

Outcomes Committee



AGENDA

DATE OF MEETING: 8 September 2026

LOCATION: Council Chambers

TIME: 6.30pm

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.

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ITEM	SUBJECT	PAGE
-	APOLOGIES AND REASONS ACCEPTED	
-	CONFIRMATION OF MINUTES	
-	CONFLICT OF INTEREST	

SECTION A

‘Matters referred to Council for its decision’

80:	SUBJECT:	<u>Post Exhibition - Planning Proposal - Rezoning from R4 High Density Residential to E4 General Industrial</u>	
	Premises:	<u>17-21 Longfield Street Cabramatta (Lot 34 and 35 DP 456221)</u>	
	Applicant:	<u>Jenny Rudolph Consulting</u>	
	Owner:	<u>FTD Holdings Pty Ltd (Sole Director – Joseph D’Agostino)</u>	
	Zoning:	<u>R4 – High Density Residential</u>	
	File Number: 24/35085		5

Note: This report deals with a planning decision made in the exercise of a function of Council under the EP&A Act and a division needs to be called.

SECTION B

‘Matters submitted to the Committee for decision subject to the right of referral’

81:	<u>Public Exhibition - Draft Site Specific Development Control Plan - Smithfield RSL Club Site and Adjoining Land</u>	
	<u>Premises:</u>	<u>Multiple lots within a precinct bounded by Smithfield Road, Brenan Street, O'Connell Street and Neville Street Smithfield</u>
	<u>Applicant:</u>	<u>Capital Syndications Pty Ltd</u>
	<u>Owner:</u>	<u>The Leo McCarthy Memorial Smithfield RSL Club Sub-Branch Limited</u>
	<u>Zoning:</u>	<u>R3 – Medium Density Residential</u>
		<u>RE2 – Private Recreation</u>
	File Number: 20/01787	79

Note: This report deals with a planning decision made in the exercise of a function of Council under the EP&A Act and a division needs to be called.

82:	<u>Major Projects Update - August 2026</u>	
	File Number: 23/34318. 23/13402	124
83:	<u>Monthly Investment Report - August 2026</u>	
	File Number: 25/23527	141

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84: Mayor's Crime Prevention Reference Group - July 2026

AT-A - Mayor's Crime Prevention Reference Group Minutes - 20 July 2026 - *RESTRICTED* - It is recommended that the Council resolve into Closed Session with the press and public excluded to allow consideration of this item, as provided for under Section 10A(2)(e) of the Local Government Act, 1993, on the grounds that:
(e) information that would, if disclosed, prejudice the maintenance of law.
and dealing with the matter in Open Session would be, on balance, contrary to the public interest.

File Number: 25/27944 162

85: Multicultural Advisory Committee - July 2026

File Number: 12/05729 170

86: Youth Advisory Committee - August 2026

File Number: 26/18084 175

87: Divisional Update Report - Quarter 4 - Strategic Land Use Planning & Land Information Systems

File Number: 09/02633 179

88: Information Report - Draft Planning Agreement - Canopy Estate Horsley Park

File Number: 23/05034 193

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SECTION A

‘Matters referred to Council for its decision’

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SUBJECT: Post Exhibition - Planning Proposal - Rezoning from R4 High Density Residential to E4 General Industrial
Premises: 17-21 Longfield Street Cabramatta (Lot 34 and 35 DP 456221)
Applicant: Jenny Rudolph Consulting
Owner: FTD Holdings Pty Ltd (Sole Director – Joseph D’Agostino)
Zoning: R4 – High Density Residential

FILE NUMBER: 24/35085

PREVIOUS ITEMS: 19 - Planning Proposal - 17-21 Longfield Street Cabramatta – Rezoning from R4 High Density Residential to E4 General Industrial - Outcomes Committee - 10 Mar 2026

REPORT BY: Mosheur Rahman, Strategic Planner - Geographic

RECOMMENDATION:

That:

1. The Planning Proposal (Attachment A of the report) known as Amendment No. 51 to Fairfield Local Environmental Plan 2013 in relation to 17-21 Longfield Street Cabramatta (Lot 34 and 35 DP 456221) be adopted as follows:
 - 1.1. Amend the Land Zoning Map (LZN_021) from R4 High Density Residential to E4 General Industrial.
 - 1.2. Amend the Height of Buildings Map (HOB_021) to prescribe no height of building control.
 - 1.3. Amend the Floor Space Ratio Map (FSR_021) to prescribe no floor space ratio control.
 - 1.4. Amend the Key Site Map (KYS_021) to remove key site 23 and apply key site ‘30 Use of certain land in zone E4’.
 - 1.5. Amend Schedule 1 Additional Permitted Use by deleting key site 23.
2. Pursuant to Section 3.36 of the Environmental Planning and Assessment Act 1979, Council proceed to finalise the planning proposal under delegated authority in accordance with the Guide to Preparing Local Environment Plans (Department of Planning, Industry and Environment, 2023).

Note: This report deals with a planning decision made in the exercise of a function of Council under the Environmental Planning & Assessment Act and a division needs to be called.

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SUPPORTING DOCUMENTS:

AT-A ↓	Planning Proposal - Post Exhibition	40 Pages
AT-B ↓	Current and Proposed Map Amendments	3 Pages
AT-C ↓	Gateway Determination issued by DPHI	2 Pages
AT-D ↓	List of Submission and agency responses	3 Pages
AT-E ↓	Submission and responses copy	19 Pages

CITY PLAN

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

SUMMARY

At the 10 March 2026 Outcomes Committee Meeting, Council endorsed the public exhibition of a planning proposal for 17-21 Longfield Street Cabramatta (Lot 34 and 35 DP 456221) to rezone the land from R4 High Density Residential to E4 General Industrial.

The purpose of the planning proposal is to rezone the land to its former E4 General Industrial zone to enable the current activities on the site to continue without the need to rely on existing use rights provisions. It would also allow further revitalisation and redevelopment of the site for the purpose of industrial and employment uses.

During the public exhibition period no objections were received from the community, state government agencies or utility providers.

It is considered that the proposal satisfies the conditions outlined in the Gateway Determination and therefore it is recommended that Council adopt the planning proposal for finalisation.

This report recommends that Council, as the delegated local plan-making authority, proceed with the finalisation and adoption of the planning proposal (Attachment A) as per the requirements of Section 3.36 of the Environmental Planning and Assessment (EP&A) Act 1979.

Purpose

The planning proposal known as Amendment No. 51 of Fairfield Local Environmental Plan (FLEP) 2013, seeks to rezone 17-21 Longfield Street Cabramatta (Lot 34 and 35 DP 456221) from R4 High Density Residential to E4 General Industrial.

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The land is owned by FTD Holdings Pty Ltd. Despite the site being rezoned to R4 High Density Residential in 2019, no residential development has eventuated as it was not considered feasible at the time and continues to remain unfeasible. As a result, the site remains operating as an industrial and logistics precinct and contains multiple industrial buildings and warehouses. The proposal seeks to rezone the property back to E4 General Industrial to formalise the current land uses operating on site.

Amendment No.51 to FLEP 2013 includes the following text and LEP map (Attachment B) changes:

Map Control	Current	Proposed
Land Zoning Map	R4 High Density Residential	E4 General Industrial
Height of Building Map	20m	Reference removed for the subject site to be consistent with the development standards E4 General Industrial across the Local Government Area (LGA).
Floor Space Ratio Map	2:1	Reference removed for the subject site to be consistent with the development standards E4 General Industrial across the LGA.
Schedule 1 – Additional Permitted Uses – Key Site 23	Permits takeaway food and drink premises, neighbourhood shops and recreation facility indoors. Limits takeaway food and drink premises and neighbourhood shops to 160m ² .	Remove reference to key site 23 which is now superfluous since the State Government Employment Lands Reforms which introduced recreation facilities, takeaway food and drink premises as permissible land uses.
Schedule 1 – Additional Permitted Uses – Key Site 30	Permits (a) health consulting rooms, (b) information and education facilities, (c) medical centres, (d) specialised retail premises.	Include the subject site under Key Site 30 to ensure consistency with the adjoining E4 General Industrial zoned land along the Hume Highway.

Table 1: Proposed amendments to the FLEP 2013.

A Gateway Determination (Attachment C) was issued by the Department of Planning, Housing and Infrastructure (DPHI) on 15 May 2026. The DPHI authorised Council to exercise the functions of the local plan-making authority to finalise the planning proposal subject to satisfying the conditions of the Gateway.

Gateway Determination to Proceed with the Planning Proposal

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The table below provides an overview of how the conditions of the Gateway Determination have been addressed enabling Council to exercise the functions of the local plan-making authority.

No.	Condition	Outcome
1.	Prior to exhibition and agency consultation: a) the proposal is to be amended under Part 2 Explanation of provisions, by identifying those additional permitted uses that are proposed to be removed and those that are to be applied, with an explanatory note; b) where applicable, adjust relevant supporting studies to ensure these studies accurately address the council adopted planning proposal; and c) update the proposal's consistency with Section 9.1 Direction 4.1. Flooding, specifically addressing 4.1(3) and 4.1(4) of the Direction.	<u>Satisfied</u> The proposal has been amended with the following items: • Additional permitted use details have been added to the Explanation of Provisions section. • Relevant supporting studies were included in the appendix to the planning proposal. • Under the Part 3 Justification of strategic and site-specific merit, notes have been added to explain the consistency of the proposal with Section 9.1 Direction 4.1 Flooding. The flood assessment determined that there would be no significant adverse flood impact on the neighbouring properties as a result of the proposed development. However, localised increase of flood levels of up to 25mm and flood velocity of up to 0.2m/s is observed on the footpath and along the kerb at the site fronting Longfield Street.
2.	Public exhibition is required under section 3.34(2)(c) and clause 4 of Schedule 1 to the Act as follows: a) the planning proposal is categorised as standard as described in the Local Environmental Plan Making Guideline (Department of Planning and Environment, August 2023) and must be made publicly available for a minimum of 20 working days; and b) the planning proposal authority must comply with the notice requirements for public exhibition of planning proposals and the specifications for material that must be made publicly available along with planning proposals as	<u>Satisfied</u> The Planning Proposal was exhibited for a period of 30 working days to align with State agency consultation timeframes and allow the community opportunity to comment on the proposal. No objections were raised and details of consultation outcomes is explained further in this report. Refer to the consultation section of the report below for further detail.

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No.	Condition	Outcome
	identified in Local Environmental Plan Making Guideline (Department of Planning and Environment, August 2023).	
3.	Consultation is required with the following public authorities and government agencies under section 3.34(2)(d) of the Act (or any other part of the Act) and/or to comply with the requirements of the applicable directions of the Minister under section 9 of the Act: a) Sydney Water b) Endeavour Energy c) Transport for NSW d) NSW Department of Climate Change, Energy, the Environment and Water e) NSW Reconstruction Authority f) State Emergency Services g) Jemena Gas Each public authority is to be provided with a copy of the planning proposal and any relevant supporting material via the NSW Planning Portal and given at least 30 working days to comment on the proposal.	<u>Satisfied</u> All of the listed state agencies were notified via email. Responses were provided by all of the agencies except TfNSW within the 30-day timeframe. A summary of responses is provided in Attachment D. The detailed submissions are included in Attachment E. Further contact was made with TfNSW following the exhibition period with no response received. In this regard it is understood TfNSW have no comments in relation to the Planning Proposal. TfNSW will have a further opportunity to make comment in future during development application stages pursuant to consultation requirements of the State Environmental Planning Policy (Transport & Infrastructure) 2021.
4.	A public hearing is not required to be held into the matter by any person or body under section 3.34(2)(e) of the Act. This does not discharge Council from any obligation it may otherwise have to conduct a public hearing (for example, in response to a submission or if reclassifying land).	<u>Satisfied</u> No submission was received that requires a public hearing.

Community Consultation

The planning proposal was publicly exhibited for a period of 30 working days from 15 June 2026 to 24 July 2026.

Public exhibition of the planning proposal was undertaken in accordance with the legislative requirements of the EP&A Act 1979 and Council's Community Engagement Strategy as follows:

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- Dedicated webpage on Council's 'Planning Exhibition' and 'Have Your Say' webpages with the planning proposal and its technical studies made available.
- Available for viewing at Council's Administrative Centre.
- Letters to the landowners and neighbouring properties within a 50-metre radius.
- NSW Government Planning Portal notification.
- Drop-in meetings available via appointment.

One community submission was received from a nearby resident. The submission did not object to the planning proposal but appeared to be concerned that the proposal was rezoning their land. In this regard, the proposal does not apply to the submitter's land and they have been notified accordingly.

Accordingly, the conditions of the Gateway Determination have been satisfactorily addressed.

CONCLUSION

Council has complied with the Gateway Determination conditions issued by the NSW Department of Planning, Housing and Infrastructure and has undertaken the statutory requirements for public consultation.

The proposed rezoning will facilitate ongoing use of existing industrial land and is not considered to have any unacceptable impacts on the surrounding residential area. Any potential impacts will be considered in more detail as part of future development applications for the land.

It is recommended that Council endorse the Planning Proposal (Attachment A) known as Fairfield Local Environmental Plan 2013 Amendment No.51 for finalisation, in accordance with Section 3.36 of the Environmental Planning and Assessment Act 1979.

Mosheur Rahman
Strategic Planner - Geographic

Authorisation:

Co-ordinator Strategic Land Use Planning
Manager Strategic Land Use Planning
Director City Strategy

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File Name: **OUT08092026_5.DOCX**

***** END OF ITEM 80 *****



Planning Proposal

Proposed Amendment to Fairfield Local Environmental Plan 2013

Rezoning of 17-21 Longfield Street, Cabramatta from R4 High Density Residential to E4 General Industrial

August 2026

Document Register

Proponent versions:

Version	Date	Detail	Council reference
01	11.08/2025	Initial planning proposal submitted by proponent	A6691663

Council versions:

Version	Date	Detail	Council reference
01	20.02.2026	Initial planning proposal submitted by proponent in Council template for report to Council for Gateway request (Outcomes Committee 10 March 2026)	A6965406
02	11.06.2026	Planning Proposal for Public Exhibition (updated with Gateway Conditions)	A7109901
03	17.08.2026	Post-exhibition version included references of consultation outcomes for finalisation - Outcomes Committee 1 September 2026	A7205188

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Executive Summary

The Planning Proposal (PP) seeks to amend the Fairfield Local Environmental Plan (FLEP) 2013 to rezone the land at 17–21 Longfield Street, Cabramatta (Lots 34 and 35 DP 456221) from R4 High Density Residential to E4 General Industrial. The purpose of the proposal is to restore an appropriate zoning that reflects the long-standing industrial operations on the site and to enable the ongoing use, renewal, and modernisation of the existing industrial facilities.

The site has been used continuously for warehousing, logistics, storage, and associated light industrial operations for more than 20 years and retains existing use rights despite the 2019 rezoning to R4. Market conditions, recent development history, and changes in strategic planning priorities—particularly the NSW Government's focus on locating higher-density housing around transport nodes—have demonstrated that high-density residential redevelopment is not viable or suitable for this location.

The Planning Proposal seeks an amendment to Fairfield LEP 2013 to:

- Rezone the site to E4 General Industrial
- Remove the existing Height of Buildings and Floor Space Ratio controls to align with adjoining E4 General Industrial lands.
- Delete and remove the site from Schedule 1, Clause 23, which was specifically applied as part of the 2019 rezoning to support the R4 High Density Residential land.
- Amend Schedule 1, Clause 30, to include the site which reflect the uses previously allowed under the former B5 Business Development zone before the Department of Planning rationalised the Employment Zones.
- Update the key sites maps to reflect the above Schedule 1 changes.

The intent of the proposal is to ensure that the current activities on the site can continue without the need to rely on complex existing use rights and to allow further revitalisation and redevelopment of the site for the purpose of industrial and employment uses. These changes will also facilitate the retention, upgrade, and potential expansion of industrial floorspace, contributing to Fairfield's identified shortfall of employment land. Conceptual plans indicate opportunities for site enhancements including upgraded industrial buildings, improved access and circulation, additional landscaping, and modern support facilities for workers.

The PP was referred to the December 2025 Fairfield Local Planning Panel for advice as required under the s9.1 Ministerial Directions of the Environmental Planning and Assessment Act 1979.

The Panel provided in-principle support for the proposal that is aimed to rezone from R4 High Density Residential to E4 General Industrial providing some amendment to the original proposal in relation to additional permitted use.

The proposal is supported by a suite of technical studies including traffic, flooding, acoustics, infrastructure servicing, economic need, and urban design, all of which confirm that the rezoning is appropriate and that future redevelopment can be accommodated without adverse impacts on the surrounding area. Traffic modelling demonstrates that existing road networks can sustain projected volumes; flood assessments indicate negligible off-site impacts; and noise studies confirm compliance with applicable standards.

On the 17 March 2026, Council resolved to forward the planning proposal to the NSW Department of Planning, Housing and Infrastructure (DPHI). A Gateway Determination was issued by the Department on the 15 May 2026, authorising Council to be the local plan-making authority subject to no outstanding objections during consultation stage and

satisfying the s9.1 Ministerial Directions of the Environmental Planning and Assessment Act 1979.

During the public exhibition period no objections were received from the community, state government agencies or utility providers.

The proposal is consistent with the Greater Sydney Region Plan, the Western City District Plan, Fairfield's Local Strategic Planning Statement, the Employment Lands Strategy, and the Fairfield Economic Development Strategy. It also aligns with the NSW Government's Industrial Lands Action Plan, contributing to the retention and intensification of strategically located industrial land.

Overall, the Planning Proposal has clear strategic and site-specific merit. It supports local employment, strengthens the industrial land supply in Fairfield LGA, responds to current market demand, and enables sustainable long-term economic development. On this basis, the proposal is considered suitable for progression through the Gateway process.

Introduction

Background and history of site

A Planning Proposal (PP) has been lodged with Fairfield City Council seeking to amend the Fairfield Local Environmental Plan (FLEP) 2013 to rezone the land at 17–21 Longfield Street, Cabramatta (Lots 34 and 35 DP 456221) from R4 High Density Residential to E4 General Industrial.

The intention of the planning proposal is to amend the Fairfield Local Environmental Plan (LEP) 2013 by rezoning 17-21 Longfield Street, Cabramatta from R4 High Density Residential to E4 General Industrial. This proposed change aligns with the existing uses and activities on the site. The PP also seeks to remove the applicable height of building and floor space ratio controls that apply to the site under the Fairfield LEP 2013, which is reflective of the current development standards for the E4 zone across the City.

Since the 1950's, the subject site has continued to be used for industrial purposes including warehousing and associated offices, display areas, storage, distribution and ancillary car parking. Prior to February 2019 the subject site was zoned B5 Business Development under the Fairfield Local Environmental Plan 2013, with no height or floor space ratio controls. The zone was considered the 'old' bulky goods zone within Fairfield LEP 2013, permitting specialised retail premises (large format retail), a range of light industrial uses, warehousing, landscaping supplies, etc.

Following February 2019, the site was rezoned from B5 Business Development to R4 High Density Residential. The intent of the proposal was to accommodate a range of residential uses such as residential apartments, aged care services, independent living units for seniors, childcare, a community facility, indoor recreation facilities (gym), with associated neighbourhood shops and takeaway food and drink premises limited to 160sqm supporting the development.

A developer obtained an option over the site and submitted a development application (DA) to Council seeking to develop residential apartments. A DA was lodged in 2023 for the demolition of the existing factory and associated structures. That DA was withdrawn in April 2023. A proposed mixed-use DA was lodged in 2024 with the development proposing:

- open space,
- new road,
- construction of multiple 3 to 6 storey residential flat buildings containing 673 dwellings,
- two basement levels providing 1,239 parking spaces
- 2,576m² of non-residential floor area including a gym, medical centre and takeaway food and drink premises and neighbourhood shops.

The DA was appealed to the Land and Environment Court in July 2024 as a deemed refusal. In September 2024 the application was withdrawn by the developer, due to an understanding on prevailing market demand on existing uses.

Subsequently, the development option over the site has been returned to the landowner, FTD Holdings. The landowner has now submitted a new planning proposal to revert back to what was previously permitted as result of the existing markets. The land is currently operating under existing use rights.

The operation of the industrial businesses has continued with current ongoing long-term leases being entered into with existing tenants. The tenants continue to have lease agreements for another 8 years and due to the highly accessible location and size of the land the lease holders wish to remain.

Given the above, the land owner has advised that they have undertaken private market feasibility on residential development options for the site which concluded it is too far from the Cabramatta town centre for high density residential land use, and the NSW Government's policy settings (Transport Orientated Development SEPP) prioritises high density residential development around railway stations and town centre locations.

Therefore, the Applicant wishes to zone the land to E4 General Industrial to continue the existing light industrial uses to meet growing market demand for industrial land in Western Sydney.

Site context

The site (see figure 1 below) is legally known as Lot 34 and 35 DP 456221 and has a street address of 17 – 21 Longfield Street, Cabramatta. The site comprises two large parcels rectangular in shape, connected to both Longfield and Chadderton Streets with a combined frontage of 164m to Chadderton and 161m to Longfield Street. The total site area is approximately 3.97 hectares and is under single ownership. The site is located approximately 30m to the west of the Hume Highway. The site's proximity to the Hume Highway and the established Lansvale industrial precinct highlights its strategic value as employment land.

The site is identified as being within a low flood risk precinct as a result of mainstream flooding. The site is not identified as bushfire prone land, nor containing or within proximity to areas of European or aboriginal heritage. The site is not identified as contaminated land however due to past and continued industrial land uses any future DA would be required to address contamination. The site is located approximately 1.1km and 1.2km east of Cabramatta and Canley Vale Stations. The site is within 100 metres of multiple bus stops on Longfield Street and The Hume Highway.

The site directly adjoins R2 Low Density Residential land to the western boundary, with further R2 zoned land to the north west and south west of the site. The site also directly adjoins E4 General Industrial land to the east.



Figure 1: Subject Site

The site currently benefits from existing use rights, as the existing industrial uses have continued to operate under the R4 zoning and have not ceased operating since gazettal of the R4 zoning for the site in 2019. The site includes approximately 14,900m² of existing gross floor area (GFA), including:

- A large industrial building located within the central southern portion of the site, providing around 10,200sqm warehouse space and 500sqm office space.
- A small business premises on the southeast corner of the site.
- An industrial building located within the north-western corner of the site, providing around 1,900sqm warehouse space and 200sqm office space; and
- An industrial building located within the north-eastern corner of the site, providing 1,600sqm warehouse space and 200sqm office space.

The site also currently benefits from an existing approved B-double truck route that benefits the existing industrial activity. The B-double vehicle entry is via Chadderton Street which is accessed via the Hume Highway.

Part 1 – Objectives

Objective

To amend the Fairfield Local Environmental Plan (FLEP) 2013 to rezone 17–21 Longfield Street, Cabramatta (Lots 34 and 35 DP 456221) from R4 High Density Residential to E4 General Industrial to:

1. Retain, enhance and modernise the existing industrial buildings on site.
2. Proposed extension of the industrial buildings to the southern end of the site.
3. Future proposed buildings facing Longfield Street to provide an improved transition to the residential character to the south with landscaping and parking away from the street.
4. Retaining all existing access points from Longfield and Chadderton Streets.
5. Accommodating all future car parking and required manoeuvring on site.
6. Improved public domain and landscaping along the western, southern and northern frontages.
7. Improved site transition to residential uses to the south.

Intended outcomes

The following development outcomes are intended:

- Facilitate expansion and more effective operation of the existing industrial land uses and development on the site to support the local economy.
- To contribute to ongoing renewal of employment lands in the locality, by removing the existing use right associated with the land and facilitate the industrial expansion opportunity.
- Provide high quality-built form and employment land uses facing Longfield Road in order to provide an activated edge to enhance surveillance of the adjacent residential area.
- Retain efficient traffic and pedestrian access points to the site, in particular, major truck access from Chadderton Street and local access and parking on Longfield Street so to not impact residents' amenity.

Part 2 – Explanation of provisions

Intended provisions

This Planning Proposal seeks the following modifications of the provisions of the Fairfield Local Environmental Plan 2013:

1. Amend the Land Zoning Map to rezone the site from R4 High Density Residential to E4 General Industrial
2. Amend the Height of Buildings Map by removing all maximum height associated with the site, and prescribe no Height of Buildings
3. Amend the Floor Space Ratio Map by removing all maximum floor space ratio associated with the site and prescribe no floor space ratio control.
4. Amend the Key Site Map by removing Key Site 24 and prescribing Key Site 30 to the land. This will result in Schedule1 Additional Permitted Use 30 applying to the land.

FLEP Schedule 1 Additional permitted use 30:

30 Use of certain land in Zone E4

- (1) *This clause applies to land in Zone E4 that is identified as "30" on the [Key Sites Map](#).*
- (2) *Development for the following purposes is permitted with development consent—*
- (a) *health consulting rooms,*
 - (b) *information and education facilities,*
 - (c) *medical centres,*
 - (d) *specialised retail premises.*

Refer to the Attachment A - Current and Proposed Map Amendments

5. Amend the Schedule 1 Additional Permitted Use of the written instrument by deleting clause 23

FLEP Schedule 1 Additional permitted use 23:

23 Use of certain land at 17–23 Longfield Street, Cabramatta

- (1) *This clause applies to land identified as "24" on the [Key Sites Map](#).*
- (2) *Development for the purposes of a recreation facility (indoor) and take away food and drink premises is permitted with development consent.*
- (3) *Despite subclause (2), development for the purposes of neighbourhood shops and take away food and drink premises is permitted only if the combined gross floor area of the development does not exceed 160m².*

The intent of the proposal is to amend the applicable planning controls to be consistent with the provisions set within the E4 General Industrial zone adjoining the site.

All other planning controls applying to the site will remain unchanged. Appendix A of the report depicts the related map amendments.

Part 3 – Justification of strategic and site-specific merit

Part 3 sets out the justification for the Planning Proposal, against its strategic planning context, the site-specific context and considering the environmental, social and economic impacts of the proposal and the interests of the State and Commonwealth Governments.

In accordance with the Plan Making Guidelines, the level of justification is to be commensurate to complexity of the proposal. At this stage of the process, the potential impacts of the proposal must be identified to sufficiently provide the intent of the development; in this case the site has been used, and is still currently used for industrial purposes, and thus less complex rezoning.

For this rezoning, the required urban design concept and technical investigation have been undertaken to conform the principal intent of the rezoning and demonstrate the strategic merit of the proposal.

Section A – Need for a planning proposal

Is the planning proposal a result of an endorsed Local Strategic Planning Statement (LSPS), strategic study or report?

The Planning Proposal is not a result of any Council strategy, study or report but rather the outcome of change in the intended use of the land.

The site was zoned B5 Business Development under the Fairfield LEP 2013. In 2019, the site was rezoned R4 High Density Residential, however the existing industrial and warehousing business continued to operate and currently remain in operation. The site has an existing use right as defined under the Environmental Planning and Assessment Act, 1979 Division 4.11 Existing Use.

To ensure the effective utilisation of the land, continued use on the site, facilitate modern technology and employment benefits, enhanced productivity and support for the local economy, it is proposed to “reinstate” the employment zone.

The proposal does support the implementation of the Fairfield City Economic Development Strategy 2024 and Employment Lands Strategy 2008.

Is the planning proposal the best means of achieving the objectives or intended outcomes, or is there a better way?

The proposed LEP amendments are the best means for addressing the objectives and intended outcomes for the site.

The proposal is supported by the Fairfield Local Planning Panel.

Various options were considered, as outlined below.

Option 1 – No action

The first option is to undertake no action in relation to the site. The buildings have been on site for over 20 years and doing nothing would not provide an outcome for the site that

optimises its strategic position to provide benefits to the local community. As such, this option was discounted by the applicant.

Option 2 – Renew the site under current controls.

The second option is to renew the site under the current development controls. However, as the site is zoned for residential purposes, the current industrial uses cannot be renewed under the current controls.

This means that the buildings and uses would be able to carry out some alterations but no enlargement or expansion or intensification of the existing use. The existing use rights under the EP&A Act 1979, and Part 7 Existing Uses under the EP&A Regulations would not allow for flexibility to reflect the market need, enable an increase of greater than 10% across the site in GFA or significant modernisation of technology. As one of the largest parcels of land which can provide economic benefits to the LGA, this option is considered a loss of productivity for the LGA.

Hence relying on existing use rights was not a suitable solution.

Option 3 – Site Specific Planning Proposal

The third option is to lodge a site-specific Planning Proposal (PP) to enable the renewal of the site. The Planning Proposal is the most transparent means of achieving the desired outcomes to facilitate the redevelopment of the land, ensure local employment opportunities and provide public benefit.

Therefore, Option 3 is considered to be the preferred option as it is aligned with the Council employment lands and economic development strategies that identify proposed industrial type uses are compatible with the surrounding area.

Section B – Relationship to strategic planning framework

Will the planning proposal give effect to the objectives and actions of the applicable regional or district plan or strategy (including any exhibited draft plans or strategies)?

Yes.

The Planning Proposal will give effect to the Greater Sydney Regional Plan - A Metropolis of Three Cities (Regional Plan), The draft Sydney Plan and the Western District Plan (District Plan). An analysis of the consistency of the Planning Proposal with the objectives of the Regional Plan and District Plan is outlined below.

Metropolis of Three Cities – Greater Sydney Region Plan (GSRP)	
Plan Objectives	Justification
Objective 10: Greater housing supply	Whilst the PP results in the loss of a large site for high density residential development, it has been demonstrated that the feasibility for large scale residential development, as proposed under the previous planning proposal, is not feasible in this location. As such it is a justifiable rezoning from residential to industrial and supports the governments approach to well-located industrial/employment lands.
Objective 23: Industrial and Urban Services Land is Planned, Retained and Managed	Focuses on creating job opportunities near where people live, improving access to skills, and reducing commute times. The proposal supports this priority and aligns with '<i>Objective 23: Industrial and Urban Services Land is Planned, Retained, and Managed</i>,' which emphasises the need to plan for and retain industrial land to meet growing demand in Western Sydney. The proposal promotes the creation of local employment opportunities, particularly in industries like logistics, warehousing, and emerging sectors. This aligns with the need for more employment land to accommodate population growth and shifting industry needs in Western Sydney. The proposal ensures that additional local employment opportunities are within 30 minutes by public transport from residential areas, reducing commuting times and enhancing productivity. This aligns with the Plan's aim to ensure that people are within 30 minutes of their workplace, contributing to improved work-life balance and reducing reliance on private cars.

The Sydney Plan

The Sydney Plan is the State's next 20-year strategic land use framework guiding the future growth of the Sydney region. It focuses on 12 key action directions, including improving outcomes for Aboriginal communities, expanding housing choice, enabling well-located places aligned with population growth, and strengthening infrastructure and employment opportunities while protecting the natural environment.

Although this proposal is not a direct response to any single action in the Sydney Plan, it strongly supports the Plan's broader objectives. Rezoning the land to E4 General Industrial directly contributes to the creation of well-located employment lands, enhances industrial capacity near established infrastructure, and supports long-term job generation. This aligns with the Plan's emphasis on securing a resilient and diverse economy, improving access to employment, and ensuring industrial lands are protected and optimised.

The proposal will reinforce the City's economic foundations by accommodating modern industrial uses, supporting local businesses, and strengthening the regional employment network—thereby contributing to a more productive, sustainable, and liveable Sydney

Western City District Plan (WCDP)

The State's Regional Plan and District Plans are intended to be repealed once the Sydney Plan has been finalised as result of a suite of planning reforms.

Currently, the Western City District Plan applies to Fairfield City and is the 20-year plan to manage the growth of the district in the context of economic, social and environmental

matters to achieve the vision of Greater Sydney. The following table includes an assessment of the planning proposal against the relevant directions and actions outlined in the WCDP:

Planning Priorities	Comments
A City Supported by Infrastructure	
W1: Planning for a city supported by infrastructure	Cabramatta is a well-established suburb with existing infrastructure, utilities and services in the region.
A Collaborative City	
W2: Working through collaboration	The planning proposal provides for a collaborative process with Council, agencies, stakeholders and general the community.
A City for People	
W3: Providing services and social infrastructure to meet people's changing needs W4: Fostering healthy, creative, culturally rich and socially connected communities	Not applicable.
Housing the City – Giving People Housing Choices	
W5: Providing housing supply, choice and affordability, with access to jobs, services and public transport	Not applicable.
A City of Great Places – Design Places for People	
W6: Creating and renewing great places and local centres, and respecting the District's heritage	Redevelopment of the site will contribute to the revitalisation of the employment lands of Lansvale Precinct, especially as it is a large site under one ownership.
A Well-Connected City – Developing a more Accessible and Walkable City	
W7: Establishing the land use and transport structure to deliver a liveable, productive and sustainable Western Parkland City	The land is in close proximity to the Cabramatta Town Centre and Hume Highway connecting to diverse transport options to other regions of Sydney reinforcing the 30-minute city.
Jobs and Skills for the City – Creating the conditions for a Stronger Economy	
W8: Leveraging industry opportunities from the Western Sydney Airport and Badgerys Creek Aerotropolis W9: Growing and strengthening the metropolitan cluster W10: Maximising freight and logistics opportunities and planning and managing industrial and urban services land W11: Growing investment, business opportunities and jobs in strategic centres	Planning Priority W10: Focuses on maximising freight and logistics opportunities and managing industrial land to support long-term growth. • 'Maximising Freight and Logistics Opportunities and Planning and Managing Industrial and Urban Services' calls for additional industrial and urban services land to accommodate population growth and enhance the district's role as a national freight and logistics hub. • The proposed E4 General Industrial zoning will provide much-needed industrial land in a strategic location. This supports the Plan's goal of increasing industrial capacity in response to growing demand in Western Sydney. • The site's proximity to major transport routes, including the Hume Highway, makes it ideal for logistics and freight industries, supporting the district's ambition to develop a national freight and logistics role. • The planning proposal supports the development for industrial uses and urban services resulting from the growth for additional around 7,000sqm of employment floor area.

A City in its Landscape – Valuing Green Spaces and Landscape	
W12: Protecting and improving the health and enjoyment of the District's waterways W13: Creating a Parkland City urban structure and identity, with South Creek as a defining spatial element W14: Protecting and enhancing bushland and biodiversity W15: Increasing urban tree canopy cover and delivering Green Grid connections W16: Protecting and enhancing scenic and cultural landscapes W17: Better managing rural areas W18: Delivering high quality open space	Future development will incorporate well design landscaping to deliver additional tree cover canopy and soft planting on the land.
An Efficient City – Using Resources Wisely	
W19: Reducing carbon emissions and managing energy, water and waste efficiently	The future development of the site will facilitate energy and water flows captured, and supporting the development of a circular economy.
A Resilient City – Adapting to a Changing World	
W20: Adapting to the impacts of urban and natural hazards and climate change	The site is located within a low flood risk precinct and the minor change in flood extent within the site along the southern boundary due to the proposed building, located to the left of the site entrance in Longfield Street is minor. The flood assessment determined that there would be no significant adverse flood impact on the neighbouring properties as a result of the proposed development. Future development will need to comply with applicable environmental development controls for flood risk management

Is the planning proposal consistent with a council LSPS that has been endorsed by the Planning Secretary or GSC, or another endorsed local strategy or strategic plan?

Fairfield City Plan Community Strategic Plan 2025-2035

The Fairfield City Plan 2025-2035 is the community's strategic plan that sets out their vision, priorities and goals for the next 10 years. As shown below, the planning proposal is consistent with the themes and goals set within the Plan.

Goal	Consistency
Theme 1: Community wellbeing	
1. A safe city that feels more secure 2. A healthy and active community through reliable services and opportunities 3. A proud diverse community that is celebrated 4. An inclusive city with access to opportunities and facilities	The rezoning would facilitate the site to enhance industry and service-oriented uses which will ensure community wellbeing of the area.
Theme 2: Places and infrastructure	
1. An accessible city with connected and reliable transport 2. A sustainable and liveable city through affordable housing, vibrant urban spaces and amenities 3. Community assets and infrastructure are well managed into the future 4. Inviting and well used open space	The continued use of industry and services on the site will facilitate various amenities in the neighbouring residential areas.

Theme 3: Environmental sustainability	
1. A sustainable natural environment 2. An environmentally aware and active community 3. Environmental compliance standards are met	Future development on the land will need to be designed in a manner to ensure compliance to the relevant standards applicable to the nature of development permitted on the site.
Theme 4: Strong and resilient economy	
1. A resilient economy supported by diverse businesses and employment opportunities 2. Thriving entertainment precincts with a vibrant and inclusive night-time economy 3. Vibrant, welcoming and attractive town centres that support community life and commerce	The Planning Proposal will facilitate the to continue and enhance the existing industrial use of the site, which subsequently will increase diversity in employment and job opportunities aligned with Lansvale Industrial Land Precinct.
Theme 5: Good governance and leadership	
1. Decision making processes are open and transparent 2. Fairfield City is financially sustainable and responsible 3. Accountability	Not applicable.

Fairfield Local Strategic Planning Statement 2040

The table below outlines the five themes along with responses to the planning priorities relevant to the proposed planning proposal.

Planning priority	Consideration
Theme 1: Community well-being – Healthy & Liveable places	
1. Provide housing that accommodates the needs of existing and future residents 2. Deliver greater housing diversity and affordability to meet the changing needs of the community 3. Plan for and manage areas identified for future urban development 4. Provide attractive, healthy and safe places for the whole community 5. Protect the city's heritage	The site falls at the edge of the enterprise corridor and is reflected as high density residential in the plan due to its current zoning. With the change in circumstances with the State Government Policy of residential development near train stations and town centres, the site is not being developed for residential development. The land is well located for, and adjacent to employment uses. Further with the constraints of significant infrastructure and costs required in the Aerotropolis, large industrial land parcels, like the site, developers are seeking large industrial facilities and land with infrastructure. This change in circumstance provides significant justification for the site to be retained as industrial land.
Theme 2: Infrastructure & places – Supporting growth & change	
6. Ensure infrastructure is aligned to accommodate planned growth and community needs 7. Leverage opportunities from major new district Infrastructure and services and technological developments	The planning proposal will deliver "additional" employment generating lands in a strategically connected location adjoining Hume Highway. The proposal will result in re-instatement of the logical extension of the existing employment area thus maximising opportunities for the industrial lands. Infrastructure is aligned to accommodate planned growth and community needs
Theme 3: Environmental sustainability	
8. Protect areas of high natural value and environmental significance and improve the health of catchments & waterways	The subject site is largely constraint free and does not propose additional development environmentally hazard areas. There are

9. Realise the Parkland City Vision 10. Adapt to natural hazards and environmental impacts	opportunities to enhance tree planting to help mitigate exposure to heat. The site is well established with existing stormwater management and flood impacts have been addressed in the supporting flood study.
Theme 4: Strong & resilient economy	
11. Promote a robust economy which generates diverse services and job opportunities 12. Plan for and manage urban Services land	Planning Priority 11: Promote a robust economy which generates diverse services and job opportunities – The proposal would facilitate industrial development that generates diverse job opportunities. The rezoning to E4 General Industrial would support employment growth and enhance the region's role in Western Sydney. The site's location, adjacent to existing E4 zoned land, would support synergies with the adjacent uses. Planning Priority 12: Plan for and manage urban services land - By aligning the site's zoning with adjacent E4 General Industrial land, the proposal ensures the efficient use of industrial land and supports the region's broader infrastructure and economic development needs. Removing height and floor space ratio controls will also allow more flexible industrial development, which is vital to meeting growing demand for industrial space. As the site is close to Hume Highway, connectivity is vital and keeping it as employment lands can ensure its competitiveness and sustainability to support the growing population.
Theme 5: Good governance – Advocacy & consultation	
13. Ensure a well-engaged and informed community 14. Monitor and report on the delivery of the LSPS actions 15. Review the LSPS to changes and priority and circumstances 16. Advocate for and represent the Fairfield City community	The planning proposal aligns with the broader planning frameworks and reflects the views of the Fairfield City community, demonstrating responsible and accountable decision making.

Fairfield City Economic Development Strategy	
Priorities	Consistency
Priority1: Supporting Local Small Businesses & Creating Local Jobs	Rezoning to E4 General Industrial enables light industrial, urban services, food preparation, logistics, and technical trades, all of which are small-business-intensive sectors. This would provide affordable industrial floorspace near a major centre (Cabramatta) allows small businesses to operate close to customers, suppliers, and labour.
Priority 2: Industry development	Rezoning to E4 General Industrial directly supports industrial, manufacturing, transport and logistics industries, enabling new and expanding enterprises to locate in Lansvale Industrial Precinct.
Priority 3: Visitor Economy	Although the site itself is not a visitor-focused use, rezoning to E4 General Industrial can indirectly support Cabramatta's visitor economy by providing back-of-house production, logistics, and food manufacturing that supply these businesses, strengthens the economic ecosystem that supports Cabramatta's festivals, markets, restaurants, and multicultural tourism.
Priority 4: Creating Vibrant Precinct	Cabramatta Town Centre is a key precinct identified for economic activation and long-term growth. Rezoning to E4 General Industrial would introduces industrial employment uses within walking distance of the centre, creating a mixed-economy precinct with stronger day-time employment and diversified economic activity.

Is the planning proposal consistent with any other applicable State and regional studies or strategies?

Assessment against other State plans	
Plan Actions	Justification
Industrial Lands Action Plan 2025	This Planning Proposal confirms that industrial lands are critical for productive cities and the LGA. The site will accommodate jobs, businesses and activities that generate large economic output and services to support the growing population. The HillPDA Report (2025) also identifies the large shortfall of industrial land in Fairfield, and the importance of retaining the site for its current industrial use. The industrial land is well located, serviced and can ensure competition for the local market, creating jobs close to homes, and support the construction industry in the delivery of housing and to drive business investment. This Planning Proposal responds to Action 1 and 2 in particular: • The site is around 3.9ha under one ownership and retaining it as industrial lands can secure, intensify and support already serviced industrial lands. • The planning proposal is responding to the changing needs of the market and reflecting the industrial attraction and investment in the industrial precinct of Lansvale. • It proposes some additional permissible uses in order to ensure sustainability of the land into the future as employment land, but yet do not detract from town centres. • The industrial activities provide for local and some district services, is clustering with other industrial and urban service lands, located close to the Hume Highway and thus is likely to be locally significant industrial lands as part of the broader Lansvale Precinct. • In the future providing other employment and industrial uses as part of Industrial Action 2, would support the longevity of the proposed lands.
Fairfield Local Housing Strategy (2022)	The Local Housing Strategy (LHS) identifies a number of key centres and areas located within the eastern part of Fairfield City that are suitable for an increase in housing diversity and affordability to meet the changing needs of the community Though the site was identified in the Housing Strategy as having capacity for 580 to 750 additional dwellings, the DA was lodged and went up to the Land and Environment Court and was pending and withdrawn. The closest town centre and railway station being 1.5km away made it less viable for high density residential development compared to those areas identified around the railway station by the Low-and Mid- Rise Housing Policy. Since the rezoning, the developer has returned the development options on the site to the owner indicating no specific demand or viability on the site for residential development.

Fairfield Employment Lands Strategy (2008)	The Fairfield Employment Land Strategy identifies several guiding principles for industrial lands. The Planning Proposal has demonstrated consistency with guiding principles within the strategy through: • Preserving a large, well-serviced lot suitable for industrial development, meeting the strategy's principle of maintaining land for larger floor plates connected to major road networks. • Being consistent with the zoning of the adjacent industrial area, supports the strategy's goal of clustering industries to reduce land use conflicts and enhance business synergies. • Supports the existing use of the site to continue to be used for industrial and employment purposes. The economic assessment prepared to support the Planning Proposal identifies that Fairfield LGA will have a deficit of employment lands of around 214 hectares by 2046. Rezoning the subject site for E4 General Industrial purposes, and its subsequent increase in industrial floorspace, would contribute to Fairfield Council meeting some of the employment land deficit.
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Is the planning proposal consistent with the relevant state environmental policies?

The relevant State Environmental Planning Policies are outlined in the table below:

SEPP Title	Consistency	Planning Proposal
SEPP (Biodiversity and Conservation) 2021	Consistent.	The proposal does not contain provisions that contradict or hinder the application of the SEPP. Compliance with the provisions would be assessed on a site-by-site basis at the Development Application stage.
SEPP 21 (Exempt and Complying Development Codes) 2008	Consistent.	The proposal does not contain provisions that contradict or hinder the application of the SEPP. Compliance with the provisions would be assessed on a site-by-site basis at the Development Application stage.
SEPP (Housing) 2021	Not applicable.	The proposed zonings are not concern with residential type developments.
SEPP (Industry and Employment) 2021	Consistent.	The proposal does not contain provisions that contradict or hinder the application of the SEPP. Compliance with the provisions would be assessed on a site-by-site basis at the Development Application stage.
SEPP (Planning Systems) 2021	Consistent.	The proposal does not contain provisions that contradict or hinder the application of the SEPP. Compliance with the provisions would be assessed on a site-by-site basis at the Development Application stage.
SEPP (Precincts – Central River City) 2021	Not applicable.	The site is not located within the specified Precincts.
SEPP (Precincts – Eastern Harbour City) 2021	Not applicable.	The site is not located within the specified Precincts.

SEPP Title	Consistency	Planning Proposal
SEPP (Precincts – Regional)	Not applicable.	The site is not located within the specified Precincts.
SEPP (Precincts – Western Parkland City) 2021	Consistent.	The site is not located within the specified Precincts.
SEPP (Primary Production) 2021	Not applicable.	The existing and proposed zonings are not applicable for Primary Production.
SEPP (Resilience and hazards) 2021	Consistent.	The proposal does not contain provisions that contradict or hinder the application of the SEPP. Compliance with the provisions would be assessed on a site-by-site basis at the Development Application stage.
SEPP (Resources and Energy) 2021	Not applicable.	The existing and proposed zonings are not concerned with Extractive Industries and Mining Petroleum Production.
SEPP (Sustainable Buildings) 2022	Consistent.	The proposal does not contain provisions that contradict or hinder the application of the SEPP. Compliance with the provisions would be assessed on a site-by-site basis at the Development Application stage.
SEPP (Transport and infrastructure) 2021	Consistent.	The proposal does not contain provisions that contradict or hinder the application of the SEPP. Compliance with the provisions would be assessed on a site-by-site basis at the Development Application stage.

Is the planning proposal consistent with applicable Ministerial Directions (s.9.1 directions) or key government priority?

The relevant Section 9.1 Directions contained within the Environmental Planning and Assessment Act 1979 are outlined in the table below:

Section 9.1 Direction No. & Title	Contents of Section 9.1 Direction	Comply	Planning Proposal
Focus area 1: Planning Systems			
1.1 implementation of Regional Plans	To give legal effect to the vision, land use strategy, goals, directions and actions contained in Regional Plans	Consistent	The proposal is consistent with the Regional Plans as addressed in Part 3 of the document.
1.2 Development of Aboriginal Land Council land	To provide for the consideration of development delivery plans prepared under chapter 3 of the State Environmental Planning Policy (Planning Systems) 2021 when planning proposals are prepared by a planning proposal authority	Not applicable.	The site is not owned or subject to a claim by an Aboriginal Land Council.
1.3 Approval and Referral Requirements	To ensure that LEP provisions encourage the efficient and appropriate assessment of development.	Consistent.	The planning proposal does not include any provisions requiring concurrence, consultation or referral by a Minister or public authority.
1.4 Site Specific Provisions	To discourage unnecessarily restrictive site-specific planning controls.	Consistent.	The site has an existing specific clause, namely Clause 23 of Schedule 1 applicable to the land. It is proposed to repeal the Clause 23 from text instrument and from Key Site ap and to apply Clause 30 Use of certain land in Zone E4 to the land.
1.4A Exclusion of Development standards from Variation	To maintain flexibility in the application of development standards by ensuring that exclusions from the application of clause 4.6 of a Standard Instrument Local Environmental Plan (Standard Instrument LEP) or an equivalent provision of any other environmental planning instrument, are only applied in limited circumstances.	Consistent.	The proposal does not seek to alter clause 4.6 of the FLEP 2013 or any equivalent provision to any other planning instrument.
Focus area 1: Planning Systems – Place-based			
1.10 Implementation of the Western Sydney Aerotropolis Plan	To ensure development within the Western Sydney Aerotropolis is consistent with the Western Sydney Aerotropolis Plan dated September 2020.	Consistent.	The site is not within the Western Sydney Aerotropolis Plan however directions within the WCDP support growth in areas of Western Sydney as a result of the Aerotropolis.
Focus area 2: Design and Place (This focus area was blank when the directions were made)			
Focus area 3: Biodiversity and Conservation			
3.1 Conservation Zones	To protect and conserve environmentally sensitive areas.	Consistent.	The proposal and future development will ensure to protect and conserve environmentally sensitive areas.
3.2 Heritage Conservation	To conserve items, areas, objects and places of environmental heritage significance and indigenous	Consistent.	The subject site is not heritage listed nor within a heritage conservation area. The proposal considers the environmental and built heritage

Section 9.1 Direction No. & Title	Contents of Section 9.1 Direction	Comply	Planning Proposal
	heritage significance.		significance of the wider area of Fairfield City.
3.5 Recreation Vehicle Areas	To protect sensitive land or land with significant conservation values from adverse impacts from recreation vehicles.	Not applicable.	The site is privately owned and does not offer public access or temporary stays for recreation vehicles.
3.6 Strategic Conservation Planning	To protect, conserve or enhance areas with high biodiversity value.	Consistent.	The proposal will ensure the development will protect, conserve and enhance the area of biodiversity value in nearby areas.
3.7 Public Bushland	- to protect bushland in urban areas, including rehabilitated areas, and ensure the ecological viability of the bushland, by: (a) preserving: i. biodiversity and habitat corridors, ii. links between public bushland and other nearby bushland, iii. bushland as a natural stabiliser of the soil surface, iv. existing hydrological landforms, processes and functions, including natural drainage lines, watercourses, wetlands and foreshores, v. the recreational, educational, scientific, aesthetic, environmental, ecological and cultural values and potential of the land, and (b) mitigating disturbance caused by development, (c) giving priority to retaining public bushland.	Consistent.	The site is currently zoned Residential and with industrial use right. No bushland will be impacted.
3.10 Water Catchment Protection	- To maintain and improve the water quality (including ground water) and flows of natural waterbodies and reduce urban run-off and stormwater pollution. - To protect and improve the hydrological, ecological and geomorphological processes of natural waterbodies and their connectivity. - Protect and enhance the environmental quality of water catchments by managing them in an ecologically sustainable manner, for the benefits of all users. - Protect, maintain and rehabilitate watercourses, wetlands, riparian lands and their vegetation and ecological connectivity.	Consistent.	The site is not within a Drinking Water Catchment.
Focus area 4: Resilience and Hazards			
4.1 Flooding	Ensure that development of flood prone land is consistent with the NSW Government's Flood Prone Land Policy and the principles of the Flood Risk Management	Consistent.	The flood assessment determined that there would be no significant adverse flood impact on the neighbouring properties as a result of the proposed development. However,

Section 9.1 Direction No. & Title	Contents of Section 9.1 Direction	Comply	Planning Proposal
	Manual 2023, and Ensure that the provisions of an LEP that apply to flood prone land are commensurate with flood behaviour and includes consideration of the potential flood impacts both on and off the subject land		a localised increase of flood levels of up to 25mm and flood velocity of up to 0.2m/s is observed on the footpath and along the kerb at the site fronting Longfield Street. This flood impact posed no flood hazard to pedestrians using the footpath, as the hazard level remained safe (H1 hazard) in the 1% AEP flood event; therefore, the overall impact is considered negligible. The assessment concluded that overall, the proposed development is expected to maintain existing flood conditions, with no significant change in flood behaviour in the vicinity of the site due to the change.
4.1 Flooding (3)	(3) A planning proposal must not contain provisions that apply to the flood planning area which: (a) permit development in floodway areas, (b) permit development that will result in significant flood impacts to other properties, (c) permit development for the purposes of residential accommodation in high hazard areas, (d) permit a significant increase in the development and/or dwelling density of that land, (e) permit development for the purpose of centre-based childcare facilities, hostels, boarding houses, group homes, hospitals, residential care facilities, respite day care centres and seniors housing in areas where the occupants of the development cannot effectively evacuate, (f) permit development to be carried out without development consent except for the purposes of exempt development or agriculture. Dams, drainage canals, levees, still require development consent, (g) are likely to result in a significantly increased requirement for government spending on emergency management services, flood mitigation and emergency response measures, which can		The planning proposal has been assessed against the requirements of Section 9.1 Direction 4.1(3) and is considered to be consistent with the Direction for the following reasons: (a) Development in floodway areas: The flood assessment confirms that the proposed development does not involve the obstruction of key flood conveyance paths. The site design and location of buildings ensure that flood flow behaviour is maintained, and no inappropriate development is permitted within areas identified as floodway areas. (b) Significant flood impacts to other properties: Flood modelling undertaken using TUFLOW software (ARR 2019 methodology and Rainfall on Grid approach) demonstrates that the proposed development will not result in significant flood impacts on neighbouring properties. While minor, localised increases in flood level (up to 25mm) and velocity (up to 0.2m/s) are predicted along the kerb and footpath fronting Longfield Street, these impacts are: - Confined to the immediate frontage of the site; - Categorised within a low hazard range (generally H1); and - Considered negligible in terms of broader flood behaviour and risk. Accordingly, the proposal maintains existing flood conditions and does not generate adverse off-site impacts. (c) Residential accommodation in

Section 9.1 Direction No. & Title	Contents of Section 9.1 Direction	Comply	Planning Proposal
	include but are not limited to the provision of road infrastructure, flood mitigation infrastructure and utilities, or (h) permit hazardous industries or hazardous storage establishments where hazardous materials cannot be effectively contained during the occurrence of a flood event.		high hazard areas: The proposal facilitates the rezoning of the site from residential to industrial land, thereby removing the potential for residential accommodation within the flood-affected area. This represents a reduction in flood risk to life, particularly in the context of the site being partially affected by flood extents and is consistent with current best practice floodplain risk management and the recommendations of the NSW Flood Inquiry. (d) Significant increase in development or dwelling density: The proposal does not result in a significant increase in development or dwelling density within flood-prone land. Rather, it removes residential density potential and transitions the site to an employment-based zoning that is more appropriate to its flood characteristics. Built form outcomes will be subject to detailed assessment at the development application stage, ensuring consistency with flood-related controls under the Fairfield City Wide DCP. (e) Sensitive land uses requiring evacuation: The proposed E4 General Industrial zoning does not facilitate vulnerable or sensitive land uses. The rezoning therefore avoids introducing uses where occupants may be unable to evacuate effectively during flood events, ensuring alignment with evacuation safety principles. (f) Development without consent: The proposal does not introduce provisions that would enable development to be carried out without consent (other than exempt or complying development as provided under existing legislation). Future development on the site will remain subject to development consent, allowing for detailed flood risk assessment and appropriate mitigation measures to be considered at the DA stage. (g) Increased demand on government services:

Section 9.1 Direction No. & Title	Contents of Section 9.1 Direction	Comply	Planning Proposal
			The proposal is not expected to result in a significant increase in demand for emergency management services or flood mitigation infrastructure. As such, the proposal will not generate additional burdens on emergency response or public infrastructure systems. (h) Hazardous industries and storage: While the E4 General Industrial zone permits a range of industrial uses, the proposal does not specifically facilitate hazardous industries or storage establishments that cannot be safely managed during flood events. Any such uses would be subject to separate planning assessment;
4.1 Flooding (4)	(4) A planning proposal must not contain provisions that apply to areas between the flood planning area and probable maximum flood to which Special Flood Considerations apply which: (a) permit development in floodway areas, (b) permit development that will result in significant flood impacts to other properties, (c) permit a significant increase in the dwelling density of that land, (d) permit the development of centre-based childcare facilities, hostels, boarding houses, group homes, hospitals, residential care facilities, respite day care centres and seniors housing in areas where the occupants of the development cannot effectively evacuate, (e) are likely to affect the safe occupation of and efficient evacuation of the lot, or (f) are likely to result in a significantly increased requirement for government spending on emergency management services, and flood mitigation and emergency response measures, which can include but not limited to road infrastructure, flood mitigation infrastructure and utilities.		(a) Development in floodway areas: The proposal does not permit development within floodway areas. Flood modelling indicates that the proposed building footprint and layout do not obstruct primary flood conveyance paths. The development maintains existing flow conditions and does not impede the movement of floodwaters within the broader floodplain. (b) Significant flood impacts to other properties The detailed hydraulic modelling (TUFLOW, ARR 2019 methodology) demonstrates that the proposed development does not result in significant flood impacts to surrounding properties. Minor increases in flood level (up to 25mm) and velocity (up to 0.2m/s) are confined to the immediate frontage along Longfield Street and: - Do not extend to neighbouring properties; - Remain within low hazard classifications (generally H1); and - Are considered negligible in the context of floodplain behaviour. The development is therefore consistent with the requirement to avoid significant off-site flood impacts. (c) Significant increase in dwelling density: The proposal does not permit any increase in dwelling density.

Section 9.1 Direction No. & Title	Contents of Section 9.1 Direction	Comply	Planning Proposal
			On the contrary, the rezoning from R4 High Density Residential to E4 General Industrial removes the potential for residential development within land affected by flooding, including areas subject to Special Flood Considerations. This outcome is consistent with strategic flood risk management by reducing exposure of residential populations in flood-prone areas. (d) Sensitive land uses requiring evacuation: The proposed E4 General Industrial zoning does not facilitate vulnerable land uses. Accordingly, the proposal avoids introducing development where occupants may be unable to evacuate effectively during flood events, particularly within areas affected by PMF flooding. (e) Safe occupation and evacuation: The flood assessment confirms that the proposed development will not adversely affect safe occupation or evacuation. By removing residential uses and aligning land use with flood risk characteristics, the proposal improves overall safety outcomes for the site. (f) Increased demand on emergency services and infrastructure: The proposal is not expected to result in a significant increase in demand for emergency management services or flood mitigation infrastructure. As such, the proposal will not generate additional burdens on emergency response or public infrastructure systems.
4.2 Coastal Management	To protect and manage coastal areas of NSW.	Consistent.	The site is not within a coastal wetland, littoral rainforest, coastal vulnerability area, coastal environment area or coastal use area.
4.3 Planning for Bushfire Protection	- to protect life, property and the environment from bush fire hazards, by discouraging the establishment of incompatible land uses in bush fire prone areas, and - To encourage sound management of bush fire prone areas.	Consistent.	The site is not mapped as bush fire prone land.
4.4 Remediation of Contaminated Land	The objective of this direction is to reduce the risk of harm to human health and the environment by ensuring that	Consistent.	Any proposal for demolition and earthworks to the site will require detailed site investigations and remediation at the Development

Section 9.1 Direction No. & Title	Contents of Section 9.1 Direction	Comply	Planning Proposal
	contamination and remediation are considered by planning proposal authorities.		Application stage.
4.5 Acid Sulfate Soils	To avoid significant adverse environmental impacts from the use of land that has a probability of containing acid sulfate soils.	Consistent.	The land is not affected by any policy that restricts development on the land because of the likelihood of acid sulfate soils.
4.6 Mine Subsidence and Unstable Land	To prevent damage to life, property and the environment on land identified as unstable or potentially subject to mine subsidence.	Consistent.	The site is not located in a mine subsidence area.
Focus area 5: Transport and Infrastructure			
5.1 Integrating Land Use and Transport	The objective of this direction is to ensure that urban structures, building forms, land use locations, development designs, subdivision and street layouts achieve the following planning objectives: (a) improving access to housing, jobs and services by walking, cycling and public transport, and (b) increasing the choice of available transport and reducing dependence on cars, and (c) reducing travel demand including the number of trips generated by development and the distances travelled, especially by car, and (d) supporting the efficient and viable operation of public transport services, and (e) providing for the efficient movement of freight	Consistent.	This Direction applies as the proposal seeks to continue existing use of the site for logistics/light industrial purposes. Freight access is an important component of the existing use, with access already facilitated to the site with an approved B-double access point and close connectivity to the Hume Highway.
5.2 Reserving Land for Public Purposes	(a) To facilitate the provision of public services and facilities by reserving land for public purposes, and (b) To facilitate the removal of reservations of land for public purposes where the land is no longer required for acquisition.	Not applicable.	The proposal does not seek to remove or reserve land for public purposes.
5.3 Development Near Regulated Airports and defence Airfields	(a) ensure the effective and safe operation of regulated airports and defence airfields; (b) ensure that their operation is not compromised by development that constitutes an obstruction, hazard or potential hazard to aircraft flying in the vicinity; and (c) ensure development, if situated on noise sensitive land, incorporates appropriate mitigation measures so that the development is not adversely affected by aircraft noise.	Consistent.	The site is not located in proximity to a regulated airport or defence field.
5.4 Shooting Ranges	To: Maintain appropriate levels of public safety and amenity when rezoning land adjacent to an existing shooting range	Consistent.	The site is not located adjacent or in proximity to an existing shooting range.

Section 9.1 Direction No. & Title	Contents of Section 9.1 Direction	Comply	Planning Proposal
	- Reduce land use conflict arising between existing shooting ranged and rezoning of adjacent land - Identify issues that must be addressed when considering rezoning land adjacent to an existing shooting range.		
5.5 High pressure dangerous goods pipelines	to reduce the risk of harm to human health and the environment by ensuring high pressure dangerous goods pipelines (relevant pipelines) are considered by planning proposal authorities	Consistent.	The site is not located adjacent or in proximity to high pressure dangerous goods pipeline.
Focus area 6: Housing			
6.1 Residential Zones	(a) encourage a variety and choice of housing types to provide for existing and future housing needs (b) make efficient use of existing infrastructure and services and ensure that new housing has appropriate access to infrastructure and services, and (c) minimise the impact of residential development on the environment and resource lands.	Justified.	The site was rezoned for high density housing and aged care facility. The development application was lodged, amended and eventually withdrawn at Land and Environment Court. Over the five years since the rezoning the site has NOT been developed for housing. With the change in circumstance of the government's policy of housing within transit orientated development near stations, there has been limited interest in the site's location for housing, and with its adjacency to industrial land. The site has continued to be used for industrial purposes. The proposal will result in the subsequent loss of a residential zoned land; however the property has never been used for residential purposes, and thus the loss is of minor significance. The HillPDA Employment Land Assessment Report (2025) indicates the need and shortage of industrial land.
6.2 Caravan Parks and Manufactured Home Estates	(a) provide for a variety of housing types, and (b) provide opportunities for caravan parks and manufactured home estates.	Not applicable.	The proposal does not seek an amendment to accommodate a caravan park or manufactured home estate.
Focus area 7: Industry and Employment			
7.1 Employment Zones	a) encourage employment growth in suitable locations, b) retain the areas and locations of Employment zones, c) not reduce the total potential floor space area for employment uses and related public services in Employment Zones. d) not reduce the total potential floor space area for industrial uses in E4, E5 and W4 zones,	Not applicable.	(b) The current use of the site is industrial; however the zoning of the site is R4 High Density Residential. The site still falls within the Lansvale Industrial Lands Precinct associated with other E4 Industrial Lands along Hume Highway. The proposed rezoning to retain the industrial uses supports the area and location of the employment lands. The proposal is consistent with the Direction.

Section 9.1 Direction No. & Title	Contents of Section 9.1 Direction	Comply	Planning Proposal
			(c) The proposal is consistent with this direction as it seeks not to reduce, but increase, the employment floor space in the area, adjacent to a light industrial zoning with direct access to existing employment/industrial area and required road access. (d) The proposal is consistent with this direction as the intention is to retain and also increase the industrial use on the site. This commitment is demonstrated by the fact that there is currently a development application being considered by Council DA 348/2025 for additional 831sqm of industrial floor area using Division 4.11 of the Environmental Planning and Assessment Act, 1979 and Part 7 Existing use Rights of the EP&A Regulations.
7.2 Reduction in non-hosted short-term rental accommodation period	(a) mitigate significant impacts of short-term rental accommodation where non-hosted short-term rental accommodation period are to be reduced, and (b) ensure the impacts of short-term rental accommodation and views of the community are considered.	Not applicable.	The direction does not apply for Fairfield local government area.
Focus area 8: Resources and Energy			
8.1 Mining, Petroleum Production and Extractive Industries	The objective of this direction is to ensure that the future extraction of State or regionally significant reserves of coal, other minerals, petroleum and extractive materials are not compromised by inappropriate development.	Consistent.	The proposal is not within a target area of interest for mining, petroleum production and extractive industries.
Focus area 9: Primary Production			

Section 9.1 Direction No. & Title	Contents of Section 9.1 Direction	Comply	Planning Proposal
9.1 Rural Zones	To protect the agricultural production value of rural land.	Consistent.	The site is located within an established urban area and will not alter the production value of rural lands in the region.
9.2 Rural Lands	To: • Protect the agricultural production value of rural land • Facilitate the orderly and economic use and development of rural lands for rural and related purposes • Assist in the proper management, development and protection of rural lands to promote social, economic and environmental welfare of the State • Minimise the potential for land fragmentation and land use conflict in rural areas, particularly between residential and other rural land uses • Encouraging sustainable land use practices and ensure the ongoing viability of agriculture on rural land • Support the delivery of the actions outlined in the NSW Right to Farm Policy.	Consistent.	The site is not rural land, and the existing and proposed zoning would not result in land use conflicts for rural areas.
9.3 Oyster Aquaculture	(a) ensure that 'Priority Oyster Aquaculture Areas' and oyster aquaculture outside such an area are adequately considered when preparing a planning proposal, and (b) protect 'Priority Oyster Aquaculture Areas' and oyster aquaculture outside such an area from land uses that may result in adverse impacts on water quality and consequently, on the health of oysters and oyster consumers.	Consistent.	The land is not within or near a Priority Oyster Aquaculture Area.

Section C – Environmental, social and economic impact

Is there any likelihood that critical habitat or threatened species, populations or ecological communities, or their habitats, will be adversely affected because of the proposal?

No. The subject site does not contain, nor is not within proximity to any critical habitat or threatened species, populations or ecological communities, and their habitats that will be affected as result of the planning proposal.

Are there any other likely environmental effects of the planning proposal and how are they proposed to be managed?

The following items relating to flooding, traffic, contamination, noise and amenities are addressed further below focusing on the impacts of the proposal to rezone to E4 General Industrial.

Flooding

J Wynham Prince (July 2025) undertook a flood impact assessment to assess and report on flood behaviour under both existing and developed scenarios, specifically evaluating the potential flood impact on neighbouring properties in the 1% AEP flood event.

The flood assessment determined that there would be no significant adverse flood impact on the neighbouring properties as a result of the proposed development. However, a localised increase of flood levels of up to 25mm and flood velocity of up to 0.2m/s is observed on the footpath and along the kerb at the site fronting Longfield Street. This flood impact posed no flood hazard to pedestrians using the footpath, as the hazard level remained generally safe (H1 hazard) in the 1% AEP flood event; therefore, the overall impact is considered negligible. The assessment concluded that overall, the proposed development is expected to maintain existing flood conditions, with no significant change in flood behaviour in the vicinity of the site.

J Wynham Prince conclude that the proposed rezoning and development is considered to be aligned with Council's DCP and LEP, and the proposed rezoning will not impact the surrounding environment.

Traffic

A Traffic and Parking Impact Assessment report (2025) prepared by Varga Traffic Planning, using SIDRA model, found that:

- capacity analysis has found that all intersections in the vicinity of the site will continue to operate at current Levels of Service, with negligible increases in average vehicle delays, and that no road improvements or intersection upgrades will be required as a consequence of the planning proposal.
- the parking provisions can be accommodate don site and will not result in additional impact to the existing road network capacity
- loading / servicing for the proposed development will continue to be undertaken using a variety of commercial vehicles up to and including 26m B-double trucks, as existing. Dedicated loading bays are to be provided internal to the proposed new buildings.

In summary, there would be no detrimental and no additional traffic impacts or environmental impacts associated with the proposed rezoning.

Contamination

The existing industrial uses remain occupied and operating and have a further lease for up to 6-8 years. The site comprises of hard stand. Any future development proposing to remove aggregate and hardstand will require a detailed site investigation at development application stage to ensure the land is suitable for the use.

Noise

Nutbrook Engineering Group, who partnered with Waves Consulting Group, undertook a noise and vibration assessment, primarily based on continuing to operate the site as an E4

General Industrial site. The assessment investigated the worst-case noise emission associated with the operation of the site and found that:

- The impact predicated noise emission from the site to the surrounding environment are low with no remedial measures required
- There is negligible additional traffic noise, and the NSW Road Noise Policy requirements are satisfied, and
- The potential vibration impacts due to the operation of the site were found to be nil.

For this reason the amenity and environmental impacts are suitable for the site to continue as an industrial use. In future, any new or change of use will need to be supported by further noise assessment report.

Amenity - Solar Access, privacy or view

The proposes uses and potential location of new buildings on site will not impact the residential amenity to the south, west or north. Upgrading of any on site infrastructure or boundary walls, as well as enhanced landscaping along Longfield Street and sections along the western boundary will be considered in detail at development application stage.

The future proposed buildings on the Longfield Street side of the site are subject to development applications in the future. However the vision is to propose some modern high-tech buildings, to screen the bigger bulkier large shed on the site and create a landscaped area to improve visual amenity.

These amenity aspects will enhance the management of the site and any minor impacts.

How has the planning proposal adequately addressed any social and economic effects?

HillPDA undertook an economic benefits and employment land assessment report (2025) and found in relation to industrial land:

- Fairfield's total zoned employment land stocks are estimated at 1,060 hectares. Of total land stocks, just under 90% (946 hectares) was developed, while only 11% was undeveloped. In the south east portion of Fairfield within the area of the site, only 15% of the LGA employment land stocks were found, of which 3% was undeveloped. This is despite the locality containing 70% of the LGA's population in 2021 and 97% of its projected growth to 2046.
- With 8.5ha per annum take up and lower unimproved land values in Fairfield LGA, coupled with its proximity to major transportation corridors and population centres, have contributed to its attractiveness to developers.
- It is anticipated by HillPDA that depending on the method used to calculate industrial land between 153 ha and 250ha of land required within the next 24 years.
- For this reason, rezoning the site to E4 General Industrial is necessary and supported from an economic perspective.

The rezoned land can be used to develop new employment opportunities or extend the existing adjoining employment use, resulting in additional employment opportunities for the area. This is a positive economic benefit to the economy and local area.

Social Infrastructure Benefits

The site accommodates facilities for workers to cycle to work, and in the enhancement and modernisation, end of trip facilities can be accommodated on site. Further with the additional workers, landscaped and communal areas to workers at lunch time, plus easy access to proposed take away food and drink, will all provide convenience for the workers on the site.

Public Benefit

The social and economic impacts of this proposal are positive as this proposal will facilitate additional supply of employment land and floor space within a highly accessible location. The proposal has capacity to enable the development of a site with a high standard of amenity and deliver a high-quality product which promotes healthy and sustainable work environment. This proposal is consistent with the applicable strategies and represents a practical response to the site's circumstances.

Section D – Infrastructure: Local, State and Commonwealth

Is there adequate public infrastructure for the planning proposal?

The proposed rezoning is supported by adequate infrastructure:

Infrastructure Servicing

Infrastructure and Development Consulting (IDC) undertook an infrastructure and servicing strategy, and found that:

- **Water** - The existing water main of 50mm diameter can support the existing and proposed development on site. Reticulation infrastructure within the site boundary will be extended to provide a connection to any new buildings. Should upgrades be required to provide additional capacity for the proposed development, the existing 150mm diameter main on Longfield Street could be upgraded to 200mm between the Hume Highway and the existing 200mm diameter main near the western site boundary.
- **Sewer** - The proposed development will utilise the existing 225mm diameter main traversing the eastern site boundary. Reticulation infrastructure within the site boundary will be extended to provide a connection to the new buildings. Upgrades to the existing sewer infrastructure are not expected to be required.
- **Electricity** - Based on the above assessment, a peak load of 373kVA is expected to be generated by the development. This represents an increase of 171.4kVA on the load generated by the existing development on the site. It is expected that the increased demand can be accommodated by the existing feeder supplying the site.
- **Gas** - It is likely that should gas be required for future development on the site, supply could be provided by the existing gas infrastructure in Longfield Street. Should the future site uses require gas infrastructure, Jemena will support the demand generated by development as required. The gas servicing requirements will be confirmed during a subsequent stage of the project.
- **Telecommunications** - Future development of the site will be able to connect to the existing NBN Co. network for telecommunications servicing. Existing infrastructure within the site boundary will need to be relocated to accommodate future building footprints, particularly in the southern portion of the site where two new buildings are proposed.

Public transport

- The site has good access to public transport and broader public transport network including passenger train stations located at Liverpool, Fairfield and Cabramatta Town Centres.

Section E – State and Commonwealth Interests

What are the views of State and Commonwealth public authorities and government agencies consulted in order to inform the gateway determination?

State and Commonwealth public authorities have not yet been contacted at this stage. The following will be engaged post gateway:

- Sydney Water
- Endeavor Energy
- Transport for NSW
- NSW Department of Climate Change, Energy, the Environment and Water.

A post-exhibition report will be provided to Council summarising the feedback from public authorities and government agencies consulted during the public exhibition stage to inform the final Planning Proposal.

Part 4 – Maps

This part of the Planning Proposal deals with the maps associated with the Fairfield Local Environmental Plan (FLEP) 2013 that are to be amended to facilitate the necessary changes as described in this report.

The proposal requires a straightforward mapping change to the Fairfield Council LEP for the site, namely:

1. Amend the Land Zoning Map to rezone the site from R4 High Density Residential to E4 General Industrial
2. Amend the Height of Buildings Map by removing all maximum height associated with the site, and prescribe no Height of Buildings
3. Amend the Floor Space Ratio Map by removing all maximum floor space ratio associated with the site and prescribe no floor space ratio control.
4. Amend the Key Site Map by removing Key Site 24 and to prescribing Key Site 30 to the land

Appendix A.1 contains maps of existing and proposed zones and development standards applying to this Planning Proposal.

Part 5 – Community Consultation

The Environmental Planning and Assessment (EP&A) Act 1979 sets out the consultation requirements for planning proposals and are determined at the Gateway stage.

In accordance with Sections 3.34 and Schedule 1, clause 4 of the EP&A Act 1979, the planning proposal was on public exhibition from 15 June 2026 to 24 July 2026 for a period of 30 working days to align community and state agency consultation.

Community consultation was undertaken in accordance with Council's Community Engagement Strategy that were notified in a number of different methods that included:

- Dedicated webpage on Council's 'Planning Exhibition' and 'Have Your Say' webpages with the PP and its technical studies made publicly available.
- Available for viewing at Council's Administrative Centre.
- Letters to landowners of the PP site and neighbouring properties within a 50m radius.
- NSW Government Planning Portal notification.
- Drop-in information made via appointment.

During this time, a total one (1) submission was received from a nearby resident in support of the planning proposal.

Consultation also occurred with relevant state agencies as required under the gateway conditions and no objections were raised.

Part 6 – Project Timeline

The project timeline is intended to be used only as a guide and may be subject to changes such as changes to issues that may arise during the public consultation process and/or community submissions.

No.	Step	Process content	Timeframe
1	Consideration by Council	Prepare and report Planning Proposal to Council	March 2026
2	Council decision	- Assessment by Council. (including LEP Panel) - Advice to Council	April 2026
3	Gateway determination	- Prepare draft controls for Planning Proposal - Update report on Gateway requirements	May 2026
4	Pre-exhibition	In accordance with Council resolution and conditions of the Gateway Determination.	May 2026
5	Commencement and completion of public exhibition period	Notification letters to Government Agencies as required by Gateway Determination	June 2026
6	Consideration of submissions	Under the Gateway Determination issued by DPI&E public hearing is not required.	July 2026
7	Post-exhibition review and additional studies	Assessment and consideration of submissions	August 2026
8	Submission to the Department for finalisation (where applicable)	Includes assessment and preparation of report to Council	September 2026
9	Gazettal of LEP amendment	Covering possible changes to draft Planning Proposal considering community consultation	October 2026
Estimated Time Frame			28 weeks (estimated 140 days)

Conclusion

This Planning Proposal has been prepared in accordance with the provisions of Section 3.33 of the Environmental Planning and Assessment Act 1979 (EP&A Act). It has also been prepared having regard to the relevant guidelines including the Local Environmental Plan Making Guideline (August 2023) (DPHI).

This Planning Proposal is to rezone 17-21 Longfield Street, Cabramatta from R4 High Residential Density to E4 General Industrial under the Fairfield Local Environmental Plan 2013 to Fairfield Council (Council).

The site was rezoned for high density housing and aged care facility, however over the five years since the rezoning was made, the site has not been developed for housing. The site has continued to be used for industrial purposes and is adjacent to industrial land.

With the change in circumstance in the government's transit orientated development policy of housing being well located and development near train stations, there has been limited interest and viability in the site's location for housing. The proposal will result in the subsequent loss of a residential zoned land; however, the property has never been used for residential purposes, and thus the loss is of minor significance. The minor inconsistency with the Ministerial Directions can therefore be justified.

Fairfield LGA has a substantial shortfall of industrial zoned land, and thus retaining the industrial and employment land, together with enhancing and modernising the technology and facility can create more efficient use of the land, greater sustainability and viability and creation of more local jobs. The site has an existing use right, as per Division 4.11 of the Environmental Planning and Assessment Act, 1979 limiting further enhancement, improvement or installation of major modernisation and technology to support a growing industry. For this reason, the planning proposal will provide for improvements to the site and enhancement of more jobs close to housing.

The planning proposal is consistent with the principles and themes of the Greater Sydney Regional Plan - A Metropolis of Three Cities (Regional Plan), and the Western District Plan (District Plan). It is also consistent with Theme 2 and 4 of the Fairfield Local Strategic Plan, Employment Land Strategy and Economic Development Strategy. The Planning Proposal can also achieve the Department of Planning Housing and Infrastructure's Industrial Land Action Plan. The planning proposal therefore has strategic merit.

Technical studies have also demonstrated that the site is suitable for ongoing industrial and employment uses.

Appendices

Appendix A - Maps

- A.1 Fairfield Local Planning Panel Signed Minutes
- A.2 Report to Council 10 March 2026 (item 1)
- A.3 Minutes of Council meeting of 10 March 2026

Appendix B – Maps

- B.1 Current and proposed maps

Application supporting documents (available separately)

- Planning Proposal Report – JRC
- Urban Design and Built Form Assessment
- Acoustic Report
- Traffic Report
- Flood Risk Management Report
- Economic and Retail assessment
- Infrastructure and Retail Assessment
- Supporting Letter – Additional Permitted Use

Proposed Map Amendments

17-21 Longfield Street Cabramatta

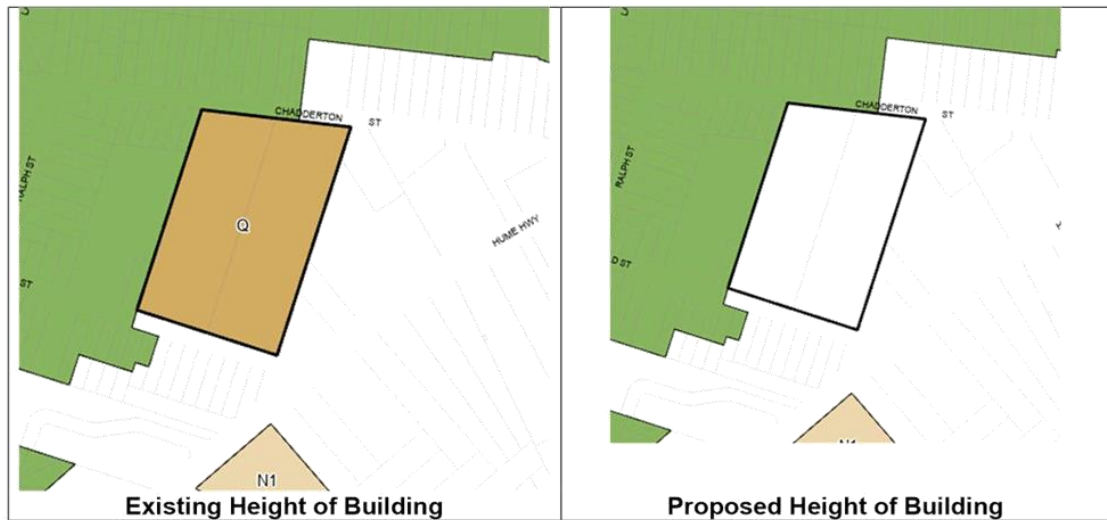
1. Land Zoning

Amend the Land Zoning Map (LZN_021) to rezone 17-21 Longfield Street, Cabramatta from R4 High Density Residential to E4 General Industrial.



2. Maximum Height of Building

Amend the Height of Building Map (HOB_021) from Q-20m to prescribe no height of building control.

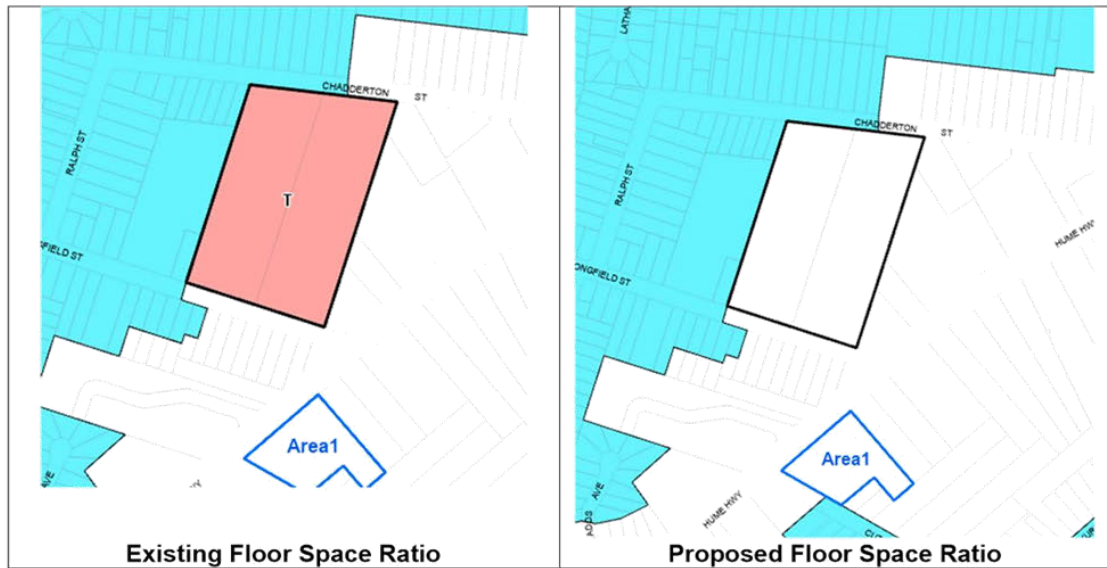


Proposed Map Amendments

17-21 Longfield Street Cabramatta

3. Maximum Floor Space Ratio

Amend the Floor Space Ratio Map (FSR_021) from T – 2:1 to prescribe no floor space ratio control.



4. Key Sites Map

Amend the Key Site Map (KYS_021) to remove Key Site 24 and to prescribe Key Site 30



Proposed Map Amendments

17-21 Longfield Street Cabramatta



Department of Planning, Housing and Infrastructure

Gateway Determination

Planning proposal (Department Ref: PP-2025-1592): to amend the Fairfield Local Environmental Plan 2013 by rezoning land located at 17-21 Longfield Street, Cabramatta, from R4 High Density Residential to E4 General Industrial and removing and applying certain additional permitted uses.

I, the acting Director, Local Planning (Central, West and South) at the Department of Planning, Housing and Infrastructure, as delegate of the Minister for Planning and Public Spaces, have determined under section 3.34(2) of the *Environmental Planning and Assessment Act 1979* (the Act) that an amendment to the Fairfield Local Environmental Plan 2013 to amend the Fairfield Local Environmental Plan 2013 to facilitate the rezoning of 17-21 Longfield Street, Cabramatta from R4 High Density Residential to E4 General Industrial should proceed subject to the following conditions:

The Council as planning proposal authority is authorised to exercise the functions of the local plan-making authority under section 3.36(2) of the Act subject to the following:

- (a) the planning proposal authority has satisfied all the conditions of the Gateway determination;
- (b) the planning proposal is consistent with applicable directions of the Minister under section 9.1 of the Act or the Secretary has agreed that any inconsistencies are justified; and
- (c) there are no outstanding written objections from public authorities.

The LEP should be completed on or before 25 January 2027.

Gateway Conditions

1. Prior to exhibition and agency consultation:
 - a) the proposal is to be amended under Part 2 *Explanation of provisions*, by identifying those additional permitted uses that are proposed to be removed and those that are to be applied, with an explanatory note;
 - b) where applicable, adjust relevant supporting studies to ensure these studies accurately address the council adopted planning proposal; and
 - c) update the proposal's consistency with Section 9.1 Direction 4.1 Flooding, specifically addressing 4.1(3) and 4.1 (4) of the Direction.
2. Public exhibition is required under section 3.34(2)(c) and clause 4 of Schedule 1 to the Act as follows:
 - (a) the planning proposal is categorised as standard as described in the *Local Environmental Plan Making Guideline* (Department of Planning and Environment, August 2023) and must be made publicly available for a minimum of 20 working days; and
 - (b) the planning proposal authority must comply with the notice requirements for public exhibition of planning proposals and the specifications for material that must be made publicly available along with planning proposals as identified in *Local Environmental Plan Making Guideline* (Department of Planning and Environment, August 2023).

3. Consultation is required with the following public authorities and government agencies under section 3.34(2)(d) of the Act (or any other part of the Act) and/or to comply with the requirements of applicable directions of the Minister under section 9 of the Act:

- (a) Sydney Water
- (b) Endeavour Energy
- (c) Transport for NSW
- (d) NSW Department of Climate Change, Energy, the Environment and Water
- (e) NSW Reconstruction Authority
- (f) State Emergency Services
- (g) Jemena Gas

Each public authority is to be provided with a copy of the planning proposal and any relevant supporting material via the NSW Planning Portal and given at least 30 working days to comment on the proposal.

4. A public hearing is not required to be held into the matter by any person or body under section 3.34(2)(e) of the Act. This does not discharge Council from any obligation it may otherwise have to conduct a public hearing (for example, in response to a submission or if reclassifying land).

Dated 15 May 2026



Elizabeth Kimbell
Acting Director Local Planning
(Central, West and South)
Local Planning and Council Support
Department of Planning, Housing and
Infrastructure

Delegate of the Minister for Planning and
Public Spaces

PP-2025-1592 (IRF26/4054)

List of submissions and agency responses

State Agency / Submission	Summary of submission / Response	Comments
Development Coordination Authority – Water Licencing	The Department reviewed the proposal and advised that the site is not located on waterfront land under the <i>Water Management Act 2000</i> , as it is situated more than 40 metres from a watercourse. Accordingly, the Department raises no objections to the proposed rezoning.	No objection from DCA
Endeavour Energy	Endeavour Energy advised that the conditions and recommendations previously provided for a related development application are also relevant to this Planning Proposal. Electricity servicing can be provided to the site; however, a padmount substation will be required within the development site in a suitable, accessible location and secured with the appropriate property tenure. The substation and associated infrastructure must comply with Endeavour Energy's standards regarding access, safety, fire protection, and flood risk, with any non-compliance requiring formal approval through a dispensation process.	No Objection from Endeavour Energy
Jemena	Jemena advises that a high-pressure gas main is located within the Longfield Street road reserve, approximately 5 metres from the front boundary of the site at 17–21 Longfield Street. While Jemena does not object to the proposed rezoning, any future works near the southern part of the site, may require Jemena's review and approval due to the proximity of the gas infrastructure.	No Objection from Jemena

NSW SES	The NSW SES supports the proposed rezoning from R4 High Density Residential to E4 General Industrial, noting that industrial uses generally present a lower flood risk to life than residential uses because premises can be closed before flooding occurs. SES advises that any future development application demonstrate the site's suitability in relation to flood risk and incorporate flood-compatible building design and materials capable of withstanding flood impacts.	No Objection for SES
Sydney Water	Sydney Water advises that the site is serviced by the Milperra Gravity Water Supply Zone and the Malabar Wastewater System, and preliminary assessment indicates that water and wastewater services should be available for the proposed development. However, minor infrastructure upgrades or adjustments may be required, with detailed servicing requirements to be determined at the Section 73 application stage. If the development generates trade wastewater, the applicant must obtain Sydney Water approval and a discharge permit before commencing operations. Sydney Water also notes that further assessment may be required to protect existing water and wastewater assets, easements, and infrastructure, with any specific requirements to be identified during later stages of the development process.	No objection from Sydney Water.
Submitter at Longfield St Cabramatta	The submitter, on behalf of the owners of a property on Longfield Street, supports retaining the existing R4 High Density Residential zoning for their property and surrounding residential lots opposite the subject	The submitter appears to have misunderstood the extent of the rezoning proposed under the Planning Proposal (PP). The

	site. While acknowledging the existing factory use at 17–21 Longfield Street, they are concerned that expanding industrial zoning could negatively affect the future redevelopment potential of nearby residential properties. The submission requests that any rezoning to E4 General Industrial be strictly limited to the subject site and not alter the zoning, development opportunities, or residential character of surrounding residential land, including 18 Longfield Street.	submission raises concerns about the rezoning of their property; however, this is not proposed as part of the PP. The rezoning is limited to the subject site at <u>17–21 Longfield Street</u> and does not apply to, or affect, any land outside the subject site. Therefore, the existing zoning and development potential of surrounding properties, including <u>the submitter’s property at Longfield Street</u>, would remain unchanged.
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Development Coordination Authority



Our ref: V15/2812-13#66

Your ref: PP-2025-1592

28 July 2026

Subject: PP-2025-1592 Rezoning of 17-21 Longfield Street, Cabramatta from R4 High Density Residential to E4 General Industrial

Dear Mosheur Rahman,

Thank you for the referral regarding the above-mentioned proposal to the Development Coordination Authority (DCA) Water Advisory for comment.

The Departments interest and jurisdiction is in relation to water sources and waterfront land under the *Water Management Act 2000* (WM Act). The objects and principles of the WM Act are essentially to identify, preserve, maintain and enhance rivers/watercourses, wetlands, waterfront land and water resources.

The proposal has been reviewed, and the following comments are provided for your attention and consideration.

- The site is not considered to be located on waterfront land as defined by the Water Management Act 2000 as it is located more than 40m from a watercourse. As such, no objections are raised in relation to the proposed rezoning.

If you have any further questions about this matter, please contact DCA's Front Door via dca.enquiries@dphi.nsw.gov.au

Yours sincerely,



Water Advisory
Development Coordination Authority
NSW Department of Planning Housing and Infrastructure



Endeavour Energy

ABN 11 247 365 823

T 133 718

Level 40-42, 8 Parramatta Square

10 Darcy Street

Parramatta NSW 2150

PO Box 811, Seven Hills NSW 1730

15 June 2026

Chief Executive Officer
Fairfield City Council

Attention: Mosheur Rahman

PP-2025-1592 at 17 - 21 LONGFIELD STREET, CABRAMATTA

Dear Sir or Madam

I refer to the referral of 15 June 2026 from the NSW Planning Portal Concurrence and Referral Service regarding request Ref-4806 Fairfield City Council Planning Proposal PP-2025-1592 at 17 - 21 Longfield Street, Cabramatta (Lots 34 & 35 DP 456221) to rezone the site to E4 General Industrial under the Fairfield Local Environmental Plan 2013 and amend the planning controls consistent with the zone. Submissions need to be made to Council by 13 July 2026.

Please refer to the attached copy of Endeavour Energy's submission made to Council on 24 April 2024 via the NSW Planning Portal regarding Concurrence and Referral Service request CNR-68158 for Fairfield City Council Development Application DA 65.1/2024 at 17 - 23 LONGFIELD STREET CABRAMATTA 2166 (Lots 34 & 35 DP 456221) for 'The demolition of existing structures on site, subdivision to deliver open space and a new road, and the construction of a mixed use development comprising 673 apartments, medical centre, neighbourhood shop, takeaway food and drink premises and gym'. The conditions and advice provided therein are essentially also applicable to this Planning Proposal.

The Planning Proposal includes the following addressing whether electricity services are available and adequate for the proposed development.

Infrastructure Servicing

Infrastructure and Development Consulting (IDC) undertook an infrastructure and servicing strategy, and found that:

- Electricity - Based on the above assessment, a peak load of 373kVA is expected to be generated by the development. This represents an increase of 171.4kVA on the load generated by the existing development on the site. It is expected that the increased demand can be accommodated by the existing feeder supplying the site.

The required padmount substation will need to be located within the property (in a suitable and accessible location) and be protected (including any associated cabling not located within a public road / reserve) with an appropriate form of property tenure as detailed in the attached copy of Endeavour Energy's 'Land Interest Guidelines for Network Connection'.



endeavourenergy.com.au

Generally it is the Level 3 Accredited Service Provider's (ASP) responsibility (engaged by the developer) to make sure substation location and design complies with Endeavour Energy's standards the suitability of access, safety clearances, fire ratings, flooding etc. If the substation does not comply with Endeavour Energy's standards, the applicant must request a dispensation.

For further information please also refer to the attached copies of Endeavour Energy's:

- Mains Design Instruction MDI 0044 'Easements and Property Tenure Rights'.
- Guide to Fencing, Retaining Walls and Maintenance Around Padmount Substations.

Please find attached for the applicant's reference a copy of Endeavour Energy's Standard Conditions for Development Applications and Planning Proposals, Version 11A, February 2026 which provides some additional and updated information.

For further advice the applicant can call Endeavour Energy via General Enquiries on business days from 9am - 4:30pm on telephone: 133 718 and the following contacts:

- Customer Network Solutions Branch for matters related to the electricity supply or asset removal / relocation who are responsible for managing the conditions of supply with the applicant and their Accredited Service Provider (ASP). Alternatively contact can be made by the [Connect Online](#) portal.
- Easements Officers for matters related to easement management, protected works or other forms of property tenure / interests. Alternatively contact can be made by email Easements@endeavourenergy.com.au.
- Property Branch for matters related to property tenure. Alternatively contact can be made by email network_property@endeavourenergy.com.au (underscore between 'network' and 'property').
- Construction Works Team for safety advice for building or working near electrical assets or street infrastructure in public areas. Alternatively contact can be made). Alternatively contact can be made by the [Connect Online](#) portal.

Based on and subject to the foregoing Endeavour Energy has no objection to the Planning Proposal. Could you please pass on a copy of this submission to the applicant? Should you wish to discuss this matter, or have any questions, please do not hesitate to contact me or the contacts identified above in relation to the various matters. Due to the high number of development application / planning proposal notifications submitted to Endeavour Energy, to ensure a response contact by email to Property.Development@endeavourenergy.com.au is preferred.

Yours faithfully



Level 40-42, 8 Parramatta Square, 10 Darcy Street
Parramatta NSW 2150.

Dharug/Wiradjuri/Dharawal/Gundungurra/Yuin Country

endeavourenergy.com.au |    



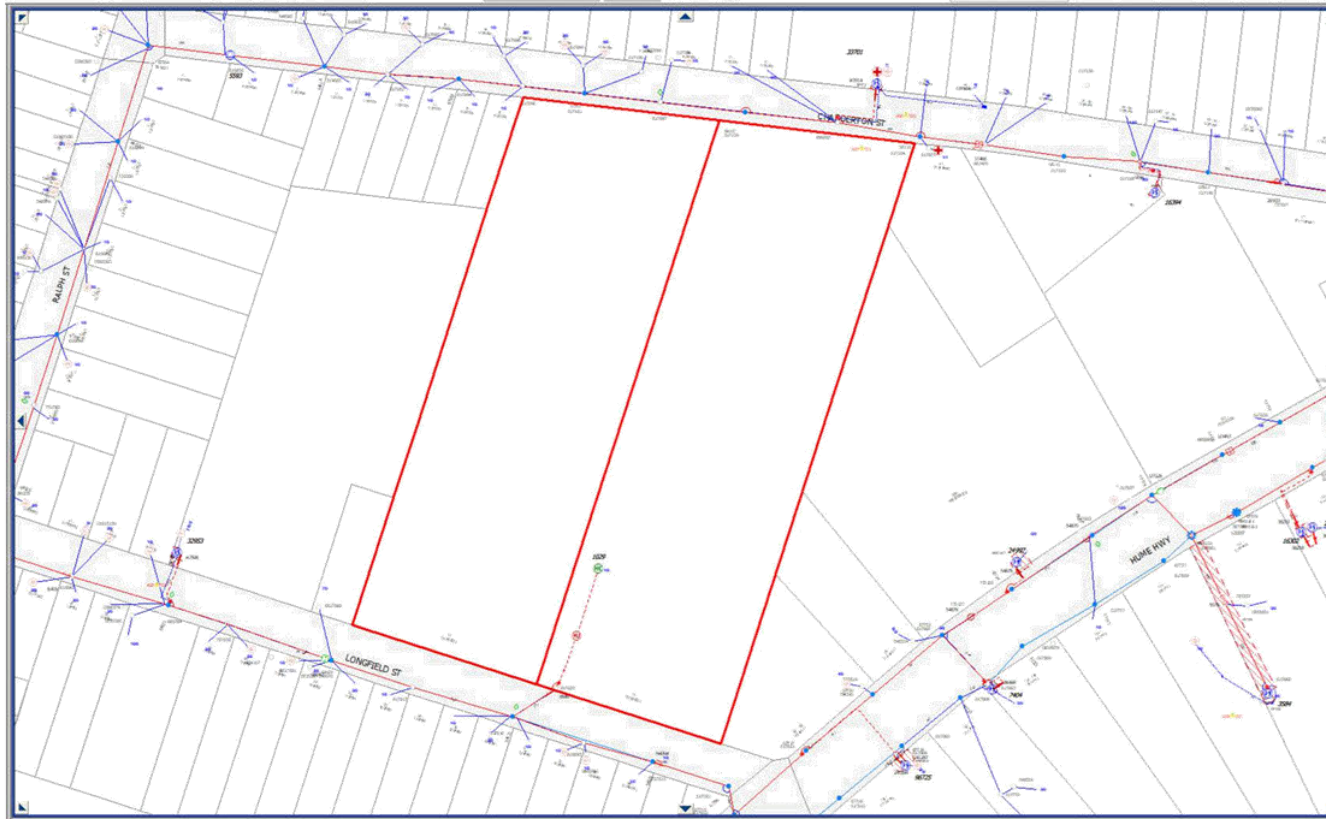
**Endeavour
Energy**

**POWER
together**



Endeavour Energy respectfully acknowledges the Traditional Custodians on whose lands we live, work, and operate and their Elders past and present.

Site Plan from Endeavour Energy's HxGN NetWorks Core NetViewer Master Facility Model. **WARNING: Electricity infrastructure shown is indicative only.**



Please note the location, extent and type of any electricity infrastructure, boundaries etc. shown on the plan is indicative only. In addition it must be recognised that the electricity network is constantly extended, augmented and modified and there is a delay from the completion and commissioning of these works until their capture in the model. Easements benefitting Endeavour Energy are indicated by red hatching. Generally (depending on the scale and/or features selected), low voltage (normally not exceeding 1,000 volts) is indicated by blue lines and high voltage (normally exceeding 1,000 volts but for Endeavour Energy's network not exceeding 132,000 volts / 132 kV) by red lines (these lines can appear as solid or dashed and where there are multiple lines / cables only the higher voltage may be shown). This plan only shows the Endeavour Energy network and does not show electricity infrastructure belonging to other authorities or customers owned electrical equipment beyond the customer connection point / point of supply to the property. This plan does not constitute the provision of information on underground electricity power lines by network operators under Part 5E 'Protection of underground electricity power lines' of the *Electricity Supply Act 1995* (NSW).

LEGEND	
	Padmount substation
	Indoor substation
	Ground substation
	Kiosk substation
	Cottage substation
	Padmount high voltage plugboard
	Pole mounted substation
	Overhead battery substation
	Underground battery substation
	Low voltage static compensator
	High voltage customer substation
	Metering unit
	Switch station
	Indoor switch station
	Voltage regulator
	Customer connection point
	Low voltage pillar

	Streetlight column
	Life support customer
	Tower
	Pole
	Pole with streetlight
	Customer owned / private pole
	Cable pit
	Service pit
	Load break switch
	Recloser
	Proposed removed
	Easement active
	Statutory rights
	Easement proposed
	Licence active
	Subject site

Extract of Urban design and built form assessment

Proposed Layout

The adjacent plan highlights the key elements of the proposed development.

New built form is focused along Longfield Street, with buildings arranged around a central landscaped parking area.

The ground floor levels are intended to accommodate showroom-style uses, with associated and ancillary spaces located above.

The public domain objective is to deliver a high-quality interface to Longfield Street that reflects the character of the proposed uses while providing a respectful transition to the residential neighbourhood to the west.

The massing diagrams on the following pages illustrate the relative scale of the proposal. Building heights along Longfield Street are designed to be consistent with the local context and incorporate articulation and setbacks that respond to the site's transitional position between the Hume Highway and the adjoining low-scale residential area.



Legend

- Site Boundary
- Cadastre
- Tenancy Boundary

Mosheur Rahman

Sent: Wednesday, 22 July 2026 4:27 PM
To: Mosheur Rahman
Cc: LANDS
Subject: RE: Planning Proposal PP-2025-1592: Request for agency referral received Ref-4810

Follow Up Flag: Follow up
Flag Status: Flagged

EXTERNAL EMAIL - This email was sent by a person from outside your organization. Exercise caution when clicking links, opening attachments or taking further action, before validating its authenticity.

Hi Mosheur,

Thank you for following up with Jemena regarding this Planning Proposal. Jemena have reviewed the location of this Planning Proposal.

Jemena would like to note that it has a high-pressure gas main located in road reserve along Longfield Street, Cabramatta approximately 5m from the front boundary of the subject site at 17 -21 Longfield Street, Cabramatta.

In regard to the objectives of the proposed rezoning amendment, listed in Part One of the Planning Report (A7109901 - Page 9) - Jemena would like to note that any future construction including; extensions to existing industrial buildings, landscaping works and parking, to the southern end of the subject site may require Jemena's review and approval. This is due to Jemena's high pressure Secondary main being located within close proximity to the subject sites boundary.

Jemena do not object to the proposed rezoning (PP-2025-1592) of the subject site.

Ensure appropriate Before You Dig Australia (BYDA) processes are followed as part of the construction process.

Thank you



Regards,



www.jemena.com.au
Level 39, Liberty Place
161 Castlereagh St, Sydney NSW 2000





Our Ref: ID3904
Your Ref: PP-2025-1592

23 July 2026

[REDACTED]

NSW Department of Planning, Housing and Infrastructure
4 Parramatta Square
Parramatta NSW 2150

[REDACTED]

Planning Proposal for 17-21 Longfield Street, Cabramatta

Thank you for the opportunity to provide advice on the Planning Proposal for 17-21 Longfield Street, Cabramatta. It is understood that the planning proposal seeks to rezone the site from R4 High Density Residential to E4 General Industrial to reflect the long-standing industrial operation of the site by amending the Fairfield Local Environmental Plan (LEP) 2013 including:

- Rezone the site to E4 General Industrial.
- Remove the existing Height of Buildings and Floor Space Ratio controls to align with adjoining E4 General Industrial lands.
- Delete and remove the site from Schedule 1, Clause 23, which was specifically applied as part of the 2019 rezoning to support the R4 High Density Residential land.
- Amend Schedule 1, Clause 30, to include the site which reflects the uses previously allowed under the former B5 Business Development zone before the Department of Planning rationalised the Employment Zones.
- Update the key sites maps to reflect the above Schedule 1 changes.

The NSW State Emergency Service (NSW SES) is the agency responsible for dealing with floods, storms and tsunamis in NSW. This role includes planning for, responding to and coordinating the initial recovery from floods. As such, the NSW SES has an interest in the public safety aspects of the development of flood prone land, particularly the potential for changes to land use to either exacerbate existing flood risk or create new flood risk for communities in NSW.

We have reviewed the following documents provided as part of the preparation of our advice.

- Fairfield City Council, 2026, Planning Proposal
- J. Wyndham Price, 2025, Flood Impact Assessment



STATE HEADQUARTERS

93 - 99 Burrelli Street, Wollongong 2500
PO Box 6126, Wollongong NSW 2500
P (02) 4251 6111
F (02) 4251 6190
www.ses.nsw.gov.au
ABN: 88 712 649 015



We recommend flooding issues are considered in accordance with the requirements of NSW Government's Flood Prone Land Policy as set out in the Flood Risk Management Manual 2023 (the Manual) and supporting guidelines, including the Support for Emergency Management Planning and relevant planning circulars and directions under the *Environmental Planning and Assessment Act, 1979*, including 4.1 Flooding and Planning Circular PS 26-001 Flooding and land use planning.

The site is inundated by regional Georges River flooding during the Probable Maximum Flood (PMF) event and is also affected by overland flooding around a 1% Annual Exceedance Probability (AEP) event.¹ During the Georges River PMF event the site is entirely inundated with flooding reaching depths of up to 2 metres² and hazard level 5.³ This level of hazard is unsafe for all people and vehicles with buildings requiring special engineering design and construction.

In summary, we:

- Support the proposed rezoning of the site from R4 High Density Residential to E4 General Industrial which may **reduce the risk to life posed by this site**. Industrial premises present a lower risk than residential uses as they are generally able to be closed prior to the onset of flooding thereby reducing the exposure of people to the hazard.
- Recommend any proposed flood emergency management strategy for this site include the **early closure of the site and securing of any buildings or materials if there is a risk of major Georges River flooding**, on receipt of advice from the Bureau of Meteorology (BoM), or when other evidence leads to an expectation of flooding on the site.
- **Recommend** any future Development Application for the site demonstrates its suitability having regard to flood risk and incorporates flood-compatible building design and materials capable of withstanding flood forces and debris loading.

You may also find the following Guidelines available on the NSW SES website useful:

- [Reducing Vulnerability of Buildings to Flood Damage](#)
- [Designing Safer Subdivisions](#)
- [Managing Flood Risk Through Planning Opportunities](#)

Please feel free to contact Kate Dawes via email at rra@ses.nsw.gov.au should you wish to discuss any of the matters raised in this correspondence. The NSW SES would also be interested in receiving future correspondence regarding the outcome of this referral via this email address.

¹ J. Wyndham Price, 2025, Flood Impact Assessment, Section 6.3 Flood Level and Depth, Page 12

² BMT, 2020, Georges River Flood Study, Figure A-8 Extreme Modelled Peak Flood Depths, Velocities & Water Levels, Mapping Compendium Page 10

³ BMT, 2020, Georges River Flood Study



Yours sincerely,



NSW State Emergency Service



ATTACHMENT A: Principles Outlined in the Support for Emergency Management Planning Guideline⁴

Principle 1 Any proposed Emergency Management strategy should be compatible with any existing community Emergency Management strategy.

Any proposed Emergency Management strategy for an area should be compatible with the strategies identified in the relevant local or state flood plan or by the NSW SES. According to the NSW State Flood Plan⁵ and the Fairfield City Local Flood Emergency Sub Plan⁶, evacuation is the primary emergency management strategy for people impacted by flooding.

Principle 2 Decisions should be informed by understanding the full range of risks to the community.

Decisions relating to future development should be risk-based and ensure Emergency Management risks to the community of the full range of floods are effectively understood and managed.

Risk assessment should consider the full range of flooding, including events up to the Probable Maximum Flood (PMF) and not focus only on the 1% Annual Exceedance Probability (AEP) flood. Climate change considerations should also be included, in line with NSW Government Guidelines.

The site is located “approximately 0.6 km from Prospect Creek, 0.5 km from Georges River, and 0.8 km from Cabramatta Creek”⁷ and is inundated by regional Georges River flooding during the PMF event. The site is also affected by overland flooding as frequently as the 1% AEP event with the Flood Impact Assessment stating “For the 1% AEP flood event, average flood depths across parking and open hardstands were generally under 0.3m. Corresponding figures for the PMF events were 0.6m.”⁸

During the Georges River PMF event the site is entirely inundated with flooding reaching depths of up to 2 metres⁹ and hazard level 5.¹⁰ This level of hazard is unsafe for all people and vehicles with buildings requiring special engineering design and construction. It is further noted there are significant existing evacuation constraints in the surrounding area which complicate the emergency management response to Georges River flood events.

⁴ NSW Government. 2023. Principles Outlined in the Support for Emergency Management Planning Guideline

⁵ NSW Government. 2021. NSW State Flood Plan. Section 1.6 – Key Principles. 1.6.2, page 5.

⁶ NSW SES, Fairfield City Local Flood Emergency Sub Plan, Endorsed April 2023, Section 5.8

⁷ J. Wyndham Price, 2025, Flood Impact Assessment, Section 2.1 Existing Site, Page 2

⁸ J. Wyndham Price, 2025, Flood Impact Assessment, Section 6.3 Flood Level and Depth, Page 12

⁹ BMT, 2020, Georges River Flood Study, Figure A-8 Extreme Modelled Peak Flood Depths, Velocities & Water Levels, Mapping Compendium Page 10

¹⁰ BMT, 2020, Georges River Flood Study



The proposed rezoning of the site to E4 General Industrial reduces the risk to life posed by this site, industrial premises present a lower risk than residential uses as they are generally able to be closed prior to the onset of flooding thereby reducing the exposure of people to the hazard. While it is understood the site is currently in use as an industrial premises, we recommend any future Development Application for the site be required to demonstrate the use of flood compatible building design and materials able to withstand flood forces and debris loading appropriate for this site.

We further recommend any proposed flood emergency management strategy for this site include the early closure of the site and securing of any buildings or materials if there is a risk of major Georges River flooding, on receipt of advice from the Bureau of Meteorology (BoM), or when other evidence leads to an expectation of flooding on the site.

Principle 3 Development of the floodplain does not impact on the ability of the existing community to safely and effectively respond to a flood.

The ability of the existing community to effectively respond (including self-evacuating) within the available timeframe on available infrastructure is to be maintained. It is not to be impacted on by the cumulative impact of new development.

Risk assessment should have regard to flood warning and evacuation demand on existing and future access/egress routes. Consideration should also be given to the impacts of localised flooding on evacuation routes. Evacuation must not require people to drive or walk through flood water.

Development strategies relying on an assumption that mass rescue may be possible where evacuation either fails or is not implemented are not acceptable to the NSW SES.

Principle 4 Decisions on development within the floodplain does not increase risk to life from flooding.

Managing flood risks associated with Low Flood Islands requires careful consideration of development type, likely users, and their ability respond to minimise their risks. This includes consideration of:

- **Isolation** – There is no known safe period of isolation in a flood, the longer the period of isolation the greater the risk to occupants who are isolated.
- **Secondary risks** – This includes fire and medical emergencies that can impact on the safety of people isolated by floodwater. The potential risk to occupants needs to be considered and managed in decision-making.
- **Consideration of human behaviour** – The behaviour of individuals such as choosing not to remain isolated from their family or social network in a building on a floor above the PMF for an extended flood duration or attempting to return to a building during a flood, needs to be considered.

Principle 5 Risks faced by the itinerant population need to be managed.



Any Emergency Management strategy needs to consider people visiting the area or using a development.

Principle 6 Recognise the need for effective flood warning and associated limitations.

Principle 7 Ongoing community awareness of flooding is critical to assist effective emergency response.

Development within a floodplain will necessitate ongoing involvement from the NSW SES in community awareness, preparedness, and response activities.

Importantly, a private flood management plan is insufficient to address flood risk on this site.



20 July 2026

Our reference: 235201

**RE: Planning Proposal PP-2025-1592 (24/35085) at 17-21 Longfield Street, Cabramatta**

Thank you for notifying Sydney Water of planning proposal PP-2025-1592 at 17-21 Longfield Street, Cabramatta, which proposes the following amendments to the *Fairfield Local Environmental Plan 2013*:

- Amend the Land Zoning Map to rezone site from R4 High Density Residential to E4 General Industrial.
- Amend the Height of Building Map from 20m to prescribe no height of building control.
- Amend the Floor Space Ratio Map from 2:1 to no floor space ratio control.
- Remove Clause 23 from Schedule 1 Additional Permitted Use and Key Site 24 from the Key Site Map
- Identify the subject site as Key Site 30 on the Key Site Map, which will include the site under the existing FLEP 2013 Clause 30 Use of certain land in Zone E4.

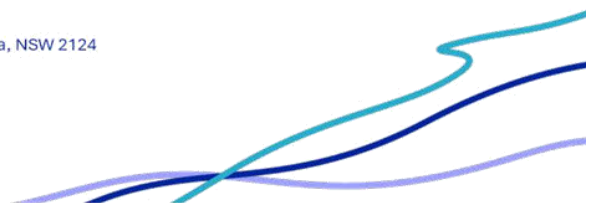
The planning proposal seeks to maintain the existing industrial uses on site, and to facilitate future industrial and employment development on site. The indicative concept plan provides for an opportunity for approximately an additional 7,000m² of general industrial and warehousing uses,

Sydney Water has reviewed the application based on the information supplied and provides the following Sydney Water requirements to assist in understanding the servicing needs of the proposed development.

Sydney Water Corporation ABN 49 776 225 038

2 Parramatta Square, 1 Smith Street, Parramatta, NSW 2150 | PO Box 399, Parramatta, NSW 2124

Telephone 13 20 92 sydneywater.com.au



Water and Wastewater Servicing

- The development site is supplied by the Milperra Gravity Water Supply Zone (WSZ) and within the NGRS catchment of the Malabar Wastewater System.
- Our preliminary assessment indicates that water and wastewater servicing should be available for the proposed development.
- Amplifications, adjustments, deviations and/or minor extensions may be required.
- Detailed requirements will be provided at the Section 73 application stage after development applications have been lodged.

Trade wastewater requirement

- If this proposed development is anticipated to generate trade wastewater, the developer must submit an application requesting permission to discharge trade wastewater to Sydney Water's wastewater system. Applicant must wait for approval and issue of a permit before any business activities can commence.
- The permit application can be made on Sydney Water's web page through [Sydney Water Tap in®](#).

Protection of Assets

This letter constitutes high-level initial advice only. Further advice from Sydney Water may be offered during the exhibition, the Feasibility or, Section 73 stages with regards to the protection of our existing and proposed assets/easements and any requirements pertaining to building over or adjacent to Sydney Water assets. These aspects will be investigated as we receive more detail, and specific protection requirements, objections or amendments will be documented as they progress.

Next steps

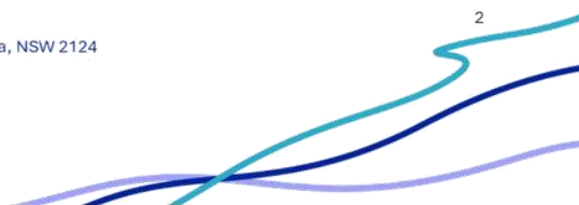
- Council is advised to forward the enclosed *Sydney Water Planning Proposal Information Sheet (for proponent)* to assist the proponent in progressing their development. This Info Sheet contains details on how to make further applications to Sydney Water and provides more information on Infrastructure Contributions.
- The proponent is advised to lodge a feasibility application with Sydney Water to advise us on their proposed development timescales and staging.

The development servicing advice provided is not formal approval of our servicing requirements and is based on the best available information at the time of referral (e.g. planning proposal). It is important to note that this information can evolve over time in tandem with the progression of other development projects in the catchment, changes within the local systems and receiving works. This is particularly important in systems with limited capacity. Furthermore, Sydney Water does not reserve or hold capacity for proposed developments, regardless of whether the area has been rezoned or not. To

Sydney Water Corporation ABN 49 776 225 038

2 Parramatta Square, 1 Smith Street, Parramatta, NSW 2150 | PO Box 399, Parramatta, NSW 2124

Telephone 13 20 92 sydneywater.com.au



ensure accuracy and alignment with current conditions, it is best to approach Sydney Water for an updated capacity assessment particularly if a referral response letter is more than 12 months old.

If the proponent has any questions, they should contact their Sydney Water case manager. Should Council require further information, please contact Joanne Chan from the Growth Analytics Team at urbangrowth@sydneywater.com.au.

Yours sincerely,



Manager, Growth Analytics and Strategic Partnerships
Growth and Development
Water and Environment Services
Sydney Water, 1 Smith Street, Parramatta NSW 2150

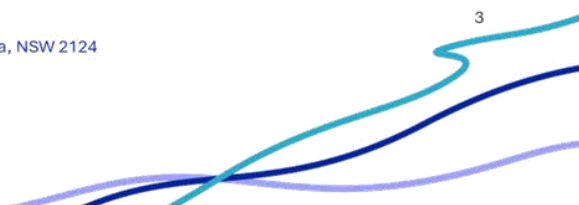
Enclosed:

- Sydney Water Planning Proposal Information Sheet (for proponent)

Sydney Water Corporation ABN 49 776 225 038

2 Parramatta Square, 1 Smith Street, Parramatta, NSW 2150 | PO Box 399, Parramatta, NSW 2124

Telephone 13 20 92 sydneywater.com.au



Mosheur Rahman

[REDACTED]

To: Mail Mail
Subject: Reference 24/35085: Submission Regarding Planning Proposal for 17–21 Longfield Street, Cabramatta

[REDACTED]

[REDACTED]

Dear Fairfield City Council,

I am writing in relation to the public exhibition of the planning proposal to rezone 17–21 Longfield Street, Cabramatta, to E4 General Industrial.

I am writing on behalf of my parents who are the owners of 18 Longfield Street, which is located directly opposite the subject site. I wish to express my support for retaining the current residential zoning of my property and the surrounding residential properties on our side of the street.

While I understand that 17–21 Longfield Street is currently a factory, I am concerned that any expansion of industrial zoning within the area will affect the future redevelopment potential of nearby residential land. The existing R4 High Density Residential zoning of our property provides important opportunities for future redevelopment, including the possibility of rebuilding.

I respectfully request that Council ensure that any rezoning of 17–21 Longfield Street is limited to the subject site and does not result in any change to the zoning or development potential of surrounding residential properties, including 18 Longfield Street. Retaining the R4 High Density Residential zoning will preserve future housing opportunities and maintain the residential character of this side of Longfield Street.

Thank you for considering my submission.

Yours sincerely,

[REDACTED]

Cabramatta 2166

Outcomes Committee



SECTION B

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

OUTCOMES COMMITTEE

Meeting Date 8 September 2026

Item Number. 81

SUBJECT: Public Exhibition - Draft Site Specific Development Control Plan - Smithfield RSL Club Site and Adjoining Land
Premises: Multiple lots within a precinct bounded by Smithfield Road, Brennan Street, O'Connell Street and Neville Street Smithfield
Applicant: Capital Syndications Pty Ltd
Owner: The Leo McCarthy Memorial Smithfield RSL Club Sub-Branch Limited
Zoning: R3 – Medium Density Residential
RE2 – Private Recreation

FILE NUMBER: 20/01787

PREVIOUS ITEMS: 119 - Revised Planning Proposal for Smithfield RSL Club Site and Adjoining Lands - Outcomes Supplementary Reports - 18 Nov 2025

REPORT BY: Elizabeth Workman, Senior Strategic Land Use Planner

RECOMMENDATION:

That:

1. The Draft Site-Specific Development Control Plan (SSDCP) (Attachment A of the report) be placed on public exhibition.
2. The amendments to the Floor Space Ratio and Minimum Site Area Maps as outlined in the report be incorporated into the Planning Proposal.
3. The initial Letter of Offer (Attachment B of the report) to enter into a Voluntary Planning Agreement (VPA) with Council for the Applicant to deliver infrastructure, services and improvements to the public domain adjoining the subject site as a result of the Planning Proposal, be noted and will be subject to a further report when the terms are finalised.

Note: This report deals with a planning decision made in the exercise of a function of Council under the Environmental Planning & Assessment Act and a division needs to be called.

SUPPORTING DOCUMENTS:

AT-A ↓	Draft Site Specific Development Control Plan	35 Pages
AT-B ↓	Letter of Offer	3 Pages

CITY PLAN

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

SUMMARY

This report presents the draft Site-Specific Development Control Plan (SSDCP – Attachment A) for the Smithfield RSL Club site which is required to enable the Planning Proposal (already subject to a Gateway Determination for exhibition) for the site to progress to public exhibition.

The SSDCP provides development controls to ensure redevelopment is consistent with and gives effect to the Planning Proposal and concept Master Plan for the site. It is recommended that Council endorse SSDCP for public exhibition.

This report recommends 2 minor amendments to the Planning Proposal arising from the preparation of the draft SSDCP. These amendments will provide greater certainty for the proposed maximum Floor Space Ratio (FSR) and Minimum Site Area provisions.

The report also informs Council of a Voluntary Planning Agreement (VPA) letter of offer (Attachment B) that has been submitted by the applicant outlining the material public benefits associated with the future redevelopment of the site. The VPA will be the subject of a future report to Council following public exhibition of the Planning Proposal and SSDCP.

BACKGROUND

On 18 November 2025, Council considered a report on the amended Planning Proposal application for the Smithfield RSL Club site and surrounding land (Item 119). The intended outcomes of the Planning Proposal are to facilitate redevelopment of the subject site for new hotel accommodation, high density residential housing, medical centre, limited convenience retail, new civic plaza and pedestrian linkages and associated streetscape improvements.

Council resolved to endorse the Planning Proposal for public exhibition supported by a draft SSDCP to be prepared for the site.

The Planning Proposal will amend the following provisions of Fairfield LEP 2013:

1. Rezone the land zoned R3 Medium Density Residential to R4 High Density Residential and part of the RE2 Private Recreation zoned land to R4 High Density Residential leaving a slightly reduced RE2 Private Recreation zone area.
2. Amend the maximum height of buildings and FSR provisions to facilitate future redevelopment of the R4 High Density Residential area for the purposes of residential flat buildings.
3. Include additional permitted use provisions to permit with development consent, use of the RE2 Private Recreation zone for the purposes of 'hotel and motel accommodation'.

OUTCOMES COMMITTEE

Meeting Date 8 September 2026

Item Number. 81

4. Include a new Local Clause within Part 6 of Fairfield LEP 2013 to permit with development consent, use of the R4 High Density Residential zone for the purposes of 'transitional car parking' until completion of a proposed multi-deck car park on the RE2 Private Recreation portion of the site.
5. Include the RE2 Private Recreation zone within Clause 6.12 Design Excellence.
6. Include a minimum lot size requirement of 2,000m² within the R4 High Density Residential zone to facilitate future staged redevelopment of the precinct.

REPORT

Subject Site

The site (see image below) is referred to as the Chisholm Place Precinct and consists of 4.3 hectares of land bounded by Neville Street to the north, the Cumberland Highway (Smithfield Rd) to the east, part of Brenan Street to the south and part of O'Connell Street to the west.

The Smithfield RSL Club are the owners of the entire precinct with the exception of a 663m² parcel of land located at 152 Brenan Street, Smithfield.



Draft Site-Specific Development Control Plan (SSDCP)

Whilst the Planning Proposal will facilitate amendments to Fairfield LEP 2013 to change development standards and permissible land uses for the subject land, the development controls in the Site Specific DCP will provide the detailed provisions for the new precinct.

OUTCOMES COMMITTEE

Meeting Date 8 September 2026

Item Number. 81

The aims of the SSDCP are to:

- Support implementation of the site masterplan and desired future character for the Chisholm Place Precinct to create a distinct identity where the amalgamation of sites facilitates new housing options, internal open space area and motel/hotel accommodation.
- Enable future development that will enable high levels of permeability to create a north-south pedestrian linkage between Neville Street and Brenan Street which will provide pedestrian connectivity through the site to Brenan Park.
- Activate the internal plaza proposed at the interface of Neville Street and enhance pedestrian connection to the Smithfield Town Centre.

The massing of the buildings within the height, setback and floor space ratio controls will provide for a variation in built form to ensure that solar access to residential dwellings within and in proximity to the site meets relevant standards. The internal plaza and ground level frontages will contain medical and convenience tenancies linked with a new pedestrian access network.

Vehicular access to the precinct will be from a new internal road to a new basement facility catering for both loading, waste collection and car parking for the entire development. Redevelopment of the site will be required to manage overland stormwater flows through the site to avoid flooding or hazard with the use of water sensitive urban design and new on-site detention infrastructure.

The SSDCP comprises the following sections that address the above land use and planning principles:

- Spatial structure and built form.
- Vehicular access and parking.
- Landscaping, open space and public domain.
- Ecologically sustainable development.
- Flooding and on-site detention.
- Contamination.

A full copy of the draft SSDCP is attached. Exhibition of the draft Plan will occur in conjunction with the Planning Proposal and other supporting material. A further report to Council will be prepared following completion of the public exhibition period.

Gateway Determination and Amendments to the Planning Proposal

The Gateway Determination issued by the NSW Department of Planning, Housing and Infrastructure (DPHI) required the following updates to the Planning Proposal:

- Include a statement that it is not intended to provide affordable housing with the proposal.
- Consider a local LEP clause to allow transitional car parking as an additional permitted use on the section of the site proposed to be rezoned from R3 to R4 Residential.

OUTCOMES COMMITTEE

Meeting Date 8 September 2026

Item Number. 81

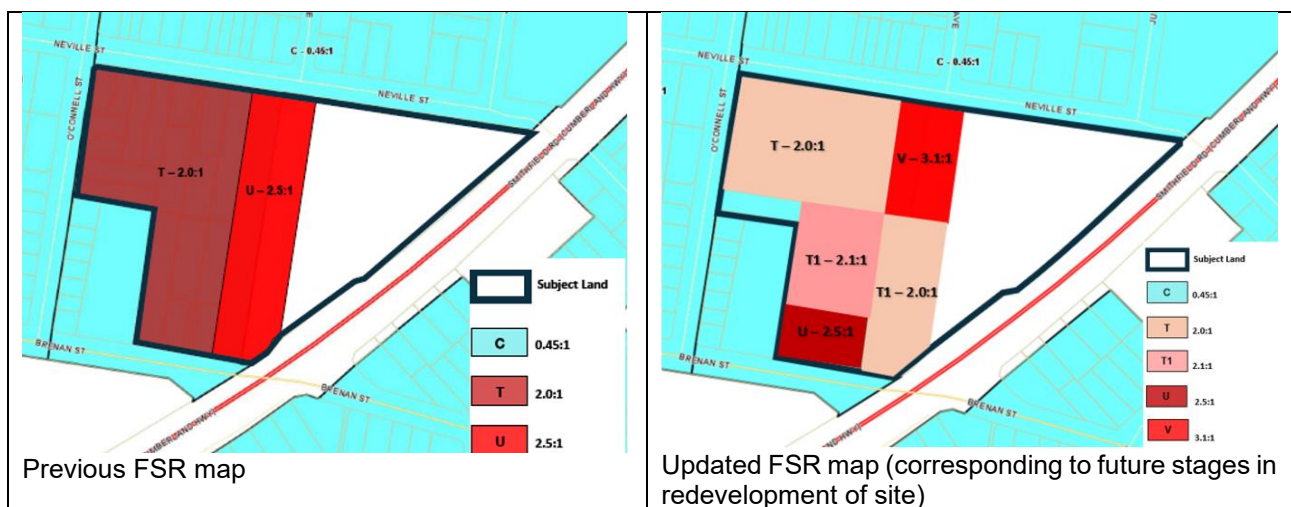
- Remove reference to close proximity to potential future rail service.
- Include additional information to address consistency of proposal with the Ministerial Section 9.1 Direction regarding overland flooding considerations.

During preparation of the draft SSDCP, 2 consequential amendments were identified for the maximum floor space ratio (FSR) and minimum site area maps associated with the Planning Proposal that was endorsed by Council in November 2025.

Under the provisions of Section 3.35 of the Environmental Planning & Assessment Act, 1979, Council may, at any time, vary a Planning Proposal for any reason provided a revised version of the proposal is forward to the NSW DPHI.

Maximum Floor Space Ratio

The previous FSR Map (left) reported to Council included 'blanket' FSR allowances that did not accurately reflect the individual FSRs applicable under each of the individual stages associated with future redevelopment of the land proposed to be rezoned from R3 to R4. This is addressed in the updated FSR map (right).



Minimum Lot Size

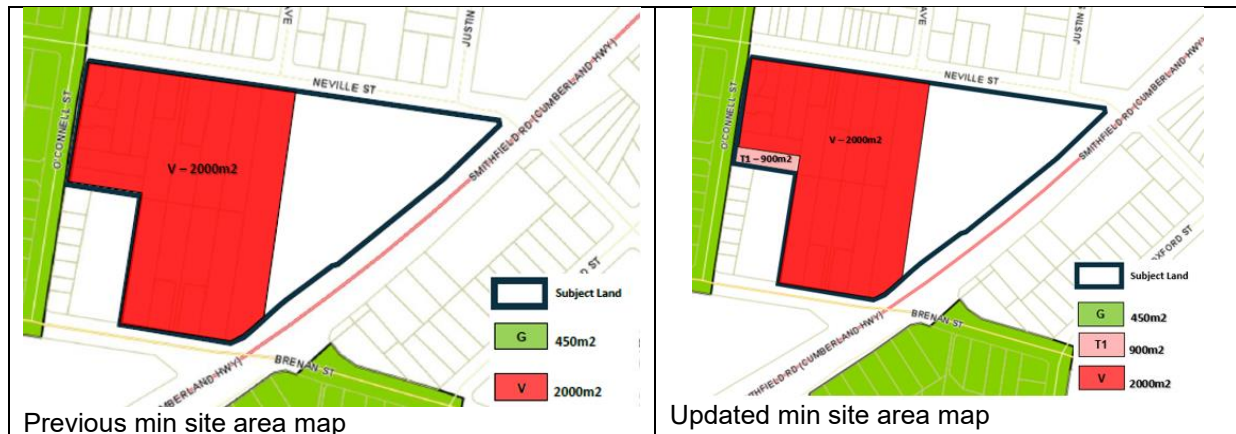
The applicant is also proposing a 966m² pocket park (to be retained in private ownership) located on O'Connell Street which will remain zoned R4 High Density Residential but will be well below the 2000m² threshold identified under the Minimum Site Area map.

For this reason, as shown in the image below, it is recommended that the Planning Proposal be amended to apply a minimum site area of 900m² for the proposed pocket park (right) located on O'Connell Street instead of the current 2000m² (left).

OUTCOMES COMMITTEE

Meeting Date 8 September 2026

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Initial Letter of Offer to enter into a Voluntary Planning Agreement (VPA)

The purpose of a future VPA for the site is to ensure that a satisfactory level of material public benefit is provided by the developer for the local community. The funds or works are not required to have a direct nexus with the proposal but should be related.

The applicant has submitted an initial draft VPA Letter of Offer (Attachment B) that identifies the following public benefits:

- Construction and dedication of a new public road.
- Embellishment of existing roads which form the boundary of the precinct.
- Supply and planting of advanced street trees.
- Pavement and public domain upgrades to the southern end of Justin Street.
- Footpath and accessibility upgrades.
- Traffic calming and pedestrian safety improvements.
- Drainage and flood management improvements.

It is important to note that the initial Letter of Offer builds on the community benefits broadly discussed as part of the planning proposal. The offer remains subject to further negotiation to clearly identify and distinguish genuine community benefits from works that would ordinarily be required to facilitate the development or satisfy approval requirements. The final offer will also be supported by a quantity surveyor's report verifying the total cost of the proposed works and the dollar value attributable specifically to the community benefits.

A further report on the merits of the applicant's final offer will be subject to a future report to Council for its consideration and determination.

CONSULTATION & TIMING

The amended Planning Proposal along with the draft SSDCP and associated supporting information, will be exhibited for a minimum of 30-working days in accordance with the Gateway Determination. All adjoining landowners bounded by Brenan Street to the south, Oxford Street to the east, The Horsley Drive to the north and Market Street to the west will all be notified of the public exhibition.

OUTCOMES COMMITTEE

Meeting Date 8 September 2026

Item Number. 81

In addition, it is proposed to notify all businesses and landowners within the Smithfield Town Centre as well as including relevant information on Council's website and social media platforms. If the timing coincides with the public exhibition, information on the exhibition will be included in a future edition of Council's newsletter CityLife.

Following public exhibition, a report on the submissions and the outcomes of consultation with the State agencies and Utility providers will be prepared.

CONCLUSION

The Planning Proposal for the Smithfield RSL Club site and adjoining land has been approved for public exhibition and consultation by the NSW DPHI. In conjunction with the Planning Proposal, a draft SSDCP and supporting documents are required to be exhibited concurrently.

The Planning Proposal and SSDCP aim to allow for the future re-development of a large precinct of land for mixed use tourism and high-density residential development. The future redevelopment aims to support revitalisation of the Smithfield Town Centre by providing a significant boost in residential accommodation.

Elizabeth Workman
Senior Strategic Land Use Planner

Authorisation:

Executive Strategic Planner
Manager Strategic Land Use Planning
Director City Strategy

Outcomes Committee - 8 September 2026

File Name: **OUT08092026_6.DOCX**

***** END OF ITEM 81 *****



DRAFT

Chisholm Place Precinct, Smithfield
Site Specific Development Control Plan

Version 1 - In force 'day month' 2026



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Chisholm Place Precinct Draft DCP



1. INTRODUCTION

1.1. Strategic Context

This site-specific Development Control Plan (DCP) relates to land referred to as the “Chisholm Place” precinct which includes the Smithfield RSL club site and adjoining residentially zoned land. Chisholm Place precinct is located upon the traditional lands of the Cabrogal people of the Darug nation.

The site is located approximately 800 metres south of the Smithfield Town Centre. The Smithfield Town Centre is a local centre characterised by one and two storey shop fronts and is located approximately 2.5km northwest of the Fairfield Town Centre. Smithfield is situated midway between the city centres of Parramatta and Liverpool. On the east-west axis, Smithfield is halfway between Fairfield town centre and Wetherill Park, which is approximately 4-kilometres away.

The site is bounded by local roads to the north (Neville Street), west (O’Connell Street) and south (Brenan Street). Smithfield Road traverses the sites eastern boundary. The wider area is broadly characterised by low density residential dwellings.

A significant public open space area exists south of the site at Brenan Park, Smithfield Road and Bourke Street (19.3 ha) with playing fields, tennis courts and amenity buildings.

Key Strategic documents relevant to the site include:

- Fairfield City 2040 A Land Use Vision - Local Strategic Planning Statement
- Fairfield Local Environmental Plan 2013
- Fairfield City Wide DCP 2024
- Fairfield City Local Housing Strategy 2022
- Draft Smithfield Town Centre Urban Design Strategy (STCUDS) 2020
- Fairfield City Centres Policy 2015
- NSW Apartment Design Guide

1.2. Purpose of this DCP

This DCP has been prepared as a result of a recent Planning Proposal (draft Amendment No.48 to Fairfield LEP 2013) and associated urban design study and concept plan prepared for the Chisholm Place precinct. It seeks to guide the future development of the Chisholm Place precinct and to communicate the planning, design and environmental objectives and controls which will be used to assess development applications on the land.

The DCP establishes a supplementary planning framework beyond the general provisions of the Fairfield City Wide Development Control Plan (FCWDGP) 2024 for achieving the Council endorsed vision for the Chisholm Place precinct under the urban design study and concept plan. This plan is nonetheless to be read in conjunction with FCWDGP.

Where there is an inconsistency between this DCP and any other provision of the FCWDGP, this Plan applies to the extent of the inconsistency. The arrangement of controls in this DCP does not represent any order of priority or importance. Illustrations and diagrams in this Part are indicative only.

Chisholm Place Precinct Draft DCP



1.3. Objectives of the DCP

The key objectives of the DCP are to:

- Ensure that future development is consistent with and gives effect to the urban design study and concept Master Plan for the Chisholm Place precinct by maintaining the intended land use pattern, subdivision design, staging plan, built form, public domain outcomes and infrastructure framework for the precinct.
- Create a high-quality residential environment that will introduce new housing options within Smithfield for families and individuals.
- Create a street and pedestrian network which provides safe and accessible vehicle and pedestrian access and movement through the site, which is compatible with the surrounding streets.
- Deliver high quality and well-designed communal and internal open space to optimise livability, amenity, usability and walkability for the local community.
- Provide a mixture of compatible non-residential land uses which will activate public open spaces and improve the character of the locality.
- Provide the development framework for future hotel accommodation on the Smithfield RSL Club site to meet the short-term accommodation demands from nearby industrial workers and the Western Sydney International Airport.
- Ensure future residential development considers the potential amenity and social impacts that could arise from accessibility to and visual prominence of the adjoining club facilities.
- Mitigate the impacts of urban heat by encouraging development that incorporates vegetation, shading, water-sensitive design, and materials that reduce heat retention, contributing to a cooler and more resilient built environment.
- Establish an appropriate framework for management of stormwater runoff including flooding considerations.
- Ensure the development has a positive social and economic impact and relationship on the nearby Smithfield Town Centre; and
- Provide a framework for the orderly development of the site.

Chisholm Place Precinct Draft DCP



1.4. Land to Which this Plan Applies

This DCP applies to the 'Chisholm Place' precinct, being the land identified in Figure 1 below. The precinct incorporates the Smithfield RSL site and comprises a number of lots situated in the suburb of Smithfield NSW and has an aggregate site area of 4.32 hectares.



Figure 1 – Land Application Map

1.5. Desired Future Character

This plan aims to encourage the development of the Chisholm Place precinct into a visually attractive, vibrant, revitalised and pedestrian friendly environment. It further seeks to provide housing diversity and hotel accommodation, with limited supporting medical and retail services that will create a distinct identity for the Chisholm Place precinct.

The range of uses and services provided on the site should predominantly aim at servicing the onsite users including club patrons, hotel guests and future residents. These services will include small convenience goods, a medical centre and restaurant & café uses.

A north-south pedestrian linkage will be created between Neville Street and Brennan Street which will provide pedestrian connectivity through the site to Brennan Park. This will serve to activate a internal plaza proposed at the interface of Neville Street and enhance pedestrian connection to Smithfield Town Centre. The Chisholm Place precinct will become an active vibrant area that services the needs of residents, club patrons and visitors. The precinct should not act as a competitor to or detract from the ability of the Smithfield Town Centre to achieve economic vibrancy and renewal.

The R4 High Density Residential component of the precinct together with the hotel accommodation and services provided on the RE2 Private Recreation zoned land will increase population and provide opportunities for provision of new dwellings providing greater housing mix. New buildings on the site should achieve a high level of architectural design quality and resolution, using high quality and robust materials.

Chisholm Place Precinct Draft DCP



Overall, this plan aims to achieve and activate the Chisholm Place precinct vision thereby strengthening opportunities within the existing Smithfield Town Centre and surrounding area and provide opportunities to connect to adjoining public recreation spaces located at Brenan Park.

The urban design framework and masterplan prepared to support this DCP and Planning Proposal for the site includes high level designs for the street level interface with Neville Street, O'Connell Street, Brenan Street and Smithfield Road. The framework includes 3-metre and 6-metre landscaped setbacks with a 0-metre setback provided for Smithfield Road.

A new pocket park off O'Connell Street and multiple wide entrances will provide improvement to the public domain. For further guidance on the desired future character of the development, reference should be made to the Urban Design Study Masterplan prepared by Benson McCormack Architecture which can be accessed on Council's website.

1.6. Land Use Zones and Permitted Land Uses

The R4 High Density Residential and RE2 Private Recreation zones apply to the Chisholm Place precinct. These two land use zones govern the permissibility of land uses and future development for the precinct:

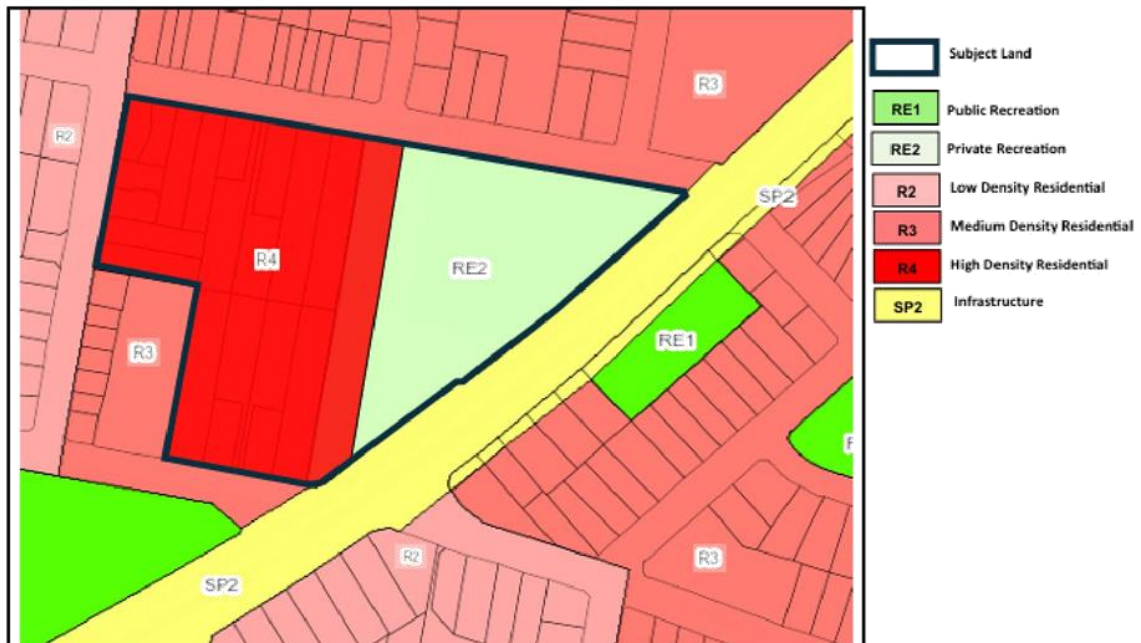


Figure 2 – Zone Boundaries

Specifically, under Fairfield Local Environmental Plan 2013 (Fairfield LEP 2013), the following provisions apply:

- Land Use Tables - shows the land uses permitted and prohibited within both the R4 High Density Residential zone and RE2 Private Recreation zone.
- Schedule 1 – Additional Permitted Uses - in order to permit hotel and motel accommodation (currently prohibited in zone RE2) at 88 Smithfield Road (The Smithfield RSL Club Site), the planning proposal for the site amended Fairfield LEP 2013 to include reference to the site in Schedule 1 - Additional Permitted Uses to permit hotel and motel accommodation subject to development consent.

Chisholm Place Precinct Draft DCP



- Part 6 – Additional Local Clause – a new local clause within Fairfield LEP 2013 applies to the R4 High Density Residential zoned portion of the site and allows for transitional car parking for club purposes within that part of the site. This arrangement will only be available until such time as the approved multi-deck car park for the Smithfield RSL Club is constructed and becomes operational.
- Maps – Development standards for maximum height of buildings, maximum floor space ratio and minimum lot size provisions are all relevant to the Chisholm Place precinct.

The following 3 distinct land use precincts are identified for the site:

- Club precinct (existing Smithfield RSL Club) and new multi-deck car park
- Hotel accommodation precinct including internal (privately owned) plaza, cafés/restaurants
- Residential precinct and ancillary supporting uses such as medical centre and limited convenience retail.



Figure 3 – Land Use Precincts

1.7. Relationship of this DCP to other Plans, Codes and Policies

This DCP is as provided for under Division 3.6 Development Control Plans of the Environmental Planning and Assessment Act, 1979 and must be read in conjunction with this Act and other applicable environmental planning instruments.

Additionally, other plans and policies may have an impact on the form, design or planning of any development and must be considered in conjunction with this plan.

Over time other plans and policies may also become relevant or these policies may be superseded by new policies. Prospective developers should contact Council to identify all relevant policies at the time the development application is being prepared.

State and Federal Acts and Statutory Planning Instruments may also take precedent over this Development Control Plan.

Chisholm Place Precinct Draft DCP



State Environmental Planning Instruments

In some cases, a State Environmental Planning Policy or other statutory plan may also apply to land. It is advisable to check the impact of this prior to use of the DCP.

Local Environmental Planning Instrument

Fairfield Local Environmental Plan 2013 – The Fairfield LEP 2013 land use tables and maps, schedules and specific clauses apply to development.

Regional and District Policies

- The Sydney Plan – Regional Plan
- NSW Apartment Design Guide
- State Environmental Planning Policy (Housing) 2021 (Housing SEPP)

Local Plans and Policies

- Fairfield City Wide Development Control Plan 2024 – This plan adopts certain provisions contained within particular chapters/appendices of the Fairfield City Wide Development Control Plan 2013 including but not limited to the following:
 - Chapter 2 – Development Application Process
 - Chapter 7 – Residential Flat Buildings and Shop Top Housing
 - Chapter 11 – Flood Risk Management
 - Chapter 12 – Car Parking vehicle & Access Management
 - Chapter 14 - Subdivision
 - Appendix A – Definitions
 - Appendix B – Notification policy
 - Appendix C – Advice for Designing Advertising Signs
 - Appendix D – Preservation of Trees and Vegetation
 - Appendix E – Waste Not Policy to Manage Demolition and Construction Waste
 - Appendix F – Landscape Planning
 - Appendix H – Model Waste Infrastructure
- Fairfield City Local Strategic Planning Statement 2020 – Shaping a Diverse City
- Fairfield City Retail Centres Policy 2015

Chisholm Place Precinct Draft DCP



2. DESIGN ELEMENTS - SPATIAL STRUCTURE AND BUILT FORM

2.1. Site Structure Plan

The Planning Proposal prepared for the Chisholm Place Precinct, including the supporting urban design study, established a development framework known as the structure plan that sets out the long-term framework for future development of the site. The structure plan is shaped by the mix of zoning, land uses, infrastructure and environmental opportunities and constraints and provides a high-level illustration of how the precinct will look and function in the future.

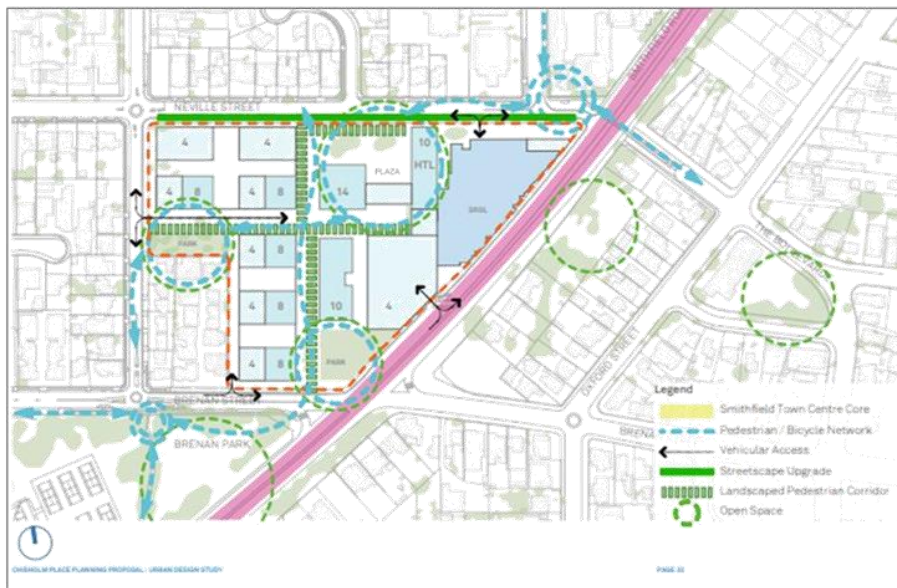


Figure 4 – Structure Plan

The controls in this development control plan reflect the structure plan as shown in figure 4 above to:

- Create a legible, pedestrianised public domain by siting buildings to define the street network, internal plaza and open spaces and through-site links;
- Achieve building heights ranging from 4 to 14 storeys in the R4 High Density Residential zone and 10 storeys for hotel/motel accommodation in the RE2 Private Recreation zone;
- Provide new dwellings to contribute towards housing targets in the Fairfield LGA;
- Transition from adjacent and nearby low-density residential to higher density development through appropriate setbacks, building height variations and façade articulation;
- Establish a hub linking existing commercial, residential and sporting activities from the Smithfield Town Centre to Brennan Park;
- Identify vehicular ingress and egress opportunities for the precinct;
- Encourage site pedestrian and bicycle circulation with the enhancement of existing and new streetscapes, interfaces and emphasizing the permeability of the site;
- Identify new community plaza and open spaces within the precinct for the new residential population;
- Provide the framework for the necessary drainage and on-site stormwater detention infrastructure to accommodate extreme rainfall events; and
- Ensure future development is climate responsive and adopt the principles of ecologically sustainable development.

Chisholm Place Precinct Draft DCP



2.2. Lot Subdivision and Staging

Objectives

To guide the subdivision and staging of development so that:

- Land is developed in a logical and coordinated sequence which provides a regular lot pattern that does not result in lot isolation or fragmented development.
- Essential infrastructure, utilities and services are provided at appropriate stages.
- Development outcomes are integrated, practical and economically efficient; and
- The resulting urban form delivers a high standard of amenity, accessibility and connectivity.

Controls

Staging will be generally in accordance with figure 5 provided below and in line with the following:

- Stage 1** – including the construction of a new internal road being 3220m² and entry parklet 966m², hotel accommodation, internal plaza and approved multi-deck car park to service existing club patrons, hotel guests and future residents. Development under this stage will also include all necessary stormwater detention and drainage infrastructure to service the entire precinct when fully developed.
- Stage 2A** – Delivery of a 3,245m² lot including a medical centre use, internal plaza and limited convenience retail elements as well as residential dwellings.
- Stage 2B** – Delivery of a 5750m² lot with residential dwellings
- Stage 3** – Delivery of a 7487m² lot with residential dwellings
- Stage 4A** – Delivery of a 4253m² lot with residential dwellings
- Stage 4B** – Delivery of a 2175m² lot with residential dwellings



Figure 5 - Precinct Staging Plan

Chisholm Place Precinct Draft DCP



2.3. Building Heights

Objectives

- Taller buildings are to be located at the centre of the site transitioning in height down to lower scale buildings at street interfaces and existing adjoining residential development.
- To provide reasonable daylight access to the public domain for communal space within the development and public domain/open space adjoining the development site.
- To provide a massing framework for development.
- To ensure building heights support high-quality development outcomes that are supported by design excellence.
- To guide identified building typologies including residential apartment buildings, hotel accommodation and supporting convenience retail.

Development Controls

- The maximum height of buildings must be in accordance with the provisions of the Fairfield LEP 2013 - Clause 4.3 Height of Buildings and the associated Height of Buildings map.
- Land that is zoned R4 High Density Residential has a maximum height of buildings ranging from 32 metres to 51 metres.
- The maximum height of the proposed hotel and motel accommodation building within the RE2 Private Recreation zone is 10 storeys.

Note: That part of the site that is zoned RE2 Private Recreation does not have an applicable maximum height of buildings under Fairfield LEP 2013. This is consistent with other land zoned RE2 Private Recreation within the City of Fairfield.

- The maximum height of building in metres and storeys including building envelope is shown in figures 6 and 7 below.

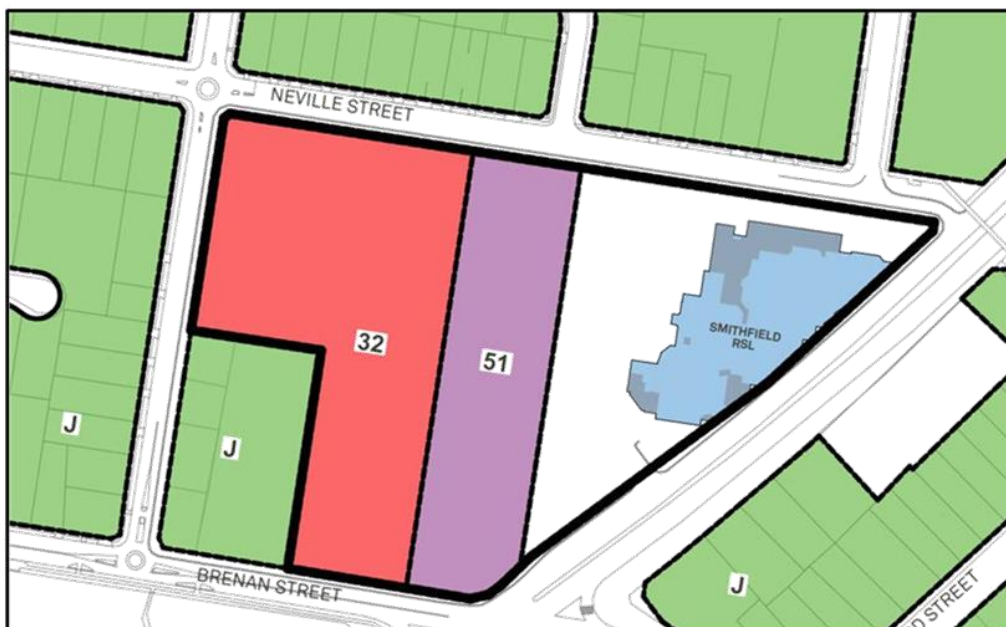


Figure 6 - Maximum height of building (in metres) R4 High Density Residential Zone

Chisholm Place Precinct Draft DCP



Figure 7 – Maximum number of storeys including Hotel Accommodation Development

2.4. Building Setbacks

Building setbacks are measured from the street boundary to the outside edge of the building. In general, no part of a building or above ground or basement structure may encroach into a setback area.

Objectives

- To establish the desired spatial parameters for the precinct and define the street edge.
- To provide adequate setbacks that establish high levels of pedestrian amenity for the public domain and an appropriate relationship with the street and adjoining development.
- To provide for building separation to promote visual and acoustic privacy between apartments.
- To provide an area of landscape buffer and pedestrian movement between the development and adjacent residential uses, community open space and facilities.
- To minimise the impact of development on sunlight, privacy and outlook for existing and future neighboring residents and the public domain.
- To provide for a pedestrian friendly and activated internal core within the precinct to enhance the quality of the north-south connectivity between the Smithfield Town Centre and Brennan Park.
- To maintain deep soil zones to maximise natural site drainage and protect the water table.

Development Controls

- Setbacks are to comply with the setback controls provided below in the Tables 1 below.
 - Basement setbacks are to be in line with building setbacks to ensure no part of the basement extends into the setback area.
 - No building elements are permitted within street setback areas.
- Note: All setbacks are measured from the building line.*

Chisholm Place Precinct Draft DCP



Neville Street – 4 storey residential apartment buildings	3m including 3m deep soil zone
Neville Street -14 storey residential mixed-use tower	25m including 3m deep soil zone
Neville Street – 10 Storey Hotel Accommodation	3m including 3m deep soil zone
O'Connell Street	6m including a minimum 3m deep soil zone
Brenan Street	6m including a minimum 3m deep soil zone
Smithfield Road	0m
Internal Road (Chisholm Place)	Consistent with NSW Apartment Design Guidelines and relevant provisions of the Fairfield City Wide DCP 2024

Table 1 - Building Setbacks (in metres)

Side and rear setbacks within the development site must ensure consistency with the NSW Apartment Design Guidelines and Council endorsed Concept Design Masterplan for the site.

2.5. Floor Space Ratio

Objectives

- To ensure appropriate built form intensity and promote high-quality urban design outcomes.
- To manage building bulk and amenity impacts and assist in minimising adverse impacts such as overshadowing, loss of privacy, and visual dominance to adjoining properties and the public domain.

Development Controls

- Club Precinct** - Fairfield LEP 2013 does not apply a maximum floor space ratio to land zoned RE2 Private Recreation. The maximum floor-space of development is guided by the urban design study and concept plans associated with the Chisholm Place precinct and the built form provisions of this DCP.
- Residential Precinct** - Fairfield Local Environmental Plan 2013 applies a maximum Floor Space Ratio for each of the proposed stages of development within R4 High Density Residential zoned area of the Chisholm Place precinct. The applicable maximum FSRs are shown in Figure 8 below.



Figure 8 – Maximum FSR applying under Fairfield LEP 2013

Chisholm Place Precinct Draft DCP



2.6. Minimum Lot Size

Objectives

- To facilitate lot sizes that support the efficient delivery of high-density housing within the Chisholm Place precinct.
- To ensure that future subdivision reflects and reinforces the intended future development staging and structure for the Chisholm Place precinct.
- To ensure lots are of sufficient size to achieve high levels of residential amenity, including access to sunlight, natural ventilation, privacy, open space, landscaping, and communal facilities.

Development Controls

- Club Precinct** - Fairfield Local Environmental Plan 2013 does not apply a minimum lot size for land zoned RE2 Private Recreation
- Residential Precinct** - Fairfield Local Environmental Plan 2013 applies two minimum lot sizes to land zoned R4 High Density Residential within the Chisholm Place precinct:
 - 2000m² for land identified for high density residential development; and
 - 900m² for land identified as a future pocket park.



Figure 9 - Minimum lot size (in metres²) applying under Fairfield LEP 2013

Chisholm Place Precinct Draft DCP



2.7. Building Design

Objectives

- a) To encourage innovative and contemporary building designs and facades that demonstrate design excellence in accordance with clause 6.12 of the Fairfield Local Environmental Plan 2013, as well as the NSW Apartment Design Guide to ensure the most optimal contribution is made to the design character of the precinct.
- b) To ensure new development complements the visual qualities of the streetscape and public domain through choice of building materials and colors to ensure building form and articulation is suited to the location.
- c) To incorporate the principles of ESD in all design and maximise opportunities for sustainable development through renewable energy use, thermal efficiency and water efficient use and re-use.
- d) To ensure new development provides for a well-articulated corner built-form strategy that addresses the ground plane.
- e) To provide a well-designed built form which incorporates good passive surveillance to all communal and public open spaces including pedestrian linkages through the site and mitigates noise impacts from Smithfield Road.
- f) To maximise solar access to enable the best possible energy efficiency.
- g) To ensure future residential development is designed to minimise the potential harmful impacts of gambling facilities on residents.
- h) To achieve outcomes that activate all frontages to ensure the best possible combination of active and passive surveillance of all public spaces and interfaces.

Development Controls

- a) Building form, bulk and scale shall respond to the topography of the area.
- b) The orientation of the site is to inform the siting and design of new development to ensure passive design principles are incorporated into the site planning strategy.
- c) Durable and resilient materials suitable to the environment and which represent a whole of life strategy to selections are to be used to ensure new development contributes positively to the visual character of the area and the resilience of the building over time.
- d) Continuous uninterrupted blank walls, blank facades, extensive obscure glass and extensive window decal signage at the building line are not permitted.
- e) Design of service cabinets, utility services, plant and equipment boxes, air-conditioning units and lift overruns are to be integrated into the overall façade and built form of the design.
- f) Design of residential apartment buildings is to limit direct, convenient, and unintended access to gambling areas, thereby reducing exposure and supporting the safety and wellbeing of residents.
- g) Development is to maximise passive surveillance to the public domain, communal areas and pedestrian pathways within and surrounding the development.
- h) Residential development within 25-metres of Smithfield Road is to demonstrate noise shielding or attenuation techniques in the building design, construction and choice of materials to mitigate noise transmission.
- i) Future redevelopment of the Club or its entrance(s) should observe Crime Prevention Through Environmental Design (CPTED) principles.
- j) Building design must incorporate measures to ensure that pedestrian movement routes through the site are well-lit, visible and do not promote direct integration of residential apartment buildings with club facilities.
- k) Any convenience retail, food and drink premises and medical centre premises must comply with the relevant provisions of FCWDCP 2024 and/or relevant Australian Standards with respect to building design, advertising signage and access.

Chisholm Place Precinct Draft DCP



2.8. Land Use Interface

Smithfield RSL Club is a provider of gaming machines and a gambling (betting) outlet. Future residential development within the precinct needs to be designed and constructed to eliminate or minimise the proximity risks of being located near a community venue that provides gaming machines and other outlets for gambling.

Objectives

- a) Minimise the risk of impulsive or opportunistic gambling behavior through physical orientation of residential buildings, outlooks and proximity to building entrances.
- b) To ensure that Club activities, promotion and advertising does not create a visual prominence that draws local residents into the club facility to gamble.
- c) To ensure on-site provision of publicly accessible recreation alternatives, such as leisure and recreational spaces, which promote a healthy lifestyle and social integration over isolated gambling.
- d) Promote active usage of the internal plaza for community events to cement it as a venue for social and cultural integration.

Controls

- a) Design of residential apartment buildings is to limit direct, convenient, and unintended access to gambling areas, thereby reducing exposure and supporting the safety and wellbeing of residents.
- b) Ensure that walking distances between the entrances/lobbies to residential apartment buildings and the entrance of Smithfield RSL Club are maximised as much as possible through physical placement, path of travel mechanisms or a combination of both.
- c) Entrances to residential buildings and courtyards must be positioned or sufficiently screened so that they do not face the Club.
- d) Club signage with any future redevelopment must be subtle and serve for identification of the venue as a Club only and is not to include any promotion or advertisement of gambling facilities or events.
- e) No external signage or internal signage visible to outsiders is to alert to the presence of gaming machines on-site.
- f) Each development stage is to contribute its share towards the masterplan design measures to provide communal spaces inclusive of landscaped areas, walkways and park/playgrounds to encourage residents to use these facilities.

Chisholm Place Precinct
Draft DCP



2.9. Safety & Security

Objectives

- a) To activate public open spaces to ensure people feel safe and comfortable to use them.
- b) Locate programmatic components such as playgrounds, retail tenancies and building lobbies to activate the ground plane.
- c) To deliver accessible and safe connections which facilitate movement through the site.
- d) Create opportunities for social interaction, play and public amenity on the site.
- e) Create a legible, permeable safe network for pedestrians and cyclists across the site.
- f) To create an environment which is safe and secure from theft, personal threat and accidents.

Controls

- a) All areas in the development should be clearly recognisable as either private, common or public open space.
- b) A dwelling with street frontage should have a clear view of the footpath.
- c) Wall mounted night lighting in internal and external common areas including along all driveways and footpaths must be provided throughout the site. As part of the Development Application a lighting plan will need to be submitted that incorporates the following elements.
 - I. Use of energy efficient diffused lights and/or movement sensitive lights.
 - II. Lights directed towards access/egress routes to illuminate potential offenders, rather than towards buildings or resident observation points.
 - III. Lighting with a wide beam of illumination reaching the beam of the next light, or the perimeter of the site or area being traversed.
- d) Barriers to prevent movement between roof spaces of adjoining dwellings will be required
- e) Where possible facades are to be activated, this includes incorporating design measures to provide passive surveillance from the residential component of the site to adjoining communal and open spaces.

Chisholm Place Precinct
Draft DCP



3. DESIGN ELEMENTS – VEHICULAR ACCESS AND PARKING

3.1. Vehicular Access to Precincts and Internal Access Road

Objectives

- a) To provide safe and efficient vehicular access to the development site and maximise the extent of active frontage along any street.
- b) Promote additional pedestrian crossing links over Neville Street to the Chisholm Place precinct and through the site to Brenan Street and Brenan Park.
- c) Improve pedestrian connectivity and safety around the boundary of the precinct along Neville Street, O'Connell Street, Brenan Street and Smithfield Road.
- d) Service areas, substations and waste collection facilities should be located to minimise visual impacts and maximise activation of key streets.
- e) To make vehicle access to buildings more compatible with pedestrian movements and the public domain.
- f) To ensure that medical, convenience retail and residential sites are appropriately accessible by delivery and service vehicles.
- g) To provide adequate car parking for residents and visitors.

Controls

- a) New internal road and access driveway from O'Connell Street (access C) will be designed in accordance with relevant guidelines and standards to accommodate the intended largest vehicle movements. Circulation paths will be designed in accordance with the dimensional requirements as set out in the relevant Australian Standards (AS2890).
- b) New internal access road (access C) from O'Connell Street must be provided to facilitate vehicle access to stages 2 and 3 residents only and access to ancillary parking for RSL staff and visitors.
- c) Vehicle access, driveway design, location, width and lengths for residential precincts must all comply with controls provided within Chapter 7 – Residential Flat Buildings of the Fairfield City Wide DCP 2024.
- d) A new driveway (access D) is to be provided to Brenan Street to service stage 4 of the proposed residential precinct with left-in and left-out permitted only.
- e) The existing service road access at Neville Street (access B) is to be maintained and enhanced to provide access for hotel guests and service/loading bay ingress and egress for the RSL and Hotel.
- f) The existing service road (access A) to Smithfield Road is to be maintained for RSL patrons and staff only. No change to egress hours for club patrons is permitted. Residents and hotel guests and staff are not permitted to use this access for ingress and egress.
- g) All vehicles must enter and leave the site in a forward direction.
- h) Designated pedestrian walkways must be separated from vehicular traffic using physical barriers (e.g., bollards, planter boxes and fencing) to protect residents, visitors and staff.

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Figure 10 - Driveways and site access points

3.2. On-site Development Car Parking

Objectives

- To provide adequate parking for the RSL club, hotel accommodation, residential and convenience retail and medical components of the site.
- To minimise traffic congestion and ensure safe vehicular and pedestrian movement on and to the site.

Controls

- Carparking rates on the site for all proposed land uses are to comply with the relevant rates contained within Table 1 of Chapter 12 – Carparking Vehicle and Access Management of the Fairfield City Wide DCP 2024.
- To ensure parking facilities are safe, functional and constructed in accordance with Australian Standards (AS 2890).
- A temporary transitional car park is permitted with development consent on land zoned R4 High Density Residential to facilitate stage 1 works as referred to in Clause 6.15 of Fairfield LEP 2013.
- A traffic impact assessment and parking study is to be provided as part of the Development Application for stage 1 works to ensure safe and efficient access to and from the local road network and adequate provision of on-site car parking spaces.

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3.3. Unloading/loading Facilities

Objective

- a) Loading zones (both permanent and temporary) must ensure functional, safe, and efficient freight servicing while minimising amenity impacts on surrounding areas.

Development Controls

a) Location and Access

- i. **On-Site Provision:** All loading, unloading, and associated servicing must occur wholly within the property boundary.
- ii. **Access Point:** Loading zones should be located to minimise conflicts with customer parking, pedestrian access, and public transport routes.
- iii. **Vehicle Access:** Driveways for non-residential/club loading facilities must be separated from passenger vehicle entry points where possible.
- iv. **Forward In/Out:** all development must be designed to allow vehicles to enter and exit in a forward direction. Loading and unloading docks must be designed to comply with the design and dimensional standards of AS 2890.2 including for vehicle capacity, vertical clearance, gradient and apron space.

b) Amenity and Environmental Controls

- i. **Screening:** Loading area must be screened from public view and adjacent residential properties by using landscaping, solid fencing, or building design elements.
- ii. **Noise Management:** Acoustic shielding is required if the loading zone is near residential receptors, particularly for nighttime operations.
- iii. **Lighting:** Adequate lighting must be provided for safety but directed downward to prevent light spilling into neighboring properties.

c) Safety and Operation

- i. **Separation:** Distinct physical separation must be provided between service vehicle loading/unloading areas and staff, resident and visitor parking areas and pedestrian pathways.
- ii. **Safety Features:** These should include installation of dock bumpers, wheel chocks, and/or vehicle restraints to prevent trucks from breaking building structures.
- iii. **Signage:** Loading zones must be clearly marked "No Standing" or "Loading Zone" with clearly defined operating hours.
- iv. **Safety Markings:** The edge of the dock should be painted high-visibility yellow to prevent falls.

d) Submission Requirements (Development Application)

- i. **Swept Path Diagrams:** Submissions must include swept path analysis demonstrating that the largest design vehicle can safely enter, turn, and exit.
- ii. **Loading Management Plan (LMP):** A report detailing operating hours, vehicle frequency, and waste management procedures should also be provided.
- iii. **Construction Traffic Management Plan (CTMP) and Site Parking Management Plan (SPMP)**

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3.4. Waste Servicing Requirements

Objectives

- a) To ensure waste storage and collection areas are appropriately located, sized and designed as an integral component of the development.
- b) To ensure waste collection can occur safely and efficiently without adverse impacts on residents, pedestrians, cyclists, public roads or traffic operations.
- c) To accommodate current and future council waste collection arrangements and emerging resource recovery practices.
- d) To ensure waste collection vehicles can safely enter, maneuver within and exit developments where on-site collection is proposed.

Development Controls

- a) To support the safe and efficient provision of waste and recycling services, waste infrastructure and collection arrangements are to be provided in accordance with the relevant sections of the *Fairfield City Wide DCP 2024*, including but not limited to:
 - a. Section 7.7.1 for Residential Flat Buildings
 - b. Section 8.5.3 for Commercial development
- b) Model waste and recycling storage and collection infrastructure configurations are outlined in Appendix H of the *Fairfield City Wide DCP 2024*.

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4. DESIGN ELEMENTS – LANDSCAPING, OPEN SPACE AND PUBLIC DOMAIN

4.1. Landscape Design and Planting

Objectives

- a) To establish a varied palette of climate-resilient native vegetation types and species, especially for use in establishing tree canopy cover.
- b) To ensure mature plants are planted in communal and public open spaces to improve their quality and amenity.
- c) To lower localised microclimate temperatures throughout the area, tree canopy provision within the precinct should maximise shade to streets, open and communal spaces and pedestrian areas to ensure provision of continuous shade along key travel corridors, integrating seating and shelter.
- d) Landscaping and planting selection must be suited to the site and climatic conditions.
- e) Landscaped areas are provided by developers within the public domain, particularly in areas along Neville Street identified for public domain improvement.
- f) Landscape and open space areas are to be accessible and easily maintained to Council standards at all times.
- g) Planting on structures is encouraged to reduce urban heat island effects.
- h) The provision of locally endemic species to enhance and improve biodiversity and native wildlife.

Controls

Future proposals are to refer to the **Indicative Landscape Design Plans (Appendices A-E)** prepared as part of the planning proposal (Amendment No.48 to the Fairfield LEP 2013) and site masterplan to support future development applications as follows:

- a) Use and utilisation of suitable endemic native trees and other vegetation is required, to reduce heat island effects of new development. The selection of landscaping and planting species must be suited to the site and climatic conditions.
- b) A Landscape Plan with a detailed planting list including species, number and location is to be provided with development applications.
- c) A Landscape Maintenance Plan, for a period of 36 months, is to be submitted with any development application for the site.
- d) Water sensitive urban design (WSUD) techniques such as bio-filtration systems, passive irrigation, rainwater tanks and swales are to be incorporated into the landscape proposal as referenced in the Indicative Landscape Design Plans to assist in sustainably managing water on site and minimizing negative impacts on the water cycle. These elements are also to be considered as part of the landscape maintenance strategy.
- e) The amount of landscaped area and deep soil zones for each stage are to be consistent with the Indicative Landscape Design Plans.
- f) Deep Soil Zones are to have a minimum width of 3-metres to allow for meaningful root growth of canopy trees.
- g) Provide deep soil zones of no less than 25% of the required open space area which adjoins deep soil zones of neighboring properties where possible. This helps to provide functional and uncompacted soil volumes for successful landscape planning. For reference, please refer to the open space community benefits within the Landscape Design Plans.

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- h) Minimum uncompacted soil volumes must be provided.
- i) Under the internal plaza, hardstands, footpaths and car parking areas Council requires the applicant to use structural soil designed for load bearing activities relevant to the space. This is to allow opportunity for adequate and meaningful root growth without impacting on the installed hard surfacing. Details of these structural soil systems or soil cells are to be provided in detailed Landscape Plans accompanying development applications.
- j) A separate detailed Landscape Plan is to be provided for Neville Street in line with the Neville Street landscaped plan design prepared to support the planning proposal application. This shall include the Neville Street/Justin Street intersection, Neville Street mid-section and the landscape setback from the proposed residential dwellings to Neville Street.
- k) A 70% canopy coverage is to be provided along Neville Street.
- l) The proposed internal road which includes O'Connell Street access must provide 70% tree canopy coverage and a green ground plane character in accordance with the species plan.
- m) The proposed internal road must also provide a WSUD vegetated buffer strip and swale to act as a stormwater transfer system including to treat runoff from the local street.
- n) Landscaping for other design elements including the internal plaza, north south pedestrian link and proposed onsite park must be constructed in accordance with the Landscape Design Scheme prepared in support of the planning proposal.
- o) Landscaping Plans are to be prepared for the site by a suitably qualified landscape architect or other accredited professional with demonstrated experience in the design of urban areas. Refer to the landscape planning appendix for landscaping principles contained within the Fairfield City Wide DCP 2024, when preparing a landscape plan. Construction details for on-slab planting, WSUD areas and tree plantings must be provided.

4.2. Pedestrian Access & Amenity

Objectives

- a) Provision of communal space that provides immediate convenience and open space to support onsite convenience retail/eat-street and hotel uses.
- b) Providing places to sit and exercise.
- c) Provision of all-age amenities and communal gardens.
- d) Provision of spaces that provide a buffer between residential elements and the Smithfield Road.
- e) To add value to residents' quality of life within the development in the forms of privacy, outlook and views.
- f) To provide habitat for native indigenous plants and animals.
- g) To improve stormwater quality and reduce quantity and to improve urban air quality.
- h) To improve the microclimate and solar performance within the development.
- i) Enhancing the pedestrian path network around the periphery of the site and through the site to facilitate better and safer pedestrian connections.

Controls

- a) All proposed pathways and pedestrian connections must comply with the Aust roads Guide to Road Design (Part 6A) at a minimum.
- b) Pedestrian connections must generally be provided in accordance with the proposed active transport facilities and circulation diagram provided below.

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Figure 11 – Existing and Proposed Active Transport Facilities and Circulation

4.3. Open Space

Communal Open Space

Objectives

- Clearly delineate areas of private open space at ground level, communal open space to service the open space needs of future residents and developer managed communal space accessible to the broader public.
- To ensure that development site area has sufficient area for the dwellings, vehicle access, landscaping, private and communal open space, parking, waste storage, collection and amenity and are consistent with the desired future character of the area.
- The area of the communal open space should generally be between 25 to 30% of the site.
- To provide for a natural environment within development for a natural outlook.

Development Controls

- Incorporate a 25% minimum of deep soil zone.
- Be located within a north, north-east orientation.
- Must be accessible from all dwellings, only accessible from within the development site and overlooked by living areas.
- Be centrally located rather than at the rear or front of a development site
- Should include features such as seating, shade structures, child play equipment or barbecues to satisfy the recreation needs of all residents
- Not include in its area calculation clothes drying areas, driveways and parking areas.
- May only be used for detention basins if the height difference between natural ground level and the lowest level of the basin is not more than 0.5 metres.
- Is to be provided part on ground level per ADG requirements.
- Receive a minimum of 3 hours of solar access to at least 50% of the areas between 9am and 3pm on 21 June, in at least 1 communal living area.
- Provide partial cover from the weather.
- Minimum embellishment standards for open space in the precinct should reflect the elements identified in the Fairfield Council *Open Space Embellishment Guide*, particularly the "Urban Park High Need Area Levels of Embellishment".

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Developer Managed Communal Space

Objectives

- a) To create an environment which is safe and secure from theft, personal threat and accidents.
- b) To provide space for communal use associated with commercial and retail patrons and tenants, hotel and club guests and workers.
- c) To provide areas for deep soil and landscaping which will add to the amenity of the site and the public domain.

Development Controls

- a) Communal space is to be provided generally in accordance with the internal plaza and north landscape plan design and the ground floor consolidated site plan provided in support of the planning proposal (Refer to Appendix B – Indicative Landscape Design Internal Plaza).
- b) A private park to be provided and maintained by the developer south of the proposed internal access road at the interface with O'Connell Street, in line with the Local Park Landscape Plan design provided in support of the planning proposal (Refer to Appendix C – Indicative Local Park Design)
- c) A private park to be maintained by the developer is to be provided to the south of the site at the intersection of Brenan Street and Smithfield Road generally in accordance with the Park South and communal open space plan provided in support of the planning proposal (Refer to Appendix D – Communal Open Space Smithfield Road and Brenan Street).
- d) A through site pedestrian link between Neville Street and Brenan Street is to be provided generally in accordance with the through site link/forest walk plan provided in support of the Planning Proposal (Refer to Appendix E – Indicative Trough Site Design Link)

4.4. Landscape species – Street Tree Planting

Objectives

- a) To promote the provision of shade through the use of continuous canopy cover along pedestrian transport thoroughfares.
- b) To provide diverse landscape zones through the site.
- c) Enable creation of habitat for locally endemic native species through diverse tree planting species.
- d) Provide a green outlook for the built form.
- e) Reduce urban heat island impacts in urban areas by providing deep soil areas for landscaping measures and tree planting across the development site.

Controls

- a) Landscape planning controls detailed in section 4.1 of this DCP must be adhered to when providing street tree planting.
- b) A street tree planting schedule must be provided with any Development application proposing planting on Council land and adhere to the native species plant list within Appendix F Landscape Planning of the Fairfield City Wide DCP 2024.
- c) The Fairfield Council Street Tree planting masterplan must be considered when identifying planting locations on Council owned land.
- d) A detailed tree maintenance plan must be submitted with all development applications proposing planting on Council land.
- e) Use of structural soil profiles is to be implemented for all trees planted in urban areas and streetscapes e.g. paved footpaths, plazas and adjacent to hardstand areas.
- f) Provision of minimum uncompacted soil volumes for trees planted, taking into consideration the mature size of tree species when determining the required soil volumes.

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5. DESIGN ELEMENTS – ECOLOGICALLY SUSTAINABLE DEVELOPMENT PRINCIPLES

Objectives

- a) Provision of an enhanced outdoor experience through vegetation, landscaping and flood mitigation.
- b) Create climate resilient outdoor spaces and community focused areas.
- c) Provision of design excellence through energy efficiency measures including passive design strategies and low carbon building materials.
- d) Promote sustainability through healthy indoor air quality, reduction in greenhouse gas emissions and lower living costs.
- e) Better use of resources by promoting a circular economy encouraging regeneration, reuse, and repurposing resources like water, food, and waste.
- f) Be net zero ready by 2050 by providing space for green infrastructure such as solar and electric vehicle charging stations.
- g) Enhances access to amenities by promoting social interaction and fosters efforts in food production programs.
- h) Create a cohesive and inclusive environment that contributes to the overall well-being and resilience of the community.

Controls

- a) Any development application must ensure the NSW Flood Prone Land Policy is adhered to including explicit recognition that flood risk management needs to take into account the principles of ecologically sustainable development.
- b) The development is to achieve net zero emissions by 2050 as outlined within the sustainability framework detailed in the urban design study prepared in support of the planning proposal application.
- c) Water sensitive urban design elements are to be incorporated into the development including a recycled water management plan where practicable.
- d) Urban heat island effects are to be mitigated through use of appropriate building materials and landscape strategies that consider solar energy absorption and radiation factors to decrease cooling costs for residents.
- e) An operational waste management plan is to be provided with any development application for the site that demonstrates adherence to the sustainability framework of the masterplan prepared to support the planning proposal application.

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6. DESIGN ELEMENTS – FLOODING AND ON-SITE DETENTION

6.1. Design Elements - Flooding and Onsite Detention

This Part provides specific controls for Chisholm Place precinct to ensure development outcomes respond to the unique site conditions of this location within Fairfield City. This Part should be read in conjunction with Chapter 11 of the Fairfield City Wide Development Control Plan 2024. Assessments undertaken to inform the master planning that supported the planning proposal expressly considered:

- overland flow paths (existing and future)
- on-site detention requirements and capacity planning
- design responses to minimise Probable Maximum Flood impacts
- water cycle management opportunities
- flood emergency response considerations
- evacuation management

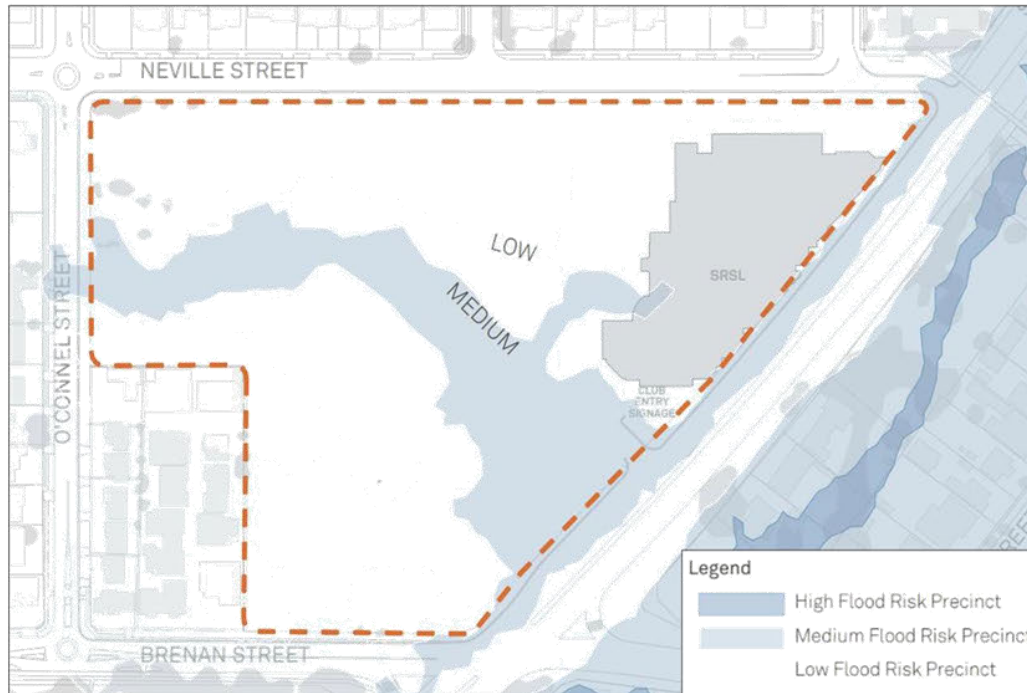


Figure 16. – Flood risk Precinct Map (pre-development)

At the time this DCP was prepared, as shown in Figure 16 the site was identified as having a medium-flood risk affectation across its width from west to east travelling towards its lowest point (along Smithfield Road) to the south-east. It also has lower risk affectations on either side of the medium risk band.

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Objectives:

- a) To manage natural and environmental hazards associated with overland flooding.
- b) To ensure the safe occupation of, and the evacuation from, any land affected by natural and environmental hazards is considered.
- c) To provide safe conveyance of local runoff;
- d) To raise ground levels of the developed lots on site to least 500mm above the 100-year ARI flood level; and
- e) To meet the requirements of the NSW Government's Flood Risk Management Manual 2023.

Within the development, flooded areas of the site during the PMF event have been classified as 'Rising Road' (FER), due to the access of the site to an extensive road network rising out of the PMF flood events. Areas within the development that are not flooded are classified as 'Indirect Consequence' (NIC), due to the inundation of Smithfield Road blocking off access to a major arterial road during flooding as well as disruptions to utilities provided to the site from Smithfield Road.

The following sections provide the general controls to apply, as well as the evacuation, shelter in place and other emergency management response controls.

6.2. General Development Management

Flood modelling to determine flood behavior was an essential component of the planning proposal and masterplan. It identified evacuation constraints at Chisholm Place which have informed these development controls. Development that would be located in the floodplain includes residential land uses in the main.

The masterplan underpinning this DCP necessitates that the following development controls are adhered to:

- a) The primary infrastructure works for the management of stormwater movement is to be completed as part of the Stage 1 works.
- b) The swale drainage design solution must allow for the landscape design controls set out in this Part to respond appropriately to the development of the site in its totality.
- c) All buildings within the R4 High Density Residential zone must be designed so that habitable floor levels are above the 1% AEP plus freeboard to restrict the risk of flood damage.
- d) The habitable floor levels of buildings nominated as a Shelter-in-Place building must be above the PMF.
- e) Any proposed sensitive land uses inclusive of medical centres, community services facilities, assisted living facilities and emergency service facilities must be designed so that habitable floor levels are above the PMF level, and have the ability to move people to facilities that allow for the provision of food, water, amenities, shelter and assistance or emergency services if needed. Smithfield RSL Club can be nominated as a place of Shelter if safe passage is possible.
- f) Design and siting, the provision of safe vehicular and pedestrian access needs to be demonstrated with the furnishing of any development application to minimise impacts from a flood event.

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6.3. Flood Emergency Response

There are two primary types of emergency response to a flood emergency:

- Evacuate to an area above the PMF floodwaters; and
- Shelter in place within the site (above the PMF level) until floodwaters have receded and the emergency has passed. See section 6.4 of this DCP.

The objective for this part is to ensure future development applications demonstrate safe evacuation routes from flooding are available to residents and visitors or that shelter-in-place is an acceptable and safe flood emergency management response for the site where evacuation is not possible or safe.

- a) All development applications will be required to prepare and submit a Flood Emergency Response (FER) plan as part of the development assessment process. The FER plan must be prepared in accordance with the flood planning controls of FCWDCP 2024, the NSW Flood Risk Management Manual 2023 and any relevant NSW flood risk management guidance, demonstrating that occupants can be safely evacuated or otherwise managed during flood events.
- b) The FER plan must include an emergency contact list and an emergency evacuation plan inclusive of defined roles and responsibilities of nominated persons, and wayfinding signage to be a condition of construction certification.

6.4. Shelter-in-Place

The objectives of these controls are to ensure that secondary risks that may emerge from a flood address how access is gained to essential or critical needs. These include medical emergency access, health and well-being matters, fire-event access/egress, food and water provisions, energy and communications. Where shelter-in-place is being proposed as a form of flood emergency response, development applications must respond to the requirements of the prevailing NSW government Shelter-In-Place Guideline or any other relevant planning guidance.

- a) Development applications for land within the Chisholm Place precinct should be accompanied by a Flood Impact Assessment inclusive of the recommended:
 - (i) primary emergency management strategy (if applicable); or
 - (ii) A Shelter in Place management strategy. The latter of these documents must set out:
 - the communication plan to occupants and visitors of the building
 - how that plan will be sustained for the life of the development
 - suggested sites or locations for evacuation or temporary shelter-in-place refuge that has facilities to assure community safety
- b) In addition to the controls set out at 6.2, development controls applying for nominated Shelter-in-Place buildings or locations include:
 - (i) the lowest habitable floor level must be above the PMF;
 - (ii) structural soundness certification by a structural engineer to withstand flood forces, debris and buoyancy;
 - (iii) accessibility and directional signage that has no reliance on electrical or mechanical operation;
 - (iv) any external directional signage must be designed and constructed from durable UV resistant materials;
 - (v) placement of these signs should be at the main entrance/exit points to the building and precinct; and access to amenities (viability to access food and water).

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7. DESIGN ELEMENTS – CONTAMINATION

Objectives

- a) To make the land safe from contamination for future residents, workers and visitors.
- b) To ensure compliance with Australian standards and procedures for the storage and removal of contaminated soils.
- c) To ensure that the remedial action plan prepared for the site by Geo Environmental Engineering dated 03 April 2024 is adhered to by:
 - ensuring that the completion of works in line with the RAP proceeds either ahead of the Stage 1 works, or as part of the staging of works.
 - ensure that the demolition of further buildings is likely to contain ACM proceeds ahead or simultaneously with the remediation of soils.
 - render the site suitable for future residential development with accessible soils.

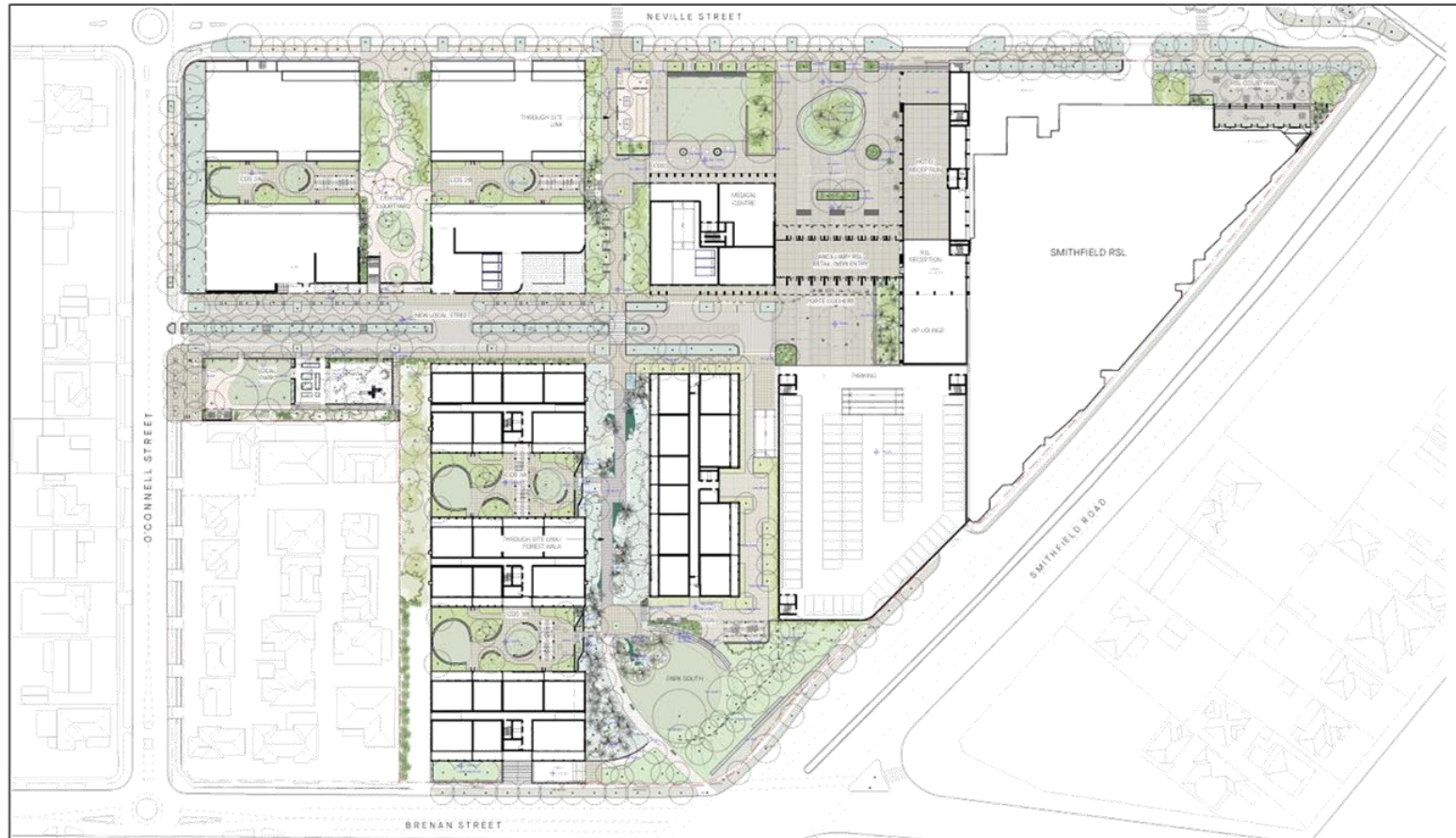
Development Controls

- a) Ensure the remediation works proceed in accordance with the prevailing regulatory policy for the remediation of ACM materials
- b) Require remediation to be inclusive of the demolition of other remaining dwellings at Chisholm Place precinct on either a total or staged basis if remediation is to be staged so as to eliminate the risk of any residual contamination.
- c) Ensure removal of contaminated soil occurs by transfer to an approved site or facility.
- d) Allow for the transitional or permanent consolidation and isolation of the soil onsite, the former being permissible only with the staging of development works.
- e) Require a remediation validation report to be a condition of development consent for the issue of a future Occupation Certificate (OC) if remediation has occurred as part of a building development consent.
- f) Require a remediation validation report if remedial works proceed as a separate/stand-alone development consent.
- g) Require an Unexpected Finds Protocol in line with the RAP to be conditioned with any development or certified works consent.

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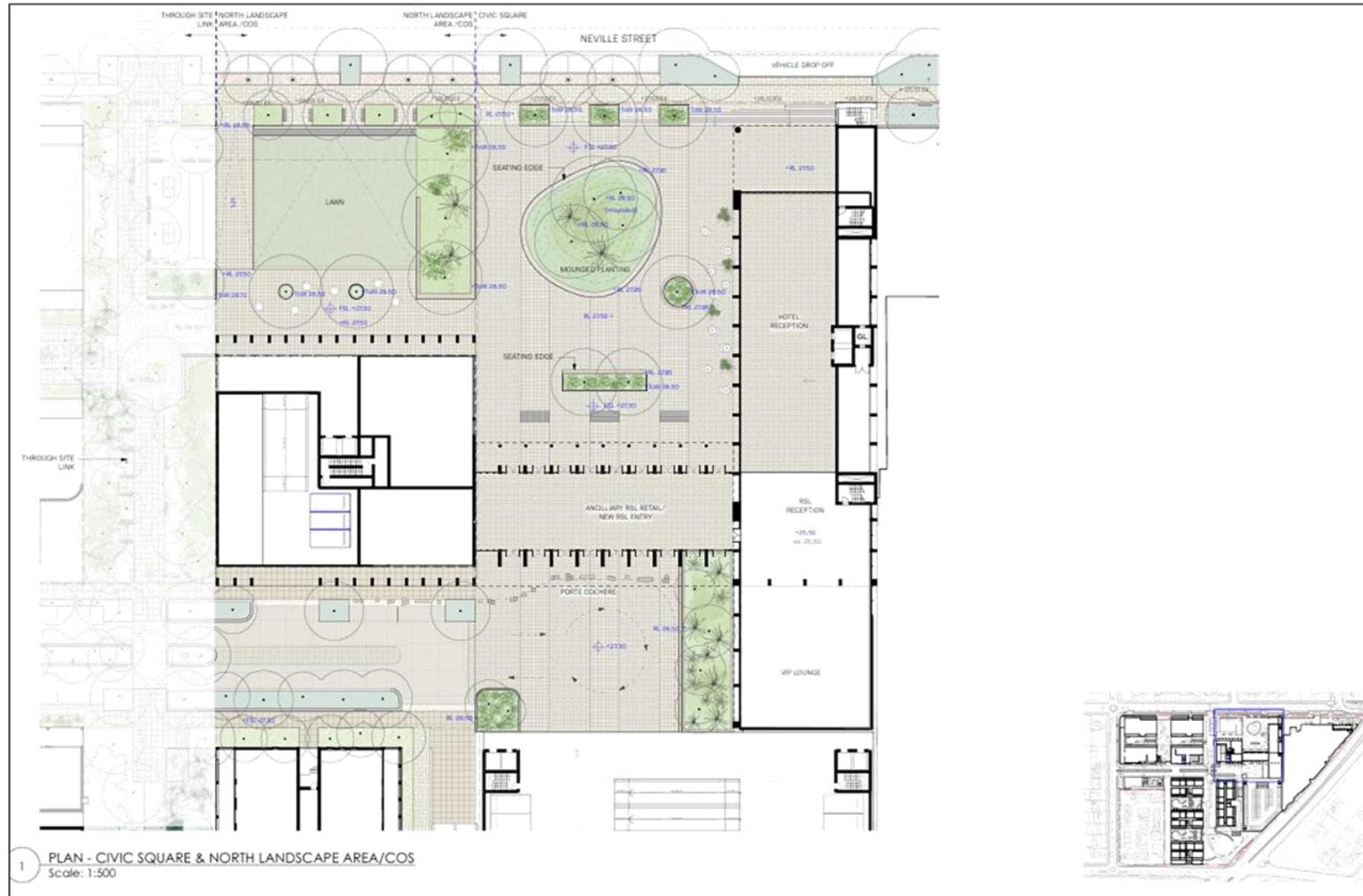
Appendix A – Indicative Landscape Design Plan



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Draft DCP



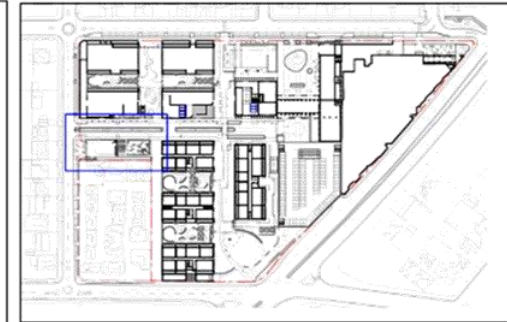
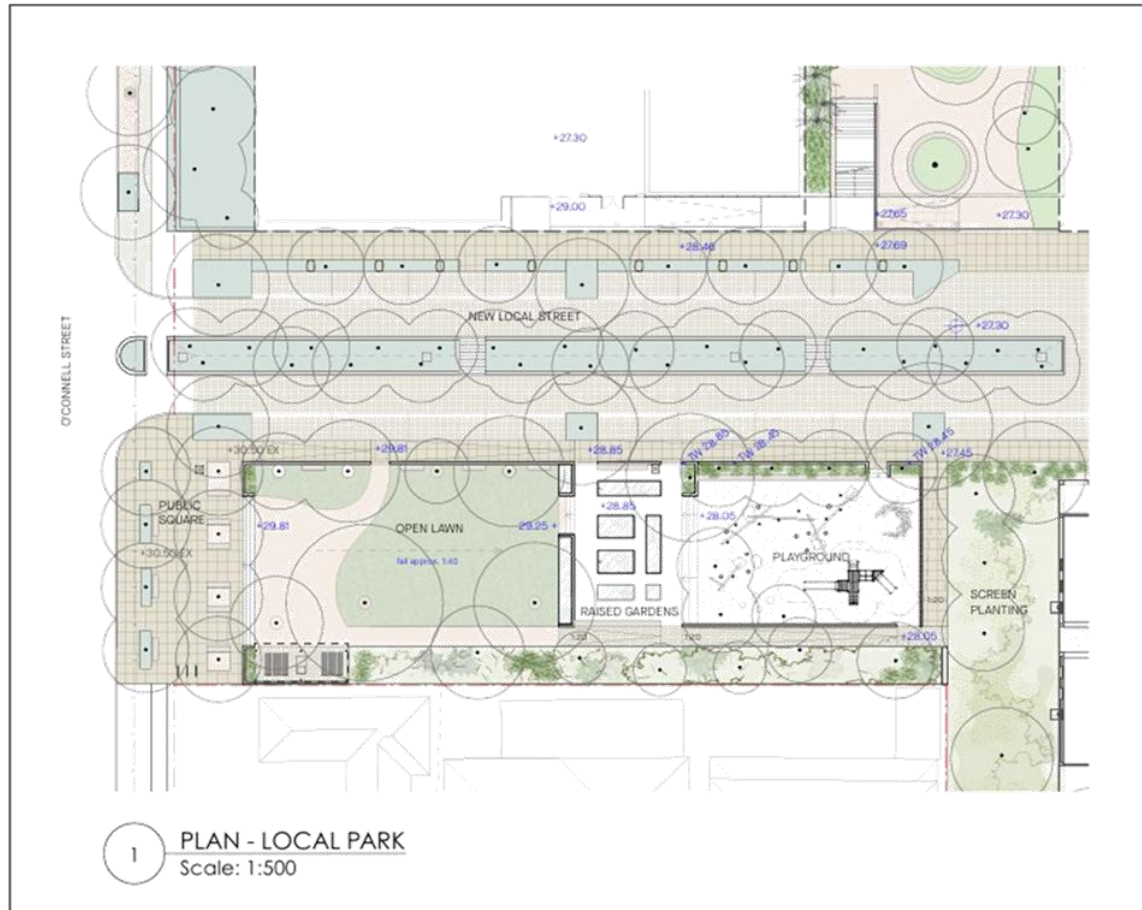
Appendix B – Indicative Landscape Design Internal Plaza



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Appendix C - Indicative Local Park Design – O'Connell Street



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Appendix D – Indicative Communal Open Space Smithfield Road and Brenan Street



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Appendix E – Indicative Through Site Link Design



Our Ref: 100626-01FCC

17 June 2026

Mr Bradley Cutts
General Manager
Fairfield City Council
86 Avoca Road
WAKELEY NSW 2176

Dear Bradley,

Letter of Offer in anticipation of a future Voluntary Planning Agreement supporting the Smithfield RSL ('Chisholm Place') planning proposal PP-2024-1431 to amend Fairfield Local Environmental Plan 2013

I am writing with respect to this planning proposal ahead of the post-Gateway public exhibition period.

The planning proposal site is presently defined as the 4.3-hectare consolidated land holding in Smithfield comprising the following land titles.

Ref	Lot	DP	Address*	m ²	Ref	Lot	DP	Address*	m ²
1	1	1254549	88 Smithfield Rd	20,709	12	2	882031	13 O'Connell St	478
2	20	575281	31 Neville St	2,072	13	1	882031	11 O'Connell St	532
3	21	598459	33 Neville St	2,037	14	5	26819	7 O'Connell St	896
4	22	605517	35A Neville St	1,174	15	6	26819	5 O'Connell St	912
5	21	605517	35 Neville St	938	16	4	1059050	154 Brenan St	2,054
6	4	582485	37A Neville St	1,456	17	1	567165	152 Brenan St*	666
7	1	582485	37 Neville St	620	18	2	567165	152A Brenan St	1,396
8	4	26819	39 Neville St	993	19	4	567165	150 Brenan St	672
9	3	26819	41 Neville St	1,061	20	3	567165	150A Brenan St	1,347
10	2	815265	43 Neville St	497	21	7	1037645	148 Brenan St	2,060
11	1	815265	45 Neville St	588	Area total				43,158

*all within the suburb of Smithfield NSW

The current form of the proposal as endorsed by Council and conditional departmental Gateway determination is based on a masterplan that seeks to provide and enhance certain public infrastructure within and surrounding the future development site.

As part of any future Development Application for the Site that is consistent with the delivery of that masterplan, we would like to offer the following public domain and infrastructure works for Council's consideration in part (or full) satisfaction of our future local development contribution obligations, subject to detailed design approval and any required Development Consent conditions.

1. Construction and dedication of new Public Road

We propose to publicly dedicate a new access road off O'Connell Street allowing for a total road reservation of 3,220m². The road is intended to provide public vehicular, pedestrian and servicing access primarily for new residential flat buildings and a private park and will be constructed to Council's applicable engineering and urban design standards. The proposed road dedication is anticipated to include:

- road carriageway construction;
- kerb and gutter;
- footpaths and pedestrian connections;
- drainage and flood-management related infrastructure beneath it;
- public utilities servicing corridors;
- street tree planting and
- other associated road reserve embellishments.

The final extent of land dedication will be subject to detailed survey, engineering design and subdivision documentation submitted with the first stage of future Development Applications and/or subdivision certificate process for the land, the details of which are expected to form part of the schedules supporting a future Voluntary Planning Agreement ('VPA') between Fairfield City Council and Smithfield RSL Club.

2. Embellishment of existing edge Roads

We also propose to undertake street tree planting within each of Neville, O'Connell and Brenan Streets and also at the corners of Smithfield Road so as to enhance the public domain and improve urban amenity. The proposed works are anticipated to include:

- supply and planting of advanced street trees;
- soil preparation and tree pits;
- root barriers where required;
- staking, mulching and establishment maintenance; and
- replacement of any damaged or failed trees during the maintenance period.

Species selection, spacing and planting details will be undertaken in consultation with Council and generally in accordance with the street tree masterplan already proposed (subject to future development approval), landscape controls and approved species lists.

3. Pavement and Public Domain Upgrades to the southern end of Justin Street

In conjunction with a future first stage development application, we are also prepared to undertake pavement and associated public domain upgrades to support the linear connection objective with the Smithfield Town Centre through landscaping and other public domain improvements at the intersection of Nevill and Justin Streets, with landscaping to continue along Justin Street.

We anticipate these works would likely include:

- reconstruction and/or widening of existing pavements where required;
- traffic calming and pedestrian safety enhancements;

- asphalt and pavement resurfacing;
- kerb and gutter modifications;
- footpath and accessibility improvements; and
- line marking and signage adjustments.

The extent and specification of these works is already before Council with the revised masterplan, detailed landscape design plan and Urban Design Study that accompany the planning proposal. It is anticipated that the proposed public infrastructure outcomes appropriately support the future development while delivering lasting public benefit to the locality.

4. Timeframes or development triggers for when the contributions are to be provided

We propose that a future VPA be registered on the existing Club title and that the proposed dedications be made prior to the issue of a finalised subdivision certificate by Fairfield City Council to align the site structure and composition with the illustrated staging plan in the planning proposal.

5. Security arrangements

The approach set out at item 4 is to register the VPA on title. We consider this to be sufficient security to assure delivery/payment. Should Council prefer instead for the works to be securitised by Bank Guarantee or similar, we are happy to discuss that with the drafting of the VPA.

6. Confirmation of agreement to pay the Council's reasonable costs for the preparation and notification of the VPA

This letter should be taken as our acknowledgement, agreement and written confirmation to pay the reasonable costs of Fairfield City Council for the preparation and notification of a future Voluntary Planning Agreement.

This letter is also accompanied by the proposed plan of subdivision as submitted with the revised planning proposal in August 2025.

We respectfully request that Council acknowledge this offer in principle and continue consultation with our project team during the pre-lodgement and assessment phases of a future Development Application that would follow a successful rezoning determination.

Should you require any further information, please contact the undersigned.

Yours sincerely

Mr Shane Atkins
Chief Executive Officer

OUTCOMES COMMITTEE

Meeting Date 8 September 2026

Item Number. 82

SUBJECT: Major Projects Update - August 2026

FILE NUMBER: 23/34318. 23/13402

REPORT BY: Suhail Sayeed, Contracts and Planning Co-ordinator; Mark Gray, Major Projects Co-ordinator; Nina Tran, Project Manager; Leisure Scanlan, Contracts and Planning Officer; Daniel Hitchen, Manager Major Projects and 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 2 Places and Infrastructure* in the Fairfield City Plan.

SUMMARY

The high-level status of the major projects is shown in the following table.

Project	Status	Summary of Critical or Evolving Risk
Fairfield Showground Community and Events Centre		Contractor appointed for the new access road, car parking and bin wash/storage area. Tender for main building construction under evaluation. Replacement amenities in fabrication. Cost and escalation impact to be assessed.
Fairfield Showground AFL Stage		Contractor commenced on-site and steel in fabrication.
Fairfield Showground – Overflow Parking		Project start up commenced (Design). Plan of Management review commenced.

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Project	Status	Summary of Critical or Evolving Risk
Brenan Park		Detailed design is complete and tender preparation is in progress for release to panel in September. Remediation action plan to be finalised with investigation works complete.
Avenel Park		The Aboriginal Heritage Impact Permit (AHIP) has been authorised and works being programmed.
Bold Park Remediation		Construction underway.
Fairfield Showground – Multi-Storey Car Park		Project start up commenced (Feasibility).

Key:

	Critical risk or issue affecting project delivery
	Evolving risk to be managed
	Project on track

PROJECT: FAIRFIELD SHOWGROUND COMMUNITY AND EVENTS CENTRE (FCEC)

The Community and Events Centre (SP24913) is a facility integrated with Fairfield Showground's operations.

Project Status Overview

The key tasks and activities in progress are:

- Contractor commenced works for RFT 117-26 Fairfield Showground Construction of Roads, Carpark and Underground Services.
- Temporary 2-way access road completed.
- Contractor appointed for the construction of the bin wash and storage area.
- Request for tender for the main building construction closed on 30 June 2026 and is in evaluation.
- Demolition of redundant facilities under the new facilities footprint completed.
- Authority approvals for sewer, water and power obtained.
- Adjustments to power distribution network across the site to facilitate new building and modular amenities underway.
- Some elements in project delivery have exceeded their budget allowance. This will put pressure on the overall budget (effectively reduce contingency levels).

Significant civil works have commenced on Monday 3 August 2026. These works will change the circulation roads and reduce parking availability over the next 6 months.

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Overflow parking at Smithfield Road and Deerbush area have been made available with wet weather options being considered.

Project Scope

No changes to the project scope have been authorised in the past month.

The landscaping plan for the area between the new FCEC structure and the market awning is being developed. The extent, funding and timing for this work is part of the recommendations linked to the appointment of the main contractor.

Construction Staging

The commencement of significant works on site will result in disruptions.

The project team engage with Showground staff and contractors to minimise the impact on circulation, parking and pedestrian movements where possible.

Grant Agreement

Council nominated the Community and Event Centre for the Local Government allocation under the Western Sydney Infrastructure Grants (WSIG) program.

Project Funding

The project involves a significant expenditure of funds to build the new facility.

Council adopted the 2025/26 – 2028/29 Delivery Program at the Council Meeting on 27 May 2025. The current funding for the Community and Event Centre is shown in the following table.

Funding Source	2025/26	2026/27	2027/28	2028/29	Total
General	\$33				\$33
Infrastructure Reserve		\$2,639	\$13,960		\$16,599
Section 7.11		\$265	\$1,235		\$1,500
Section 7.12	\$700	\$7,300	\$4,540		\$12,540
WSIG Grant	\$1,800	\$9,813	\$16,398		\$28,011
Total	\$2,533	\$20,017	\$36,133		\$58,643

Note: Values are in '000's and values for 2024/25 not shown.

A key element of the project funding is the *WSIG – Council Allocation* of \$28 million.

While the overall cost of the project was set to not exceed \$60 million within the defined scope, there have been unexpected cost escalations arising from the recent fuel price increases.

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The inclusion of Stage 2 (back-of-house rooms for the stage) is also a consideration at this time.

Project Milestones

Key Milestones	Target Date	Status
MAIN FACILITY		
Release Select RFT for Main Building Construction	May 2026	Complete
Head Contractor Appointment	Oct 2026	On Track
Construction Commencement	Feb 2027	
Construction Completion for Main Building Works	Aug 2028	
Modular Toilets		
Procurement of Modular Toilets (Exemption)	May 2026	Complete
Manufacture (lead time of 15 weeks)	Nov 2026	Delayed
Delivery and Installation of Modular Toilets	Oct 2026	
Completion Of Modular Toilets	Oct 2026	
Roads And Carparking		
Negotiations	June 2026	Complete
Construction Start for Roads and Carparking	Aug 2026	On Track
Completion of Roads and Carparking	Dec 2026	On Track
Bin Wash and Collection Area		
RFT released to market	Apr 2026	Complete
Construction Start	July 2026	On Track
Construction Completion	Oct 2026	On Track

Project Status

MAIN FACILITY										
Concept Design										100%
Planning Approval										100%
Detailed Design										100%
Procurement										70%
Design & Construction										0%
ANCILLARY BUILDINGS (Temporary Toilets)										
Concept Design										100%
Planning Approval										100%
Detailed Design										100%
Construction										30%
ROADS AND CARPARKING										
Concept Design										100%
Planning Approval										100%
Detailed Design										100%
Construction										20%

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Procurement Activity

Ally Infrastructure has been awarded the early works package for the construction of roads, car park and underground services (water, sewer and power). They were also appointed for the bin wash area.

The current procurement activity is:

- Assessment and award of the RFT for the head contractor (closed 30 June and under assessment).
- Engagement of consultants for advice during the construction phase commencing.

Project Cost Estimate and Contingencies

Project Commitments	\$10,733,958.00
Projects Actuals to 31 July 2026	\$5,043,846.00
Project Limit	\$60,000,000.00

There are cost implications arising from recent fuel price escalation and risk this creates in the marketplace. Stage 1 and Stage 2 can be funded within the current funding envelope, however, this would leave a small contingency to accommodate variations during the construction phase.

Budget Summary 2026/2027 Operational Plan

Project (CAPEX) Budget 26/27	\$19,000,000.00
Projects Actuals to 31 July 2026	\$5,043,846.00
Forecast Expenditure 26/27 (July 2026 – June 2027)	\$19,000,000.00
Budget Position 26/27	Within Budget

Project Risks

The current significant risks for the project are:

- Impact on Showground Operations

Staging of the works is important to minimise impact on current operations, events and the Wednesday and Saturday markets.

This is a risk requiring continual monitoring and consideration in decision-making.

- Fuel Shortage

The fuel shortage has escalated the cost of fuel and impacted transport costs, manufacturing where fuel is a key ingredient and supply chain costs.

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With pricing from the contractor resolved, this risk is diminishing. It will continue to be monitored to assess impact on pricing and cost management during the early stages of the build contract.

- Completion of Access Road and Car Park Construction

The SSDA planning approval has a requirement for the new access road and car park construction to be completed prior to commencing works on the FCEC facility ie. a prerequisite to a construction certificate.

Completion of this work is on the critical path.

A revised staging plan is to be submitted to assist in mitigating this risk.

- Delivery of the Modular Toilets

There has been a delay in the delivery of the Modular Toilets due the Building Code of Australia & Accessibility (DDA) compliance. The original delivery of these toilet blocks was scheduled for September 2026. The revised date is for delivery in early November 2026. This activity is not on the critical path within the program.

- Resolution of the Head Contractor RFT

The appointment of the Head Contractor is on the critical path. Delay in appointment can create a number of adverse outcomes for the project and organisation.

- Cost Control

The large project with many moving parts requires discipline in controlling the different elements and tracking costs against budget allowances. With a large amount to be built and managed, costs can increase rapidly if not managed.

PROJECT: FAIRFIELD SHOWGROUND – EVENT OVAL STAGE

The upgrade to the existing stage area fronting the event oval is to assist event holders by providing an all-weather stage for events.

The project consists of an awning and an elevated stage area, with some of the inclusions being stage lighting truss, disability access and retractable handrails.

Project Milestones

Key Milestones	Target Date	Comment
Contract Commencement	5 August 2026	Commenced
Site Works Commence	31 August 2026	On Track
Construction Completion	December 2026	On Track

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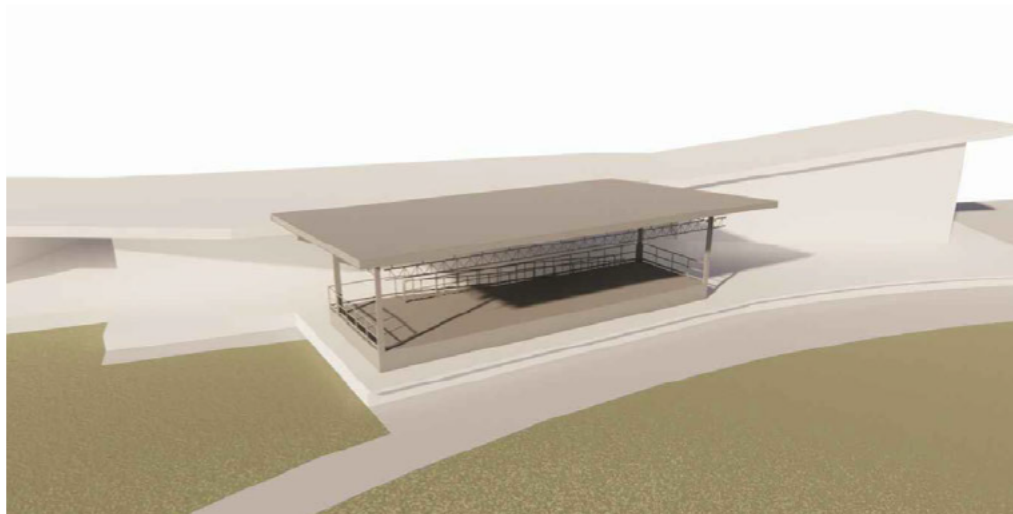


Figure 1: Fairfield Showground AFL Stage - Issued for Construction Plans

Procurement Activity

Contract awarded on 5 August 2026.

Project Status

Offsite manufacturing has commenced and site works have commenced on site.

Planning Approval												100%
Detailed Design												100%
RFT for Builder												100%
Construction												10%

Project Cost Estimate and Contingencies

Project Commitments	\$680,783.97
Projects Actuals to July 2026	\$31,000.00

Budget Summary 2026/2027 Operational Plan – Project ID IN261191

Project (CAPEX) Budget 26/27	\$950,000.00
Projects Actuals to July 2026	\$31,000.00
Forecast Expenditure 26/27 (Jul 2026 – Aug 2026)	\$648,983.97
Budget Position 26/27	Within Budget

Project Risks

- Minimising changes to the scope during construction.
- Timeframe for steel availability, manufacture and galvanising.
- Current event calendar.
- Weather constraints.

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PROJECT: FAIRFIELD SHOWGROUND – MULTI-STOREY CAR PARK

The proposed multi-storey car park for the Showground will provide significant uplift for parking to support the larger events and markets at the Showground.

A general area for the car park has been identified with schematic and concept design to be completed to inform the footprint, number of spaces, traffic arrangements, pedestrian movement corridors, site access control points and uses of the ground floor areas.

The final number of spaces to be provided is subject to the concept design process, analysis of traffic impacts and funding availability.

The planning pathway has been identified as

- Modification of the Plan of Management – this is to identify the type and scale of development and
- Part 4 Development Application

The project is in an early development stage with key details yet to be resolved. It is expected to trigger the Office of Local Government's CAPEX Guidelines and notification process.

The timing of the project has close relationship with the completion of the Community Entertainment Centre, the overflow parking and access to Christie Street.

Project Milestones

To be determined (TBD).

Procurement Activity

Initial procurement is to appoint an architect to develop the schematic design and identify a preferred concept plan, cost profile and detailed scope of works.

Project Status

Feasibility Study											20%
Schematic Design											0%
Concept Design											0%
Planning Approval											0%
RFT Design and Construct											0%
Construction											0%

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Project Cost Estimate and Contingencies

Project Commitments	TBD
Projects Actuals to 27 March 2026	TBD
Project Limit	TBD

Budget Summary 2026/2027 Operational Plan – SP1230

Project (CAPEX) Budget 26/27	\$440,000.00
Projects Actuals	\$0
Forecast Expenditure 26/27	\$430,000.00
Budget Position 26/27	TBD

Project Risks

The current significant risks for the project are:

- Biodiversity constraints.
- Flood and stormwater management.
- Planning application alignment with Plan of Management for the site.
- Mobile phone tower and existing leases.
- Level of disruption on the site from construction activity.

PROJECT: FAIRFIELD SHOWGROUND – OVERFLOW PARKING AT GOLF COURSE

This project is to provide a road and pedestrian link from the Showground to the Golf Course and connect through to Christie Street. This connection will then provide access to overflow parking for the Showground – both during construction of the multi-storey car park and for major events on the site.

The planning approval pathway for the proposal has been identified as:

- Modification of the Plan of Management for the Golf Course.
- Modification of the Plan of Management for Fairfield Showground
- Part 5 Review of Environmental Factors application

Consideration will be given to staging the works as follows:

1. Road and bridge work and
2. Overflow car park.

Project Milestones

To be determined.

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Procurement Activity

Initial procurement is to appoint a design team to manage the design and delivery of the road connection and bridge.

Project Status

Feasibility Study											40%
Planning Approval											0%
Detailed Design											0%
RFT Construction											0%
Construction											0%

Project Cost Estimate and Contingencies

Project Commitments	TBD
Projects Actuals	TBD

Budget Summary 2026/2027 Operational Plan – SP1231

Project (CAPEX) Budget 26/27	\$390,000.00
Projects Actuals	\$0
Forecast Expenditure 26/27	\$380,000.00
Budget Position 26/27	TBD

Project Risks

The current significant risks for the project are:

- Environmental considerations.
- Flood and stormwater management.
- Planning application alignment with Plan of Management for the sites.
- Possible archaeological finds.
- Ground contamination.

PLAN OF MANAGEMENT MODIFICATION

The Fairfield Showground projects require modification of the existing Plans of Management (PoMs) for the Fairfield Showground and Golf Course to support additional event parking associated with future site activity.

The modifications will align the Plan of Management's with the proposed future use of both sites.

In order to maximise use across the site, responding to demands for event and activity parking is the next step. The Showground has limited footprint for additional parking and future development, so the projects propose to use:

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- the adjoining Golf Course (an overflow car park) and
- the Showground site for the multi-storey car park.

This requires changes to the PoM boundaries, permitted activities and land categorisation. The Fairfield Showground PoM will also respond to the SSDA approval and bring the PoM into alignment with existing and future uses.

The proposal includes:

- Including part of the Golf Course for the Showground - to allow for overflow parking associated with the Showground as a permitted use (and allowing for Golf Course maintenance and operational activities)
- Removing the nominated area from the Golf Course PoM and included in the Fairfield Showground PoM
- Updating the relevant land categorisation, permitted uses and PoM boundaries

The PoM modifications are required to be completed to allow planning approval to occur. They form part of the critical path for the overflow and multi-storey car park projects. The overflow car park is required to be completed prior to commencing the multi-storey car park on-site.

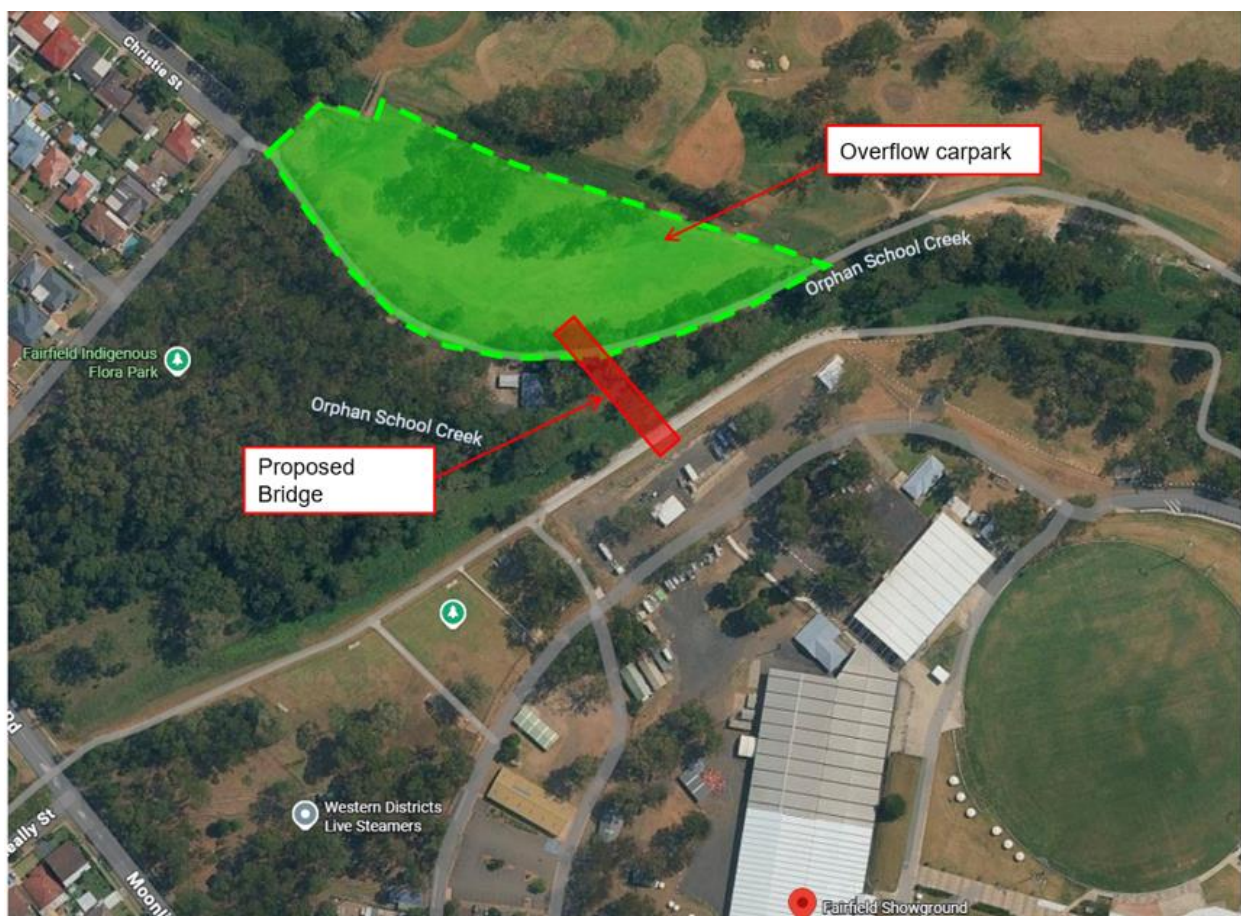


Figure 1: Proposed overflow car parking area

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Figure 2: Proposed Plan of Management boundary between the Showground and Golf Course

The project team has engaged a PoM consultant to manage the PoM review process and an architect to update the Showground Master Plan.

Indicative Program

Milestone	Target
Engage PoM consultant and architect	September 2026
Draft PoMs and Master Plan	October 2026
Early public consultation	October 2026
Council briefing / resolution	End of 2026
Public exhibition	Early 2027
Submission to Council for adoption	April 2027
Planning approval / PoM finalisation	June 2027

The program will be updated following consultant engagement and confirmation of statutory requirements.

PROJECT: BRENNAN PARK PLAYGROUND

This project's scope is for a new playground at Brennan Park, near the existing community hall on Bourke Street. The project is funded by the NSW Government's WSIG with contributions from Council.

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Council has been successful in acquiring an additional grant to extent the range of works proposed. This includes:

- an off-leash dog park
- improved lighting around the external walking path within Brennan Park
- planting trees to provide colour and shade along the walking path
- extending the network of paths and
- inclusion of toddlers/children's playground.

Council also added a basketball court adjacent to the new playground within the scope of works.

The landscape design is being integrated with the Remediation Action Plan (RAP) requirements. NSW EPA approval of the Chemical Control Order (CCO) is required to finalise the RAP with the design for the cap to be provided underneath the new playground.

The Chemical Control Order has been lodged with NSW EPA. An EPA approval in October is not expected to change the required physical works and will be confirmed prior to Council's appointment of the contractor.

This is considered a low risk to the project and can be managed during the tender timeframe.

Project Milestones

Key Milestones	Target Date	Comment
Concept Plan Approved	Feb 2025	Complete
Detailed Design Completion	Jul 2026	Complete, 100% Issue for Tender (IFT) Documentation to have minor amendments pending environmental consultant comments
Environmental Reports Finalised (Landfill Gas Assessment and RAP)	Aug 2026	In progress
NSW EPA Approval	Oct 2026	In progress
Construction Procurement	Sep 2026 – Nov 2026	Proposed to commence prior to formal EPA approval, subject to Council endorsement
Construction Commencement	Jan 2027	Subject to NSW EPA Approval
Construction Completion	Nov 2027	

Procurement Activity

Procurement falls into 3 main packages:

1. **Brennan Park – Main Construction:** RFT to be released to market in September 2026.
2. **Main Play Tower:** Existing contract design to be confirmed and manufacture of the long lead time for the main tower to commence.

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3. **Long Lead Play Equipment:** Equipment to be included in the Main Construction RFT (contractor to secure long-lead time items within the construction program).

Procurement activities will be progressed in parallel with the NSW EPA approval process to minimise further delays to the project program.



Figure Brennan 1: Indicative Render of Main Play Piece (Forge design/manufacture)



Figure Brennan 2: Playground Site Layout

OUTCOMES COMMITTEE

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Project Status

Planning Approval (REF)											90%
Detailed Design											100%
Environmental Reports											90%
RFT Construction Package											80%
Construction Procurement											0%
Construction											0%

Project Risks

- **NSW EPA approval:** Any delay to CCO approval impacts the project program, as construction cannot commence without EPA approval.
- **Procurement timing:** Council endorsement is required to commence Head Contractor procurement prior to EPA approval to maintain the early 2027 construction timeframe.
- **Long lead play equipment:** Delays in procurement may impact the construction program.
- **Contamination and RAP requirements:** Further contamination or landfill gas requirements may impact scope, cost and construction methodology.
- **Regulatory requirements:** Changes to NSW EPA requirements may require amendments to the design, RAP or construction methodology.
- **Project cost:** Additional environmental, remediation or construction requirements may impact the project budget.

PROJECT: AVENEL PARK

The new playground focuses on older youths by including a skate area, multi-purpose courts, exercise equipment and a sprint track. The project is jointly funded by the WSIG program and Council.

The bulk of the playground was completed in November 2024 and opened in early December 2024. The remaining works to complete the gym and exercise node are subject to the issue of an AHIP by Heritage NSW.

The AHIP has been issued and implementation of the last exercise piece is being coordinated.

PROJECT: BOLD PARK REMEDIATION AND PLAYGROUND RENEWAL

Bold Park is located at 109 Bold Street Cabramatta. The project consists of remediating the site of hazardous material, renewal of pre-procured playground equipment and optional works to install sandstone block seating around the site.

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Project Status

- Excavation works completed & Clearance Certificate issued.
- Play equipment installation has commenced.
- Topsoil & turf installation is underway.

Design												100%
Procurement												100%
Construction												70%

Budget Summary

Project CAPEX Budget	Committals	Actuals	Budget Position
\$590,000.00	\$391,000.00	\$200,000.00	Within budget

Project Timeline

Key Milestone	Target Date	Status
RFT Released to Market	January 2026	Complete
Tender Evaluation	February 2026	Complete
Contract Execution	May 2026	Complete
Construction	September 2026	Progressing
Construction Completion	September 2026	On Track

Project Risks

- Lead time on replacement parts

Suhail Sayeed
Contracts and Planning Co-ordinator

Mark Gray
Major Projects Co-ordinator

Nina Tran
Project Manager

OUTCOMES COMMITTEE

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Leisure Scanlan
Contracts and Planning Officer

Daniel Hitchen
**Manager Major Projects and
Planning**

Authorisation:
Director City Delivery

Outcomes Committee - 8 September 2026

File Name: **OUT08092026_8.DOCX**

***** END OF ITEM 82 *****

OUTCOMES COMMITTEE

Meeting Date 8 September 2026

Item Number. 83

SUBJECT: Monthly Investment Report - August 2026

FILE NUMBER: 25/23527

REPORT BY: Jennifer Lim Hernandez, Manager Finance

RECOMMENDATION:

That the Investment Report for August 2026 be received and noted.

SUPPORTING DOCUMENTS:

AT-A [↓](#) Fairfield Investment Report August 2026

17 Pages

CITY PLAN

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

SUMMARY

Council's investment portfolio posted a marked-to-market return of 4.97% per annum (pa.) for the month of August 2026 versus the bank bill index benchmark return of 4.53% pa. For the past 12 months, the portfolio has returned 4.49% pa. on a marked-to-market basis versus the benchmark's 3.99% pa.

Excluding marked-to-market influences, the portfolio yielded 5.12% pa. for the month of August 2026, up from 5.07% pa. last month, with interest income of \$1,006,870.00 for the month. This is based on the actual interest rates being received on existing investments and excludes market value changes of the securities/deposits.

The July monthly inflation figures showed a 1% rise, or 3.5% over the year – down from 3.8% last month, but higher than expectations. The more policy relevant trimmed mean inflation also rose by more than expected and is now running above the RBA's forecast for the September quarter of 3.5%.

Latest jobs data revealed employment fell by 15,800 with hours worked falling and unemployment rising to 4.5%. However, the fall in employment has followed several strong months. Forward looking labour market indicators like job ads and hiring intentions point to jobs growth remaining around current levels which will likely see the RBA continue to

OUTCOMES COMMITTEE

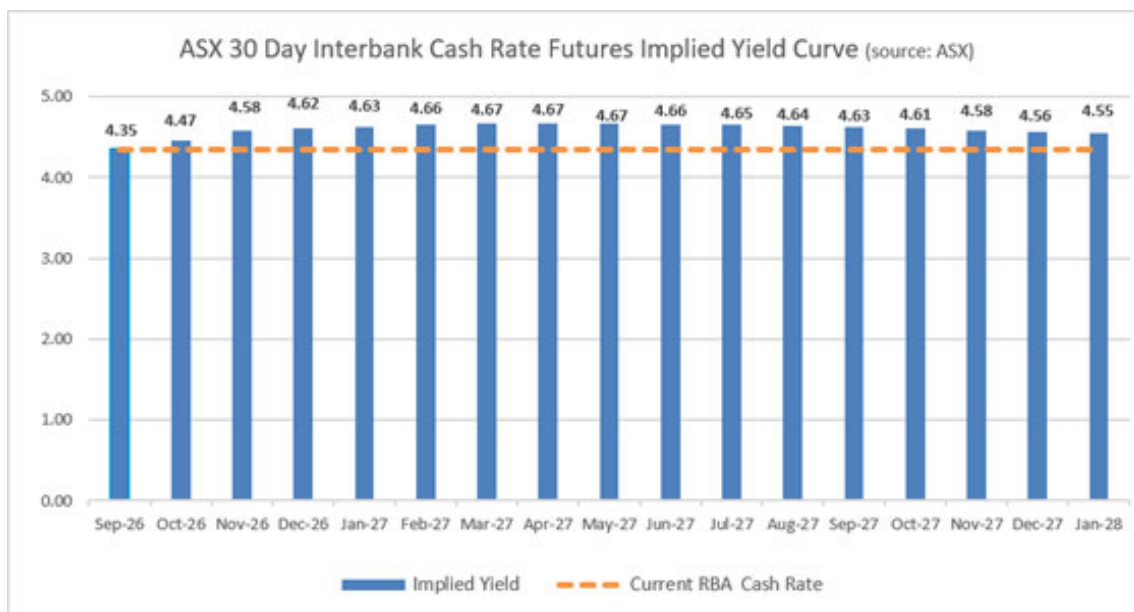
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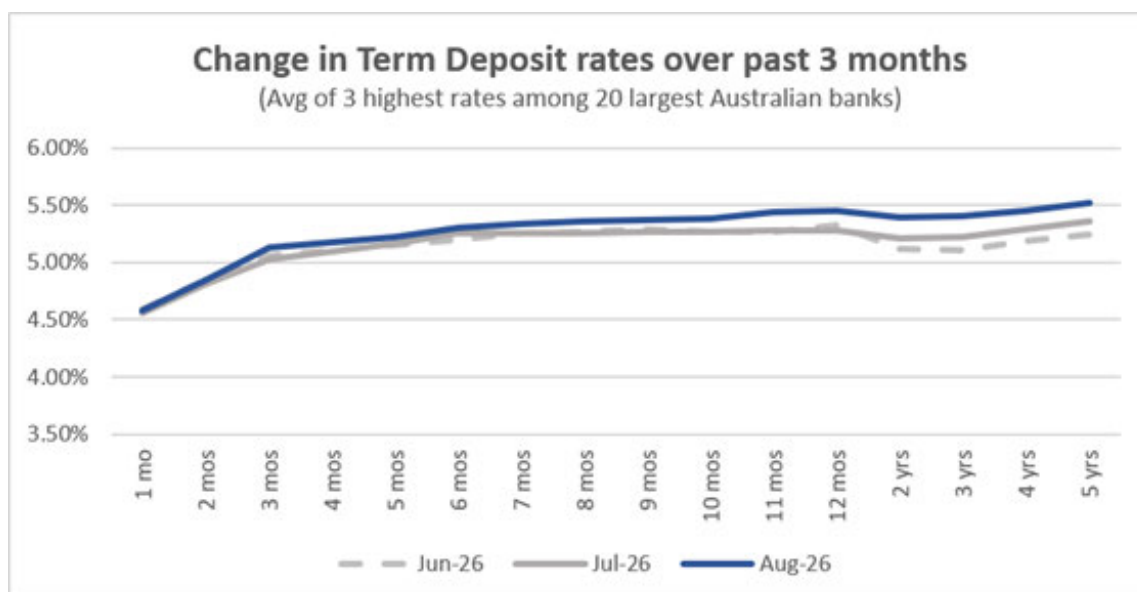
characterise the jobs market as a 'bit tight' whereas it needs to see jobs growth slow further for inflation pressures to recede.

The RBA kept the cash rate unchanged at 4.35% at its August meeting. The RBA Board noted it was willing to raise rates if 'upside [inflation] risks materialise'. The latest inflation data suggests that these upside risks may already be playing out.

Money markets are now pricing in a 25bp hike to the cash rate before the end of 2026.



The higher than expected inflation data put the market on alert for another rate hike in the coming months and this filtering through to term deposit rates. Average rates across the 3-12 month range increased by 10bps and long dated term deposits in the 2-5 year range increased an average of 17bps during the month:



OUTCOMES COMMITTEE

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Purpose

The purpose of this report is to provide a monthly update of the details of Council's current investments and to certify that those investments are in accordance with the Local Government Act, Regulations and Council's Investment Policy.

Background

Council's Investment Policy allows Council to maintain a risk management framework to prudently manage its investment portfolio, credit quality and maturity profile while aiming to achieve the best available investment return for ratepayers' money.

While exercising the power to invest, consideration is to be given to the preservation of capital, liquidity and the return of investment.

- Preservation of capital is the principal objective of the investment portfolio. Investments are to be placed in a manner that seeks to ensure security and safeguarding the investment portfolio. This includes managing credit and interest rate risk within identified thresholds and parameters.
- Investments should be allocated to ensure there is sufficient liquidity to meet reasonably anticipated cash flow requirements, as and when they fall due, without incurring the risk of significant costs due to the unanticipated sale of an investment.
- Investments are expected to achieve a market average rate of return in line with the Council's risk tolerance.

In addition, Clause 212 of the Local Government (General) Regulation 2021 requires the Responsible Accounting Officer of a council to provide a written report setting out details of all money that Council has invested under Section 625 of the Local Government Act 1993 and for the report to include a certification as to whether or not the investment has been made in accordance with the Act. The report is to be presented to Council each month.

In accordance with Clause 212 of the Local Government (General) Regulation 2021, the following report sets out details of all money that Council had invested under Section 625 of the Local Government Act 1993 as at 31 August 2026.

Investment Update

During the month of August 2026, Council's overall cash and investment portfolio of \$229,841,811.00 (carrying value as at 31 August 2026) returned 4.97% pa. against the bank bill benchmark of 4.53% pa.

Account Certification – Responsible Accounting Officer

I hereby certify that the investments summarised in the above report have been made in accordance with Section 625 of the Local Government Act 1993, Clause 212 of the Local Government (General) Regulation 2021 and Council's Investment Policy.

Lachlan Gunn

Responsible Accounting Officer

OUTCOMES COMMITTEE

Meeting Date 8 September 2026

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CONCLUSION

Council's portfolio returned 4.97% pa. for the month of August 2026 against the bank bill benchmark of 4.53% pa. Council's investments comply with the Local Government Act 1993, Local Government (General) Regulation 2021 and Council's Investment Policy.

Jennifer Lim Hernandez
Manager Finance

Authorisation:
Deputy General Manager & CFO

Outcomes Committee - 8 September 2026

File Name: **OUT08092026_9.DOCX**

***** END OF ITEM 83 *****



**Investment Summary Report
August 2026**

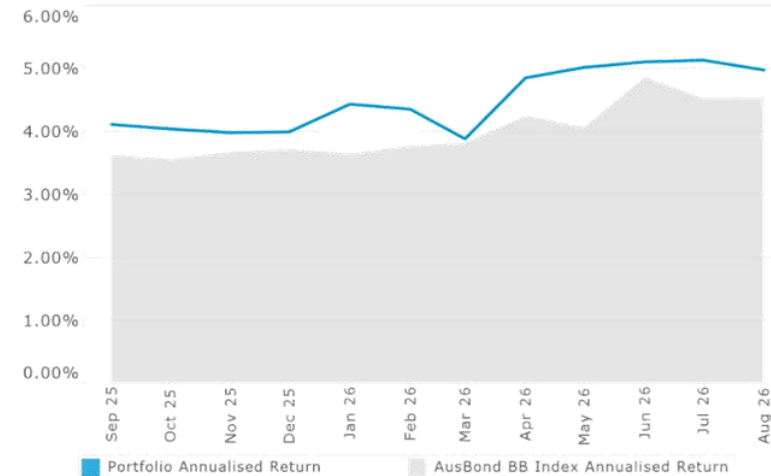
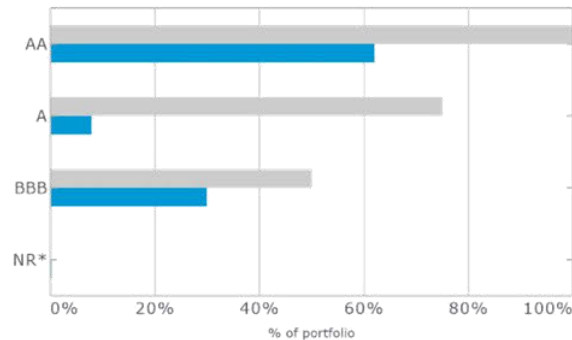
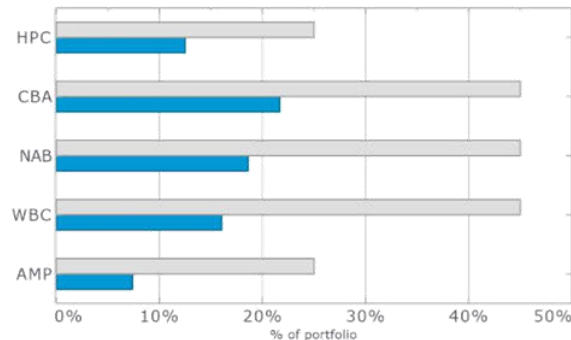


Fairfield City Council

Executive Summary - August 2026

**Investment Holdings**

	Face Value (\$)	Current Value (\$)	Current Yield (%)
Bonds	2,900,000	2,958,343	4.9739
Cash	28,863,683	28,863,683	4.6399
Floating Rate Note	66,650,000	67,256,095	5.4966
Mortgage Backed Security	500,000	228,128	5.4376
Term Deposit	131,200,000	133,507,098	5.0842
	230,113,683	232,813,348	5.1473

Investment Performance**Investment Policy Compliance****Total Credit Exposure****Individual Institutional Exposures****Term to Maturities**

	Face Value (\$)		Policy Max
Between 0 and 1 years	176,263,683	77%	100% ^a
Between 1 and 5 years	53,350,000	23%	60% ^a
Greater than 5 years*	500,000	0%	0%
	230,113,683		

* Complying grandfathered investment

Specific Sub Limits

Between 3 and 5 years	28,850,000	13%	30% ^a
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Fairfield City Council

Investment Holdings Report - August 2026

**Cash Accounts**

Face Value (\$)	Current Rate (%)	Institution	Credit Rating	Current Value (\$)	Deal No.	Reference
12,168.03	4.6500%	Macquarie Bank	A+	12,168.03	540388	Accelerator
13,851,514.63	4.2500%	Commonwealth Bank of Australia	AA-	13,851,514.63	538855	BOS
15,000,000.00	5.0000%	AMP Bank	BBB+	15,000,000.00	545751	31d Notice
28,863,682.66	4.6399%			28,863,682.66		

Term Deposits

Maturity Date	Face Value (\$)	Current Rate (%)	Institution	Credit Rating	Purchase Price (\$)	Purchase Date	Current Value (\$)	Deal No.	Accrued Interest (\$)	Next Interest Date	Reference
11-Sep-26	20,000,000.00	5.2000%	People First Bank	BBB+	20,000,000.00	16-Jun-26	20,219,397.26	547585	219,397.26	At Maturity	
14-Sep-26	30,000,000.00	5.0300%	Commonwealth Bank of Australia	AA-	30,000,000.00	24-Jun-26	30,285,263.01	547621	285,263.01	At Maturity	
13-Oct-26	12,000,000.00	5.4000%	Bank of Queensland	A-	12,000,000.00	14-Apr-26	12,248,547.95	547296	248,547.95	At Maturity	
20-Oct-26	10,000,000.00	4.5600%	Westpac Group	AA-	10,000,000.00	20-Jan-26	10,279,846.58	547040	279,846.58	At Maturity	
15-Dec-26	7,200,000.00	5.2300%	National Australia Bank	AA-	7,200,000.00	18-Mar-26	7,372,289.10	547225	172,289.10	At Maturity	
12-Jan-27	7,000,000.00	4.6200%	National Australia Bank	AA-	7,000,000.00	13-Jan-26	7,204,672.33	547028	204,672.33	At Maturity	
20-Jan-27	15,000,000.00	5.2500%	National Australia Bank	AA-	15,000,000.00	19-Mar-26	15,358,150.68	547228	358,150.68	At Maturity	
23-Feb-27	20,000,000.00	5.0000%	Westpac Group	AA-	20,000,000.00	20-Feb-26	20,528,767.12	547136	528,767.12	At Maturity	
22-Jun-27	10,000,000.00	5.3000%	National Australia Bank	AA-	10,000,000.00	25-Aug-26	10,010,164.38	547778	10,164.38	At Maturity	
	131,200,000.00	5.0842%			131,200,000.00		133,507,098.41		2,307,098.41		

Floating Rate Notes

Maturity Date	Face Value (\$)	Current Rate (%)	Security Name	Credit Rating	Purchase Price (\$)	Purchase Date	Current Value (\$)	Deal No.	Accrued Interest (\$)	Next Coupon Date	Reference
14-Sep-26	1,600,000.00	5.3166%	MAC Snr FRN (Sep26) BBSW+0.85%	A+	1,600,000.00	14-Sep-23	1,618,393.17	544498	18,178.40	14-Sep-26	
15-Sep-26	1,500,000.00	4.9466%	SUN Snr FRN (Sep26) BBSW+0.48%	AA-	1,500,000.00	15-Sep-21	1,515,872.78	541882	15,856.22	15-Sep-26	
23-Oct-26	1,200,000.00	6.0997%	GSB Snr FRN (Oct26) BBSW+1.60%	BBB+	1,200,000.00	23-Jan-24	1,209,507.58	544800	8,021.52	23-Oct-26	



Fairfield City Council

Investment Holdings Report - August 2026



Maturity Date	Face Value (\$)	Current Rate (%)	Security Name	Credit Rating	Purchase Price (\$)	Purchase Date	Current Value (\$)	Deal No.	Accrued Interest (\$)	Next Coupon Date	Reference
25-Jan-27	3,900,000.00	5.2433%	WBC Snr FRN (Jan27) BBSW+0.70%	AA-	3,900,000.00	25-Jan-22	3,925,316.75	542256	20,168.75	26-Oct-26	
25-Jan-27	5,000,000.00	5.3233%	SUN Snr FRN (Jan27) BBSW+0.78%	AA-	5,009,450.00	14-Feb-22	5,033,251.89	542332	26,251.89	26-Oct-26	
27-Jan-27	1,600,000.00	5.8933%	BEN Snr FRN (Jan27) BBSW+1.35%	A-	1,600,000.00	27-Jan-23	1,614,708.11	543706	9,300.11	27-Oct-26	
13-Sep-27	1,000,000.00	5.7966%	AusW Snr FRN (Sep27) BBSW+1.33%	Baa2	1,000,000.00	13-Sep-24	1,016,927.25	545464	12,387.25	14-Sep-26	
13-Sep-27	2,000,000.00	5.7366%	AMP Snr FRN (Sep27) BBSW+1.27%	BBB+	2,000,000.00	13-Sep-24	2,032,398.07	545480	24,518.07	14-Sep-26	
14-Dec-27	1,600,000.00	5.7166%	SUN Snr FRN (Dec27) BBSW+1.25%	AA-	1,600,000.00	14-Dec-22	1,634,298.07	543633	19,546.07	14-Sep-26	
31-Mar-28	500,000.00	5.5215%	ANZ Snr FRN (Mar28) BBSW+1.06%	AA-	500,000.00	31-Mar-23	509,010.13	543964	4,765.13	30-Sep-26	
12-May-28	2,000,000.00	5.5058%	NAB Snr FRN (May28) BBSW+1.00%	AA-	2,000,000.00	12-May-23	2,022,273.75	544072	6,033.75	12-Nov-26	
17-Aug-28	2,500,000.00	5.4570%	CBA Snr FRN (Aug28) BBSW+0.95%	AA-	2,500,000.00	17-Aug-23	2,525,706.51	544382	5,606.51	17-Nov-26	
19-Sep-28	1,500,000.00	5.3950%	WBC Snr FRN (Sep28) BBSW+0.93%	AA-	1,500,000.00	19-Sep-23	1,528,205.71	544505	16,406.71	21-Sep-26	
3-Oct-28	2,500,000.00	5.4075%	TMB Snr FRN (Oct28) BBSW+0.95%	BBB+	2,500,000.00	3-Oct-25	2,522,397.60	546596	22,222.60	5-Oct-26	
3-Nov-28	3,400,000.00	5.4365%	GSB Snr FRN (Nov28) BBSW+0.93%	BBB+	3,400,000.00	3-Nov-25	3,411,671.37	546742	14,179.58	3-Nov-26	
27-Nov-28	2,500,000.00	5.5673%	BOz Snr FRN (Nov28) BBSW+1.03%	BBB+	2,500,000.00	27-Nov-25	2,504,404.11	546854	1,906.61	27-Nov-26	
9-Apr-29	3,500,000.00	5.6206%	MYS Snr FRN (Apr29) BBSW+1.15%	Baa2	3,500,000.00	9-Apr-26	3,532,015.93	547272	29,103.93	9-Oct-26	
5-Nov-29	3,750,000.00	5.5492%	HPC Snr FRN (Nov29) BBSW+1.05%	BBB+	3,750,000.00	5-Nov-25	3,760,555.83	546769	15,393.33	5-Nov-26	
21-Jan-30	500,000.00	5.7376%	NPBS Snr FRN (Jan30) BBSW+1.25%	BBB+	507,675.00	11-Dec-25	506,296.08	546921	3,301.08	21-Oct-26	
21-Jan-30	2,500,000.00	5.7376%	NPBS Snr FRN (Jan30) BBSW+1.25%	BBB+	2,538,375.00	11-Dec-25	2,531,480.42	546920	16,505.42	21-Oct-26	
18-Mar-30	1,600,000.00	5.2974%	NAB Snr FRN (Mar30) BBSW+0.83%	AA-	1,600,000.00	18-Mar-25	1,627,102.51	545900	17,416.11	18-Sep-26	
13-Jun-30	1,500,000.00	5.4166%	ING Snr FRN (Jun30) BBSW+0.95%	A	1,500,000.00	13-Jun-25	1,527,007.80	546127	17,362.80	14-Sep-26	
2-Dec-30	2,000,000.00	5.2622%	SUN Snr FRN (Dec30) BBSW+0.80%	AA-	2,004,760.00	11-Dec-25	2,031,862.70	546922	26,238.92	2-Sep-26	
15-Jan-31	3,500,000.00	5.2026%	CBA Snr FRN (Jan31) BBSW+0.74%	AA-	3,500,000.00	15-Jan-26	3,534,330.12	547002	23,946.21	15-Oct-26	
23-Jan-31	2,700,000.00	5.6297%	NPBS Snr FRN (Jan31) BBSW+1.13%	BBB+	2,718,630.00	19-Mar-26	2,713,228.74	547235	16,657.74	23-Oct-26	
23-Jan-31	3,300,000.00	5.6297%	NPBS Snr FRN (Jan31) BBSW+1.13%	BBB+	3,300,000.00	23-Jan-26	3,316,168.46	547030	20,359.46	23-Oct-26	
30-Apr-31	2,500,000.00	5.7828%	HPC Snr FRN (Apr31) BBSW+1.28%	BBB+	2,500,000.00	30-Apr-26	2,520,870.71	547350	13,070.71	30-Oct-26	
30-Apr-31	2,500,000.00	5.7828%	HPC Snr FRN (Apr31) BBSW+1.28%	BBB+	2,501,075.00	30-Apr-26	2,520,870.71	547339	13,070.71	30-Oct-26	
12-May-31	2,500,000.00	5.2158%	ANZ Snr FRN (May31) BBSW+0.71%	AA-	2,500,000.00	12-May-26	2,509,962.43	547367	7,144.93	12-Nov-26	
66,650,000.00		5.4966%			66,729,965.00		67,256,095.29		444,920.52		

Fairfield City Council

Investment Holdings Report - August 2026

**Fixed Rate Bonds**

Maturity Date	Face Value (\$)	Current Rate (%)	Security Name	Credit Rating	Purchase Price (\$)	Purchase Date	Current Value (\$)	Deal No.	Accrued Interest (\$)	Purchase Yield	Reference
14-Sep-26	1,400,000.00	4.9460%	MAC Snr Bond (Sep26) 4.946%	A+	1,400,000.00	14-Sep-23	1,432,135.45	544496	32,149.00	4.94600%	
19-Sep-28	1,500,000.00	5.0000%	WBC Snr Bond (Sep28) 5.00%	AA-	1,498,890.00	19-Sep-23	1,526,207.74	544510	33,467.74	5.01700%	
	2,900,000.00	4.9739%			2,898,890.00		2,958,343.19		65,616.74	4.9827%	

Mortgage Backed Securities

Maturity Date	Face Value (\$)	Current Rate (%)	Security Name	Rating	Purchase Price (\$)	Purchase Date	Current Value (\$)	Deal No.	Accrued Interest (\$)	Reference
23-Jul-57	500,000.00	5.4376%	Emerald Reverse Mortgage (2007C)	NR*	500,000.00	6-Jul-07	228,128.48	310293	3,128.48	
	500,000.00	5.4376%			500,000.00		228,128.48		3,128.48	



Fairfield City Council

Accrued Interest Report - August 2026



Investment	Deal No.	Comments	Face Value (\$)	Settlement Date	Maturity Date	Interest Received (\$)	Days	Interest Accrued (\$)	Yield (% pa)
Bonds									
WBC Snr Bond (Aug26) 4.80%	544369		3,000,000.00	10-Aug-23	10-Aug-26	72,000.00	9	3,580.11	4.84%
CBA Snr Bond (Aug26) 4.75%	544384		1,500,000.00	17-Aug-23	17-Aug-26	35,625.00	16	3,149.17	4.79%
MAC Snr Bond (Sep26) 4.946%	544496		1,400,000.00	14-Sep-23	14-Sep-26	0.00	31	5,897.15	4.96%
WBC Snr Bond (Sep28) 5.00%	544510		1,500,000.00	19-Sep-23	19-Sep-28	0.00	31	6,250.00	4.91%
						107,625.00		18,876.43	4.89%
Cash									
Commonwealth Bank of Australia	538855					68,086.39	0	49,818.45	4.25%
Macquarie Bank	540388					47.74	0	47.74	4.65%
AMP Bank	545751					63,698.63	0	63,724.81	5.00%
						131,832.76		113,591.00	4.64%
Floating Rate Note									
MAC Snr FRN (Sep26) BBSW+0.85%	544498		1,600,000.00	14-Sep-23	14-Sep-26	0.00	31	7,224.75	5.32%
SUN Snr FRN (Sep26) BBSW+0.48%	541882		1,500,000.00	15-Sep-21	15-Sep-26	0.00	31	6,301.83	4.95%
GSB Snr FRN (Oct26) BBSW+1.60%	544800		1,200,000.00	23-Jan-24	23-Oct-26	0.00	31	6,216.68	6.10%
WBC Snr FRN (Jan27) BBSW+0.70%	542256		3,900,000.00	25-Jan-22	25-Jan-27	0.00	31	17,367.53	5.24%
SUN Snr FRN (Jan27) BBSW+0.78%	542332		5,000,000.00	14-Feb-22	25-Jan-27	0.00	31	22,605.79	5.32%
BEN Snr FRN (Jan27) BBSW+1.35%	543706		1,600,000.00	27-Jan-23	27-Jan-27	0.00	31	8,008.43	5.89%
AusW Snr FRN (Sep27) BBSW+1.33%	545464		1,000,000.00	13-Sep-24	13-Sep-27	0.00	31	4,923.13	5.80%
AMP Snr FRN (Sep27) BBSW+1.27%	545480		2,000,000.00	13-Sep-24	13-Sep-27	0.00	31	9,744.36	5.74%
SUN Snr FRN (Dec27) BBSW+1.25%	543633		1,600,000.00	14-Dec-22	14-Dec-27	0.00	31	7,768.31	5.72%
ANZ Snr FRN (Mar28) BBSW+1.06%	543964		500,000.00	31-Mar-23	31-Mar-28	0.00	31	2,344.75	5.52%
NAB Snr FRN (May28) BBSW+1.00%	544072		2,000,000.00	12-May-23	12-May-28	27,412.98	31	9,311.39	5.48%
CBA Snr FRN (Aug28) BBSW+0.95%	544382		2,500,000.00	17-Aug-23	17-Aug-28	33,684.34	31	11,529.03	5.43%
WBC Snr FRN (Sep28) BBSW+0.93%	544505		1,500,000.00	19-Sep-23	19-Sep-28	0.00	31	6,873.08	5.39%
TMB Snr FRN (Oct28) BBSW+0.95%	546596		2,500,000.00	3-Oct-25	3-Oct-28	0.00	31	11,481.68	5.41%
GSB Snr FRN (Nov28) BBSW+0.93%	546742		3,400,000.00	3-Nov-25	3-Nov-28	45,041.86	31	15,664.48	5.42%

Fairfield City Council

Accrued Interest Report - August 2026



Investment	Deal No.	Comments	Face Value (\$)	Settlement Date	Maturity Date	Interest Received (\$)	Days	Interest Accrued (\$)	Yield (% pa)
BOz Snr FRN (Nov28) BBSW+1.03%	546854		2,500,000.00	27-Nov-25	27-Nov-28	34,531.51	31	11,665.52	5.49%
MYS Snr FRN (Apr29) BBSW+1.15%	547272		3,500,000.00	9-Apr-26	9-Apr-29	0.00	31	16,707.81	5.62%
HPC Snr FRN (Nov29) BBSW+1.05%	546769		3,750,000.00	5-Nov-25	5-Nov-29	51,358.68	31	17,626.31	5.53%
NPBS Snr FRN (Jan30) BBSW+1.25%	546920		2,500,000.00	11-Dec-25	21-Jan-30	0.00	31	12,182.57	5.74%
NPBS Snr FRN (Jan30) BBSW+1.25%	546921		500,000.00	11-Dec-25	21-Jan-30	0.00	31	2,436.51	5.74%
NAB Snr FRN (Mar30) BBSW+0.83%	545900		1,600,000.00	18-Mar-25	18-Mar-30	0.00	31	7,198.66	5.30%
ING Snr FRN (Jun30) BBSW+0.95%	546127		1,500,000.00	13-Jun-25	13-Jun-30	0.00	31	6,900.60	5.42%
SUN Snr FRN (Dec30) BBSW+0.80%	546922		2,000,000.00	11-Dec-25	2-Dec-30	0.00	31	8,938.54	5.26%
CBA Snr FRN (Jan31) BBSW+0.74%	547002		3,500,000.00	15-Jan-26	15-Jan-31	0.00	31	15,465.26	5.20%
NPBS Snr FRN (Jan31) BBSW+1.13%	547030		3,300,000.00	23-Jan-26	23-Jan-31	0.00	31	15,778.58	5.63%
NPBS Snr FRN (Jan31) BBSW+1.13%	547235		2,700,000.00	23-Mar-26	23-Jan-31	0.00	31	12,909.75	5.63%
HPC Snr FRN (Apr31) BBSW+1.28%	547339		2,500,000.00	30-Apr-26	30-Apr-31	0.00	31	12,278.55	5.78%
HPC Snr FRN (Apr31) BBSW+1.28%	547350		2,500,000.00	30-Apr-26	30-Apr-31	0.00	31	12,278.55	5.78%
ANZ Snr FRN (May31) BBSW+0.71%	547367		2,500,000.00	12-May-26	12-May-31	32,438.82	31	11,023.48	5.19%
						224,468.19		310,755.91	5.49%
Mortgage Backed Securities									
Emerald Reverse Mortgage Series 2007-1 Class C (BBSW+0.95%)	310293		500,000.00	6-Jul-07	23-Jul-57	0.00	31	2,309.12	5.44%
						0.00		2,309.12	5.44%
Term Deposits									
Bank of Queensland	547042		10,000,000.00	20-Jan-26	25-Aug-26	268,128.77	24	29,654.80	4.51%
People First Bank	547585		20,000,000.00	16-Jun-26	11-Sep-26	0.00	31	88,328.77	5.20%
Commonwealth Bank of Australia	547621		30,000,000.00	24-Jun-26	14-Sep-26	0.00	31	128,161.64	5.03%
Bank of Queensland	547296		12,000,000.00	14-Apr-26	13-Oct-26	0.00	31	55,035.62	5.40%
Westpac Group	547040		10,000,000.00	20-Jan-26	20-Oct-26	0.00	31	38,728.77	4.56%
National Australia Bank	547225		7,200,000.00	18-Mar-26	15-Dec-26	0.00	31	31,981.81	5.23%
National Australia Bank	547028		7,000,000.00	13-Jan-26	12-Jan-27	0.00	31	27,466.85	4.62%

Fairfield City Council

Accrued Interest Report - August 2026



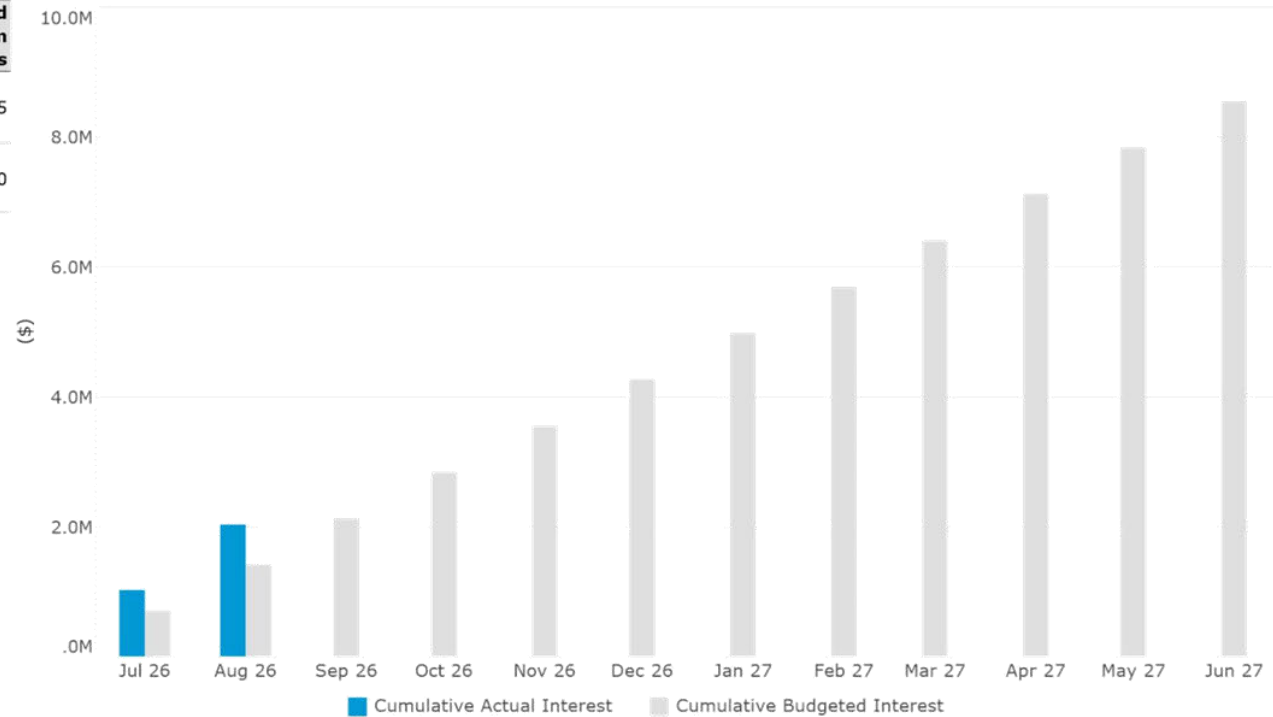
Investment	Deal No.	Comments	Face Value (\$)	Settlement Date	Maturity Date	Interest Received (\$)	Days	Interest Accrued (\$)	Yield (% pa)
National Australia Bank	547228		15,000,000.00	19-Mar-26	20-Jan-27	0.00	31	66,883.56	5.25%
Westpac Group	547136		20,000,000.00	20-Feb-26	23-Feb-27	0.00	31	84,931.50	5.00%
National Australia Bank	547778		10,000,000.00	25-Aug-26	22-Jun-27	0.00	7	10,164.38	5.30%
						268,128.77		561,337.70	5.04%
Grand Totals						732,054.72		1,006,870.16	5.12%

Fairfield City Council

Investment Budget Report - August 2026

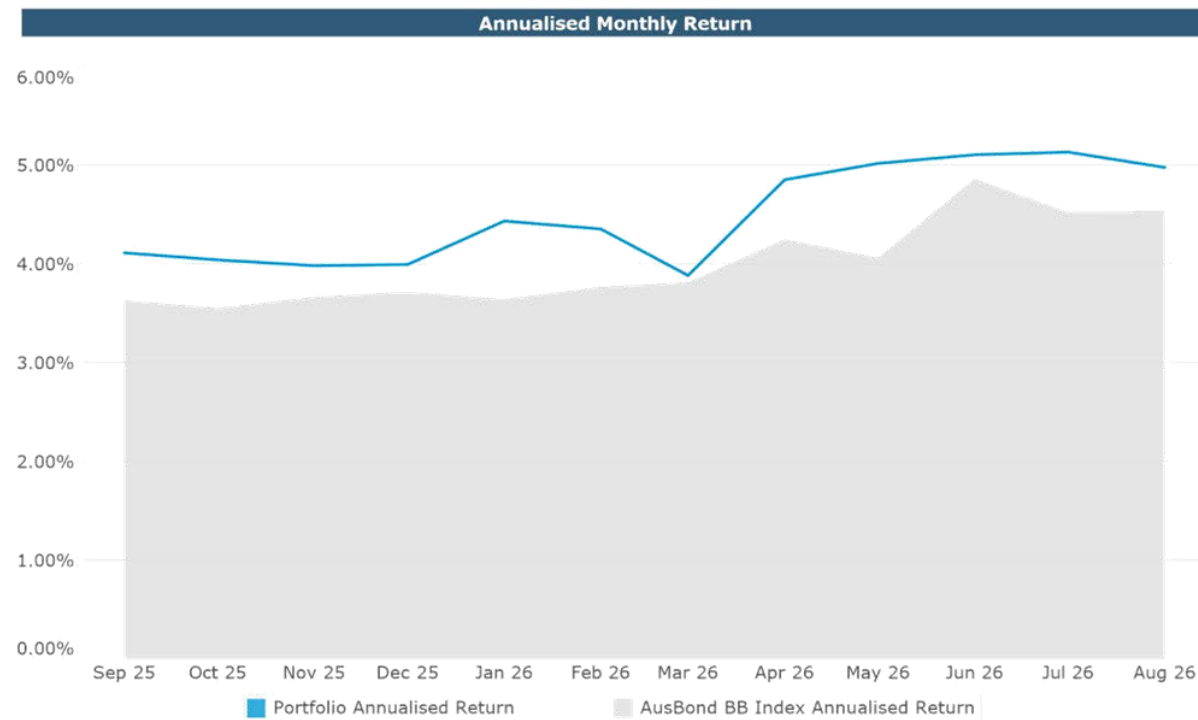
**Budgeted vs Actual Returns**

	YTD Income from Investments	Budgeted Income from Investments
July 2026	1,031,333	712,215
August 2026	2,038,203	1,424,430



Fairfield City Council

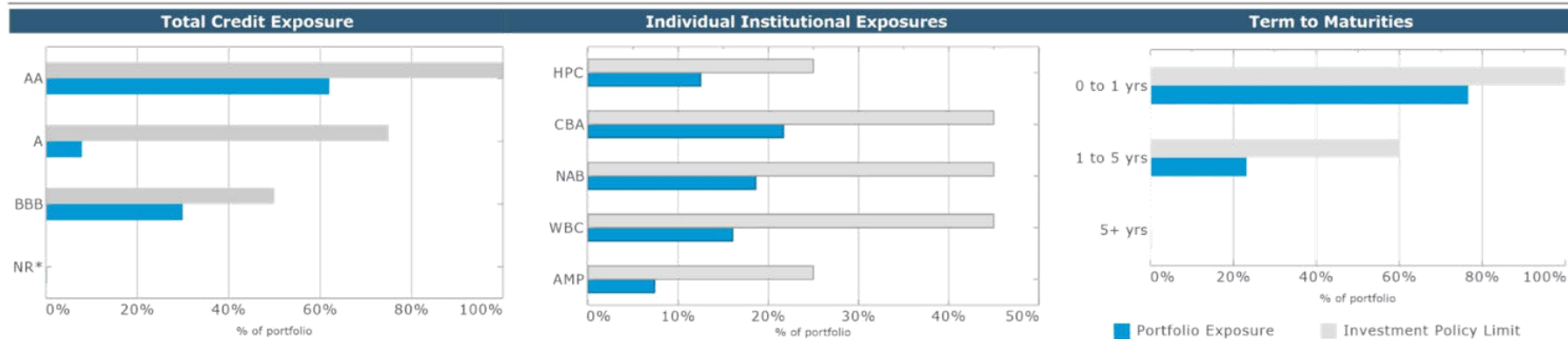
Investment Performance Report - August 2026



Historical Performance Summary (%pa)			
	Portfolio	Annualised BB Index	Outperformance
Aug 2026	4.97%	4.53%	0.44%
Last 3 months	5.07%	4.63%	0.44%
Last 6 months	4.82%	4.33%	0.49%
Financial Year to Date	5.05%	4.52%	0.53%
Last 12 months	4.49%	3.99%	0.50%

Fairfield City Council

Investment Policy Compliance Report - August 2026



Credit Rating Group	Face Value (\$)	Policy Max
AA	142,651,515	62% 100% a
A	18,112,168	8% 75% a
BBB	68,850,000	30% 50% a
NR*	500,000	
	230,113,683	

* Complying grandfathered investment

Institution	% of portfolio	Investment Policy Limit	
Heritage and People's Choice (BBB+)	12%	25%	a
Commonwealth Bank of Australia (AA-)	22%	45%	a
National Australia Bank (AA-)	19%	45%	a
Westpac Group (AA-)	16%	45%	a
AMP Bank (BBB+)	7%	25%	a
Newcastle Greater Mutual Group (BBB+)	4%	25%	a
Bank of Queensland (A-)	5%	35%	a
Suncorp Bank (AA-)	4%	45%	a
Great Southern Bank (BBB+)	2%	25%	a
MyState Bank (Baa2)	2%	25%	a
Bank Australia (BBB+)	1%	25%	a
Teachers Mutual Bank (BBB+)	1%	25%	a
Macquarie Bank (A+)	1%	35%	a

	Face Value (\$)	Policy Max
Between 0 and 1 years	176,263,683	77% 100% a
Between 1 and 5 years	53,350,000	23% 60% a
Greater than 5 years*	500,000	
	230,113,683	

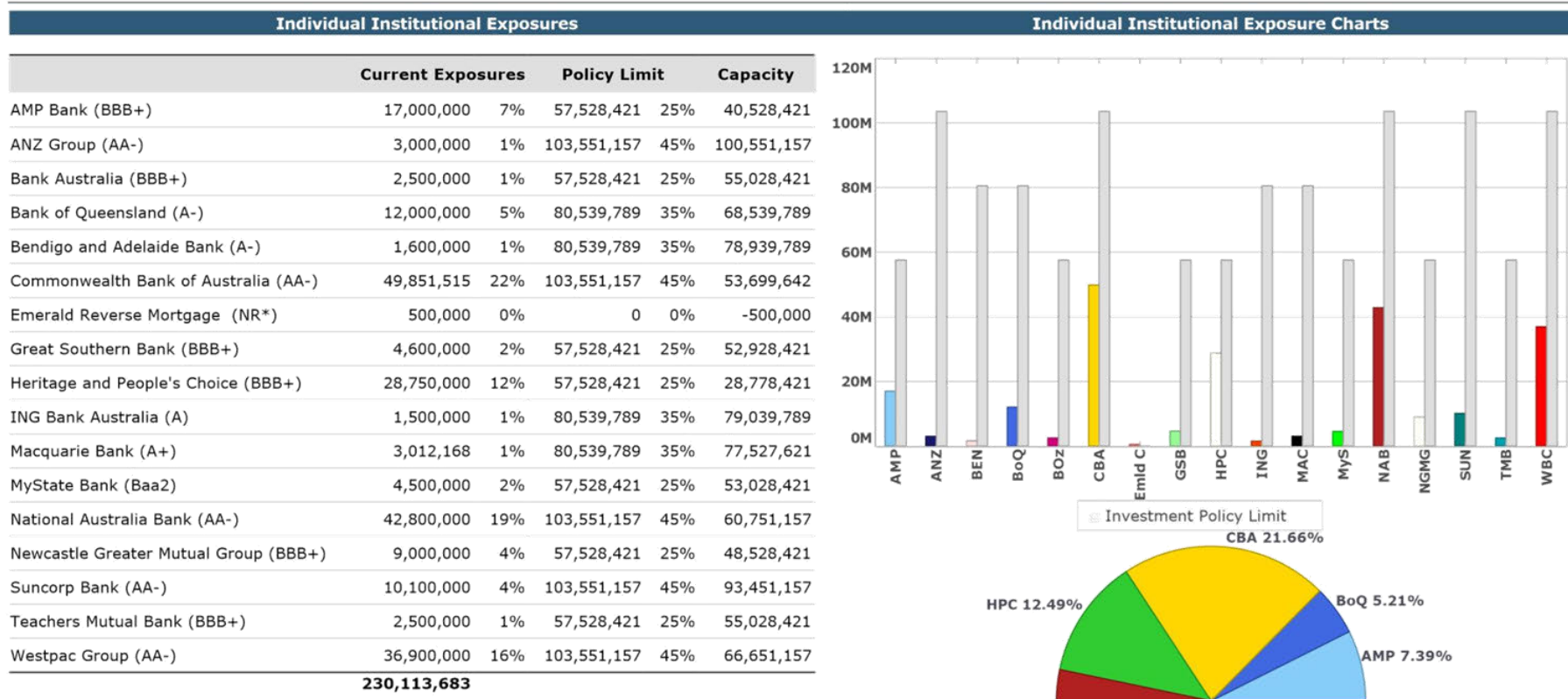
* Complying grandfathered investment

Specific Sub Limits			
Between 3 and 5 years	28,850,000	13%	30% a

a = compliant
r = non-compliant

Fairfield City Council

Individual Institutional Exposures Report - August 2026



* Complying grandfathered investment

Fairfield City Council

Cashflows Report - August 2026



Actual Cashflows for August 2026

Date	Deal No.	Cashflow Counterparty	Asset Type	Cashflow Description	Amount
4-Aug-26	546742	GSB Snr FRN (Nov28) BBSW+0.93%	Floating Rate Note	Coupon Date	45,041.86
				<u>Deal Total</u>	<u>45,041.86</u>
				Day Total	45,041.86
5-Aug-26	546769	HPC Snr FRN (Nov29) BBSW+1.05%	Floating Rate Note	Coupon Date	51,358.68
				<u>Deal Total</u>	<u>51,358.68</u>
				Day Total	51,358.68
10-Aug-26	544369	WBC Snr Bond (Aug26) 4.80%	Bonds	Coupon Date	72,000.00
		WBC Snr Bond (Aug26) 4.80%	Bonds	Maturity	3,000,000.00
				<u>Deal Total</u>	<u>3,072,000.00</u>
				Day Total	3,072,000.00
12-Aug-26	544072	NAB Snr FRN (May28) BBSW+1.00%	Floating Rate Note	Coupon Date	27,412.98
				<u>Deal Total</u>	<u>27,412.98</u>
12-Aug-26	547367	ANZ Snr FRN (May31) BBSW+0.71%	Floating Rate Note	Coupon Date	32,438.82
				<u>Deal Total</u>	<u>32,438.82</u>
				Day Total	59,851.80
17-Aug-26	544382	CBA Snr FRN (Aug28) BBSW+0.95%	Floating Rate Note	Coupon Date	33,684.34
				<u>Deal Total</u>	<u>33,684.34</u>
17-Aug-26	544384	CBA Snr Bond (Aug26) 4.75%	Bonds	Coupon Date	35,625.00
		CBA Snr Bond (Aug26) 4.75%	Bonds	Maturity	1,500,000.00
				<u>Deal Total</u>	<u>1,535,625.00</u>
				Day Total	1,569,309.34
25-Aug-26	547042	Bank of Queensland	Term Deposit	Maturity: Face Value	10,000,000.00
		Bank of Queensland	Term Deposit	Maturity: Interest Received/Paid	268,128.77
				<u>Deal Total</u>	<u>10,268,128.77</u>
25-Aug-26	547778	National Australia Bank	Term Deposit	Settlement: Face Value	-10,000,000.00
				<u>Deal Total</u>	<u>-10,000,000.00</u>

Fairfield City Council

Cashflows Report - August 2026



Date	Deal No.	Cashflow Counterparty	Asset Type	Cashflow Description	Amount
				Day Total	268,128.77
27-Aug-26	546854	BOz Snr FRN (Nov28) BBSW+1.03%	Floating Rate Note	Coupon Date	34,531.51
				<u>Deal Total</u>	<u>34,531.51</u>
				Day Total	34,531.51
				Total for Month	5,100,221.95

Forecast Cashflows for September 2026

Date	Deal No.	Cashflow Counterparty	Asset Type	Cashflow Description	Amount
2-Sep-26	546922	SUN Snr FRN (Dec30) BBSW+0.80%	Floating Rate Note	Coupon Date	26,527.25
				Deal Total	26,527.25
				Day Total	26,527.25
11-Sep-26	547585	People First Bank	Term Deposit	Maturity: Face Value	20,000,000.00
		People First Bank	Term Deposit	Maturity: Interest Received/Paid	247,890.41
		Deal Total		20,247,890.41	
				Day Total	20,247,890.41
14-Sep-26	543633	SUN Snr FRN (Dec27) BBSW+1.25%	Floating Rate Note	Coupon Date	22,803.75
				Deal Total	22,803.75
14-Sep-26	544496	MAC Snr Bond (Sep26) 4.946%	Bonds	Coupon Date	34,622.00
		MAC Snr Bond (Sep26) 4.946%	Bonds	Maturity	1,400,000.00
		Deal Total		1,434,622.00	
14-Sep-26	544498	MAC Snr FRN (Sep26) BBSW+0.85%	Floating Rate Note	Coupon Date	21,208.14
		MAC Snr FRN (Sep26) BBSW+0.85%	Floating Rate Note	Maturity	1,600,000.00
		Deal Total		1,621,208.14	
14-Sep-26	545464	AusW Snr FRN (Sep27) BBSW+1.33%	Floating Rate Note	Coupon Date	14,451.80
				Deal Total	14,451.80
14-Sep-26	545480	AMP Snr FRN (Sep27) BBSW+1.27%	Floating Rate Note	Coupon Date	28,604.42
				Deal Total	28,604.42



Fairfield City Council

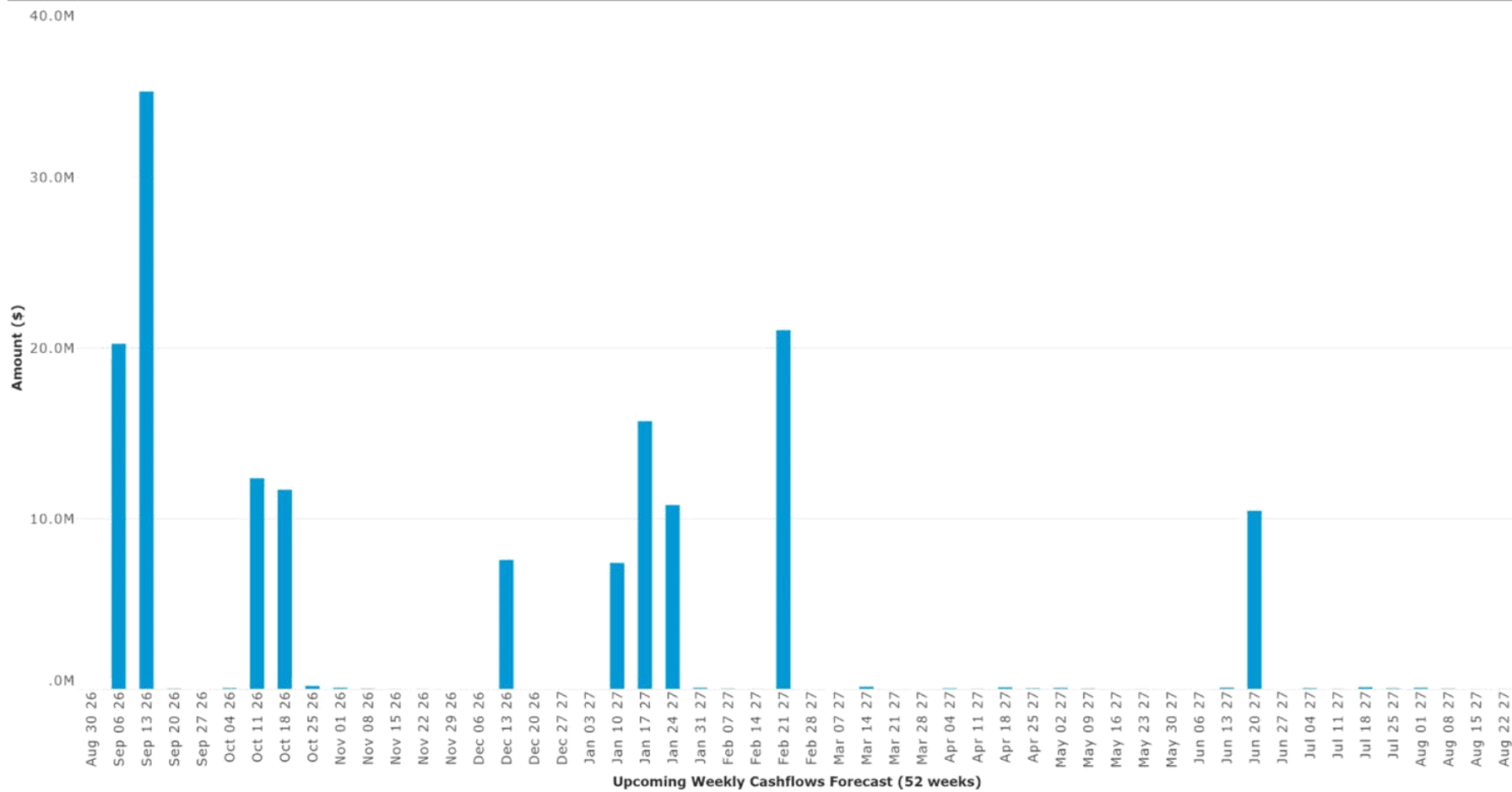
Cashflows Report - August 2026



Date	Deal No.	Cashflow Counterparty	Asset Type	Cashflow Description	Amount
14-Sep-26	546127	ING Snr FRN (Jun30) BBSW+0.95%	Floating Rate Note	Coupon Date	20,256.60
				<u>Deal Total</u>	<u>20,256.60</u>
14-Sep-26	547621	Commonwealth Bank of Australia	Term Deposit	Maturity: Face Value	30,000,000.00
		Commonwealth Bank of Australia	Term Deposit	Maturity: Interest Received/Paid	339,008.22
				<u>Deal Total</u>	<u>30,339,008.22</u>
				Day Total	33,480,954.92
15-Sep-26	541882	SUN Snr FRN (Sep26) BBSW+0.48%	Floating Rate Note	Coupon Date	18,702.21
		SUN Snr FRN (Sep26) BBSW+0.48%	Floating Rate Note	Maturity	1,500,000.00
				<u>Deal Total</u>	<u>1,518,702.21</u>
				Day Total	1,518,702.21
18-Sep-26	545900	NAB Snr FRN (Mar30) BBSW+0.83%	Floating Rate Note	Coupon Date	21,363.76
				<u>Deal Total</u>	<u>21,363.76</u>
				Day Total	21,363.76
21-Sep-26	544505	WBC Snr FRN (Sep28) BBSW+0.93%	Floating Rate Note	Coupon Date	20,840.96
				<u>Deal Total</u>	<u>20,840.96</u>
21-Sep-26	544510	WBC Snr Bond (Sep28) 5.00%	Bonds	Coupon Date	37,500.00
				<u>Deal Total</u>	<u>37,500.00</u>
				Day Total	58,340.96
30-Sep-26	543964	ANZ Snr FRN (Mar28) BBSW+1.06%	Floating Rate Note	Coupon Date	6,958.60
				<u>Deal Total</u>	<u>6,958.60</u>
				Day Total	6,958.60
				Total for Month	55,360,738.12

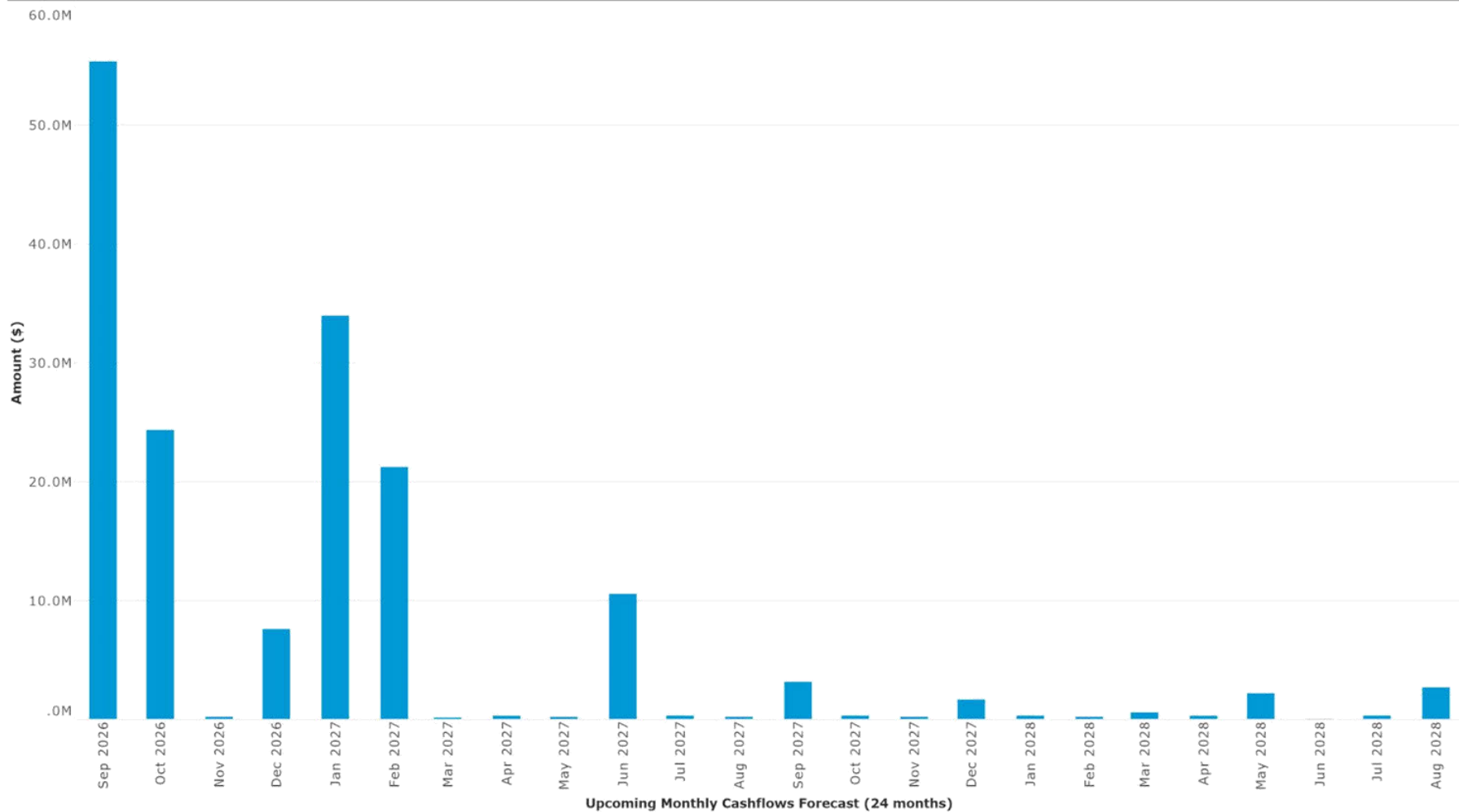
Fairfield City Council

Cashflows Report - August 2026



Fairfield City Council

Cashflows Report - August 2026



OUTCOMES COMMITTEE

Meeting Date 8 September 2026

Item Number. 84

SUBJECT: Mayor's Crime Prevention Reference Group - July 2026

FILE NUMBER: 25/27944

REPORT BY: Cherie Pescod, Community Partnership and Project Officer

RECOMMENDATION:

That the minutes of the Mayor's Crime Prevention Reference Group meeting held on 20 July 2026 be received and noted.

SUPPORTING DOCUMENTS:

AT-A [↓](#) Mayor's Crime Prevention Reference Group Minutes - 20 July 2026 - *RESTRICTED* - It is recommended that the Council resolve into Closed Session with the press and public excluded to allow consideration of this item, as provided for under Section 10A(2)(e) of the Local Government Act, 1993, on the grounds that:
(e) information that would, if disclosed, prejudice the maintenance of law.
and dealing with the matter in Open Session would be, on balance, contrary to the public interest.

CITY PLAN

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

SUMMARY

The Mayor's Crime Prevention Reference Group (MCPRG) is an Advisory Committee of Council. Membership includes Council, the Fairfield City Police Area Command, government and non-government agencies, the Chamber of Commerce and local residents.

The MCPRG meets 3 times per year and supports activities that raise awareness and understanding of community safety to ensure that formal links are maintained between Council, networks, forums and service providers that contribute to safety within the Fairfield Local Government Area (LGA).

The MCPRG met on 20 July 2026 at Council's Administration Centre in Wakeley. The minutes are provided as Attachment A.

OUTCOMES COMMITTEE

Meeting Date 8 September 2026

Item Number. 84

Updates were provided on projects relating to the following:

- Community Safety and Crime Prevention
- Fairfield City Police Area Command
- Cabramatta, Fairfield, Bonnyrigg and Parks Place safety, events and activations
- Open Space
- CCTV

CONCLUSION

It is recommended that the Minutes of the MCPRG meeting held on 20 July 2026 be received and noted.

The next MCPRG meeting will take place on 16 November 2026 at Council's Administration Centre.

Cherie Pescod
**Community Partnership and
Project Officer**

Authorisation:
Co-ordinator Community Projects and Partnerships
Director City Assets

Outcomes Committee - 8 September 2026

File Name: **OUT08092026_2.DOCX**

***** END OF ITEM 84 *****

OUTCOMES COMMITTEE

Meeting Date 8 September 2026

Item Number. 85

SUBJECT: Multicultural Advisory Committee - July 2026

FILE NUMBER: 12/05729

REPORT BY: Solina Sok, Social Planning and Advocacy Officer

RECOMMENDATION:

That the minutes of the Multicultural Advisory Committee Meeting held on Thursday 30 July 2026 be received and noted.

SUPPORTING DOCUMENTS:

AT-A [↓](#) Multicultural Advisory Committee Minutes - July 2026

3 Pages

CITY PLAN

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

SUMMARY

The Multicultural Advisory Committee (MAC) comprises of the Mayor, Councillors and up to 24 community representatives who provide informed advice to Council on matters affecting multicultural communities across Fairfield City. The MAC is an important forum for consultation and engagement, helping Council understand the needs, experiences and priorities of diverse communities. It also supports the accessibility, responsiveness and inclusiveness of Council services, programs and information for people from multicultural backgrounds.

The MAC met on Thursday 30 July 2026 at Council's Administration Centre in Wakeley. This was the first meeting of the current committee which will serve from 2026-2028. The minutes of the meeting are attached to this report as Attachment A.

OUTCOMES COMMITTEE

Meeting Date 8 September 2026

Item Number. 85

Key matters discussed at the meeting included:

- The role of MAC members as Council Officials including obligations under Council's Code of Conduct, Public Interest Disclosure Policy and the MAC Terms of Reference.
- Local issues affecting multicultural communities including housing affordability, cost-of-living pressures.
- Council's Committed to Cohesion project which is delivering online virtual tours, tours to local places of worship, videos and an updated webpage.
- Facility and development upgrades taking place including planned improvements to Brenan Park and the Fairfield Showground Community and Events Centre.
- Advocacy relating to proposed access upgrades at Carramar Station.
- The temporary closure of Crescent Plaza and homelessness in Fairfield City.

A newly appointed MAC member Jessica Watkins has withdrawn from the Committee.

CONCLUSION

It is recommended that the minutes of the Multicultural Advisory Committee meeting held on Thursday 30 July 2026 be received and noted.

The next meeting of the MAC will be held in November 2026.

Solina Sok
**Social Planning and Advocacy
Officer**

Authorisation:

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

Outcomes Committee - 8 September 2026

File Name: **OUT08092026_1.DOCX**

***** END OF ITEM 85 *****



Venue: Fairfield City Council Administration Centre

Chair: Mayor Frank Carbone

Minutes: Business Support Officer

Attendance: Mayor Frank Carbone, Cllr Dai Le, Alex Stefan, Alina Caballero, Aran Cetinay, Bashar Hanna, Benjamin Chahola, Carmen Lazar, Darren Eurlings, Donna Shaw, David Young, Elly Dang, Heba Jabbori, John Buraho, Ken Vaisagote, Kimberly Pham, Marie Lak, Nabaz Al-Qadhi, Oriana Acevedo, Sam Matty, Sera Yilmaz, Yvonne Munce, Margaret Diebert (Director – City Assets), Susan Gibbeson (Manager – Social Planning and Community Development), Peter Hope (Coordinator – Social Planning and Advocacy), Solina Sok (Social Planning and Advocacy Officer), Anh Hoang (Business Support Officer)

Apologies: Cllr Michael Mijatovic, Cllr Marie Saliba, Cllr Samir Yousif, Amy Kayrouz, Houli Zhang, Marel Parono, Mary Enkababian

1. Acknowledgement of Country and Welcome

Mayor Frank Carbone opened the meeting and provided an Acknowledgement of Country.

2. Acceptance of previous minutes and business arising

MOTION: (Le/Carbone)

That the minutes of the meeting held on 14 May 2026 be noted.

CARRIED UNANIMOUSLY

3. Conflicts of Interest

No conflicts of interest were raised in the meeting.

4. Code of Conduct

An overview of Council's *Code of Conduct* and *Public Interest Disclosure Policy* was provided. As Council officials, MAC members must abide by the Code of Conduct and declare any actual, perceived or potential conflict of interest. Committee members were advised to contact Council's Manager Governance and Audit should any concerns arise. A copy of the *Code of Conduct* will be shared with the committee.

5. MAC Terms of Reference

An overview of the MAC *Terms of Reference* (TOR) was provided. The TOR outlines the objectives and responsibilities of the MAC.

6. Icebreaker

An icebreaker activity explored the motivations of MAC members in joining the committee. Themes included giving back to the community, ensuring local communities feel heard and building connections with others.

The exercise also included the sharing of key issues of concern, which included housing and costs of living pressures, social inclusion and belonging, language and communication barriers, access to essential services, community safety and ensuring multicultural communities are free from discrimination.

7. Fairfield City Community Profile

A presentation was given outlining local demographics and cultural diversity. Mayor Carbone discussed the *People's Globe* at Fairfield Showground, and the need to ensure all communities feel welcome and are treated equally. Council's role in supporting multicultural communities was discussed. Council services should be responsive to diverse cultural and linguistic needs and be inclusive and welcoming of all communities, while fostering a sense of belonging and community identity. Council also provides a voice for local communities to advocate for services and resourcing from State and Federal Government.

8. Update on *Committed to Cohesion* project

Council's *Committed to Cohesion* project aims to strengthen community resilience and social cohesion through interfaith activities. Key activities include the development of an Interfaith Group, videos filmed with local faith leaders, physical and virtual tours of places of worship and an updated webpage supporting cohesion. Information on the project will continue to be shared with the MAC, who can support the project by participating in the activities and sharing the resources with the community.

9. Update from Council

Mayor Carbone provided an update on Council's concerns regarding flooding and disability access in relation to the planned upgrades at Carramar Station.

Planning is underway to develop four new parks in Fairfield town centre. Upgrades are being planned for Brennan Park, including a new off-leash area and additional lighting for the walking track.

Development of the Fairfield Showground Community and Events Centre will commence soon. Council has partnered with the Fairfield Rotary Club to hold their annual carols event at Fairfield Showground.

10. General Business and information share

The committee discussed the temporary closure of Crescent Plaza in Fairfield. The decision to close the Plaza temporarily was made by Council in collaboration with Fairfield Police Area Command. The closure highlighted a need for increased police resourcing for Fairfield.

This is in addition to general issues relating to homelessness and rough sleeping in local town centres. The NSW Department of Community & Justice is responsible for engaging with rough sleepers and addressing homelessness. Council and Police have very limited capacity to move-on anyone who is not breaking the law. Work to address issues relating to homelessness and rough sleeping is ongoing and requires collaboration from a range of government and non-government services. Community members who have concerns about public safety are encouraged to contact Fairfield Police.

Meeting close at 8:00pm

No actions arising from this meeting.

OUTCOMES COMMITTEE

Meeting Date 8 September 2026

Item Number. 86

SUBJECT: Youth Advisory Committee - August 2026

FILE NUMBER: 26/18084

REPORT BY: Sean Ly, Community Projects and Partnerships Officer

RECOMMENDATION:

That the minutes of the Youth Advisory Committee meeting held on 5 August 2026 be received and noted.

SUPPORTING DOCUMENTS:

AT-A [↓](#) Youth Advisory Committee Minutes - August 2026

2 Pages

CITY PLAN

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

SUMMARY

The Youth Advisory Committee (YAC) provides a forum for elected representatives and Council officers to engage in meaningful dialogue with young people across Fairfield City. The YAC provides young people with the opportunity to contribute to the planning, development and implementation of Council's youth-focused initiatives.

The YAC met on Wednesday 5 August 2026 at Council's Administration Centre in Wakeley. The minutes of the meeting are attached to this report (Attachment A). This was the first formal meeting of the 2026/2027 YAC.

Items discussed at this meeting included:

- An introduction from Mayor Frank Carbone, Councillor Dai Le and Director City Assets
- A Hot Topics Discussion
- Upcoming activities and opportunities for YAC members
- An information session on the 2026 Census

OUTCOMES COMMITTEE

Meeting Date 8 September 2026

Item Number. 86

CONCLUSION

The YAC meetings provide an important platform for young people to share their voice. Council strives to ensure that the YAC can also have a greater impact on their local community, often through community events, engagement with local stakeholders, youth services and participation in community initiatives and events. The YAC is a strong engagement point and valuable resource for Council to engage and consult with young people on issues which affect them.

The next meeting of the YAC will be held on Wednesday 2 September 2026 from 5.30pm at Council's Administration Centre in Wakeley.

Sean Ly
**Community Projects and
Partnerships Officer**

Authorisation:

Co-ordinator Community Projects and Partnerships
Director City Assets

Outcomes Committee - 8 September 2026

File Name: **OUT08092026_4.DOCX**

***** END OF ITEM 86 *****



FAIRFIELD YOUTH ADVISORY COMMITTEE
Minutes
Wednesday 5 August 2026

Time: 5:30pm – 8:15pm

Venue: Fairfield City Council Administration Centre

Chair: Angelo

Minutes: Kepueli Hanisi

Present: Mayor Frank Carbone, Cllr Dai Le, Angelina, Angelo, Declan, Catherine Pang, Mikayla, Annalise, Annabel Lim, Paige, Jessica, Kepueli Hanisi, Maharani Sirris, Jayden Le, Edward Tat, Sonny Yng, Jonathan Prak, Alex Stefan, Leanne Huynh, Jenny, Rahaf, Hanry Tran, Margaret Diebert (Director City Assets), Sean Ly (Community Projects and Partnerships Officer)

Apologies: Cllr Kate Hoang, Cllr Kevin Lam, Cllr Marie Saliba, Alyvia, Benjamin, Elizabeth, Georgie Lam, Sara, Sienna, Sophie, Yasir Juweideh.

**Surnames of YAC members under 18 years old have been omitted for privacy.*

1. Acknowledgement of Country

An Acknowledgement of Country was given.

2. Introduction and Housekeeping

WHS and housekeeping information was provided as well as an icebreaker activity.

3. Conflicts of Interest

No conflicts of interest were declared at this meeting.

4. Introduction from Council

A welcome and introduction was provided by Mayor Frank Carbone, Councillor Dai Le and Director City Assets, Margaret Diebert. Information was provided on the role of Council and Council initiatives. An opportunity was provided for Youth Advisory Committee (YAC) members to ask Mayor Carbone and Councillor Le questions.

5. The Role of Local Government

This item has been moved to the September meeting due to time constraints.

6. Hot Topics Discussion

A Hot Topics Discussion was held to allow YAC members to identify the current issues and topics that are most important to their communities.

Members split into groups to nominate one topic per group to present. Each group discussed how the issue affects local young people, what needs to change, how change could happen and what impact the issue has on their communities.

Topics covered included public transport, youth hubs, stigma and stereotypes and post-school pathways. The discussion will be collated for members to discuss at the next meeting, where they will nominate one of these topics to get into more deeply as a *Spotlight Discussion*.

7. Getting Ready for the 2026 Census

An information session and discussion were held on the upcoming 2026 Census. Key information, links to resources and answers to common misconceptions were provided.

Participation in the Census is important to ensure an accurate snapshot of the demography and story of communities across the nation is captured. This demographic data is used by decision makers, not-for-profit organisations and other service providers to ensure budget and resources are allocated to areas appropriate to the need.

An opportunity for members to ask questions was provided and members were encouraged to communicate what they learnt and discussed with their households, family members and peers.

Meeting closed at 8:00pm.

The next meeting will be on Wednesday 2 September 2026, 5.30pm at Fairfield City Council Administration Building, Wakeley.

OUTCOMES COMMITTEE

Meeting Date 8 September 2026

Item Number. 87

SUBJECT: Divisional Update Report - Quarter 4 - Strategic Land Use Planning & Land Information Systems

FILE NUMBER: 09/02633

REPORT BY: Andrew Mooney, Executive Strategic Planner

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 Strategic Land Use Planning and Land Information Systems teams are responsible for a wide range of activities, programs, strategies and studies that shape land use and development within Fairfield City.

This report provides an update on the works program of the Strategic Land Use Planning and Land Information Systems teams for the June to August 2026 period. The program is categorised as follows:

1. Fairfield Local Environmental Plan (FLEP)
2. Fairfield Policy Review and Strategy Formulation
3. State and Federal Government Matters
4. Development Control Plans (DCP)
5. Strategic Assessments (Review of Environmental Factors (REFs), State Significant Developments (SSDs), Housing Delivery Authority (HDAs))
6. Local Infrastructure Contributions and Planning Agreements
7. Heritage Program
8. Land Information Systems

OUTCOMES COMMITTEE

Meeting Date 8 September 2026

Item Number. 87

1. FAIRFIELD LOCAL ENVIRONMENTAL PLAN (FLEP)

During the quarter Strategic Land Use Planning managed the following planning proposals, planning proposal enquiries and pre-lodgement meetings with applicants.

- a) Fairfield Accelerated Local Environmental Plan (LEP) Stage 2 – Council's adopted Housing Strategy to deliver additional housing in the eastern areas of the City.

Current status: Flooding modelling and investigations into flood evacuation issues to progress the Stage 2 Planning Proposal (PP) are nearing completion and are scheduled to be reported to Council in Oct/Nov 2026. This will inform the progression of the accelerated LEP Stage 2.

- b) Smithfield RSL Rezoning Proposal – Rezoning of Smithfield RSL land for high density housing (up to 465 units) and a 14-storey hotel.

Current status: A draft site-specific development control plan has been prepared for the site that is subject to a separate report to the September 2026 Outcomes Meeting. The applicant has also provided Council with a letter of offer to enter into a Voluntary Planning Agreement.

- c) Special Entertainment Precincts (SEP) – Incentives for additional night-time trading and live entertainment in the town centres.

Current status: Ongoing monitoring of activities and a future report on the 12-month trial is scheduled to be presented to Council later in the year for the SEP to become permanent.

- d) 17 Longfield Street Cabramatta – Rezoning of land from R4 High Density Residential back to the former E4 General Industrial zoning.

Current Status: The NSW Department of Planning, Housing and Infrastructure (DPHI) issued the Gateway Determination on 15 May 2026. A report on the results of public exhibition of the PP is subject to a separate report on this agenda.

- e) 55 Cabramatta Road East Cabramatta – Rezoning of land from R2 Low Density Residential to RE2 Private Recreation by Cabra Bowls Club.

Current Status: The DPHI issued the Gateway Determination on 8 April 2026. At the 14 July 2026 Outcomes Meeting the PP was adopted and has been referred to the DPHI for implementation.

OUTCOMES COMMITTEE

Meeting Date 8 September 2026

Item Number. 87

- f) 106-108 John Street Cabramatta – Proposed amendment to Fairfield LEP 2013 to permit the additional use of a medical centre on land currently zoned R4 High Density Residential, that is associated with a proposed development application for the 8-storey mixed use development on the site.

Current Status: The application has been lodged with Council. Initial assessment is underway and the application will be referred to the Fairfield Local Planning Panel prior to being reported to Council.

- g) 158 Broomfield Street and 20 Cabramatta Road East Cabramatta – Proposed amendment to Schedule 5 of the Fairfield LEP 2013 to list these properties as heritage items.

Current Status: Pursuant to the resolution of the July Outcomes Meeting, the planning proposal has been referred to the NSW DPHI requesting a Gateway Determination to allow public exhibition of the planning proposal.

- h) Endeavour Energy Substation Sites

In February 2026, Endeavour Energy approached Council regarding a proposed Section 3.22 Amendment under the EP&A Act. Endeavour Energy are seeking to rezone 11 of their substation sites from a range of different zones that reflect the adjoining zoning to SP2 Infrastructure.

The purpose of the Section 3.22 Amendment is to allow for expedited environmental planning instrument amendments that meet a number of criteria set out in the Act. These criteria relate to corrections of obvious errors consisting of misdescription, inconsistent numbering, grammatical errors and other consequential or minor nature matters. The Section also applies to matters that the Minister considers will not have any significant adverse impact on the environment or adjoining land.

Amendments under Section 3.22 of the EP&A Act do not require the preparation of planning proposal, the issue of a Gateway Determination or public consultation.

As a result of Endeavour Energy representations, the Minister and DPHI have agreed that this matter is of a minor nature and can proceed through the Section 3.22 process. Council has no determination authority on these matters, however, have been requested by the DPHI to peer review maps to ensure that they have not made any errors and that the maps reflect what has been proposed by Endeavour Energy.

Current Status: The amendment was published on 22 July 2026.

- i) Planning Proposal Pre-lodgement Meetings

During the reporting period, Strategic Land Use Planning staff have consulted with a number of landowners and developers, however, no formal pre-lodgement meetings for planning proposals have been held.

2. FAIRFIELD POLICY REVIEW AND STRATEGY FORMULATION**Urban Investigation Area (Horsley Park and Cecil Park)**

As reported to the 10 February 2026 Outcomes Committee, the draft Sydney Plan identifies Horsley Park and Cecil Park Urban Investigation Area (UIA) as a future greenfield growth precinct and indicates that the DPHI will be responsible for developing 'a medium-term sequencing plan for greenfield precincts in Sydney' timed to commence in 2027-28 and on-going.

In June 2026, DPHI amended the State Environmental Planning Policy (SEPP) – Western Sydney Parkland to remove restrictions that have applied since 2020 to allow consideration secondary dwellings in Horsely Park and Cecil Park located under the Western Sydney International (WSI) Airport 20 Australian Noise Exposure Concept (ANEC). This is subject to submission of a Development Application (DA) to Council, max floor area of 85m2 and provision of acoustic proof measures for aircraft noise.

Current Status: The State Government released a new Sydney Plan on 13 August 2026. A report on the Plan and the implications for the Horsley Park & Cecil Park UIA will be referred to the October Outcomes Meeting.

3. STATE AND FEDERAL GOVERNMENT MATTERS**a) Western Sydney International Airport – Draft Master Plan**

Current Status: On Wednesday 4 March 2026, the Minister for Infrastructure, Transport, Regional Development and Local Government, under Part 5 of the Airports Act 1996, approved the final 2025 - 2045 WSI Master Plan to allow operations of the Airport to commence.

In response to Council's submission, the approved Masterplan included a minor revision acknowledging the need for ongoing planning for provision of high-frequency bus services connecting to the Fairfield and other Western Sydney Local Government Areas (LGA).

Current Status: Council officers are investigating opportunities to advocate for better bus services and will provide updates of any further developments in relation to public transport services to the Airport.

b) New Sydney Plan 2026-2046

Current Status: The State Government released a new Sydney Plan on 13 August 2026. A report on the Plan and the implications the Horsley Park & Cecil Park UIA will be referred to the October Outcomes Meeting.

c) Amendments to the NSW Environmental Planning & Assessment Act 1979

The NSW Government are pursuing ongoing reforms to the Environmental Planning & Assessment Act 1979 through the Environmental Planning and Assessment Amendment (Planning System Reforms) Act 2025. The Bill passed through parliament late last year.

The May Outcomes Meeting endorsed a submission to a proposed statewide community participation plan associated with the 3rd tranche of amendments issued to the NSW Planning System released by the State Government in March 2025.

Current Status: At the time this report was being prepared the new statewide community participation plan was pending release. The previous Strategic Land Use Planning quarterly report provides a comprehensive overview of all 3 tranches of amendments made to the planning system that have been progressively introduced over the last 12-18 months. Council will be kept informed of any further changes made by the State Government.

d) Policy Reforms

In July 2026 the NSW DPHI issued the new guideline – ‘Considering Flooding in Land Use Planning’. The guideline emphasises the need for Councils to apply a risk-based approach to assessment of flood affected proposals (including planning proposals and development applications).

Some key aspects of the Policy is that depending on the nature and degree of flooding, Council will need to give consideration as to whether a proposal provides for both safe occupation (eg. shelter in place) and effective evacuation in flood events and in high flood risk precincts, whether a proposal is likely to significantly increase the risk to life in other parts of the catchment during the Probable Maximum Flood (PMF).

In addition, under the future review of the Local Strategic Planning Statements (LSPS), NSW councils will need to demonstrate that strategic planning directions demonstrate appropriate regard to the principles of the new guideline.

e) State and Other Major Infrastructure

In the last reporting period, the Strategic Land Use Planning Division have been involved in a range of State and other major infrastructure matters.

Western Sydney Major Infrastructure Projects: Council officers are participating in working parties relating to the NSW Urban Development Program, Southern Link Road (Horsley Park) and Western Sydney Freight Line.

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The nature of Council officer participation on the working parties is to highlight the adopted policy position of Council (such as the Fairfield Local Strategic Planning Statement and studies associated with the FLEP 2013) and to discuss technical issues with State agencies. Formal reports, memorandums and briefings will continue to be provided to Council where policy or development decisions are required.

CoNEXA Recycled Water Expansion Project: The Strategic land Use Planning team provided advice strategic planning considerations to Council's Asset Management Division in responding to the CoNEXA Recycled Water Expansion Project.

CoNEXA are a private recycled water provider seeking to expand their recycled water network from Smithfield to the Horsley Park industrial area. The Strategic Land Use Planning Division has provided supplementary advice to CoNEXA on a range of issues including the proposal's impact on the proposed Southern Link Road and the redevelopment of the Keyhole Lands in Horsley Park. Notifications have also been provided to Transport for NSW and the DPHI, advising them of the proposal and its potential impacts and requesting that they raise these concerns directly with NSW Independent Pricing and Regulatory Tribunal (IPART).

Current Status: At the time this report was being prepared IPART was reviewing submissions on the CoNEXA proposal. Transport for NSW and the DPHI are aware of the proposal, but it is unknown whether the organisations have made any representations to IPART.

4. DEVELOPMENT CONTROL PLANS (DCP) & LOCAL POLICY

Housing Keeping Amendments to Fairfield City Wide DCP 2024

At the 24 February 2026 meeting, Council endorsed the Fairfield City Wide Development Control Plan (FCW DCP) 2024 Amendment No. 2. This amendment made a number of changes to the FCW DCP to ensure that the DCP is current and addresses current and emerging issues, including introducing clearer and updated controls for waste management.

The Strategic Land Use Planning Division is currently preparing FCW DCP Amendment No.3 which is scheduled to be reported to Council in the next quarter seeking endorsement for public exhibition.

Local Policy

- Town Centre Local Approval Policy (LAP) – The 14 July 2026 Outcomes Meeting endorsed the draft Town Centre LAP that is currently on public exhibition.
- Outdoor Dining, Goods of Footpath and Busking Policies - These policies are now due for review. Internal review and feedback from relevant areas of Council have been requested.

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5. STRATEGIC ASSESSMENTS

Review of Environment Factors

The Strategic Land Use Planning team provides guidance to other sections of Council on preparing the review of environmental factors (REFs) for Council's major and minor construction projects/works as identified in the Council Delivery and Operational Plans that do not require preparation of a DA.

Currently, there are 5 REFs at various stages of preparation/finalisation being dealt with by the Division. During the last reporting period 4 REFs have been approved.

State Significant Development Applications

The Division is currently responding to 12 State Significant Development (SSD) applications being assessed. These applications are at various stages of consideration, including early engagement with proponents, public exhibition, preparation of responses to submissions and assessment of proposed modifications to existing approvals.

The DPHI has recently encouraged proponents to undertake preliminary consultation with Council prior to the preparation of Environmental Impact Statements (EIS) and the lodgement of SSD applications. This has resulted in an increased number of requests for meetings with Council staff at the pre-lodgement stage.

To address the additional resourcing demands associated with this early engagement, Council's fees and charges have been updated to include Development Advisory Meeting fees for State Significant Development applications.

A summary of the 12 SSD proposals and their current status is provided below.

SSD No.	Address	Proposal	Status
SSD-120888992	5 Keystone Drive Horsley Park	'Project Silverback' is an amendment to the original Oakdale East Industrial Estate Concept approval and Stage 2 infrastructure works under SSD-37486043. The proposal seeks construction, fit-out and operation of 2 warehouse buildings.	The proposal is currently on public exhibition. Council officers are currently preparing a submission.
SSD-7267 (Mod-5)	20 Davis Road Wetherill Park	Wetherill Park Waste Transfer Station Modification 5 – FOGO Handling for use of part of the facility for source separated food organics and garden organics (FOGO) handling, within the approved Stage 2 general solid waste (putrescible) limits.	The applicant is currently preparing the Modification Report. Council officers will be required to respond to each phase of the application as they are lodged.
SSD-62947958	10 Davis Road Wetherill Park	Halgan Liquid Waste Treatment Facility is proposing an increase in throughput to an existing Liquid Waste Facility to allow for 120,000 tons per annum (pa) of liquid waste	The application is in the Response to Submission stage. Council officers made a submission on the application in June 2025. The

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SSD No.	Address	Proposal	Status
		comprising of 50,000 tpa of grease trap waste as already approved and an additional 70,000 tpa of industrial and other liquid waste streams 24/7.	applicant is reviewing all submissions and will prepare a Response to Submissions (RTS) report. When the RTS is provided to Council, officers will review and provide a response to the NSW DPHI.
SSD-63741210 (Mod-2)	16 Johnston Crescent Horsely Park	Minor modification to increase the height of transformer noise wall and an increase in height and length of High Voltage Switch Board (HVS) noise wall.	The applicant is currently preparing the modification report. Council officers will be required to respond to each phase of the application as they are lodged.
SSD-108864209	6 Johnston Crescent Horsely Park	Development of Phase 2 of the NEXTDC Data Centre. Construction and operation of a data centre facility with a maximum power consumption of 134.4 megawatts comprising of 2 data centre buildings, plant and equipment, diesel storage and associated site infrastructure.	Council officers held a Development Advisory Meeting with the applicant in May 2026 and provided detail minutes and advice. The applicant is currently preparing the EIS.
SSD-76397489	1647-1671 The Horsley Drive 157-213 and 136-170 Redmayne Road and 137-209 Chandos Road Horsely Park	Redevelopment of the 'Keyhole Lands' in Horsely Park, now known as Canopy Warehousing Estate. Proposal seeks demolition of existing structures and construction and 24-hour operation of 8 warehouses, ancillary office spaces, café, car parking, site preparation, infrastructure works and subdivision.	The application is in the assessment stage. Council officers made a detailed submission to the applicant's Response to Submissions in June 2026.
SSD-37486043 (Mod-6)	2-10 Old Wallgrove Road Horsely Park	Oakdale East reconfiguration of Precincts 2, 4 and 5 resulting in 3 precincts (Precinct 1, 2 & 3) and amendments to development controls for building height and GLA.	The application is in the assessment stage. Council officers made a detailed submission to the applicants Response to Submissions in June 2026.
SSD-108781221	224 Railway Parade Cabramatta	This proposal was considered by NSW Government's HDA which recommended that this application proceed through the State Significant Development application pathway. The applicant is seeking construction of a mixed-use development comprising shop top housing tower over 2 levels of retail.	An SSD Development Advisory Meeting was held between the applicant and key Council officers on 7 August 2026. The proposal is for a 2 tower (23 and 21 storeys respectively) development sitting on top of a retail podium. The applicant is now preparing the EIS. Once the application progresses to the next stage, Council officers will be able to review,

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SSD No.	Address	Proposal	Status
			provided more detailed information to Council and provide a response to the NSW DPHI.
SSD-10436 (Mod-9)	6 Johnston Crescent, Horsley Park	ESR Horsley Logistics Park MOD 9 - Built Form Changes. Minor changes to building height and layout and redistribution of gross floor area.	The applicant is currently preparing the Modification Report. Council officers will be required to respond to each phase of the application as they are lodged.
SSD-135221240	1340 The Horsley Drive and 28 Gallipoli Street Bossley Park	Construction of a 3-storey seniors housing development containing 153 independent living units (inclusive of affordable housing units).	The applicant is currently preparing the EIS.
SSD-129728490	266-274 Cabramatta Road West, Cabramatta	Construction of a 9 storey shop top housing development above basement carparking, containing ground level medical centre, childcare and neighbourhood shop with 8 levels of residential apartments on top for 120 units (including 18 affordable homes).	The applicant is currently preparing the EIS.
SSD-1320209240	84-88 Restwell Road Bossley Park	Demolition and redevelopment of Seniors Housing with 119 independent living units and 90 residential aged care beds.	The applicant is currently preparing the EIS.

In the previous quarter, 3 State Significant Development Applications or Modifications were determined by the DPHI for sites within Fairfield LGA.

SSD No.	Address	Proposal	Status
SSD-50972718	97-151 Wallgrove Road Cecil Park	Wallgrove Business Hub concept proposal is for the staged redevelopment of the approximately 4.7-hectare site within the Western Sydney Parklands as an industrial business hub.	The NSW DPHI approved the application on 16 July 2026.
SSD-57830709	136 Hassall Street Wetherill Park	SWS Wetherill Park Transfer Station is a proposed combined Waste Transfer Station and Resource Recovery Facility with a processing capacity of 200,000 tonnes per annum of municipal solid waste, commercial and industrial waste and food organics and garden organics waste.	The NSW DPHI approved the application on 24 June 2026.
SSD-63741210 (Mod-1)	16 Johnston Crescent Horsely Park	Modification 1 to the NEXTDC Data Centre to increase to the size of pump house and fire bump buildings, increase in height of water tanks, amendments to acoustic walls including new acoustic wall, increase in bulk fuel capacity and minor changes to site landscaping.	The NSW DPHI approved the application on 7 August 2026.

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Housing Development Authority

The Housing Development Authority (HDA) provides a pathway for larger scale developments to seek a recommendation to proceed as a State Significant Development.

As of August 2026, there were a total of 12 proposals that had been submitted to the HDA located within Fairfield LGA. Ten of those proposals had been considered by the HDA, with 5 being recommended to proceed to the next phase while 5 were not recommended to proceed through the HDA pathway.

The remaining 2 proposals have yet to be determined by the HDA.

- 366 The Horsley Drive Fairfield: The proposal seeks consent for a concurrent rezoning and SSDA for a shop top housing development. The proposal would comprise of basement car parking, ground floor retail, through site links and communal open space with residential floorspace above, including 5-10% of the gross floor area (GFA) as affordable housing. The proposal will seek consent for a concept and staged approval which delivers approximately 600 dwellings. The combined concept and stage 1 approval would deliver more than 100 dwellings.
- 351-353 Hume Highway Cabramatta: The proposal seeks consent for a concurrent rezoning and SSDA for a residential flat building development. The proposal comprises up to 4 residential flat buildings arranged in a stepped configuration, delivering approximately 350–420 dwellings with a mix of 1, 2 and 3-bedroom apartments. Building heights range from approximately 5 to 7 storeys (up to ~24m). The development includes basement car parking, communal open space and landscaping and retains and reconfigures an existing hotel, conference centre and pub/hotel use.

The 5 proposals that have been recommended by the HDA to proceed through the State Significant Development pathway are:

- 84-88 Restwell Road Bossley Park: Redevelopment of the existing seniors housing village, including 117 new independent living units and 40 new residential care facility beds.
- 224 Railway Parade Cabramatta: The proposal seeks consent for demolition of an existing single level bottle shop and delivery of a mixed-use development including basement paid public parking, basement residential parking, 2 levels of podium retail residential tower(s) and podium roof private open space.
- 226-274 Cabramatta Road West Cabramatta: Demolition of existing structure and construction of a 9-storey shop top housing development above basement car parking, ground level medical centre, childcare centre and neighbourhood shop, with 8 levels of residential above.

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- 1016-1024 The Horsley Drive and 13-21 Rossetti Street Wetherill Park: The proposal seeks consent for a concurrent rezoning and SSDA for mixed use podium and towers ranging in height from 8 to 15 storeys. The ground and first floor commercial levels are expected to accommodate a supermarket, specialty retail stores, medical services, gym, childcare centre, food and beverage outlets as well as office space.
- 1340 The Horsley Drive and 28 Gallipoli Street Bossley Park: The proposal seeks consent for a concurrent rezoning and SSDA for a Seniors Housing development. The proposal consists of construction of 3 storey building comprising 153 Independent Living Units with basement parking and communal recreational facilities

It should be noted that the new HDA process moves large scale residential and mixed-use applications that would usually have been lodged with Council as a DA into the SSD pathway.

This will have a substantial impact on the type of work undertaken by the Strategic Land Use Planning Division as input and assessment will be required at each phase of the state approval process.

6. LOCAL INFRASTRUCTURE CONTRIBUTIONS AND VOLUNTARY PLANNING AGREEMENTS

Local Infrastructure Contributions Plan 2023 – Projects

The next item of work on the infrastructure contributions program is the preparation of a car parking study reviewing car parking rates and local infrastructure contribution rates for car parking. Council has allocated funds of \$120,000.00 from Contribution Plan 2023 – Administration Account to fund the preparation of the study by expert traffic and transport consultants.

Local Infrastructure Contributions Management

The ongoing administration and management of the Local Infrastructure Contribution Plan 2023 continues, including allocation of direct and indirect contribution funds to various Council infrastructure projects.

These are reported quarterly to the Local Infrastructure Contribution Steering Committee and identified in the Operational Plan. An annual management and accounting update (for both the repealed and current contributions plans) was reported to the Outcomes Committee meeting of 3 December 2024.

Council's Strategic Land Use Planning Division has collaborated with a number of developers to ensure accurate payment of local infrastructure contributions. The largest was a Section 7.12 contribution, in excess of \$21 million, was paid by a developer of a large Data Centre in Horsley Park. These funds will significantly contribute to community infrastructure within the Fairfield LGA.

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The Strategic Land Use Planning Division will provide input to State Significant Development applications and ensure local infrastructure contributions are included by the DPHI as conditions of consent.

New Local Infrastructure Contributions Register

A new local infrastructure contributions register has been included on the contributions page of Council's website as required by the Environmental Planning and Assessment Regulation 2021. The register provides an update of the contributions conditioned and collected under the new Local Infrastructure Contribution Plan 2023 for Complying Development Certificates and development consents, identifying the total contribution imposed, payments and outstanding amounts.

Monitoring and Recoupment of Outstanding Contributions

Council's Building Control and Compliance and Development Planning Divisions, in consultation with the Strategic Land Use Planning Division, has been undertaking a recoupment exercise for outstanding s7.11 contributions and s7.12 levy payments, the majority in relation to CDCs issued by private certifiers.

Recently this recoupment has included the outstanding s7.12 levies from educational establishments including 9 new preschool developments by the Department of Education which had a combined s7.12 levy of \$352,140.

Discussion with NSW DPHI

The recoupment exercise for outstanding local infrastructure contributions described above places a significant cost on Council, firstly in unpaid contributions and secondly in staffing costs. Council has previously written to the DPHI recommending that the NSW Planning Portal require developers to show proof of payment of local infrastructure contributions (Section 7.11 and Section 7.12) prior to progressing their development to the construction stage. This would be consistent with the process that it has for its own Housing and Productivity Contributions levies.

To date the DPHI has indicated that it has no intention to make any changes to address this issue. This is unsatisfactory in terms of the DPHI's role as custodian of the Environmental Planning and Assessment Act (EP&A) Act and its responsibility to administer it in the best interests of the community. Advocacy and correspondence with the DPHI on this issue continues.

Planning Agreements - Major PPs and DAs are often accompanied with a Letter of Offer to enter into a planning agreement, with current matters detailed below:

Keyhole Lands

The Keyhole Lands (north of The Horsley Drive, between Cowpasture Road and M7) in Horsley Park were rezoned from RU2 Rural Landscape to E4 Employment Lands January 2024. A State Planning Agreement to upgrade part of The Horsley Drive and create a new signalised intersection was finalised in April 2025. Council officers and the proponent are now finalising the draft Planning Agreement relating to the provision of local road and associated infrastructure.

The matter is subject to an information report on this agenda and a further report will be presented to the September Ordinary Council.

Smithfield RSL

The Smithfield RSL planning proposal seeks to rezone the vacant land associated and adjacent to the club to higher density residential and introduce an additional permitted use of hotel to the club site. To support the planning proposal, the applicant is seeking to enter into a planning agreement with Council to deliver community benefits.

Following public exhibition of the planning proposal and site specific DCP, the draft planning agreement will be subject to a separate report to Council later this year.

7. HERITAGE PROGRAM

The following is a summary of the heritage matters considered in the reporting period:

- The 14 July 2026 Outcomes Committee endorsed recommendations to facilitate:
 - Administering funding of 6 heritage grants as approved by Council under the Heritage Grants Program.
 - Co-ordinating the implementation of Council's Heritage Rate Relief Program for 49 eligible properties.

Council's Strategic Land Use Planning Division through Council's Heritage Advisor, has provided advice on numerous DAs.

8. LAND INFORMATION SYSTEMS

Council's Land Information Systems (LIS) team manages Council's internal mapping systems and data.

In the last quarter, the team added 48 new subdivisions and 87 new dwellings to the database and actioned on average 1 internal mapping request per day.

The team is also responsible for assigning new road names and street numbers.

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Council officers are undertaking a review of the current LIS software to determine whether it provides the best value and functionality for the organisation and wider community's needs.

CONCLUSION

The Strategic Land Use Planning & Land Information Systems teams are undertaking a range of projects at varying stages - commencement, strategy and policy development, public exhibition, review, awaiting departmental advice and/or determination and finalisation.

The teams continue to progress these projects in accordance with legislative requirements and will report items to Council at key milestones of each project.

Andrew Mooney
Executive Strategic Planner

Authorisation:
Manager Strategic Land Use Planning
Director City Strategy

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***** END OF ITEM 87 *****

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SUBJECT: Information Report - Draft Planning Agreement - Canopy Estate Horsley Park

FILE NUMBER: 23/05034

REPORT BY: Chris Shinn, Co-ordinator Strategic Land Use 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 2 Places and Infrastructure* in the Fairfield City Plan.

SUMMARY

Developer Frasers (FPI Developments NSW Pty Ltd) has proposed to enter into a Draft Planning Agreement associated with the development of Canopy Estate (previously known as the Horsley Park Keyhole Lands).

The purpose of the Planning Agreement is to ensure that the developer provides satisfactory level of public benefit to the local community as a result of the proposed major industrial development.

The Applicant has submitted a draft letter of offer and Draft Planning Agreement that seeks to provide the following public benefits to support their development:

- New north south estate road connecting The Horsley Drive and Redmayne Road.
- Redmayne Road and new Estate Road roundabout.
- Redmayne Road upgrades.
- Dedication of land to facilitate the partial straightening of Redmayne Road.
- Other infrastructure that will support the delivery of the new estate road and Redmayne Road upgrades such as street lighting, footpaths, street tree planting, signage and CCTV.

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The Applicant does not seek to offset any development contributions as part of the Planning Agreement offer and will be required to pay the relevant development contributions at the development application stage.

Council and the Applicant are in the final stages of preparing the Draft Planning Agreement for reporting to Council.

A Supplementary Outcomes Chairperson's Report will be submitted to the Ordinary Council Meeting scheduled for Tuesday 22 September 2026 for Council to consider the Draft Planning Agreement associated with the redevelopment of Canopy Estate Horsley Park. The report will seek initial endorsement of the Draft Planning Agreement to proceed to public exhibition.

Chris Shinn
**Co-ordinator Strategic Land Use
Planning**

Authorisation:
Manager Strategic Land Use Planning
Director City Strategy

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File Name: **OUT08092026_3.DOCX**

***** END OF ITEM 88 *****