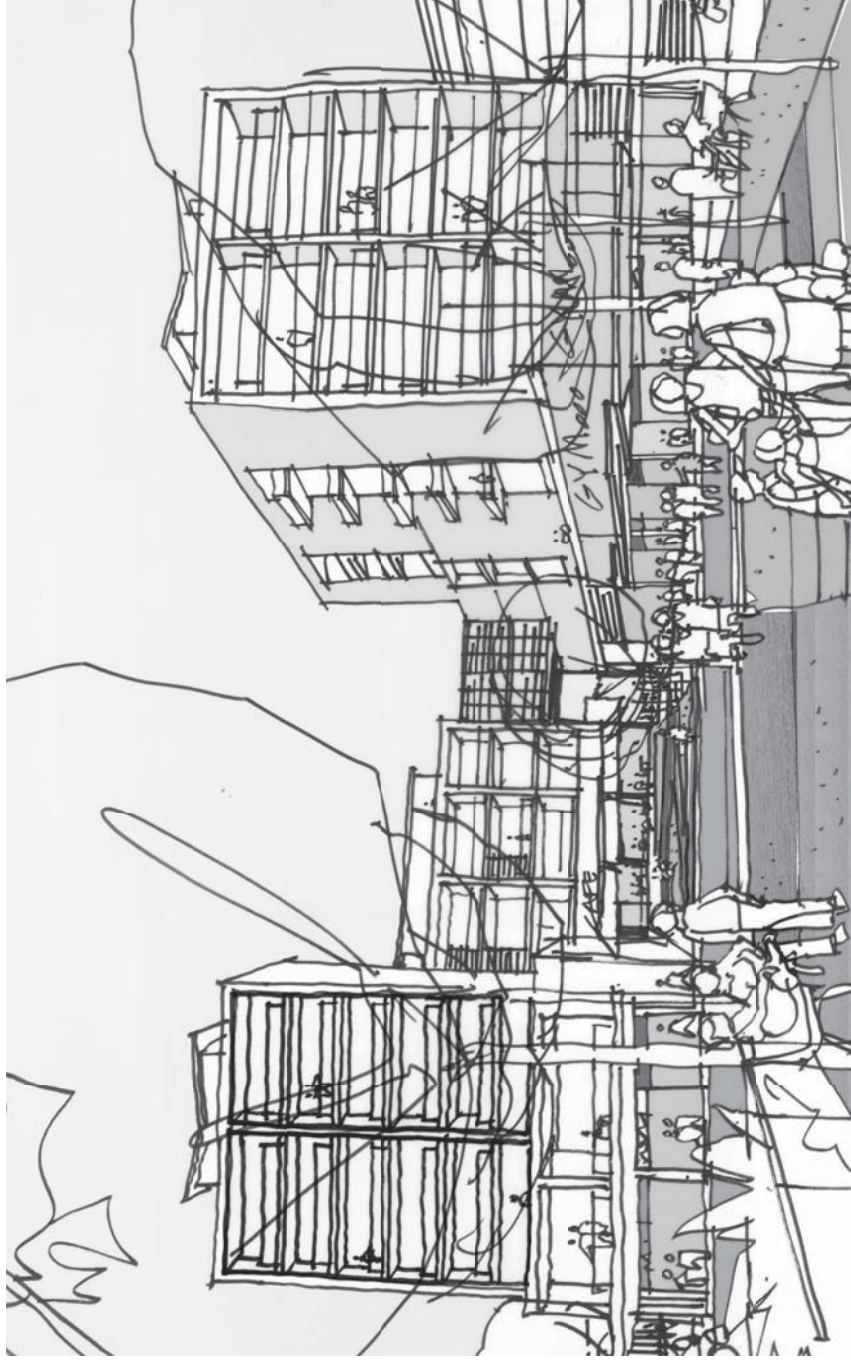


HASSELL | Fairfield City Council

# FAIRFIELD RESIDENTIAL DEVELOPMENT STRATEGY

PREPARED FOR FAIRFIELD CITY COUNCIL OCTOBER 2009



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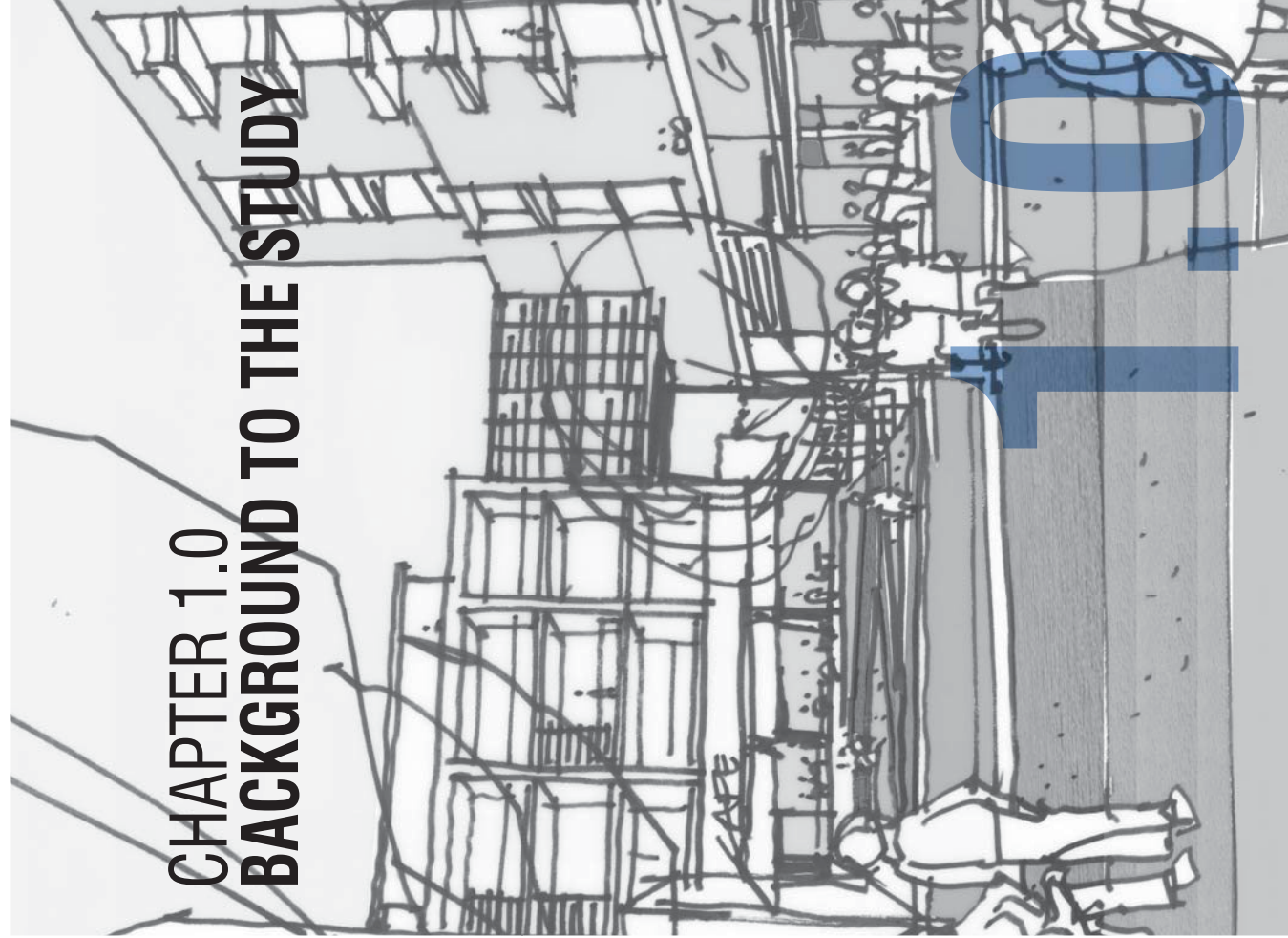
#### APPENDIX B: References

#### BACKGROUND DOCUMENT

DOCUMENT REVIEW		
REVISION	DATE	REVIEWED BY
00	20/12/2008	Chapters 1–4 reviewed by Council
01	02/04/2009	HASSELL
02	18/09/2009	HASSELL



# CHAPTER 1.0 BACKGROUND TO THE STUDY



## 1.1 INTRODUCTION

The Fairfield Local Government Area (LGA) accommodates 27 suburbs within approximately 104 square kilometres. The Fairfield LGA is located in the west central region of Sydney and is one of the most diverse municipalities within the Metropolitan region. The LGA contains a unique interplay of social, cultural, physical and economic factors, which in the past, has combined to influence the development in the locality.

Residential land uses dominate the urban landscape, which are supported by a range of commercial and retail centres and large-scale industrial estates. Diversity exists within the LGA, with the older more established suburbs to the east of the Cumberland Highway reminiscent of post-war development which expanded along the train corridor which links the LGA with Sydney CBD, Parramatta and Liverpool. Some of the centres in the east express the diversity of cultures through the built form and character. By contrast, the western half of the LGA is the result of 1970s and 1980s greenfield development, providing family housing in a low density and green environment. The western edge of the Fairfield LGA is characterised by the Western Sydney Regional Parklands and rural areas

Challenges for the future planning within Fairfield LGA include:

- The need to accommodate an approximate 24,000 additional dwellings by 2031, within the existing urban areas as prescribed in the Department of Planning's Subregional Strategy;
- Addressing high levels of disadvantage; and,
- The need to build on its economy.

As such, the purpose of this Residential Development Strategy is to establish a framework to ensure that Fairfield LGA can accommodate this additional dwelling growth in a sustainable manner.

The 2009 Residential Development Strategy (RDS) considers more than just housing. It establishes a sustainable planning framework which can be applied to the whole LGA to ensure equity in access to a range of services and facilities, to encourage increased diversity in housing stock and to promote a range of lifestyle areas. The RDS provides a philosophy for growth and development, as well as the development of a sustainability checklist for growth and an overall strategy for the entire LGA. Structure planning has been undertaken for six key centres in the eastern part of the LGA to test the philosophy and apply the sustainability matrix as well as inform the development of key statutory planning documentation guiding future development within the LGA.

## 1.2 OBJECTIVES

The Fairfield RDS has been guided by the Fairfield City Plan (2007) which establishes the vision and seven broad aims for the Fairfield LGA. The vision for the Fairfield LGA is:

*A thriving, safe and friendly place where people are proud to live, invest and prosper*

The seven broad aims for the LGA are:

- The right things in the right place
- A healthy, skilled and resourceful population
- A clean, safe natural and built environment
- Biodiversity and ecological health
- A well-based local economy
- Cultural harmony
- Effective governance

The Fairfield RDS seeks to meet these aims through developing a planning strategy to guide the location of future residential development, as well as the supporting community and hard infrastructure.

## 1.3 CONSULTATION

Consultation with residents, business and community groups and Council itself was integral to the development of the Fairfield Residential Development Strategy. Consultation undertaken in the preparation of the Fairfield RDS included:

- An open forum in August 2008;
- Establishment of a Community Reference Group which participated in two workshops throughout the process, and,
- Council officer workshops.

The consultation was integral in guiding the residential strategy in the following key areas:

- Development of issues which guided the composition of the sustainability matrix;
- Identification of opportunities and constraints facing Fairfield City Council both now and into the future;
- Structure planning of the eastern centres, identifying opportunities and constraints; and
- Testing the sustainability matrix and structure planning.

A summary of consultations are provided in Appendix A. Copies of minutes and agendas are provided in the Fairfield RDS Background Documents Report, which sits as an addendum to the Fairfield RDS.

## 1.4 LITERATURE REVIEW

A high level literature review was undertaken to guide and inform the Fairfield Residential Development Strategy. The literature review involved a review of key policy and background documents, as well as a review of research undertaken in the local area. It also considered national and international studies and best practice for the creation of sustainable development.

These documents identified key issues that needed to be addressed by Fairfield Council, while also identifying the statutory and policy framework in which the Council operates. The research also provided guidance in the development of the sustainable development framework which seeks to shape future planning and delivery of housing in Fairfield to 2031. A complete list of the documents reviewed is provided in the Appendix B.

## 1.5 REPORT STRUCTURE

The key components of this report are:

- Introduction and overview (Chapter 1.0);
- Best practice review of the elements which contribute to sustainable development (Chapter 2.0);
- Analysis of existing population, housing market and affordability trends (Chapter 3.0);
- A review of key physical, environmental and social issues impacting the entire LGA (Chapter 4.0);
- Sustainable Development Framework which establishes a model to guide the location of future housing and provision of services and facilities to support the future population. This chapter includes strategies and actions to address LGA wide issues (Chapter 5.0);
- Structure Planning which at this stage has outlined how additional density will be achieved in the eastern half of the LGA. It is the intention of Council to undertake a similar structure planning exercise to determine the capacity of the western half of the LGA, at a later date (Chapter 6.0);
- Summary of RDS approach and key implementation measures (Chapter 7.0).