

SYNOPSIS OF KEY ISSUES

A range of issues identified in the consultation and literature review influence the future sustainable development of housing in Fairfield LGA. These issues include:

- Employment and centres;
- Service infrastructure;
- Public transport;
- Open space and recreation;
- Natural environment;
- Community facilities/services;
- Urban design and character, and,
- Sustainable development.

These are described in the following section. This review is high level, providing an overview of issues facing the entire LGA. A more detailed review of place based policies and strategies are integrated into the structure planning outcomes in Chapter 05.

THIS PAGE HAS BEEN LEFT BLANK INTENTIONALLY

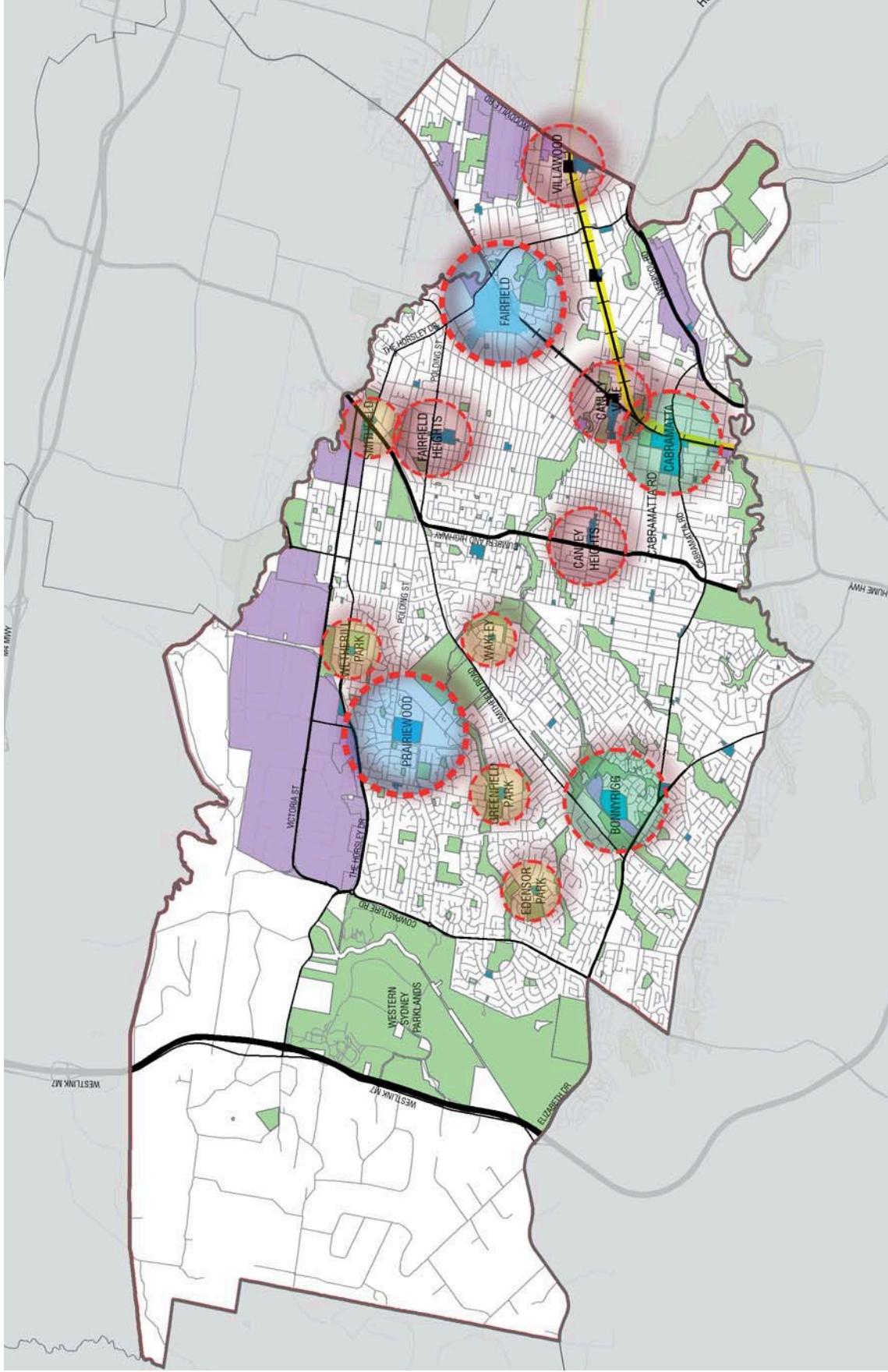
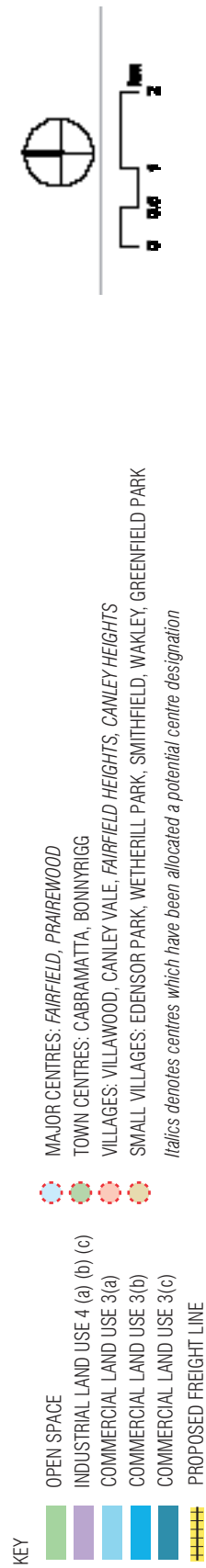


FIGURE 4.1 HIERARCHY OF CENTRES WITHIN FAIRFIELD LGA



4.1 EMPLOYMENT AND CENTRES

4.1.1 Centres Hierarchy

Fairfield LGA has an established hierarchy of centres which service the local area. While there are minor discrepancies between the hierarchy in the West Central Subregion Draft Subregional Strategy (Department of Planning) and the Fairfield LGA's Retail Centres Study 2005 in regards to terminology, through consultation with stakeholders, the Department of Planning's hierarchy has been adopted (refer Figure 4.1).

4.1.2 Major Activity Centres and Town Centres

The centre of Fairfield is the largest centre followed by Cabramatta and Prairiewood; these three centres have been identified as Major Centres in the West Central Subregion Draft Subregional Strategy, which have the potential to support up to 10,000 jobs and between 9,000 - 28,000 dwellings. They also contain central community facilities, civic and recreation centres around public transport nodes.

Given past trends of slow retail growth in Fairfield and Cabramatta since 1991, there is concern that two major centres will not be viable. As such Council is seeking reclassification of Cabramatta to town centre status. Prairiewood Town Centre, servicing the newer release areas of Fairfield LGA and developing into a major centre and has been identified by the Sub-Regional Strategy as a "Potential Major" centre.

There is a strong policy direction at both a Council and State Government level that activity centres should be the focus of high density residential and employment development and will play a key role in accommodating the future population.

4.1.3 Local and Neighbourhood Centres

According to the Urban Capability Assessment (2002), local and neighbourhood centres account for 92% of all business centres in the LGA. The 1999 Draft Business Centres Study undertaken by Council found that many of these centres had experienced minimal growth since 1991 and many were in need of substantial refurbishment. The 2005 Fairfield City Retail and Commercial Centres Study found that conditions were similar and most centres were not expected to have any substantial growth in the next 10 years.

The West Central Subregion Draft Subregional Strategy has confirmed the hierarchy of centres, which generally concurs with that of Council. Bonnyrigg is a designated town centre and Villawood and Canley Vale are identified as villages. Council is seeking reclassification of Canley Heights and Fairfield Heights as villages not small village. The full hierarchy of centres is shown in Section 5.2. It should be noted that within Fairfield LGA, many of the key centres are located close together in a corridor formation.

4.1.4 Amenability of Activity Centres

Feedback from the stakeholder consultation highlighted that the amenability and quality of the public domain in some centres needs to be improved. There are safety concerns in some centres, particularly around public transport nodes.

Fairfield Centre was seen as a good model for centres within the LGA. It was seen to have a walkable

scale, good provision of public transport and a wide range of services. Cabramatta was also recognised for its unique and vibrant character.

4.1.5 Connectivity of Centres

Centres in the eastern half of the LGA are generally located along the railway lines which result in a 'corridor' of activity centres. Respondents in the stakeholder groups identified that these corridors are ideal locations for greater density and future planning of Fairfield LGA should take into account both centres and corridors. It was also recognised that connectivity between centres can be difficult and public transport services do not always effectively link centres within close proximity of each other.

4.1.6 Employment Lands

The provision of local employment is a significant issue for Fairfield LGA as it is located away from the Sydney CBD and has one of the highest unemployment rates in the metropolitan region. However, Fairfield LGA has significant assets of industrial lands extending from the Western Sydney Employment Lands in Penrith LGA and along the corridor between Wetherill Park to Fairfield East.

The Employment Lands Strategy has confirmed that through retention of existing industrial lands and densification, these areas will contribute an additional 11,352 jobs to the overall employment target of 15,000 additional jobs for the LGA by 2031 (West Central Subregion Draft Subregional Strategy.) Greater use of commercial lands within and around centres and also through the Prairiewood Master Plan have the potential to provide an additional 8,824 new jobs.

The Strategy has identified land to be retained for industrial purposes as Fairfield, Wetherill Park, Smithfield, Fairfield East, Council Depot, Cabramatta CBD, Lansvale, Railway Avenue, Bonnyrigg Plaza. Land with potential to allow for a wider range of employment uses includes Railway Parade, Fairfield, Cabramatta CBD, Railway Avenue. The procurement and development of employment lands will primarily be through the Fairfield Employment Lands Strategy (2008).

Further intensification of industrial development around Yennora, Fairfield East and Old Guildford will need to consider noise, traffic and amenity conflicts with adjacent areas, which are already cited as serious issues for local residents (EFCMPp16).

4.1.7 Access to Employment and Centres

A key issue for employment lands relevant to this study is not many people within Fairfield LGA work locally (EFCMP p15). This is despite the fact that the types of jobs within the local area generally match with the skill and qualification base of local residents. Review of Journey to Work Data (2008) indicates that nearly 30% of residents work in the LGA the key commuting destinations outside the LGA are Sydney City (8.2%), Liverpool (8%) and Bankstown (6.2%).

Within Fairfield, the car is still the main mode of transport despite the rail line but not all households can afford cars. High reliance on cars to access jobs is also recognised as a barrier to addressing the high level of unemployment within the LGA.

A summary of these issues, and strategies and actions to address these issues, are outlined in Table E of Section 5.5.

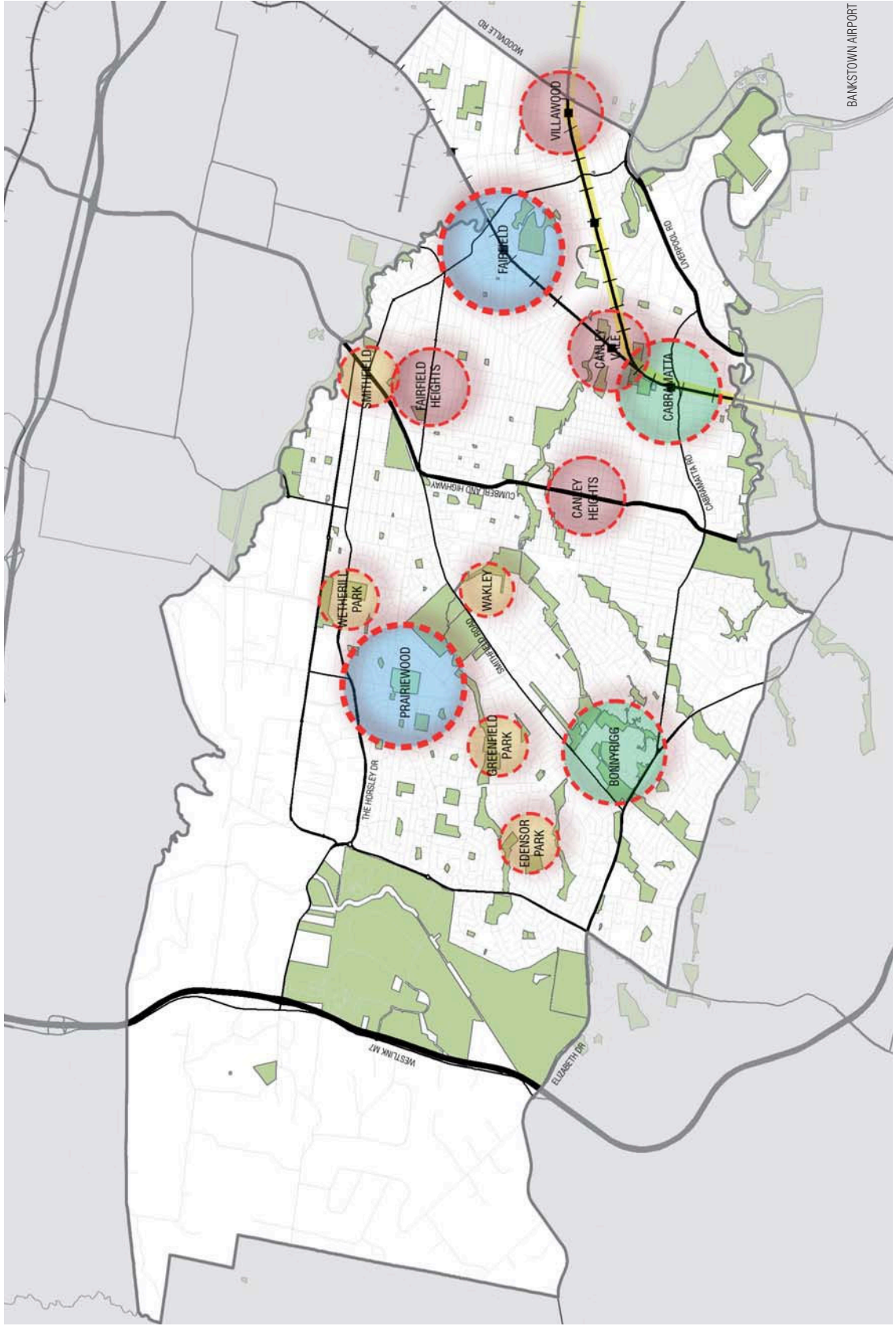
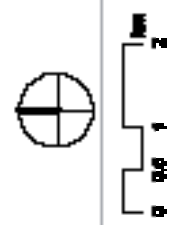


FIGURE 4.2 ROAD INFRASTRUCTURE WITHIN FAIRFIELD LGA

- KEY**
- MAJOR CENTRE
 - TOWN CENTRE
 - VILLAGE
 - SMALL VILLAGE
 - FREEWAY
 - HIGHWAY
 - MAIN ROAD
 - RAIL
 - PROPOSED FREIGHT LINE



4.2 SERVICE INFRASTRUCTURE

4.2.1 Road Infrastructure

Major roads provide access to Fairfield LGA, with travel times from the Sydney CBD of about 45 minutes (non peak). As shown in Figure 4.2, the key roads within the LGA include:

- The Hume Highway provides direct access to the City, Campbelltown and link to areas south of Sydney.
- The Westlink M7 provides a north-south motorway connection through Fairfield linking into the M2, M4 and M5 which are the east/west links to the city. These links are primarily through north/south links through the M7 which enable links to the east courtesy of the connection to the Sydney orbital network.
- The Cumberland Highway provides a major road link from Parramatta to Liverpool through Fairfield.
- The Hume Highway, Horsley Drive, Cumberland Highway and Cabramatta Road are State Roads, whilst Smithfield, Restwell, Mimosa, Edensor St Johns, Hamilton, Canley Vale, Sackville, Lawson, Fairfield and Railway Roads are regional roads.

Average daily traffic volumes for the key roads in 2005 was: 40,354 vpd (vehicles per day) on the Horsley Drive, 33,657 vpd on the Hume Highway near Woodville Road and 43,935 vpd on the Cumberland Highway.

The Hume Highway is often subject to congestion constituting a constraint to travel in the area. Across the entire LGA, congestion is generally limited to major arterial / arterial intersections and in and around the major centres. The M7 generally experiences free-flowing traffic conditions.

The State Government's *Urban Transport Statement (2006)* has identified a number of initiatives and upgrades to the road network in the Fairfield region which should assist in relieving capacity constraints. These include the Hume Highway, Liverpool "pinch point" network improvements and the Cumberland Highway, Liverpool to Wentworthville "pinch point" network improvements.

There are a number of planned upgrades for identified 'pinch points' which should assist in relieving capacity constraints.

Traffic congestion within Fairfield LGA is strongly linked to the high reliance on cars for journeys to work, currently 87% of people in Fairfield LGA rely on cars (either as passenger or driver) to travel to work compared to 78% across the Greater Sydney Area. Dependence on cars may be associated to some extent with a low density urban environment which limits the viability of providing sustainable public transport options.

North-south movements within the LGA are well facilitated by both major roads and public transport systems, however east-west movements are much less catered for. The Horsley Drive and Cabramatta Road are the main east west freight corridors. Council has asked RTA to consider downgrading part of the Horsley Drive west of the Cumberland Highway and instead upgrade Victoria Street as this is considered to be a more efficient corridor for freight and through traffic than the Horsley Drive.

4.2.2 Rail Freight

In addition to the road network, freight also uses the Inner West Rail Line which has stops at Cabramatta, Carramar and Villawood Stations. The Southern Sydney Freight Line Project seeks to provide dedicated freight lines through these stations to reduce conflict and delays with passenger trains, but there are concerns with the potential noise, amenity and safety issues along with concerns that the new lines will limit the future capacity and upgrades of the passenger rail network. This rail line may also further visually separate communities located on either side of rail line.

4.2.3 Bankstown Airport

The Bankstown Airport is located to the south east of the LGA. The airport provides a convenient flying base for small air craft and supports some local business, flight paths currently impact residents particularly around Fairfield and Cabramatta. The extensions to runways and increased number of flights proposed in the airport's most recent master plan (2004-05) will increase noise impacts on these areas.

4.2.4 Utilities Infrastructure

Fairfield LGA is serviced by four sewer systems which serve catchments of up to 50,000 people each. Sydney Water will continue to monitor capacity and demands for sewer infrastructure.

Similarly, Sydney Water provides potable water to the established areas of the LGA and will continue to monitor and respond to demand in line with population and development forecasts.

Telecommunication infrastructure within the LGA are considered adequate for current needs but will need to be expanded to support future development. Broadband cable is not available in all areas of the LGA and residents generally have a low level of internet access in their homes.

More detailed planning for utilities infrastructure will need to be undertaken by Council to ensure infrastructure is in line with future demand.

A summary of these issues, and strategies and actions to address these issues, are outlined in Table F of Section 5.5

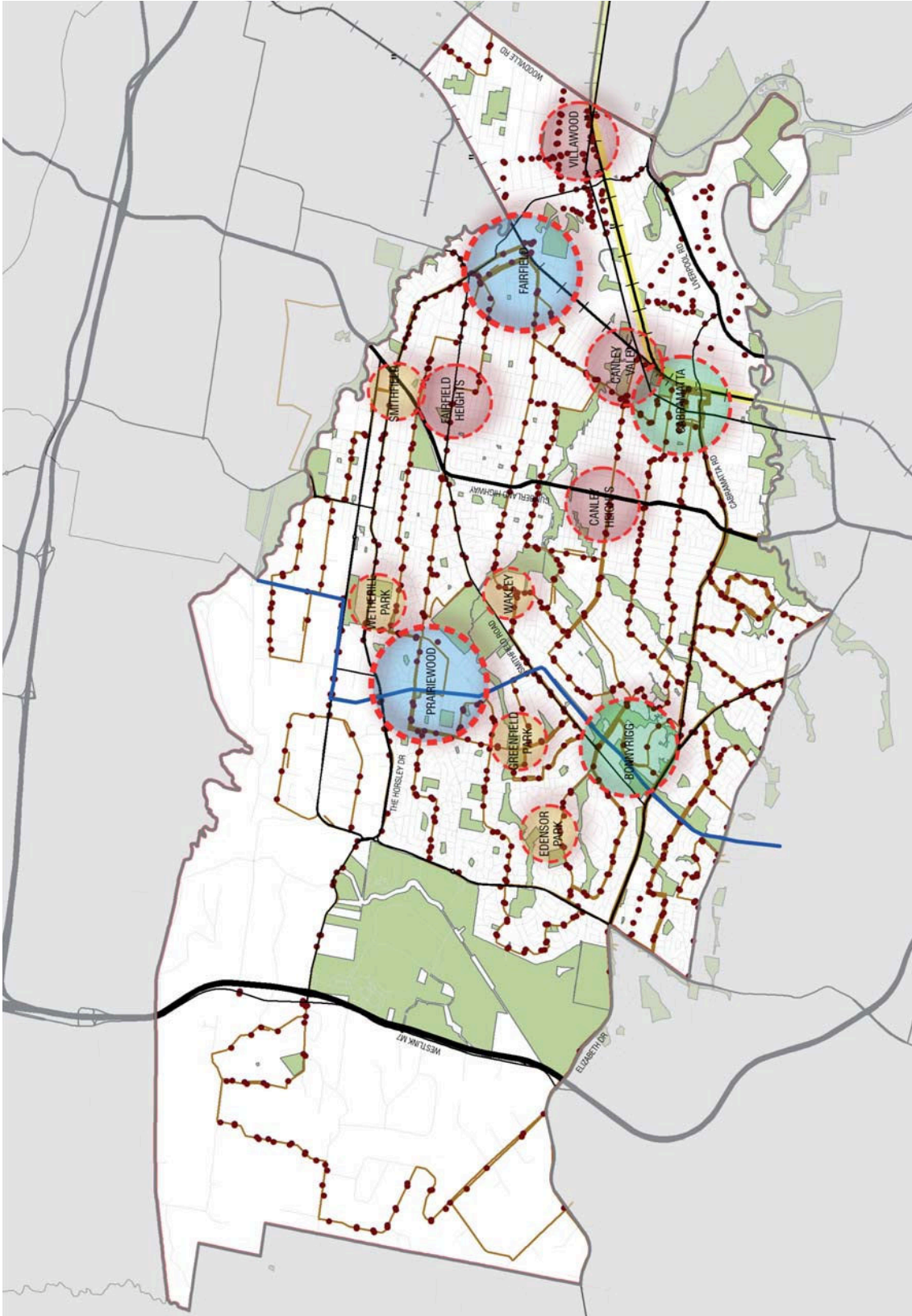
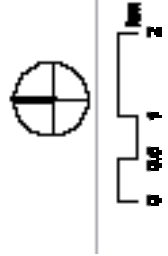


FIGURE 4.3 PUBLIC TRANSPORT WITHIN FAIRFIELD LGA

- KEY
- MAJOR CENTRE
 - TOWN CENTRE
 - VILLAGE
 - SMALL VILLAGE
 - BUS NETWORK
 - TRANSIT WAY
 - RAIL NETWORK
 - PROPOSED FREIGHT LINE



4.3 PUBLIC TRANSPORT

4.3.1 Train Services

Within the LGA, there are six CityRail stations that provide rail access to the South, Cumberland, Inner West and Bankstown Lines. The rail stations are Fairfield, Canley Vale, Cabramatta, Carramar, Villawood and Yennora and all are located in the eastern precinct of the LGA and identified in Figure 4.3.

Rail patronage data from CityRail (2006) indicate that Cabramatta and Fairfield are some of the busiest stations on the Sydney network, with Cabramatta experiencing entry and exit counts of 19,200 on a typical weekday and Fairfield 16,100. The other stations within the LGA experience significantly less patronage across a 24 hour period. The travel statistics highlight that the main stations within the LGA are Cabramatta and Fairfield with commuters preferring to travel from these stations due to the connections with bus services, larger car park facilities and more frequent services.

The West Central Subregion Draft Subregional Strategy identifies that the frequency and reliability of services will be improved through the State Government's Rail Clearways Program. There are no major upgrades to services or stations planned for the trains in the Fairfield LGA.

4.3.2 Patronage

It is widely recognised that transport in both Fairfield LGA and the Western Sydney Region as a whole is a major issue. Rapid residential and industrial growth over a period of thirty years has led to the creation of a network of isolated, car dependent home and work environments. At the same time a significant under-investment in public transport infrastructure has meant little change to public transport services, despite significant population growth across the Region. Fairfield LGA residents have a very high dependence on cars for travel to work (87% at the 2006 Census). This often results in the need for more than one car per household but can also limit access to employment for households which can not afford a car.

A key issue to increasing public transport patronage will be addressing factors which influence trip decisions such as convenience (travel time and frequency), safety, security, comfort and pricing issues. These all remain issues with the current public transport networks and will primarily be addressed at a State level. At the same time, the low residential density character of Fairfield LGA creates an environment that is limited in providing viable public transport options and the current reliance on road-based transport systems of buses and cars results in limited capacity for mass transit.

Whilst the State level policy strongly advocates increasing public transport patronage and in particular the number of journeys to work by public transport, there are no clear policy directions, commitments or funding towards investment in public transport services. There is also concern that capacity of public transport is not sufficient to meet long term growth projections in the region.

Fairfield Council is supportive of investment in public transport and has established specific targets for the LGA in the Environmental Management Plan (2006-2016) are to increase the km/person travel on buses within the Fairfield local government area by 20%, to increase train patronage and to ensure 25% of trips in Fairfield utilise modes of transport other than the private car.

These targets can only be achieved if there are significant investments in public transport infrastructure and also a transformation of the urban area to one which increases accessibility for all residents to facilities, opportunities and services located both within and outside its boundaries.

4.3.3 Bus Services

Most suburbs within Fairfield LGA are serviced by bus routes of either a dedicated T-Way bus route running north – south through the LGA and private bus services of Westbus, Veolia and Hopkinsons providing east-west connections through the LGA. The bus routes are shown in Figure 4.3.

Bus services within Fairfield LGA are not highly regular with local bus services running between 25 minutes to 1 hour, with less services at nights and weekends. The T-Way is also used primarily as a commuter service, but is less effective at other times of the day. Low service levels is reflected in low patronage and a higher reliance on cars across the locality.

Issues that have been identified include poor bus links to train routes in the east of the city, poor east-west bus services and poor timing and network. Poor bus services impact accessibility for children, older people and those who can not afford cars.

In addition to public bus services, the South West Community Transport scheme provides accessible transport to the Frail Aged, Younger People with Disabilities and their carers living within the LGAs of Camden, Campbelltown, Fairfield, Liverpool and Wollondilly. The community bus provides a door-to-door service to health services, shopping centres, individual outings and social outings.

4.3.4 Strategic Bus Corridor

The NSW State Government has identified 43 Strategic Bus Corridors within the Sydney Metropolitan Area. The Strategic Bus Corridors will provide fast, frequent, direct and convenient bus services between Sydney's Strategic Centres. Of these Fairfield LGA has been identified to have access to approximately 2 Strategic Bus Routes. One is the existing Liverpool to Parramatta Bus Transit Way. The other is a Strategic Bus Corridor from Bankstown to Wetherill Park.

This corridor is proposed to travel along the Horsley Drive through Fairfield Town Centre to Smithfield Town Centre then to Wetherill Park. Council is suggesting that the corridor deviate from that route to include Fairfield Heights Town Centre. This means that the bus corridor would need to run along Polding Street and Cumberland Highway to link back to Smithfield Town Centre. The implications of this small deviation is seen as appropriate to capture an additional centre within the Fairfield LGA.

4.3.5 East West Movement

Feedback from stakeholders identified that public transport does not easily facilitate east west movement across the LGA. This is a particular concern as many of residential areas in the centre and west access centres in the east. Bus services which do provide east-west routes sometimes do not connect within centres and are indirect and also do not connect with the T-Way.

4.3.6 Access and Safety

Randolph, Murray and Ruming (2007) have identified 'access' as a key factor which influences social exclusion. Residents who can not access shops, services and employment can feel excluded from a community and may not be able to readily access important services and facilities. The provision of public transport to access these services is critical when many lower income groups can not afford a car.

The Urban Capability Assessment (2002) also noted that the safety of transport, particularly on trains and at train stations was a considerable issue and had contributed to the decline of public transport patronage in the LGA.

A summary of these issues, with strategies and actions is outlined in Table G of Section 5.5

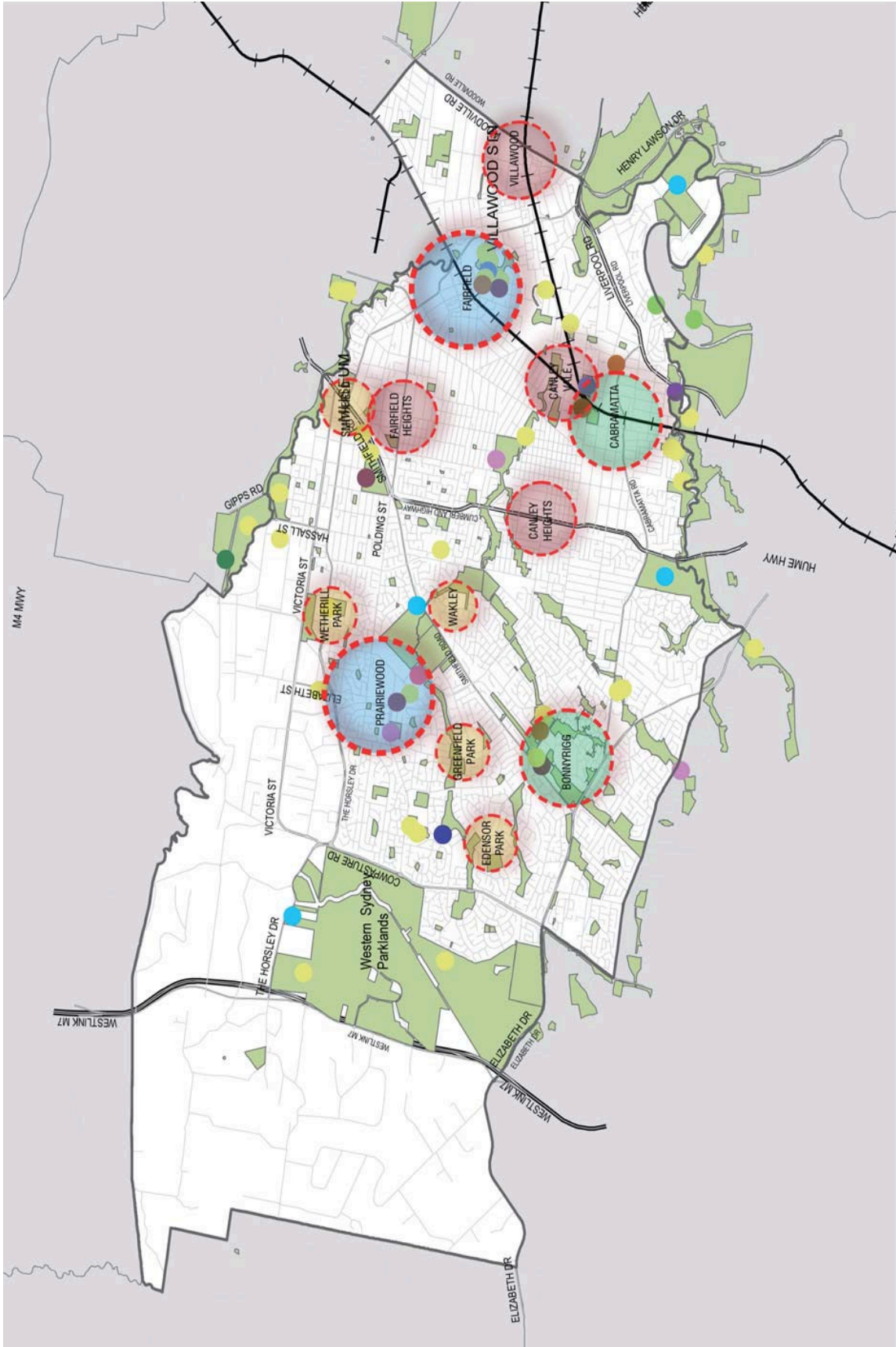


FIGURE 4.4 OPEN SPACE AND RECREATION FACILITIES WITHIN FAIRFIELD LGA

- KEY
- MAJOR CENTRE
 - TOWN CENTRE
 - VILLAGE
 - SMALL VILLAGE
 - SOCCER FIELD
 - BOWLING CENTRE
 - SPORT FACILITY
 - BOAT RAMP
 - RIFLE RANGE
 - RECREATION
 - GOLF COURSE
 - SWIMMING CENTRE
 - TENNIS COURTS
 - BASKETBALL/NETBALL

4.4 OPEN SPACE AND RECREATION

4.4.1 Distribution of Open Space

There are currently 480 parks within Fairfield LGA, including four district parks which represent nearly half of all of the 724.2ha of open space within the LGA. The Fairfield Urban Capacity Assessment 2002 identifies an imbalance in the distribution of open space in Fairfield LGA, with a bias towards the New Residential Area, which features 47.5% of total open space, but only 37.2% of the population. The most significant shortfall is around Fairfield and Cabramatta centres.

To ensure all residents have access to park land, the Fairfield Environmental Management Plan 2006-2016 has established two relevant targets; that 90% of all residents have a park within 400m of their homes and that there is a park in each suburb that achieves the standards detailed in the "Parks Improvement Program"

Council have also developed the Open Space Strategy 2007 which identifies two key broad strategies for open space:

Rationalise Riparian Corridor Boundaries: Improving connections along creek lines by improving the existing quality and accessibility in the short term, while having a long term focus on adjusting existing open space boundaries that may result in acquisition or disposal.

Consolidate Open Space: Where the pattern of Open Space is characterised by scattering of small reserves, a focus on consolidation should be adopted.

Areas to be investigated for open space acquisition are Fairfield, Fairfield Heights, Canley Heights, Cabramatta and Cabramatta West.

The rationale for acquisition in the above listed areas is as follows:

- Inadequate existing provision of public open space.
- The potential to improve usability of existing open space areas by improving links to other open space areas and to natural and cultural features within close proximity
- The potential to contribute to the revitalisation of existing commercial centres and residential areas away from main roads by developing open space areas in conjunction with other leisure orientated development geared to meeting the recreation needs of the community, such as playgrounds, leisure centres, aquatic centres etc

4.4.3 Variety of Users

The cultural diversity of Fairfield LGA means that open space areas are used in a variety of ways, for example some cultural groups enjoy large family/social gatherings in parks. The Fairfield East Community Plan recognises that there is a need to provide more open spaces suitable for holding festivals and large community events, particularly in the eastern parts of the LGA.

The large population of youth and children places additional demands on an appropriate quantity and quality of open space. This is a considerable issue for the eastern parts of the LGA where many youth and children live in medium to high density dwellings and therefore have limited access to open space.

Improved access and amount of open space will also assist in addressing health issues by providing space for informal recreation and encouraging physical activity.

4.4.2 Recreation Facilities

Fairfield LGA has a range of recreational facilities including soccer fields, swimming centres and boating facilities. There is a need to ensure these facilities meet the needs of the local population. Figure 4.4 portrays the spatial distribution of centres which suggest many of the recreation facilities are provided within or near centres.

4.4.4 Cycleways

There are dedicated regional and local cycle routes within the Fairfield LGA. The cycle routes follow major transport routes (along the T-way, M7 and Rail Trail) and run along open space networks (Western Sydney Region Park, Prospect Creek and Orphan School Creek). There are proposed cycle routes through Bonnyrigg Town Centre, along Cabramatta Creek and through Carramar.

Cycle paths along the Rail Trail connect with the rail network at: Yennora, Fairfield, Canley Vale and Cabramatta Station and to the bus network at Fairfield Station Interchange.

Bicycle locker facilities are provided at the T-Way stations of Prairiewood, St Johns and Bonnyrigg within the LGA and help facilitate a bike-bus mode share for journeys.

Fairfield Council also promotes cycling as part of the Western Sydney Cycling network, bringing community bike rides and bicycle recycling to the community. The Fairfield Environmental Management Plan recognises that increased cycling by local residents can assist reducing dependency on cars and also has health benefits. It has established a target that cycle usage should be increased by 25%.

The Draft West Central Subregion Subregional Strategy also advocates an increase in cycleways to promote cycling as an alternative and legitimate form of transport to cars. Cycleways should therefore be provided in urban areas not just in recreational areas and also used to connect centres.

4.4.5 Pedestrian Facilities

The generally low residential density across the LGA, apart from the key centres of Cabramatta and Fairfield, create a poor pedestrian environment with limited attractors to encourage walking.

The T-Way is a segregated route that includes both pedestrian and cycleways. The pedestrian facilities along this route include safety measures at T-Way stations of CCTV cameras, help points, transparent station walls and bright lighting. However, the pedestrian amenity along the route may be poor due to minimal casual surveillance. The dedicated T-Way network creates a separation from other land uses and therefore creates minimal activity around the stations.

The western half of the LGA is well serviced for footpaths due to it being within the release area of the 1970s and 1980s. The eastern half of the LGA is a more established area, in which footpath development was patchy and limited.

A summary of these issues, and strategies and actions to address these issues, are outlined in Table H of Section 5.5

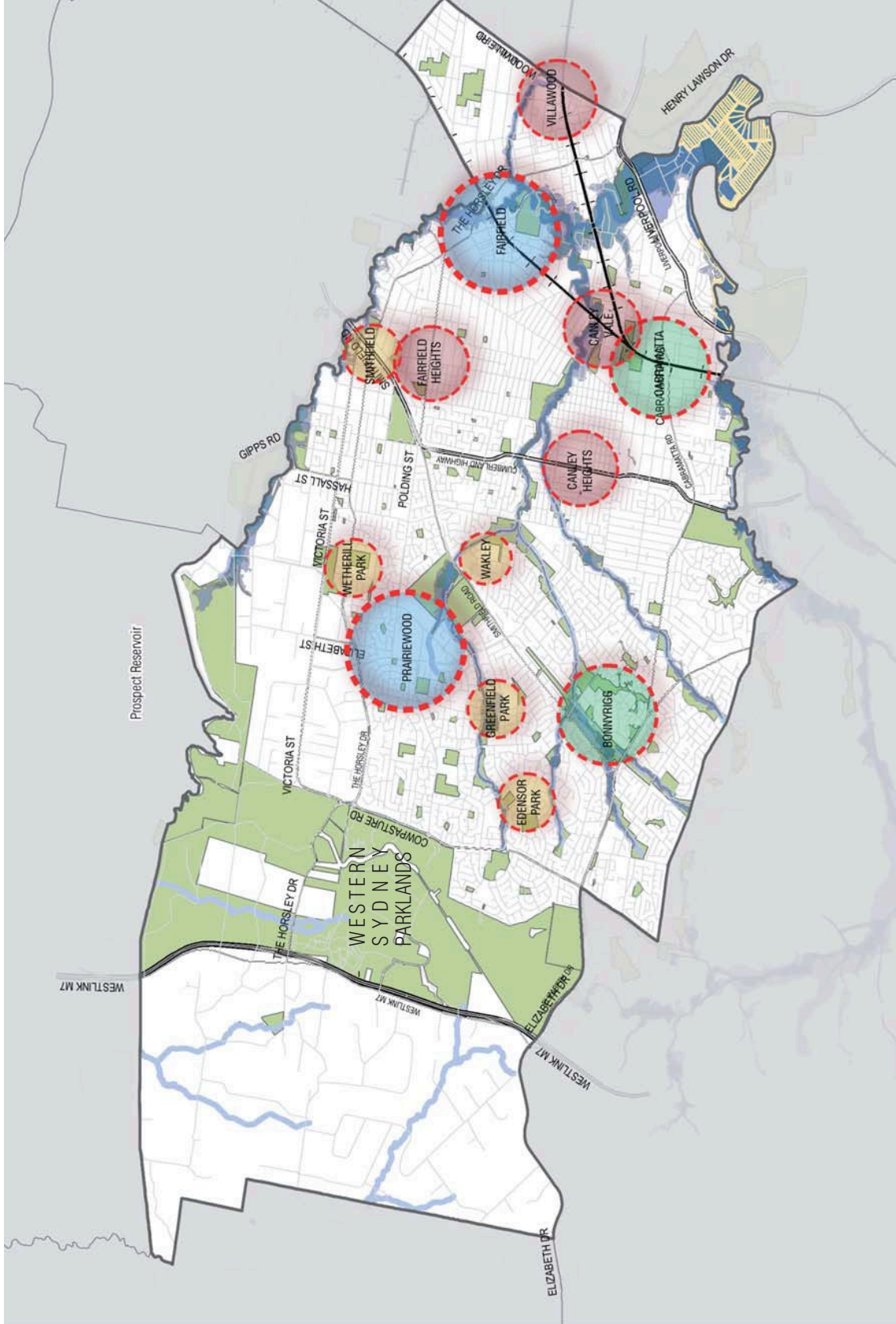
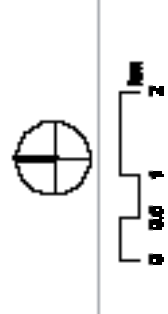


FIGURE 4.5 NATURAL ENVIRONMENT WITHIN FAIRFIELD LGA



4.5 NATURAL ENVIRONMENT

4.5.1 Biodiversity

Council is currently preparing a Fairfield Biodiversity Strategy for the Fairfield LGA. Preliminary studies for this strategy have found that whilst there is limited remnant vegetation in the area, almost all native vegetation within the LGA is comprised of endangered ecological communities (EECs) listed under the NSW Threatened Species Conservation Act 1996. It is important to ensure future development does not impact or threaten any endangered ecological communities.

4.5.2 Waterways

Fairfield LGA contains a substantial creek system consisting of 5 major creeks, Prospect Creek, Orphan School Creek, Clear Paddock Creek, Green Valley Creek and Cabramatta Creek. The Fairfield City Council State of the Environment Report 2006-2007 noted that pressures on the creeks include water pollution from industrial and residential sources, erosion of stream banks, weed invasion and litter and the draft Fairfield Biodiversity Strategy 2008 identified that over two thirds (67%) of the vegetation in riparian corridors is of high conservation significance. Future residential development should be managed in a way which protects existing waterways.

4.5.3 Soils

The Urban Capability Assessment 2002 noted that some parts of the LGA contain soils which at risk of flooding, erosion and mass movement hazards and therefore not suitable for urban development. This may impact development or renewal opportunities of some areas.

Areas around Prospect Creek, the Georges River and Orphan School Creek have also been found to be impacted by acid sulphate soils. According to the Fairfield Local Environmental Plan 1994 “acid sulphate soils” means actual or potential acid sulphate soils as defined in the Acid Sulphate Soils Assessment and Management Guidelines.

Salinity has been found to impact land around Prospect Creek, South Creek and Clear Paddock Creek.

4.5.4 Drainage and flooding

Fairfield LGA contains a substantial drainage network which has placed some risk of flooding to urban areas particularly around Lansvale, Carramar and East Fairfield. Development within the Fairfield LGA is subject to Council’s Flood Management Controls as outlined in the Fairfield City Wide DCP 2006 and is consistent with the NSW Government’s Floodplain Development Manual 2005.

Council has recognised that despite attempts to remedy flooding issues, significant issues remain in established areas which may impact redevelopment of certain areas. As such, Council is in the process of reviewing all flood liable land in the Fairfield LGA. The West Central Subregion Strategy notes that Councils should seek advice from Department of Primary Industries on the use of waterway zoning and from DECC regarding biodiversity mapping.

In addition to these strategies, the Fairfield Environmental Management Plan 2006-2016 has established a measurable target to ensure *each sub-catchment (s) provided with a defined maximum level of impervious surfaces*. This target will ensure that there is a suitable amount of permeable surfaces within localities to manage the amount of run-off into the surrounding drainage network.

4.5.5 Adapting to climate change

The Draft West Central Subregion Strategy requires local councils to consider latest information when planning for natural hazard and to plan for flooding in accordance with the Governments Flood Prone Land Policy and Floodplain Development Manual. Projected modelling for climate change anticipates that flooding and storm surge will increase metropolitan regions. Strategies to mitigate the impacts for flooding and storm surge can be considered during the planning phase of new developments.

4.5.6 Air Quality

Air quality is important to both ecological and human health. Current pressures on air quality within Fairfield LGA include industry, transport, bushfire, wood heaters as well as the generation and use of electricity.

The Fairfield City Council State of the Environment Report 2006-07 stated that the number of air quality readings recorded as High Pollution Index had tripled between 2006 and 2007. The Environmental Management Plan has established a target that ‘more than 80% of air pollution level readings shall be “low” on the regional air pollution index readings for each year’. The Residential Development Strategy can assist in improving air quality by locating housing near public transport and services to reduce the reliance on cars.

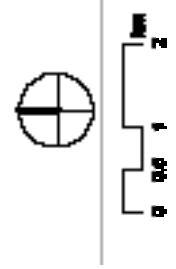
A summary of these issues, and strategies and actions to address these issues, are outlined in Table I of Section 5.5



FIGURE 4.6 COMMUNITY FACILITIES WITHIN FAIRFIELD LGA

KEY

- MAJOR CENTRE
- TOWN CENTRE
- VILLAGE
- SMALL VILLAGE
- SECONDARY SCHOOL
- LIBRARY
- MUSEUM
- PRIMARY SCHOOL
- YOUTH CENTRE
- COMMUNITY CENTRE/HALL
- CULTURAL CENTRE
- SENIOR CITIZENS CENTRE
- CHILD CARE CENTRE
- CHURCH



4.6 COMMUNITY FACILITIES

4.6.1 Community services and facilities

There are over 35 community facilities which include community halls, leisure centres and specialised spaces for people of all ages. It is recognised that a key action for Council will be to ensure that communities services and facilities meet the needs of the future population, particularly when established areas undergo renewal. There may be some difficulties in growing and changing some facilities on their existing sites. It is also recognised that new community facilities are particularly required in areas of social disadvantage. A detailed review of future community facility infrastructure and service provision is provided in the Community Needs Analysis in Section 4.7.

4.6.2 Education/Care

Fairfield LGA contains a variety of education establishments including primary, secondary and tertiary institutions. The 2002 Urban Capability Assessment stated that some primary schools in established areas such as Villawood are losing population, whilst schools in newer areas are gaining population. This is reflective of demographic changes in these respective areas.

Fairfield LGA has over 32 education/care facilities for young children. The Fairfield City Plan 2007 notes that many of these facilities are unaffordable to some families and that there are not enough early learning facilities for children aged 0-5 years.

4.6.3 Libraries, cultural and art facilities

As noted in the Fairfield LGA Social Plan 2007-2010, there is limited provision of cultural and art facilities (particularly for arts and cultural production) throughout the LGA. The cultural facilities operated by Council include the Fairfield City Museum and Gallery, the Fairfield School of Arts and the contemporary SNAP! Gallery. The Draft West Central Subregional Strategy states that cultural facilities should be located in major centres, town centres and villages to ensure they are accessible to local residents.

The Fairfield City Plan (2007) recognises that library services provide an important link to education and information for Fairfield LGA residents. There are currently 5 libraries with some of these facilities at capacity and requiring substantial refurbishment.

4.6.4 Social Issues

The Fairfield Social Plan 2007 identified that the municipality is facing a number of social issues including an ageing population, concentrations of social disadvantage (particularly for youth and children), poor skills and job prospects and also gambling and addiction. These issues are primarily being addressed through the Social Plan but there is also a role to promote equality and diversity through the Residential Development Strategy.

These issues are particularly concentrated around areas of public housing and areas with high concentration of rental tenure. In these areas residents are more at risk of facing 'multiple-deprivations'. Many of these issues stem to limited english skills (related to new migrants/refugees), poor access to transport/services and socio-economic status.

4.6.5 Social Exclusion

Social exclusion is when residents feel they are socially excluded from their area and unable to participate in the broader community and is generally associated with disadvantaged and low socio-economic communities. Research of social exclusion in Western Sydney by Randolph, Murray and Ruming (2007) noted that social exclusion has a number of elements which relate directly to housing issues these include neighbourhood, social and civic engagement, access, crime and security, community identity and economic disadvantage.

The research also identified that within selected areas in the Fairfield LGA, engagement and economic disadvantage were the most prevalent dimensions of social exclusion.

This is a particular concern in Fairfield as there are proportionately more 0-4 year olds in Fairfield and a high risk of poverty for children under 10 years of age. A key action of the Fairfield City Social Plan 2007 is to ensure additional and expanded early learning centres in areas with high levels of social disadvantage.

A summary of these issues, and strategies and actions to address these issues, are outlined in Table J of Section 5.5

Table 4.7 Community Facilities Benchmarks, Fairfield LGA 2008-2031

| Infrastructure | Benchmark Service Provision (Indicative only) | 2008 facilities/ places/ beds | Current Demand 2006 | Anticipated Future Demand 2031 |
|---------------------------------------|--|--|---------------------------|---|
| Community Centre | | | | |
| Local (small) | 1 facility per 5,000-10,000 residents | 19 | 27 | 27 |
| Neighbourhood/District (large) | 1 facility per 30,000 residents | 2 | 6 | 6 |
| Education | | | | |
| Preschool | 1 facility per 5,000-10,000 residents | 16 | 27 | 27 |
| Primary School (Public) | 1 facility per 2,000-2,500 dwellings | 26 | 27 | 27 |
| Primary School (Private) | 1 facility per 20,000 residents | 9 | 4 | 5 |
| Secondary School (Public) | 1 facility per 6,000-7,000 dwellings | 12 | 13 | 14 |
| Secondary School (Private) | 1 facility per 35,000 residents | 5 | 3 | 3 |
| Local TAFE | 1 facility per 30,000-50,000 residents | 1 | 5 | 5 |
| University | 1 facility per 220,000 residents | 0 | 0 | 0 |
| Health | | | | |
| Public Hospital | 2-3 beds per 1000 residents | 272 | 537 | 471 |
| Private Hospital | 1-2 beds per 1000 residents | 0 | 239 | 283 |
| Neighbourhood Community Health Centre | 1 per 10,000 residents | 13 | 18 | 18 |
| Child Care and Youth | | | | |
| Long Day Centre | 1 place per 10 children aged 0-4 years | 2,080 | 1,218 | 1,026 |
| Family Day Care (home base) | 1 place per 200 children aged 0-5 years* | 52 | 61 | 54 |
| Occasional Care | 1 place per 100 children aged 0-5 years* | 57 | 121 | 102 |
| Outside of School Hours (OOSH) | 1 place per 80 children aged 5-12 years* | n/a | 304 | 247 |
| Vacation Care | 1 place per 75 children aged 5-12 years* | n/a | 324 | 264 |
| Youth Centre | 1 facility per 20,000 residents | 3 | 9 | 9 |
| Aged Care Facilities | | | | |
| Residential High Care Beds | 44 beds per 1,000 residents over 70 years | 804 | 609 | 1,267 |
| Residential Low Care Beds | 44 beds per 1,000 residents over 70 years | 365 | 609 | 1,267 |
| Community Care Spaces | 25 beds per 1,000 residents over 70 years | n/a | 346 | 720 |
| Libraries | | | | |
| Branch Library | 1 facility per 20,000-30,000 residents | 5 | 7 | 8 |

*Figures not fully consistent with service provision standards due to data availability. Population projection data only available for age groups of 0-4 years and 5-14 years.

4.7 COMMUNITY NEEDS ANALYSIS (LGA WIDE)

The future community and social infrastructure needs for Fairfield LGA have been analysed and reviewed for the entire LGA. Fairfield City Council existing community facility provision has been assessed against a range of indicative benchmarks to determine future community facility needs to 2031. Benchmarks provide a guide on number and types of facilities required to service population needs. However, they do not identify level of service provision, quality of service provision or quality of built form. The RDS has relied on the benchmarks and the Draft Fairfield Social Plan 2007-2010 and Council Officer input to determine community service needs to 2031.

4.7.1 Service and Infrastructure Requirements to 2031

Table 4.7 outlines the current on-ground provision of community facilities in the LGA plus benchmark standards for the provision of community facilities based on the population in 2006 (179,358 persons) and a minimal population growth of 1,000 people to 2031. The benchmark provisions are used to indicate required service provision based on total population numbers.

As previously noted, Fairfield LGA is not anticipated to have significant population growth with only an additional 1,000 people through to 2031. However, substantial shifts in the age structure, particularly growth in older people, will increase demand for more specialised types of services such as aged care and support. It is recommended that the Community Needs Analysis is updated every 5 years in line with ABS Census releases and Council's LEP review.

From Table 4.7, it is most notable that currently the on-ground provision of services is generally lower than what is required for the current population size. In addition, given the minimal population growth between 2006 and 2031 there is little difference in the number of facilities required in 2006 and that required in 2031.

The Draft Fairfield Social Plan 2007-2010 recognises that providing future community facilities which meet the needs of the future population will be a challenge for the following reasons:

- The ability of existing community facilities to meet future needs is questionable. Therefore substantial investment is required to ensure these facilities suit the needs of the future population;
- The ageing population and unique needs of the local population, especially migrant communities, will place additional pressure on community infrastructure;
- Limited population growth will limit opportunities to fund new community infrastructure, and,
- New development may detract funding from existing disadvantaged residents.

The service provision standards are generally consistent with those used in the East Fairfield Community Plan: Community Needs Assessment (AEC Group 2008) and has been supplemented with further information on open space and aged care facilities and services. Further details are provided on community needs for each centre reviewed in Chapter 5.0 of the Residential Development Strategy. It is likely that the changes in age structure and dwelling needs to 2031 will result in locational changes of the population and in particular, increased number of people living within centres. These centres will need to be provided with increased community services and infrastructure to meet these needs.

4.7.2 Aged Care Facilities to 2031

Fairfield LGA population projections show that the population of people aged 60+ in the LGA will increase by approximately 25,000 people by 2031. Traditionally, Fairfield LGA has had a young population profile and therefore few facilities are provided for older people within the LGA. The ageing population in Fairfield LGA, while not as significant as other LGAs, will have a substantial impact on service and facility provision as there is limited on the ground services available.

Under the Federal Department of Health and Ageing (2008) existing aged care planning framework, the national provision level is 113 operational residential beds and community aged care beds per 1,000 of the population, aged 70 years and over, by June 2011. Of this 44 are high care residential care places, 44 are low care residential places and 25 are community care places (non-residential).

Based on these service provision standards, Fairfield LGA will require additional high care residential beds and low care residential beds to meet demand in 2031. Based on average beds per existing facilities in Fairfield LGA (Nesbitt, 2008) this could equate to 7 additional high care facilities (100 beds each) and 13 additional low care facilities (50 beds each). In addition there will be a need for an additional up to 720 community care spaces.

4.7.3 Health Facilities to 2031

Fairfield LGA currently contains two public hospitals which provide 272 hospital beds (Fairfield Hospital, 200 beds and Braeside Hospital, 72 beds). Whilst this analysis does not take into account hospital beds outside the LGA boundaries, based on the benchmark service provision there is currently an under supply of public hospital beds to meet both current and future requirements (448 beds in 2006 and 471 beds in 2031). The ageing population of Fairfield LGA may also increase demand for local hospital services. Liaison with the Department of Health may be required to ensure planning for future hospitals take into account population changes within Fairfield LGA.

Community health care clinics play an important role providing a wide range of medical and health services to the local area. According to the Fairfield and Liverpool Health Services Directory (2008) there are currently 13 health care clinics, with the majority of these focused on specialised high need health services such as drug health, mental health and refugee health. Based on the benchmark provision approximately 18 health care clinics are generally required for a population of 180,000, however it is noted that the provision of some community health facilities should be reviewed on a regional basis as many existing services have a regional catchment.

4.7.4 Child Care and Youth Facilities to 2031

The population of Fairfield LGA is projected to experience a decline in younger age groups such as children (aged 0–10 years) which is projected to decline by 8,500 persons by 2031 and also youth which is projected to decline by approximately 4,000 persons between 2006 and 2031. This will have impact on the demand for youth and children services to 2031.

As shown in Table 4.7, based on the stated benchmark standards, the provision of long day care in 2006 (2,080 places) is higher than that required under the stated benchmark (1,026 places required).

However, the State of the Community Report (2003) consider that given local circumstances such as the large proportion of children aged 0–4 years in the LGA and a high risk of poverty for children under 10 years such, the provision of child care should be substantially higher within the LGA and particularly in areas of with high level of disadvantage. By 2031 there may be a lesser demand for child care with a reduced number of children in the LGA.

There is currently limited family day care and occasional care places in the LGA and additional facilities are required by 2031 to ensure an appropriate range of child care services. Youth facilities are currently under-provided for and an additional youth centres are required to meet needs in both now and in 2031.

4.7.5 Community Centres to 2031

Community centres provide important spaces for community based meetings, gatherings, activities and workshops. They are usually hired by a wide range of community and cultural groups.

There are currently 21 community facilities within the LGA which include community service centres (4), senior citizen centres (3), community centres (12) and a hall and women centre (Source: *Fairfield City Social Plan 2007–2010*). The majority of community centres are small with a local catchment and small (less than 1000sqm) and two are larger facilities with a district catchment.

Based on the standard service provision, Fairfield LGA is generally well catered for small (local) community centres, however, it is at the lower end of the acceptable range. Conversely, for larger (district) community centres there is a shortfall of approximately 4 centres. However, the Fairfield City Social Plan 2007–2010 and discussions with Council Officers indicate that many of the current community centres are in poor condition and some are not suited to their current use. Substantial investment is required in upgrading many centres to better provide community services and spaces. There is also a need to ensure that community centres are provided with areas of high social disadvantage.

4.7.6 Libraries to 2031

There are currently 5 libraries provided in the LGA as shown in Figure 4.6. Based on the benchmark provision of 1 per 20,000–30,000 residents, there is demand for 7 libraries in 2006 and a total of 8 libraries by 2031.

The Fairfield City Draft Social Plan 2007–2010 has reviewed the size (gross floor area) and population catchment of each library against the State Library Guidelines (2001) and found that all but the Cabramatta/Whitlam Library (Central Library) are too small to meet the needs of their catchment. The Fairfield City Draft Social Plan 2007–2010 has priorities refurbishment of all libraries to provide larger facilities, improved IT access, study areas and collection and activity rooms. Refurbishment of the Cabramatta/Whitlam Library and Fairfield Library is identified as a high priority where the Bonnyrigg Library, Wetherill Park Library, Smithfield Library upgrades are seen as a lower priority.

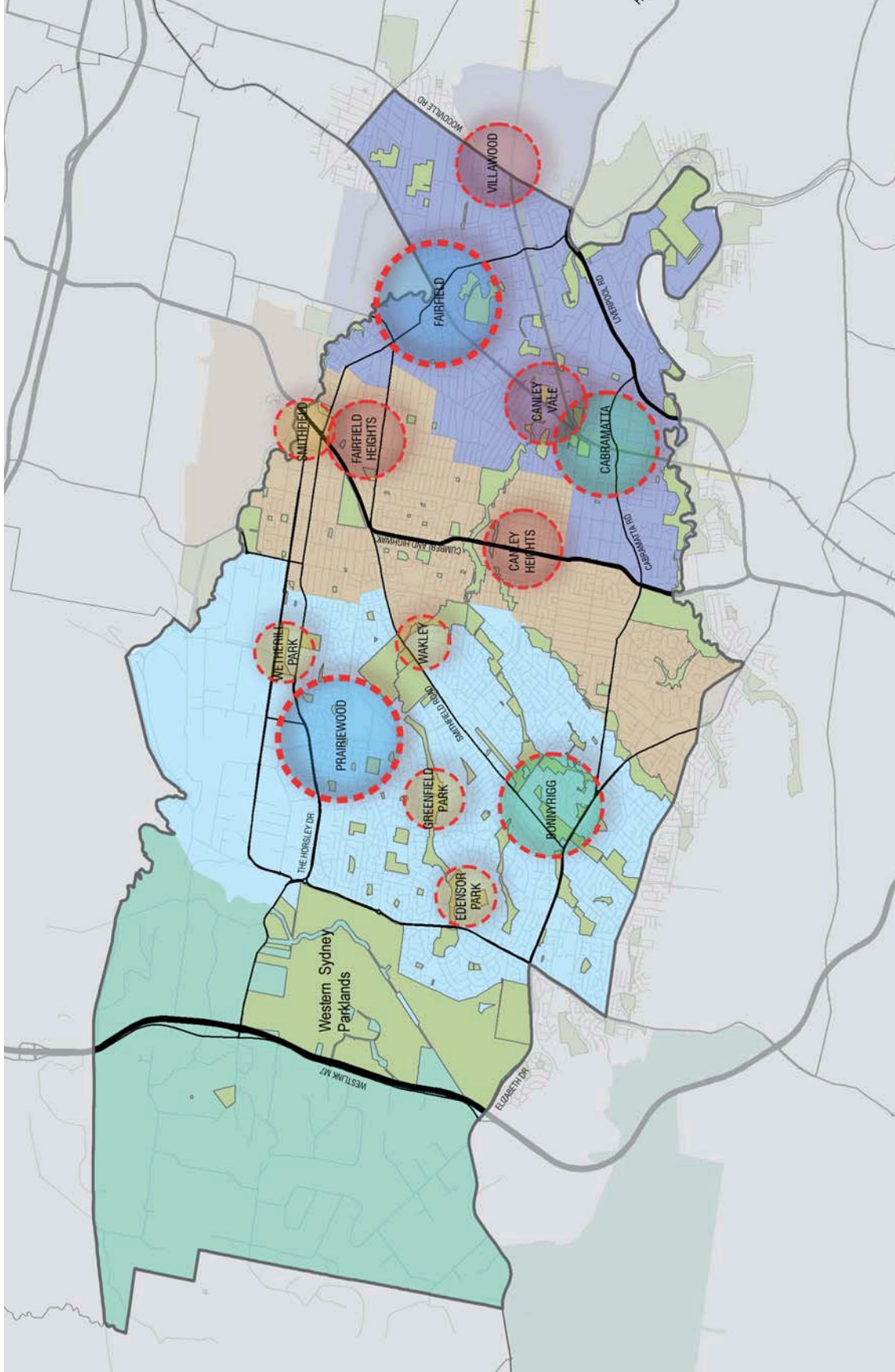
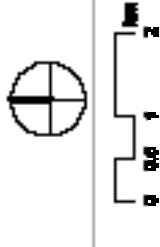


FIGURE 4.8 RESIDENTIAL CHARACTER PRECINCTS WITHIN FAIRFIELD LGA



4.8 URBAN DESIGN AND PUBLIC DOMAIN

4.8.1 Defined Planning Precincts

The Urban Capability Statement 2002 adopted four residential precincts to describe the variety of residential lands across the LGA:

- Established Areas of inner suburbs which are concentrated along the railway line and contain the oldest dwelling stock. Age of stock and proximity to centres provide the greatest opportunity for redevelopment.
- Middle Distance Areas which were settled in the 1950s, have stable population and little potential for development.
- New Residential Areas comprised of precincts settled from the 1970s onwards in a former green belt area. Development opportunities are limited to release of further land.
- Rural Areas contain a mix of rural residential and agricultural lands.
- Within each of these planning precincts are smaller neighbourhood which each have their own defined character.

4.8.2 Public Domain

The East Fairfield Community Plan (2008) recognises that the public domain and urban environment of the established areas is generally poor and there is a perception that there is little maintenance of the area's parks, public areas, footpaths and streetscape. The dwellings in this are old and in need of repair, much of this is Department of Housing stock.

The public domain of the new residential areas in the west of the LGA are generally of better quality being built more recently.

In Fairfield LGA, areas of disadvantage, high levels of rental and public housing stock generally have resulted in lower quality public domain. A low quality public domain can reduce pride in the local areas, provide limited spaces for interaction and generally has a higher incidence and perception of crime and safety, these issues are linked to the incidence of social exclusion. Therefore improving the quality of public domain in these areas could assist with improving social outcomes in these areas and also provide a stimulus for renewal.

The Fairfield Environmental Management Plan 2006-2016 recognises that there is an important role for community members to assist with improving the quality of urban areas whilst also enhancing civic engagement and pride. The Plan has established a target that 3% of the resident population will maintain their own streetscape and that 85% of people will agree that their neighbourhood is an attractive place to live in.

4.8.3 Residential Design

Stakeholder consultation has highlighted that recent new developments in established areas have generally been of low quality. As identified in Chapter 2, the quality of these buildings has been a reflection of the low development returns in these areas and risk of over capitalising on developments in these areas. However, low quality buildings and poor design will continue to result in poor amenity outcomes for the areas and continue a negative perception of local areas by both residents and non residents. There is a need within these potential renewal areas that they provide well designed buildings, which attract a variety of households, provide a positive contribution to streetscape and character and also provide a positive built form outcome for life of the building.

Improving urban design standards, particularly in the established areas, would also improve local character, amenity, visual quality and also facility crime prevention and biodiversity conservation.

4.8.4 CPTED (Crime Prevention Through Environmental Design)

Whilst crime rates in Fairfield LGA have declined in recent years, the perception of crime and safety in public areas remains an issue. The Local Government Crime Report Fairfield 2006 identified that assaults (both alcohol related and non-domestic violence) were concentrated in around existing centres such as Fairfield, Cabramatta, Canley Vale and Prarieewood.

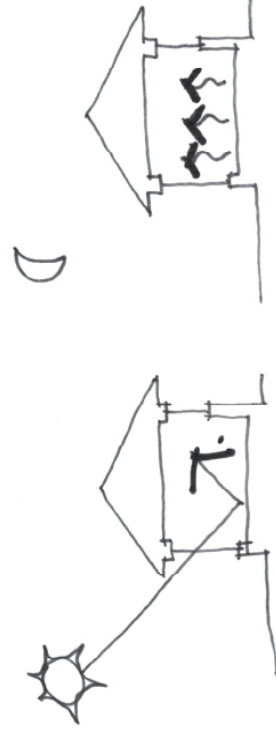
Safety and perceptions of safety are linked to the quality and design of public domain. Levels of activity and passive surveillance, particularly at night also contributes towards a safer environment. There is a need to implement CPTED when renewing existing centres and urban areas.

A summary of these issues, and strategies and actions to address these issues, are outlined in Table K of Section 5.5

Table 4.9.1 Sustainable Design Features for Dwellings

| | |
|---|---|
| Orientation | The location and siting of a dwelling on a lot will provide good access to the northern sun and allow for passive heating of the main living areas. Conversely, it is beneficial to shield the hot, summer westerly sun. |
| Dwelling Layout for Passive Heating and Cooling | The internal layout of the dwelling should respond to solar access. Main living areas should be located to utilise passive heating. Bedrooms require less heating and can be located on sides of the dwelling which receive less sunlight. Utility, service areas and garages can be located on the western side of a dwelling to act as a buffer to the afternoon sun. Dwelling layout should also provide for cross ventilation by orienting the dwelling for exposure to cooling breezes and locating windows to provide for breeze paths through the dwelling. |
| Size and location of open space | Open space located on the northern / north-eastern elevation optimises solar access to that area of open space as well into the main living areas of a dwelling. |
| Site Coverage | Minimising site coverage allows stormwater to naturally infiltrate into the ground and reduces increased overland flow from new development. |
| Site Levels | Dwellings should be designed to respond to the natural topography and reduce the overall amount of disturbance to the site. This ensures dwellings are sensitively sited in the landscape and importantly, minimise the need to change the natural form of the land. |
| Windows and Shading | Windows should be primarily located on the north and southern facades where the angle of the sun is higher which provides sufficient sunlight into the dwelling with reduced heat. |
| Insulation and Thermal Mass | Insulation and thermal mass reduces the need for mechanical heating and cooling. Thermal mass is the use of materials with a high capacity to retain heat, usually from sunlight during the day, and release the heat to warm the dwelling at night. |
| Roof Design | Pitched roofs, skillion roofs and eaves all contribute to passive heating and cooling of the dwelling. |
| Landscaping | Landscaping around the dwelling can also screen winter and summer prevailing winds, deflect cooling breezes into the building, provide cooling air through leaf transpiration, reduce glare and generally modify ambient temperatures throughout the year. |

Source: HASSELL (2009)

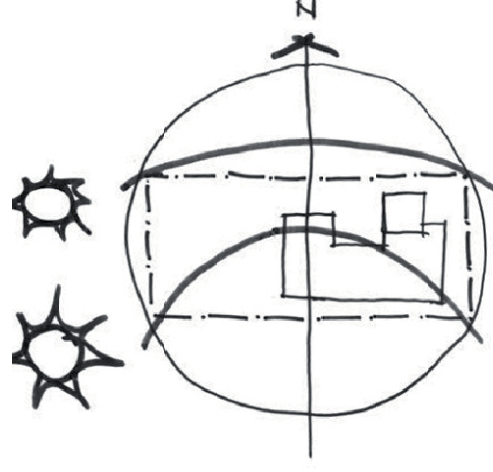


Thermal Massing captures heat during the day and releases it during the night

Figure 4.9.2 Adaptable Design Features for Dwellings

| | |
|---|---|
| Accessible entrances | All home occupants should have easy access from the car parking area and to the entrance of the dwelling. |
| Level entry | Dwelling should feature at least one level entrance to encourage ease of access for home occupants. |
| Essential living areas on the entrance level | Entrance should feature a living area, bathroom and toilet, and a bedroom on the entrance level. |
| Bathroom capable for future adaptation | Bathrooms should accommodate a spatial profile which could accommodate future adaptation if required. |
| Reinforcement of bathroom walls | Walls around the toilet and shower to be reinforced to enable future installation of grab rails. |
| Kitchen access | Should provide for easy access to and within kitchen. U-shape, L-shape and parallel galley style kitchens encourage easy access. |
| Easy access doors and corridors | Should provide good circulation at doorways as well as a generous internal corridors to make it easier to move furniture, carry groceries and for children. |
| Consistent installation of switches, power points and window controls | This allows for intuitive positioning of light switches at the same level as door hand hardware and raising power points from skirting level. |
| Easy operable door and window hardware | Most adaptable options include lever door hardware and lower level windows to encourage natural surveillance. |
| Straight stairways | Generous landings at the top and bottom of the stairs enhance accessibility and makes it easier to install an access lift if required. |

Source: The Australian Network for Universal Housing Design (Starr 2005)



Orientation of dwelling to provide solar access to primary indoor and outdoor living areas.

4.9 SUSTAINABLE DEVELOPMENT

4.9.3 Sustainable Water Use

Fairfield City Council has developed an Environmental Management Plan (2006-2016) which signifies its commitment to sustainable development and improving the environmental outcomes for the LGA. The Residential Development Strategy is central in achieving some of the targets established in the Environmental Management Plan, these are discussed below.

4.9.1 Urban Capacity

The Environmental Management Plan recognises that each locality within the LGA has a certain capacity to support urban development. This capacity is determined by the capability of the environmental systems, infrastructure and services and should be used to develop a maximum total population or dwelling number for each locality.

Target 1 and 2 of the Environmental Management Plan require Council to consider the urban capacity of centres when undertaking strategic planning. This is to ensure the maximum carrying capacity for each locality is not exceeded. Planning controls should also be used to ensure urban capacity targets are not exceeded.

This Residential Development Strategy will determine the capacity of selected areas within the LGA.

4.9.2 Decreased Energy Use

The Environmental Management Plan is committed to reducing energy use as a way of reducing greenhouse gas emissions and stabilising climate change. Currently, residential uses in Fairfield LGA use 677,918,888 kWh of energy per year. In 1996 this equated to 3,729kWh per person per year.

Council has committed to the Cities for Climate Protection Program which has established an energy reduction goal of 20%. To achieve this, the Environmental Management Plan has a target to reduce energy use by 20% to 3,000 kWh per person per year.

The Sustainable Design Features for Dwellings outlined in Table 4.9.1 can assist with reducing energy use in dwellings and are best practice for sustainable dwelling design. Similarly the Adaptable Design Features for Dwellings in Table 4.9.2 outlines best practice design features to enhance the accessibility of dwellings.

The NSW State Plan recognises that the States water supply is limited and subject to issues such as drought, climate change and population growth. As such it seeks to secure a sustainable, long term water supply by increasing the extent of water recycling and improving efficient water use.

Fairfield Council is pursuing initiatives at a local level to decrease household consumption of water and ensure water is used in a sustainable manner. The Environmental Management Plan 2006-2016 noted that during 2004 the average water usage was 16kLtrs per unit and 67kLtrs per house.

To reduce water use, the Environmental Management Plan 2006-2016 has adopted the same water reduction target as the NSW Government and applied to individuals:

- Reduce average water consumption by 40% to 10 klttrs per unit and 40 klttrs per house
- 20% of houses with systems to reduce consumption of potable water (for existing dwellings)
- Increase access to recycled or grey water sources.

Recent development proposals for a water recycling plant or the Fairfield sewage treatment plant will increase use of recycled water for industry in the LGA and surrounding areas.

4.9.4 Protecting Agricultural Lands

The Environmental Management Plan 2006-2016 has committed to maintain a minimum of 50% of the existing agricultural land across the locality. Agricultural production has some value to the local economy and Fairfield LGA is one of the few areas with parcels of flood-free agricultural land in the Sydney Region.

The State Government is currently undertaking a review of the lands identified as the Western Sydney Employment Lands Investigation Area (WSELIA). This area covers all rural land west of the M7 (including the rural land in Fairfield LGA) through to the Badgery's Creek airport site in Penrith LGA. This investigation will look at the future land use for agricultural land and determine whether this land will be redeveloped or retained for agricultural purposes as it will establish the vision for the entire WSELIA precinct.

A summary of these issues, and strategies and actions to address these issues, are outlined in Table L of Section 5.5