

CHAPTER 5.0 SUSTAINABLE DEVELOPMENT FRAMEWORK

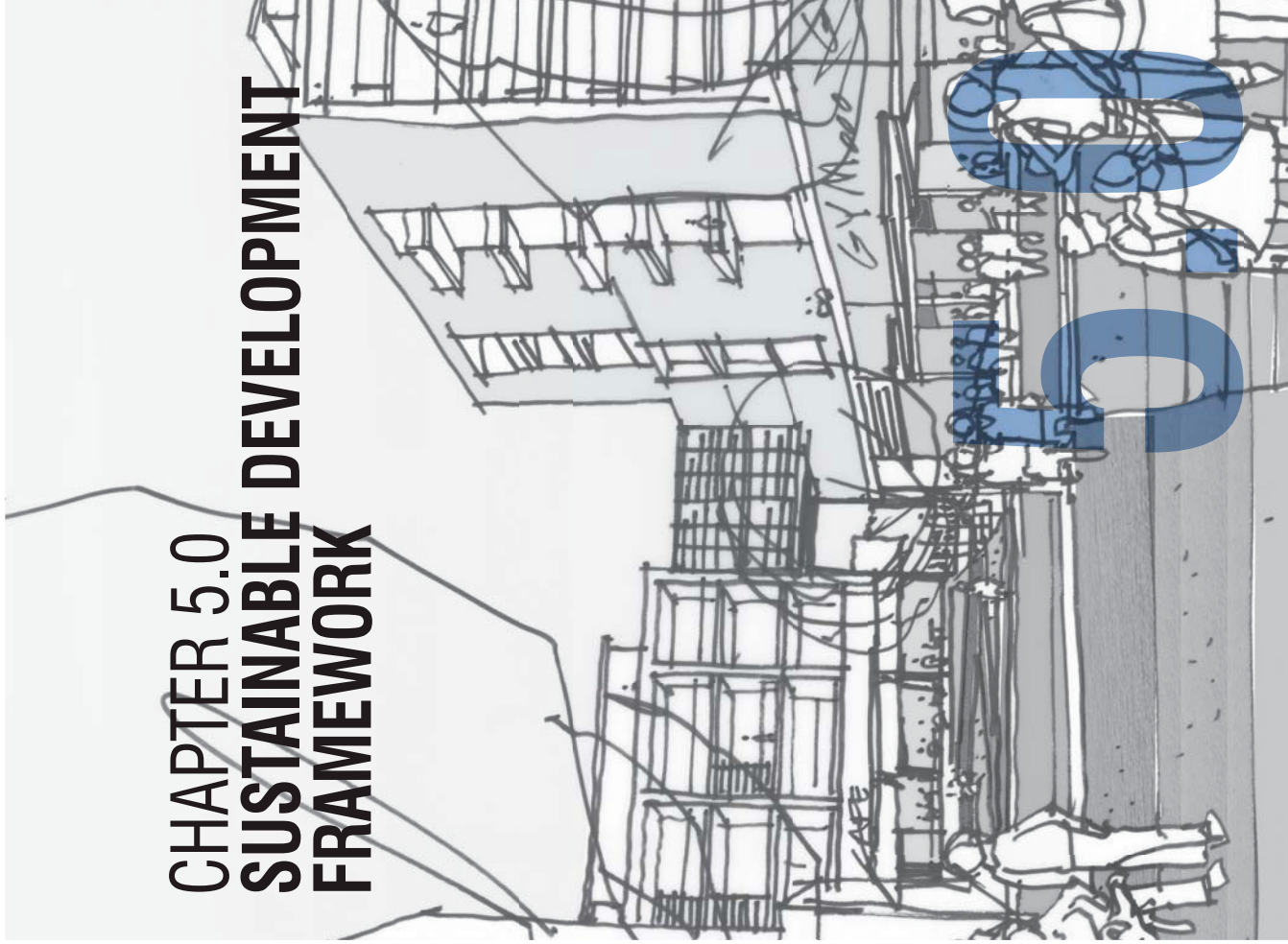
5.1 SUSTAINABLE DEVELOPMENT FRAMEWORK

As discussed in Chapter 2.0, the Fairfield Residential Development Strategy has adopted a centres based planning approach as outlined in the Sydney Metropolitan Strategy (2005) to guide the location of new housing within existing urban areas of the Fairfield LGA.

The Sustainable Development Framework seeks to locate additional housing within the catchments of retail, commercial, community and transport infrastructure services, to ensure efficient use of existing infrastructure and to reduce the demand for new infrastructure. Within the Fairfield LGA, a number of strategic centres and corridors have been identified to be the focus of future residential activity but also the priority locations for community services, retail and commercial services, employment and key transport nodes.

There are four elements of the Sustainable Development Framework, which are:

- *Centres Hierarchy* which identifies the six types of centres within Fairfield LGA and allocated existing centres to their size, retail catchment and function.
- *Sustainability Matrix* which establishes a standard level of services and facilities for centres, based on their designation within the Centres Hierarchy.
- *Sustainability Elements* builds upon the research in the Housing Analysis and Urban Issues Analysis to develop a list of key strategies and actions which will assist Fairfield LGA in meeting the standards established in the Sustainability Matrix.
- *Urban Renewal Master Plans* guide the long term regeneration and growth of existing centres by integrating the existing planning strategies for each centre into a consolidated document, develop a single vision for each centre and to integrate a range of local, state and federal initiatives and programs for the centre.



5.2 CENTRES HIERARCHY

The Fairfield Residential Development Strategy has adopted the Centres Hierarchy framework to guide the location and density of future housing whilst also ensuring each centre is provided with an appropriate level of service provision. The centres hierarchy in Table 5.1, summarises the role, character, dwelling/population range, retail characteristics for each centre. It also identifies the designation of each centre within the Fairfield LGA. The designation has primarily been based on the Fairfield City Retail and Commercial Centres Study (2005) plus additional work undertaken by Council.

Table 5.1: Centres Hierarchy for Fairfield LGA

	DESCRIPTION	DWELLING AND POPULATION RANGE	COMMERCIAL AND RETAIL RANGE	FAIRFIELD LGA CENTRES 2031
MAJOR CENTRE	Provides retail and commercial services to the Fairfield LGA and includes a large shopping centre, government offices, taller office and residential buildings, central community facilities and a minimum of 8,000 jobs. Should be located on a key public transport interchange.	Between 9,000-28,000 dwellings within a 1km catchment.	20,000 - 80,000 sqm of retail floorspace, as per sub regional centres definition in the FCC Retail and Commercial Centres Study.	Fairfield* Prairiewood*
TOWN CENTRE	Town Centres have one or two supermarkets, community facilities, medical centre, schools, etc. Usually a residential origin than employment destination and has public transport services.	Between 4,500 and 9,500 dwellings within a 800m catchment.	20,000 - 40,000 sqm of retail floorspace, as per sub regional centres definition in the FCC Retail and Commercial Centres Study	Bonnyrigg Cabramatta
VILLAGE	A strip of shops and surrounding residential area within a 5 to 10 minute walk contains a small supermarket (up to 3,000sqm) hairdresser, take-away food shops.	Between 2,100 and 5,500 dwellings within a 600m catchment.	Contain between 5,000-10,000sqm of retail floorspace and provide retail services to one or more suburbs.	Villawood Canley Heights** Canley Vale Fairfield Heights**
SMALL VILLAGE	A small strip of shops (5-10 shops) for daily shopping. Ideally co-located with a small park, bus stops, schools or community facilities.	Between 800 and 2,700 dwellings within a 400m catchment.	Contain <5,000sqm of retail floorspace	Edensor Park Wetherill Park Smithfield Wakeley Greenfield Park
NEIGHBOURHOOD CENTRE	One or a small cluster of convenience shops and community services to service the residents of the neighbourhood or suburb in which they are located.	Between 150 and 900 dwellings within a 150m catchment.	Contains 1 to 5 shops.	Abbotsbury, Abbotsbury Mimosa Rd, Bossley Park Daniel St, Wetherill Park Canberra St, St Johns Park Bonnyrigg, Bonnyrigg Elizabeth Centre, Mt Pritchard Hamel St, Mt Pritchard Brown Rd, Mt Pritchard Cabramatta West, Cabramatta West Hassell St, Smithfield Dublin St, Smithfield Rawson St, Fairfield West Hamilton Rd, Fairfield West Thorney Rd, Fairfield West Iarden St, Canley Heights St Johns Rd, Canley Heights John St, Cabramatta West Lord St, Cabramatta West Meadows Rd, Mt Pritchard Friend Way, Mt Pritchard Horsley Dr, Smithfield Brenan St, Smithfield Fairfield West, Fairfield Heights Sackville St, Fairfield Bolivia St, Cabramatta Loscoe St, Fairfield Lansvale Centre, Lansvale Fairfield East, Yennora North Villawood, Fairfield East Denison St, Carramar Carramar, Carramar Ferry St, Lansvale Whittaker St, Old Guildford Fairfield East, Fairfield East

*The Draft West Sub-Regional Strategy identifies these as future potential major centres and it is expected this will be achieved by 2031

**Council's submission on the Draft Central West Sub-Regional Strategy sought to identify these as future potential villages. The draft strategy has not yet been released by the Department of Planning

5.3 SUSTAINABILITY MATRIX

The Sustainability Matrix establishes a standard level of services and facilities for each type of centre, based on their designation within the centres hierarchy. This matrix should be used to assess services and facility provision in existing centres and then guide future service provision.

The standards have been adopted from a range of sources including the Department of Planning's Sydney Metropolitan Strategy, Subregional Strategy, Fairfield City Retail and Commercial Centres Study 2005 and through consultation with stakeholders.

	ALL CENTRES
DWELLING TYPES	Specified by centre designation.
HOUSING TYPES	New dwellings should primarily be located within centre catchments. Variety of housing types depending on centre type. Mixed use development to surround core. Provide suitable transition between different dwelling densities.
AFFORDABLE HOUSING	Affordable housing integrated into new developments. Affordable housing located within centre catchment and close to public transport and services. Provision of housing to meet special needs i.e. essential workers, itinerant residents, elderly, cultural groups
COMMERCIAL AND RETAIL	All centres accommodate retail and commercial service to meet the needs of their surrounding residential population, according to their designation.
SERVICE INFRASTRUCTURE	Following infrastructure is required for all centres: <ul style="list-style-type: none"> - Water (drinking/recycled) - Stormwater - Sewer - Energy (electricity/gas) - Communications (landline, mobile, broadband) - Road networks - Suitable public parking Infrastructure has capacity or can be augmented to cater for future growth and demand. Capacity to develop sustainable water systems to reuse and recycle stormwater runoff and overland flows. The infrastructure capacity of each centre must be able support future dwelling projections.
PUBLIC TRANSPORT	Strong levels of access to regular and reliable public transport services.
OPEN SPACE AND RECREATION	Walking and cycle links to other centres and key destinations. Universally accessible pedestrian facilities throughout centre. Open space provision linking and contributing to district level open space network.

	ALL CENTRES
NATURAL ENVIRONMENT	Future development is cognisant of and responsive to environmental constraints including: <ul style="list-style-type: none"> - Flood prone land (less than 1:100) - Urban salinity - Significant fauna or flora habitat - Riparian zones, etc - Future development is cognisant of and responsive to archeological and cultural heritage. - Maintains a high quality natural environment and respects elements of natural environment. - Promotes high level of public transport to minimise car usage.
COMMUNITY FACILITIES	All centres to provide a level of community facilities and services that meet the needs of their local community. Some services and facilities may exist in areas outside of the centres therefore long term planning of future facility provision to create community hubs which seek to allocate and consolidate services and facilities in key nodes.
URBAN DESIGN & PUBLIC DOMAIN	Active urban space which facilities formal and informal meeting and gathering spaces both during day and night i.e. plaza, square, mall High quality and safe public domain both during day and night
SUSTAINABLE DEVELOPMENT	Define the environmental and infrastructure capacity for each centre and ensure that new development does not exceed the defined capacities. Ensure all development is constructed to the highest environmental standards. Ensure all development is adaptable and where possible accessible.

MAJOR CENTRES	
DWELLING TYPES	9,000-28,000 within 1km radius. Average population of 42,550 people within radius (based on 2.3 persons per household)
HOUSING TYPES	High density: Residential towers (within commercial core only), residential flat buildings Medium density: Multi-dwelling housing Low density: Attached dwellings
AFFORDABLE HOUSING	Affordable housing integrated into new developments. Priority location for affordable housing, to ensure residents can access a broad range of services available in major centres.
COMMERCIAL AND RETAIL	20,000 - 80,000 sqm of retail floor space for daily retail shopping and convenience needs, and higher order and comparison goods; Includes a wide range of non-retail services such as community facilities; offices and business/industry support services; medical/dental/pharmacy facilities; civic facilities; hotel and accommodation; lifestyle/café focus and a night time economy.
SERVICE INFRASTRUCTURE	Refer to All Centres table.
PUBLIC TRANSPORT	Co-location of all public transport services such as: <ul style="list-style-type: none"> - An interchange; - 24 hour public transport services for rail and bus; - 5-10min frequency in peak times and 10-15min in off peak times; - Strong connections to other centres, and; - Universally accessible pedestrian facilities throughout centre.
OPEN SPACE AND RECREATION	District level park (3-10ha); Linkages to surrounding regional open space networks, and; Range of local (1-4ha) and neighbourhood (0.25-2ha) parks across the residential area.
NATURAL ENVIRONMENT	Refer to All Centres table.
COMMUNITY FACILITIES	District level community centre; 4 local community health centres; 3 preschools; 3 public primary schools; 2 public secondary schools; 1 local TAFE; 2 youth centres; 1 district library; Child care facilities, and, Aged care facilities.
URBAN DESIGN & PUBLIC DOMAIN	Active urban space which facilitates formal and informal meeting and gathering both during the day and night.
SUSTAINABLE DEVELOPMENT	Refer to All Centres table.

TOWN CENTRES	
DWELLING TYPES	4,500-9,000 dwellings within 800m radius.
HOUSING TYPES	High density: Residential flat buildings; shop top housing Medium density: Multi-dwelling housing Low density: Attached dwellings
AFFORDABLE HOUSING	Affordable housing integrated into new developments. Priority location for affordable housing, to ensure residents can access a broad range of services available in major centres.
COMMERCIAL AND RETAIL	20,000 - 40,000 sqm of retail floor space for daily retail shopping and convenience needs, and higher order and comparison goods; Includes a wide range of non-retail services such as community facilities; offices and business/industry support services; medical/dental/pharmacy facilities; civic facilities; hotel and accommodation; lifestyle/café focus and a night time economy.
SERVICE INFRASTRUCTURE	Refer to All Centres table.
PUBLIC TRANSPORT	Co-location of all public transport services such as: <ul style="list-style-type: none"> - An interchange; - 24 hour public transport services for rail and bus; - 5-10min frequency in peak times and 10-15min in off peak times; - Strong connections to other centres, and; - Universally accessible pedestrian facilities throughout centre.
OPEN SPACE AND RECREATION	2 local parks (1-10ha), and, 4-6 neighbourhood parks (0.25-2ha).
NATURAL ENVIRONMENT	Refer to All Centres table.
COMMUNITY FACILITIES	1 local community health centres; 1 preschool; 1 public primary school; 1 public secondary school; 1 youth centre;- 1 branch library; Child care facilities, and, Aged care facilities.
URBAN DESIGN & PUBLIC DOMAIN	Active urban space which facilitates formal and informal meeting and gathering both during the day and night.
SUSTAINABLE DEVELOPMENT	Refer to All Centres table.

VILLAGE	
DWELLING TYPES	2,100-5,500 dwellings within 600m radius.
HOUSING TYPES	High density: Residential flat buildings; shop top housing Medium density: Multi-dwelling housing Low density: Attached dwellings
AFFORDABLE HOUSING	Affordable housing integrated into new developments. Desirable location for affordable housing, to ensure residents can access a broad range of services available in major centres.
COMMERCIAL AND RETAIL	Contains between 5,000 and 10,000 sqm of retail floor space for daily shopping of one or more suburbs: <ul style="list-style-type: none"> - Small supermarket - Strip of shops (main street) - Limited support services/offices; - Limited medical services
SERVICE INFRASTRUCTURE	Refer to All Centres table.
PUBLIC TRANSPORT	Bus interchange (more than 1 bus); 14hr services, and, 10-15min frequency.
OPEN SPACE AND RECREATION	1 local park (1-4ha); 3 neighbourhood parks (0.25-2ha).
NATURAL ENVIRONMENT	Refer to All Centres table.
COMMUNITY FACILITIES	1 local community hall/ centre; 1 preschool; 1 public primary school; Child care facilities, and, Aged care facilities.
URBAN DESIGN & PUBLIC DOMAIN	Active urban space along the main street which facilitates formal and informal meeting and gathering both during the day and night.
SUSTAINABLE DEVELOPMENT	Refer to All Centres table.

SMALL VILLAGE	
DWELLING TYPES	800-2,700 dwellings with 400m radius.
HOUSING TYPES	High density: Residential flat buildings; shop top housing Medium density: Multi-dwelling housing Low density: Attached dwellings
AFFORDABLE HOUSING	Affordable housing integrated into new developments. Contains less than 5,000 sqm of retail floor space for daily shopping to serve a catchment of one suburb.
COMMERCIAL AND RETAIL	<ul style="list-style-type: none"> - Convenience shops; - Limited specialist shops; - Limited services, and, - Take away/cafes.
SERVICE INFRASTRUCTURE	Refer to All Centres table.
PUBLIC TRANSPORT	Bus interchange (more than 1 bus); 14hr services, and, 10-15min frequency.
OPEN SPACE AND RECREATION	1 local park (1-4ha), and, 3 neighbourhood parks (0.25-2ha).
NATURAL ENVIRONMENT	Refer to All Centres table.
COMMUNITY FACILITIES	1 local community hall/ centre; 1 preschool; 1 public primary school; Child care facilities, and, Aged care facilities.
URBAN DESIGN & PUBLIC DOMAIN	Active urban space which facilitates formal and informal meeting and gathering both during the day and night.
SUSTAINABLE DEVELOPMENT	Refer to All Centres table.

NEIGHBOURHOOD CENTRE	
DWELLING TYPES	150-900 dwellings within 150m radius.
HOUSING TYPES	High density: Residential flat buildings: shop top housing Medium density: Multi-dwelling housing Low density: Attached dwellings
AFFORDABLE HOUSING	Affordable housing integrated into new developments.
COMMERCIAL AND RETAIL	Contains 1-5 shops to meet the convenience shopping needs of a small catchment: <ul style="list-style-type: none"> - Convenience store/milk bar; - Petrol station, and, - Takeaway/café.
SERVICE INFRASTRUCTURE	Refer to All Centres table.
PUBLIC TRANSPORT	Bus interchange (more than 1 bus); 14hr services, and, 10-15min frequency.
OPEN SPACE AND RECREATION	Neighbourhood park (0.25-2ha) for local areas.
NATURAL ENVIRONMENT	Refer to All Centres table.
COMMUNITY FACILITIES	1 local community hall/centre, and, Childcare/preschool.
URBAN DESIGN & PUBLIC DOMAIN	Active urban space which facilitates formal and informal meeting and gathering both during the day and night.
SUSTAINABLE DEVELOPMENT	Refer to All Centres table.

5.5 SUSTAINABILITY ELEMENTS

The following are a series of issues, strategies, actions and indicators for each of the 12 Sustainability Elements. Each sustainability element has been reviewed and analysed in the Housing Analysis (Chapter 3.0) and Urban Issues Analysis (Chapter 4.0) sections to identify a series of strategies directly relevant to Fairfield LGA.

Each action is categorised under the following action areas of legislation, strategic planning, infrastructure, audit and partnership to assist with the implementation of each strategy.

- *Statutory:* Actions which will be implemented through amendment to Council's key planning documents (ie LEP and DCP).
- *Strategic Planning:* Actions which provide strategic direction for future growth and development within the LGA.
- *Infrastructure:* Actions which require Council to review and upgrade existing public infrastructure.
- *Audit:* Actions which require Council to audit and review existing capacity of services, facilities and infrastructure.
- *Partnership:* Actions which require Council to work in partnership with other state and regional groups.

The actions and strategies have been assigned a priority, which will assist the Council and the community in implementing the plan. They are identified in brackets at the end of each action. The priorities and staging are:

- (S) Short term - to be undertaken in the next 5 years;
- (M) Medium Term - to be undertaken in 5 to 10 years time;
- (L) Long Term - to be undertaken in 10 or more years time.

Also included is the responsible authority to assist in or directly undertake the implementation.

A. FUTURE HOUSING NEEDS AND DIVERSITY

The population of Fairfield LGA is not anticipated to grow significantly over the next 25 years. Additional dwelling demand will come through the restructuring of the existing population, it is estimated that there will be demand for an additional 24,000 dwellings by 2031, which is consistent with the State Government dwelling target for the Fairfield LGA.

Significant increase in older people plus increases in lone person households and couple without children households will drive demand for smaller housing formats which are currently in limited supply within Fairfield LGA.

The following strategies and actions are designed to respond to all issues in a range of different ways and do not necessarily relate to a single issue.

KEY ISSUES

A.1.1 The State Government has established a dwelling target for Fairfield LGA of 24,000 additional dwellings by 2031.

A.1.2 Additional dwelling demand will come through the restructuring of the existing population.

A.1.3 Significant increase in older people plus increases in lone person households, single parent households and couples without children households will drive demand for smaller housing formats.

A.1.4 A decrease in couples with children will reduce demand for additional low density dwellings.

A.1.5 Housing Needs Analysis identifies that 10% of future stock should be low density, 45% medium density and 45% high density.

A.1.6 Some residential areas require higher levels of amenity.

KEY STRATEGIES

A.2.1 Provide for up to 24,000 additional dwellings by 2031 proximate to key facilities and services.

A.2.2 Use the centres and corridors model to focus new growth within existing urban areas and around centres and corridors.

A.2.3 Provide an adequate range and diversity of housing types to meet the future needs of the Fairfield LGA population.

A.2.4 Ensure future dwellings contribute to a high quality and safe neighbourhood.

A.2.5 Future dwellings to have a high level of amenity, high environmental performance and integrate with surrounding neighbourhoods.

KEY ACTIONS

A.3.1 STRATEGIC PLANNING: In line with the five year LEP review process, monitor and review development activity, and assess the need for additional release of zoned land to meet future dwelling needs and demands for the coming 5 years. (S)

A.3.2 STRATEGIC PLANNING: Prepare Urban Renewal Master Plans for all key centres and corridors within the LGA. (S)

A.3.3 STATUTORY: Subject to the outcomes of the urban renewal master plan and development activity monitor, review and amend LEP zones surrounding key centres and within key corridors to provide the range and diversity of housing types to meet the future needs of residents. (S)

A.3.4 STATUTORY: Develop high quality design guidelines for future medium and high density development to be incorporated into DCPs.

A.3.5 STATUTORY: Incorporate high amenity provisions and environmental performance measures into DCPs. (S)

KEY INDICATORS

- Up to 24,000 additional dwellings are located in Fairfield LGA by 2031.
- 60% of new growth to be located in the eastern part of the LGA and 40% in the western half of the LGA.
- 10% of future housing is low density development; 45% medium density development and 45% high density development.
- 80% of new housing located within identified centre catchments.
- All future medium and high density development complies with SEPP 65 and low density dwellings to comply with the NSW Dwelling Code or Councils DCP.
- Residential areas have a high level of amenity.

- (S) Short term action 0-5 years
- (M) Medium term action 5-10 years
- (L) Long term action 10+ years

B. SPECIAL NEEDS GROUPS

In addition to the main household types, there are also smaller, minority housing groups within Fairfield LGA who have unique housing needs and considerations. These groups will also need to be considered when determining future housing supply. The special needs groups identified in Fairfield LGA are children, older generations, low income earners and culturally diverse populations.

The following strategies and actions are designed to respond to all issues in a range of different ways and do not necessarily relate to a single issue.

KEY ISSUES

B.1.1 Children: State range of dwelling types which are suitable to children and provide space for recreation.

B.1.2 Older Generations: A range of well located new assisted and independent living developments

B.1.3 Low Income Earners: Greater housing diversity to provide greater choice and options to meet needs

B.1.4 Culturally Diverse Populations: Broad range of dwelling formats to accommodate non-traditional housing needs such as multiple families or generations residing in a single house

KEY STRATEGIES

B.2.1 Provide appropriate housing to meet the needs of special target groups in the Fairfield LGA.

B.2.2 Future dwellings are suited to the needs of an ageing population by being adaptable and where possible, accessible.

B.2.3 Provide new developments which can cater for a range of age groups, particularly children and families.

B.2.4 Future planning controls to be suitably flexible to provide for dwellings which accommodate multiple families or non-traditional housing needs.

KEY ACTIONS

B.3.1 PARTNERSHIPS: Work with the Housing NSW and other not-for-profit housing groups to provide appropriate housing to meet the needs of special target groups in the Fairfield LGA. (S)

B.3.2 STATUTORY: Review LEP/DCP to require all future dwellings to be adaptable and where possible, accessible. (S)

B.3.3 STATUTORY: DCP's to seek to ensure all future multi unit dwellings provide sufficient communal space for children's play areas, both internal and external to buildings. (S)

B.3.4 STATUTORY: DCP's to seek to ensure communal meeting areas (both internal and external) to facilitate meeting and gathering for residents, specifically for special needs (ie older generation, culturally specific, and other special needs development). (S)

B.3.5 STATUTORY: LEP/DCP controls to encourage a range of unit sizes to meet the needs of small and large households for example secondary dwellings (eg granny flats). (S)

KEY INDICATORS

- All future housing developments to demonstrate a mix of dwelling types and bedroom numbers.
- All future housing is to incorporate elements of universal access design and adaptable housing design.

C. AFFORDABLE HOUSING

Housing affordability is a significant issue within Fairfield LGA and impacts a wide range of purchasers and renters. Currently, almost 23% of existing households within Fairfield LGA are impacted by housing stress or 12,205 households with slightly more of this in mortgage stress rather than rental stress. There is also a large concentration of Department of Housing within Fairfield LGA (5,467 dwellings).

The following strategies and actions are designed to respond to all issues in a range of different ways and do not necessarily relate to a single issue.

KEY ISSUES

C.1.1 Housing stress impacts 23% of very low, low and moderate income households.
 C.1.2 Mortgage stress impacts 7,034 very low, low and moderate income households, particularly in areas with concentrations of mortgages such as Abbotsbury and Canley Vale.
 C.1.3 Rental stress impacts 5,171 very low, low and moderate income households, particularly in areas with concentrations of renters such as Fairfield, Cabramatta and Bonnyrigg.
 C.1.4 Affordable housing should be directed to groups in need and provide a range of dwelling types and tenures.

KEY STRATEGIES

C.2.1 Protect existing supplies of affordable housing.
 C.2.2 Promote developers, state government and not-for-profit organisations to increase the supply of affordable housing within Fairfield LGA.
 C.2.3 Produce new stocks of affordable housing.

KEY ACTIONS

C.3.1 STATUTORY: LEP and DCP controls to protect the supply of existing affordable housing. (S)
 C.3.2 PARTNERSHIP: Facilitate partnerships with State Government, Community Housing groups and developers. Lobby for key demonstration projects in Fairfield LGA. (S)
 C.3.3 PARTNERSHIP: Liaise with key State Government, community housing organisations and development groups to increase the stocks of affordable housing in Fairfield LGA. (S)
 C.3.4 PARTNERSHIP: Investigate joint projects with community housing providers, utilising National Rental Affordability Scheme (NRAS) funding to facilitate affordable housing projects. (S)
 C.3.5 AUDIT: Review Council's surplus land for affordable housing development opportunities. (M)

KEY INDICATORS

- Preparation and adoption of an Affordable Housing Strategy.
- 10% of all future housing is targeted towards on very low, low and medium incomes in the form of social housing, regulated market housing for rent or purchase and low-cost market housing.
- Large multi-dwelling developments contain some component of affordable housing and provide for a mix of ages, incomes and household type.

- (S) Short term action 0-5 years
- (M) Medium term action 5-10 years
- (L) Long term action 10+ years

D. LOCAL HOUSING MARKET

The Fairfield Local Housing Market is currently weak, with limited demand for dwellings resulting in a reduced supply of new dwellings. The weak residential market is likely to be linked with the overall low value of dwellings within Fairfield LGA. Whilst this ensures that Fairfield LGA provides an important source of housing for many households within the metropolitan region, it creates difficulties for stimulating renewal and redevelopment. Intervention is required to ensure new developments have the greatest chance of success and to reinvigorate the local housing market.

The following strategies and actions are designed to respond to all issues in a range of different ways and do not necessarily relate to a single issue.

KEY ISSUES

D.1.1 Low land values and declining housing demand has significantly impacted the viability of development within Fairfield LGA, particularly in and around key centres.
 D.1.2 Developments are also further restricted by current zoning provisions, competition with existing low density housing stock and site assembly and amalgamation issues.
 D.1.3 Improving market viability will require a more proactive approach to planning and providing developments with the greatest opportunity for success.

KEY STRATEGIES

D.2.1 Use structure planning to provide a clear vision and framework for development within centres.
 D.2.2 Develop a staging plan for new development within identified centres and corridors.
 D.2.3 Undertake local area improvements to facilitate development

KEY ACTIONS

D.3.1 STRATEGIC PLANNING: Prepare urban renewal master plans for all key centres and corridors within the LGA. (S)
 D.3.2 STRATEGIC PLANNING: In line with the five year LEP review process, monitor and review development activity, to determine the future dwelling needs and demands for the coming 5 – 10 years. (M)
 D.3.3 STRATEGIC PLANNING: Prepare local area improvement plans to enhance the public domain for key centres across the LGA. (S)

KEY INDICATORS

- Development is viable across Fairfield LGA.

E. COMMERCIAL AND RETAIL

Fairfield LGA has a strong hierarchy of centres which provide a range of retail, commercial and other services to the surrounding populations. Fairfield and Pririewood, which are both identified as potential major centres, Cabramatta and Bonnyrigg are also important centres within the LGA. Within the eastern half of the LGA there is a corridor of centres along the railway lines which include Fairfield, Cabramatta, Caney Vale, Carramar and Villawood.

Employment is a significant issue within Fairfield LGA as it is located away from the CBD and has high levels of unemployment. Greater densification of the existing employment lands in the north of the LGA as well as commercial uses within existing centres are envisaged to provide additional jobs for the Fairfield LGA community.

The following strategies and actions are designed to respond to all issues in a range of different ways and do not necessarily relate to a single issue.

KEY ISSUES

E.1.1 Activity centres are identified by both State and local policy, as the focus for high density residential and employment development.

E.1.2 Within Fairfield LGA there are key corridors of activity centres which could also be the focus for increased housing density.

E.1.3 There is a high level of unemployment within Fairfield LGA.

E.1.4 The Metropolitan Strategy has established a target for an additional 15,000 jobs within Fairfield LGA by 2031.

E.1.5 Previous studies have identified that existing centres and the Pririewood Master Plan could provide almost half of the jobs target.

E.1.6 There is a disconnect between where people live and work. There is also poor public transport between employment and residential areas.

E.1.7 Many of the centres have poor quality public domain and amenity. Others, such as Cabramatta have vibrant and unique character that should be preserved.

KEY STRATEGIES

E.2.1 Centres are to fulfil their role in the Centres Hierarchy and provide adequate range of services and facilities to meet future community needs.

E.2.2 Undertake structure planning of all centres to determine the extent of retail and commercial services and ability to meet the key indicators identified for their designation.

E.2.3 Ensure all centres are vibrant destinations with a high quality public domain and public spaces for social gathering and interaction.

E.2.4 Increase local employment opportunities which builds on the skills of the local population (Local jobs for local people)

E.2.5 Ensure all future retail and commercial development is sustainable in its design and location and have universal access.

KEY ACTIONS

E.3.1 STRATEGIC PLANNING: Prepare urban renewal master plans for all key centres and corridors within the LGA. (S)

E.3.2 AUDIT: Audit and analyse the extent of current provision of retail, commercial, community and recreation services and facilities within each centre. Determine what services and facilities are missing for each centre to meet its future anticipated community's needs. Determine the quality of the built form accommodating the services and facilities and develop actions to address enhancing the built form in which the services and facilities are provided. (S)

E.3.4 STRATEGIC PLANNING: For each centre prepare public domain plans for all centres to guide use and design of public domain and prepare local area improvement plans to enhance the public domain for all key centres. (S).

E.3.6 STATUTORY: LEP and DCP controls to incorporate the urban renewal master plan recommendations and make provisions for increased and enhanced public spaces. (M)

E.3.7 AUDIT: Audit local employment opportunities according to local skills base. Also identify any learning or educational opportunities. (S)

E.3.8 STATUTORY: LEP and DCP controls to seek to require universal access in the public and private domain. (M).

F. SERVICE INFRASTRUCTURE

Fairfield LGA is accessed by a number of high order roads including the Hume Highway, WestLink (M7) and Cumberland Highway. These roads are complemented by a variety of lower order State and local roads. Two train lines service the eastern half of the LGA and the Southern Sydney Freight Line is identified along the Inner West Line which intercepts Cabramatta, Carramar and Villawood Stations.

Fairfield is also well serviced by the basic utilities however more detailed planning for utilities infrastructure will be undertaken at a later date.

The following strategies and actions are designed to respond to all issues in a range of different ways and do not necessarily relate to a single issue.

KEY ISSUES

F.1.1 The high order road network provides convenient linkages to surrounding regions.

F.1.2 The Hume Highway and areas near centres are often subject to congestion. Congestion can be linked to high reliance on cars.

F.1.3 East-west movements are not well catered for by existing roads.

F.1.4 The future Southern Sydney Freight Line may result in noise and amenity impacts to residents along the Inner West Rail Line.

F.1.5 Future changes to the Bankstown Airport may impact the amenity of residents towards the south east of the LGA.

F.1.6 There is a need to ensure utilities infrastructure supports new development and the future population.

KEY STRATEGIES

F.2.1 Ensure future water, energy, stormwater, sewage, telecommunications and road infrastructure can meet existing and future anticipated demands

F.2.2 Improve east west linkages and connections between centres

F.2.3 Encourage the use of renewable energy and water systems in all service infrastructure

F.2.4 Preserve amenity of areas in close proximity to the freight line.

F.2.5 Enhance connections and maintain a high amenity of areas adjoining the heavy rail freight line.

F.2.6 Maintain road hierarchy and work with RTA to reduce pinch-points in the network

KEY ACTIONS

F.3.1 AUDIT: Review current capacities of all hard infrastructure to determine capability to meet growing needs over time. (M)

F.3.2 STRATEGIC PLANNING: Prepare urban renewal master plans for all key centres and corridors within the LGA, based on the Sustainability Matrix. (M)

F.3.3 PARTNERSHIP: Liaise with Ministry of Transport to enhance public transport and inter-modal connections. (M)

F.3.4 AUDIT: Investigate the opportunity for renewable energy and water resources/systems. Research the opportunity for renewable energy and water systems in the Fairfield LGA. (M)

F.3.5 STATUTORY: DCP to require all new development to incorporate renewable energy and water resource/systems. (S)

F.3.6 AUDIT: Assess potential noise impacts along freight line and develop controls to preserve amenity of surrounding areas. (S)

F.3.7 PARTNERSHIP: Liaise with RTA to manage increased demands, road maintenance to maintain strong road network. (M)

KEY INDICATORS

- Water, energy, stormwater, sewage, telecommunications and road infrastructure is costed, economically feasible, environmentally sustainable, programmed and augmented to provide appropriate service provision to meet anticipated future demands.
- Centres are well connected and there is strong east west linkages.
- All centres have the following infrastructure: Water (drinking/recycled); stormwater; sewer;
- Infrastructure has the capacity to develop sustainable water systems, to reuse and recycle stormwater run off and overland flows.
- The infrastructure capacity of each centre is able to support future dwelling projections for each centre.

KEY INDICATORS

- An additional 15,000 jobs in Fairfield LGA by 2031.
- All centres to accommodate retail and commercial services as defined by their designation in the centres hierarchy.

- (S) Short term action 0-5 years
- (M) Medium term action 5-10 years
- (L) Long term action 10+ years

G. PUBLIC TRANSPORT

The provision of public transport within Fairfield has followed and sometimes lead the long term development of the LGA. The eastern half of the LGA is accessible by rail which provides access to four train network lines.

The western half of the LGA was developed post 1960s and is reminiscent of a car dominated approach to urban development. The recent addition of a T-Way connecting Praterwood and Bonnyrigg and then further onto Parramatta and Liverpool has sought to increase access to public transport in the west.

The majority of the LGA is serviced by local bus services and a community bus network also operates to provide transport to older frail people and young people with disabilities.

The following strategies and actions are designed to respond to all issues in a range of different ways and do not necessarily relate to a single issue.

KEY ISSUES

G.1.1 The eastern half of the LGA is generally well catered by both train and buses. It also has a more compact urban form which promotes non-car forms of transport.

G.1.2 The western half of the LGA is a more car dominated environment and is only serviced by buses. The low density urban form of the western half does not promote public transport use.

G.1.3 Fairfield LGA has a high proportion of older people, younger people and people who do not have a car- and who rely on public transport. Bus services across the LGA are irregular, particularly at night and weekends. There is also poor connections between centres and to employment areas.

G.1.4 Public transport patronage is quite low in the LGA and there is a need to improve convenience, safety, security comfort and pricing issues.

G.1.5 Safety on and around public transport nodes has reduced public transport patronage.

G.1.6 East west movement is not well facilitated by public transport.

G.1.7 The majority (87%) of journeys to work are made by cars.

KEY STRATEGIES

G.2.1 Enhance and expand on public transport services, connectivity and frequency of service.

KEY ACTIONS

G.3.1 PARTNERSHIP: Work with the MOT to expand on the level of public transport service provision, with a particular focus on centres and lobby to meet aspirational targets outlined in the Sustainability Matrix. (M)

G.3.2 PARTNERSHIP: Work with Rail Corp & MOT to increase public transport patronage and access to public transport. (M)

G.3.3 PARTNERSHIP: Work with Rail Corp & MOT to provide safe, accessible and user friendly public transport facilities. (S)

G.3.4 PARTNERSHIP: Work with Rail Corp & MOT to enhance public transport services between the east and west areas of the LGA. (M)

G.3.5 PARTNERSHIP: Work with Rail Corp & MOT to improve integration of public transport services and modes. (M)

G.3.6 PARTNERSHIP: Work with major organisations and employers in the LGA to prepare and implement work based travel plans which seek to reduce reliance on motor vehicles for work based trips.

KEY INDICATORS

- 40% of trips in Fairfield utilises modes of transport other than private car*
- Increase the km/person travel on buses within Fairfield LGA by 20%*
- Increase the km/person travel on trains within Fairfield LGA by 20%
- All public transport facilities comply with the CPTED criteria and are universally accessible.
- All centres to have a high level of access to regular and reliable public transport services as defined by their designation in the centres hierarchy.

* Denotes indicators which have been adopted through the Fairfield Environmental Management Plan 2006-2016

H. OPEN SPACE AND RECREATION

Fairfield LGA contains a range of open space and recreation areas including the Western Sydney Regional Park, open space corridors along waterways and creeks and a variety of smaller local parks. In total there is 480 parks or 724.4ha of open space within the LGA. Recreation facilities include soccer fields, swimming centres and boating facilities.

Cycle ways and pedestrian parks also provide important recreation resources, connecting areas of open space and following open space corridors.

The following strategies and actions are designed to respond to all issues in a range of different ways and do not necessarily relate to a single issue.

KEY ISSUES

H.1.1 Open space is poorly distributed across the LGA with a much higher proportion in the western half than the eastern half.

H.1.2 The amenity and quality of local parks, particularly in the older areas, could be improved.

H.1.3 There is a need to ensure recreation facilities meet the needs of the future population.

H.1.4 Open space in Fairfield LGA is used in a variety of ways and by a broad range of groups including cultural groups.

H.1.5 Dedicated cycle routes follow major transport routes and open space corridors. Cycle routes should connect centres.

H.1.6 The low density urban environment, particularly away from major centres, does not encourage pedestrian activity.

H.1.7 It has previously been recognised that greater quality and access to parks may assist in addressing health issues

KEY STRATEGIES

H.2.1 Provision of a range of high quality open space and recreation areas to meet the needs of the future population.

H.2.2 Open space to accommodate the needs of key target groups such as older people, cultural groups and children.

H.2.3 Increase cycling and walking opportunities within centre catchments and improve linkages between centres.

H.2.4 Ensure open space and recreation facilities are safe, accessible and usable.

KEY ACTIONS

H.3.1 AUDIT: Audit existing open space and recreation facility provision in terms of meeting future population needs, sustainability matrix indicators, review the quality of assets, and review the current and anticipated levels of demand. (S)

H.3.2 STRATEGIC PLANNING: Utilise 400m access to public open space as an indicator for provisions or additional open space. (S)

H.3.3 INFRASTRUCTURE: Prepare a community needs and facilities audit. (M)

H.3.4 AUDIT: Review current cycle plan to determine how to enhance networks to meet the future needs of the population. (M)

H.3.5 INFRASTRUCTURE: Implement cycle plan to provide a continuous and enhanced cycle link through the LGA. (M)

H.3.6 AUDIT: Undertake safety and accessibility audits of all recreation & open space facilities within the LGA to mitigate against any safety issues, address accessibility and usage patterns. Review to consider current and future population needs. (S)

KEY INDICATORS

- Use of bicycle is increased by 25%*
- 90% of all residents have a park within 400m of their homes.*
- There is a park in each suburb that achieves the standards detailed in the "Parks Improvement Program".*
- Sports fields located and constructed to meet the needs of Fairfield's sporting community
- There are bicycle and pedestrian linkages between all centres and key destinations.
- All pedestrian facilities within centre catchments have universal access.
- All centres are accessible by a safe cyclist route and include bicycle storage infrastructure.
- All open space are linked to contribute to a regional open space network.
- Each centre to be provided open space and recreation facilities as defined by their designation in the centres hierarchy.

* Denotes indicators which have been adopted through the Fairfield Environmental Management Plan 2006-2016

I. NATURAL ENVIRONMENT

As a highly urbanised LGA, the natural environment of Fairfield LGA consists of small areas of remnant vegetation and the comprehensive creek network. The creeks provide important biodiversity and open space corridors but are also subject to inundation and flooding.

Other issues relevant to the natural environment within Fairfield LGA include soil types, air quality and over the long term, adapting to climate change.

The following strategies and actions are designed to respond to all issues in a range of different ways and do not necessarily relate to a single issue.

KEY ISSUES

I.1.1 There are limited areas of remnant vegetation within Fairfield LGA and some areas comprise endangered ecological communities (EECs).

I.1.2 Urban land uses in close proximity to creeks can impact the ecological health of the creeks and waterways.

I.1.3 The majority of creeks and waterways are subject to flooding and inundation. This is a particular issue for creeks in the urban areas.

I.1.4 Within the LGA there are some soils which are at risk of flooding, erosion and mass movements and therefore are not suitable for urban development.

I.1.5 Climate change may increase the risk of flooding and storm surge along creeks and waterways.

I.1.6 Air quality in Fairfield LGA is impacted by industry, transport, bushfires, wood heaters, as well as the generation and use of electricity.

KEY STRATEGIES

I.2.1 Protect, retain and preserve remnant vegetation and riparian corridors across the LGA.

I.2.2 Appropriately manage new development in areas of acid sulphate soils and areas of urban salinity.

I.2.3 Ensure future development responds to environmental constraints.

I.2.4 Ensure suitable emergency access to all centres and their residential areas is available at all times.

KEY ACTIONS

I.3.1 STATUTORY: LEP and DCP controls to identify, protect and preserve remnant vegetation and riparian corridors across the LGA. (S)

I.3.2 STATUTORY: LEP and DCP controls to identify affected areas and minimise and appropriately manage development in areas of acid sulphate soils and urban salinity. (S)

I.3.3 STRATEGIC PLANNING: Seek to ensure that future development is responsive to environmental constraints. (M)

I.3.4 STATUTORY: LEP and DCP controls to identify areas containing environmental constraints and minimise and appropriately manage development in these areas. (S)

I.3.5 STATUTORY: LEP and DCP controls to require suitable emergency access to all development is available at all times. (S)

KEY INDICATORS

- Additional development does not increase the risk of flood across the LGA.
- Future development is responsive to environmental constraints, including: flood prone land (below the 1:100 year flood line); areas subject to storm surge along creeks and waterways; urban salinity; fragile soil types; significant fauna or flora habitats; riparian zones; archaeological and cultural heritage.
- The Fairfield LGA has a high quality natural environment.
- More than 80% of air pollution level readings shall be "low" on the regional air pollution index readings for each year.*

* Denotes indicators which have been adopted through the *Fairfield Environmental Management Plan 2006-2016*

(S) Short term action 0-5 years

(M) Medium term action 5-10 years

(L) Long term action 10+ years

J. COMMUNITY FACILITIES

There is a wide range of community facilities within the Fairfield LGA which include community halls, leisure centres and specialised spaces for people of all ages. Such facilities play an important role in providing community services and programs, allowing for social interaction and also building the social capital of the local community.

As outlined in Section 05, community facility provision is primarily based on established benchmarks, which determine the type and size of facilities on population sizes. 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 following strategies and actions are designed to respond to all issues in a range of different ways and do not necessarily relate to a single issue.

KEY ISSUES

J.1.1 Community facilities are not equitably distributed across the LGA.

J.1.2 Some existing community facilities are old, in poor condition and do not suit the community's current needs and demands.

J.1.3 Future population will require increased levels of community facility particularly for older people.

J.1.4 Current provision of community facilities and services do not meet standard benchmark for the current community needs.

J.1.5 There is a need for enhanced community facilities and services in areas with high levels of disadvantage.

KEY STRATEGIES

J.2.1 Provide equitable distribution of community services and facilities in Fairfield LGA.

J.2.2 Ensure all community facilities meet the standards of universal access.

J.2.3 Provide high quality and flexible community facilities which can evolve to meet the changing needs of the local population.

J.2.4 Specialised community facilities and services targeted towards area of high disadvantage.

J.2.5 Community facilities meet the needs of key target groups including older people, younger people, children and different cultural groups.

J.2.6 Ensure development of community hubs to co-locate a range of community facilities and services in a single, accessible location.

KEY ACTIONS

J.3.1 AUDIT: Build on the Fairfield City Social Plan 2007-2010 to review current and future community infrastructure needs, existing community facility capacity, condition and ability to meet the service providers ongoing needs. (M)

J.3.2 INFRASTRUCTURE: Seek to provide community hubs in key centre locations. (L)

J.3.3 INFRASTRUCTURE: Seek to ensure all community facilities are accessible. (M)

J.3.4 AUDIT: Review current and future community infrastructure to determine accessibility of facilities, and the ability to meet the needs of the existing and future population demands. (S)

J.3.5 INFRASTRUCTURE: Upgrade and enhance community infrastructure in accordance with the audit recommendations. (M)

J.3.6 STRATEGIC PLANNING: Ensure that development contribution plans to implement community facilities confirm to NSW Government guidelines.

KEY INDICATORS

- 80% of new housing located within identified centre catchments.
- All centres have a community hub and co-location of community services and facilities.
- Centre catchments to achieve the benchmark standards for community centres, cognisant of local needs and demands as defined by their designation in the centres hierarchy.

K. URBAN DESIGN AND CHARACTER

Fairfield LGA is characterised by four key residential precincts, each with their own unique structure, urban form, amenity and character. The four precincts are the 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. The Middle Distance Areas which were settled in the 1950s, have stable population and little potential for development. New Residential Areas comprising of precincts settled from the 1970s onwards in a former green belt area. Lastly, the Rural Areas contain a mix of rural residential and agricultural lands.

The following strategies and actions are designed to respond to all issues in a range of different ways and do not necessarily relate to a single issue.

KEY ISSUES	KEY STRATEGIES	KEY ACTIONS
K.1.1 The quality and amenity of the public domain is considered low particularly in the established areas and can impact social inclusion and well being.	K.2.1 Encourage community interaction, ownership and pride of public areas. K.2.2 Public domain to reflect the character of the centre and surrounding areas. K.2.3 Each centre to have high quality built form which improves local character, amenity, visual quality, safety perception and also bio-diversity issues.	K.3.1 PARTNERSHIP: Council's Place Managers develop a series of community events, community information packages, redevelopment programs and other opportunities for community interaction. (M) K.3.2 STRATEGIC PLANNING: Undertake area improvement programs for all key centres. (S) K.3.3 STRATEGIC PLANNING: Undertake public domain and open space plans to guide the development of the public domain to ensure the individual character of each centre is retained and enhanced. (S) K.3.4 INFRASTRUCTURE: Implement the public domain plans and area improvement works. (M) K.3.5 STATUTORY: LEP and DCP controls to require suitable emergency access to all development is available at all times. (S)
K.1.2 Quality of building design through out the LGA is varied.	K.2.4 Improve the quality of public landscaping in all centres. K.2.5 Ensure suitable emergency access to all centres and their residential areas is available at all times.	
K.1.3 The perception of safety and security in public area is an issue in the established areas and around centres.		
K.1.4 Some existing residential areas are subject to flooding and require emergency access during floods.		

KEY INDICATORS

- 85% of people agree that their neighbourhood is an attractive place to live*
- New development is of a high quality and contributes to the activation, safety and design quality of the public domain.
- Each centre has an active urban space which facilities formal and informal meeting and gathering both during the day and night.

* Denotes indicators which have been adopted through the *Fairfield Environmental Management Plan 2006-2016*

L. SUSTAINABLE DEVELOPMENT

Fairfield LGA is committed to sustainable development and recognises that future development should ensure that urban areas do not exceed their environmental and infrastructure carrying capacity, seek to minimise energy use, promote sustainable water use, and minimise impact and protect existing agricultural lands.

The following strategies and actions are designed to respond to all issues in a range of different ways and do not necessarily relate to a single issue.

KEY ISSUES	KEY STRATEGIES	KEY ACTIONS
L.1.1 Past development patterns and policies have resulted in unsustainable forms of development eg. flood prone areas.	L.2.1 Locate new development within in existing urban areas which have high levels of infrastructure and services. L.2.2 Minimise the impact of urban expansion and protect existing agricultural lands. L.2.3 Ensure all development is constructed to the highest environmental standards. L.2.4 Ensure all development is adaptable and where possible accessible.	L.3.1 STATUTORY: LEP to focus high density development within catchments of key centres and corridors. (S) L.3.2 STRATEGIC PLANNING: FCC to investigate backzoning high density areas outside of key centre and corridor catchments, where flooding is a complete constraint on development. (M) L.3.3 STATUTORY: LEP and DCP to protect existing high quality agricultural lands from urban expansion (S) L.3.4 STATUTORY: LEP and DCP controls require sustainable built form to maximise solar access, cross ventilation and minimise waste. (S) L.3.5 STATUTORY: LEP and DCP controls seek to require universal access in the private and public domain. (S) L.3.6 STATUTORY: LEP and DCP controls to require sustainable built form to maximise solar access, cross ventilation and minimise waste. (S)

KEY INDICATORS

- Energy use is reduced by 20% or to 3,000kWh per person, per year.*
- Water use is reduced by 40%, or to 10klters per unit and 40klters per household.*
- 20% of dwellings have systems which reduce consumption of potable water and access to recycled or grey water sources is increased.*
- Non-residential development achieves the highest environmental ratings available.
- New residential development exceeds BCA requirements in terms of environmental performance.

* Denotes indicators which have been adopted through the *Fairfield Environmental Management Plan 2006-2016*

(S) Short term action 0-5 years

(M) Medium term action 5-10 years

(L) Long term action 10+ years

5.5 URBAN RENEWAL MASTER PLANS

In recognition of the high levels of social disadvantage within the Fairfield Local Government Area, the Residential Development Strategy recommends the staging of future development to be aligned with local area improvement strategies and community development programs. Successful urban renewal projects have occurred where enhancements have been made to the public domain and public/community spaces as well as the overall amenity of the area. These strategies combined with community and economic development strategies have resulted in holistic renewal and development.

Urban Renewal Master Plans are considered to address a more holistic approach to renewal and redevelopment within Fairfield LGA and are recommended to facilitate the renewal of existing centres in a socially and economically sustainable manner. Urban Renewal Master Plans are a tool which can co-ordinate the existing planning strategies for each centre into a consolidated document, develop a single vision for each centre and to integrate a range of local, state and federal initiatives and programs for the centre.

An Urban Renewal Master Plan will bring together the following elements:

- A. *Sustainability Matrix* - ensures future development is undertaken in a economic, social and environmentally sustainable manner.
- B. *Structure Plan* - Identifies a long term future development scenario for each centre and catchment, including the land use and density distribution, key directions and recommendations for redevelopment in accordance with the Sustainability Matrix.
- C. *Renewal Plan* - Comprises several components including:
 - Statutory framework (LEP and DCP) recommendations;
 - Public Domain Plan (providing guidance on the future development of the public domain including streets, footpath treatments, landscaping, street furniture, open space, etc);
 - Investment and financial budgeting;
 - Responsibilities and partnerships;
 - Key social/community and economic development programs;
 - Infrastructure Upgrade Plans; and
 - A Detailed Staging Plan.

D. *Development Strategy* - Building on the structure plan and renewal plan, this element will instigate on-the-ground renewal by identifying key renewal sites, infrastructure upgrades required, opportunities for partnerships, staging and priority of development sites.

E. *Communication and Consultation Strategy* - Will provide an overview for lobbying and developing partnerships with key partners and agencies as well as guiding communication with business and community groups.

Timing

It is considered integral that urban renewal master plans will be undertaken prior to any review and amendment of key centre zonings to ensure the social, economic and environmental considerations are addressed prior to amendments to planning controls to encourage re-development.

Role of Fairfield City Council

Fairfield City Council will take the lead role in facilitating the development and management of urban renewal master plans within its key centres. Fairfield City Council will also seek involvement by key state and federal government authorities as key stakeholders, in the areas of housing, health, transport, economic development, education and community services, both through senior management, Councillors and Local Members.

The coordination of the URMP is recommended to be undertaken through the existing place managers of the key centres, who provide the coordinating role between the strategic planning, business and community needs within the centres. The place managers are currently responsible for many elements of the URMP and therefore have knowledge and ownership of many issues to be addressed and progressed.

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