



6.1 INTRODUCTION

The Sustainable Development Framework adopted by this Strategy seeks to ensure future dwellings are located in close proximity to centres, transport and outlines how some of the additional dwelling targets will be achieved on-ground. This structure planning focuses on the eastern more established part of the LGA as required by the Council brief. Council will undertake a future structure planning exercise of the western part of the LGA at a future date.

6.1.1 Structure Planning

Structure planning has been undertaken for the six key centres located within the eastern half of the Fairfield LGA to ground truth the demographic and housing analysis, to determine how additional housing will be accommodated and the subsequent staging. The six centres are as follows:

- Fairfield
- Cabramatta
- Canley Vale
- Canley Heights
- Fairfield Heights
- Villawood

Each centre was analysed using the following elements:

- *Precinct Analysis*: A review of natural topography and landform, urban form and land use patterns; building topologies and heights; public domain and open space; connectivity and accessibility, amenity and character; and the provision of community and recreation facilities.
- *Sustainability Matrix*: Each centre has also been reviewed against the Sustainability Checklist to review the current level of services and facilities and also to guide future service provision.
- *Opportunities and Constraints*: In response to the analysis and studies undertaken, including new and enhanced connections, protections of items of significance, and specific locations and/or sites for increased residential development.
- *Structure Plan Principles*: An illustration of the proposed urban design responses and suggested amendments to planning controls, such as zoning, height and floor space.

The outcomes of the structure planning are detailed in this chapter and key recommendations and priorities for each centre are detailed in Chapter 7.0.

6.1.2 Review Against Dwelling Target

The Fairfield RDS Dwelling Model (refer Figure 3.5.5) identified that 60% of the 24,000 additional dwelling target should be located in the eastern half of the LGA. The eastern half of the LGA is benefited by a high level of community services, public transport infrastructure and an older dwelling stock suitable for redevelopment.

The structure planning of the six eastern centres confirmed that there is capacity for these six centres to provide an additional 14,400 dwellings within the centre catchments. The structure planning allows for 42% of dwellings within eastern centre catchments to be medium density and 44% high density, significantly improving dwelling mix and choice.

Whilst there is capacity to provide more than 60% of future growth within the eastern half of the LGA, the RDS recognises that growth should be equitably distributed across the LGA and that there is a need to improve housing mix and choice in the western half of the LGA. For these reasons more detailed structure planning should be undertaken in the western centres to determine the location and capacity for 9,600 additional dwellings in the western half of the LGA.

6.1.3 Areas Outside the Centres

It is recognised that while the RDS seeks to focus future development within centres and their catchments, some development will occur outside of these catchments. To guide out of catchment development, three strategies have also been developed, these include:

- Permitting dual occupancy development within identified areas in proximity to centre catchments;
- Development of medium density dwellings and 'triple' developments on the existing 'narrow' lots, and,
- Permitting additional medium to high density development within identified corridors between Fairfield Heights and Fairfield and Fairfield and Cabramatta.

It is with Councils discretion as to when and if these additional strategies be undertaken. However, the RDS recommends that development focuses on centres and their catchment and other options are only pursued when these areas are approaching full development capacity. Further information on these approaches are outlined in the Background Report.

