

7.1 NEW DIRECTION FOR FAIRFIELD LGA

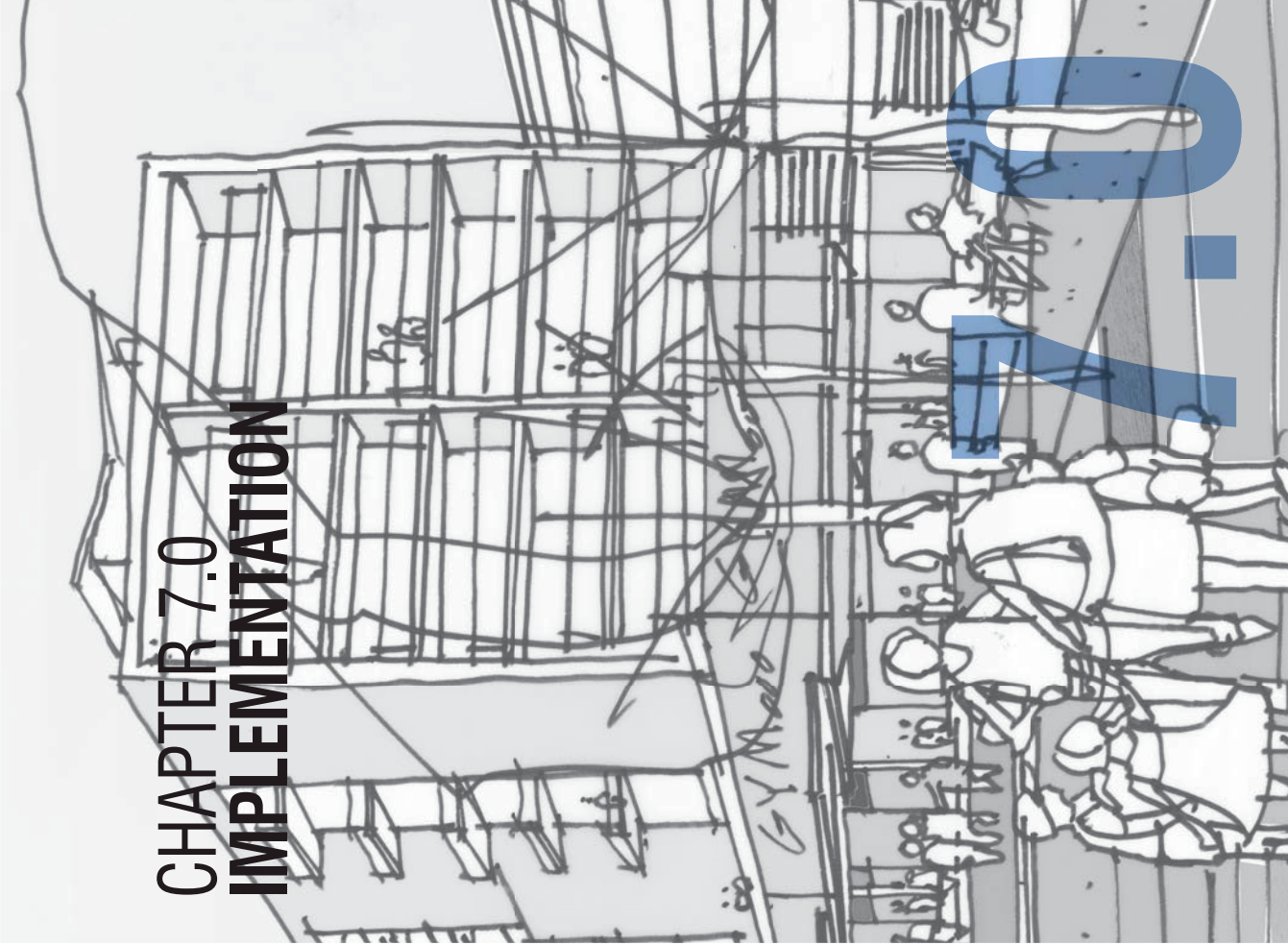
The Fairfield RDS is a 20 year strategy which guides the location and type of future residential development within the LGA. The strategy is based on best practice models of sustainable development which seek to ensure future populations are healthy, incorporate a mix of socio-economic groups, sustainable and also existing communities are revitalised. The RDS has focussed primarily on the older established eastern half of the LGA. It is Councils intention to prepare structure plans for the western half of the LGA at a later date.

The review of population and dwelling characteristics (Chapter 3.0) identified that future population growth within the LGA will be minimal with only an additional 1,219 people anticipated by 2031. The minimal growth is primarily due to an ageing population and loss of younger people. Despite the minor increase in population, these trends will have a significant impact on demand for housing through to 2031, with increased demand for smaller dwelling types which suits the needs of older populations and also smaller household types (ie lone person households). An additional 24,000 additional dwellings will be required to meet demand for smaller, more diverse household types to 2031.

To meet future dwelling demand, the Fairfield RDS proposes that 60% of future dwellings (14,400 additional dwellings) be located in the eastern half of the LGA which is close to established transport and community infrastructure. The structure planning in Chapter 6.0 confirms that the eastern centres within the LGA can accommodate these additional dwellings.

At a later stage, the remaining 40% of additional dwellings should be located in the western half of the LGA where the transport and community infrastructure is still developing. The majority of new dwellings should be medium and high density to improve the mix of dwellings across the LGA and ensure that housing meets the needs of an ageing population. Figure 7.1.1 summarises how the additional 24,000 dwellings required by Fairfield LGA will be achieved.

One of the greatest challenges for Fairfield LGA will be to stimulate renewal in existing areas where the land values are low and there are few incentives for redevelopment. Research by Randolph et al (2008) shows that renewal of existing areas in Western Sydney is constrained by low market value and poor viability for new development, in such areas it is proposed a more pro-active approach to planning is employed which seeks to actively stimulate private investment through a range of partnerships, public investment and detailed planning strategies.

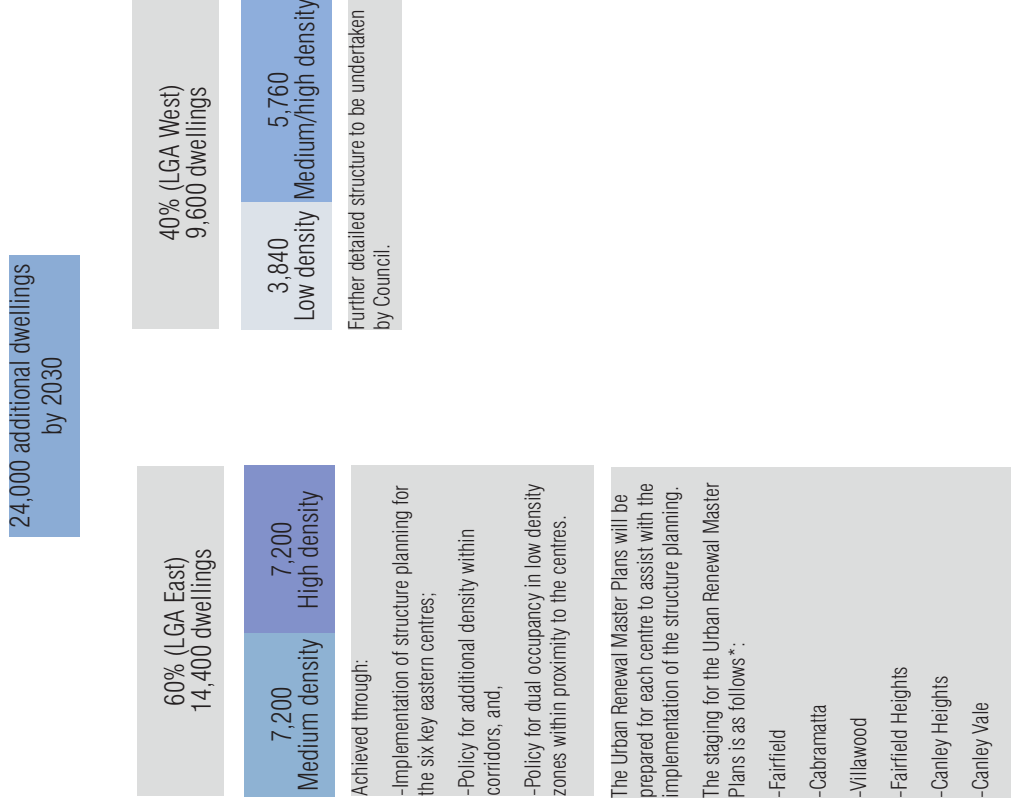


These initiatives have been incorporated in a Sustainable Development Framework which will guide future development within the Fairfield LGA. The Framework will assist with the renewal of existing areas, ensure that future housing meets the needs of a changing population and provide the required levels of community, transport and public infrastructure to support the population. The Sustainable Development Framework consists of the following:

- *Centres Hierarchy* which identifies the types of centres within Fairfield LGA and allocates 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.

The implementation of the Sustainable Development Framework is a tool which will assist Council in ensuring future development within the LGA is responsive to the needs of the future community, is a sustainable form of development and meets future housing targets.

Figure 7.1.1 Future Dwellings in Fairfield LGA



Achieved through:

- Implementation of structure planning for the six key eastern centres;
- Policy for additional density within corridors, and,
- Policy for dual occupancy in low density zones within proximity to the centres.

The Urban Renewal Master Plans will be prepared for each centre to assist with the implementation of the structure planning.

The staging for the Urban Renewal Master Plans is as follows*:

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

* Staging should not restrict development, but locate it initially where it is most viable and best serviced. The staging should inform and prioritise future planning, public domain and infrastructure upgrades to the six centres in-line with where the greatest capacity for growth is achievable.

7.2 STATUTORY PLANNING OBJECTIVES AND ZONING STRATEGIES

The Structure Plans for each of the six centres have used low, medium and high density land uses to guide the land use zoning of these future areas (refer Chapter 6.0). These terms correlate with the Standard LEP Template as follows:

Structure Plan Designation	Standard LEP Template	Potential Permissible Uses
Low density residential	Zone R2 Low Density Residential	Boarding houses; Dwelling houses; Group homes
Medium density residential	Zone R3 Medium Density Residential	Attached dwellings; Boarding houses; Child care centres; Community facilities; Group homes; Multi dwelling housing; Neighbourhood shops; Places of public worship; Seniors housing
High density residential	Zone R4 High Density Residential	Child care centres; Community facilities; Neighbourhood shops; Places of public worship; Residential flat buildings; Shop top housing

7.2.1 Sustainable Design

The Fairfield RDS adopts a Sustainable Development Framework to guide future growth within the LGA to 2031. Critical to this, is ensuring that future dwellings are also designed in a manner which is responsive to the issues of climate change, vulnerability to fossil fuels and water resources (Key Issue L.1.2 pg 63). This can be facilitated by ensuring that new dwellings comply with the highest sustainable design criteria.

Currently, all new dwellings within NSW are required by BASIX to meet a minimum criteria for sustainable design.

Strategies to improve the environmental efficiency and sustainability of new dwellings are contained in Table 4.9.1 in Chapter 4.0.

7.2.2 Adaptable Housing Design

In addition to sustainable design, new dwellings should also be responsive to the needs of an ageing population through utilising elements of adaptable housing design.

Adaptable housing refers to housing that is designed with basic accessible features which can easily be complemented with further features to meet individual needs over time. The dwelling can be easily adapted, if required, to cater for an older or disabled occupant, and then be readapted to a conventional configuration if that person moves out.

Adaptable housing is designed to meet the needs of people across a range of abilities and ages. For example adaptable housing allows people to remain in their homes longer or can accommodate people with disabilities.

Adaptable housing can also allow for different generations of a family to reside in a single home, this is important to meet the needs of different cultural groups but also may be an affordable housing option for some households. Integrating adaptable housing features into a home at the design stage can also provide cost efficiencies when compared to retro-fitting a home.

A range of adaptable design features are outlined in Table 4.9.2 in Chapter 4.0 and should be included in future residential sections of Development Control Plans.

7.3 REVIEW AND MONITORING

Fairfield RDS has been developed to provide guidance in terms of land use planning to accommodate the needs of the Fairfield LGA population through to 2031. As the structure, diversity and size of the population has changed rapidly over the past 20 years, it will continue to do so through to 2030. The key changes that can be anticipated over the next 20 years include:

- Change in population demographics including an ageing demographic and demand for smaller households;
- Increased awareness of sustainable housing;
- Increased demand for affordable housing and housing which is located close to public transport and accessible to employment;
- Evolving community aspirations;

- On-going legislative and planning changes;
- Increased demand for and provision of public transport;
- Adoption of detailed planning controls for key centres such as Fairfield and Cabramatta, and,
- Consideration of capacity for west LGA centres to accommodate additional housing demand.

These issues will need to be reflected into revisions of the RDS. As such it is recommended that the Fairfield RDS is reviewed every five years and takes into account updated ABS Census data and requirements to review and monitor the Comprehensive LEP.

To ensure consistency with future RDS's and also with a RDS for the western half of the LGA, this RDS has been structured in such a manner that the separate elements can be readily reviewed and updated in differing time spans.

Monitoring

The Sustainability Checklist developed as part of the Fairfield RDS is a key tool for monitoring the implementation and achievement of the RDS. In line with reviews of the LEP and release of ABS Census information, an assessment can be made of each centre against the Sustainability Checklist of centre types.

APPENDIX A SUMMARY OF CONSULTATIONS

SUMMARY OF CONSULTATIONS

Consultation with stakeholders was a key component of the Fairfield Residential Development Strategy. The objectives of the consultation were:

- a. To engage key stakeholders in the identification of the residential capacity potential of key precincts and the issues and opportunities facing the LGA in obtaining such targets;
- b. To educate and engage key stakeholders in the issues influencing accommodating future housing needs;
- c. To ensure key stakeholders have an intrinsic role in the development of residential strategies;
- d. To provide a range of communication techniques to attract key stakeholder engagement in the preparation of studies; and
- e. To provide stakeholders with feedback on the progress of consultation, input and outcomes arising from their involvement.

In total five workshops were held during the process, with a wide range of groups consulted at each stage. The table below outlines the workshops.

Date	Workshop	Location
21 July 2008	Fairfield Residential Development Strategy Public Forum	Cabravale Diggers Club
25 September 2008	Fairfield RDS Council Workshop	Fairfield CC
13 November 2008	Community Reference Group Workshop #1	Fairfield CC
11 December 2008	Fairfield RDS Design Workshop	HASSELL
5 February 2009	Community Reference Group Workshop #2	Fairfield CC

Community Reference Group

The Community Reference Group was designed to ensure that all stakeholders were represented through out the Residential Development Strategy process. Following the Fairfield Residential Development Strategy Public Forum in July 2008, interested parties nominated themselves to be part of the Community Reference Group. The nominations were open to all including residents, businesses, development industry representatives and community service providers.

Following the review of the nominations and on 14 October 2008 the Outcomes Committee of Council resolved to endorse the make up of the Community Reference Group. The members were:

Dominic Cammareri	Urban Logic Planning
Helen Yuen	Department of Housing
Tony Formasier	Canley Vale Chamber of Commerce & Industry
Dan Mijatovic	Condor Designs Architects
Momcilo Romic	
John Orlando	
Nick Dilles	Century 21 Fairfield
Nat Bongiorno	BHAA Pty Ltd
George Marando	Fairfield Chamber of Commerce
Sil Frassetto	Frassetto Design Partnership Pty Ltd

APPENDIX B REFERENCES

State policy documents:

NSW State Plan 2006
Sydney Metropolitan Strategy “City of Cities: A Plan for Sydney’s Future” (2005) and the “West Central Sub Regional Strategy” (2007)

Local documents:

Fairfield Residential Strategy 2003
Urban Capability Study 2002
Fairfield City Plan 2007
Fairfield City Draft Social Plan 2007 to 2010
Fairfield City Social Plan 2007–2009
Fairfield Environmental Management Plan 2006–2016
Employment Lands Study 2007
Fairfield City State of Environment Report 2006–07
Fairfield State of the Community Report 2004
East Fairfield Community Plan: Community Needs Assessment 2008
Fairfield City Retail and Commercial Centres Study 2005
Fairfield and Liverpool Health Service Directory 2008

Research documents:

Randolph, B, “*Socially Sustainable Urban Renewal - Delivering more than numbers*”, City Futures Research Centre, July 2008;
Randolph, Barton, J, Bunker, R, Judd, B, Pinnegar s, , Ruming K, Tice, A. & Cardew, R., “*Socially Inclusive Urban Renewal in Low Value Suburbs: A Synopsis of Issues and an Agenda for Action*”, City Futures Research Centre , 2008;
US Green Building Council LEED for Neighbourhood Development (Pilot Version) 2007;
World Health Organisation (2003) “*Social Determinants of Health: The Solid Facts, Second Edition*”
Joseph Rowntree Foundation “*Mixed Communities: success and sustainability*”, March 2006,
Commission for Architecture and the Built Environment (CABE) (2008) “*Building for Life*” .

Data Sources

Australian Bureau of Statistics (ABS) Census of Population and Housing 2001 and 2006
NSW Department of Planning, NSW Population Projections by SLA, 2005 release
Centre for Affordable Housing, Local Government Housing Kit Data Base, 2008
Fairfield City Council Community Profile.ID, 2008
Fairfield City Council Geographic Information Systems Data

