

Services Committee



AGENDA

DATE OF MEETING: 6 October 2026

LOCATION: Council Chambers

TIME: At the conclusion of the Outcomes Committee

Statement of Ethical Obligations

The Mayor and Councillors are reminded that they remain bound by the Oath/Affirmation of Office made at the start of the council term to undertake their civic duties in the best interests of the people of Fairfield City and to faithfully and impartially carry out the functions, powers, authorities and discretions vested in them under the Local Government Act or any other Act, to the best of their skill and judgement.

The Mayor and Councillors are also reminded of the requirement for disclosure of conflicts of interest in relation to items listed for consideration on the Agenda or which are considered at this meeting in accordance with the Code of Conduct and Code of Meeting Practice.

AGENDA Services Committee Meeting Date: 6 October 2026
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SECTION A

‘Matters referred to Council for its decision’

SERVICES COMMITTEE

Meeting Date 6 October 2026

Item Number. 160

SUBJECT: Request to Waive Fees for the 2026 Fowler Health Awareness Day at Fairfield Youth and Community Centre

FILE NUMBER: 11/01943

REPORT BY: Ross Wilson, Manager Leisure Centres, Showground and Golf Course

RECOMMENDATION:

That the hire fee of six hundred and ninety dollars (\$690.00) for the use of the Fairfield Youth and Community Centre for the 2026 Fowler Health Awareness Day, be waived.

SUPPORTING DOCUMENTS:

There are no supporting documents for this report.

CITY PLAN

This report is linked to *Theme 1 Community Wellbeing* in the Fairfield City Plan.

SUMMARY

Council has received a request to waive the hire fees for the 2026 Fowler Health Awareness Day to be held at the Fairfield Youth and Community Centre on Wednesday 11 November 2026 from 9.30am to 1.00pm.

Background

Fowler Health Awareness Day brings free health checks, trusted information and local service providers directly to the community. Fairfield City has some of the highest rates of chronic disease and some of the lowest rates of preventive health screening in Sydney, and language and cost are the 2 main barriers. The aim of the day is to make it easy for people to get checked, get answers in their own language and know where to go next.

This event is sponsored by Dexcom and will feature Diabetes Educators from Fairfield and Liverpool hospitals as well as organisations like Heart and Stroke Foundations and local allied health providers. A live cooking demonstration by Sydney Health District's Health Promotion team 'Cooking for One' will teach those living alone to eat well on a budget.

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Legislative and Policy Context

Variations of fees and charges under Section 377 of the Local Government Act, must be made by a resolution of the Council.

Recommendation

That Council considers the request to waive the hire fee of \$690.00 for the use of the Fairfield Youth and Community Centre for the 2026 Fowler Health Awareness Day.

Ross Wilson
**Manager Leisure Centres,
Showground and Golf Course**

Authorisation:
Director City Living

Services Committee - 6 October 2026

File Name: **CSC06102026_8.DOCX**
***** END OF ITEM 160 *****

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Item Number. 161

SUBJECT: Local Government NSW (LGNSW) - Advocacy Request

FILE NUMBER: 24/05714

PREVIOUS ITEMS: 128 - 2026 Local Government NSW (LGNSW) Conference - Services Committee - 11 Aug 2026 At the conclusion of the Outcomes Committee

REPORT BY: Sonja Drca, Manager Governance and Audit

RECOMMENDATION:

That:

1. Council endorse the following advocacy position and request that Local Government NSW (LGNSW) advocate to the NSW Government for legislative and regulatory reform relating to gaming machine regulation and gambling harm reduction:

- 1.1 The Local Government NSW (LGNSW), consistent within the intent of LGNSW Policy Platform 15.10, advocate for amendments to legislation and regulations to ensure that:

The local council within whose local government area a venue operator applies to the Independent Liquor and Gaming Authority (ILGA) for additional Gaming Machine Entitlements (GME), the transfer of GMEs between venues, increases to Gaming Machine Thresholds (GMT), or extended trading hours:

- Is notified of the application by ILGA.
- Has the right to make a submission on the application.
- Has the right to appeal any decision of ILGA.
- Retains these rights regardless of Local Impact Assessment (LIA) requirements, including circumstances where an LIA is not required because:
 - a venue seeks an increase in its Gaming Machine Threshold (GMT) of 20 EGMs or fewer in a Band 1 area in any 12 month period; or
 - EGMs and entitlements are transferred between venues within the same or adjacent, SA2 or LGA.
- Has these rights in relation to any application to extend trading hours during which existing and/or new EGMs may operate.

- 1.2 The transfer of Gaming Machine Entitlement (GME) between venues owned by the same licence holder or club group be subject to forfeiture requirements.

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2. Council write to Local Government NSW (LGNSW) requesting that this advocacy position be incorporated into its ongoing advocacy program relating to gambling harm reduction and Local Government involvement in gaming machine decision-making.

SUPPORTING DOCUMENTS:

There are no supporting documents for this report.

CITY PLAN

This report is linked to *Theme 5 Good Governance and Leadership* in the Fairfield City Plan.

SUMMARY

LGNSW Annual Conference

Notification has been received from the Local Government NSW (LGNSW) inviting councils to identify significant issues and submit motions for consideration at the 2026 LGNSW Annual Conference. The submission of motions provides an opportunity for Council to raise matters of importance for consideration and discussed at the Conference, which is typically attended by more than 600 delegates from across New South Wales.

This report represents 1 advocacy proposal identified by Council officers as a significant issue for both the local government sector and Council. The matter is not proposed as a motion to the LGNSW Annual Conference. Rather, it is as a request for LGNSW to advocate on behalf of NSW councils in relation to this issue.

Proposed Advocacy Position

This report identifies a significant issue affecting both the local government sector and Council and seeks Council's endorsement for Local Government NSW (LGNSW) to advocate on behalf of councils for legislative and regulatory reform aimed at reducing gambling harm and strengthen local government involvement in decisions relating to gaming machine.

The proposed advocacy position is consistent with existing LGNSW Policy Platform item 15.10 and seeks to address gaps within current regulatory framework relating to gaming machine entitlements, gaming machine thresholds and extended trading hours.

The advocacy position is recommended for Council's endorsement and referral to LGNSW for inclusion in its broader sector-wide advocacy program.

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Note from Council

Item 15.10 of LGNSW Policy Platform (2026) advocates for - *Increased local government involvement in the determination of gaming machine applications, with priority consideration given to social impact and the implementation of cashless poker machines with harm reduction features.*

Through its Gambling Harm Reduction Policy, Council seeks to reduce gambling-related harm and decrease both the number of electronic gaming machines (EGMs) and the hours during which they of operate within the LGA.

This advocacy position is intended to:

- enable Council to be informed of movements of EGMs or increased operating hours within our LGA.
- allow Council to make submissions to the consent authority of the probable impact of any proposal – on the basis that community should be able to present information that may not be offered by the applicant venue. Different locations within the same LGA or SA2 can be more or less vulnerable to harm.
- facilitate a reduction of EGMs in Fairfield LGA by applying the forfeiture rule for transfer of GME between venues within the same club or ownership.

Independent Liquor and Gaming Authority (ILGA) is the consent authority responsible for determining applications relating to GMEs, GMTs and trading hours. In circumstances where councils and communities are not notified of applications, ILGA may have less access to locally informed evidence about potential community impacts that councils, service providers and local communities are able to provide.

Under the current framework, councils and communities may have little or no opportunity to participate in decisions that can materially increase gambling availability and gambling harm within their local area. Venues which apply for up to 20 EGMs or extended trading in Band 1 areas (approximately 50% of the state) are not obliged to consult the community, with only a requirement to notify Council afterwards.

Despite the significant social impacts associated with gaming machine density, the current legislative framework provides several pathways through which gaming machine availability can increase without consultation with Local Government including:

- Transfers of gaming machine entitlements between venues within the same SA2 or eligible areas.
- Installation of additional gaming machines using existing Gaming Machine Entitlements (Current situation in Fairfield).
- Certain applications that are exempt from Local Impact Assessments.

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A recent example in Fairfield LGA highlighted this issue in 2023, with a new gambling venue being established through the transfer and activation of unused existing entitlements without any formal opportunity for Council or community input. This process has allowed the transfer of GMEs without forfeiture as they were transferred within the same club group.

Similarly, applications to extend EGM operating hours can substantially increase gambling opportunities without necessarily triggering equivalent consultation requirements. Increasing gaming machine operating hours can create gambling opportunities comparable to those associated with an increase in machine numbers. Measured in total gaming machine operating hours, a 1-hour extension for a venue with 600 EGMs would generate approximately 600 additional machine-hours per day, broadly comparable to the machine-hours generated by approximately 33 additional EGMs operating over an 18-hour period. In practice, this can create impacts comparable to a significant increase in machine numbers yet does not attract equivalent consultation requirements.

The recent review and removal of extended hours trading was done to minimise gambling harm. A government review found that 70.5% of people playing poker machines between 4.00am and 10.00am are classified as moderate-risk or high-risk problem gamblers. Evidence indicating higher concentrations of problem gambling during extended operating periods suggests that extending EGM operating hours may increase gambling-related harm.

CONCLUSION

It is recommended that Council endorse the advocacy position and request that Local Government NSW (LGNSW) advocate to the NSW Government for legislative and regulatory reform relating to gaming machine regulation and gambling harm reduction.

This approach avoids the need for the matter to proceed as a motion to the LGNSW Annual Conference and instead seeks advocacy by LGNSW consistent with its existing Policy Platform. It also aligns with item 15.10 of the LGNSW Policy Platform which supports increased Local Government involvement in gaming machine applications and gambling harm reduction initiatives.

Sonja Drca
Manager Governance and Audit

Authorisation:
Director People Culture and Operations

Services Committee - 6 October 2026

File Name: **CSC06102026_10.DOCX**
***** END OF ITEM 161 *****

Services Committee



SECTION B

'Matters submitted to the Committee for decision subject to the right of referral'

SERVICES COMMITTEE

Meeting Date 6 October 2026

Item Number. 162

SUBJECT: Thrive Small Group Grants - September 2026

FILE NUMBER: 23/34002

REPORT BY: Cherie Pescod, Community Partnership and Projects Officer

RECOMMENDATION:

That the grant recipients for the Thrive Grant Program as outlined in Table 1 of the report, be adopted.

SUPPORTING DOCUMENTS:

There are no supporting documents for this report.

CITY PLAN

This report is linked to *Theme 1 Community Wellbeing* in the Fairfield City Plan.

SUMMARY

The Thrive Small Groups is for grassroots groups or organisations that are primarily volunteer run, groups maybe incorporated or unincorporated and led by residents and focus on the local community.

THRIVE SMALL GROUP GRANTS

Funding of up to \$3,000.00 (excluding GST) is available to small groups and grass roots organisations that are incorporated or unincorporated and come together because they have a common goal or interest. Applications are open year-round.

Six applications to the value of \$22,690.00 were received and assessed. Four applications to the value of \$8,200.00 were assessed as recommended. Three were not recommended for funding under Thrive and 1 application was withdrawn by the applicant.

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Table 1: Projects recommended for funding

Category	Group Name	Project	Funding requested	Funding recommended
Thrive Grant	Abbotsbury Church Uniting Knitting Group	Weekly knitting group making blankets and teddy bears for sick children.	\$1,000.00	\$1,000.00
Thrive Grant	Fairfield Heritage Research Group	History Day Exhibition in Horsley Park.	\$3,000.00	\$3,000.00
Thrive Grant	Khmerline	Delivery of 5 monthly creative therapy and wellbeing sessions for senior Khmer women.	\$3,000.00	\$2,000.00
Thrive Grant	Hong Fuk Carer Association	Various activities for carers and families such as Dancing, Singing, Martial Arts, Chinese Painting, Cooking and poetry.	\$2,200.00	\$2,200.00

Table 2: Projects not recommended for funding

Category	Group Name	Funding requested	Reason for not funding the project
Thrive Grant	Learn and Play	\$2,490.00	Ineligible application, not Fairfield based.
Thrive Grant	Second Chance Youth Projects	\$5,000.00	Not recommended. Project does not align with program priorities.
Thrive Grant	Second Chance Youth Projects	\$3,000.00	Not recommended. Project does not align with program priorities.
Thrive Grant	Life Source Community Care Fairfield	\$3,000.00	Application withdrawn by applicant.

CONCLUSION

It is recommended that Council endorse funding projects outlined in Table 1 of the report.

The Thrive Small Groups is open all year round, more funding is available to distribute at a later date.

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Cherie Pescod
**Community Partnership and
Projects Officer**

Authorisation:

Co-ordinator Community Projects and Partnerships
Manager Social Planning and Community Development
Director City Assets

Services Committee - 6 October 2026

File Name: **CSC06102026_6.DOCX**

***** END OF ITEM 162 *****

SERVICES COMMITTEE

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Item Number. 163

SUBJECT: Request for Donation - Mayoral Scholarship Fund

FILE NUMBER: 26/18600

REPORT BY: Anna Milienu, Co-ordinator Executive Support

RECOMMENDATION:

That Council make a donation of two thousand dollars (\$2,000.00) from the Mayoral Scholarship Fund to Cabramatta High School towards the school volleyball teams' participation at the Australian Schools Volleyball Cup at the Gold Coast from 6-12 December 2026.

SUPPORTING DOCUMENTS:

AT-A [↓](#) Mayoral Scholarship Fund Register

2 Pages

CITY PLAN

This report is linked to *Theme 5 Good Governance and Leadership* in the Fairfield City Plan.

SUMMARY

The Mayoral Scholarship Fund was established to provide financial support to enable disadvantaged people to pursue their academic, artistic and sporting endeavours or to support those with special needs to achieve their ambitions in order to realise a demonstrable commitment to the local community.

Cabramatta High School

Written representation has been received from Cabramatta High School seeking financial assistance towards the schools' volleyball team participation at the Australian Schools Volleyball Cup to be held on the Gold Coast Queensland from 6 to 12 December 2026.

Cabramatta High School's Volleyball Team has demonstrated strong commitment and achievement through its participation in competitive volleyball. Following its success at the 2025 Volleyball Cup, the team has earned the opportunity to compete in the 2026 Volleyball Cup, further representing the school and the Fairfield community while supporting students' personal, academic and sporting development.

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Participation also provides pathways to representative selection, scholarships, coaching and leadership opportunities. Students will use their experience to mentor younger players, assist with training clinics and volunteer with local organisations such as Cabramatta Police and Community Youth Clubs (PCYC), inspiring other young people and contributing positively to the community.

Council's contribution will assist with costs associated with participation in the 2026 Volleyball Cup including tournament registration fees and travel.

The Cabramatta High School meets the primary eligibility requirements of the Mayoral Scholarship Fund Policy to enable disadvantaged people to pursue their sporting endeavours, therefore a donation of \$2,000.00 would be appropriate.

Connection to Fairfield LGA

Cabramatta High School is located within the Fairfield Local Government Area and is represented by students from across the Fairfield LGA.

LEGISLATIVE REQUIREMENTS

The proposed donation represents grants under Section 356 of the Local Government Act and as such must be made in accordance with a resolution of Council. Section 377(1A) of the Local Government Act allows Council to delegate the granting of financial assistance to its committees.

At the Ordinary Council Meeting of 26 September 2017, Council resolved that the committees be delegated authority under Section 377 of the Local Government Act to exercise the granting of financial assistance.

FUND REGISTER

A summary of the applications declined, payments made this financial period and receipts is outlined in Attachment A.

Anna Milienou
Co-ordinator Executive Support

Authorisation:
Manager Governance and Audit
Director People Culture and Operations

Services Committee - 6 October 2026

File Name: **CSC06102026_11.DOCX**

***** END OF ITEM 163 *****

Mayoral Scholarship Fund 2026-2027										
Key/Legend	Green = Accepted	Red = Declined	Yellow = Pending							
									\$25,000.00	
Application Received	Contact Person	Applicant	Type	Contact Details	Fairfield LGA Yes/No	Amount Requested	Accept/ Decline	Reason Approved/ Declined	Balance in Fund	Date Receipt acknowledged in future SVS Comm report
15/06/2026	Alex Larkin		Community Spirit Award	Westfields Sports High School	Y	\$300	Accept	Meets criteria	\$24,700.00	
17/06/2026	Christopher Khoury		Community Spirit Award	Warakiri College	Y	\$300	Accept	Meets criteria	\$24,400.00	
23/06/2026	Judy Harris		Community Spirit Award	Bonnynrigg High School	Y	\$300	Accept	Meets criteria	\$24,100.00	
23/06/2026	Jyotsna Gupta		Community Spirit Award	Les Powell School	Y	\$300	Accept	Meets criteria	\$23,800.00	
15/06/2026	Cesar [REDACTED]		Sports	Angerika Sarmiento	Y	\$1,000.00	Accept	Meets criteria	\$22,800.00	
3/08/2026	Nicholas Zantiras		Community Spirit Award	Bossley Park HS	Y	\$300	Accept	Meets criteria	\$22,500.00	
06-Aug-26	Mrs Antoinette-Marie Gravanite		Community Spirit Award	St Johns Park High School	Y	\$300	Accept	Meets criteria	\$22,200.00	
12-Aug-26	Matthew Bailey		Community Spirit Award	Fairfield High School	Y	\$300	Accept	Meets criteria	\$21,900.00	
13-Aug-26	Melinda Melham		Community Spirit Award	Freeman Catholic College	Y	\$300	Accept	Meets criteria	\$21,600.00	
13-Aug-26	Sandra Fellows		Community Spirit Award	Patrician Brothers' College Fairfield	Y	\$300	Accept	Meets criteria	\$21,300.00	
14-Aug-26	Charmaine Walton		Community Spirit Award	Cabramatta High School	Y	\$300	Accept	Meets criteria	\$21,000.00	
07-Aug-26	Chloe [REDACTED]		Sports	Olivera Sayers	Y	\$1,000.00	Accept	Meets criteria	\$20,000.00	
7/08/2026	Jeremiah [REDACTED]		Sports	Angerika Sarmiento	Y	\$1,000.00	Accept	Meets criteria	\$19,000.00	
25/08/2026	Pina Varano		Community Spirit Award	Mary MacKillop Catholic College	Y	\$300	Accept	Meets criteria	\$18,700.00	
25/08/2026	Julie Nguyen		Community Spirit Award	Canley Vale High School	Y	\$300	Accept	Meets criteria	\$18,400.00	

ATTACHMENT A

Item: 163

Mayoral Scholarship Fund Register

26/08/2026	Ms K Moodley		Community Spirit Award	Fairvale High School	Y	\$300	Accept	Fairvale High School Hall	\$18,100.00	
28/08/2026	Leo [REDACTED]		Sports	Karen and David Pang [REDACTED]	Y		Declined	Does not meet criteria		
7/09/2026	Liam [REDACTED]		Sports	Leeing Yit [REDACTED]	Y		Declined	Does not meet criteria		
7/09/2026	Kristy Chen		Community Spirit Award	Fairvale High School	Y	\$300	Accept	Prairiewood High School Hall	\$18,100.00	
10/09/2026	Lauren Nguyen		Sports	Cabramatta High School Volleyball Team	Y	\$2,000.00	Accept	Meets criteria	\$16,100.00	

SERVICES COMMITTEE

Meeting Date 6 October 2026

Item Number. 164

SUBJECT: Code of Conduct Complaints Statistics from 1 September 2025 to 31 August 2026

FILE NUMBER: 09/04490

REPORT BY: Sonja Drca, Manager Governance and Audit

RECOMMENDATION:

That:

1. The Code of Conduct Statistics (Attachment A of the report), be received and noted.
 2. The Code of Conduct Statistics Report be forwarded to the Office of Local Government as required.
-

SUPPORTING DOCUMENTS:

AT-A [↓](#) Code of Conduct Complaints Statistics

5 Pages

CITY PLAN

This report is linked to *Theme 5 Good Governance and Leadership* in the Fairfield City Plan.

SUMMARY

The purpose of this report is to provide Council with Code of Conduct Complaint statistics in accordance with Council's Code of Conduct for the period 1 September 2025 to 31 August 2026.

There were 0 Code of Conduct complaints lodged from 1 September 2025 to 31 August 2026.

Clause 11.1 of Council's Code of Conduct Procedures requires that the Complaints Co-ordinator must report within 3 months of the end of September each year to Council and the Office of Local Government (OLG) on a range of Code of Conduct statistics.

This report is submitted for the period 1 September 2025 to 31 August 2026. The statistics to be reported are:

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- a) the total number of code of conduct complaints made about councillors and the general manager under the code of conduct in the year to September (the reporting period).
- b) the number of code of conduct complaints referred to a conduct reviewer during the reporting period.
- c) the number of code of conduct complaints finalised by a conduct reviewer at the preliminary assessment stage during the reporting period and the outcome of those complaints.
- d) the number of code of conduct complaints investigated by a conduct reviewer during the reporting period.
- e) without identifying particular matters, the outcome of investigations completed under these procedures during the reporting period.
- f) the number of matters reviewed by the Office during the reporting period and without identifying particular matters, the outcome of the reviews.
- g) the total cost of dealing with code of conduct complaints made about councillors and the general manager during the reporting period, including staff costs.

The OLG requires the information as an accountability mechanism to provide the community with an insight into the performance of Council, as well as an evaluation of Council's implementation of the Model Code of Conduct and whether the framework has achieved its policy objectives.

To assist Council in reporting on these statistics, the OLG has prepared an electronic collection form to enable consistent and compliant reporting. Attachment A of the report sets out the relevant statistics that must be reported.

CONCLUSION

Following receipt by Council of the Code of Conduct statistics as outlined in Attachment A, the statistics will be forwarded to the OLG and published on their website.

Sonja Drca
Manager Governance and Audit

Authorisation:
Director People Culture and Operations

Services Committee - 6 October 2026

File Name: **CSC06102026_13.DOCX**

***** END OF ITEM 164 *****

Office of Local Government

Model Code of Conduct Complaints Statistics

Reporting Period: 1 September 2025 - 31 August 2026

Date Due: **31 December 2026**

Survey return email address: codeofconduct@olg.nsw.gov.au

Council Name:	Fairfield City Council
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Contact Name:	Sonja Drca
Contact Phone:	
Contact Position:	Manager Governance and Audit
Contact Email:	

All responses to be numeric.

Where there is a zero value, please enter 0.

Enquiries: Performance Team
Office of Local Government
Phone: (02) 4428 4100
Enquiry email: olg@olg.nsw.gov.au

Model Code of Conduct Complaints Statistics 2024-25 Fairfield City Council		
Number of Complaints		
1	The total number of complaints received in the reporting period about councillors and the General Manager (GM) under the code of conduct from the following sources:	
i	Community	0
ii	Other Councillors	0
iii	General Manager	0
iv	Other Council Staff	0
2	The total number of complaints finalised about councillors and the GM under the code of conduct in the following periods:	
i	3 Months	0
ii	6 Months	0
iii	9 Months	0
iv	12 Months	0
v	Over 12 months	0
Overview of Complaints and Cost		
3	a	The number of complaints finalised at the outset by alternative means by the GM or Mayor
		0
	b	The number of complaints referred to the Office of Local Government (OLG) under a special complaints management arrangement
		0
	c	The number of code of conduct complaints referred to a conduct reviewer
		0
	d	The number of code of conduct complaints finalised at preliminary assessment by conduct reviewer
		0
	e	The number of code of conduct complaints referred back to GM or Mayor for resolution after preliminary assessment by conduct reviewer
		0
	f	The number of finalised code of conduct complaints investigated by a conduct reviewer
		0
	g	Cost of dealing with code of conduct complaints via preliminary assesment
		0
	h	Progressed to full investigation by a conduct reviewer
		0
	i	The number of finalised complaints investigated where there was found to be no breach
		0
	j	The number of finalised complaints investigated where there was found to be a breach
		0
	k	The number of complaints referred by the GM or Mayor to another agency or body such as the ICAC, the NSW Ombudsman, OLG or the Police
	i	ICAC
		0
	ii	NSW Ombudsman
		0
	iii	OLG
		0
	iv	Police
		0

ATTACHMENT A

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Code of Conduct Complaints Statistics

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v	Other Agency (please specify)	0
l	The number of complaints being investigated that are not yet finalised	0
m	The total cost of dealing with code of conduct complaints within the period made about councillors and the GM including staff costs	0

Preliminary Assessment Statistics		
4	The number of complaints determined by the conduct reviewer at the preliminary assessment stage by each of the following actions:	
a	To take no action (clause 6.13(a) of the 2020 Procedures)	0
b	To resolve the complaint by alternative and appropriate strategies (clause 6.13(b) of the 2020 Procedures)	0
c	To refer the matter back to the GM or the Mayor, for resolution by alternative and appropriate strategies (clause 6.13(c) of the 2020 Procedures)	0
d	To refer the matter to another agency or body such as the ICAC, the NSW Ombudsman, OLG or the Police (clause 6.13(d) of the 2020 Procedures)	0
e	To investigate the matter (clause 6.13(e) of the 2020 Procedures)	0
f	Other action (please specify)	0
Investigation Statistics		
5	The number of investigated complaints resulting in a determination that there was no breach , in which the following recommendations were made:	
a	That the council revise its policies or procedures	0
b	That a person or persons undertake training or other education (clause 7.40 of the 2020 Procedures)	0
6	The number of investigated complaints resulting in a determination that there was a breach in which the following recommendations were made:	
a	That the council revise any of its policies or procedures (clause 7.39 of the 2020 Procedures)	0
b	In the case of a breach by the GM, that action be taken under the GM's contract for the breach (clause 7.37(a) of the 2020 Procedures)	0
c	In the case of a breach by a councillor, that the councillor be formally censured for the breach under section 440G of the Local Government Act 1993 (clause 7.37(b) of the 2020 Procedures)	0
d	In the case of a breach by a councillor, that the councillor be formally censured for the breach under section 440G of the Local Government Act 1993 and that the matter be referred to OLG for further action (clause 7.37(c) of the 2020 Procedures)	0
7	Matter referred or resolved after commencement of an investigation (clause 7.20 of the 2020 Procedures)	0

Categories of misconduct		
8	The number of investigated complaints resulting in a determination that there was a breach with respect to each of the following categories of conduct:	
a	General conduct (Part 3)	0
b	Non-pecuniary conflict of interest (Part 5)	0
c	Personal benefit (Part 6)	0
d	Relationship between council officials (Part 7)	0
e	Access to information and resources (Part 8)	0
Outcome of determinations		
9	The number of investigated complaints resulting in a determination that there was a breach in which the council:	
a	Adopted the independent conduct reviewers recommendation	0
b	Failed to adopt the independent conduct reviewers recommendation	0
10	The number of investigated complaints resulting in a determination where:	
a	The external conduct reviewers decision was overturned by OLG	0
b	Council's response to the external conduct reviewers recommendation was overturned by OLG	0
11	Date Code of Conduct data was presented to council	6-Oct-26

SERVICES COMMITTEE

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Item Number. 165

SUBJECT: Disclosure of Interests Returns for the period ending 30 June 2026

FILE NUMBER: 22/14512

REPORT BY: Sonja Drca, Manager Governance and Audit

RECOMMENDATION:

That:

1. Council notes that all councillors and employees nominated by Council as 'designated persons' have lodged their Disclosure of Interests Return in accordance with the requirements of the Code of Conduct.
 2. The Disclosure of Interests Returns, submitted in accordance with the Code of Conduct for the 12-month period ending 30 June 2026, be received and tabled at the meeting.
-

SUPPORTING DOCUMENTS:

There are no supporting documents for this report.

CITY PLAN

This report is linked to *Theme 5 Good Governance and Leadership* in the Fairfield City Plan.

SUMMARY

Disclosure of Interests Returns

Clause 4.21 of Council's Code of Conduct requires councillors and designated persons, holding that position as of 30 June each year to complete a Disclosure of Pecuniary Interests within 3 months of that date.

In accordance with Clause 4.25 of the Code of Conduct, the General Manager must arrange for all Disclosure of Interests Returns to be tabled at the first Council meeting held after the last day of the period for lodgement (ie. after 30 September 2026).

The purpose of this report is to table completed Disclosure of Interests Returns lodged under the provisions of Clause 4.21 of the Code of Conduct for the period 1 July 2025 to 30 June 2026.

SERVICES COMMITTEE

Meeting Date 6 October 2026

Item Number. 165

This register is a Public Register within the terms of Schedule 1 of the Government Information (Public Access) Regulation and is available for inspection, in accordance with the provisions of Section 72 of the Government Information (Public Access) Act. The Register will be available at the meeting for the inspection by any interested councillors.

There are no Disclosure of Interests Returns that remain outstanding.

CONCLUSION

It is recommended that the Disclosure of Interests Returns for the 12-month period ending 30 June 2026 be noted and tabled at the meeting.

Sonja Drca
Manager Governance and Audit

Authorisation:
Director People Culture and Operations

Services Committee - 6 October 2026

File Name: **CSC06102026_3.DOCX**

***** END OF ITEM 165 *****

SERVICES COMMITTEE

Meeting Date 6 October 2026

Item Number. 166

SUBJECT: Schedule of Meetings - November 2026

FILE NUMBER: 09/01106

PREVIOUS ITEMS: 29 - Schedule of Meetings - March 2026 - Services Supplementary Reports - 24 Feb 2026
195 - Schedule of Meetings - February 2026 - Services Supplementary Reports - 09 Dec 2025
46 - Schedule of Meetings - April to December 2026 - Services Supplementary Reports - 24 Mar 2026
140 - Schedule of Meetings - September 2026 - Services Supplementary Reports - 25 Aug 2026
28 - Information Report - Schedule of Meetings - March to December 2026 - Services Committee - 10 Feb 2026
42 - Information Report - Schedule of Meetings - April to December 2026 - Services Committee - 10 Mar 2026

REPORT BY: Sonja Drca, Manager Governance and Audit

RECOMMENDATION:

That the Meeting Schedule for November 2026 be approved as follows:

10 November	Outcomes Committee and Services Committee
17 November	Council.

SUPPORTING DOCUMENTS:

There are no supporting documents for this report.

CITY PLAN

This report is linked to *Theme 5 Good Governance and Leadership* in the Fairfield City Plan.

SUMMARY

This report is submitted for determination of meeting dates for November 2026.

SERVICES COMMITTEE

Meeting Date 6 October 2026

Item Number. 166

Council adopts a Meeting Schedule for each calendar year. The meeting schedule for 2026 was adopted at the Council meeting on 9 December 2025 (Item 195) and subsequently amended at the Council meetings held on 24 February 2026 (Item 29), 24 March 2026 (Item 46) and 25 August 2026 (Item 140) to reflect changes to the Model Code of Meeting Practice.

Meetings scheduled for November 2026 have been previously approved for 3 and 10 November 2026.

Financial Statements

The 2025/2026 General Purpose Financial Statements are scheduled to be considered at the Ordinary Council Meeting to be held on 20 October 2026. As required by Section 418 of the Local Government Act:

- (1) *As soon as practicable after a council receives a copy of the auditor's reports:*
 - (a) *it must fix a date for the meeting at which it proposes to present its audited financial reports, together with the auditor's reports, to the public, and*
 - (b) *it must give public notice of the date so fixed.*
- (2) *The date fixed for the meeting must be at least 7 days after the date on which the notice is given, but not more than 5 weeks after the auditor's reports are given to the council.*

Note: *Unless an extension is granted under Section 416, the meeting must be held on or before 5 December after the end of the year to which the reports relate.*

Based on the anticipated timing of receipt of the Auditor's reports, the scheduled Ordinary Council Meeting on 10 November 2026 falls outside the 5-week statutory period prescribed by Section 418 of the Local Government Act. Accordingly, it is therefore necessary to amend the November 2026 Council meeting schedule to ensure compliance with the Act.

Fabulous Fairfield

The Fabulous Fairfield Program is a community recognition initiative that celebrates residents, schools and other members of the community who contribute to the appearance and environmental quality of the city through well-maintained gardens and landscaping. Award recipients are recognised at a Council meeting and receive a certificate, a plant from the Fairfield Community Nursery and a gift card. The annual presentation of awards is scheduled for November 2026 and is conducted by way of a Mayoral Minute.

A number of 2026 award recipients have already been advised that the annual presentation will take place on 10 November 2026, which is currently scheduled as a Council meeting. However, any amendment to the Meeting Schedule would not affect the presentation of the awards, as the Code of Meeting Practice permits Mayoral Minutes to be presented at meetings of the Council or its committees (refer to Clauses 9.7 and 20.17).

SERVICES COMMITTEE

Meeting Date 6 October 2026

Item Number. 166

Proposed Changes

The current schedule is:

3 November	Outcomes Committee and Services Committee
9 November	Right of Referral
10 November	Council

It is noted that no Council meetings are held during Week 4 of November 20206 due to the Local Government NSW (LGNSW) Annual Conference which is scheduled to be held in Wollongong from Sunday 22 November to Tuesday 24 November 2026.

The proposed schedule is:

10 November	Outcomes Committee and Services Committee including Fabulous Fairfield – Mayoral Minute
16 November	Right of Referral
17 November	Council.

Sonja Drca
Manager Governance and Audit

Authorisation:
Director People Culture and Operations

Services Committee - 6 October 2026

File Name: **CSC06102026_7.DOCX**
***** END OF ITEM 166 *****

SERVICES COMMITTEE

Meeting Date 6 October 2026

Item Number. 167

SUBJECT: Schedule of Meetings 2027

FILE NUMBER: 09/01106

REPORT BY: Sonja Drca, Manager Governance and Audit

RECOMMENDATION:

That:

1. The 2027 Meeting Schedule (Attachment A of the report) be approved.
 2. Any changes to the meeting dates will be permitted, provided that appropriate advertisement of the proposed changes are given.
-

SUPPORTING DOCUMENTS:

AT-A [↓](#) Meeting Schedule 2027

1 Page

CITY PLAN

This report is linked to *Theme 5 Good Governance and Leadership* in the Fairfield City Plan.

SUMMARY

This report is submitted for determination of the meeting dates for 2027.

At its meeting held on 22 September 2026, Council determined the schedule for Council and Committee meetings. Current practice is for Council and Committee meetings to be held in accordance with the following monthly cycle:

Week 2	Monday	Traffic Committee	2.30pm	every second month
	Tuesday	Outcomes Committee	6.30pm	
	Tuesday	Services Committee	At the conclusion of Outcomes Committee	
Week 4	Tuesday	Council	7.00pm	

The first and third Tuesdays of each month are reserved for informal Councillor Workshops/Information sessions, as required. These sessions are not open to the public.

SERVICES COMMITTEE

Meeting Date 6 October 2026

Item Number. 167

June 2027

The Traffic Committee meets bi-monthly on the second Monday of the scheduled month commencing at 2.30pm, with the following exception. Due to the King's Birthday Public Holiday on 14 June 2027, it is proposed that the June Traffic Committee meeting be brought forward by 1 week and be held on Monday 7 June 2027.

At the time of preparing this report, the dates for the 2027 National General Assembly (NGA) have not been announced and remain subject to the release of the Commonwealth Parliament Sitting Calendar in November 2026. Should the NGA dates conflict with the proposed meeting schedule, a further report will be submitted to Council recommending any necessary amendments. Historically, the NGA has been held in June each year.

October 2027

Due to reporting priorities and the adoption of the financial statements, it is recommended that the Ordinary Council meeting be brought forward by 1 week and be held in Week 3 on Tuesday 19 October 2027.

November 2027

At the time of preparing this report, the dates and location for the 2027 Local Government NSW (LGNSW) Annual Conference have not been announced. It is anticipated that the conference will be held at a metropolitan venue. Should the conference dates conflict with the proposed meeting schedule, a further report will be submitted to Council recommending any necessary amendments. Historically, the LGNSW Annual Conference has been held in November each year.

December 2027

Council historically enters a recess period over the summer holiday season, commencing after the last meeting held in December until the first week of February of the following year. Due to the proximity of the Christmas period, the Services and Outcomes Committee meetings will be held in Week 1 of December 2027, while the Traffic Committee and the Ordinary Council meeting will be held in Week 2 of December 2027.

Public Holidays

The Easter (26-29 March 2027), ANZAC Day (25 April 2027) and Labour Day (4 October 2027) public holidays do not impact on the proposed 2027 Meeting Schedule.

Conclusion

It is recommended that the 2027 meeting dates as shown in Attachment A, be approved.

SERVICES COMMITTEE

Meeting Date 6 October 2026

Item Number. 167

Sonja Drca
Manager Governance and Audit

Authorisation:
Director People Culture and Operations

Services Committee - 6 October 2026

File Name: **CSC06102026_4.DOCX**
***** END OF ITEM 167 *****

MEETING SCHEDULE 2027

2027	Week 1	Week 2		Week 3	Week 4	Week 5
	Councillor Workshop/Info	Committees		Councillor Workshop/Info	Council	Spare
		Traffic	Outcomes Services			
	6.30pm	2.30pm	6.30pm	6.30pm	7.00pm	6.30pm
January	-	-	-	-	-	-
February	2	8	9	16	23	-
March	2	-	9	16	23	30
April	6	12	13	20	27	-
May	4	-	11	18	25	-
June	1	7	8	15	22	29
July	6	-	13	20	27	-
August	3	9	10	17	24	31
September	7	-	14	21	28	-
October	5	11	12	-	19	26
November	2	-	9	16	23	30
December	-	13	7	-	14	-

NOTES:

1. Dates and start times may vary. Please ensure that you confirm prior to the meeting.
2. Due to the King's Birthday Public Holiday (14 June), the Traffic Committee is brought forward one week.
3. The dates for the National General Assembly (NGA) in June 2027 are yet to be confirmed.
4. The dates for the Local Government NSW (LGNSW) Conference in November 2027 are yet to be confirmed.
5. Due to the Christmas period in December, Services and Outcomes Committee meetings will be held in Week 1 and Traffic Committee will be held in Week 2. The Ordinary Council Meeting in December will be in Week 2.
6. Councillor Workshop/Information sessions are attended by councillors and staff only.

SERVICES COMMITTEE

Meeting Date 6 October 2026

Item Number. 168

SUBJECT: Divisional Annual Report 2025/2026 - Catchment Planning

FILE NUMBER: 13/11520

REPORT BY: Leonie Gray, Manager Catchment Planning

RECOMMENDATION:

That the report be received and noted.

SUPPORTING DOCUMENTS:

There are no supporting documents for this report.

CITY PLAN

This report is linked to *Theme 3 Environmental Sustainability* in the Fairfield City Plan.

SUMMARY

The Catchment Planning Branch comprises an integrated team of professionals with expertise in engineering and environmental science. The Branch is responsible for delivering a range of projects and programs that support Theme 3: Environmental Sustainability of Council's Delivery Program and Operational Plan, including stormwater management, floodplain risk management, dam safety, water sensitive urban design and creek rehabilitation.

Through the delivery of these initiatives, the Branch works to reduce flood risk, improve the performance and resilience of stormwater infrastructure, protect and enhance waterways, ensure compliance with dam safety requirements and promote sustainable water management outcomes for the community.

This report provides a summary of the progress and achievements of the Catchment Planning Branch for the period from July 2025 to June 2026.

ACTIVITY HIGHLIGHTS**Flood Mitigation Program**

The purpose of the Flood Mitigation Program is to identify, assess and reduce risks to life, property, infrastructure and the community arising from flooding throughout the City. The program supports the implementation of flood risk management measures that improve community resilience, enhance public safety and minimise the impacts of flooding on the built and natural environment.

Delivery of the program is supported through a combination of Council funding, stormwater levy revenue and grant funding provided by the NSW and Australian Federal Governments. These funding sources enable Council to undertake flood studies, risk assessments, strategic planning, community engagement and the design and construction of flood mitigation work.

A summary of key achievements delivered under the Flood Mitigation Program during the reporting period is provided below.

- **Remote Monitoring for Flood Events**
Telemetered water level gauges have been installed at the following 4 locations to provide real-time monitoring of water levels and improve Council's ability to assess catchment conditions during storm events:
 - Burns Creek at Crown Street Fairfield East
 - Clear Paddock Creek at Canley Vale Road St Johns Park
 - Green Valley Creek at Canley Vale Road St Johns Park
 - Prospect Creek at Vine Street Fairfield

The installation of these gauges has enhanced Council's flood monitoring network by providing near real-time water level data from key waterways across the City. This information supports operational decision-making during storm events, assists emergency response and flood intelligence activities and improves Council's ability to monitor catchment conditions and identify emerging flood risks.

The gauges also provide valuable hydrological data that can be used to support future flood studies, flood forecasting, infrastructure planning and the design of flood mitigation measures. Over time, the data collected will improve Council's understanding of flood behaviour across the City's waterways and contribute to more effective flood risk management and community resilience.



Figure 1 Water level gauge

- Cabramatta Creek Floodplain Risk Management Study and Plan Update
Grant funding has been secured from the NSW Department of Climate Change, Energy, the Environment and Water (DCCEEW) to undertake an update of the Cabramatta Creek Floodplain Risk Management Study and Plan.

A consultant has been engaged to undertake the study, with Liverpool City Council managing the project on behalf of both participating councils. Monthly project meetings are being held to monitor progress and provide project oversight. To date, the consultant has completed a data gap analysis to identify information requirements and guide subsequent stages of the study.

- Dams Safety
Council is required to comply with the requirements of the *NSW Dams Safety Act 2015* and the *NSW Dams Safety Regulation 2019*. As part of these obligations, monthly inspections are undertaken for all declared dams (flood detention basins) to monitor asset condition and identify any maintenance or safety issues. During the period from July 2025 to June 2026, the Catchment Planning Branch completed 84 inspections across 7 declared dams.

Catchment Planning staff also reviewed and updated 10 Operations and Maintenance Plans and 11 Emergency Plans to ensure Council's dam management documentation remains current and consistent with regulatory requirements and industry best practice.

Annual reports were submitted to Dams Safety NSW, providing updates on the status, performance and compliance of each declared dam, including the progress of risk reduction initiatives and dam safety management activities.

To maintain emergency preparedness and test response procedures, Council conducted a practical emergency exercise involving NSW Police, NSW Ambulance, NSW State Emergency Service (NSW SES) and Dams Safety NSW. The exercise assessed Council's emergency response arrangements, inter-agency coordination, communication protocols and the effectiveness of Council's emergency management procedures for declared dams.

Council also engaged a suitably qualified consultant to prepare a Risk Report for Bosnjak Reserve Upstream Detention Basin. The report will assess the current dam safety risks associated with the basin and evaluate compliance with the requirements of the NSW Dams Safety Act and Regulation.

- Powhatan Reserve Detention Basin and Wylde Park Bank Stabilisation

The detention basin upgrade works have been completed, resulting in a significant reduction in dam safety, flood and erosion risks.

The works included levelling undulations along the embankment to improve its structural integrity, constructing a dedicated spillway to provide a controlled overflow pathway during major storm events and replacing the existing circular outlet culvert with a larger rectangular culvert to improve hydraulic performance. The basin storage capacity was also increased to contain the 1% Annual Exceedance Probability (AEP) design flood event.

In addition, baffle structures were installed downstream of the culvert to dissipate flow energy and reduce downstream erosion, while bank stabilisation and revegetation planting works were undertaken to improve creek bank stability, minimise scour and enhance the long-term resilience of Orphan School Creek.

SERVICES COMMITTEE

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Figure 2 Aerial view of Powhatan Reserve Detention Basin



Figure 3 Energy dissipation baffles downstream of Powhatan Reserve Detention Basin



Figure 4 Bank stabilisation and planting downstream of Powhatan Reserve Detention Basin

- **Stockdale Reserve Detention Basin**

The detention basin upgrade works have been completed, delivering significant improvements to flood storage capacity and dam safety performance.

The works included raising the embankment crest to increase the basin's storage capacity and enable containment of the 1% AEP design flood event. A dedicated reinforced concrete spillway was constructed to provide a safe and controlled overflow pathway during extreme storm events, reducing the risk of embankment overtopping and failure.

In addition, a clay core cut-off wall was installed within the embankment to minimise seepage through the basin wall and improve the long-term stability and integrity of the embankment.

Collectively, these works have reduced dam safety risks and enhanced the basin's ability to provide effective flood mitigation for the surrounding community.



Figure 5 Aerial view of Stockdale Reserve Detention Basin



Figure 6 Concrete spillway at Stockdale Reserve Detention Basin

Existing Stormwater Management Program

The Existing Stormwater Management Program aims to investigate, design and deliver stormwater management works that address drainage deficiencies and improve waterway stability across the City. The program focuses on maintaining and enhancing the performance of Council's stormwater infrastructure to protect the community, public assets and the environment.

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A summary of key achievements delivered under the Existing Stormwater Management Program during the reporting period is provided below.

- Rural Area Culvert Upgrades – Lincoln Road
Design modifications required for Telstra approval are currently being prepared by a consultant. Subject to approval, construction is planned for the 2026/27 financial year.

Stormwater Levy Program

This program provides additional funding to complement the Existing Stormwater Management Program and deliver stormwater improvement initiatives across the City. The program addresses both stormwater drainage and stormwater quality issues within urban areas, with the aim of reducing flooding, improving asset performance, protecting waterways and enhancing environmental outcomes.

In addition to capital works projects, the program also funds a range of non-capital activities, including stormwater asset maintenance, water quality monitoring, investigations and other initiatives that support the effective management of Council's stormwater network and receiving waterways.

Provided below is a summary of recent achievements under the Stormwater Levy Program.

- Maintenance of Major Stormwater Systems
Council continued to maintain its stormwater treatment systems, including detention basins, constructed wetlands, rain gardens and vegetated swales. During the 2025/26 financial year, 5,895 hours of maintenance were completed across 300 site visits. Works included weed removal, planting and the removal of rubbish and sediment to ensure these assets function effectively and continue to improve water quality within the City's waterways.
- Gross Pollutant Trap (GPT) Construction
A contractor has been engaged to construct a new Gross Pollutant Trap (GPT) at Maggiotto Place Mount Pritchard. The GPT will capture litter, sediment and other gross pollutants from the stormwater system before they enter downstream waterways, improving water quality and reducing environmental impacts.

Construction is expected to be completed by October 2026. Once operational, the GPT will contribute to the protection and enhancement of local waterways and support Council's broader stormwater quality management objectives.

- Minor Stormwater Works
Minor drainage improvement works have been completed at Prince Street Canley Heights, Barook Place Mount Pritchard and Gosse Place Bonnyrigg Heights. These works were undertaken to improve the performance and capacity of the local stormwater drainage network, reduce the occurrence of nuisance flooding and enhance the management of stormwater runoff during rainfall events.

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The completed works have improved drainage outcomes for local residents and contributed to the ongoing maintenance and resilience of Council's stormwater infrastructure.



Figure 7 Barook Place Mount Pritchard Drainage Improvements



Figure 8 Gosse Place Bonnyrigg Heights Drainage Improvements

Customer Requests

Council receives regular requests for Planning Certificates that are required when redeveloping or selling a property.

In the period July 2025 to June 2026, the Catchment Planning Branch prepared over 1200 Flood Information Sheets for Section 10.7 (2) and (5) Planning Certificates and prepared over 460 property-scale flood maps.

The Catchment Planning Branch has reviewed and provided technical comments on a range of external stakeholder matters, including project planning proposals, construction plans, insurance claims and design proposals.

1. Development Applications (DAs) Reviewed

More than 30 Development Applications were reviewed, including the redevelopment of Oak Point Golf Course at 198-228 Hollywood Drive Lansvale, 45 Chifley Street Smithfield and 368 Hamilton Road Fairfield West. Technical advice was provided on flood risk management, stormwater drainage and water quality matters to support the assessment process.

2. State Significant Development Applications (SSDAs) Reviewed

Technical reviews were undertaken for a number of State Significant Development Applications, including the Keyhole Lands (Canopy Warehousing Estate), the proposed Data Centre at 3-5 Johnson Crescent Horsley Park and the Oakdale East Industrial Estate. Reviews focused on flooding, stormwater management and broader catchment impacts.

3. Site-Specific Development Control Plan Reviewed

Technical comments were provided on the Chisholm Place Smithfield RSL Club Site-Specific Development Control Plan, with consideration given to flood risk management and stormwater outcomes.

4. Internal Enquiries and Design Reviews

The Catchment Planning Branch provided specialist advice to internal stakeholders on more than 40 occasions, supporting the planning and delivery of development, infrastructure, open space and asset management projects across the City. The Branch also undertook multiple design reviews for major projects, including the Fairfield Showground Redevelopment, public domain upgrade works and traffic signal upgrades, ensuring that flood risk management, stormwater drainage, waterway stability and water quality considerations were appropriately incorporated into project design and delivery.

5. Drainage Investigations

Drainage investigations were undertaken at various locations across the City to assess drainage performance, identify the causes of stormwater issues and inform potential mitigation measures.

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6. Responses to Written Enquiries

The Catchment Planning Branch responded to numerous written enquiries from residents and representations from Members of Parliament relating to flooding, drainage, stormwater infrastructure, water quality and catchment management matters. Technical information was provided to support understanding of local issues and communicate Council's approach to managing flood and stormwater risks across the City.

The Catchment Planning Branch will continue to review project planning proposals and construction plans for internal and external stakeholder projects within the Local Government Area, as well as providing expert advice on flooding, stormwater drainage and other catchment related issues.

CONCLUSION

The Catchment Planning Branch has been working on a number of projects and programs that are at varying stages of their project life. Progress will continue to be reported to Council as key milestones are achieved.

Leonie Gray
Manager Catchment Planning

Authorisation:
Director City Assets

Services Committee - 6 October 2026

File Name: **CSC06102026_2.DOCX**

***** END OF ITEM 168 *****

SERVICES COMMITTEE

Meeting Date 6 October 2026

Item Number. 169

SUBJECT: Divisional Update Report - Quarters 3 & 4 - Building Control & Compliance and Development Planning

FILE NUMBER: 15/01561

REPORT BY: John Vuletich, Manager Building Control and Compliance

RECOMMENDATION:

That the report be received and noted.

SUPPORTING DOCUMENTS:

There are no supporting documents for this report.

CITY PLAN

This report is linked to *Theme 5 Good Governance and Leadership* in the Fairfield City Plan.

SUMMARY

This report outlines the activities undertaken by the Development Planning and Building Control & Compliance Divisions within the City Development, Regulatory Services and Information Technology Directorate. This report deals with the 6-month period, being 1 January 2026 to 30 June 2026.

The figures indicate a significant level of investment in the City with development approved for the period being valued at \$673,626,483.00 that includes works with an estimated value of \$192,821,955.00 approved as Complying Development by the private sector under the provision of various State Environmental Planning Policies.

Council responses to complaints across a broad range of issues, as well as regular food shop inspections are also highlighted in the report.

DEVELOPMENT APPLICATIONS

During the reporting period, the Development Planning and Building Control & Compliance Divisions continued to improve operational efficiency through targeted procedural and process enhancements aligned with, and complementary to, the NSW Department of Planning and Environment's ePlanning platform.

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The fast-track assessment process focuses on the early identification of key issues and the expedited determination of suitable applications, supported by complementary initiatives to improve overall processing timeframes. City Development Directorate officers encourage early engagement on all development proposals, whether lodged as a Development Application (DA) or Complying Development Certificate (CDC).

This structured and rigorous approach to assessment, applied both prior to lodgement and throughout the assessment and determination process, maintains a high level of professional service and advice while promoting a collaborative, solutions-focused approach. It supports the submission of quality applications and delivers improved and timelier outcomes for applicants, the community and the broader built environment.

The Development Planning and Building Control Divisions will continue to apply and refine these processes to enhance assessment efficiency, consistency and performance outcomes, with a focus on facilitating timely determinations. The DA assessment processing targets set by the Minister in the Statement of Expectations were met for the 6-month period ending 30 June 2026.

Within the 6-month period, Council received 125 development applications (DA) with an estimated value of \$166,293,497.70.

These applications are broken up into 3 major categories, these being:

- Minor Developments – single dwellings, granny flats, demolition and outbuildings.
- Major Developments – all other categories other than minor development.
- Subdivisions.

Minor Developments

Council received 32 applications for dwelling houses and 34 applications for secondary dwellings (granny flats) along with other minor DAs and Complying Development Certificates (CDC).

Major Developments

In the 6-month reporting period, Council received 4 applications with a value above \$5 million. In total, these applications involve a development value of \$87,423,591.00. The applications involved are located at -

711 The Horsley Drive Smithfield	Business Premises	\$10,890,000.00
127 Mandarin Street Fairfield East	Residential Flat Building over basement carparking	\$36,968,464.00
813 Wallgrove Road Horsley Park	Industrial Development	\$17,799,100.00
15 Kamira Avenue Villawood	Residential Flat Building	\$21,766,027.00

DEVELOPMENT ACTIVITY COMMENTS

The overall data reflects the level of development investment within the Fairfield City area and the diversity of residential housing types, including secondary dwellings, single dwellings, dual occupancies and multi-unit housing. During the reporting period, applications lodged with Council and CDCs issued by the private sector accounted for a total of 610 dwelling units.

Section 7.11 and 7.12 Developer Contributions.

As has been previously reported, the development contribution recovery program was established following a random sample audit which identified that the payment of contributions was not assiduously followed up by some Private Certifiers prior to commencement of work approved under the CDC and in many cases Occupation Certificates (OC) had been issued.

Despite the legislative framework in place, Council officers identified a growing pattern of Private Certifiers who either; neglected to include a condition requiring payment of development contributions or failed to enforce the condition requiring payment of development contributions. This unfortunately has occurred due to inherent weaknesses in the NSW planning system.

Notwithstanding this challenge, Council's City Development Directorate initiated an in-house program to recover the unpaid contribution fees. Council officers adopted innovative methods to recover these fees and applied a rigorous and persistent approach to recovering unpaid contribution fees, including letters to Private Certifiers and applicants, emails, follow-up calls etc., including reporting Private Certifiers to the relevant authorities where there had been a persistent pattern of wilful neglect in their roles and responsibilities.

As a result of this program, considerable progress has been made in recovering unpaid contribution fees. With a significant milestone reached during the reporting period in February, having surpassed \$1 million in recovered contribution fees. This can be attributed to Council officers unrelenting commitment to recovering these fees and the methods employed in successfully achieving this goal.

The program has been effective given the industry response, which has been tangible and pronounced. CDCs now issued by Private Certifiers have included the request for payment of the relevant contribution, with consequent payments made without Council involvement.

The Development Contribution Recovery Program will continue to operate and respond to industry issues as they arise.

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Engineering Assessment Branch

The Engineering Assessment team deals with development approvals comprising of Torrens Title, Strata or Community Title Subdivisions, including the approval of Construction Certificates (Engineering Approval) and provides a complete inspection service. The team also deals with all engineering development matters providing advice on stormwater drainage, flooding and regulatory standards with regard to development applications.

Subdivision Development Applications

In the 6-month reporting period, Council received 17 Torrens Title subdivisions and 3 Strata Title subdivisions, with a value of works estimated at \$16,046.00.

Internal Referrals

In the 6-month reporting period, Engineering Assessment staff assessed and provided engineering advice for over 185 engineering referrals.

Of the 185 referrals:

- 117 Referrals were for Minor Developments, which comprised of 21 secondary dwelling referrals, 56 dwelling referrals, which included combined applications proposing primary and secondary dwellings and 40 referrals for a range of other minor applications such as alterations/additions, change of use etc.
- 68 were for Major Development Referrals, which comprised of 9 residential development referrals, 31 commercial development referrals, 19 Industrial development referrals, 8 subdivision referrals and 1 major works.

Construction Certificates – Engineering Approvals

Engineering Approvals are referred to in Section 6.3(1)(b) of the Environmental Planning and Assessment Act and certify engineering work carried out in accordance with the nominated plans and Council's specifications. Engineering Approvals can be undertaken for subdivision works, or engineering works on public land and infrastructure, which can include road, stormwater drainage, parking and access handles.

In the 6-month reporting period, 147 Engineering Approvals in the form of Construction Certificates, Subdivision Works Certificates, Section 138 and Section 68 approvals were issued valued at \$143,123.00.

Subdivision Certificates

Prior to the release of a subdivision certificate, an applicant must complete all the conditions of their development consent, including completion of any subdivision works. In order for the release of the subdivision certificate, a satisfactory final inspection must be undertaken, including the review and processing of all relevant documentation for Council's signoff.

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In the 6-month reporting period, Council issued 21 Subdivision Certificates, which created an additional 32 Torrens allotments for the Local Government Area, valued at \$11,423.00.

FAIRFIELD LOCAL PLANNING PANEL (FLPP)

In the 6-month period, 7 applications were referred to the FLPP for consideration and/or determination.

As of March 2018, the FLPP has been operating in accordance with the new legislative requirements of the Environmental Planning and Assessment Act 1979. This includes Council's recently appointed Panel members.

The following developments were considered by FLPP as triggered by the Minister's Section 9.1 Direction (Development Referral Criteria):

1. No. 222 Canley Vale Road Canley Vale – Use of existing kiosk at the Canley Heights Town Centre as a takeaway food and drink premises – approved.
2. No. 89 Bold Street Cabramatta - Proposed 2 Lot Torrens Title Subdivision of a Redundant Laneway – approved.
3. No. 24 Bold Street Cabramatta - Proposed 2 Lot Torrens Title Subdivision of a Redundant Laneway – approved.
4. No. 12 Hargraves Place Wetherill Park – Section 4.55(2) application to Development Consent No. 1880.1/2001 proposing to continue to operate 24 hours, 7 days a week at an existing sex services premises – approved.
5. No. 115-119 and 121-123 Cowpasture Road Wetherill Park – Staged development seeking the demolition of existing structures and the construction of a 3-storey industrial building containing a total of 52 industrial units and a takeaway food outlet over 2 levels of basement comprising 108 storage units and carparking – refused.
6. No. 250 Victoria Street Wetherill Park – Construction and use of 2 warehouse and distribution centre buildings with ancillary office space, carparking, signage, site access, landscaping and tree removal works, retaining walls, new vehicular crossings, deceleration lane along Victoria Street and public domain works. A total of 302 parking spaces is proposed for the site – refused.
7. No. 260-266 Hume Highway Lansvale – Torrens Title subdivision of an existing allotment into 2 lots, construction of a self-storage warehouse on 1 lot, including associated carparking, landscaping and site works – refused.

LAND AND ENVIRONMENT COURT MATTERS

In recent years, there have been a significant number of appeals lodged in the Court pertaining to development applications, to a level not previously experienced.

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In many cases, these Appeals represent applicants' reluctance to comply with Council's controls and proceed directly to appeal rather than undertake consultation with Council.

The appeals process is extremely time consuming and involves significant staff resources and legal expense, with joint planning statements required to be prepared, in addition to experts' reports, Section 34 Conciliation Conferences, site visits and attendance in Court.

The following applications have been appealed (Class 1) to the Land and Environment Court and are pending:

1. No. 436 The Horsley Drive Fairfield – Proposed alterations and additions to an existing service station – On 14 October 2025, the Court granted the proceedings to be stayed for a period of 12 months – Accordingly, this matter has been listed for a directions hearing on 16 October 2026.
2. No. 23-25 Fairfield Street Old Guildford – Proposed use of 2 existing warehouses for the purposes of the production of bottled beverages, a neighbourhood shop, an industrial retail outlet and a local distribution premises – matter was heard by Acting Commissioner Young on 28, 29 and 30 July 2026 – Judgment is pending.
3. No. 12 Normanby Street Fairfield East – Proposed demolition of existing structures and construction of a group home comprising 13 rooms including associated landscaping and civil works – Hearing listed for 19 and 20 November 2026.
4. No. 368 Hamilton Road Fairfield West – Proposed construction of a 3-storey mixed use development comprising 7 ground floor retail tenancies, a childcare centre on the 1st and 2nd floor to accommodate 138 children and 2 basement levels comprising of 118 parking spaces – Conciliation conference held on 11 May 2026 – matter was adjourned by the Court to allow the applicant to amend the application in order to address the contentions raised – the Conciliation process is pending.
5. No. 8-10 Levuka Street Cabramatta – Proposed demolition of existing structures, construction of a 6-storey mixed-use development consisting of a childcare centre at ground level accommodating 96 children, 5-storeys of residential apartments containing 35 units including 7 units to be used for affordable rental housing, 2 basement levels comprising of 68 parking spaces, consolidation of the 2 lots and a 2-lot stratum and strata lot subdivision, associated landscaping and ancillary works under the provisions of State Environmental Planning Policy (Housing) 2021 – matter was heard by Commissioner Espinosa on 12, 13 and 14 August 2026 – Judgement is pending.
6. No. 14 Chadderton Street Cabramatta – Proposed use of unauthorised structures (shipping containers, concreted areas and awning) at an existing residential premises – Conciliation conference held on 9 June 2026 – the Court adjourned the matter to allow the applicant to obtain an easement – the Conciliation process is pending.

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7. Nos. 17 and 18 Larra Street Yennora – Proposed demolition of the existing dwelling and associated structures and construction of a 2-storey dwelling with basement and attached garage on each separate lot (site consists of 2 lots) – Conciliation conference held on 19 June 2026 – the Court adjourned the matter to allow the applicant to amend the application in order to address the contentions raised – The Conciliation process is pending.
8. No. 84 Tangerine Street Fairfield East – Construction of a 2-storey attached dual occupancy and Torrens title subdivision to create 2 lots – Conciliation conference held on 2 September 2026 – the Court adjourned the matter to allow the applicant to amend the application in order to address the contentions raised – The Conciliation process is pending.
9. Nos. 26-28 Cunninghame Street Fairfield – Proposed amalgamation of 2 lots, demolition of existing structures and the construction of an 88-place centre-based childcare facility with at grade parking and associated landscape and stormwater works – Conciliation conference held on 27 July 2026 – the Court adjourned the matter to allow the applicant to amend the application in order to address the contentions raised – the Conciliation process is pending.
10. No. 250 Victoria Street Wetherill Park – Construction and use of 2 warehouse and distribution centre buildings with ancillary office space, carparking, signage, site access, landscaping and tree removal works, retaining walls, new vehicular crossings, deceleration lane along Victoria Street and public domain works. A total of 302 parking spaces is proposed for the site – Conciliation conference held on 7 August 2026 - the Court adjourned the matter to allow the applicant to amend the application in order to address the contentions raised – the Conciliation process is pending.
11. No. 673 The Horsley Drive Smithfield – Alterations to an existing commercial building and the change of use of part of the first floor to a function centre, accommodating 465 patrons – Conciliation Conference held on 18 September 2026 – the Court adjourned the matter to allow the applicant to amend the application in order to address the contentions raised – the Conciliation process is pending.
12. No. 32 Pritchard Street Mount Pritchard – Demolition of existing structures, removal of vegetation and construction of a double-storey centre-based childcare facility for 68 children with 1 level of basement containing 19 car parking spaces and associated landscape works – Conciliation Conference listed for 10 November 2026.
13. No. 46A Station Street Fairfield – Demolition of existing structures, removal of vegetation, construction of a multi-unit dwelling housing (terraces) comprising of 5 x 2-storey dwellings and Torrens title subdivision to create 5 lots – Conciliation conference listed for 13 November 2026.
14. No. 203-207 Victoria Street Smithfield – Demolition of existing structures and construction of a 110-place single storey centre based childcare centre with at grade parking for 28 spaces – Hearing listed for 16, 17 and 18 February 2026.

LAND AND ENVIRONMENT COURT APPEALS DETERMINED

The following Class 1 Appeals have been determined by the Land and Environment Court as follows:

1. No. 35 Bligh Street Villawood – Proposed demolition of existing structures, tree removal and construction of an in-fill affordable housing development comprising of a 6-storey residential flat building containing 51 apartments (25 of which will be used for affordable housing) over 3 levels of basement parking containing 64 spaces – Matter was heard by Acting Commissioner Bilmon on 26 and 27 March 2026 – Appeal was upheld.
2. No. 123 McBurney Road Cabramatta – Proposed demolition of existing structures and construction of a 2-storey childcare centre accommodating 88 children, including 22 at grade parking spaces, site works, stormwater and landscape works – Matter was heard by Commissioner Dickson on 18, 19 and 20 May 2026 – Appeal was upheld.
3. No. 896-898 Woodville Road and 15 Hilwa Street Villawood – Proposed demolition of existing structures and construction of an 11 storey shop top housing development comprising 2 towers over a single podium, 255 car parking spaces within 3 levels of basement parking, ground floor uses including 12 retail premises, 1 café and 1 kiosk with total commercial floor area of 1,792.4sqm; 148 apartments on Levels 1-11 and ancillary works such as tree removal, landscaping, consolidation of lots and dedication of land to Council on the land at 896-898 Woodville Road and 15 Hilwa Street Villawood – During the Court proceedings, the issues of contention were addressed by the applicant through amendments to the application, with a conciliated agreement subsequently reached between the parties. In this regard, the Court upheld the appeal by notice of orders dated 21 May 2026.
4. No. 8 Laurel Street Carramar – Proposed demolition of existing structures and construction of a 2-storey centre-based childcare facility, accommodating 110 children, above 1 basement level accommodating 29 car parking spaces, site works, stormwater and landscaping works – Matter was heard by Commissioner Espinosa on 19 and 20 March 2026 – Appeal was upheld.
5. No. 4 Lomond Street Wakeley – Proposed alterations and additions to the Wakeley (Bulls Road) shopping centre comprising of the reconfiguration of the existing parking arrangement to accommodate an additional building and 118 parking spaces, construction of a new 2-storey building comprising of 2 x new retail premises at ground level and a childcare centre located on the first floor to accommodate 120 children – The appeal was discontinued on 30 July 2026.
6. No. 9 Cook Ave Canley Vale – Demolition of existing structures and construction of a 2-storey residential dwelling and associated works – During the Court proceedings, the issues of contention were addressed by the applicant through amendments to the application, with a conciliated agreement reached between the parties. In this regard, the Court upheld the appeal by notice of orders dated 22 September 2026.

Development Advisory Meetings

In November 2014, Council resolved to introduce a charge for scheduled meetings held with prospective applicants for developments in the city.

The pre-development application service allows for prospective applicants to seek feedback on specific concept plans for specific sites. The primary objective of these meetings is to provide an advisory service to members of the public prior to lodging a DA. The purpose of the meeting is for Council to identify potential constraints and opportunities of the site in relation to the proposed development to assist prospective applicants prior to the lodgement of their applications.

During the period of 1 January to 30 June 2026, 28 Development Advisory Meetings were held.

Of the 28 meetings, 29% were for minor developments (ie. works \$500,000.00 or less), 46% were for major developments (ie. works more than \$500,000.00) and 25% were for significant development (ie. works greater than \$4 million).

SYDNEY WESTERN CITY PLANNING PANEL (SWCPP)

In the 6-month reporting period, 1 application was forwarded to the SWCPP for briefings and/or determination to the SWCPP.

Matters needing to be dealt by the SWCPP fall into 3 categories. These are developments:

- i. Capital Investment Value (CIV) of over \$30 million.
- ii. Crown, Council or private infrastructure and community facilities of CIV over \$5 million.
- iii. Certain types of “designated development”.

The following application was referred to the SWCPP for determination as follows:

1. No. 72 Canley Vale Road Canley Vale – proposed demolition of existing structures, site preparation works and the construction of a 3-storey commercial building comprising of a supermarket, commercial premises, food and drink premises, gymnasium and basement carpark and loading facilities.

Application approved by the SWCPP dated 26 June 2026 subject to conditions of consent.

As part of the recent reforms to the Environmental Planning and Assessment Act 1979, it has been determined that the Sydney District and Regional Panels be phased out, with their responsibilities transferred to Local Planning Panels. As of 16 January 2026, all development applications that were referred to the Sydney Western City Regional Panel have since been returned to Council. These applications will be referred to the Fairfield Local Planning Panel for consideration and determination along with any future applications that would have been referred to the SWCPP.

CURRENT BUILDING AND LAND USE COMPLIANCE ACTIVITY

The Building Control & Compliance Division undertakes compliance matters related to building and land use issues. Other matters dealt within this Division include fire safety audits, swimming pool safety barrier inspections and Public Health and Environmental issues.

In the reporting period, Council officers conducted 58 Swimming Pool Safety Barrier Inspections, processed 1254 Annual Fire Safety Statements, received 492 matters for investigation relating to land use activities and responded to 134 councillor and MP representations.

The major areas are as follows:

Unauthorised Use, Landfill and Stormwater issues	305 or 62%
Illegal/unauthorised Building Work, Public Safety	
– Swimming Pools and Fire Safety	187 or 38%

While there has been a continued increase in the number of lawfully approved secondary dwellings (granny flats), Council continues to observe a concerning rise in the unlawful conversion of existing structures, including garages, studios and other outbuildings, into secondary dwellings. In addition, there has been a significant increase in unauthorised additions and alterations to approved granny flats. These activities have, in many cases, resulted in multiple secondary dwellings being established on a single allotment without the necessary approvals.

A substantial proportion of these developments are of poor construction quality and do not comply with relevant building standards. As a result, they often fail to provide acceptable levels of fire safety, structural integrity, health and amenity for occupants, creating significant risks for residents and placing additional pressure on Council's compliance and enforcement resources.

CONSTRUCTION CERTIFICATES (CCs)

As Council is aware, Council officers or private registered certifiers can issue Construction Certificates (CCs) for buildings. The type of building CCs that Council registered certifiers mostly deal with involve dwelling houses, including secondary dwellings and ancillary residential developments. In the 6-month period, 3 Construction Certificates were issued for building work valued at \$944,128.00.

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PUBLIC HEALTH AND ENVIRONMENT BRANCH

1 January 2026 to 30 June 2026

INVESTIGATIONS OF COMPLAINTS

Environmental Health Officers (EHOs) continued to respond to and resolve a large number of public health and environmental related complaints, where in certain circumstances may have required some form of education, regulation or enforcement.

The main types of complaints EHOs were responding to during this time mainly related to residential and commercial noise issues, food poisoning, pests in kitchens, domestic and commercial waste matters, water pollution, dust and sediment from building sites, dirty swimming pools, asbestos, sewer overflows, substantial illegal filling operations and site contamination.

A total of 410 complaints relating to these matters were responded to in the past 6 months. All were responded to in a timely manner, ensuring that the customer/complainant was satisfied with the level of response by Council.

The Branch continues to operate with staff shortages, however the remaining officers have all worked diligently to continue to meet KPIs and never compromising on the quality of work achieved.

PUBLIC HEALTH INSPECTION PROGRAM

During this reporting period a total of 650 routine inspections were undertaken, with at least 85 percent of those inspections returning a satisfactory result. Types of regulatory inspections included inspection of food shops, festivals, cooling towers and septic tanks.

Kitchen Inspection: Before and Afters

This whole kitchen was covered with grease, oil, dirt and cockroaches. The next photograph shows the condition of the kitchen post Council intervention and clean-up by the restaurant operator.

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Before:



After



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This whole kitchen was covered with grease, oil and dirt. The food storage area was contaminated with a significant amount of rat droppings and rat urine.

Before: Rat droppings



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After: This photograph shows the condition of the kitchen post Council intervention and clean-up by the restaurant operator.



Water Pollution Matter- Greenfield Park Shopping Centre

Following an extensive investigation of the surrounding properties and dye testing, it was confirmed that a kitchen, operating from 3–5 Greenfield Road Greenfield Park, was discharging grease trap waste into the stormwater drainage system.

Dye testing undertaken and as shown below confirmed the discharge into the creek. The illegal discharge was ordered to be disconnected and the creek pumped out.



DEVELOPMENT APPLICATION ASSESSMENTS

In addition to the above, in the 6-monthly reporting period, a total of 150 development applications were reviewed by the Public Health and Environment Branch to assist in the progression of building, planning and subdivision related applications.

These assessments included the review of several complex environmental reports and review of Environmental Impact Statements and Preliminary Hazard Analysis for major developments across the city.

The Public Health and Environment Branch involvement in DA assessments includes the technical analysis and review of noise, air, water, contamination and hazard risk assessments.

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John Vuletich
**Manager Building Control and
Compliance**

Authorisation:
Acting Director City Development

Services Committee - 6 October 2026

File Name: **CSC06102026_9.DOCX**
***** END OF ITEM 169 *****

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Meeting Date 6 October 2026

Item Number. 170

SUBJECT: Divisional Update Report - Quarter 4 - Property Strategy and Services

FILE NUMBER: 20/00262

REPORT BY: Aelina Truong, Manager Property

RECOMMENDATION:

That the report be received and noted.

SUPPORTING DOCUMENTS:

There are no supporting documents for this report.

CITY PLAN

This report is linked to *Theme 2 Places and Infrastructure* in the Fairfield City Plan.

SUMMARY

The Property Strategy and Services Division offers a comprehensive range of real estate services designed to meet the operational needs of Council. These include acquisitions, sales, property and car park management, leasing, licensing, advisory services, community facility and sports fields hire.

This report provides a succinct overview of the key highlights and achievements in Quarter 4 (Q4), covering the period of April to June 2026 and includes:

1. Multi-Storey Car Parks Performance
2. Dutton Plaza Performance
3. Leasing, Licensing and Property Management
4. Property Acquisitions, Sales and Services
5. Community Facilities and Sportsfields

Multi-Storey Car Parks Performance

The following table provides an overview of visitors to the 4 multi-storey car parks managed by Council during Q4 of the 2025-2026 fiscal year, compared to the previous quarter and the same period of the 2024-2025 fiscal year.

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Year	Total Visitors	Dutton Plaza Car Park	Dutton Plaza Loading	Nelson Street Car Park	Downey Lane Car Park	Fisher Street Car Park
2025-2026 Q4	575,196	313,950	27,359	171,229	38,290	24,368
2024-2025 Q4	605,677	329,955	27,819	178,927	46,642	22,334
% Change	-5%	-4%	-1%	-4%	-17%	9%
Last Quarter Q3	560,901	305,632	26,049	168,993	37,328	22,896
% Change	2%	2%	4%	1%	2%	6%

During Q4, the 4 multi-storey car parks recorded 575,196 visitations, up 2% from the previous quarter however 5% lower than the same quarter last year. Similar to last quarter, the decrease is likely due to cost-of-living pressures and high fuel prices influenced by geoeconomics factors.

Overall, the multi-storey car park portfolio recorded more than 2.3 million visitations during 2025-2026 fiscal year, reflecting a 2% drop in visitation overall from the previous year.

Dutton Plaza Car Park

Visitation in Q4 totalled 313,950, which was 16,005 visits lower than the same period last year. Despite this, visitation remained relatively stable throughout the quarter, demonstrating the continued use of Dutton Plaza Car Park by the community and visitors.

Overall, the car park recorded a visitation result consistent to the previous year across the 2025-26 financial year, reinforcing its role as a key parking asset. The performance of Dutton Plaza Car Park for Q4 is shown in Figure 1.



Figure 1 – Dutton Plaza Car Park Visitation Q4

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Dutton Plaza Loading Area

Visitation in Q4 totalled 27,359, remaining in line with the same period last year. Overall, visitation throughout the 2025-26 financial year remained in line with expected levels, demonstrating the loading area's continued role in supporting loading activities and business operations.

The performance of the Dutton Plaza Loading Area for Q4 is shown in Figure 2.

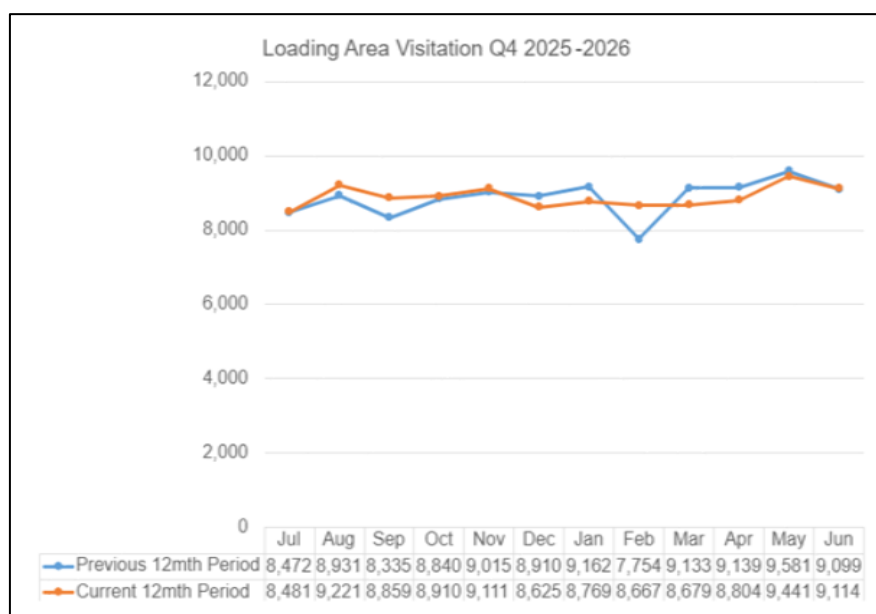


Figure 2 - Dutton Plaza Loading Area Visitation Q4

Fisher Street Car Park

Visitation to Fisher Street Car Park totalled 24,368 during Q4, representing a 9% increase compared with the same quarter last year. Visitation remained strong throughout the quarter, continuing the positive trend experienced during the financial year. The increase could be attributed to users choosing to take public transport as an alternative to driving to work due to the high fuel prices.

Overall, the car park recorded solid and consistent utilisation throughout 2025-26, reinforcing its role in supporting commuters, shoppers and visitors.

The performance of Fisher Street Car Park for Q4 is shown in Figure 3.

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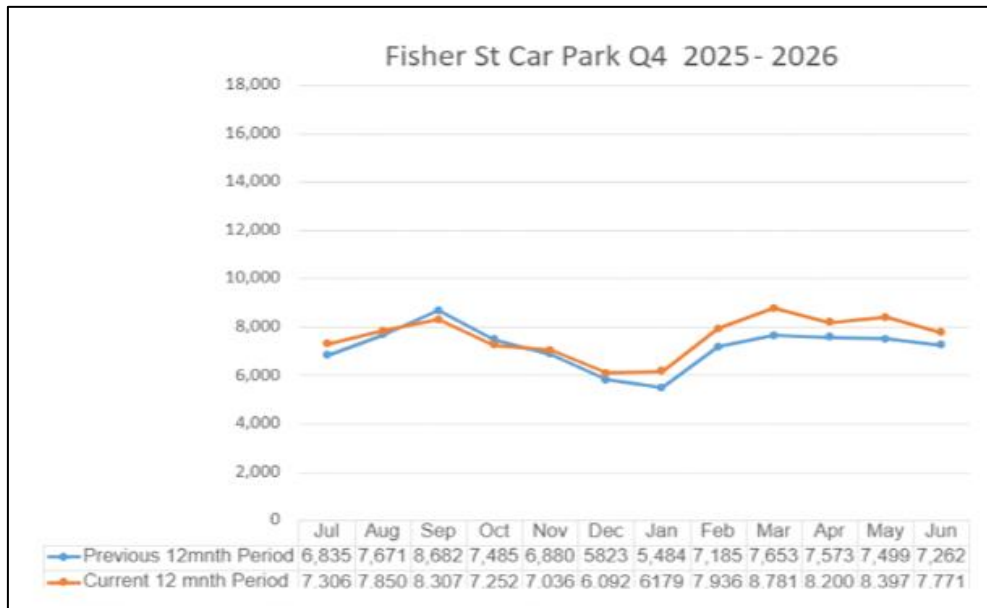


Figure 3 – Fisher Street Car Park Visitation Q4

Downey Lane Car Park

Visitation to Downey Lane Car Park totalled 38,290 during Q4, representing a 17.9% decrease compared with the same quarter last year. The downturn in visitation is attributed to the increased in cost-of-living pressures, particularly higher fuel prices. However, visitation improved from the previous quarter, indicating stronger utilisation towards the end of the financial year.

Overall, demand showed signs of stabilising during Q4, with the car park continuing to provide consistent parking services throughout 2025-26. The performance of Downey Lane Car Park for Q4 is shown in Figure 4.

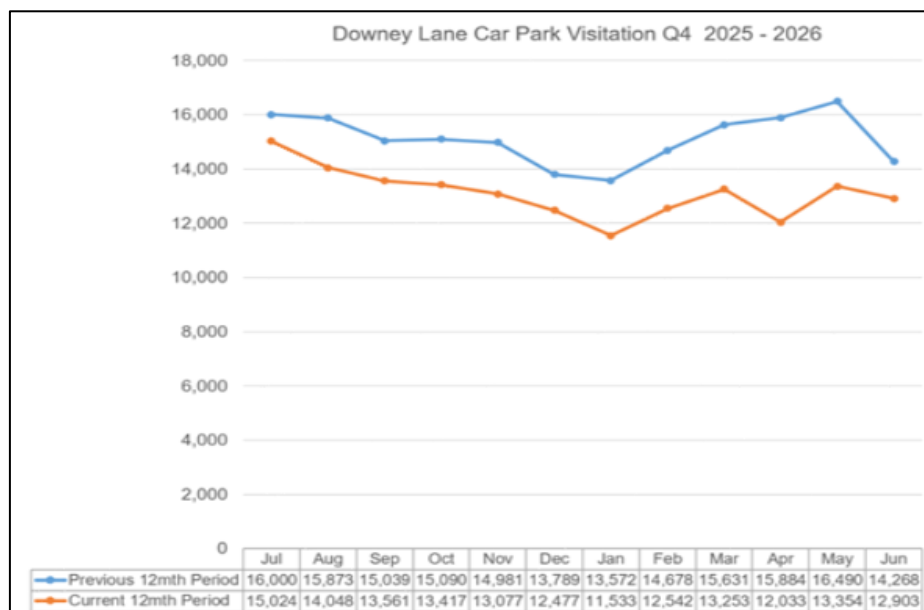


Figure 4 - Downey Lane Car Park Visitation Q4

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Nelson Street Car Park

Visitation to Nelson Street Car Park totalled 171,229 during Q4, representing a 4.3% decrease compared with the same quarter last year. However, visitation increased by 1.3% compared with the previous quarter, indicating improved utilisation towards the end of the financial year.

Overall, the car park recorded 699,213 visits during 2025-26, remaining broadly in line with the previous financial year and reflecting continued strong utilisation. The performance of Nelson Street Car Park for Q4 is shown in Figure 5.

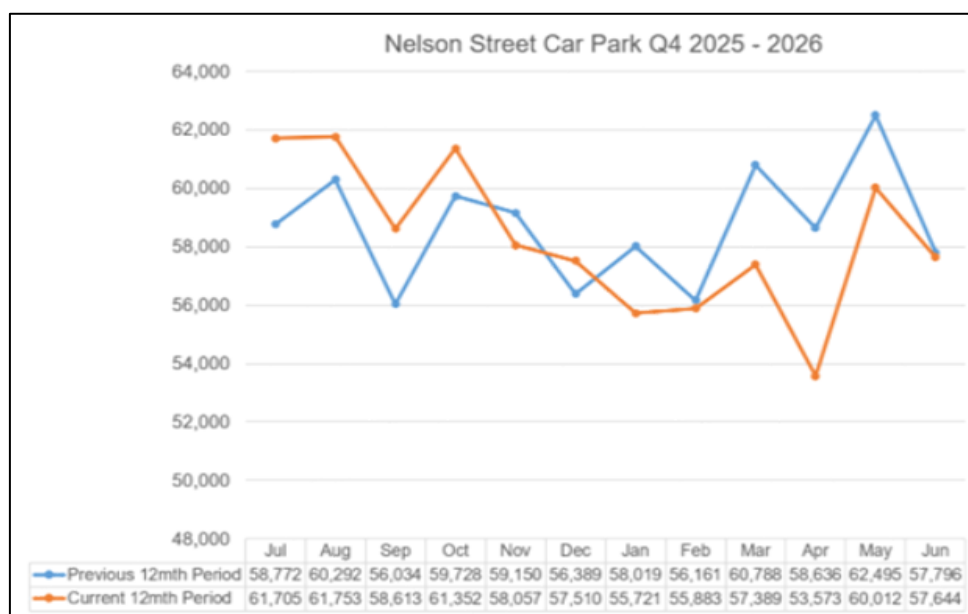


Figure 5 - Nelson Street Car Park Visitation Q4

Dutton Plaza Performance

Dutton Plaza has maintained strong performance throughout Q4, supported by full occupancy and consistent customer activity. Steady visitation and engagement across the quarter contributed to another successful year for the Plaza, reflecting the strength of the centre's tenant mix and its continued appeal to the local community.

During Q4, a range of engaging promotional activities were delivered at Dutton Plaza, including Easter-themed tote bag decorating and pencil case decorating workshops. The activations attracted strong participation from local families and provided an opportunity to encourage repeat visitation and increase customer engagement across the centre.

Across the year, Dutton Plaza has continued to build on its promotional program through a diverse range of seasonal events and school holiday activities. These initiatives consistently attracted strong participation from families and the local community, helping to create a vibrant centre environment and strengthen customer connections with the Plaza.

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The continued success of these activations demonstrates the value of maintaining a regular calendar of engaging events that complement the centre's retail offering and encourage ongoing visitation.

Upcoming promotions over the next quarter includes collaboration with Council's Early Learning Centre divisions. The following July School Holiday Activities will include:

- 8 July - Putty play and craft activities- hosted by Council's Early Learning Centre.
- 9 July - Snowman/ snowflake making and decorating winter box.
- 14 and 15 July - Face painting and balloon artist activations in centre.

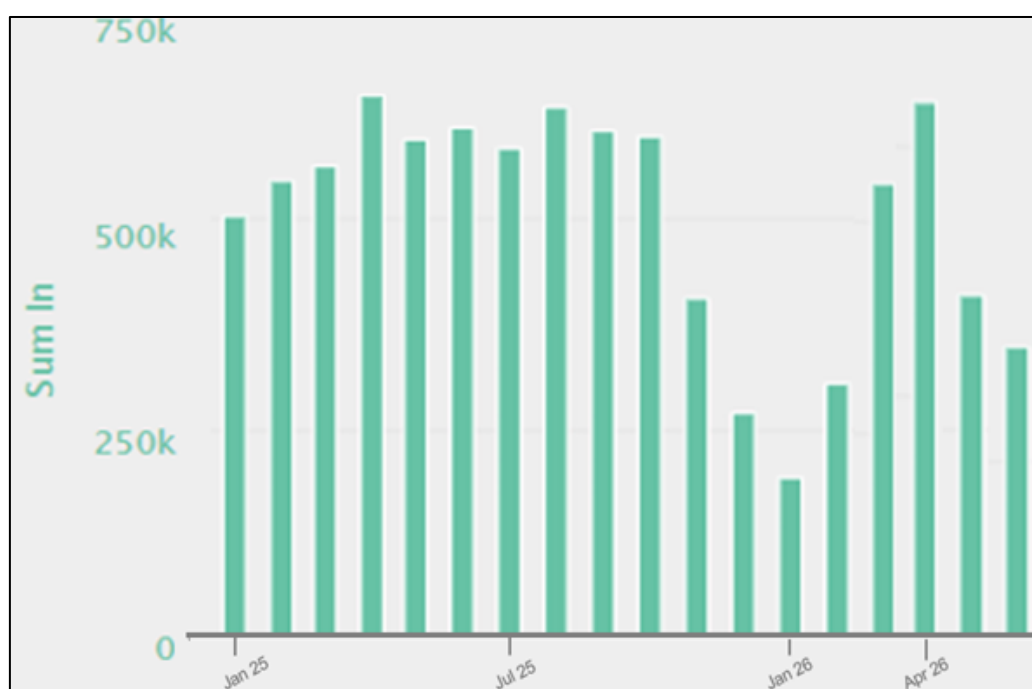


Figure 6 – Dutton Plaza Visitation Q4



Figure 7 – Dutton Plaza Poster Promotions - Permission granted to publish this photograph

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Figure 8 – Dutton Plaza School Holiday Activities - Permission granted to publish this photograph

Leasing, Licensing and Property Management

Council's leasing and licensing portfolio comprises of 146 assets with 2 vacancies.

Property Class	Total	Vacancies
Community Assets	30 (60 tenancies)	2
Sporting	8	0
Telecommunication	15	0
Residential	27	0
Commercial	29	0
Property Development Fund	4	0
Dutton Plaza	33	0
Total	146	2

The 2 vacancies within the Community Portfolio include -

1. Office 2 Greenfield Park Community Centre - to be released to market via EOI.
2. Office 4 Fairfield Seniors Centre - to be released to market via EOI.

Property Acquisitions, Sales and Services

Key milestones in Q4 include:

- Finalised lease renewal over 134 Smart Street Fairfield.
- Finalised lease renewal over 37 Polding Street Fairfield.
- Finalised lease renewal over Shop 1, 40 Harris Street Fairfield.
- Finalised lease renewal over Cabra Vale Leisure Centre Café.
- Finalised new lease over Shop 13-15, Dutton Plaza.

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- Finalised new lease over Shop 12, Dutton Plaza.
- Negotiations underway for lease renewal over 40 Vine Street Fairfield.
- Negotiations underway for lease renewal over Cabramatta Sportsground.
- Negotiations underway for lease renewal over Knight Park.
- Negotiations underway for purchase of development site in Fairfield CBD.
- Negotiations underway regarding leasing arrangements over Villawood Senior Citizens Centre.
- Negotiations underway for property purchase in Fairfield Heights for open space purposes.

Community Facilities

The Community Facilities team manages the casual and regular hire of Council facilities, including offices, halls, sports fields, tennis courts and community buses. The team ensures facilities are maintained to an appropriate standard through condition inspections, attending to customer and hirer enquiries and responding to programmed repair and renewal works.

Due to the recent transition to a new booking management system, usage data is not available for this quarter.

Tennis and Futsal Courts

Tennis bookings have been supported by the increased popularity of pickleball as the tennis courts are being used for pickleball play and providing an emerging opportunity for further growth.

The Endeavour Sports Park undercover COLA Court remains popular, with the user-friendly online booking portal has made it easier for clubs to secure casual bookings and manage their facility needs.

Community Halls

Council's community halls remain popular with not-for-profit organisations and a range of local community groups, providing affordable and accessible spaces for meetings, activities and events.

Discussions have commenced with the owner, Homes NSW over the Villawood Senior's Citizen Centre regarding the return of the facility following many years of Council tenure. The team has been working closely with existing hirers to support their transition and relocation to suitable alternative Council facilities.

Planning is also continuing to accommodate potential affected casual hirers at Nalawala Community Centre as part of the broader Showground redevelopment.

Sportsfields

The winter season has commenced strongly, with registered sporting clubs utilising 31 grounds across the LGA. Many clubs have reported an increase in registrations, reflecting continued strong participation in community sport. The primary sporting codes include Soccer/Football, Rugby League, Oz Tag and Baseball.

During the quarter, the team also supported a request from Macarthur Bulls FC to deliver a school holiday clinic at Terone Park and the Endeavour Synthetic fields, providing school-aged children with an opportunity to participate in organised sporting activities during the holidays.

Positive feedback was received from Canley Heights Football Club regarding the condition of King Park, with particular recognition of the performance and durability of the hybrid goal mouths. This feedback highlights the benefits of ongoing investment in quality sportsfield infrastructure and maintenance.

The autumn Oz Tag competition concluded with its Grand Final event on Monday 29 June 2026, with Rosford Reserve coming alive with enthusiastic players and spectators. Oz Tag continues to experience strong growth, with 3,120 registered players, approximately 2,800 of whom reside within the Fairfield LGA.

The sport's growth can be attributed to its shorter season format and flexible small-team structure, with a standard season running for approximately 10 weeks. Mixed teams are also common, making OzTag particularly popular among local young adults seeking a fun, social and inclusive sporting environment.



Figure 9 - OzTag Grand Final - Permission granted to publish this photograph

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Ambient sportsfield lighting commenced this quarter, with the aim of extending safe recreational opportunities throughout winter and early spring. Like previous years, lighting has been activated across 11 selected Council parks, operating 7 days a week from 5.00pm until 8.30pm.

The initiative supports safe use of sportsfields, paths and surrounding recreational areas, enabling residents to remain active within their local communities during the shorter winter daylight hours. This was promoted on Council's Facebook page and media releases.

Aelina Truong
Manager Property

Authorisation:
Manager Property Strategy and Services
Director City Strategy

Services Committee - 6 October 2026

File Name: **CSC06102026_5.DOCX**

***** END OF ITEM 170 *****

SERVICES COMMITTEE

Meeting Date 6 October 2026

Item Number. 171

SUBJECT: Information Report - RFT 102-27 Design, Supply and Installation of Fairfield Golf Course Driving Range Fencing

FILE NUMBER: 26/20521

REPORT BY: Alex Sachet, Procurement Specialist

RECOMMENDATION:

That the report be received and noted.

SUPPORTING DOCUMENTS:

There are no supporting documents for this report.

CITY PLAN

This report is linked to *Theme 1 Community Wellbeing* in the Fairfield City Plan.

SUMMARY

Council issued a public Request for Tender (RFT) 102-27 for the Design, Supply and Installation of Fairfield Golf Course Driving Range Fencing on Thursday 9 July 2026.

The RFT closed on Friday 31 July 2026. Council officers are assessing the submissions with the evaluation process scheduled to be completed by 9 October 2026.

A Supplementary Services Chairperson's Report will be submitted to the Ordinary Council Meeting scheduled for Tuesday 20 October 2026 for Council to consider acceptance of the recommendations by the Evaluation Panel.

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Alex Sachet

Procurement Specialist

Authorisation:

Procurement Manager

Deputy General Manager & CFO

Services Committee - 6 October 2026

File Name: **CSC06102026_12.DOCX**

***** END OF ITEM 171 *****