Outcomes Committee

AGENDA

DATE OF MEETING: 10 March 2026
LOCATION: Staff Lunch Room
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.

ITEM **SUBJECT** **PAGE**

- **APOLOGIES AND REASONS ACCEPTED**

- **CONFIRMATION OF MINUTES**

SECTION A

'Matters referred to Council for its decision'

14: Public Exhibition - Draft 2026-2027 Operational Plan including the Draft 2026-2027 Pricing Policy, Fees and Charges
File Number: 25/19061 5

15: Public Exhibition - Draft Forecasted Rates and Charges for 2026-2027
File Number: 26/04887 316

16: Public Exhibition - Draft 2026/2027-2035/2036 Long Term Financial Plan
File Number: 25/09334 333

17: Decal on Public Utilities - Endeavour Energy - Budget Variation
File Number: 24/21648 406

18: Joint Organisations (JOs) and Regional Collaboration in NSW
File Number: 17/03209 410

SECTION B

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

19: **SUBJECT:** Planning Proposal - 17-21 Longfield Street Cabramatta – 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 418

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.

20: Major Projects Update - February 2026
File Number: 23/34318, 23/13402 480

21: Monthly Investment Report - February 2026
File Number: 25/23527 495

22: Aboriginal Advisory Committee - February 2026
File Number: 24/35722 516

23: Multicultural Advisory Committee - February 2026
File Number: 12/05729 522

24: Youth Advisory Committee - February 2026
File Number: 25/19063 527

25: Divisional Update Report - Quarter 2 - Strategic Land Use Planning & Land Information Systems
File Number: 09/02633 533

Outcomes Committee

SECTION A

'Matters referred to Council for its decision'

OUTCOMES COMMITTEE

Meeting Date 10 March 2026 **Item Number. 14**

SUBJECT: Public Exhibition - Draft 2026-2027 Operational Plan including the Draft 2026-2027 Pricing Policy, Fees and Charges

FILE NUMBER: 25/19061

PREVIOUS ITEMS: 50 - 2025/26-2028/29 Delivery Program and 2025-2026 Operational Plan including the 2025-2026 Pricing Policy, Fees and Charges - Outcomes Supplementary Reports - 27 May 2025

REPORT BY: Julie Lien, Acting Co-ordinator Integrated Planning and Reporting

RECOMMENDATION:

That:

1. The Draft 2026-2027 Operational Plan (Attachment A of the report) including the Draft 2026-2027 Pricing Policy, Fees and Charges (Attachment B of the report) be publicly exhibited from Friday 27 March to Wednesday 29 April 2026.

2. The proposed amendments to the 2025/26-2028/29 Delivery Program (Attachment C of the report) be publicly exhibited from Friday 27 March to Wednesday 29 April 2026.

3. A further report be submitted to Council after the exhibition period, addressing all submissions received and any amendments required to the Draft 2026-2027 Operational Plan including the Draft 2026-2027 Pricing Policy, Fees and Charges.

SUPPORTING DOCUMENTS:

AT-A ⇩	Draft 2026-2027 Operational Plan	135 Pages
AT-B ⇩	Draft 2026-2027 Pricing Policy, Fees and Charges	121 Pages
AT-C ⇩	Amended 2025/26-2028/29 Delivery Program (with Draft 2026-2027 Operational Plan Budget)	36 Pages
AT-D ⇩	Project Amendments by Exception	4 Pages
AT-E ⇩	Major Program Summary - Amendments by Exception	3 Pages
AT-F ⇩	Pricing Policy, Fees and Charges - Amendments by Exception	2 Pages
AT-G ⇩	Service Budget Adjustments - Corrections and Alignment	1 Page

CITY PLAN

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

SUMMARY

The Draft 2026-2027 Operational Plan (Draft Plan) is the second year of the Draft 2025/26-2028/29 Delivery Program. It provides detail on how the community's vision, priorities and goals identified in the 2025-2035 Fairfield City Plan are translated into actions that is within the responsibility and resourcing capacity (time, money, assets and people) of Council. The Draft Plan sets out in detail Council's proposed projects, services, major programs and budgets that Council would like to deliver for that financial year.

This report has been developed for Council's consideration on the details contained in the Draft Plan (Attachment A) such as services, projects, and major programs including the Draft 2026-2027 Pricing Policy, Fees and Charges (Attachment B).

Some of the key highlights identified in the Draft 2026-2027 Operational Plan include:

- Commence construction of the Community and Event Centre at Fairfield Showground.
- Installation of new playgrounds and fitness equipment across key parks, including Brenan Park in Smithfield, Longfield Park in Cabramatta and Allambie Park in Bossley Park.
- Delivery of free activities for our residents, including our popular beach bus program and spring activity program at Fairfield Showground.
- Upgrade of local roads, kerb and gutter ($15.8 million).
- Provision of new and upgraded footpaths ($2.1 million).
- Renewal of buildings and facilities such as community centres, childcare, libraries and leisure centres ($4.4 million).
- Upgrade of open spaces such as parks and reserve amenities, sportsgrounds and play equipment ($14.6 million).
- Renewal of transport assets such as car parks, road bridges, bus shelters, street furniture and traffic facilities ($2.0 million).

Council is well-positioned to implement this Draft Plan, supported by a healthy financial standing. Despite the impact of cost shifting from the NSW State Government, and grant funding increases not keeping pace with the increases in the cost of the underlying service, Council anticipates that it will produce a budgeted operating surplus of $2.452 million for the 2026-2027 financial year. The operating surplus will support Council not only in delivering these projects and programs, but also in continuing to undertake capital investment in major projects and building works while providing affordable services and events for the community. Council plans to meet all financial sustainability benchmarks established by the Office of Local Government (OLG) and previously required to be reported in Council's audited financial statements.

The OLG removed financial benchmarks from Council's audited financial statements for the 2024-2025 financial year. However, in the absence of the OLG providing alternative financial benchmarks, Council continues to include the ratios in its reporting as an important measure of financial sustainability.

Council has a proud history of cumulatively achieving all the NSW State Government's financial benchmarks since they were introduced 10 years ago. Council has a long-standing commitment to prudent financial management, which allows it to invest in community infrastructure and maintain a substantial capital works program that generates jobs, opportunities, and services for the community. This was evidenced by Council receiving an unqualified opinion from its external auditors on its financial statements for the year ended 30 June 2025 and achieving all of the financial benchmarks for this period.

The report recommends that the Draft 2026-2027 Operational Plan including the Draft 2026-2027 Pricing Policy, Fees and Charges be placed on public exhibition from 27 March to 29 April 2026 and that a further report be submitted to Council, after the exhibition period, addressing all submissions received and any amendments required to the Plans.

DRAFT 2026-2027 OPERATIONAL PLAN (Attachment A)

The Draft 2026-2027 Operational Plan (Draft Plan) is the second year of the 2025/26-2028/29 Delivery Program. It provides detail on how the community vision, priorities and goals identified in the 2025-2035 Fairfield City Plan are translated into actions that is within the responsibility and resourcing capacity (time, money, assets and people) of Council. The Draft Plan sets out in detail Council's proposed projects, services, major programs and budgets that Council would like to deliver for that financial year.

The detailed information on the projects, services and major programs contained within the Draft Plan have been presented and discussed at a Councillor Briefing held in November 2025.

Information discussed and reviewed at this briefing included:

- Detailed listing of projects, services and major programs identified in the 2025/26-2028/29 Delivery Program (Draft 2026-2027 Operational Plan) along with any additional projects and changes.
- Forecasted budget against the Long Term Financial Plan versus the 2025/26-2028/29 Delivery Program (Draft 2026-2027 Operational Plan) along with any changes, impacts and future considerations / influences that may impact the overall budget.
- Outcomes identified as part of mid-year 2025-2026 prioritisation review, aimed at evaluating impacts on the implementation of the Draft 2026-2027 Operational Plan.

Since this Councillor Briefing, mandatory provisions from the new 2025 Model Code of Meeting Practice for Local Councils in NSW have come into effect from 1 January 2026, resulting in the inability to conduct confidential pre-meeting briefings. Based on this new mandatory provision, further amendments to the Draft Plan were distributed via a memorandum to Councillors with the following appendices attached:

- Project amendments by exception: These project adjustments are due to open grant funding opportunities that Council has applied for. It also lists project amendments that were adopted at the February 2026 Council Meeting as part of the 2025-2026 Operational Plan – Quarterly Report (October to December) (Attachment D).

- Major Program Summary – amendments by exception: These changes to the major programs are due to a review of the prioritisation of works and internal policy changes (Attachment E).
- Pricing Policy, Fees and Charges – Amendments by exception: The amendments to fees and charges relate to changes in the service delivery at the Community Business Hub (Fairfield City HQ) to optimise the use of space, as well as appropriate cost recovery for hoardings with overhead structures (Attachment F).
- Service Budget Adjustments: These amendments are to correct and align service budgets due to changes in service delivery, legislative changes, and market impacts (Attachment G).

The outcomes from discussions at the briefing and appendices have been incorporated into the Draft Plan (Attachment A). Further key considerations are as follows:

1. Prioritisation Review

A prioritisation review was initiated on the 2025-2026 Operational Plan with the aim of identifying Council's primary project deliverables, particularly focusing on infrastructure and community-based projects. This included ensuring appropriate resource allocation, meeting legislative obligations, assessing financial risk factors, addressing contractor delivery capacity and updating project cash flow projections to better align with expenditure while still achieving financial benchmarks. The primary objective of the review was to evaluate any impacts on the implementation of the Draft 2026-2027 Operational Plan, while ensuring the Council remains financially responsible and sustainable.

As a result of this review, certain projects have been either postponed for consideration in the Draft 2026-2027 Operational Plan or split across 2 financial years.

These adjustments will assist Council in delivering these projects in a suitable timeframe.

2. Long Term Financial Plan – 2025/26-2028/29 Delivery Program (Draft 2026-2027 Operational Plan) budget impacts

The Long Term Financial Plan established forecasts for the 4 years of the 2025/26-2028/29 Delivery Program. Each year Council is required to review these forecasts when developing the next Operational Plan against any changes to these forecasts and their impacts on the budgets for that year.

These forecasts and any changes to these were reviewed during the development of the Draft 2026-2027 Operational Plan (Draft Plan) with a number of key changes and considerations impacting the Draft Plan’s budget. Whilst some remained the same, others were identified as having a positive and/or negative impact on the budget.

These impacts include the following:

- Rating Revenue – Rate movements are set by the Independent Pricing and Regulatory Tribunal (IPART). IPART has set a general increase cap at 4.0% for 2026/2027 based on movements in indices reflecting Council costs.
- Storm Water Levy Revenue – This is capped by legislation and remains unchanged from the current levy of $1.600m per year. The levy has not increased for over 20 years.
- Domestic Waste charges – An increase of 2.0% has been included in the 2026-2027 Operational Plan due to rising waste disposal costs and the increase in the State Government's S.88 Levy. The magnitude of the increase in the Domestic Waste Charge to residents has been mitigated by the financial benefit of prudent management of Council's domestic waste disposal contracts.
- Financial Assistance (FA) Grants for councils – In 2013 the NSW Government introduced a new allocation model for FA Grants, which has resulted in a $0.60m reduction in FA Grants received by Council compared to 13 years ago. The reductions ceased several years ago when the negative floor was removed from the allocation model so the 2026-2027 Operational Plan assumes that there will not be a reduction in FA Grants. However, the Local Government Grants Commission has announced it is no longer possible to adequately fund financially disadvantaged rural councils under the current allocation model. This may result in a reduction in FA Grant funding to Council in future years.

  The FA Grant reduction of 5.5% compared to 13 years ago has occurred during a period when the Consumer Price Index increased by 35.6%. Therefore, Council has already experienced a real reduction in FA Grant funding of greater than 40% in inflation adjusted terms.
- Employee expenses are impacted by an industry award increase effective 1 July 2026.
- Interest Income – reflects the impact of the likelihood the Reserve Bank of Australia will retain cash rates at current levels to return inflation to its target range.
- Interest Expense – costs are based on the Hughes St Carpark loan agreement. The majority of the loan is fixed interest taken out at a time when interest rates were at historical lows.
- Depreciation expense – incorporates the impact of 30 June 2025 revaluation of infrastructure assets, the estimated impact of the 30 June 2026 revaluation of Park Recreational Assets and the capitalisation of new works during the year ending 30 June 2026, which will impact budgeted depreciation for 2026-2027.
- Fairfield City Trial Assistance to First Home Buyers Scheme - Council decided to introduce a scheme from 1 July 2024 to provide relief for first home buyers of new dwellings. Budgeted costs are based on historical numbers of successful applicants for the NSW State Government First Home Buyers Grant.

3. Financial Overview

Council will be able to implement this Draft Plan because it is in a healthy financial position with a budgeted operating surplus of $2.452 million for the year ending 30 June 2027. This surplus will still support Council not only in delivering these projects and programs, but also in continuing to undertake capital works investment into major projects and building works while providing affordable services and events for the community. Council also continues to meet all financial benchmarks.

The following tables summarise the source and use of funds in the Draft 2026-2027 Operational Plan.

Source of Funds	Amounts shown in $000's
Rates and Annual Charges	143,367
User Charges and Fees	22,160
Interest and Investment	7,019
Other Revenue	16,028
Other Income	10,239
Net Gain Disposal of Assets	500
Grant and Contribution – Operational	30,883
Total Operating Income	**230,196**
Use of Funds	**Amounts shown in $000's**
Employee Costs	99,276
Materials and Contracts	52,804
Operational Expenses	30,704
Depreciation	44,836
Debt Servicing – Interest Paid	123
Total Operating Expenditure	**227,744**
Total Operating Surplus	**2,452**

4. Projects and Major Programs

Some key highlights that are proposed for inclusion in the Draft 2026-2027 Operational Plan include:

- Commence construction of the Community and Event Centre at Fairfield Showground.
- Installation of new playgrounds and fitness equipment across key parks, including Brenan Park in Smithfield, Longfield Park in Cabramatta and Allambie Park in Bossley Park.
- Delivery of free activities for our residents, including our popular beach bus program and spring activity program at Fairfield Showground.
- Delivering several major community events including the Cabramatta Moon Festival, Bring it On! Youth Festival, Lunar New Year celebrations and the Illuminate New Year's Eve Event.
- Development of a Litter Prevention Strategy and Litter Roadmap.

In addition to these major projects, Council will continue to deliver best value services to our community including:

- Upgrade of local roads, kerb and gutter ($15.82 million).
- Provision of new and upgraded footpaths ($2.05 million).
- Renewal of buildings and facilities such as community centres, childcare, libraries and leisure centres ($4.41 million).

- Upgrade of open spaces such as parks and reserve amenities, sportsgrounds and play equipment ($14.63 million).
- Renewal of transport assets such as car parks, road bridges, bus shelters, street furniture and traffic facilities ($2.0 million).

All the information discussed, reviewed, and considered at previous briefings have formed the basis for the Draft 2026-2027 Operational Plan (Attachment A), which is provided for Council's consideration for exhibition from 27 March to 29 April 2026.

DRAFT 2026-2027 PRICING POLICY, FEES AND CHARGES (Attachment B)

Council's Draft 2026-2027 Pricing Policy, Fees and Charges were also discussed at the Councillor Briefing held in November 2025. Since the Councillor Briefing, fees relating to changes in service delivery have been incorporated into the Draft 2026-2027 Pricing Policy, Fees and Charges (Attachment F).

The Draft 2026-2027 Pricing Policy, Fees and Charges is provided for Council's consideration for exhibition from 27 March to 29 April 2026 in conjunction with the Draft 2026-2027 Operational Plan.

AMENDMENTS TO 2025/26-2028/29 DELIVERY PROGAM (Attachment C)

The 2025/26-2028/29 Delivery Program (Delivery Program) is Council's response to the community's vision, priorities and goals as identified in the 2025-2035 Fairfield City Plan (City Plan). The Delivery Program identifies the high-level information on the services (including major programs) and projects Council has committed to deliver during its term of office over 4 years.

Council must update the 2025/26-2028/29 Delivery Program to align with changes made during the development of each Operational Plan. Attachment C showcases the revised budgets allocated to individual projects and major programs across multiple financial years. These adjustments have been identified from the newly adopted operational plans and / or council reports. Consequently, proposing amendments to the Delivery Program aims to enhance council operations and clarify the council's total budget commitments across all projects and major programs. This, in turn, would refine the procurement planning process, ensuring timely project delivery.

Proposed amendments to the Draft 2025/26-2028/29 Delivery Program is provided for Council's consideration for exhibition from 27 March to 29 April 2026 in conjunction with the Draft 2026-2027 Operational Plan.

PUBLIC EXHIBITION

The Draft Plan is required to undergo public exhibition for a period of at least 28 days. The proposed exhibition period is 27 March to 29 April 2026 to allow for the collation and consideration of submissions received from the community.

Council plans to advertise this 'exhibition period' through social media, digital email platforms, an interactive engagement map and on Council's webpage www.fairfieldcity.nsw.gov.au/draftplan.

In addition, hard copies of the Draft Plan will be displayed at Council's libraries, leisure centres and Administration Centre.

After the exhibition period, a further report will be submitted to Council to address all submissions received as well as any amendments required to the Draft Plan, including the Draft 2026-2027 Pricing Policy, Fees and Charges.

OTHER RELATED COUNCIL REPORTS ON THE AGENDA

There are other reports in the 10 March 2026 Outcomes Committee Agenda, which is related to this report:

- Public Exhibition of Draft Forecasted Rates and Charges for 2026/27
- Public Exhibition of Draft 2026/27-2035/36 Long Term Financial Plan

As outlined in the above report, Council's forecasted rates and charges for the 2026/27 financial year have been included in the Draft Plan for public exhibition. The percentage increase approved by the IPART for the 2026/27 financial year is 4.0%. This report also proposes that the Domestic Waste Charge increase by 2.0% in 2026/27.

CONCLUSION

This report recommends that the Draft 2026-2027 Operational Plan including the Draft 2026-2027 Pricing Policy, Fees and Charges and 2025/26-2028/29 Delivery Program proposed amendments be placed on public exhibition from 27 March to 29 April 2026.

A further report will be submitted to Council, after the exhibition period addressing all submissions received and any amendments required to the Draft 2026-2027 Operational Plan including the Draft 2026-2027 Pricing Policy, Fees and 2025/26-2028/29 Delivery Program proposed amendments.

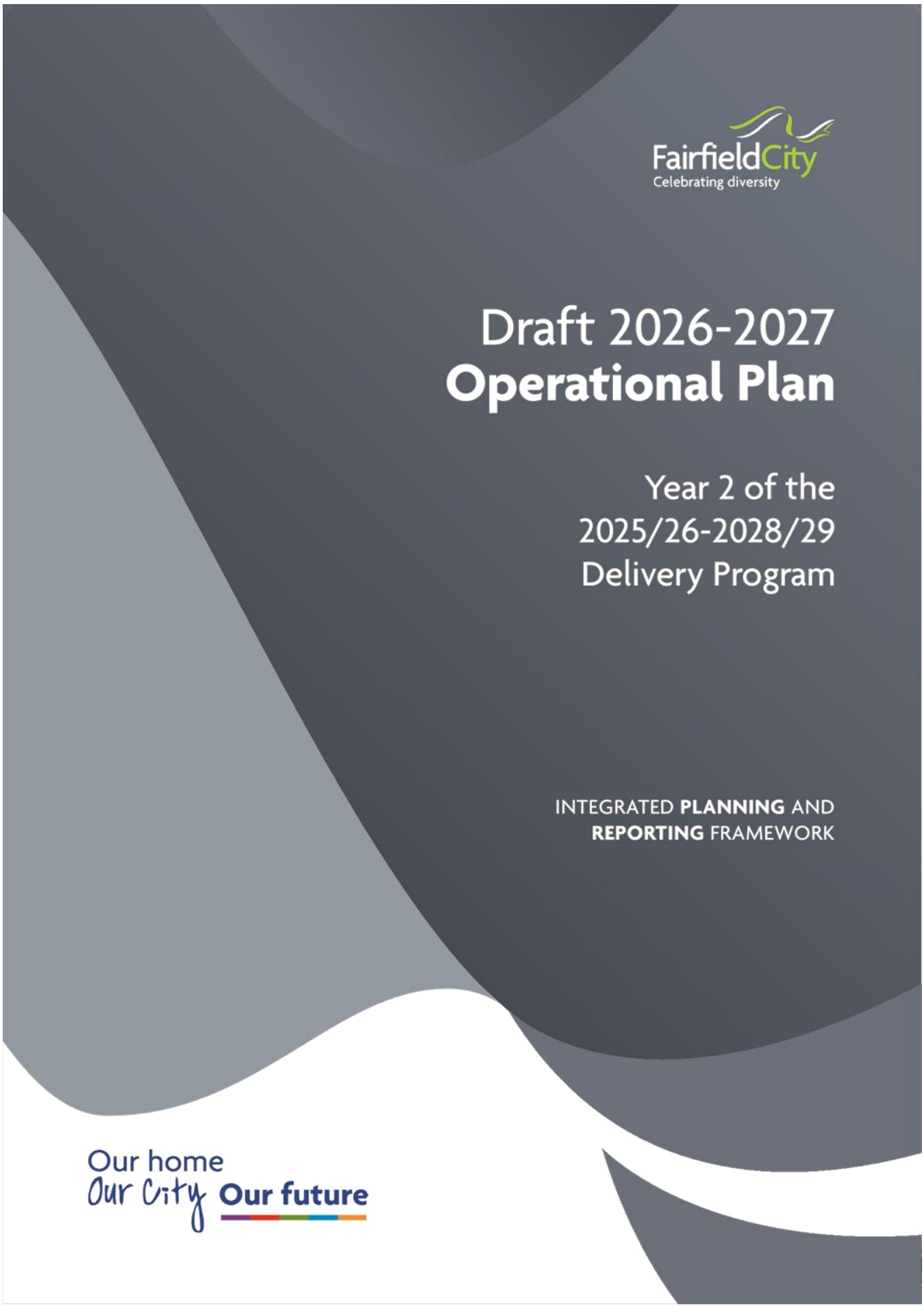
Julie Lien
Acting Co-ordinator Integrated Planning and Reporting

Authorisation:
Deputy General Manager & CFO

Outcomes Committee - 10 March 2026

File Name: **OUT10032026_7.DOCX**

***** END OF ITEM 14 *****


FairfieldCity
Celebrating diversity
Draft 2026-2027
Operational Plan
Year 2 of the
2025/26-2028/29
Delivery Program
INTEGRATED PLANNING AND
REPORTING FRAMEWORK
Our home
Our City Our future

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ARABIC

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إذا كنت بحاجة إلى مترجم فوري، يرجى الاتصال بخدمات الترجمة الهاتفية (TIS) على الرقم ١٣١ ٤٥٠ سعيا للمساعدة.

ASSYRIAN

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TRADITIONAL CHINESE

了解更多資訊，請聯絡客戶服務中心（電話：9725 0222）或瀏覽我們的網站
www.fairfieldcity.nsw.gov.au。
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ITALIAN

Per ulteriori informazioni siete pregati di contattare il Centro Assistenza Clienti al numero 9725 0222 o di visitare il nostro sito web www.fairfieldcity.nsw.gov.au
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KHMER

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VIETNAMESE

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Nếu quý vị cần thông dịch viên, xin gọi Dịch Vụ Thông Dịch Viên Qua Điện Thoại ở số 131 450 để được giúp đỡ.

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Log on to Internet relay and enter 9725 0222.

Our Commitment to Aboriginal and Torres Strait Islander Residents

Fairfield City Council (Council) acknowledges the Cabrogal people of the Darug nation as the traditional custodians of Fairfield City and pays its respect to the Elders past, present and emerging. The Cabrogal name comes from the 'cobra grub', an edible freshwater worm harvested from local creeks in the City that was a staple food for the clan. Council also recognises the spiritual relationship Aboriginal Australians have with the land and the right to live according to their own beliefs, values and customs.

In July 2000, Council signed a Local Government Commitment that both acknowledged and recognised Aboriginal and Torres Strait Islander people as the first people of Australia. It acknowledged their loss and grief caused by alienation from traditional lands, loss of lives and freedom, and the forced removal of children.

The signing of this significant agreement took place during National Aboriginal and Islanders Day Observance Committee (NAIDOC) Week to symbolise the vital partnership with the Aboriginal and Torres Strait Islander people in Fairfield City.

Council continues this commitment through the development of Fairfield City's fourth Aboriginal and Torres Strait Islander Reconciliation Action Plan 2023-2026. The Plan is based on the principles of Respect, Relationships and Opportunities. The implementation of the plan is guided by the Aboriginal Advisory Committee, *Warin Tiati*, which means 'let's talk' in Darug. The *Warin Tiati* advises Council on issues that affect the Aboriginal community.

Council annually holds a public flag raising ceremony for National Reconciliation Week to promote reconciliation, and an event to commemorate National NAIDOC week to show appreciation to First Nation's people.

Gulbanga Ngurragu Acknowledgement of Country

Cabrogal gulbangadyu ngurrayin wadyimanwa Fairfield City Council Ganunigang wagulra gulbangadyidyanyi miwanaba Dharugngai yura.

Fairfield City Council acknowledges the traditional country of the Cabrogal of the Darug Nation and recognises their ongoing relationship to land, place, culture and spiritual beliefs.

We pay our respects to Elders past, present and emerging and acknowledge the importance that Aboriginal and Torres Strait Islander people continue to play within the Fairfield community.

The Operational Plan provides detail of all the services and projects for that year of the Delivery Program.

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Message from the
Mayor and General Manager

It is with great pride that we present Council's 2026-2027 Operational Plan.

The Operational Plan is a reflection of Council's commitment to deliver the community's vision, priorities and goals as identified in the 2025-2035 Fairfield City Plan. We do this while continuing to provide the lowest residential rates in Western Sydney and still have robust investment in the future of our City.

To strengthen our City, Council has budgeted over $69.24 million for capital works programs and projects, made possible through comprehensive long term financial sustainability plans, which are designed to maintain a strong financial position in the face of increased costs, increased cost-shifting from the NSW State Government, and less available government grant funding.

Important programs, projects and events our community can expect to be delivered include:

- Commence construction of the Community and Event Centre at Fairfield Showground.
- Installation of new playgrounds and fitness equipment across key parks, including Brenan Park, Smithfield; Longfield Park, Cabramatta; and Allambie Park, Bossley Park.
- Delivery of free activities for our residents, including our popular beach bus program and spring activity program at Fairfield Showground.
- Supporting housing affordability with the extension of our First Home Buyers Support program.
- Continuing the beautification of our streets and town centres – such as upgrades to our planter boxes, public art wraps on utility infrastructure, and designs for our street signs and gateways.
- Reinforcing our local infrastructure, such as roads, kerbs and gutters, footpaths, and car parks.
- Delivering our community events program, including the Cabramatta Moon Festival, Bring It On! Festival, Lunar New Year celebrations, and the Illuminate new year's eve event.

Draft 2026-2027 Operational Plan

"We look forward to working with our residents to continue to make our city vibrant, safe, connected and an inclusive place for all".

To support the growth of our City, we are also making significant investments in strategies for cleanliness across our major town centres, education in waste management, and master plans for our community assets, ensuring our services remain efficient, responsive, and cost-effective. With the development of a Litter Prevention Strategy and Litter Roadmap, we hope to achieve our community's number one priority of Cleaner Streets and Public Areas.

Council remains a vocal advocate for our community, championing key priorities such as affordable housing, improvements to public transport, road safety enhancements, and securing funding for natural resource and waste management strategies.

Additionally, following our ongoing campaign to upgrade Fairfield Hospital, the NSW Government has commenced the $550 million expansion and upgrade, with an additional $80 million from the Australian Government for expanded emergency department facilities. The first stage of construction is to prepare the site for development, including expansion of existing car parks.

Despite ongoing economic pressures, our prudent financial management ensures that Council remains in a strong financial position, with a budgeted operating surplus of $2.45 million. This means we can continue to invest in key city-building projects while maintaining high-quality community services and programs.

This year will be filled with continued upgrades into our City's infrastructure and delivering our robust community events, and we look forward to working with our residents to continue to make our city a vibrant, safe, connected, and inclusive place for all.

[redacted]

Frank Carbone
Mayor of Fairfield City

Bradley Cutts
General Manager

What is the

Integrated Planning and Reporting Framework?

The Local Government Integrated Planning and Reporting (IPR) Framework is a legislative requirement for all NSW councils. Councils are required to develop a series of long, medium and short-term plans to ensure councils are more community focused, responsive and sustainable in the long term.

What are the Plans in the Framework?

Fairfield City Council's IPR Framework is made up of a number of plans including:

- Fairfield City Plan (Community Strategic Plan) (10 years)
- Delivery Program (4 years)
- Operational Plan (1 year)

These plans are informed by a Resourcing Strategy (10 years) that is made up of:

- Long Term Financial Plan (money)
- Asset Management Policy, Strategy and Plans (assets)
- Workforce Management Strategy (people)

What are the Reports in the Framework?

Council reports on these plans and the progress towards achieving the community's vision, priorities, and goals through the following reports:

- State of Our City Report - reports on the Fairfield City Plan
- Annual Report - reports on the Operational Plan
- Quarterly Reports - reports on the Operational Plan (Financial) and Delivery Program (Services, Programs and Projects)

The IPR Framework is a **legislative requirement** for all NSW councils.

About the
Operational Plan

An Operational Plan is developed for each year of the Delivery Program and provides the detail of the services and projects to be implemented for that year of the four year Delivery Program.

The 2026-2027 Operational Plan (Operational Plan) is a comprehensive listing of all the works to be undertaken with specific locations, costs, and service outputs identified for the community's information.

These include the detailed programs for asset renewal including roads, open space, and buildings, and the specific details on the projects due to be implemented that year.

How do we Report?

Council updates the community about its progress and any amendments required on services, major programs, and projects every three months in Council's Quarterly Reports. This includes tracking Council's overall performance, achievements, and key highlights.

The Annual Report is a comprehensive report on Council's achievements, including key highlights, service efficiencies, and financial position after the implementation of the Operational Plan each year.

The Operational Plan, Delivery Program and Annual Report (and other IPR documents) are publicly available to view on Council's website at: www.fairfieldcity.nsw.gov.au/ipr

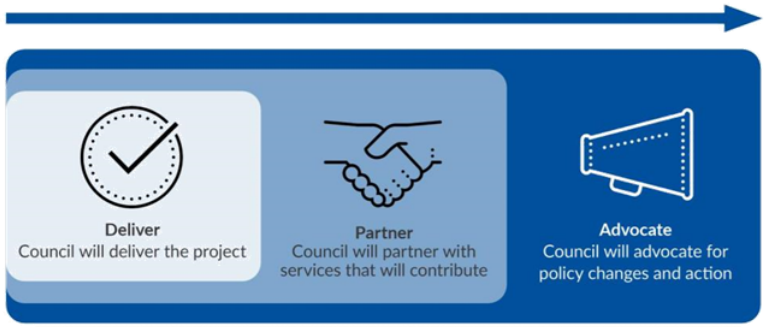
Council's Role

It is important to recognise Council is not wholly responsible for delivering on all elements of the Fairfield City Plan. Council's Delivery Program focuses on those activities where Council has a certain level of control over the outcome.

Council has a role to **deliver** a range of projects and services for the community including waste collection, libraries, childcare, maintenance of local roads and footpaths, public spaces, recreation facilities, events, and regulatory functions.

Council also builds and facilitates strategic **partnerships** with federal and state government agencies, private corporations, and a range of other service providers whose work will contribute towards achieving the community's vision, priorities, and goals.

When Council is not in direct control, Council gives voice to the needs and aspirations of the community by **advocating** for changes in policy and action at the relevant levels of government and industries to achieve the best outcomes for the Fairfield City community.



Council has already identified these stakeholders for partnerships and advocacy as part of the 2025-2035 Fairfield City Plan.

A Snapshot of
Fairfield City

210,771
Estimated population 2026

229,231
Projected population 2046

8.76%
Projected increase from estimated 2026 population

A diverse community

57.2%
of households have families with children

69.7% speak a language other than English at home

Vietnamese 21.1%
Assyrian 11.9%
Arabic 9.3%
Cantonese 3.7%
Khmer 3.3%
Spanish 2.3%

53%
of residents were born in countries where English is not the first language

Housing choice

9.8%
high density dwellings

18.7%
medium density dwellings

70.7%
detached dwellings

Strong economy

70,113
local jobs (2024)

18,597
local businesses (2024)

$11.29B
Gross Regional Product in 2023/24

A resilient community

9.3%
require day-to-day assistance due to disability

13%
have a university qualification

91.3%
employed

What makes
Fairfield City Residents Unique?

The Fairfield City community has many unique features which distinguish the City from the immediate neighbours and the rest of metropolitan Sydney.

These unique features create many opportunities and challenges for achieving the community's vision, priorities and goals. Set out below is a summary of the unique features and how Fairfield City residents differ from the rest of Greater Sydney, NSW and Australia.

2021 Census	Our City	Greater Sydney	New South Wales	Australia
Median weekly household income	$1,369	$2,099	$1,849	$1,740
Medium and high density housing	29%	46%	35%	28%
Median weekly mortgage repayments	$461	$560	$500	$432
Median weekly rent	$390	$470	$420	$380
Lone person households	16.6%	22.2%	23.7%	24.2%
Households with children	57.2%	44.9%	41.5%	40.2%
Persons per household	3.20	2.68	2.57	2.52
Amount of social housing	7.7%	4.1%	4.0%	3.6%
Speak a language other than English	69.7%	37.4%	26.6%	22.3%
Speak English not well or not at all	22.9%	6.4%	4.5%	3.4%
No qualifications	58%	34.2%	35.9%	36.8%
Median age	39	37	39	38
Aging population (55 and over)	30.1%	26.3%	29.6%	29.1%
Aboriginal and Torres Strait Islander population	0.8%	1.7%	3.3%	3.2%
SEIFA index of disadvantage 2021*	814	1010	1000	1001
Households renting	36%	35%	31%	30%

* The SEIFA index assesses socio-economic disadvantage using various Census characteristics, with lower scores indicating higher levels of disadvantage. Fairfield has a SEIFA index of 814, the lowest average score in NSW.

Source: Australian Bureau of Statistics, Census of Population and Housing 2021. Compiled by .id (informed decisions).

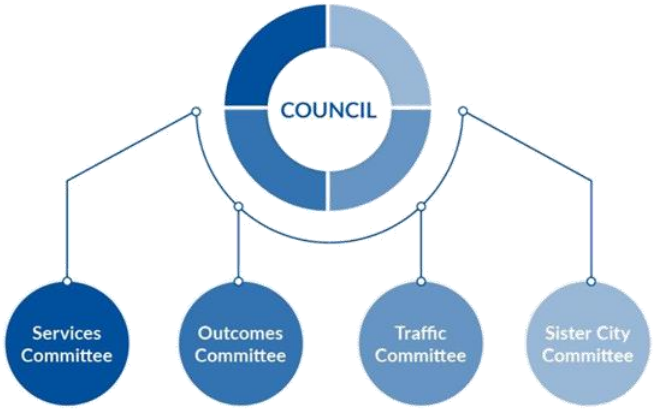
Our
Elected Representatives 2024-2028

Fairfield City Council is divided into two electoral wards – Fairfield/Cabravale Ward and Parks Ward. There are thirteen elected representatives comprising of a popularly elected Mayor representing the City and six Councillors representing each of the two wards. Elected representatives are responsible for advocating and representing the interests of residents, property owners and businesses in Fairfield City.

The next Local Government election is due to be held in September 2028.

Council's
Committees

The Mayor and Councillors constitute the governing body of Council. As well as sitting as a full Council, there are a number of committees dealing with different aspects of Council activities that Councillors are required to be a part of. Each September, Councillors are appointed to Council's standing committees, in addition to the Mayor.



Members of the public are welcome to attend the Ordinary Council and/or Committee meetings. Prior to Committee and Council meetings members of the public can register to address the meeting regarding items listed on the agenda, provided that these are submitted in writing by 12.00pm on the day of the meeting and meet the relevant criteria.

For more information and specific meeting dates and times:

- Visit Council's website:
  www.fairfieldcity.nsw.gov.au/councilmeetings
- Call us on 9725 0226
- Write to us at PO Box 21, Fairfield NSW 1860
- Email us at:
  governance@fairfieldcity.nsw.gov.au
- Refer to Council's Code of Meeting Practice on Council's website

Further information can also be found by:

- Following us on Facebook and Instagram:
  www.facebook.com/fairfieldcity
  www.instagram.com/discoverfairfield
- Subscribing to Council's City Connect Newsletter
  www.fairfieldcity.nsw.gov.au/Your-Council/Council-Publications/City-Connect-Newsletter

Council's
Organisational Structure

Council's Strategic Direction

Council will continue to work towards the community's vision and top priorities as identified in the 2025-2035 Fairfield City Plan.

Many of the new projects being delivered over the coming financial years address these needs and priorities for the community. Issues such as better public transport and access to education are primarily the responsibility of State Government. Council will continue to advocate on behalf of the community for improvements in these services.

Community's Vision

Council does not have a specific vision statement, as it sees its role as working towards the community's vision that is "Fairfield is a vibrant, safe, connected, and inclusive City, celebrating and embracing our diversity".

Council
Directorates and their Functions

Council's Mission

Council is committed to delivering quality services that meet the needs of its community as identified in the 2025-2035 Fairfield City Plan. Fairfield City Council will deliver these services in accordance with its Mission Statement to assist the community in achieving its vision for the City.

Community's
Top Priorities

The community engagement in 2024 asked residents to define what they like about living in the Fairfield City, what they would like to change, and then to prioritise what they want to see achieved in the future. As a result, a list of the top eleven priorities for 2025-2035 were identified.

Priority 1
Cleaner Streets and Public Areas

Priority 2
Attractive and Lively Town Centres

Priority 3
Inviting and Well Used Commnity Places and Parks

Priority 4
Affordable Housing (Apartments, Townhouses, and Duplex)

Priority 5
Connected Transport Systems, including Regional Links

Priority 6
Car Parking Spaces

Priority 7
Health, Medical Facilities and Services

Priority 8
Schools, Universities, Colleges, and TAFE

Priority 9
Safe Street and Public Spaces

Priority 10
Job Opportunities

Priority 11
Tourism throughout the City

Financial Overview

2026-2027 Operational Plan Budget

Council has a proud history of generating operating surpluses which has enabled it to meet Fit for The Future ratios and achieve financial sustainability targets for a number of years. Prudent financial management allowing it to budget for an operating surplus of $2.452m for the 2026-2027 financial year, despite the impact of cost shifting from the NSW State Government, and grant funding increases not keeping pace with increases in the cost of the underlying service.

Council's budgeted operating income minus its budgeted operating expenses (see the following charts for details), results in an operating surplus of $2.452m. From this operating surplus, Council deducts capital income and capital expenditure and adjusts for cash and non-cash items in order to arrive at a net cash deficit for the year of $3.662m. This net cash deficit for the year includes funding for a significant capital investment program of $69.239m. Details of the individual capital items are listed under each of the theme areas within the 2026-2027 Operational Plan.

A history of prudent financial management means Council has the financial resources to fund a small cash deficit, invest in community infrastructure and deliver a large pipeline of capital works, which creates jobs, opportunities and services for the community.

The useful life of assets, and engineering technological improvements, will continue to be an integral part of asset management due to the related depreciation costs. Depreciation costs represent 20% of total operational costs and is based on the estimated fair value of Council's infrastructure, property, plant and equipment which is in excess of $2.7 billion.

Employee costs represent 43% of Council's total costs, which incorporates an industry award increase for the 2026-2027 Operational Plan. Some of the strategies to manage salaries and wages in the 2026-2027 Operational Plan are to promote multi-skilling, continue with full analysis of productivity improvements and cost containment initiatives, manage staff leave entitlements to minimise long term accrual of leave and carefully manage supplementary consultancy costs.

Most revenue and expenditure projections for the Operational Plan have been based upon the expected Consumer Price Index except for:

- Rating Revenue – Rate movements are set by the Independent Pricing and Regulatory Tribunal (IPART). IPART has set a general increase cap at 4.0% for 2026/2027 based on movements in indices reflecting Council costs.
- Storm Water Levy Revenue – This is capped by legislation and remains unchanged from the current levy of $1.600m per year. The Levy has not increased for over 20 years.
- Domestic Waste charges – An increase of 2.0% has been included in the 2026-2027 Operational Plan due to rising waste disposal costs and the increase in the State Government's S.88 Levy. The magnitude of the increase in the Domestic Waste Charge to residents has been mitigated by the financial benefit of prudent management of Council's domestic waste disposal contracts.
- Financial Assistance (FA) Grants for councils – In 2013 the NSW Government introduced a new allocation model for FA Grants, which has resulted in a $0.60m reduction in FA Grants received by Fairfield City Council compared to 13 years ago. The reductions ceased several years ago when the negative floor was removed from the allocation model so the 2026-2027 Operational Plan assumes that there will not be a reduction in FA Grants. However, the Local Government Grants Commission has announced it is no longer possible to adequately fund financially disadvantaged rural councils under the current allocation model. This may result in a reduction in FA Grant funding to Council in future years. The FA Grant reduction of 5.5% compared to 13 years ago has occurred during a period when CPI increased by 35.6%. Therefore, Council has already experienced a real reduction in FA Grant funding of greater than 40% in inflation adjusted terms.
- Employee expenses are impacted by an industry award increase effective 1 July 2025.
- Interest Income - reflects impact of likelihood Reserve Bank of Australia will retain cash rates at current levels to return inflation to its target range.
- Interest Expense – costs are based on the Hughes St Carpark loan agreement. The majority of the loan is fixed interest taken out at a time when interest rates were at historical lows.
- Depreciation expense – incorporates the impact of 30 June 2025 revaluation of infrastructure assets, the estimated impact of the 30 June 2026 revaluation of Park Recreational Assets, and the capitalisation of new works during the year ending 30 June 2026, which will impact budgeted depreciation for 2026-2027.
- Fairfield City Trial Assistance to First Home Buyers Scheme - Council decided to introduce a scheme from 1 July 2024 to provide relief for first home buyers of new dwellings. Budgeted costs are based on historical numbers of successful applicants for the NSW State Government First Home Buyers Grant.

Loan Borrowings

No new external funding has been included in the 2026-2027 Operational Plan period.

Council is currently servicing an existing loan used to finance the construction of the Hughes Street carpark in Cabramatta. The interest cost for this loan is reflected in the 2026/2027 Operating Statement.

Grants

Grant income of an operating nature of $30.883m is expected to be received from Government agencies. These include:

Category	Federal ($,000)	State ($,000)	Total ($,000)
Financial Assistance Grants	10,830	-	10,830
Child Care Contributions	5,134	10,544	15,678
Roads and Bridges	-	1,203	1,203
Libraries	-	801	801
Community Care Grants	-	399	399
Other	-	1,972	1,972
Total	**15,930**	**14,979**	**30,883**

2026-2027

Operational Plan Budget

Category	2025/26-2028/29 Delivery Program 2026-2027 Operational Plan	2026-2027 Operational Plan Budget
		All Amounts Shown in $000's
Operating Income		
Rates and Annual Charges	142,522	143,367
User Charges and Fees	23,197	22,160
Interest and Investment	7,315	7,019
Other Revenue	16,964	16,028
Other Income	9,354	10,239
Net Gain Disposal of Assets	500	500
Grant and Contribution - Operational	26,113	30,883
Total Operating Income	**225,965**	**230,196**
Operating Expenditure		
Employee Costs	96,623	99,276
Material and Contracts	53,688	52,804
Operational Expenses	28,535	30,704
Depreciation	45,481	44,836
Debt Servicing - Interest Paid	139	123
Total Operating Expenditure	**224,466**	**227,744**
Operating Surplus/(Deficit)	**1,499**	**2,452**
Capital Expenditure and Income		
Asset Sales	280	280
Capital Income	27,045	26,104
Capital Works Expenditure	(68,232)	(69,239)
Debt Servicing - Principal Repaid	(1,578)	(1,011)
Cash Movement Adjustments		
Purchase of Securities	(4,300)	(4,300)
Loan Proceeds	0	0
Non-Cash Movement Adjustments		
Add Depreciation	45,481	44,836
Net Assets Movement	(699)	(3,037)
Employee Leave Entitlement Provision (Increase)/Decrease	261	253
Capital and Funding Items	**(1,742)**	**(6,114)**
Cash Surplus / (Deficit)	**(243)**	**(3,662)**

Operating Income
Rates: Local taxes levied by Local Government based on property values. Annual Charges: primarily Domestic Waste charges to recover cost of service. User Charges and Fees: A charge or fee made in relation to a specified service provided by Council. Interest and Investment: Interest received from financial institutions on Council investments. Other Revenue/ Income: Other income not included above. Grant and Contribution - Operational: Income received from agreements with funding bodies towards the provision of Council services.

Operating Expenditure
Employee Costs: All costs related to employees including wages and salaries, employee leave entitlements, superannuation etc. Materials and Contracts: Includes all materials and contracts used in delivering operational activities. Operational Expenses: Domestic Waste and Emergency Services Levy costs. Depreciation: Estimated amount by which Council's assets will deteriorate by in the 2025-2026 financial year. Debt Servicing - Interest Paid: The amount that is paid to financial service providers for borrowings and under lease agreements.

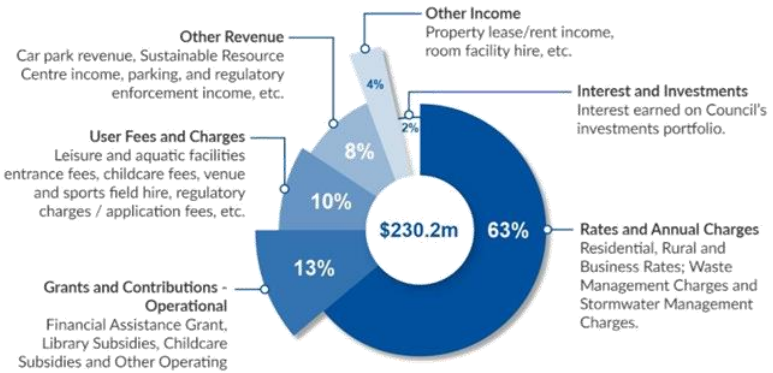
Capital Expenditure and Income
Asset sales: Amount received from sales of Council assets. Capital Income: Grant funding and contrbutions from developers to contribute to maintenance and renewal of assets. Capital Work Expenditure: Costs related to capital works. Debt Servicing - Principal Repaid: Payments made to reduce debt (excluding interest).

Cash Movement Adjustments
Purchase of Securities: Funds to purchase financial investments. Loan Proceeds: Loan received from financial institutions.

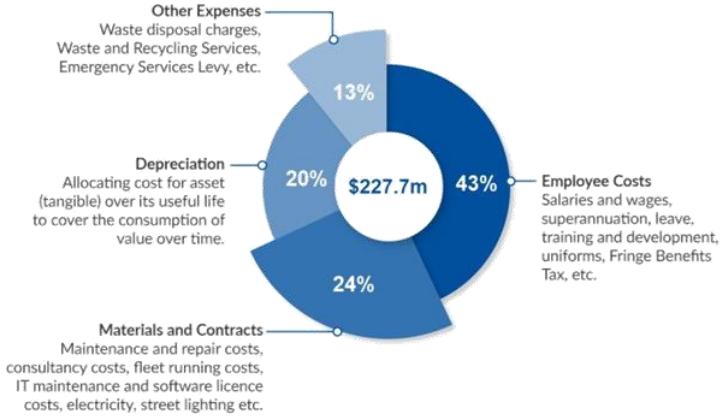
Non-Cash Movement Adjustments
Add Depreciation: Estimated value of depreciation from above. Employee Leave Entitlement Provision: Payments made to employees.

Cash Surplus / (Deficit)
The balance of income vs expenditure. The result is negative, which means that expenditure exceeds income. This is possible due to prudent financial management in prior years...

Sources of Operating Income



Areas of Operating Expenditure



Long Term Financial Plan - Productivity and Cost Containment

Council has been working on efficiencies, productivities and cost containment for a number of years and has generated savings and productivity improvements.

A number of factors have influenced Council in recent years to ensure a consistent and effective program is in place to achieve efficiencies in our service delivery. Some of these relate to increases in building material and contractor costs due to supply chain and workforce management issues, increased cost shifting from the State Government (Emergency Services Levy), growth in electricity charges, increases in domestic waste disposal costs due to local and international regulatory changes, and increasing employee costs. There is also growing pressure on Council's depreciation charges resulting from restating Council's substantial infrastructure, property, plant and equipment (currently $2.7 billion) in terms of estimated fair values.

Identification and implementation of efficiency measures assist in maintaining levels of service across the organisation. Deeper savings potentially arise from changes to services and their level of service.

As part of this process, the following priority areas have emerged:

- Process improvement and re-engineering
- People development and service alignment including multi-skilling
- New and improved systems
- Reviewing how Council procures
- Reviewing asset management practices
- Identifying new sustainable revenue sources
- Undertaking service reviews

Service Area and Output	Theme	Responisble Officer	Action Undertaken	Amount	Revenue or Savings Identified	Outcome
Financial Management Casuals, temporary and admin staff	5	Manager People and Culture	Centralised administration, seasonlised management of temporary and casual staff	$200,000	Savings p.a.	Included in the 2026-2027 Operational Plan
Financial Management Manage leave entitlements	5	Chief Financial Officer	Reduce leave entitlements balance by 1%	$200,000	Savings p.a.	Included in the 2026-2027 Operational Plan
Procurement Improved procurement practices	5	Manager Procurement	Improved procurement practices and competitive panels providing more complete details of works	$500,000	Savings p.a.	Included in the 2026-2027 Operational Plan
External Services Service level review through Simultaneous Multi-Attribute Trade Off Grid	5	Manager Integrated Planning and Performance	Reviewed external services to ensure they continue to meet the priorities of the community identified in the 2025-2035 Fairfield City Plan, and Service Levels and Indicator Survey through Simultaneous Multi-Attribute Trade Off Grid	N/A	N/A	Included in the 2026-2027 Operational Plan
Information and Communication Technology	5	Chief Information Officer	Identify Business Improvement solutions through identification and implementation of emerging technology and optimisation of existing software	N/A	N/A	Included in the 2026-2027 Operational Plan

Future Productivity Improvements and Cost Containments

Council's Long Term Financial Plan has identified a trend of expenses increasing at a faster rate than revenue. This results in forecasting increasing deficits unless the rate of increase is matched or revenues increase faster than expenses. In order to address this issue, Council needs to work on a range of efficiencies to manage expenses responsibly moving forward and to look for sustainable revenue sources.

The identified issue is a two sided equation – productivity and cost containment – and efficiencies also need to examine revenue options. Some examples of programs relating to improved revenue streams (ongoing and one off returns) and cost containment are:

- Property Development Fund – rationalisation and disposal of surplus underutilised assets – one off capital return on investment through land sales
- Strategic Portfolio Area – Commercial Opportunities – coordinated approach to identifying, assessing and implementing proposals with appropriate return on investment and risk profiles
- Sustainable Resource Centre – commercial operation to recycle road materials. Generates profits and reduces landfill costs for Council operations
- Dutton Plaza - commercial operation to provide retail shopping facilities. Generates profits and accommodates demand for retail space in Cabramatta
- Staff leave management including Christmas shutdowns and productivity improvements from structural alignments and technology
- Continued focus on Asset Management to contain depreciation expenses
- Procurement efficiencies - expand the number of competitive panels across a wider range of services and continue to provide detailed schedules of works in order to achieve more competitive pricing.
- Information technology initiatives – development of streamlined solutions to make it easier for residents to deal with Council and to make Council more accessible.

Service Reviews

What are Service Reviews?

The Integrated Planning and Reporting Guidelines were updated in September 2021 and introduced a new requirement to conduct reviews of Council's services. A service review is a formal process that considers the cost, quality, and efficiency of a council service, and assesses whether the current mode of delivery is appropriate.

Why Have Service Reviews Been Introduced?

The primary objective of service reviews is to ensure councils secure their long-term financial sustainability through efficient and cost-effective delivery of services and respond to changing community priorities and needs.

It is important to note that service reviews should not focus entirely upon improving the financial position of councils but rather a strong emphasis should be placed upon improving the quality of services while remaining financial sustainable.

What are the Benefits of Service Reviews?

The benefits and opportunities of service reviews are:

- Service and activity improvements
- Cost savings
- Service level adjustments
- Alternative modes of service delivery
- Improved resource usage
- Customer experience

What We Plan to Deliver in 2026-2027

The 2025/26 – 2028/29 Delivery Program is the second of our Delivery Programs to incorporate a Service Review Program as part of its core planning and reporting.

- In 2022/23, Council developed a methodology and framework for undertaking service reviews.
- In 2023/24, Council conducted Contract Management and Fairfield Showground service reviews.
- In 2024/25, Council conducted service reviews on Asset Depot Alignment as well as Store Management .
- In 2025/26, Council conducted a Traffic and Transport service review.

The 2026/27 Operational Plan will deliver the following action as part of this program:

Project Name and Description	Responsible Person	Funding Type	2026-2027 Budget $
Libraries Service Review	Deputy General Manager and Chief Financial Officer	Service Budget	$-

Council has already engaged with the community and other stakeholders to determine service level expectations and appropriate measures through the Service Levels and Indicator Survey. The survey findings with Council's individual principal services have been included within each service throughout the 2025/26-2028/29 Delivery Program.

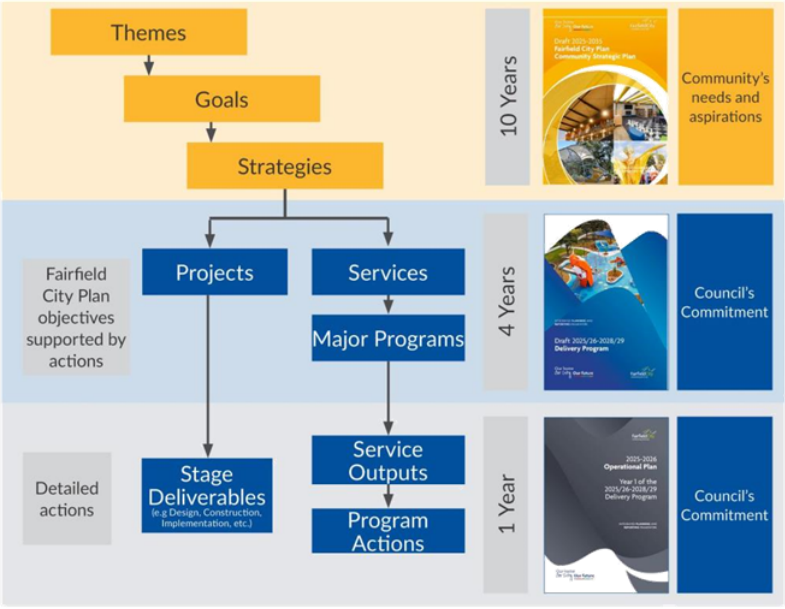
How Will We Measure and Evaluate Service Reviews?

Once a service review is conducted it is important to measure and evaluate the benefits gained from incorporating any actions or recommendations that were identified. The outcomes of the service reviews will be reported in Council's Annual Report, which will be publicly available on Council's website.

How does the Fairfield City Plan link to the
Delivery Program?

The Fairfield City Plan outlines the long-term vision and aspirations of the community, setting strategic priorities for the next 10 years. The Delivery Program bridges the Fairfield City Plan and Council's operational activities, translating these high-level priorities into actionable plans over a four-year period. It serves as Council's commitment to the community, detailing the services, major programs, and key projects that will be delivered to achieve the community's goals. Each action within the Delivery Program is directly aligned with the strategic objectives of the Fairfield City Plan, ensuring that Council's efforts remain focused and measurable.

The connection between the Fairfield City Plan and Delivery Program is outlined in the diagram below, including examples of its alignment throughout the Delivery Program.



Council
Services

Council is committed to delivering a wide range of services for the community to work towards achieving the community's vision, priorities, and goals as identified in the 2025-2035 Fairfield City Plan.

Services delivered by council are identified under two categories, external services (principal activities) and internal services (corporate activities) which are identified below.

External Services
(Principal activities)

- Building Control and Compliance
- Catchment Planning
- Children and Family Services
- City Connect Bus
- Communication and Marketing
- Community Business Hub (Fairfield City HQ)
- Community Compliance
- Community Facilities
- Customer Service Administration Centre
- Development Planning
- Economic Development
- Emergency Management
- Land Information Services
- Leisure Centres
- Library Services
- Museum and Gallery
- Major Events
- Natural Resource Management
- Place Management
- Property Strategy and Services
- Public Health and Environment
- Showground and Golf Course
- Social Planning and Community Development
- Strategic Asset Management – Civil and Built
- Strategic Asset Management – Open Space
- Strategic Land Use Planning
- Street and Public Amenities Cleaning
- Sustainable Resource Centre
- Traffic and Transport
- Waste Management

Internal Services
(Corporate activities)

- Business Continuity and Insurance
- Business Improvement
- Design Management
- Financial Sustainability
- Fleet and Stores Management
- Governance
- Information and Communication Technology
- Infrastructure Construction and Maintenance
- Integrated Planning and Performance
- Internal Audit
- Major Projects
- Parks and Open Space Operations
- People and Culture
- Procurement
- Quality Management and Assurance
- Records and Information Management

Note: All services have detailed outputs of what they deliver and individual budgets in the relevant Theme area identified by colour throughout this Delivery Program.

How every $100 is Invested in Our
Community

Here are some of the ways your rates are used to maintain and operate our existing assets for the benefit of our community. The following are the top services and how every $100 will be spent from the Operational service budget.

Roads and Transport Asset Maintenance and Renewal
$17.70
Maintenance of existing community road assets including roads and transport infrastructure and footpaths.

Infrastructure Construction and Maintenance
$9.89
Renewal of infrastructure assets.

Community Buildings Management
$7.54
Maintenance of existing community building assets.

Library Services
$6.93
Operations of five library locations, mobile lending services and our digital collection.

Leisure Centres
$5.33
Manage and maintain Council's three leisure centres, including public pools, Aquatopia, and the Fairfield Youth and Community Centre.

Parks and Open Space Operations
$4.92
Implement service levels in Council's Parks and Recreation (Open Space) Asset Management Plan.

Street and Public Amenities Cleaning
$4.63
Cleaning of streets and public amenities in the town centres, residential and industrial areas.

Strategic Asset Management - Open Space
$3.45
Ensures Council's parks, playgrounds, sportsfields and all Open Space assets are maintained.

Waste Management
$2.68
Domestic and commercial waste services and education.

Social Planning and Community Development
$2.42
Provide opportunities and enable residents who need support to participate in the economic, social and cultural life of the City.

Remaining 14 Internal Services: $23.84

Remaining 27 External Services: $10.67

Major Programs

Major programs are part of Council's service delivery and on-going program of works with the specific locations identified in each annual Operational Plan. An example is the continuous program of footpath renewal and the specific streets worked on each year are listed in the major program. Major programs are also listed within 'Service Outputs' to clearly identify their cost and ensure resourcing requirements are considered in the development of the Operational Plan.

Major programs can be categorised into two areas:

- Asset Renewal – To maintain assets at the level identified in Council's asset plans.
- Service Details – Significant service deliverables such as strategic plans and reviews.

The following table is a summary of major programs in the Operational Plan. They are listed under the relevant Theme and service where further information can be found.

Theme 1 - Community Wellbeing Major Programs				
Service	**ID No**	**Major Program**	**Description**	**Council's Role**
Goal 2: A healthy and active community through reliable services and opportunities.				
Strategy 3: Expand and promote access to affordable fitness programs and physical activities.				
Leisure Centres	MPLPER	Leisure Centres Renewal (All Sites including Aquatopia)	Provide ongoing refurbishment / upgrade of Leisure Centre assets and minor equipment (minor plant including filtration, disinfection, heating, various equipment etc).	Deliver
Goal 3: A proud diverse community that is celebrated.				
Strategy 1: Promote awareness and appreciation of cultural traditions through events such as multicultural festivals, art exhibitions, and food fairs.				
Showground and Golf Course	MPGR	Fairfield Golf Course Minor Equipment Replacement	Upgrade of small equipment/plant at Fairfield Golf Course.	Deliver
	MPSR	Showground Renewal	To maintain Fairfield Showground assets at an acceptable level to be operational and hired out, i.e., goal posts, nets, flags, scorers, ice baths and small equipment.	
	MPSP	Showground Planning	Forward planning for the development of the Fairfield Showground.	
Strategy 3: Collaborate with cultural and faith-based organisations to co-design initiatives fostering inclusivity.				
Social Planning and Community Development	MPSPCD	Social Planning and Community Development	This program outlines initiatives the Social Planning and Community Development team will undertake in the Delivery Program such as Grandparents Day and Health Alliance.	Deliver, Partner
	MPDIAP	Disability Inclusion Action Plan	Implement disability inclusion projects through Council's facilities and services to create a more inclusive City for all to participate in.	Advocate

Theme 1 - Community Wellbeing Major Programs				
Service	**ID No**	**Major Program**	**Description**	**Council's Role**
Goal 4: An inclusive City with access to opportunities and facilities.				
Strategy 3: Provide diverse and affordable lifelong learning opportunities for community members.				
Library Services	MPLS	Library Services	Identify capital projects or deliverables for events, programs and action plans within the library service area.	Deliver

Theme 2 - Places and Infrastructure Major Programs				
Service	**ID No**	**Major Program**	**Description**	**Council's Role**
Goal 1: An accessible City with connected and reliable transport.				
Strategy 3: Increase and improve traffic controls and road safety through additional traffic facilities to reduce speed.				
Traffic and Transport	MPBP	Black Spot Program	Enhance road safety by addressing black spot locations to minimise crashes. *Note: Council is seeking grant funding from Transport for NSW for this project.*	Deliver, Partner
	MPLTM	Local Area Traffic Management Program	Develop and install traffic calming devices and road enhancements to improve road safety and public amenity in Fairfield City.	
	MPPAM	Pedestrian Access and Mobility Plan	This program develops an integrated network of pedestrian pathways with strategically located pedestrian facilities which is expected to provide a safe and efficient network people will be able to use.	
Goal 3: Community assets and infrastructure are well managed into the future.				
Strategy 1: Upgrade and maintain infrastructure such as roads, kerb and gutter, drainage, footpaths, bridges etc.				
Strategic Asset Management - Civil and Built	MPAMS	Asset Management Strategy	Identify deliverables from the Asset Management Strategy Action Plan to ensure the continued improvement of Council's asset management planning.	Deliver
	MPDU	Disability Upgrades - Access Improvement Program	Undertake modification to Council's community facilities and amenities to improve access for people with disabilities to comply with current Australian Standards.	

Council's Role: Deliver Partner Advocate

Theme 2 - Places and Infrastructure Major Programs				
Service	**ID No**	**Major Program**	**Description**	**Council's Role**
Goal 3: Community assets and infrastructure are well managed into the future.				
Strategy 1: Upgrade and maintain infrastructure such as roads, kerb and gutter, drainage, footpaths, bridges etc.				
Strategic Asset Management - Civil and Built	MPBAR	Building and Facilities Renewal	Upgrade of Council's building and facilities that are not meeting the current service levels as identified in Council's Asset Management Plan. *Condition 4 - Poor* Some renvoation needed within 1 year *Condition 5 - Very Poor* Urgent renovation / upgrading required.	Deliver
	MPDR	Drainage Renewal	Upgrade of drainage and stormwater pits, which have deteriorated below the condition rating of 'poor' and 'very poor' in Council's Asset Management Plan. *Condition 4 - Poor* Some renvoation needed within 1 year *Condition 5 - Very Poor* Urgent renovation / upgrading required.	
	MPEAF	Emergency Asset Failure	Minimise Council's risk for asset failures with funding set aside to be available for any asset with an unplanned failure during the year.	
	MPFRP	Footpath Renewal Program	Upgrade of footpaths, including walkways and cycleways, which have deteriorated below the condition rating of 'poor' and 'very poor' in Council's Asset Management Plan. *Condition 4 - Poor* Some renvoation needed within 1 year *Condition 5 - Very Poor* Urgent renovation / upgrading required.	

Theme 2 - Places and Infrastructure Major Programs				
Service	**ID No**	**Major Program**	**Description**	**Council's Role**
Strategic Asset Management - Civil and Built	MPNF	New Footpath Construction	Construction of new footpaths to achieve Council's goal to provide access to footpaths on at least one side of every street in the City and improve connectivity to Town Centres.	Deliver
	MPRR MPRMS3 MPRBG MPRMSR	Roads and Transport	Upgrade of local and regional roads, which have deteriorated below the condition rating of 'poor' and 'very poor' in Council's Asset Management Plan. Funding for these works are from various sources including local, state, and federal funding to improve road conditions throughout Fairfield City. *Condition 4 - Poor* Some renvoation needed within 1 year *Condition 5 - Very Poor* Urgent renovation / upgrading required.	
	MPKG	Kerb and Gutter Renewal	Upgrade of kerb and gutters, which have deteriorated below the condition rating of 'poor' and 'very poor' in Council's Asset Management Plan. Funding for these works are from various sources including local, state, and federal funding to improve road conditions throughout Fairfield City. *Condition 4 - Poor* Some renvoation needed within 1 year *Condition 5 - Very Poor* Urgent renovation / upgrading required.	
	MPCPR	Car Park Renewal	Upgrade of car parks, which have deteriorated below the condition rating of 'poor' and 'very poor' in Council's Asset Management Plan.	
	MPRBR	Road Bridge Renewal	Upgrade of road bridges, which have deteriorated below the condition rating of 'poor' or 'very poor' in Council's Asset Management Plan.	
	MPSFR	Street Furniture Renewal	Upgrade of street furniture, which have deteriorated below the condition rating of 'poor' and 'very poor' in Council's Asset Management Plan.	
	MPTFR	Traffic Facilities Renewal	Upgrade of traffic facilities, which have deteriorated below the condition rating of 'poor' and 'very poor' in Council's Asset Management Plan.	

Theme 2 - Places and Infrastructure Major Programs				
Service	**ID No**	**Major Program**	**Description**	**Council's Role**
Goal 3: Community assets and infrastructure are well managed into the future.				
Strategy 1: Upgrade and maintain infrastructure such as roads, kerb and gutter, drainage, footpaths, bridges etc.				
Strategic Asset Management - Civil and Built	MPBSR	Bus Shelter Renewal	Upgrade of bus shelters city wide to meet current standards as identified in the Asset Management Plan.	Deliver
	MPBS	New Bus Shelter and Seats	Install new bus shelter and seats city wide as required.	
	MPBST	New Bus Stops	Construction of concrete pads and tactile indicators at various bus stops.	
	MPPRR	Pram Ramp Replacement	Upgrade of pram ramps city wide to meet current standards.	
	MPSL	Street Light Upgrade	Upgrade of street lights city wide as required.	
Goal 4: Inviting and well used open space.				
Strategy 1: Open spaces are well utilised for entertainment, leisure, and recreation opportunities for all, such as playground, community picnic areas, and events.				
Strategic Asset Management - Open Space	MPOSR	Open Space Asset Renewal	Upgrade of Open Space Assets not meeting current service levels as identified in Council's Asset Management Plan. *Condition 4 - Poor* Some renvoation needed within 1 year *Condition 5 - Very Poor* Urgent renovation / upgrading required.	Deliver
	MPTCM	Town Centre Maintenance	Undertake maintenance in Town Centres across Fairfield City.	

Theme 3 - Environmental Sustainability Major Programs				
Service	**ID No**	**Major Program**	**Description**	**Council's Role**
Goal 1: A sustainable natural environment.				
Strategy 2: Strengthen Flood Mitigation and Infrastructure Maintenance.				
Catchment Planning	MPFMP	Flood Mitigation Program	Identify and reduce the risk to life and property from flooding across the city. This program is funded by grants from the NSW Government on a 2 (grant) to 1 (Council) funding ratio.	Deliver / Partner
	MPESP	Existing Stormwater Management	Investigate, design and construct stormwater management works to address stormwater drainage issues, stormwater quality and waterway stability across the city.	
	MPSLP	Stormwater Levy Program	Extra funding to supplement the Existing Stormwater Management Program to address stormwater drainage, stormwater quality issues and waterway stability in urban areas of the city. It also includes stormwater education and water quality monitoring.	
Goal 2: An environmentally aware and active community.				
Strategy 3: Optimise Waste Disposal Services by improving public access to recycling facilities.				
Waste Management	MPWM	Waste Management Program	This is the program outlining initiatives the Waste Management team will undertake in the Delivery Program such as Spring Clean Drop-Off Day and Chemical Collection Day.	Deliver

Theme 4 - Strong and Resilient Economy Major Programs				
Service	**ID No**	**Major Program**	**Description**	**Council's Role**
Goal 2: Thriving entertainment precincts with a vibrant and inclusive night-time economy.				
Strategy 2: Promote Vibrant Nightlife and Entertainment scene across our City Centres by implementing initiatives to attract a diverse range of entertainment options and increase foot traffic.				
Place Management	MPTCI	Town Centre Improvement	Deliver targeted town centre improvements across Fairfield City.	Deliver
	MPOSA	Open Space Land Acquisition	Purchase of property for open space purposes.	

Theme 5 - Good Governance and Leadership Major Programs				
Service	**ID No**	**Major Program**	**Description**	**Council's Role**
Goal 1: Decision making process are open and transparent.				
Strategy 2: Information is available and clearly communicated to the diverse community.				
Information and Communication Technology	MPICT	Information and Communication Technology Renewal	Upgrade of the information and communication technology network including assets, systems, and contracts to ensure they are maintained at the required service levels as identified in the asset plan.	Deliver
	MPCCTV	CCTV Camera Renewal	Renew CCTV throughout Fairfield City, includes required recording server renewal.	
Goal 2: Fairfield City is financially sustainable and responsible.				
Strategy 4: Deliver high-quality, value-for money services to meet community needs effectively.				
Fleet and Stores Management	MPFR	Fleet Renewal Program	Renewal of Council operational light passenger fleet required to deliver services to the community.	Deliver
	MPWPER	Waste Plant and Equipment	Replacement of plant and equipment that is used for waste to deliver the waste and cleansing service.	
	MPCPER	Construction and Maintenance Plant and Equipment	Replacement of plant and equipment that is used for the construction of roads, and trade equipment to maintain buildings	
	MPPPER	Parks and Gardens Plant and Equipment	Replacement of plant and equipment that is used for maintenance of parks and gardens.	
	MPSPER	Sustainable Resource Centre	Replacement of plant and equipment that is used in the recycling of concrete and road materials to sell and use construction activities.	
	MPWSPR	Workshop	Replacement of plant and equipment that is used in the workshop.	
Strategy 4: Deliver financial sustainability and seek diverse investment opportunities.				
Financial Sustainability	MPLTFP	Long Term Financial Plan	Identify deliverables from the Long Term Financial Plan working towards ensuring Council remains financially sustainable into the future.	Deliver
People and Culture	MPWMS	Workforce Management Strategy	Identify deliverables from the Workforce Management Strategy working towards ensuring Council's workforce continues to meet service needs into the future, including Workplace Health and Safety.	Deliver
Goal 3: Accountability.				
Strategy 1: Implement robust risk management frameworks, ensuring strong corporate governance to minimise risks and enhance decision-making processes.				
Governance	MPGOV	Governance	Identify deliverables from the Governance service statement working towards ensuring Council fulfils its legal, financial, and ethical obligations into the future.	Deliver
Strategy 2: Continue to review business continuity plans and quality management systems to maintain operational resilience and continuous improvement.				
Business Continuity and Insurance	MPBCI	Business Continuity and Insurance	Actions that have been developed to ensure Council has a strong risk program in place to align its risk appetite and commitments identified in the Delivery Program and Operational Plans.	Deliver

Projects

Projects are one-off initiatives that are enhancements to Council's regular service delivery. They are listed separately at the beginning of each Theme to clearly identify their cost.

The following table is a summary of projects that will be delivered during the 2026-2027 Operational Plan period. They are listed under the relevant Theme where further information can be found.

Theme 1 - Community Wellbeing Projects		
ID No	Project Name	Council's Role
Goal 2: A healthy and active community through reliable services and opportunities.		
Strategy 2: Increase medical centres, local specialists and wellness centres within the City.		
IN271125	Healthcare Precinct - Investigation	Partner, Advocate
Strategy 3: Expand and promote access to affordable fitness programs and physical activities.		
IN271023	Prairiewood Leisure Centre - 24/7 Gym Entry	Deliver
SP27914	Cabravale Leisure Centre Health and Wellbeing - Seek Grant Funding	Deliver
Goal 3: A proud diverse community that is celebrated.		
Strategy 1: Promote awareness and appreciation of cultural traditions through events such as multicultural festivals, art exhibitions and food fairs.		
IN271045	Fairfield City Museum and Gallery Strategic Plan 2027-2031 - Development	
IN271056	Headline Major Events	Deliver
IN271203	Create NSW - Fairfield City Museum and Gallery Exhibitions	

Council's Role: Deliver Partner Advocate

Theme 1 - Community Wellbeing Projects		
ID No	Project Name	Council's Role
Strategy 2: Develop murals, sculptures, and monuments that celebrate the community's diverse cultural heritage.		
IN271188	Aboriginal Artwork – Design / Seek Grant Funding	Partner
Goal 4: An inclusive City with access to opportunities and facilities.		
Strategy 3: Provide diverse and affordable lifelong learning opportunities for community members.		
IN271210	Free Beach Bus Program - Multiple Sydney Beaches	
IN271208	Aquatopia Enhancements – Cabana Construction	Deliver
IN271209	Spring Activity Program - Fairfield Showground	
IN271032	Golf Course Master Plan - Stage 2	

Theme 2 - Places and Infrastructure Projects		
ID No	**Project Name**	**Council's Role**
Goal 1: An accessible City with connected and reliable transport.		
Strategy 3: Increase and improve traffic controls and road safety through additional speed humps and roundabouts to reduce speed.		
IN271225	School Safety and Infrastructure Needs	Deliver
IN251196	Traffic Intersection Improvement - Sackville Street and Pevensey Street, Fairfield	
Goal 2: A sustainable and liveable city through affordable housing, vibrant urban spaces, and amenities.		
Strategy 1: Ensure a range of affordable housing options are available to all residents, promoting inclusivity and reducing housing stress.		
IN271181	First Home Buyers Support - Extended Trial	Deliver
Strategy 2: Develop and maintain vibrant and welcoming urban spaces through assets that encourage social interaction, recreational activities, and community events.		
IN271086	Fairfield City Welcome Signs Update - Concept and Design	Deliver
IN271224	Fairfield Showground - Master Plan	
IN271211	Fairfield Showground Overflow Parking	
Strategy 2: Develop and modernise community facilities and technologies.		
IN27970	Rural Fire Service - Detailed Design and Procurement	Deliver
IN271223	Bonnyrigg Library - Design	
IN24899	Wetherill Park Library - Fit-out	

Theme 2 - Places and Infrastructure Projects		
ID No	**Project Name**	**Council's Role**
Goal 4: Inviting and well used open space.		
Strategy 1: Open spaces are well utilised for entertainment, leisure, and recreation opportunities for all, such as playground, community picnic areas and events.		
IN271082-1	Embellishment of Parks and Open Space – Brenan Park, Smithfield	Deliver
IN271082-2	Embellishment of Parks and Open Space – Longfield Park, Cabramatta	
IN271082-3	Embellishment of Parks and Open Space – Allambie Park, Edensor Park	
IN271082-4	Embellishment of Parks and Open Space – Prairievale Road, Bossley Park – Master Plan	
IN261082-3	Embellishment of Parks and Open Space – Wetherill Park Reserve	
IN271193	Fairfield Park, Fairfield – Construction	
SP1212	Frederick Street Park, Fairfield – Design	
SP1213	Harris Street Park, Fairfield – Design	
SP1214	Barton Street, Smithfield – Design	
SP1215	Granville Street Park, Smithfield – Design	
SP261170	Avenel Park - Play Equipment	
IN251002	Arthur Street Car Park Shade Structure for Major Events	
SP758	Brenan Park - Construction of New Playground	

Theme 3 - Environmental Sustainability Projects		
ID No	**Project Name**	**Council's Role**
Goal 1: A sustainable natural environment.		
Strategy 1: Enhanced environmental health and sustainability through improved air, water and soil quality, alongside conservation efforts to protect biodiversity.		
IN271134	National Tree Planting Day - Angle Vale Park, Edensor Park	Deliver
SP27416-1	NSW Weeds Action Program	
SP27947	Flying-fox Habitat Restoration Program	
SP271202	Georges River Keeper Program - Brown Reserve	Deliver, Partner
Strategy 2: Strengthen Flood Mitigation and Infrastructure Maintenance.		
IN271175	Disaster Adaptation Plans - Implementation	Deliver
Strategy 3: Enhance Emergency Preparedness and Community Awareness.		
IN271173	Remote Monitoring for Flood Events - Devices	Deliver
Goal 2: An environmentally aware and active community.		
Strategy 1: Increase community awareness and participation in recycling by providing targeted education programs.		
IN271054	Recycling Education Programs on Food Organics and Garden Organics	Deliver
IN271055	School Education Programs on Household Waste Contamination	
Strategy 3: Optimise Waste Disposal Services by improving public access to recycling facilities.		
IN271058	Kerbside Audits - Recycling, General and Food Organics and Garden Organic Waste	Deliver

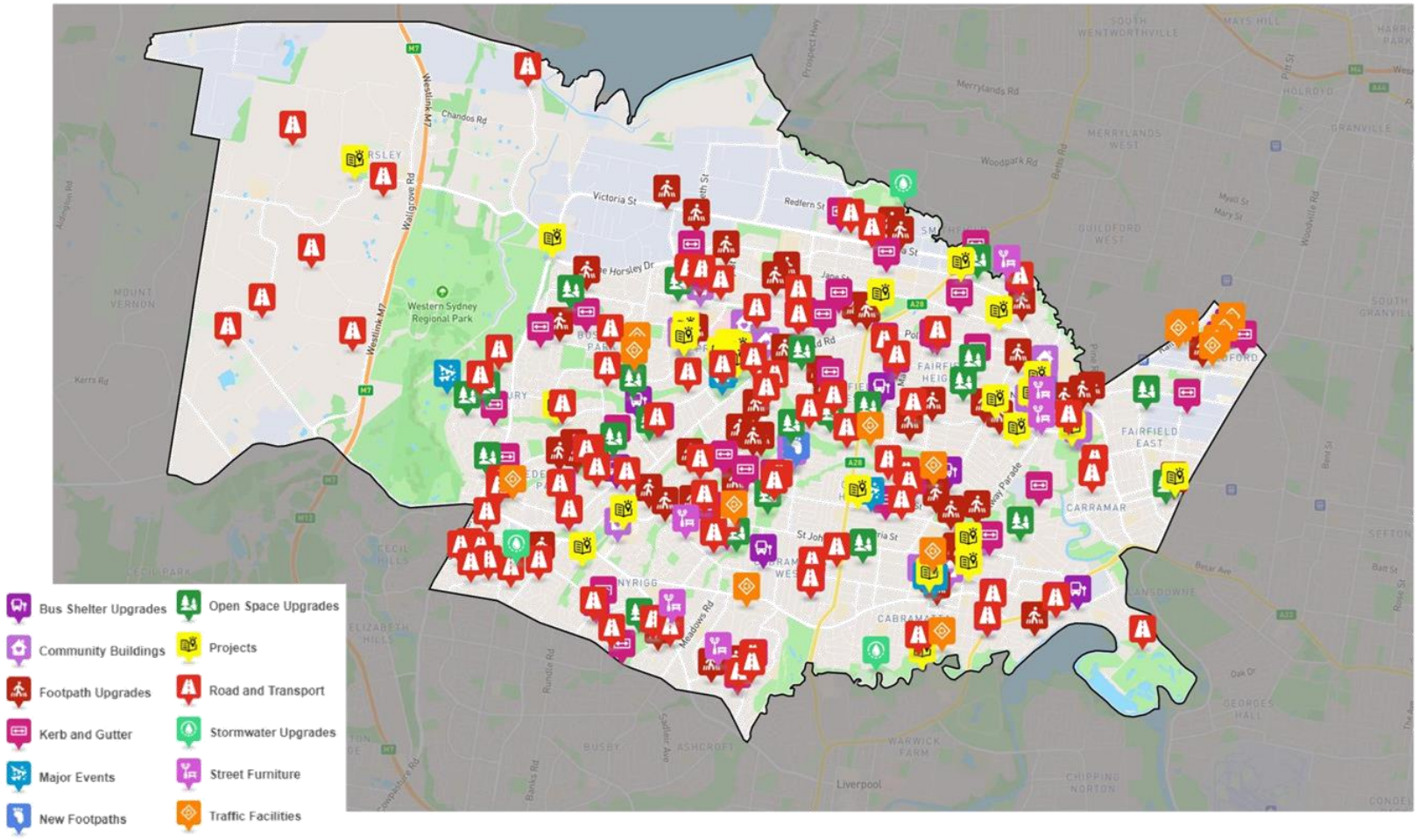
Theme 4 - Strong and Resilient Economy Projects		
ID No	**Project Name**	**Council's Role**
Goal 1: A resilient local economy supported by diverse businesses and employment opportunities.		
Strategy 2: Increase business development and local employment by partnerships with local businesses and workforce training initiatives.		
IN271122	Investment Prospectus - Research and Development	Deliver
SP271219	Fresh Start Program - Apprentices, Trainees and Cadets	Deliver, Partner
Strategy 3: Enhance retail, hospitality, and infrastructure to drive economic growth by supporting local business revenue.		
IN271118	Business Occupancy Audit - Implementation	Deliver
Goal 2: Thriving entertainment precincts with a vibrant and inclusive night-time economy.		
Strategy 2: Foster tourism and attractions through enhancing infrastructure and offering new attractions or experiences.		
IN271190	Cabramatta Town Centre – Gate Way - Pai Lau - Master Plan	
IN271191	Fairfield Showground AFL Field – New Stage - Construction	Deliver
SP913	Fairfield Showground - Community and Event Centre - Construction	
Goal 3: Vibrant, welcoming, and attractive town centres that support community life and commerce.		
Strategy 1: Upgrade and maintain older buildings to improve their appearance, functionality, and safety within City Centres.		
IN271046	Fairfield City Centre Upgrade - Barbara Street and Nelson Street, Fairfield - Construction	
IN271084	Fairfield City Centre Upgrade - Thomas Ware Plaza - Design	
IN271140	Villawood Town Centre - Master Plan Design	Deliver
IN271141	Canley Heights Town Centre - Master Plan Design	

Theme 4 - Strong and Resilient Economy Projects		
ID No	Project Name	Council's Role
Strategy 3: Beautify town centres with improved planter boxes, landscaping, and seasonal decorations.		
IN271073	Public Domain - Public Art Decal of Utility Infrastructure	
IN271076	Public Domain Presentation - Planter Boxes Upgrade - City Wide	Deliver
IN271077	Industrial Estate Beautification Program - Cowpasture Road near Horsley Drive, Wetherill Park	
IN271156	Public Domain Public Art Mural - Renewal and Commission	

Theme 5 - Good Governance and Leadership Projects		
ID No	Project Name	Council's Role
Goal 2: Fairfield City is financially sustainable and responsible.		
Strategy 4: Deliver financial sustainability and seek diverse investment opportunities.		
IN271013	Sustainable Resource Centre - Feasibility Study	Deliver
IN271016	Digitisation of Historical Files	

Draft 2026-2027 Operational Plan

Construction Projects, Programs, and Major Events Map



Theme One
Community Wellbeing

Relates to the quality of life the community enjoys living, working, playing or visiting Fairfield City.

It's about **a good relationship with neighbours**, the **opportunities** the community has to meet their daily needs and achieve their **ambitions**, a sense of **belonging**, respect for the things the **community values**, the support that's available when it is required, and the pride experienced by the diverse community and neighbourhoods.

Council's

Key Strategies, Plans and Policies

Supporting the delivery of Community Wellbeing for the Fairfield City Community

Aboriginal and Torres Strait Islander Reconciliation Action Plan
Access for People with Disabilities Policy
Child Safe Policy
Community Consultation and Engagement Policy
Community Facilities Review and Strategic Framework
Community Facilities Policy
Community Safety and Crime Prevention Plan
Disability Access Plan
Disability Inclusion Action Plan
Fairfield City Cultural Plan
Fairfield City Drug Action Plan
Fairfield City Health Framework
Fairfield City Museum and Gallery Collections Policy
Fairfield City Museum and Gallery Exhibition Policy
Fairfield Strategy on Ageing
Financial Hardship Policy
Gambling and Harm Reduction Policy
Grants Management Policy
Land Acquisition Policy
Language Aides Policy
Leasing of Council Properties Policy
Library Collection Management Policy
Lighting with Public Reserves Policy
Multicultural Policy
Museum and Gallery Strategic Plan
Strategy for Young People in Fairfield City

Projects

Theme 1 - Community Wellbeing Projects					
Suburb	ID No.	Project Name	Responsible Officer	Funding Type	2026-2027 $
Goal 2: A healthy and active community through reliable services and opportunities.					
Strategy 2: Increase medical centres, local specialists and wellness centres within the City.					
Prairiewood	IN271125	**Healthcare Precinct - Investigation** Identify investment and scope capacity for the creation of a healthcare precinct.	Manager Economic Development	Service Budget	-
Strategy 3: Expand and promote access to affordable fitness programs and physical activities.					
Canley Vale	SP27914	**Cabravale Leisure Centre Health and Wellbeing - Grant Funding** Seek grant funding for the Cabravale Leisure Centre Health and Wellbeing Centre to provide accessible high-quality services and facilities for the community. *Note: Council will seek grant funding.*	Manager Major Projects and Planning	TBA	-
City Wide	IN271209	**Spring Activity Program** Deliver a series of free activities at Fairfield Showground for the Fairfield City community.	Manager Showground, Golf Course and Leisure Centre	General	20,000
Prairiewood	IN271023	**Prairiewood Leisure Centre - 24/7 Gym Entry** Construct separate gym entry and path with security lighting, internal gym bathroom, access control, security cameras, lockable shutter to prevent access to pools while in use etc. *Year 2 of a 2 year project*	Manager Design Services	General	50,000
	IN271208	**Aquatopia Enhancements – Cabana (Construction)** Construct additional cabanas at Aquatopia. *Year 2 of a 2 year project*	Manager Major Projects and Planning	TBA	-
	IN271032	**Golf Course Master Plan - Stage 2** Develop a Golf Course Master Plan. *Year 2 of a 2 year project*	Manager Property Strategy and Services	Service Budget	-

Theme 1 - Community Wellbeing Projects					
Suburb	ID No.	Project Name	Responsible Officer	Funding Type	2026-2027 $
Goal 3: A proud diverse community that is celebrated					
Strategy 1: Promote awareness and appreciation of cultural traditions through events such as multicultural festivals, art exhibitions and food fairs.					
City Wide	IN271056	**Headline Major Events** Provide headline attractions to help raise Fairfield City's profile through key major events by including key celebrities, sporting personalities or teams and performers.	Manager Communications and Marketing	General	50,000
Smithfield	IN271045	**Fairfield City Museum and Gallery Strategic Plan 2027-2031** Develop and implement a new 5-year Strategic Plan for the Museum and Gallery, 2027-2031.	Manager Libraries and Museum	General	2,500
	IN271203	**Create NSW - Fairfield City Museum and Gallery Exhibitions** Delivery three exhibitions and one audience engagement program at Fairfield City Museum and Gallery. *Year 2 of a 3 year project*	Manager Libraries and Museum	Grant	150,000
Strategy 2: Develop murals, sculptures, and monuments that celebrate the community's diverse cultural heritage.					
City Wide	IN271188	**Aboriginal Artwork – Design** The project seeks to reinstate a mural that was removed as part of the rebuilding of a wall that had become unstable. The project aims to work with Aboriginal residents, workers and students to develop an artwork to acknowledge the strong ties the Aboriginal community has to Bonnyrigg. Aligns with priorities to enhance neighbourhoods with mural. Note: Council will seek grant opportunities for this project. *Year 2 of a 3 year project*	Manager Social Planning and Development	Grant	-
Goal 4: An inclusive City with access to opportunities and facilities.					
Strategy 3: Provide diverse and affordable lifelong learning opportunities for community members.					
City Wide	IN271210	**Free Beach Bus Program** Deliver a schedule of free buses for the community to access and experience Sydney beaches.	Manager Social Planning and Development	General	15,000

Services Provided

Children and Family Services

Manager Children and Family Services

What does this service do?

Provides quality children and family services including early education and care services and early intervention programs to ensure a good future for our children and families within Fairfield City.

ID No.	Service Outputs	Service Activities
SSCFS01	Early Centre Based Education and Care Services	• Provide 15 Early Centre Based Education and Care Services.
SSCFS02	Family Day Care	• Oversee the Family Day Care Scheme of home educators catering for 0 to 12 year olds. • Annual compliance visits and registration for Family Day Care.
SSCFS03	Fairstart Early Intervention and Support	• Provide disability supports through the National Disability Insurance Scheme (NDIS) and Medicare to clients aged 0 to 10 years (up to 12 years for existing clients). • Provide family support service via Supported Playgroups for parents and their young children who are experiencing vulnerabilities, within Fairfield City and Liverpool City.
SSCFS04	Business Development and Support	• Coordination of the Children and Family Services division to ensure high quality service delivery to the community and that all regulatory and funding obligations are met.

Children and Family Services Indicators

ID No.	Indicator Measure	Baseline	Target	Preferred Trend
IDCFSO01	% Utilisation rate for Centre Based Early Education and Care Services	96%	95%	▲
IDCFSO02	# Sessions delivered by Fairstart	1,680 sessions per quarter	2,000 sessions per quarter	▲
IDCFSO03	% Compliance visits undertaken for Family Day Care	100% per quarter	100% per quarter	▲
IDCFSO04	# Children with diagnosed additional needs enrolled in the 15 Early Centre Based Education and Care Services	114 enrolled	120 enrolled	▲

Children and Family Services Financials

ID No.	Service Outputs	Total ($) Income	Expenditure	Cost of Service	Staff (FTE)
SSCFS01	Early Centre Based Education and Care Services	(16,818,789)	16,268,078	(550,711)	142.50
SSCFS02	Family Day Care	(627,121)	407,247	(219,874)	5.50
SSCFS03	Fairstart Early Intervention and Support	(1,897,397)	1,423,270	(474,127)	11.00
SSCFS04	Business Development and Support	(482,597)	754,346	271,749	5.00
	TOTAL	**(19,825,904)**	**18,852,941**	**(972,963)**	**164.00**

This service recovers all costs in the Operational Plan Budget

Communications and Marketing

Manager Communications and Marketing

What does this service do?

Promote Council and encourage stakeholder and community engagement through communications materials, media liaison, Mayoral relations, as well as providing graphic design and print services for Council.

ID No.	Service Outputs	Service Activities
SSCM01	Communications - Media	• Develop, implement and review Council's Communications Strategy, which includes publications, media releases, social media, digital marketing and media responses to obtain positive promotion of Council's initiatives and services. • Identification, preparation and facilitation of opportunities for promotion of Council facilities and services. • Media monitoring, scanning for media articles relating to council activities. • Provide Mayoral media support. • Implement Council's Media Policy.
SSCM02	Communications - Publications	• Produce key corporate publications including City Life, City Connect, Fairfield City Calendar and the Rates Booklet. • Provide information in other languages for our diverse community.
SSCM03	Mayoral Communications Support	• Provide briefings and prepare speeches for the Mayor.
SSCM04	Communications - Online Presence and Social Media	• Publishing of up to date information in suitable format on Council's external corporate website and the internal intranet (First Call). • Working with relevant business units, ensure FCC website and subsites are updated regularly. • Management of Council's social media platforms – Facebook, Instagram etc. • Social media is utilised to inform residents and promote Council's services, programs, and activities.
SSCM05	Promotions, Marketing and Branding	• Manage and implement Council's Corporate Style Guide and Brand Guidelines. • Manage the production of promotional materials for Council. • Coordination of advertising for all facilities and services. • Deliver Fairfield City Women's Day Award.
SSCM06	Graphic Design and Production	• Design publications for Council's customers.
SSCM07	Printing of Council Publications and Resources Materials	• Deliver printing services to all business units across Council.

Communications and Marketing Indicators

ID No.	Indicator Measure	Baseline	Target	Preferred Trend
IDCMO02	# Publications produced	34 per annum	34 per annum	▲
IDCMO03	# Graphic design jobs completed within the agreed timeframe	2,573	N/A	▲
IDCMO04	# Total social media followers	815 growth per quarter	500 growth per quarter	▲
IDCMO06	% Printing jobs completed within the agreed timeframe	To be established	100%	▲
IDCMO07	# Total visits to website	150,000 per quarter	155,000 per quarter	▲

Communications and Marketing Financials

ID No.	Service Outputs	Total ($)			Staff (FTE)
		Income	Expenditure	Cost of Service	
SSCM01	Communications - Media	(315)	332,674	332,359	1.60
SSCM02	Communications - Publications	(315)	332,674	332,359	1.60
SSCM03	Mayoral Communications Support	(441)	471,311	470,870	2.24
SSCM04	Communications - Online Presence and Social Media	(315)	332,674	332,359	1.60
SSCM05	Promotions, Marketing and Branding	(189)	199,682	199,493	0.96
SSCM06	Graphic Design and Production	(134)	168,669	168,535	2.00
SSCM07	Printing of Council Publications and Resources Materials	(1,926)	53,010	51,084	1.00
	Sub-Total	**(3,636)**	**1,890,695**	**1,887,059**	**11.00**
	New Projects	-	50,000	50,000	-
	TOTAL	**(3,636)**	**1,940,695**	**1,937,059**	**11.00**

This service is 1.10% of the Operational Plan Budget

Community Compliance

Manager Community Regulatory Services

What does this service do?

Investigate and ensure compliance with the regulatory and compliance laws within Fairfield City on community, parking and companion animal issues.

ID No.	Service Outputs	Service Activities
SSCC01	Community Compliance	• Respond to, enforce and investigate community complaints relating to breaches of motor vehicle parking legislation (heavy vehicle, school zones and illegal parking in industrial areas and CBD areas). • Respond to community complaints relating to breaches of illegal activity such as backyard burning and illegal street trading. • Enforce and investigate illegal backyard burning and street trading. • Enforce and investigate unauthorised activities in open spaces. • Respond to community complaints relating to over grown vegetation on private premises, and abandoned articles and vehicles. • Engage and collaborate with external and internal stakeholders such as NSW Police Force and Mayor's Crime Prevention Committee. • Represent Council through NSW Court proceedings relating to compliance prosecutions.
SSCC02	Parking Compliance	• Enforce illegal parking throughout Fairfield City. • Update NSW Revenue penalty notice register.
SSCC03	Animal Compliance	• Investigate companion animal complaints. • Provide micro chipping service. • Maintain the NSW Companion Animal Register. • Provide community education programs to pet owners.

Community Compliance Indicators

ID No.	Indicator Measure	Baseline	Target	Preferred Trend
IDCCO01	# Cats and dogs impounded	264	N/A	▼
IDCCO02	# Cats and dogs returned/rehoused	203	N/A	▼
IDCCO03	# Community compliance education programs	2 per annum	1 per annum	▲

Community Compliance Financials

ID No.	Service Outputs	Total ($) Income	Expenditure	Cost of Service	Staff (FTE)
SSCC01	Community Compliance	(405,314)	1,634,596	1,229,282	11.00
SSCC02	Parking Compliance	(5,000,000)	988,957	(4,011,043)	7.00
SSCC03	Animal Compliance	(171,048)	973,572	802,524	1.00
	TOTAL	**(5,576,362)**	**3,597,125**	**(1,979,237)**	**19.00**

This service recovers all costs in the Operational Plan Budget

Community Facilities

Manager Property Strategy and Services

What does this service do?

Coordinate the management of Council community facilities including community buses, sporting fields, tennis/futsal, and community centres/halls.

ID No.	Service Outputs	Service Activities
SSCF01	Community Facilities Operations	• Undertake fit-out condition assessments for Council's community halls/community centres portfolio of property to ensure assets are fit for purpose and ensure that a program is provided for inclusion in Council's Delivery Program. • Review with Council's Property Division Licence Agreements scheduling the Expression of Interest process to maintain currency of the executed Agreements. • Consult and inform hirers/tenants of Council's community facilities maintenance and renewal schedule to minimise operational disruption. • Review and implement Council's Community Facilities Policy. • Ensure fire safety certification is displayed in accordance with legislation. • Investigate and submit maintenance requests for Council's community facilities and monitor completion to respond to customer. • Promote Council's community facilities (including halls/centres, sportsfields and community buses) for casual and regular hire.
SSCF02	Management of Community Centres/Halls	• Manage regular hiring of Council's community facilities (community centres/halls). • Develop and implement a hirer satisfaction survey as part of annual application form submission to report through Council's Delivery Program satisfaction with Council's community hire buildings. • Process key requests for Community Facilities Key Master System. • Maintain key register (internal and external customers) for community facilities. • Audit Council's community facilities to ensure that they are fit for purpose identifying maintenance and renewal requirements. • Respond to Council's customer service requests including hire, leasing and maintenance. • Develop and display evacuation plans for all Council's owned and managed Community Centres and halls.
SSCF03	Management of Sportsfields/ Parks	• Manage seasonal (winter/summer) hiring of Council's sportsfields. • Manage and liaise with Council's Customer Service Centre to assist with event bookings. • Develop and implement a hirer satisfaction survey as part of annual application form submission to report through Council's Delivery Program satisfaction with Council's sportsfields and parks. • Process key requests for Community Facilities Key Master System. • Maintain key register (internal and external customers) for Sportsfields and Parks. • Respond to Council's customer service requests including hire, leasing, and maintenance. • Provide information on Council's webpage about open space/recreational assets (basketball, cricket, futsal etc.).

ID No.	Service Outputs	Service Activities
SSCF04	Management of Tennis/Futsal Courts	• Manage hiring of Council operated futsal and tennis courts. • Develop a hirer satisfaction survey through Council's Delivery Program satisfaction with Council's recreational facilities. • Respond to Council's customer service requests including hire, leasing and maintenance. • Assess condition and maintain Council operated tennis courts to the service levels identified. • Assess condition and maintain the tennis court asset at Brenan Park in line with Council's Lease terms.
SSCF05	Management of Community Buses	• Assess applications for volunteer drivers before hiring the community buses. • Respond to Council's customer service requests including hire, leasing and maintenance.

Community Facilities Indicators

ID No.	Indicator Measure	Baseline	Target	Preferred Trend
IDCFO01	# Community Bus Bookings	66 per annum	15 per annum	▲
IDCFO02	# Community Centres/Halls Bookings	8,648 per annum	8,000 per annum	▲
IDCFO03	# Sportsfield Bookings	11,420 per annum	10,000 per annum	▲
IDCFO04	# Tennis Court Bookings	5,308 per annum	4,000 per annum	▲
IDCFO05	# Futsal Court Bookings	3,555 per annum	800 per annum	▲

Community Facilities Financials

ID No.	Service Outputs	Total ($) Income	Expenditure	Cost of Service	Staff (FTE)
SSCF01	Community Facilities Operations	(1,047,664)	2,544,238	1,496,574	3.00
SSCF02	Management of Community Centres/Halls	(31,201)	227,562	196,361	-
SSCF03	Management of Sportsfields/ Parks*	(60,991)	1,055,547	994,556	-
SSCF04	Management of Tennis/Futsal Courts	(798,958)	693,897	(105,061)	0.15
SSCF05	Management of Community Buses	(4,363)	27,438	23,075	-
	TOTAL	**(1,943,177)**	**4,548,683**	**2,605,505**	**3.15**

**Income and expenditure is reported through Parks and Open Space Operations – Parks, Sportsfields and Recreational Spaces.*

This service is 1.48% of the Operational Plan Budget

Leisure Centres

Manager Showground, Golf Course and Leisure Centres

What does this service do?

Manage and maintain Council's three leisure centres (Prairiewood Leisure Centre including Aquatopia, Fairfield Leisure Centre, and Cabravale Leisure Centre), along with Fairfield Youth and Community Centre for the provision of indoor and outdoor, active and passive dry and aquatic facilities and services to the community and visitors for wellbeing, water safety, sport, and recreation.

ID No.	Service Outputs	Service Activities
SSLC01	Aquatics	• Develop and implement a range of community, schools and organisational events across all leisure centres. • Develop and implement a range of aquatic programs and training courses.
SSLC02	Dry Recreation	• Provide dry recreation services including access to gymnasium and health and fitness programs. • Develop and deliver a range of dry recreational fitness activities across all leisure centres. • Provide access to personal fitness training and development. • Provide child minding facilities at Prairiewood Leisure Centre.
SSLC03	Customer and Member Services	• Provide customer service at the front counters for customers seeking feedback and processing new memberships. • Develop and implement promotional campaigns to promote the activities, events and memberships at all leisure centres.
SSLC04	Operations	• Maintain cleaning agreements, water testing, and ensure high public health standards. • Manage two kiosk facilities and lease out the other two kiosk facilities. • Work with the State Government to ensure that evolving District facilities at Council's Leisure Centres continue to provide for both the local and wider community needs with improved connectivity within Fairfield City.
SSLC05	Community Programs	• Develop and implement targeted community programs offered through various community groups including ActiveKids program, Cardiac Phase III, Culturally and Linguistically Diverse, Aquatic Survival Challenge and ActiveGator.
SSLC06	Fairfield Youth and Community Centre Operations	• Open the Fairfield Youth and Community Centre to the general public on a drop-in basis to showcase the centre and its services. • Deliver and oversee the operational aspects of the Fairfield Youth and Community Centre.
SSLC07	Aquatopia	• Provide an accessible and affordable water play space for those that are isolated from such an experience due to transport and cost. Increase access to water based leisure during summer.

Leisure Centres Indicators

ID No.	Indicator Measure	Baseline	Target	Preferred Trend
IDLCO01	# Average number of reportable safety incidents at each leisure centre	7 per quarter	<5 per quarter	▼
IDLCO02	# Visits at aquatic and dry recreation at leisure centres	1,384,302 per annum	1,000,000 per annum	▲
IDLCO03	% Water quality compliance with health regulations	100%	100%	▲
IDLCO04	# Health and wellbeing programs delivered at the leisure centres	53 per annum	13 per quarter	▲

Leisure Centres Major Program/s

Leisure Centres Renewal
(All Sites including Aquatopia)
Provide ongoing refurbishment / upgrade of Leisure Centre assets and minor equipment (minor plant including filtration, disinfection, heating, various equipment etc).

Total **$163,300**

Suburb	ID No.	Description	Funding Type	2026-2027 $
Cabramatta	MPLPER2701	**Leisure Centres, Pool and Plant Equipment Renewal - Cabravale Leisure Centre** Upgrade pool and plant equipment to operate the aquatic services at Council's Cabravale Leisure Centre.	General	51,500
Fairfield	MPLPER2702	**Leisure Centres, Pool and Plant Equipment Renewal - Fairfield Leisure Centre** Upgrade pool and plant equipment to operate the aquatic services at Council's Fairfield Leisure Centre.	General	50,000
Prairiewood	MPLPER2703	**Leisure Centres, Pool and Plant Equipment Renewal - Prairiewood Leisure Centre** Upgrade pool and plant equipment to operate the aquatic services at Council's Prairiewood Leisure Centre.	General	61,800

Leisure Centres Financials

ID No.	Service Outputs	Total ($) Income	Expenditure	Cost of Service	Staff (FTE)
SSLC01	Aquatics	(4,036,994)	2,948,496	(1,088,498)	16.20
SSLC02	Dry Recreation	(4,758,800)	3,824,493	(934,307)	19.40
SSLC03	Customer and Member Services	(244,050)	2,364,072	2,120,022	19.00
SSLC04	Operations	-	5,241,383	5,241,383	11.40
SSLC05	Community Programs	-	142,626	142,626	1.00
SSLC06	Fairfield Youth and Community Centre Operations	(201,848)	472,316	270,468	1.00
SSLC07	Aquatopia	(2,116,615)	2,237,989	121,374	-
	Sub-Total	**(11,358,307)**	**17,231,375**	**5,873,068**	**68.00**
	Major Programs	-	163,300	163,300	-
	New Projects	-	70,000	70,000	-
	TOTAL	**(11,358,307)**	**17,464,675**	**6,106,368**	**68.00**

This service is 3.48% of the Operational Plan Budget

Library Services

Manager Libraries and Museum

What does this service do?

Manage and maintain Council's five library sites (Whitlam, Bonnyrigg, Fairfield, Wetherill Park and Smithfield) to provide opportunities for our diverse communities to read, learn, achieve, connect and belong. Supported by equitable access to collections, technology, programs, community and welcoming safe spaces.

ID No.	Service Outputs	Service Activities
SSLS01	Libraries Operations	• Provide access to library services across Fairfield City's Open Libraries (physical and virtual), including at Whitlam (Cabramatta), Fairfield, Bonnyrigg, Wetherill Park and Smithfield Libraries, delivery services, and online. • Provide access to information technology services, iPads and computers, free Wi-Fi, printing, copying, scanning and one-on-one support.
SSLS02	Library and Local History Collections	• Provide access to a current and relevant collection, which meets the needs of the community and provides sufficient choice. • Provide resource allocation for multilingual collections and services to meet the library needs of culturally and linguistically diverse communities, in relation to the demographic composition of the local community. • Facilitate access by the community to resources held by other libraries. • Maintain, preserve and organise materials and resources with historical, cultural, social, economic and archival value for the community.
SSLS03	Library Programs and Marketing	• Deliver a range of inclusive programs, events, and activities through the library that promote individual wellbeing and lifelong learning, including professional development programs focused on information literacy, connection, personal development, and wellbeing. • Offer, promote, and support literacy programs that build foundational reading skills, enhance English conversation abilities, and nurture a lifelong love of reading for individuals of all ages. Provide inclusive resources and engaging activities that boost confidence, encourage lifelong learning, and inspire a passion for reading throughout the entire community. • Provide access to digital literacy programs, creative spaces, tools, and emerging technologies that support skill development and creative production in audio, visual, and design-based media. Empower community members of all ages to explore, create, and innovate in a supportive library environment. • Develop and implement targeted social media, eDM, and marketing campaigns to promote library services, collections, and programs. These campaigns will aim to increase library membership, boost community engagement and attendance, and reach diverse audiences across all age groups and backgrounds.

Library Services Indicators

ID No.	Indicator Measure	Baseline	Target	Preferred Trend
IDLSO01	# Visits to Fairfield City Open Libraries	541,346 per annum	600,000 per annum	▲
IDLSO02	# Active library memberships	148,801 per annum	130,000 per annum	▲
IDLSO03	# Library program sessions delivered	3,978 per annum	2,800 per annum	▲
IDLSO04	# People attending Library programs	To be established	38,000 per annum	▲

Library Services Major Program/s

Library Services
Identify deliverables for events, programs, and action plans within the library service area.

Total **$60,000**

Suburb	ID No.	Description	Funding Type	2026-2027 $
City Wide	MPLS2701	**Local Priority Grant 2026-2027** This is a non-competitive annual grant provided by the State Library of NSW. Project to be identified in consultation with the State Library of NSW.	Grant	60,000

Library Services Financials

ID No.	Service Outputs	Total ($) Income	Expenditure	Cost of Service	Staff (FTE)
SSLS01	Libraries Operations	(513,079)	5,870,611	5,357,532	36.00
SSLS02	Library and Local History Collections	(324,117)	2,283,507	1,959,390	11.00
SSLS03	Library Programs and Marketing	-	350,743	350,743	3.00
	Sub-Total	**(837,196)**	**8,504,861**	**7,667,665**	**50.00**
	Major Programs	(60,000)	60,000	-	-
	New Projects	-	15,000	15,000.00	-
	TOTAL	**(897,196)**	**8,579,861**	**7,682,665**	**50.00**

This service is 4.36% of the Operational Plan Budget

Museum and Gallery

Manager Libraries and Museum

What does this service do?

Engages the local communities through visual arts and social history exhibitions, workshops, education programs and events; and manages and maintains the Social History Collection, Vintage Village, Stein Gallery, Museum and the site.

ID No.	Service Outputs	Service Activities
SSMG01	Exhibitions and Programs	• Deliver a program of exhibitions that explore identity, place and culture in Fairfield City. • Deliver educational program that support local schools to meet NSW curriculum requirements. • Recruit and manage volunteers for educational programs. • Deliver an annual program of activities and events for adults, youth, children and families. • Deliver an artist-in-residence program that responds to the unique heritage and cultures of Fairfield City.
SSMG02	Preserve Fairfield's Cultural History	• Develop, document, research, control, conserve, interpret, promote and provide public access to the Museum and Gallery's social history collection.
SSMG03	Facility Management and Operations	• Manage the Site - Museum, Gallery and Village with opening hours Tuesday to Friday 10am-4pm and Saturdays 10am-3pm.

Museum and Gallery Indicators

ID No.	Indicator Measure	Baseline	Target	Preferred Trend
IDMGO01	# Visitors to the Museum	4,660 per quarter	2,500 per quarter	▲
IDMGO02	# Exhibitions held	8 per annum	6 per annum	▲

Museum and Gallery Financials

ID No.	Service Outputs	Total ($) Income	Expenditure	Cost of Service	Staff (FTE)
SSMG01	Exhibitions and Programs	(117,791)	543,653	425,862	2.60
SSMG02	Preserve Fairfield's Cultural History	(27,183)	127,710	100,527	0.60
SSMG03	Facility Management and Operations	(36,243)	167,278	131,034	0.80
	Sub-Total	**(181,217)**	**838,641**	**657,424**	**4.00**
	New Projects	(150,000)	152,500	2,500	-
	TOTAL	**(331,217)**	**991,141**	**659,924**	**4.00**

This service is 0.37% of the Operational Plan Budget

Theme 1 Community Wellbeing

Showground and Golf Course

Manager Showground, Golf Course and Leisure Centres

What does this service do?

Undertakes the management and maintenance of Fairfield Showground, Sporting Fields, Fairfield Markets, Fairfield Golf Course and Function Centres.

ID No.	Service Outputs	Service Activities
SSSGC01	Showground Management	• Provide facilities hire of the Showground spaces i.e. Function Centres, sports fields and exhibition hall for activities such as Fairfield Markets, school sports carnivals, events/festivals, sporting events and social functions. • Manage casual and regular hiring and tour bookings. • Promote the Showground's hire facilities, including the Golf Course, Markets, Function Centres and sportsfields, for casual and regular hire. • Provide room resources and prepare set-ups, including staffing. • Manage maintenance and cleaning for the facilities of the Showground, including the sports fields. • Ensure that evolving District facilities at Fairfield Showground continue to provide for both the local and wider community needs with improved connectivity within Fairfield City.
SSSGC02	Golf Course Management	• Provide a commercially viable social golf course and driving range facility. • Maintain and develop the grounds to support golf participants.

Showground and Golf Course Indicators

ID No.	Indicator Measure	Baseline	Target	Preferred Trend
IDSGCO01	# Visitors to the Showground	223,540 per annum	200,000 per quarter	▲
IDSGCO02	# Reportable safety incidents at the Fairfield Showground	4 per annum	5 per annum	▼
IDSGCO03	% Occupancy at Fairfield Markets	78%	70%	▲
IDSGCO04	# Of rounds of golf	To be established	5,000 per quarter	▲
IDSGCO05	# Buckets of golf balls sold	To be established	2,500 per annum	▲

Showground and Golf Course Major Program/s

Showground Renewal
To maintain Fairfield Showground assets at an acceptable level to be operational and hired out, i.e. goal posts, nets, flags, scorers, ice baths and small equipment. **Total** **$50,000**

Suburb	ID No.	Description	Funding Type	2026-2027 $
Prairiewood	MPSR2701	**Fairfield Showground Minor Equipment Replacement** Upgrade of small equipment/plant at Fairfield Showground for the sporting field zones, event arena, amenities building and Pavilion, such as goal posts, nets, flags, scorers, ice baths and small equipment.	General	50,000

Golf Course Renewal
To maintain Fairfield Showground assets at an acceptable level to be operational and hired out, i.e. goal posts, nets, flags, scorers, ice baths and small equipment. **Total** **$55,000**

Suburb	ID No.	Description	Funding Type	2026-2027 $
Prairiewood	MPGR2701	**Fairfield Golf Course Minor Equipment Replacement** Upgrade of small equipment/plant at Fairfield Golf Course.	General	55,000

Showground and Golf Course Financials

ID No.	Service Outputs	Total ($) Income	Expenditure	Cost of Service	Staff (FTE)
SSSGC01	Showground Management	(2,193,184)	3,796,658	1,603,474	7.00
SSSGC02	Golf Course Management	(481,261)	946,550	465,289	2.00
	Sub-Total	**(2,674,445)**	**4,743,208**	**2,068,763**	**9.00**
	Major Programs	-	105,000	105,000	-
	TOTAL	**(2,674,445)**	**4,848,208**	**2,173,763**	**9.00**

This service is 1.24% of the Operational Plan Budget

Social Planning and Community Development

Manager Social Planning and Community Development

What does this service do?

Social Planning and Community Development works in partnership with community members, organisations, government agencies and other stakeholders to provide opportunities and enable people who need support to participate in the economic, social and cultural life of the City.

We seek to achieve social justice, minimise harm, enhance social inclusion, community participation and cohesion, as well as safe and healthy people and places. We do this through advocacy, capacity building, support and strengthening of individuals and community organisations.

ID No.	Service Outputs	Service Activities
SSSPCD01	Capacity Building	• Coordinate opportunities for community groups and networks to develop community leadership, governance, and planning skills. • Administer the Local Committee of the Category 1 ClubGrants on behalf of the participating registered Clubs. • Implement volunteer recognition program and certificates. • Develop relationships and partnerships with government, community organisations, businesses and educational bodies to deliver cost effective services to the community. • Administer the Community Development Grants Program.
SSSPCD02	Planning and Evaluation	• Undertake community and stakeholder consultation to inform policy and strategy development and advocacy positions. • Analyse demographic and service information and forecasts to support advocacy, requests for funding and planning of facilities and services.
SSSPCD03	Advocacy and Policy	• Provide information and technical advice to community, Council, peak bodies and stakeholders about the impact of national, state and regional issues on the community. • Provide comments on social impacts of development and other proposals. • Submissions and representation to discussion papers, inquiries, roundtables and public hearings to promote the needs of Fairfield.
SSSPCD04	Youth Programs	• Coordinate the local Youth Week Program, including the Bring it On! Festival. • Convene monthly meetings of Council's Youth Advisory Committee and recruit new membership each year. • Convene the Fairfield Youth Workers Network. • Deliver Youth Leadership and Development Activities for young people. • Implement the Strategy for Young People in Fairfield City.
SSSPCD05	Health Programs	• Manage the Fairfield City Health Partnership and Alliance and implement the agreed workplan. • Implement and review the Gambling Harm Reduction Policy and Action Plans. • Implement Gyms in Parks Program on use of equipment.

ID No.	Service Outputs	Service Activities
SSSPCD06	Aboriginal and Torres Strait Islanders Programs	• Review and implement the Reconciliation Action Plan. • Convene meetings of Council's Aboriginal Advisory Committee (Warin Tiati). • Celebrate dates of cultural significance including NAIDOC and National Reconciliation Weeks.
SSSPCD07	Multicultural Programs	• Convene meetings of Council's Multicultural Advisory Committee. • Increase skills, systems knowledge, employment and capacity of individuals and organisations for new arrivals and refugees. • Co-convene and participate in the Fairfield Multicultural Interagency. • Engage and support specialist refugee and multicultural events, organisations and networks. • Provide specialist advice and undertake research for the community, Council and agencies. • Develop, implement and review the Multicultural Plan and Policy.
SSSPCD08	Community Safety and Crime Prevention Programs	• Promote and raise awareness regarding Family and Domestic Violence Prevention Program. • Convene the Mayor's Crime Prevention Reference Group. • Promote services and enable relationship development between community, Council, government and non-government organisations. • Review and implement Fairfield Community Drug Action Strategy. • Review and implement the Community Safety and Crime Prevention Strategy. • Coordinate and deliver responses to homelessness issues.
SSSPCD09	Western Sydney Cycling Network	• Support the promotion of cycling for transport, leisure and health and increased use of Fairfield cycleways. • Support Western Sydney Cycling Network to recycle used bicycles for community use. • Support the Western Sydney Cycling Network to partner with community organisations to increase ownership and safe riding of bicycles. • Support volunteers to understand and comply with work, health and safety standards.
SSSPCD10	Arts and Cultural Development Programs	• Manage and administer arts the Creative Communities Grants Program. • Convene meetings of Council's Arts Advisory Committee. • Provide advice, information and assistance to arts and cultural organisations. • Review and implement the Fairfield City Culture and Creativity Plan.
SSSPCD11	Aged and Disabiltiy Programs	• Convene Fairfield Senior's Network to support and coordinate the sectors of aged, disability and carers. • Develop and deliver events to promote Seniors. • Promote key issues and other special days/weeks for Seniors, Carers and People with Disability. • Implement the Access for People with a Disability Policy. • Conduct Compliance assessments of planned major capital works for accessibility. • Review and implement the Disability Inclusion Action Plan (DIAP). • Implement the Fairfield City Ageing Strategy.
SSSPCD12	Community Facilities Planning and Partnerships	• Lead the selection process to identify community organisations to operate from community facilities. • Implement and review the Occupancy and Use of Community Facilities by Community Organisations. • Implement and review the Community Facilities Strategy.

ID No.	Service Outputs	Service Activities
SSSPCD13	Family Support (funded by NSW Department of Communities and Justice and Department of Education)	• Provide capacity building training and support for family support agencies within Fairfield, Liverpool and the former Bankstown local government areas. • Convene Child and Family Services Interagencies in the former Bankstown, Liverpool and Fairfield local government areas. • Provide information, advice and support to encourage parents to enrol children into preschool in line with Start School Strong funding. • Develop and deliver events to promote children and families.

Social Planning and Community Development Indicators

ID No.	Indicator Measure	Baseline	Target	Preferred Trend
IDSPCDO01	# Cultural and community events or activities delivered and supported by Council	79 per annum	70 per annum	▲
IDSPCDO02	$ Grant funds received to deliver services and programs	$850,995	N/A	▲
IDSPCDO03	# People accessing Community Profile website	11,010 per annum	5,000 per annum	▲
IDSPCDO04	# Health programs and activities provided	160 per annum	150 per annum	▲
IDSPCDO05	# Initiatives to promote community safety	7 per annum	5 per annum	▲
IDSPCDO06	# Capacity building programs or skills development opportunities delivered	26 per annum	30 per annum	▲
IDSPCDO07	# Youth programs and events delivered	70 per annum	60 per annum	▲
IDSPCDO08	# Senior programs and events delivered	20 per annum	20 per annum	▲
IDSPCDO09	# Initiatives that promote accessibility and inclusion	30 per annum	40 per annum	▲

Social Planning and Community Development Major Program/s

Social Planning and Community Development
This program outlines initiatives the Social Planning and Community Development team will undertake in the Delivery Program.

General	$45,000
Service Budget	$47,000
Total	**$92,000**

Suburb	ID No.	Description	Funding Type	2026-2027
City Wide	MPSPCD2701	**Social Planning and Community Development (SP&CD) Implementation** Implementation of actions identified in Council's adopted SPCD strategies, including initiatives across the full range of focus groups/areas including older people, youth, healthy lifestyles, ATSI community, alcohol & drug awareness, multicultural; gambling harm and creative arts.	Service Budget	35,000
	MPSPCD2702	**Youth Mentoring** Mayor's Youth Awards and initiatives to support, develop and acknowledge opportunities available for young people.	General	20,000
	MPSPCD2703	**Thrive Grants** Provide grants to grass roots organisations that are primarily volunteer run by residents, that focus on local community.	Service Budget	12,000
	MPSPCD2710	**Grandparents Day** Host Grandparents Day events to celebrate the valuable contribution grandparents provide towards their families and grandchildren.	General	25,000

Disability Inclusion Action Plan
Implement disability inclusion projects through Council's facilities and services to create a more inclusive City for all to participate in.

Total	**Service Budget**

Suburb	ID No.	Description	Funding Type	2026-2027 $
City Wide	MPDIAP2702	**Inclusion Enhancements** Implement works to improve inclusion as per audit recommendations of Accessible Public Spaces.	Service Budget	Year 2
	MPDIAP2704	**Training** Conduct training with Council staff to enhance inclusion awareness.	Service Budget	Year 2

Social Planning and Community Development Financials

ID No.	Service Outputs	Total ($) Income	Expenditure	Cost of Service	Staff (FTE)
SSSPCD01	Capacity Building	(3,683)	193,307	189,624	1.16
SSSPCD02	Planning and Evaluation	(988)	9,886	8,899	0.03
SSSPCD03	Advocacy and Policy	(2,963)	21,660	18,697	0.09
SSSPCD04	Youth Programs	(29,945)	415,662	385,717	1.16
SSSPCD05	Health Programs	(148,154)	838,699	690,545	3.88
SSSPCD06	Aboriginal and Torres Strait Islanders Programs	(4,000)	179,684	175,684	1.16
SSSPCD07	Multicultural Programs	(3,794)	212,803	209,009	1.17
SSSPCD08	Community Safety and Crime Prevention Programs	(3,571)	60,507	56,936	0.16
SSSPCD09	Western Sydney Cycling Network	(558)	45,123	44,565	0.03
SSSPCD10	Arts and Cultural Development Programs	-	555,779	555,779	4.00
SSSPCD11	Aged and Disability Programs	(29,655)	259,833	230,178	0.93
SSSPCD12	Community Facilities Planning and Partnerships	(7,791)	68,635	60,844	0.23
SSSPCD13	Family Support (funded by NSW Department of Communities and Justice, and Department of Education)	(311,490)	357,718	46,228	2.00
	Sub-Total	**(546,592)**	**3,219,296**	**2,672,704**	**16.00**
	Statutory Expenditure	-	14,000	14,000	-
	Major Programs	-	92,000	92,000	-
	New Projects	-	15,000	15,000	-
	TOTAL	**(546,592)**	**3,340,296**	**2,793,704**	**16.00**

This service is 1.59% of the Operational Plan Budget

Theme Two
Places and Infrastructure
The building, facilities, open space, town centres, roads, footpaths, public transport and other built structures the community uses to meet their day-to-day and future needs.
Place is more than just a location. It is about strengthening the connection between the community and a public space by preserving, restoring and improving the historic character through place making. The availability of places and infrastructure in the community enables services to be provided and therefore contributes to the wellbeing of the community. The quality of our places and infrastructure create a first impression for visitors to the City and helps shape the pride the community takes in their area.
2025-2035 Fairfield City Plan Goals
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
United Nations Sustainable Development Goals
9 INDUSTRY, INNOVATION AND INFRASTRUCTURE
11 SUSTAINABLE CITIES AND COMMUNITIES
Resilient Sydney Direction
2 People-centred city

Council's

Key Strategies, Plans and Policies

Supporting the delivery of Places and Infrastructure for the Fairfield City Community

Access for People with Disabilities Policy
Asset Management Policy, Strategy and Plans
Fairfield City Council Bike Plan
Local Infrastructure Contribution Plans
Disposal of Assets Policy
Fairfield City Integrated Transport Strategy and Action Plan
Fairfield Development Control Plans, Master Plans, Structure Plans and Strategies
Fairfield Local Environmental Plan
Fairfield Residential Strategy
Heritage Study
Integrated Transport Framework
Lighting within Public Reserves Policy
Local Strategic Planning Statement
Open Space Strategy
Pedestrian Access and Mobility Plan
Public Domain Manual Policy
Tree Management Policy

Projects

Theme 2 - Places and Infrastructure Projects					
Suburb	**ID No**	**Project Name**	**Responsible Officer**	**Funding Type**	**2026-2027 $**
Goal 1: An accessible City with connected and reliable transport.					
Strategy 3: Increase and improve traffic controls and road safety through additional speed humps and roundabouts to reduce speed.					
City Wide	IN271225	**School Safety and Infrastructure Needs** Implement school road safety messaging.	Manager Design Services	General	5,000
Fairfield	IN251196	**Traffic Intersection Improvement – Sackville Street and Pevensey Street, Fairfield** Install traffic signals with filter right turns, "No Right Turn" signs, and street lighting at the intersection.	Manager Design Services	Grant	1,300,000
Goal 2: A sustainable and liveable city through affordable housing, vibrant urban spaces, and amenities.					
Strategy 1: Ensure a range of affordable housing options are available to all residents, promoting inclusivity and reducing housing stress.					
City Wide	IN271181	**First Home Buyers Support** Investigate opportunities to support First Home Buyers in Fairfield City.	Manager Strategic Land Use Planning	Service Budget	-
Strategy 2: Develop and maintain vibrant and welcoming urban spaces through assets that encourage social interaction, recreational activities, and community events.					
City Wide	IN271086	**Fairfield City Welcome Signs Update - Concept and Design** Develop a concept and design for the replacement of Fairfield City Welcome Signs, including lighting and landscaping where appropriate, as well as development of a strategy outlining all agreed signage options for Fairfield City.	Manager Communications and Marketing	General	20,000
Prairiewood	IN271224	**Fairfield Showground Master Plan** Develop a master plan for the Fairfield Showground.	Manager Showground Golf Course and Leisure Centre	TBA	-
	IN271211	**Fairfield Showground Overflow Parking** Surface the grass overflow parking with road base.	Manager Major Projects and Planning	TBA	-
Goal 3: Community assets and infrastructure are well managed into the future.					
Strategy 2: Develop and modernise community facilities and technologies.					
Bonnyrigg	IN271223	**Bonnyrigg Library - Design** Develop design for internal fit-out of Bonnyrigg Library as part of renewal requirements by Bonnyrigg Plaza.	Manager Libraries and Museum	General	15,000

Theme 2 - Places and Infrastructure Projects					
Suburb	**ID No**	**Project Name**	**Responsible Officer**	**Funding Type**	**2026-2027 $**
City Wide	IN27970	**Rural Fire Service - Detailed Design and Procurement** Improvements to the RFS facility to accommodate plant, equipment and volunteers.	Manager Major Projects and Planning	Grant	50,000
Wetherill Park	IN24899	**Wetherill Park Library - Fit-out** Council will apply for grant funding from the State Library of NSW. This year will include applying for grant funding and construction. *Year 3 of a 3 year project*	Manager Libraries and Museum	General Grant **Total**	101,900 636,233 **738,133**
Goal 4: Inviting and well used open space.					
Strategy 1: Open spaces are well utilised for entertainment, leisure, and recreation opportunities for all, such as playground, community picnic areas and events.					
Bossley Park	IN271082-4	**Embellishment of Parks and Open Space – Prairievale Road, Bossley Park – Master Plan** Undertake a feasibility study to develop a master plan for potential embellishment such as learn to ride.	Manager City Assets	General	15,000
Cabramatta	IN271082-2	**Embellishment of Parks and Open Space – Longfield Park, Cabramatta** Construction of new park features, including a half basketball court and outdoor gym equipment, to enhance recreational opportunities and promote active lifestyles within the community.	Manager City Assets	General	310,000
	IN251002	**Arthur Street Car Park Shade Structure for Major Events** Install a 20 x 20 shade structure over Arthur Street Car Park. *Year 2 of a 2 year project*	Manager Design Services	Town Centre Reserve	286,502
Canley Vale	SP261170	**Avenel Park - Play Equipment** Installation of play piece at Avenel Park.	Manager Major Projects and Planning	Section 7.11	550,000
Edensor Park	IN271082-3	**Embellishment of Parks and Open Space – Allambie Park, Edensor Park** Construction of new park feature including a half basketball court, to promote active lifestyles within the community.	Manager City Assets	General	150,000

Theme 2 - Places and Infrastructure Projects					
Suburb	**ID No**	**Project Name**	**Responsible Officer**	**Funding Type**	**2026-2027 $**
Fairfield	IN271193	**Fairfield Park - Construction** Construction of open space embellishment at Fairfield Park, Fairfield. *Note: Council will seek grant funding for this project* *Year 2 of a 2 year project*	Manager City Assets	Grant	-
	SP1212	**Frederick Street Park - Design** Develop designs for open space embellishment at Frederick Street, Fairfield. *Note: Council will seek grant funding for this project* *Year 1 of a 2 year project*	Manager City Assets	Grant	-
	SP1213	**Harris Street Park - Design** Design Develop designs for open space embellishment at Harris Street, Fairfield. *Note: Council will seek grant funding for this project* *Year 1 of a 2 year project*	Manager City Assets	Grant	-
Smithfield	IN271082-1	**Embellishment of Parks and Open Space – Brenan Park, Smithfield** Construction of new park features, including solar pathway lighting, landscaped garden areas, benches and seating, and the development of a dedicated dog park to enhance community use and amenity.	Manager City Assets	General	582,000
	SP1214	**Barton Street, Smithfield - Design** Develop designs for open space embellishment at Barton Street, Smithfield. *Note: Council will seek grant funding for this project* *Year 1 of a 2 year project*	Manager City Assets	Grant	-
	SP1215	**Granville Street Park - Design** Develop designs for open space embellishment at Granville Street, Smithfield. *Note: Council will seek grant funding for this project* *Year 1 of a 2 year project*	Manager City Assets	Grant	-
	SP25758	**Brenan Park - Construction** Construction of a new inclusive district playground including Outdoor fitness station, basketball half court, flying fox, swings, water play (Splash Pad), climbing structures, lighting and new car parking.	Manager Major Projects and Planning	Section 7.11 WestInvest **Total**	430,000 3,570,000 **4,000,000**
Wetherill Park	IN261082-3	**Wetherill Park Reserve** Install new playground, fitness equipment, picnic areas and shelters, Exeloo toilets with linked paths.	Manager City Assets	General	450,000

Services Provided

Building Control and Compliance

Manager Building Control and Compliance

What does this service do?

Performs the assessment, investigation, certification and enforcement of laws, regulations and policies for developments and land use activities within Fairfield City to ensure their compliance, health, safety and amenity.

ID No.	Service Outputs	Service Activities
SSBCC01	Development and Complying Development Certificate Applications	• Assess and determine development applications or complying development certificates for residential dwellings and other ancillary developments such as secondary dwellings, swimming pools, garages, awnings and carports.
SSBCC02	Construction Certificate Applications	• Assess and determine construction certificate applications for all type/class of buildings. • Conduct mandatory critical stage and other required inspections of the development prior to, during and after construction or demolition. • Provide specialised building advice for proposed developments.
SSBCC03	Compliance Services and Swimming Pool Inspection Program	• Investigate community complaints, serve legal orders/directions, and manage court prosecutions/appeals in relation to building and land use compliance. • Assess and determine Building Information Certificate applications. • Inspection of private swimming pool safety barrier fencing, issue rectification orders or compliance certificates and maintain register on the location of swimming pools.
SSBCC04	Fire Safety	• Maintain a fire safety register, which details all submitted fire safety certificates and special use buildings. • Investigate, conduct audits, and advise on fire safety requests received from the community and other government authorities.

Building Control and Compliance Indicators

ID No.	Indicator Measure	Baseline	Target	Preferred Trend
IDBCCO01	% Development applications determined within 40 days	50% per annum	70% per annum	▲
IDBCCO02	# Construction Certificates determined	5	N/A	▲
IDBCCO03	% Complying Development Certificates determined within agreed timeframe	95% per annum	100% per annum	▲
IDBCCO04	# Inspections undertaken for compliance of swimming pool fencing	171 per annum	250 per annum	▲

Building Control and Compliance Financials

ID No.	Service Outputs	Total ($) Income	Expenditure	Cost of Service	Staff (FTE)
SSBCC01	Development and Complying Development Certificate Applications	(320,771)	884,188	563,417	6.41
SSBCC02	Construction Certificate Applications	(208,369)	601,348	392,979	4.36
SSBCC03	Compliance Services and Swimming Pool Inspection Program	(302,848)	811,822	508,975	5.63
SSBCC04	Fire Safety	(205,596)	585,257	379,661	4.10
	TOTAL	**(1,037,584)**	**2,882,616**	**1,845,031**	**20.50**

This service is 1.05% of the Operational Plan Budget

City Connect Bus

Manager Waste and Cleansing Operations

What does this service do?

Provides free City Connect Bus Service for areas that are poorly serviced by existing private bus routes and increase accessibility to key destinations and community facilities.

ID No.	Service Outputs	Service Activities
SSCCB01	Hail and Ride Community Bus	• Provide Free Bus Service that covers major shopping centres in Villawood, Carramar, Fairfield, Fairfield Heights, Cabramatta, Canley Heights and Canley Vale.

City Connect Bus Indicators

ID No.	Indicator Measure	Baseline	Target	Preferred Trend
IDCCBO01	% City Connect bus service running on time	98% per annum	95% per annum	▲

City Connect Bus Financials

ID No.	Service Outputs	Total ($)			Staff (FTE)
		Income	Expenditure	Cost of Service	
SSCCB01	Hail and Ride Community Bus	(1,033)	54,206	53,173	-
	TOTAL	**(1,033)**	**54,206**	**53,173**	-

This service is 0.03% of the Operational Plan Budget

Design Management

Manager Design Services

What does this service do?

Defines, develops, investigates options, undertakes analysis, consults with stakeholders, develops estimated costs, finalises concept and detailed designs, delivers construction and contract management for urban, landscape, architectural, traffic facilities and civil infrastructure projects, and surveying and spatial data services.

ID No.	Service Outputs	Service Activities
SSDM01	Design Management Services	• Develop feasibility studies, design options and analysis, preferred solution, consultation, and scope and cost estimates for projects, including forward development of the PAMP and Bike Plan Action Plan in conjunction with Traffic and Transport Team. • Provide support for Grant funding applications for projects. • Provide advice on urban, civil and landscape design matters for strategic land use planning and development applications. • Provide designs for architectural, engineering and landscape projects. • Provide project and contract management of architectural, engineering and landscape projects. • Coordinate procurement for supply, design and construction fof architectural, engineering and landscape projects. • Provide delivery for architectural, engineering and landscape projects. • Provide construction phase design advice.
SSDM02	Surveying	• Conduct boundary surveys that determine property boundaries. • Conduct engineering surveys (measurement framework for the design of roads, car parks and roundabouts). • Conduct topographic and detailed surveys (identify ground features such as ground levels, trees, landscaping, and fencing). • Develop subdivision and road closure planning applications. • Conduct other surveys (for example levelling surveys, volume surveys, structure surveys). • Provide project specific survey information. • Conduct engineering surveys for external customers.

Design Management Indicators

ID No.	Indicator Measure	Baseline	Target	Preferred Trend
IDDMO01	# Urban and Landscaping Design Management projects where advice was provided	53 per annum	40 per annum	▲
IDDMO02	# Architectural and Interior Design Management projects where advice was provided	4 per annum	2 per annum	▲
IDDMO03	# Surveying projects undertaken	110 per annum	100 per annum	▲

Design Management Financials

ID No.	Service Outputs	Total ($) Income	Expenditure	Cost of Service	Staff (FTE)
SSDM01	Design Management Services	(41,420)	889,384	847,964	11.70
SSDM02	Surveying	-	421,566	421,566	4.00
	Sub Total	**(41,420)**	**1,310,950**	**1,269,530**	**15.70**
	New Projects	**-**	120,000	120,000	**-**
	TOTAL	**(41,420)**	**1,430,950**	**1,389,530**	**15.70**

This service is 0.79% of the Operational Plan Budget

Development Planning

Manager Development Planning

What does this service do?

Conduct the assessment and processing of all major development applications and engineering construction certificates across residential, commercial, and industrial developments.

ID No.	Service Outputs	Service Activities
SSDP01	Development and Local Activity Applications, Planning Appeals and Advice	• Assess and determine major development applications for residential, commercial, and industrial development, and subdivision of land. • Process local activity applications (except minor applications in Town Centres) including outdoor dining applications. • Assess and determine Section 4.55 (formerly Section 96) applications and Section 8.2 (formerly 82A) reviews. • Prepare and issue subdivision certificates, engineering construction certificates and approvals under the Roads Act. • Manage and defend planning appeals in the Land and Environment Court. • Conduct Development Advisory Meetings for Council's customers. • Provide internal planning advice to other divisions for Council projects and to Councillors (including Briefings). • Provide expert development advice to Council's customers via front counter customer service, telephone and online enquiries. • Provide advice and recommendations to external clients (architects, Members of Parliament, Councillors, development proponents, other government agencies and statutory authorities). • Assessment and reporting of development applications to the Sydney Western City Planning Panel (SWCPP) for determination. • Implement Council's Community Engagement Strategy 2024 in relation to applications submitted under Part 4 of the Environmental Planning and Assessment Act, 1979.
SSDP02	Fairfield Local Planning Panel (FLPP)	• Assessment and reporting of Development applications to the FLPP for determination. • Coordination of meetings, minutes and agenda's for FLPP meetings as required. • Printing and publishing to website of documentation for meetings where required. • Manage and arrange payment of members of the panel. • Scheduling of site inspections for development applications being considered. • Correspondence to stakeholders on meetings held and notification of FLPP determinations. • Undertake, store, and publish to website panel minutes and audio recordings of meetings where required.

Development Planning Indicators

ID No.	Indicator Measure	Baseline	Target	Preferred Trend
IDDPO01	% Development applications determined within 40 days	30% per annum	50% per annum	▲
IDDPO02	% Construction Certificates determined within 40 days	67% per annum	80% per annum	▲

Development Planning Financials

ID No.	Service Outputs	Total ($) Income	Expenditure	Cost of Service	Staff (FTE)
SSDP01	Development and Local Activity Applications, Planning Appeals and Advice	(1,088,294)	3,483,072	2,394,779	24.80
SSDP02	Fairfield Local Planning Panel (FLPP)	-	122,048	122,048	0.70
	TOTAL	**(1,088,294)**	**3,605,120**	**2,516,827**	**25.50**

This service is 1.43% of the Operational Plan Budget

Infrastructure Construction and Maintenance

Manager Infrastructure Services

What does this service do?

Deliver Council's major programs for new capital and renewal of infrastructure assets (buildings, roads, kerb and gutter, footpaths, drainage, signs/line marking and sportsfields). Undertake breakdown repair and programmed maintenance for Council's infrastructure assets to meet Council's service standard.

ID No.	Service Outputs	Service Activities
SSICM01	New Capital and Renewal Works	• Renewal works for Roads and Transport assets (Road Pavement, Car Parks, Footpath, Kerb and Gutter, Bridges/Wharfs/Culverts, Traffic Facilities and Road Furniture such as bus stops). • Renewal works for Building assets (Childcare Centres, Community Centres/Halls, Council Offices, Leisure Centres, Museums, Amenities and commercial/residential). • Renewal works for exposed drainage assets (Pits, Concrete Open Channels and Culverts). • Undertake emergency asset renewal due to any critical failure. • Construct new footpaths as programmed in Delivery Plan. • Ensure contract management to comply with procurement and WHS management policies and procedures.
SSICM02	Maintenance – Programmed and Breakdown Repair	• Respond to customer requests to "make safe"/fill smaller potholes in roads. • Respond to customer requests to "make safe" road failures by heavy patching. • Respond to customer requests to "make safe" footpaths (replace maximum 10 panels/grind or asphalt to remove trip hazard). • Respond to customer requests to repair kerb and gutter of less than 10 lineal metres. • Re-painting lines and minor repair of traffic facilities including fences along raised islands/speed humps. • Inspect 25% of street naming and directional signs annually and program the repair/replacement when in poor condition. • Respond to customer requests to repair/replace road furniture that has been vandalised/ damaged and is in poor condition. • Respond to customer requests to fill pot-holes and line mark at-grade car parks when in poor condition. • Contract CCTV inspection of unexposed pipe and pit to inform repair and blockage clearance. • Undertake reactive and programmed stormwater pit cleaning. • Respond to customer complaint about damaged drainage infrastructure. • Respond to tenant/customer complaint to "make safe" building assets and undertake breakdown repair for all Council buildings and facilities. • Undertake annual scheduled Building programmed maintenance and reports completed. • Replace and repair signs and line marking replaced and repaired upon report.

ID No.	Service Outputs	Service Activities
SSICM02	Maintenance – Programmed and Breakdown Repair continued	• Deliver as per legislated requirements the compliance maintenance schedules to achieve annual fire safety statements (AFSS) on all Council Buildings owned and managed for provision to NSW Fire and Rescue and for display at the sites by Business Managers/Tenants. • Deliver compliance requirements and maintain Compliance Certification Register for Council's buildings.
SSICM03	Plant and Equipment	• Provide the necessary and effective resources to implement the inspection, testing, replacement and upgrading of plant and equipment.
SSICM04	Fleet Maintenance	• Provide the necessary and effective resources to Implement the scheduled maintenance for Council's fleet.

Infrastructure Construction and Maintenance Indicators

ID No.	Indicator Measure	Baseline	Target	Preferred Trend
IDICMO01	% Road and Transport Asset maintenance completed	98% per annum	90% per annum	▲
IDICMO02	% Stormwater Drainage Asset maintenance completed	95% per annum	90% per annum	▲
IDICMO03	% Building and Facility Asset maintenance completed	94% per annum	90% per annum	▲
IDICMO04	% Footpath Asset Maintenance completed	77% per annum	90% per annum	▲

Infrastructure Construction and Maintenance Financials

ID No.	Service Outputs	Total ($)			Staff (FTE)
		Income	Expenditure	Cost of Service	
SSICM01	New Capital and Renewal Works	11,674	2,370,212	2,381,886	44.48
SSICM02	Maintenance – Programmed and Breakdown Repair	(8,537)	6,249,689	6,241,152	31.44
SSICM03	Plant and Equipment	(23,870)	1,740,444	1,716,574	0.54
SSICM04	Fleet Maintenance	(2,529)	596,617	594,088	11.54
	TOTAL	**(23,262)**	**10,956,962**	**10,933,700**	**88.00**

This service is 7.04% of the Operational Plan Budget

Land Information Services

Manager Strategic Land Use Planning

What does this service do?

Prepare and manage Council's information relating to land in both text and geographic mapping formats across the Fairfield City Local Government Area.

ID No.	Service Outputs	Service Activities
SSLIS01	Land Information Services	• Provide Geographic Information System (GIS) related training, system access, reports and maps to Council staff. • Providing maps to external customers in both paper and electronic format. • Provide training and educational workshops for Council staff about the GIS. • Manage and update information related to land. • Investigate proposed changes to house number from external customers across Fairfield City.

Land Information Services Indicators

ID No.	Indicator Measure	Baseline	Target	Preferred Trend
IDLISO01	# Internal mapping requests completed	27 per annum	40 per annum	▲

Land Information Services Financials

ID No.	Service Outputs	Total ($) Income	Expenditure	Cost of Service	Staff (FTE)
SSLIS01	Land Information Services	-	349,333	349,333	2.00
	TOTAL	-	**349,333**	**349,333**	**2.00**

This service is 0.20% of the Operational Plan Budget

Major Projects

Manager Major Projects and Planning

What does this service do?

Project manage and coordinate the funding, design, construction and commissioning of major new community infrastructure, civil and building construction and special projects.

Specialist services include project management, contract preparation and management, site management, and procurement planning and execution. Provide coordination and reporting of the organisation's capital works program, including forward planning.

ID No.	Service Outputs	Service Activities
SSMP01	Project Delivery	• Project concept documentation (for example feasibility studies, business cases, project scopes, project plans, schedules and risk analysis). • Design management for architectural and engineering major projects. • Procurement of resources and contractors for projects (including procurement plans, specifications, tenders, quotations, awarding of contracts and reporting). • Management of contracts and associated construction work. • Expert advice on engineering and building projects. • Projects managed from initiation through to the end of defects liability period (scope, schedule, stakeholder, risk management, cost control, communications, procurement, planning applications, probity and legal arrangements).
SSMP02	Program Management	• Coordination and reporting on the delivery of the Operational Plan's civil and building construction works program. • Implementation of programming improvements (such as consolidation of similar projects to streamline procurement processes and achieve time / cost savings).

Major Projects Indicators

ID No.	Indicator Measure	Baseline	Target	Preferred Trend
IDMPO01	# Request for Tender Contracts awarded	10 per annum	N/A	▲
IDMPO02	# Request for Quotation Contracts awarded	9 per annum	N/A	▲

Major Projects Financials

ID No.	Service Outputs	Total ($) Income	Expenditure	Cost of Service	Staff (FTE)
SSMP01	Project Delivery	-	179,600	179,600	2.00
SSMP02	Program Management	-	724,969	724,969	8.00
	Sub-Total	**-**	**904,569**	**904,569**	**10.00**
	New Projects	(13,724,003)	21,247,837	7,523,834	-
	TOTAL	**(13,724,003)**	**22,152,406**	**8,428,403**	**10.00**

This service is 4.80% of the Operational Plan Budget

Theme 2 Places and Infrastructure

Parks and Open Space Operations

Manager Infrastructure Services

What does this service do?

Provide the necessary and effective resources to implement the service levels identified in Council's Parks and Recreation (Open Space) Asset Management Plan.

ID No.	Service Outputs	Service Activities
SSPOS01	Major Town Centres and Minor Retail Centres	• Grass/Lawn mowing maintained on a regular basis to service standard specified. • Garden Maintenance maintained on a regular basis to service standard specified. • Litter removal mown areas, gardens, car park areas undertaken on a regular basis to service standard specified. • Assess health, growth habitat, structure and stability of shrubs, hedges, and small trees in maintained area to determine and undertake appropriate pruning to service standard specified. • Asset water requirements to maintain healthy growth of shrubs, hedges, and small trees in maintained area as per the service standard specified. • Service levels identified to: - Maintain all Council's open space areas including laneways/reserves, rural road verges and nature strips for access/safety. - Maintain the gardens and grounds of Council's district parks. - Maintain Council's dog off-leash parks. - Maintain the gardens and grounds of Council's local and neighbourhood parks. - Maintain major town centre and retail centres gardens and nature strips. - Maintain neighbourhood town centres and retail centres gardens and nature strips. - Maintain the gardens of Council's Suburb Banner sites, Gateway sites, intersection garden sites and roundabout (Christmas Decoration) sites.

ID No.	Service Outputs	Service Activities
SSPOS02	Parks, Sportsfields and Recreational Spaces	• Maintain the gardens and grounds of Council's District Parks to service standard specified. • Maintain the gardens and grounds of Council's Local and Neighbourhood Parks to service standard specified. • Maintain Dog Off-Leash Parks to service level specified. • Maintain sportsfields playing area on a regular basis to service level specified. • Maintain sportsfields outer areas on a regular basis to service level specified. • Maintain turf wickets (2) to specified standard. • Provide line marking of sportsfields and athletic tracks to specified service levels. • Annual sportsfield restoration program delivered. • Service levels identified to maintain sportsfields (multi-purpose fields). • Review and update Council's Tree Management Policy. • Inspect Council's trees at high-risk sites including childcare centres, community facilities and high use play grounds and sportsfields. • Manage Contract to provide tree maintenance services. • Inspect and respond to applications for tree pruning or removal on private property in compliance with the Fairfield Local Environmental Plan 2018. • Manage the Contract to assess condition and undertake Compliance Inspections to maintain play equipment to the Australian Standards. • Undertake/ensure that Operational Inspections of play equipment are competed quarterly in line with Australian Standards. • Manage the Contract to maintain Council's "Splashpad" at Deerbush Park. • Manage contracts to identify and deliver the service level required for the mowing/landscaping and garden care including servicing of Council Properties such as Childcare Centres, Leisure Centres, Tennis Centres and Libraries.
SSPOS03	Public Spaces, Road Reserves and Emergency Response	• Maintain reserves and open spaces on a regular basis including mowing, weed spraying, brush cutting, removal of litter and fallen debris to service level specified. • Maintain pathways/laneways on a regular basis including mowing, weed spraying, brush cutting, removal of litter and fallen debris to service level specified. • Maintain nature strips meeting criteria on a regular basis, including bus stops, frontages of Council owned land and proportionally large areas to service level specified including mowing, weed spraying, brush cutting, removal of litter and fallen debris. • Maintain nature strips programmed for intervention to meet pedestrian safety and access requirements. • Rural road verges maintained on a regular basis to service level specified. • Undertake emergency mowing of residential nature strips at the intervention point specified or where the overgrown nature of the area creates an unacceptable level of risk to the public. • Garden maintenance in road reserves including City Gateway signage sites, suburb banner sites, intersection gardens, roundabouts, medians and traffic islands in line with service level specified and garden hierarchy. • Manage Contract for Graffiti removal on Council owned assets. • Graffiti removal on privately owned assets on a cost recovery basis. • Provide materials for NSW Government corrective services to undertake a graffiti "paint out" service on privately owned walls/fences adjoining public land.

ID No.	Service Outputs	Service Activities
SSPOS04	Asset Management and Customer Services	• Undertake condition assessments for asset categories in the Open Space Asset Management Plan to ensure assets are fit for purpose. • Program maintenance and renewal of Council's infrastructure assets in consultation with internal and external stakeholders. • Undertake the Environmental Management Plan inspections ensuring that reporting meets required frequency schedules. • Respond to customer requests for service. • Respond to Members of Parliament and Mayoral requests for service.

Parks and Open Space Operations Indicators

ID No.	Indicator Measure	Baseline	Target	Preferred Trend
IDPOSO01	% Mowing, landscaping, sportsfield maintenance completed to the required service levels	84% per annum	70% per annum	▲
IDPOSO02	% Landscaping sites and gardens maintained to the service levels	84% per annum	70% per annum	▲
IDPOSO03	# Graffiti removals undertaken	202 per annum	N/A	▼
IDPOSO04	% Open Space asset condition inspections undertaken	To be established	100%	▲
IDPOSO05	% Private tree requests completed to the required service levels (note: pruning, removal)	To be established	95%	▲
IDPOSO06	% Public tree requests completed to the required service levels (note: pruning, removal)	To be established	80%	▲

Parks and Open Space Operations Financials

ID No.	Service Outputs	Total ($) Income	Expenditure	Cost of Service	Staff (FTE)
SSPOS01	Major Town Centres and Minor Retail Centres	(21,042)	1,517,167	1,496,125	11.45
SSPOS02	Parks, Sportsfields and Recreational Spaces	(306,359)	3,857,854	3,551,495	30.75
SSPOS03	Public Spaces, Road Reserves and Emergency Response	(5,611)	241,132	235,521	0.60
SSPOS04	Asset Management and Customer Service	-	153,899	153,899	1.20
	Sub-Total	**(333,012)**	**5,770,052**	**5,437,040**	**44.00**
	Major Programs	-	1,753,960	1,753,960	-
	TOTAL	**(333,012)**	**7,524,012**	**7,191,000**	**44.00**

This service is 3.21% of the Operational Plan Budget

Strategic Asset Management - Civil and Built

Manager City Assets

What does this service do?

Ensure existing community assets (buildings, drainage, roads, and street lighting) are maintained to an agreed standard by undertaking condition inspections to identify and program required repair and renewal works.

ID No.	Service Outputs	Service Activities
SSAMCB01	Asset Management Strategy	• Asset Management Policy, Strategy, Plans and Specifications. • Asset Lifecycle and Service Management. • Asset Information System Management. • Statutory Reporting and Asset Revaluation. • Process requests for Landowners Consent for Council's Infrastructure and Building Assets. • Undertake Council's asset financial and depreciation reporting and revaluation for fixed Infrastructure. • Assets to inform Council's Long Term Financial Plan and Audit requirements. • Development Application assessment and review. • Asset Management System aligned with WHS Asbestos Register.
SSAMCB02	Community Buildings Management	• Maintain and update Council's Asset Management System including inventory and condition assessment. • Maintain and update QMPOL-AMS-008 Asset Management Plan – Guidelines – Condition Assessment – Community Buildings. • Develop the renewal program for Council's buildings and consult the works proposed with Business Operators for scheduling and alignment with Council's Strategic Plans. • Building Scopes of Work prepared (specifications) for renewal works to meet required schedules and budgets. • Building Capitalisation and Handover components identified for Project Managers including "hold points" and defect rectification requirements agreed. • Identify and develop the specification for Council's building external planned maintenance contracts and perform the Contract Management role. • Identify, develop the specification for Council's building internal planned maintenance Service Level Agreements including the reporting requirements to ensure completion of the works. • Deliver compliance requirements and maintain the Compliance Certification Register for Council's Buildings. • WHS asbestos register is used to inform programmed renewal. • Manage Council's Security Contract (Asset related). • Issue Council's Staff and Contractor Access Cards for Council's Buildings. • Review building breakdown Service Requests, issue Work Orders for Council's Administration Building and monitor completion reports for all Council Buildings planned and compliance maintenance.

ID No.	Service Outputs	Service Activities
SSAMCB02 continued	Community Buildings Management	• Consult with Council's internal tenants (Business Operators) the Asset Renewal, Planned and breakdown maintenance work for cost and service efficiencies. • Develop and maintain Council's Building Directories for each Council Building in consultation with Building Operators. • Process Business Operator QMF-BCF-002 – Minor Works Requests/ Fit Out by Building Operators including Director approvals and works completion reporting. • Business Operator for Council's Administration Centre including functions such as the display of the corporate Christmas Tree. • Technical Standards and Specifications to be developed and maintained for each Asset Category (i.e. Childcare Centres, Leisure Centres, Community Centres etc) in collaboration with Business Operators and Council's internal service provider. • Report to Commercial Insurance any damage sustained to Council's Building Assets.
SSAMCB03	Roads And Transport Asset Maintenance and Renewal	• Maintain and update Council's Asset Management System, Roads, and Transport Asset Register including inventory and condition assessment. • Maintain and update QMPOL-AMS-009 Asset Management Plan – Guidelines – Condition Assessment – Roads and Transport. • Roads and Transport Major Programs (Road Pavement, Kerb and Gutter, Footpath, Bridges, etc) design briefs prepared (specifications) for renewal works to meet required schedules and budgets. • Review the maintenance program for Council's Roads and Transport Program with Council's internal service provider specifying internal Service Level Agreements. • Contract Specification for Road Pavement Testing (Deflection). • Continue to work towards reporting of the reactive maintenance works for all Council's Roads and Transport assets. • Technical Standards and Specifications to be reviewed and maintained for each Asset Category (i.e. Road Pavement, Footpath, Kerb and Gutter) as part of the updating of Council's Roadworks Specifications. • Issue Roads Act Approvals including Road Opening Permits, Road Occupancy and Crane Permits, and Hoarding Permits for Development Sites. • Issue Road Reserve Clearance Certificates to ensure the restoration of Council assets by developers. • Process Land Access Notifications (LANS) for utilities and telecommunications providers i.e. NBN to ensure timely restoration of Council assets. • Manage Vehicular Crossing (Driveway Applications), issuing design and reviewing formwork to provide final sign-off of completed works. • Respond to Customer Service Requests (CRM) about Roads and Transport assets. • Respond to Commercial Insurance Claims, investigating and reporting.

ID No.	Service Outputs	Service Activities
SSAMCB04	Stormwater Drainage Asset Maintenance and Renewal	• Maintain and update Council's Asset Management System, and Stormwater Drainage Asset Register including inventory (mapping) and condition assessment. • Maintain and update QMPOL-AMS-0010 Asset Management Plan – Guidelines – Condition Assessment – Stormwater Drainage. • Stormwater Drainage Major Renewal Programs (Pit, Pipe, GPT etc) to meet required schedules and budgets. • Stormwater Drainage Major Renewal Program components identified for Project Managers including "hold points" and defect rectification requirements agreed. • Review the maintenance program for the Stormwater Drainage Program with Council's internal service provider specifying internal Service Level Agreements or external Contracts. • Technical Standards and Specifications are maintained for each Asset Category (i.e Pit, Pipe). • Respond to Customer Service Requests (CRM) about the Stormwater Drainage assets.
SSAMCB05	Street Lighting Management	• Maintain information on Council's website for customer reporting of street light faults to the electricity provider. • Report street light faults identified to the electricity provider. • Street lighting compliance investigations completed that inform the designs and costing required to deliver the renewal program. • Provide street lighting design review and approval for developer capital works projects.

Strategic Asset Management - Civil and Built Indicators

ID No.	Indicator Measure	Baseline	Target	Preferred Trend
IDAMCBO01	$ Value of Asset handover completed for new assets	$15.621m	N/A	▲
IDAMCBO02	$ Value of Asset handover completed for renewal assets	$42.827m	$32.000m	▲

Strategic Asset Management - Civil and Built Major Program/s

Asset Management Strategy
Identify deliverables from the Asset Management Strategy Action Plan to ensure the continued improvement of Council's asset management planning.

Total **Service Budget**

Suburb	ID No.	Description	Funding Type	2026-2027 $
City Wide	MPAMS2701	**Asset Maintenance Review for Key Facilities** Conduct an asset review of key locations (e.g. Aquatopia, Cabravale Leisure Centre) to ensure all programmed maintenance and inspection responsibilities are captured and optimise whole-of-life costs.	Service Budget	-
	MPAMS2704	**Stormwater and Catchment Renewal Coordination** Develop a coordinated process to align renewal and maintenance schedules across stormwater and catchment management functions.	Service Budget	-

Disability Upgrades - Access Improvement Program
Undertake modification to Council's community facilities and amenities to improve access for people with disabilities to comply with current Australian Standards.

Total **$192,000**

Suburb	ID No.	Description	Funding Type	2026-2027 $
City Wide	MPDU2701	**Disability Upgrades – Access Improvements** Undertake access improvements at Greenfield Park Community Centre.	Section 7.12	100,000
Prairiewood	MPDU2702	**Accessible Pool Steps – Prairiewood Leisure Centre** Install tiered accessible pool entry steps to replace existing ladder.	Section 7.12	25,000
Smithfield	MPDU2602	**Development of Sensory Space** Develop a sensory space for the Tasman Parade Early Learning Centre by opening the wall between the preschool room and the current kitchen and remove all the fittings within the kitchen space and non-functioning.	General Grant Section 7.12 **Total**	42,000 20,000 5,000 **67,000**

Theme 2 Places and Infrastructure

Building and Facilities Renewal
Upgrade of Council's building and facilities that are not meeting the current service levels as identified in Council's Asset Management Plan.

Total $3,101,325

Suburb	ID No.	Description	Funding Type	2026-2027 $
Bonnyrigg	MPBAR2726	**Bonnyrigg Youth and Community Centre** Concrete foot path works, storm water drainage, landscaping, down pipes, masonry and footing remedial works for the building.	General	147,600
Cabramatta	MPBAR2704	**SES HQ** Rectification works including repainting on walls (400m2), shade screens and garage doors.	General	105,000
	MPBAR2724	**2 McBurney Road, Cabramatta** Renewal of timber with concrete and vinyl flooring throughout the property 170m2, wall remediation works and cabinetry renewals.	General	225,300
Canley Vale	MPBAR2728	**Cabramatta Leisure Centre - HVAC Renewals** Renewal of Cabramatta Leisure Centre VSDs and air cooled screw chillers.	General	36,134
	MPBAR2725	**Cardwell Street Depot** To demolish the existing damaged awning and replace with new to support current service levels.	General	124,770
City Wide	MPBAR2702	**Height safety compliance** Whitlam Library (Safety pathway, barrier for the side of the first level roof, anchor points along the side of the building.), Fairfield Library (Raise the walking platforms higher to stop rubbish and debris getting trapped under the platforms.) and Fairfield Hub (Anchor points and ladders).	General	110,000
	MPBAR2705	**Forward Planning** Various condition audits, structural and architectural planning for renewal program roll out.	General	392,882
	MPBAR2707	**Fire Renewal** Rectification works on fire service assets that arise from the Annual Fire Safety Statement (AFSS) audits.	General	100,000
	MPBAR2708	**Electrical Distribution Board Renewals** Renewal of Fairfield Showground's Parklands Function Centre, Cabramatta Leisure Centre and Fairfield Preschool.	General	100,000
	MPBAR2710	**Leisure Centre Plant Room Renewals** Renewal of Fairfield Leisure Centre HVAC Plant and Prairiewood Leisure Centre Electrical Plant.	General	100,000
	MPBAR2711	**Lift Parts Replacement** Whitlam Library, Dutton Plaza, Fisher Street Carpark, Downey Lane Carpark and Nelson Street Carpark.	General	50,000

Building and Facilities Renewal Major Program continued

Suburb	ID No.	Description	Funding Type	2026-2027 $
Fairfield	MPBAR2709	**Fairfield Leisure Centre – Steam Room** Renewal of the steam room including rebuilding structural supports of the room and installing a modular steam room unit.	General	300,000
	MPBAR2712	**Downey Lane Carpark** Renewal of internal stairwell, masonry, handrail repairs and columns surface.	General	35,000
	MPBAR2727	**50 Harris Street, Fairfield** Renewal of timber flooring with concrete and vinyl throughout the property (165m2), cabinetry renewal and wall remediation works.	General	217,500
Prairiewood	MPBAR2717	**Prairiewood Leisure Centre – Indoor Pool Area** Rectification of internal walls in the indoor pool hall area including repainting and bathroom/change room renewals. (tiling, fittings, electrical)	General	150,439
	MPBAR2718	**Prairiewood Leisure Centre – Cabanas** Renewal of cabanas barge boards, turnstile renewals (x3) and security fencing renewals along the perimeter of the site.	General	175,000
	MPBAR2719	**Prairiewood Leisure Centre** Renewal of the roof access ladder - safer system.	General	150,000
Smithfield	MPBAR2720	**Fairfield Museum Stein Gallery** Renewal of flooring substructure in the Stein gallery (300m2).	General	105,000
Wakeley	MPBAR2721	**Administration Centre – Stage 2 – Roofing** Renewal of the Administration Centre Roofing (1,275m2) - Stage 2.	General	376,700
	MPBAR2729	**Administration Centre** Sub soil drainage, submersible pump and pest treatment.	General	100,000

Drainage Renewal
Upgrade drainage sites across the city in response to poor asset condition and community requests.

Total $300,000

Suburb	ID No.	Description	Funding Type	2026-2027 $
City Wide	MPDR2701	**Drainage Renewal** Upgrade drainage sites across the city in response to poor asset condition and community requests.	General	300,000

Emergency Asset Failure
Minimise Council's risk for asset failures with funding set aside to be available for any asset with an unplanned failure during the year.

Total $250,000

Suburb	ID No.	Description	Funding Type	2026-2027 $
City Wide	MPEAF2701	**Emergency Asset Failure** This program is intended for unplanned renewal of all built asset classes that may arise throughout the year. There are no set projects for this major program. These funds are for any assets that have an emergency requirement to be fixed during the 2026-2027 financial year.	General	250,000

Footpath Renewal Program
Upgrade of footpaths, including walkways and cycleways, which have deteriorated below the condition rating of 'poor' and 'very poor' in Council's Asset Management Plan.

Total $1,553,534

Suburb	ID No.	Description
Bonnyrigg	MPFRP2702	**Edensor Road** Both sides from Bonnyrigg Avenue to LP Tway (60m)
Bonnyrigg Heights	MPFRP2703	**Aplin Road** Right side from Dowland Street to Elizabeth Drive (150m)
Bossley Park	MPFRP2704	**Murrumbidgee Street** Both sides from Dead End to Serpentine Street (140m)
	MPFRP2705	**Candlewood Street** Right side from Restwell Road to Manna Place (20m)
Cabramatta	MPFRP2706	**Railway Parade** Left side from Boundary Lane to John Street (35m)
	MPFRP2707	**Old Cabramatta Road** Both sides from Cabramatta Road to Railway Parade (80m)
Canley Vale	MPFRP2708	**Sackville Street** Both sides from Canley Vale Road to The Grove (390m)
	MPFRP2709	**Canley Vale Road** Both sides from Railway Parade to Sackville Street (45m)
	MPFRP2710	**Railway Parade** Left side from Canley Vale Road to Stuart Street (45m)
	MPFRP2711	**Curtin Street** Left side from Melville Avenue to Cumberland Street (40m)
	MPFRP2712	**Curtin Street** Right side from Broomfield Street to Melville Avenue (30m)
City Wide	MPFRP2701	**City Wide** City Wide Renewal
	MPFRP2713	**CBD Town Centre** Replace cracked or damaged pavers (50sqm)
Edensor Park	MPFRP2715	**Hillier Street** Both sides from Cuthbert Crescent to Treloar Place (90m)
	MPFRP2716	**Eldershaw Road** Left side from Swan Road to Edensor Road (95m)
	MPFRP2717	**Swan Road** Left side from Eldershaw Road to Markovina Street (20m)

Footpath Renewal Program continued

Suburb	ID No.	Description
Fairfield	MPFRP2718	**Fairfield Street** Left side from Fairfield Street Access to The Horsley Drive (50m)
	MPFRP2719	**The Horsley Drive** Walkway Right side from The Horsley Drive to Fairfield Street (40m)
	MPFRP2720	**Ware Street** Right side from Cunninghame Street to Sackville Street (45m)
	MPFRP2721	**Sackville Street** Both sides from Hamilton Road to Joyce Street (20m)
Fairfield East	MPFRP2723	**Fairfield Street** Both sides from Bridge to Vine Street (50m)
Fairfield West	MPFRP2724	**Hamilton Road** Both sides from Corona Road to Sullivan Street (100m)
	MPFRP2725	**McCarthy Street** Both sides from Kenny Place to McGee Place (40m)
	MPFRP2726	**Margaret Street** Right side from Maud Street to The Boulevarde (25m)
	MPFRP2727	**Lenton Avenue Reserve** Walkway from Lenton Avenue to Hamilton Road (25m)
	MPFRP2728	**Smithfield Road** Walkway from Polding Street to Smithfield Road (20m)
	MPFRP2729	**Lynesta Avenue** Left side from Dyson Place to Corona Road (30m)
Greenfield Park	MPFRP2730	**Hornet Street** Both sides from Smithfield Road to Mimosa Road (150m)
Lansvale	MPFRP2731	**Eastbank Avenue** Both sides from Harrow Avenue to Silverwater Crescent (90m)
Mt Pritchard	MPFRP2732	**Hamel Road** Both sides from Bindea Street to Meadows Road (115m)
	MPFRP2733	**Phyllis Street** Both sides from Edna Avenue to Townview Road (65m)
	MPFRP2734	**Bannister Place** Both sides from Edna Avenue to Cul-De-Sac (115m)
Old Guildford	MPFRP2735	**Whitaker Street** Left side from Broughton to Junction Street (15m)
Prairiewood	MPFRP2736	**Polding Street** Both sides from Bourke Street to Waverley Street (80m)
	MPFRP2737	**Prairie Vale Road** Both sides from Christie Street to Moonlight Road (110m)
Smithfield	MPFRP2738	**Victoria Street** Right side from Justin Street to Hart Street (125m)
	MPFRP2740	**Hinkler Street** Both sides from Kingsford Street to Cul-De-Sac (40m)

Footpath Renewal Program continued

Suburb	ID No.	Description
St Johns Park	MPFRP2741	**Edensor Road** Both sides from Melbourne Road to Bonnyrigg Avenue (60m)
	MPFRP2742	**Torwood Place** Both sides from Ironside Street to Cul-De-Sac (80m)
	MPFRP2743	**Geelong Crescent** Both sides from Melbourne Road to Melbourne Road (110m)
	MPFRP2744	**Hawthorn Park** Loop to Loop (20m)
Villawood	MPFRP2745	**Villawood Place** Right side from Villawood Road to HN1 Villawood Rd (Cul-De-Sac) (35m)
Wakeley	MPFRP2746	**Burns Road** Left side from Iluka Place to Kembla Street (50m)
	MPFRP2748	**Bulls Road** Both sides from Canley Vale Road to Box Road (140m)
	MPFRP2749	**Newcastle Street** Both sides from Bulls Road to Kembla Street (115m)
Wetherill Park	MPFRP2751	**Elizabeth Street** Both sides from The Horsley Drive to Victoria Street (145m)
	MPFRP2752	**Victoria Street** Both sides from Canley Vale Road to Newton Road (65m)
	MPFRP2753	**Dickens Road** Left side from Goldsmith Close to Swift Place (65m)
	MPFRP2754	**Hopkins Street** Both sides from Vidal Street to Locke Street (100m)

New Footpath Construction

Construction of new footpaths to achieve Council's goal to provide access to footpaths on at least one side of every street in the City and improve connectivity to Town Centres.

Total **$500,000**

Suburb	ID No.	Description
City Wide	MPNF2701	**New Footpath Program - City Wide** Pedestrian footpath program to implement new footpaths (as identified during 2026-2027 by internal and external customers).

Roads and Transport Program
Upgrade of local and regional roads, which have deteriorated below the condition rating of 'poor' and 'very poor' in Council's Asset Management Plan. Funding for these works are from various sources including local, state, and federal funding.

Total	$15,816,225
General	$13,006,419
3x3 Levy	$137,000
Block Grant	$641,000
Roads to Recovery	$2,058,806

Suburb	ID No.	Description
Abbotsbury	MPRR2701	**Roony Avenue** From Stockdale Crescent to Condor Close Darling Street Repair pavement failures and resurfacing with hot mix asphalt (400m)
	MPRR2702	**Comin Place** From Heysen Street to Cul-De-Sac Repair pavement failures and resurfacing with hot mix asphalt (172m)
Bonnyrigg	MPRR2715	**Kincumber Road** From Lalich Avenue to Wearne Road Repair pavement failures and resurfacing with hot mix asphalt (242m)
Bonnyrigg Heights	MPRR2777	**Hornsey Close** From Northumberland Street to Cul-De-Sac Repair pavement failures and resurfacing with hot mix asphalt (95m)
	MPRR2704	**Bach Place** From Handel Street to Cul-De-Sac Repair pavement failures and resurfacing with hot mix asphalt (160m)
	MPRR2705	**Bimbi Place** From Mongomery Road to Cul De Sac Repair pavement failures and resurfacing with hot mix asphalt (177m)
	MPRR2706	**Bindea Street** From Hamel Road to Welling Place Repair pavement failures and resurfacing with hot mix asphalt (115m)
	MPRR2707	**Gillen Close** From Childers St to Cul-De-Sac Base replacement and asphalt overlay Repair pavement failures and resurfacing with hot mix asphalt (83m)
	MPRR2708	**Middlehope Street** From Raleigh Place to Borojevic Street - Raleigh Place (House Number 22) Repair pavement failures and resurfacing with hot mix asphalt (112m)
	MPRR2710	**Penna Place** From Mount Street to Cul-De-Sac Repair pavement failures and resurfacing with hot mix asphalt (267m)
	MPRR2711	**Petersham Street** From Auckland Street to Georgina Street Repair pavement failures and resurfacing with hot mix asphalt (176m)
	MPRR2720	**Argyle Close** From Middlehope Street to Cul-De-Sac Repair pavement failures and resurfacing with hot mix asphalt (113m)
	MPRR2709	**Northumberland Street** From Georgina Street to Middlehope Street Repair pavement failures in multiple locations (250m)
	MPRR2782	**North Liverpool Road** Section 1 - From Wilson Road to House Number 279A Section 2 - From House Number 136B to 217 Mill and re-sheet with hot mix asphalt along travel lane for two sections (500m)

Roads and Transport Program continued

Suburb	ID No.	Description
Bonnyrigg Heights	MPRR2786	**Cowra Close** From Georgina Street to Cul-Ds-Sac Repair pavement failures and resurfacing with hot mix asphalt (38m)
	MPRR2787	**Farrar Place** From Childers Street to Cul-Ds-Sac Repair pavement failures and resurfacing with hot mix asphalt (238m)
Bossley Park	MPRR2778	**Marina Close** From Slater Road to Cul-De-Sac Repair pavement failures and resurfacing with hot mix asphalt (112m)
	MPRR2712	**Ona Close** From Dakota Drive to Cul-De-Sac Repair pavement failures and resurfacing with hot mix asphalt (46m)
Cabramatta	MPRR2713	**Lasa Street** From Cabramatta Road West to Boundary Lane Repair pavement failures and resurfacing with hot mix asphalt (186m)
	MPRR2780	**Gladstone Street** From St Johns Road to Mc Burney Road Repair pavement failures and resurfacing with hot mix asphalt (145m)
Cabramatta and Cabramatta West	MPRR2781	**John Street - Roundabouts along John Street intersection with Bold Street, Lord Street, Water Street, High Street, Gladstone Street and Coventry Road** Reinstate central island where required and mill and re-sheet with hot mix asphalt in multiple locations (205m)
Cabramatta West	MPRR2714	**Di Salvo Close** From Cumberland Highway to Cul-De-Sac Repair pavement failures and resurfacing with hot mix asphalt (113m)
	MPRR2716	**Lister Avenue** From Deller Avenue to Pepler Avenue Repair pavement failures and resurfacing with hot mix asphalt (207m)
	MPRR2717	**Pepler Road** From Unwin Road to John Street Repair pavement failures and resurfacing with hot mix asphalt (150m)
	MPRR2785	**John Street** From Abercrombie Street to Cumberland Highway Repair pavement failures and resurfacing with hot mix asphalt (171m)
Canley Heights	MPRR2721	**Duke Street** From Salisbury Street to Gladstone Street Repair pavement failures and resurfacing with hot mix asphalt (107m)
	MPRR2722	**Queen Street** From Adolphus Street to Burdett Street Repair pavement failures and resurfacing with hot mix asphalt (145m)
	MPRR2719	**Adolphus Street** From Torrens Street to Canley Vale Road Repair pavement failures and resurfacing with hot mix asphalt (76m)

Roads and Transport Program continued

Suburb	ID No.	Description
Canley Heights	MPRR2703	**Parklea Parade** From Chelsea Drive to Glenlea Street Repair pavement failures and resurfacing with hot mix asphalt (225m)
	MPRR2718	**Adolphus Street** From George Street to Prince Street Repair pavement failures and resurfacing with hot mix asphalt (129m)
Carramar	MPRR2724	**Matthews Street** From Bland Street to Mitchell Street Repair pavement failures and resurfacing with hot mix asphalt (198m)
	MPRRP2723	**Cooma Street** From River Avenue to Mitchell Street Repair pavement failures and resurfacing with hot mix asphalt (183m)
Cecil Park	MPRR2725	**Alaine Place** From Wallgrove Road to Cul-De-Sac Repair pavement failures and resurfacing with hot mix asphalt (354m)
	MPRR2765	**Selkirk Avenue** From Cecil Road to Coreen Avenue Repair pavement failures and resurfacing with hot mix asphalt (435m)
City Wide	MPRR2734	**Pavement Investigations 2026-2027** Investigations for Road Renewal Program 2026-2027 and design requiring projects.
	MPRR2735	**Unplanned Heavy Patching Works** City Wide unplanned heavy patching works.
Edensor Park	MPRR2727	**Cusak Close** From Eldershaw Road to Cul-De-Sac Repair pavement failures and resurfacing with hot mix asphalt (57m)
	MPRR2729	**Eldershaw Road** From Edensor Road to Cusak Close Repair pavement failures and resurfacing with hot mix asphalt (101m)
	MPRR2730	**Gwandalan Road** From Swan Road to Weeroona Road Provide subsoil drainage system, repair pavement failures and resurfacing with hot mix asphalt (645m)
	MPRR2731	**Hillier Street** From Cuthbert Crescent to Treloar Place Repair pavement failures and resurfacing with hot mix asphalt (255m)
	MPRR2732	**Mccrea Close** From Dransfield Road to Cul-De-Sac Repair pavement failures and resurfacing with hot mix asphalt (60m)
	MPRR2737	**Zappia Place** From Moorhouse Crescent to Cul-De-Sac Repair pavement failures and resurfacing with hot mix asphalt (233m)
	MPRR2736	**Treloar Place** From Cuthbert Crescent to Hillier Street Repair pavement failures and resurfacing with hot mix asphalt (250m)
	MPRMS32728	**Edensor Road - Eastbound Lanes** From Smithfield Road to House Number 172 Base replacement with Mill and fill (90m)
Fairfield	MPRR2775	**Lawson Street / Vine Street** From Vine Street to Driveway of Property Number 57 Repair pavement failures and resurfacing with hot mix asphalt (410m)

Roads and Transport Program continued

Suburb	ID No.	Description
Fairfield Heights	MPRR2739	**Hazel Lane** From Karabar Street to Bodalla Street Repair pavement failures and resurfacing with hot mix asphalt (80m)
Fairfield West	MPRR2740	**Corona Road** From Kendall Street to Julius Street Repair pavement failures and resurfacing with hot mix asphalt (102m)
	MPRRP2742	**Kimberley Crescent** From Hamersley Street to Hamersley Street Repair pavement failures and resurfacing with hot mix asphalt (391m)
	MPRR2741	**Hawkesbury Street** From Goodacre Avenue to Nepean Street Repair pavement failures, full width milling and resurfacing with hot mix asphalt (120m)
	MPRR2779	**Goodacre Street** From Chadwick Crescent to House Number 51 Repair pavement failures and resurfacing with hot mix asphalt (187m)
	MPRRP2744	**Lombard Street** From The Boulevarde to Maud Street Repair pavement failures and resurfacing with hot mix asphalt (491m)
	MPRR2745	**Stacey Street** From Noelene Street to Saba Street Repair pavement failures and resurfacing with hot mix asphalt (315m)
Greenfield Park	MPRRP2746	**Hornet Street** From Smithfield Road to Mimosa Road Repair pavement failures and resurfacing with hot mix asphalt (504m)
Horsley Park	MPRBG2749	**Ferrers Road** From Chandos Road to 400m towards Council's Boundary Repair pavement failures and resurfacing with hot mix asphalt (440m)
	MPRR2747	**Abbotsbury Drive** From Koala Way to Koala Way Repair pavement failures and resurfacing with hot mix asphalt (883m)
	MPRR2748	**Felton Street** From The Horsley Drive-East End to House Number 93 Improve shoulder, insitu stabilisation and resurfacing with hot mix asphalt (522m)
Lansvale	MPRR2752	**Old Liverpool Road** From Hume Highway to Junction Street Repair pavement failures and resurfacing with hot mix asphalt (119m)
	MPRRP2751	**Kurrara Street** From Cutler Road to Georges River Road Repair pavement failures and resurfacing with hot mix asphalt (372m)
	MPRR2738	**Harrow Avenue** From Huntingdale Avenue to Forest Grove Repair pavement failures and resurfacing with hot mix asphalt (170m)
	MPRR2750	**Bindaree Street** From Hollywood Drive to Dead End Repair pavement failures and resurfacing with hot mix asphalt (90m)
	MPRR2783	**Day Street** Including Roundabout at The Intersection with Hollywood Drive From House Number 40 to Hollywood Drive Repair pavement failures and resurfacing with hot mix asphalt (322m)

Roads and Transport Program continued

Suburb	ID No.	Description
Mt Pritchard	MPRR2753	**Mccubbin Place** From Oliphant Street to Cul-De-Sac Repair pavement failures and resurfacing with hot mix asphalt (86m)
	MPRR2754	**Tedwin Street** From Jones Place to Elizabeth Drive Repair pavement failures and resurfacing with hot mix asphalt (125m)
	MPRR2755	**Tobys Boulevarde** From House Number 12 to Hitter Avenue Repair pavement failures and resurfacing with hot mix asphalt (141m)
Prairiewood	MPRR2743	**Caesar Close** From O'Meally Street to Cul-De-Sac Repair pavement failures and resurfacing with hot mix asphalt (138m)
	MPRR2756	**Kavenagh Close** From Curran Street to Cul-De-Sac Repair pavement failures and resurfacing with hot mix asphalt (80m)
Smithfield	MPRRP2758	**Galton Street** From Dublin Street to Hassall Street Repair pavement failures and resurfacing with hot mix asphalt (294m)
	MPRRP2759	**Granville Street** From The Horsley Drive to Siandra Avenue Repair pavement failures and resurfacing with hot mix asphalt (175m)
	MPRR2733	**Hart Street** From Moir Street to Hinkler Street Repair pavement failures and resurfacing with hot mix asphalt (186m)
	MPRR2760	**Showground Access Road** From Smithfield Road to Showground Middle Car Park Insitu stabilisation and resurfacing with hot mix asphalt (450m)
St Johns Park	MPRR2726	**Drummoyne Crescent** From Humphries Road to Glebe Close Repair pavement failures and resurfacing with hot mix asphalt (92m)
	MPRR2762	**Bowtell Avenue** From Canley Vale Road to Wheatley Street Repair pavement failures and resurfacing with hot mix asphalt (160m)
	MPRR2763	**Chalmer Close** From Ironside Street to Cul De Sac Repair pavement failures and resurfacing with hot mix asphalt (57m)
	MPRR2764	**Drummoyne Crescent** From Humphries Road to Flemington Street Repair pavement failures and resurfacing with hot mix asphalt (92m)
	MPRR2766	**Essendon Street** From House Number 29 to Melbourne Road Repair pavement failures and resurfacing with hot mix asphalt including shoulder (130m)
	MPRR2767	**Strathfield Close** From Drummoyne Crescent to Cul-De-Sac Repair pavement failures and resurfacing with hot mix asphalt (155m)
	MPRR2761	**Bardon Close** From Yeronga Street to Cul-De-Sac Repair pavement failures and resurfacing with hot mix asphalt (135m)

Roads and Transport Program continued

Suburb	ID No.	Description
Wakeley	MPRR2769	**Hay Place** From Shoalhaven Street to Cul-De-Sac Repair pavement failures and resurfacing with hot mix asphalt (41m)
	MPRR2770	**Leicester Street and Marsh Streets** From East Cul-De-Sac to West Cul-De-Sac Repair pavement failures and resurfacing with hot mix asphalt (429m)
	MPRBG2768	**Bulls Road including roundabout at the Intersection at Richards Road** From Bathurst Street to Shoalhaven Street Repair pavement failures and resurfacing with hot mix asphalt (500m)
Wetherill Park	MPRR2776	**Wyatt Close** From Du marrier Street to Cul-De-Sac Repair pavement failures and resurfacing with hot mix asphalt (112m)
	MPRR2772	**Housman Street** From Bunyan Street to Cul-De-Sac Repair pavement failures and resurfacing with hot mix asphalt (145m)
	MPRR2773	**Lamb Close** From Langland Street to Cul-De-Sac Repair pavement failures and resurfacing with hot mix asphalt (66m)
	MPRR2771	**Conrad Street** From Vidal Street to Polding Street Repair pavement failures and resurfacing with hot mix asphalt (232m)
	MPRR2784	**Intersection of Polding Street and Lily Street** Section 1 - From Price Street and Polding Street (34m) Section 2 - Eastbound approach to Lily Street (40m) Number Base replacement with mill and fill (74m)

Kerbs and Gutters Program

Suburb	ID No.	Description
Abbotsbury	MPKG2702	**Comin Place** Both sides from Heysen Street to Cul-De-Sac (35m)
	MPKG2703	**Roony Avenue** Both sides from Stockdale Crescent to Condor Close (10m)
	MPKG2704	**Stockdale Crescent** Both sides From Cowpasture Road to Seidel Place to House Number 44 (100m)
Bonnyrigg	MPKG2761	**Brown Road** Both sides from Gemalla Street to Montgomery Road (75m)
Bossley Park	MPKG2705	**Avalon Close** Both sides from Glen Logan Road to Cul-De-Sac (10m)
	MPKG2706	**Garrison Road** Both sides from Saltbush Close to Zadro Avenue (55m)
Cabramatta	MPKG2708	**Lasa Street** Both sides From Cabramatta Road West to Boundary Lane (95m)
	MPKG2763	**Dutton Lane** From 105-107 John Street to 48-50 Hill Street Realign kerb and gutter, reconstruct asphalt and brick footpath, install 2 stormwater pits with associated pipe (80m)
Cabramatta West	MPKG2709	**Lister Avenue** Left side from Deller Avenue to Pepler Avenue (20m)
Canley Heights	MPKG2710	**Bimbi Place** Both sides From Mongomery Road to Cul De Sac (10m)
	MPKG2711	**Queen Street** Both sides from Adolphus Street to to Burdett Street (100m)
	MPKG2758	**Gladstone Street and Torrens Street** Construct dish drain at intersection (30m)
Canley Vale	MPKG2712	**Togil Street** Both sides from Vincent Crescent - House Number 12 to Ada Street (15m)
City Wide	MPKG2701	**City Wide Renewal** City Wide
Edensor Park	MPKG2716	**Gwandalan Road** Both sides from Swan Road to Weeroona Road (140m)
	MPKG2717	**Kalang Road** Right side from Angle Vale Road to Hollydene Crescent (25m)
Fairfield East	MPKG2719	**Lisbon Street** Both sides From Mandarin Street to Woodville Road (130m)
	MPKG2722	**Marlborough Street** Both sides From Ware Street to Station Street (20m)
	MPKG2762	**Karabar Street** Both sides from Ann Street to Hazel Lane (40m)
Fairfield West	MPKG2720	**Hamilton Road** Both sides from Tasman Parade to House Number 415 (60m)
	MPKG2723	**Corona Road** Both sides from Kendall Street to Julius Street (20m)
	MPKG2724	**Kimberley Crescent** Both sides From Hamersley Street to Hamersley Street (100m)
	MPKG2726	**Parklea Parade** Both sides From Chelsea Drive to Glenlea Street (55m)
	MPKG2727	**Stacey Street** Both sides from Noelene Street to Girra (45m)

Kerbs and Gutters Program continued

Suburb	ID No.	Description
Fairfield West	MPKG2759	**Bramley Street** Both sides from Brentwood Street to Brabyn Street (60m)
Greenfield Park	MPKG2728	**Hornet Street** Both sides from Smithfield Road to Mimosa Road (30m)
	MPKG2729	**Inca Close** Both sides from Cherokee Avenue to Cul-De-Sac (20m)
Lansvale	MPKG2731	**Kurrara Street** Both sides From Cutler Road to Georges River Road (120m)
Mt Pritchard	MPKG2732	**Bindea Street** Both sides from Hamel Road to Welling Place (10m)
	MPKG2734	**North Liverpool Road** Right side from Horton Street to Eucumbene Crescent (15m)
	MPKG2735	**Tedwin Street** Both sides From Jones Place to Elizabeth Drive (90m)
Old Guildford	MPKG2737	**Taralga Street** Both sides From The Promenade to South Parade (170m)
Smithfield	MPKG2741	**Brenan Street** Both sides from Stimson Street to Morris Street (20m)
	MPKG2742	**Galton Street** Both sides from Dublin Street to Cul-De-Sac (180m)
	MPKG2743	**Granville Street** Both sides from The Horsley Drive to Siandra Avenue (10m)
	MPKG2745	**Rose Street** Both sides From Dublin Street to Gipps Street (180m)
	MPKG2746	**Rowley Street** Both sides from Market Street to Bourke Street (25m)
St Johns Park	MPKG2747	**Bardon Close** Both sides from Yeronga Street to Cul-De-Sac (10m)
	MPKG2748	**Chalmer Close** Both sides from Ironside Street to Cul-De-Sac (10m)
	MPKG2749	**Drummoyne Crescent** Both sides from Humphries Road to Glebe Close (10m)
	MPKG2750	**Drummoyne Crescent** Both sides from Humphries Road to Flemington Street (35m)
	MPKG2751	**Essendon Street** Both sides from Melbourne Road to House Number 29 (105m)
	MPKG2753	**Strathfield Close** Both sides from Drummoyne Crescent to Cul-De-Sac (20m)
	MPKG2752	**Ivanhoe Street** Both sides from Humphries Road to Melbourne Road (40m)
Wakeley	MPKG2754	**Leicester Street** Both sides from East Cul-De-Sac to West Cul-De-Sac (30m)
Wetherill Park	MPKG2755	**Conrad Street** Both sides From Vidal Street to Polding Street (10m)
	MPKG2756	**Herrick Street** Both sides from Cobbett Street to Newmen Close (15m)
	MPKG2757	**Housman Street** Both sides From Bunyan Street to Cul-De-Sac (50m)

Car Park Renewal
Upgrade of car parks, which have deteriorated below the condition rating of 'poor' and 'very poor' in Council's Asset Management Plan.

Total $740,112

Suburb	ID No.	Description	Funding Type	2026-2027 $
City Wide	MPCPR2701	**City Wide Renewal** Reline marking for various car parks.	General	75,997
Cabramatta	MPCPR2702	**Cabramatta Sportsground Car Park** Repair pavement failures and resurfacing (1250m2).	General	97,500
Carramar	MPCPR2602	**Carrawood Park Access and Car Park** Strengthen base where required and resurface with hot mix asphalt overlay (1104m²)	General	93,615
Edensor Park	MPCPR2703	**Allambie Reserve Car Park** Rebuild the base and resurface with hot mix asphalt overlay (1100m²).	General	148,000
Fairfield	MPCPR2704	**Fairfield Showground Markets Awning Car Park in front Function Centre - Stage 2** Repair pavement failures and resurface with hot mix asphalt overlay (3500m²).	General	325,000
Greenfield Park	MPCPR2606	**Wylde Park/Devenish Reserve Car Park** Replacement of kerbs (20m), repair median and concrete joints, joint sealing and reline marking.	General	35,000

Road Bridge Renewal
Upgrade of road bridges, which have deteriorated below the condition rating of 'poor' or 'very poor' in Council's Asset Management Plan.

Total $832,690

Suburb	ID No.	Description	Funding Type	2026-2027 $
City Wide	MPRBR2701	**City Wide Renewal** To provide steel rung ladders on concrete lined channel to facilitate bridge inspections for various bridges where required.	General	30,000
Edensor Park	MPRBR2702	**Swan Pipe Culvert, Moonlight Pipe Culvert, and Newton Road Box Culvert** Reinstate the damaged barriers.	General	15,000
Horsley Park	MPRBR2703	**Delaware Road from Horsley Road to Burley Road Pipe Culverts** To widen the existing four culverts to have standard width of shoulder and associated road and shoulder works.	General	350,000
	MPRBR2704	**Lincoln Road Bridge** To provide guard rails and hands rails to current standards (60m).	General	37,690
Lansvale	MPRBR2606	**Hollywood Drive (Chipping Norton Lakes) Jetty** To provide steel capping for timber piers and replace cross beams and girders where affected and required or replace existing jetty. *Year 2 of a 2 year project*	General	250,000
	MPRBR2607	**Silverwater Crescent (Georges River)** To investigate and find a solution and implement the solution to extend the height of the supporting column to avoid gangway moving along vertically escaping from column. *Year 2 of a 2 year project*	General Grant **Total**	75,000 25,000 **100,000**
Mt Pritchard	MPRBR2705	**Townview (Conder Avenue) Box Culvert - Scouring beneath headwall** To provide rip rap drain at the downstream end below scoring of box culvert foundation.	General	50,000

Street Furniture Renewal
Upgrade of street furniture, which have deteriorated below the condition rating of 'poor' and 'very poor' in Council's Asset Management Plan.

Total $103,000

Suburb	ID No.	Description	Funding Type	2026-2027 $
Bonnyrigg	MPSFR2701	**House number 275, Humphries Road, Mount Pritchard** Replace damaged guard rail at the intersection of Rose Avenue and Humphries Road 12m Length.	General	20,000
City Wide	MPSFR2704	**City Wide** Unplanned Fence and Road Safety Barrier Renewal Works.	General	5,000
Fairfield	MPSFR2702	**Spencer Street and Ware Street, Fairfield** Replace the old type Bollards.	General	20,000
	MPSFR2703	**Lawson Street from Barbara Street to Vine Street at Fairfield Overpass Bridge, Fairfield** Repaint two overhead gantries and replace all green information and directional Signs.	General	20,000
Horsley Park	MPSFR2708	**Lincoln Road, Road Safety Barrier in front of property number 54-72** Replace damaged road safety barrier (18m).	General	15,000
Mt Pritchard	MPSFR2705	**8 Dorothy Street, Mount Pritchard** Replace damaged timber bollards and replace the reflective tapes (02Nos).	General	5,000
Smithfield	MPSFR2706	**The Crescent (outside The Crescent Plaza) and Spencer Street (outside Fairfield Chase Medical Centre)** Replace Big Belly Bins.	General	8,000
St Johns Park	MPSFR2707	**Edensor Road From Humphries Road to Bunker Parade, Edensor Park** Replace steel fence (10m).	General	10,000

Traffic Facilities Renewal
Upgrade of traffic facilities, which have deteriorated below the condition rating of 'poor' and 'very poor' in Council's Asset Management Plan.

Total $516,421

Suburb	ID No.	Description	Funding Type	2026-2027 $
Bossley Park	MPTFR2701	**Mimosa Road, Pedestrian Refuges between Navaho Street and Pleasant Street** Reconstruct existing pedestrian refuges to current standards near House Number 165.	General	100,000
Cabramatta	MPTFR2702	**National Street, Rubber Cushions Speed Hump, Median and Kerb Blister between Sussex Street and Liverpool Street** Replace rubber cushion speed hump and median island.	General	24,000
	MPTFR2703	**Roundabout at the intersection of McBurney Road and Park Road** Reconstruct existing pedestrian refuges to current standard and realign the pram ramps in line with pedestrian refuges and associated adjustment to footpaths.	General	138,421
Edensor Park	MPTFR2715	**Edensor Road from Humphries Road to Bunker Parade, Edensor Park** Replacement of kerb to provide gutter bridge and to replace pedestrian crossing with concrete or hot mix asphalt (50m2)	General	95,000
Fairfield West	MPTFR2706	**Baragoola Street, Speed Hump between Barara Place and Kambala Crescent** Replace the damaged Watts Profile speed hump near House Number 29 to strengthen road pavement approaches.	General	24,000
Old Guildford	MPTFR2707	**Broughton Street, Speed Hump between Orchid Road and Shackle Avenue** Replace the damaged Watts Profile speed hump near House Number 18.	General	24,000
	MPTFR2708	**Broughton Street, Speed Hump between Waratah Street and Springfield Street** Replace the damaged Watts Profile speed hump near House Number 39.	General	24,000
	MPTFR2709	**Broughton Street, Speed Hump between Waratah Street and Springfield Street** Replace the damaged Watts Profile speed hump near House Number 50.	General	24,000
	MPTFR2711	**Larra Street, Speed Hump between The Promenade and Junction Street** Replace the damaged Watts Profile speed hump near House Number 15 to strengthen road pavement approaches.	General	24,000
	MPTFR2712	**Larra Street, Speed Hump between The Promenade and Junction Street** Replace the damaged Watts Profile speed hump near House Number 29 to strengthen road pavement approaches.	General	24,000
Yennora	MPTFR2714	**Broughton Street, Speed Hump between Whitaker Street and The Promenade** Replace the damaged Watts Profile speed hump near House Number 85, The Promenade.	General	15,000

Bus Shelter Renewal
Upgrade of bus shelters city wide to meet current standards as identified in the Asset Management Plan.

Total **$157,858**

Suburb	ID No.	Description	Funding Type	2026-2027 $
Canley Vale	MPBSR2702	**Sackville Street from Avenel Street to Cardwell Street - House Number 195** Replace existing bus shelter.	General	37,000
Edensor Park	MPBSR2707	**Edensor Road from Sweethaven Road to Boomerang Road - House Number 123** Replace existing bus shelter.	General	37,000
Fairfield West	MPBSR2704	**Hamilton Road from Rawson Road to Nangar Street - House Number 316** Replace existing bus shelter.	General	37,000
Greenfield Park	MPBSR2710	**Smithfield Road Greenfield Park Bus Shelter - House Number 602** Repair, replace the damaged roof and seats of the existing bus shelters and associated works.	General	2,000
Lansvale	MPBSR2709	**Day Street Lansvale Bus Shelter - House Number 51** Repair, replace the damaged roof and seats of the existing bus shelter and associated works.	General	10,858
Old Guildford	MPBSR2705	**Broughton Street from Springfield Street to Orchid Road - House Number 28** Replace existing bus shelter.	General	34,000

New Bus Shelter and Seats
Install new bus shelter and seats city wide as required.

Total **$55,000**

Suburb	ID No.	Description	Funding Type	2026-2027 $
Old Guildford	MPBS2701	**42 Broughton Street** Install new bus shelter.	General	55,000

New Bus Stops
Construction of concrete pads and tactile indicators at various bus stops.

Total $102,000

Suburb	ID No.	Description	Funding Type	2026-2027 $
City Wide	MPBST2701	**New Bus Stops** Construction of concrete pads and tactile indicator at various bus stops.	General	102,000

Pram Ramp Replacement
Upgrade of pram ramps city wide to meet current standards.

Total $100,000

Suburb	ID No.	Description	Funding Type	2026-2027 $
City Wide	MPPRR2701	**Pram Ramp Replacement** Replacement of pram ramps at 40 locations to meet current standards.	General	100,000

Street Light Upgrade
Upgrade of street lights city wide as required.

Total $150,000

Suburb	ID No.	Description	Funding Type	2026-2027 $
City Wide	MPSL2701	**Street Light Upgrade** Upgrade of street lights at various locations after investigation warrants.	General	150,000

Strategic Asset Management - Civil and Built Financials

ID No.	Service Outputs	Total ($) Income	Expenditure	Cost of Service	Staff (FTE)
SSAMCB01	Asset Management Strategy	(645,035)	504,297	(140,738)	4.00
SSAMCB02	Community Buildings Management	(444,474)	8,748,102	8,303,628	3.20
SSAMCB03	Roads and Transport Asset Maintenance and Renewal	(1,590,067)	21,104,630	19,514,563	6.40
SSAMCB04	Stormwater Drainage Asset Maintenance and Renewal	(258,014)	1,589,230	1,331,216	1.60
SSAMCB05	Street Lighting Management	(1,128,834)	2,888,450	1,759,616	0.80
	Sub-Total	**(4,066,425)**	**34,834,709**	**30,768,284**	**16.00**
	Major Programs	(2,809,806)	24,173,165	21,363,359	-
	New Projects	-	20,000	20,000	-
	TOTAL	**(6,876,231)**	**59,027,875**	**52,151,644**	**16.00**

This service is 29.87% of the Operational Plan Budget

Strategic Asset Management - Open Space

Manager City Assets

What does this service do?

Ensure Council's Parks, Playgrounds, Sportsfields and all Open Space assets including public toilets are maintained to an agreed standard by undertaking condition inspections to identify and program renewal works.

ID No.	Service Outputs	Service Activities
SSAMOS01	Asset Management	• Operational Plan project scopes of work for Council's Open Space Assets completed in consultation with internal and external stakeholders. • Update Asset Management System as part of the handover process of capital works. • Process requests for Landowner's Consent for open space. • Review and update Council's Parks and Recreation (Open Space) Asset Management Plan and Public Domain Standards and Specifications Manual aligned to Open Space Strategic Plans and Plans of Management annually. • Review Native Title prior to any works or licences carried out within Crown Land. • Review and update the Policies for Open Space Management. • Review and update Council's Open Space Asset Management Plan to support sustainable asset management and service delivery. • Align Plans of Management with Asset Management Strategy and Open Space Planning requirements. • Ensure Open Space Management Policies are reviewed to align with Council's strategic planning and community needs.
SSAMOS02	Recreational Development	• Provide comment on development applications for open space in relation to Council's Plans of Management. • Develop Councils planning for the acquisition of open space (Recreation and Open Space Strategy) informing an Open Space Acquisition Plan (Section 7.11 Plan). • Provide information on Council's webpage about open space/recreational assets (basketball, cricket, futsal etc.). • Ensure that Council's Open Space Asset Management Plan is informed and updated by Councils Open Space Strategy. • Promote Council's parks and recreation (open space) assets. • Provide information on Council's webpage with the location and facilities within Council's parks, sportsfields and reserves. • Develop and submit grant/funding applications for sporting, recreational and green spaces. • Contribute funding to the Western Sydney Academy of Sport (WSAS) to enable the allocation of local sports scholarships. • Provide annual financial contribution to the Department of Planning for regional open space. • Engage recreational and sports representatives to identify their needs and inform Council's Operational Plan and Delivery Program.

ID No.	Service Outputs	Service Activities
SSAMOS02 continued	Recreational Development	• Develop and implement a resident/customer satisfaction survey and collate results to report through Council's Delivery Program the satisfaction with Council's parks/playgrounds/fitness equipment. • Review and assess development applications for open space planning to ensure alignment with Council's strategic goals. • Provide data-driven insights on open space usage and asset performance to inform Council's strategic asset planning.
SSAMOS03	Monuments and Memorials	• Respond to requests for repair. • Liaise internally to identify opportunities for policy development.

Strategic Asset Management - Open Space Major Program/s

Town Centre Maintenance
Undertake maintenance in Town Centres across Fairfield City.

Total **$100,000**

Suburb	ID No.	Description	Funding Type	2026-2027 $
City Wide	MPTCM2701	**Town Centre Maintenance** Undertake maintenance in Town Centres across Fairfield City.	General	100,000

Open Space Asset Renewal
Upgrade of Open Space Assets not meeting current service levels as identified in Council's Asset Management Plan.

Total **$2,826,970**

Suburb	ID No.	Description	Funding Type	2026-2027 $
Bonnyrigg	MPOSR2723	**Lalich Park – Play Equipment Upgrade** Renewal and upgrade of existing play equipment to provide a safer, more engaging, and accessible play environment for children and families.	General	100,000
Bossley Park	MPOSR2715	**Wheller Park** Rubber Softfall Replacement.	General	25,000
	MPOSR2718	**Burramy Park** Rubber Softfall Renewal.	General	25,000
Cabramatta	MPOSR2701	**McBurney Park** Rubber Softfall, Playground Equipment, Fitness Equipment, Access Gate Renewal.	General	300,000
Canley Vale	MPOSR2714	**Hartleys Oval** Goal Post, Mesh sight screen, Alloy Bench Replacement.	General	56,757
City Wide	MPOSR2710	**Unplanned Asset Renewal and Forward Planning** Open space infrastructure renewal to enable investigations and concept plans to be developed for projects and assist with grant funding applications.	General	670,591
	MPOSR2726	**Future Needs and Open Space Review** Delivery readiness of priority infrastructure projects aligned with current and future needs for open space.	General	60,000
Edensor Park	MPOSR2724	**Bosnjak Park – Gym Equipment and Seating Upgrade** Upgrade of outdoor gym equipment and installation of new seating to improve park usability and encourage active lifestyles.	General	160,000
Fairfield West	MPOSR2702	**Avery Park** Playground Equipment, Steel Fence, Access Gate, Concrete Cricket Pitch, Park Name Sign, Rubber Softfall Renewal.	General	210,000
	MPOSR2719	**Sadlier Park** Bark Softfall Renewal.	General	10,000
Greenfield Park	MPOSR2708	**Hornet Park** Playground Equipment, Steel Seat, Rubber Softfall, Timber Bollard Replacement.	General	300,000
Smithfield	MPOSR2722	**Smithfield Park** Goal Post and Park Name Sign Replacement.	General	60,000
	MPOSR2725	**Rosford Park** Floodlight with Steel Pole, Goal Post.	General	400,000
	MPOSR2727	**Rosford Park** Concept Plan and Feasibility Review Rosford Park to identify additional sporting field opportunities.	General	50,000
St Johns Park	MPOSR2703	**Chisholm Park** Floodlight with Timber Pole and Goal Post.	General	300,000
	MPOSR2711	**Homebush Park** Rubber Softfall Renewal.	General	55,000

Open Space Asset Renewal continued

Suburb	ID No.	Description	Funding Type	2026-2027 $
Villawood	MPOSR2709	**Hilwa Park - Design Only** Design development for the upgrade of playground equipment, rubber softfall and bollards.	General	20,000
Wakeley	MPOSR2721	**King Park** Alloy Bench, Goal Post, Timber Bench, Timber Bollard, Concrete Cricket Pitch Replacement.	General	24,622

Strategic Asset Management - Open Space Financials

ID No.	Service Outputs	Total ($) Income	Expenditure	Cost of Service	Staff (FTE)
SSAMOS01	Asset Management	-	88,167	88,167	0.60
SSAMOS02	Recreational Development	(121,982)	2,289,644	2,167,662	3.10
SSAMOS03	Monuments and Memorials	(121,982)	1,668,994	1,547,012	-
	Sub-Total	**(243,965)**	**4,046,805**	**3,802,840**	**3.70**
	Statutory Expenditure	-	258,907	258,907	-
	Major Programs	-	2,926,970	2,926,970	-
	New Projects	-	1,057,000	1,057,000	-
	TOTAL	**(243,965)**	**8,289,682**	**8,045,717**	**3.70**

This service is 4.58% of the Operational Plan Budget

Strategic Land Use Planning

Manager Strategic Land Use Planning

What does this service do?

Identify, map and coordinate planning for residential, business and rural land across Fairfield City, as well as preparing zoning certificates and representing Council on planning and infrastructure matters with the State and Federal Governments.

ID No.	Service Outputs	Service Activities
SSSLUP01	Land Use and Transport Planning	• Prepare and review Planning Proposals that amend the Fairfield Local Environmental Plans (LEP) 2013 to respond to changing community needs, city growth, market trends and changes to State and Federal Government policies. • Prepare, develop, exhibit, and amend the Development Control Plans. • Undertake various studies that inform Council's policy framework relating to land use. • Monitor and report on legislative, State and Federal policy changes relating to land use planning that impact on the Local Environmental Plans, Development Control Plans and Local Infrastructure Contribution Plans. • Represent Council on regional and subregional projects undertaken by State Government authorities and the Federal Government. • Prepare other policies that support and guide development in conjunction with the Local Environmental Plans, Development Control Plans and Local Infrastructure Contribution Plans. • Calculate Local Infrastructure Contributions from new developments to provide the additional infrastructure needed to support the surrounding areas including roads, parks, and community facilities. • Plan, manage and monitor Local Infrastructure Contributions to ensure the infrastructure is being developed when needed. • Prepare and issue Zoning Certificates – Section 149. • Work with the State Governemnt to deliver Council's medium and long term housing strategy targets in coordination with the Councils within the Western City District, taking into account infrastructure timing and capacity. • Monitor, review, and update the Local Housing Strategy. • Continue to implement the findings and recommendations of the Fairfield Aboriginal Heritage Study 2016 and continue to collaborate with the Aboriginal community and the two Local Aboriginal Land Councils to identify opportunities to share Aboriginal cultural heritage where appropriate. • Collaborate with State Government agencies to identify and address short falls in infrastructure provision. • Work with the relevant State Government agencies to ensure transport decisions promote the best outcome for Fairfield City. • Collaborate with State Government agencies to leverage the best opportunities including offsets and compensatory measures for the Fairfield City community arising from major infrastructure projects including (but not limited to): Western Sydney Freight Line, Parramatta to Western Sydney Airport rail link, Elizabeth Drive upgrade, T-way to Liverpool and Parramatta and strategic bus routes and upgrades to arterial roads.

ID No.	Service Outputs	Service Activities
SSSLUP01 Continued	Land Use and Transport Planning	• Work with adjoining Councils to review and manage urban services land, including addressing forecast increases in freight and logistics servicing need. • Provide the local community with regular feedback about future plans and developments that impact the city. • Undertake a review and update the Local Strategic Planning Statement (LSPS) (including the themes and planning priorities) at a minimum as required by the Environmental Planning and Assessment Act and Regulation. • Continue to develop and maintain effective partnerships between Government agencies, and other forums/groups, and with community groups to achieve the planning priorities and actions identified in the LSPS. • Undertake advocacy on behalf of the community in relation to land use and transport planning matters to achieve the vision of the LSPS.
SSSLUP02	Heritage Protection	• Provide assessments to the Development Planning and Building Control sections of Council on Development Applications which involve heritage items. • Manage the Heritage Grants and Heritage Rates Relief Programs that provides funding assistance to land owners to help maintain heritage items. • Coordinate the Heritage Committee activities and manage and implement the Heritage Policies for Council.

Strategic Land Use Planning Indicators

ID No.	Indicator Measure	Baseline	Target	Preferred Trend
IDSLUPO01	% Planning Proposals reported to Council within 3 months of lodgement or 6 months of Council initiated proposals	100% per annum	100% per annum	▲
IDSLUPO02	% Emerging Development Control Plan issues reported to Council within 6 months of being identified	100% per annum	100% per annum	▲
IDSLUPO03	# Zoning Certificates (Section 149 and 149(2)) not issued within 5 working days	0% per annum	<1% per annum	▼
IDSLUPO04	# Heritage programs completed each year	8 per annum	2 per annum	▲
IDSLUPO06	# Meetings participated in as part of State Government working groups	29 per annum	N/A	▲
IDSLUPO07	# Community feedback on the quality of new developments	0 per annum	N/A	▲
IDSLUPO08	# New technology and initiatives considered in regards to Fairfield LEP and DCP updates	0 per annum	N/A	▲
IDSLUPO09	# Feedback provided in Council's City Life quarterly publication	0 per annum	N/A	▲
IDSLUPO10	# Land already zoned for higher density housing that is not yet developed	67%	N/A	▲
IDSLUPO11	# Recorded secondary dwellings	375	N/A	▲

Strategic Land Use Planning Financials

ID No.	Service Outputs	Total ($)			Staff (FTE)
		Income	Expenditure	Cost of Service	
SSSLUP01	Land Use And Transport Planning	(586,739)	1,535,959	949,220	8.91
SSSLUP02	Heritage Protection	(13,913)	170,341	156,428	0.09
	TOTAL	**(600,652)**	**1,706,300**	**1,105,648**	**9.00**

This service is 0.64% of the Operational Plan Budget

Traffic and Transport

Manager Design Services

What does this service do?

Manages the Fairfield City road network, including traffic management, transport, road safety, parking restrictions and liaison with State Government entities for classified roads.

ID No.	Service Outputs	Service Activities
SSTT01	Traffic and Transport	• Manage the safe and efficient movement of people, vehicles, public transport, cyclists, and freight across the road network. • Ensure traffic signs and line marking meet a minimum satisfactory standard. • Manage key strategies to inform traffic management, road safety and transport planning for the City. • Increase use of the cycle network across Fairfield City. • Advise on the City Connect Bus service. • Advise on the impact of planning and development proposal's traffic, transport and parking considerations. • Administer the Fairfield Local Traffic Committee. • Festive Lights at intersections and banner sites operational for festive seasons.

Traffic and Transport Indicators

ID No.	Indicator Measure	Baseline	Target	Preferred Trend
IDTTO01	# Road safety education programs	7 per annum	1 per annum	▲
IDTTO02	# Community engagement provided on traffic improvements	4 per annum	20 per annum	▲
IDTTO03	# Public transport advocacy initiatives	3 per annum	1 per annum	▲
IDTTO04	# Traffic flow improvements projects delivered	20 per annum	5 per annum	▲
IDTTO05	# Integrated traffic signal initiatives on regional and arterial roads	7 per annum	1 per annum	▲
IDTTO06	# Customer requests resolved relating to traffic and transport matters	To be established	40 per annum	▲
IDTTO07	# Heavy Vehicle Permit requests	To be established	50 per annum	▲
IDTTO08	# Traffic Reports	To be established	15 per annum	▲

Traffic and Transport Major Program/s

Black Spot Program
Enhance road safety by addressing black spot locations to minimise crashes.
Note: Council is seeking grant funding from Transport for NSW for this project.

Total	**$520,000**
Grant	$420,000
General	$100,000
Operating	$1,500
Maintenance	$5,500

Suburb	ID No.	Description	Funding Type	2026-2027 $
Canley Vale	MPBP2701	**Avenel Street, Canley Vale** Installation of two raised thresholds.	Grant	190,000
City Wide	MPBP2711	**Urgent Road Safety Works** Implement city wide urgent safety works.	General	100,000
Fairfield	MPBP2600	**Black Spot Program** Joyce Street, Fairfield – Installation of two watts profile road humps and lighting upgrade.	Grant	120,000
Mt Pritchard	MPBP2700	**Pritchard Street, Mount Pritchard** Installation of two watts profile road humps.	Grant	110,000

Local Area Traffic Management Program
Develop and install traffic calming devices and road enhancements to improve road safety and public amenity in Fairfield City.

Total	**$790,000**
Grant	$540,000
General	$250,000
Operating	$1,500
Maintenance	$5,500

Suburb	ID No.	Description	Funding Type	2026-2027 $
City Wide	MPLTM2700	**Kalang Road, Edensor Park** Installation of two raised thresholds.	General	220,000
Edensor Park	MPLTM2702	**Renewal of Signs and Lines** City wide renewal of signs and lines.	Grant	540,000
			General	30,000
			Total	**570,000**

Pedestrian Access and Mobility Plan
This program develops an integrated network of pedestrian pathways with strategically located pedestrian facilities which is expected to provide a safe and efficient network people will be able to use.

Total	**$150,000**
General	$150,000
Operating	$1,500
Maintenance	$5,500

Suburb	ID No.	Description	Funding Type	2026-2027 $
Bossley Park	MPPAM2701	**Mimosa Road, Bossley Park** Reconstruct pedestrian refuge island.	General	150,000

Traffic and Transport Financials

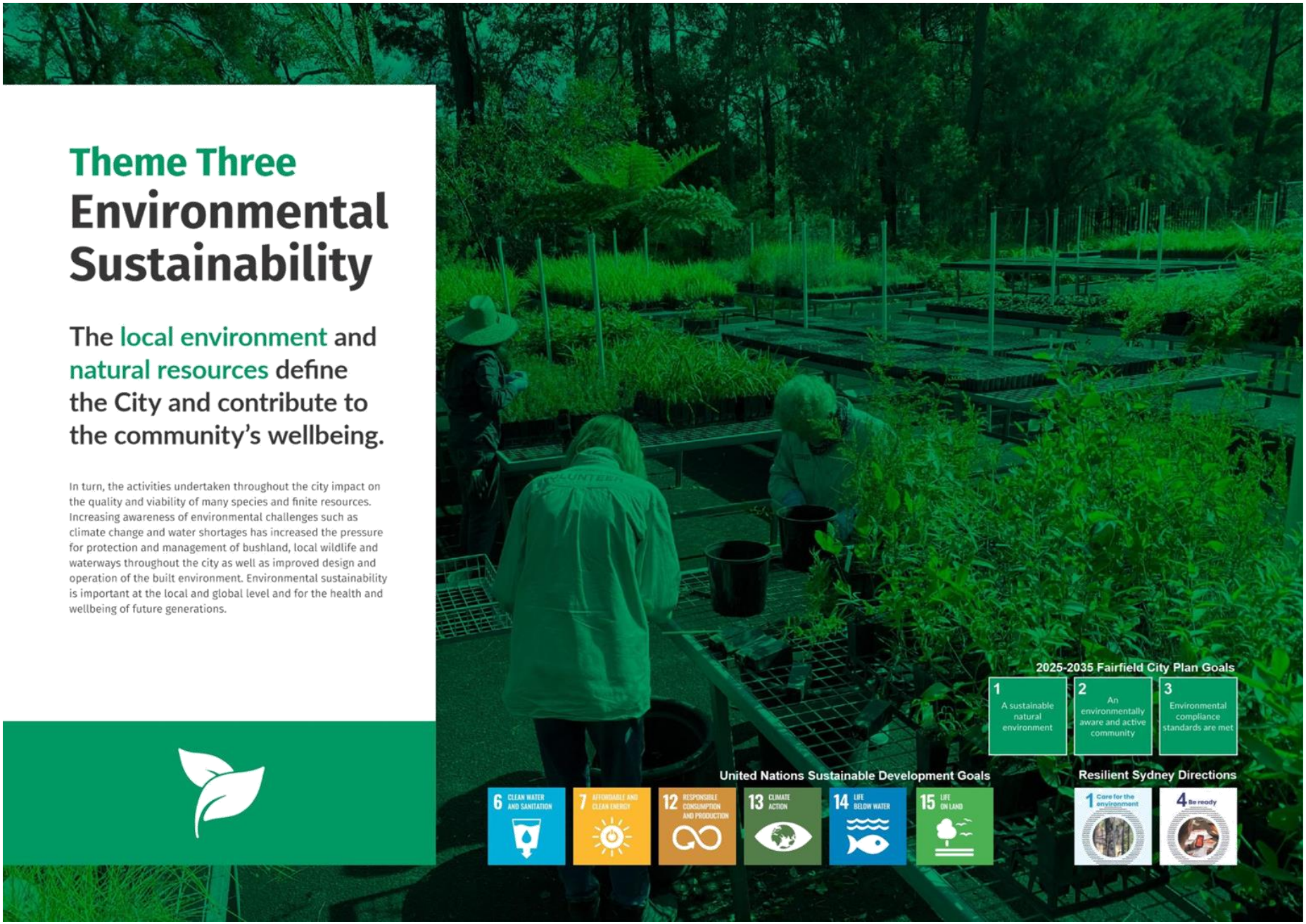
ID No.	Service Outputs	Total ($) Income	Expenditure	Cost of Service	Staff (FTE)
SSTT01	Traffic and Transport	(79,844)	782,988	703,144	5.30
	Sub-Total	**(79,844)**	**782,988**	**703,144**	**5.30**
	Major Programs	(960,000)	1,460,000	500,000	-
	New Projects	-	5,000	5,000	-
	TOTAL	**(1,039,844)**	**2,247,988**	**1,208,144**	**5.30**

This service is 0.69% of the Operational Plan Budget

Theme Three
Environmental Sustainability

The local environment and natural resources define the City and contribute to the community's wellbeing.

In turn, the activities undertaken throughout the city impact on the quality and viability of many species and finite resources. Increasing awareness of environmental challenges such as climate change and water shortages has increased the pressure for protection and management of bushland, local wildlife and waterways throughout the city as well as improved design and operation of the built environment. Environmental sustainability is important at the local and global level and for the health and wellbeing of future generations.



Council's

Key Strategies, Plans and Policies

Supporting the delivery of Environmental Sustainability for the Fairfield City Community

Cabramatta Creek Floodplain Management Study and Plan
Canley Corridor Floodplain Risk Management Study and Plan
Compliance and Enforcement Policy – Food Safety in Fairfield City
Fairfield Biodiversity Strategy
Fairfield City Council Stormwater Management Policy
Fairfield City Environmental Management Plan
Fairfield City Flood Emergency Plan
Fairfield City Local Flood Plan
Fairfield Emergency Risk Management Plan
Fairfield Illegal Dumping Strategy
Fairfield Local Emergency Management Plan
Fairfield Waste Management Strategy and Action Plan
Georges River Estuary Coastal Zone Management Plan
Georges River Flood Risk Management Study and Plan
NSW Waste Avoidance and Resource Recovery Strategy
Prospect Creek Floodplain Management Plan
Three Tributaries Floodplain Risk Management Study and Plan
Water Management Plan
Water Quality and Monitoring Strategy

Projects

Suburb	ID No	Project Name	Responsible Officer	Funding Type	2026-2027 $
Theme 3 - Environmental Sustainability Projects					
Goal 1: A sustainable natural environment.					
Strategy 1: Enhanced environmental health and sustainability through improved air, water, and soil quality, alongside conservation efforts to protect biodiversity.					
Bonnyrigg	SP271202	**Georges River Keeper Program - Brown Reserve** Restore land between Brown Road and Elizabeth Drive, Bonnyrigg, along Henty Creek by reducing weeds, planting native plants, and educating the community.	Manager City Assets	Grant	50,550
Cabramatta	SP27947	**Flying-fox Habitat Restoration Program** Enhance the Grey-headed flying foxes' survivability in the Cabramatta Creek flying fox camp. *Year 6 of a 9 year program*	Manager City Assets	General Grant **Total**	25,460 2,000 **27,460**
City Wide	IN271134	**National Tree Planting Day** Host National Tree Day activities in Fairfield City by planting 10,000 native indigenous trees and adequate maintenance of the National Tree Day revegetation sites. Location: Angle Vale Park, Edensor Park. *Note: Council will apply for grant funding*	Manager City Assets	General	27,083
	SP27416-1	**NSW Weeds Action Program** Inspect priority weeds on Council and Crown land, and private rural properties to educate landholders as well as controlling priority weeds along Fairfield City's creeklines. *Year 4 of a 6 year program*	Manager City Assets	General Grant **Total**	34,650 51,000 **85,650**
Strategy 2: Strengthen Flood Mitigation and Infrastructure Maintenance.					
City Wide	IN271175	**Disaster Adaptation Plans - Implentation** Engagement with NSW Reconstruction Authority in developing Disaster Adaptation Plan(s) relevant to Fairfield City and implementation of priority actions. *Note: This work is subject to grant funding and available resources.*	Manager Major Projects and Planning	Grant	50,000
Strategy 3: Enhance Emergency Preparedness and Community Awareness.					
City Wide	IN271173	**Remote Monitoring for Flood Events - Devices** Provide LOWAN devices to monitor creek depths at 4 key locations across the city.	Manager Major Projects and Planning	General	20,000

Theme 3 Environmental Sustainability

Theme 3 - Environmental Sustainability Projects					
Suburb	ID No	Project Name	Responisble Officer	Funding Type	2026-2027 $
Goal 2: An environmentally aware and active community.					
Strategy 1: Increase community awareness and participation in recycling by providing targeted education programs.					
City Wide	IN271054	**Recycling Education Program** City-wide communication and waste education program for single unit dwellings on the contamination within food organics and garden organics bin and recycling bins.	Manager Waste and Cleansing Operations	Waste Reserve	50,000
City Wide	IN271055	**School Education Programs** Our School Education Program focuses on teaching primary school students about household waste contamination, promoting responsible waste management practices.	Manager Waste and Cleansing Operations	Waste Reserve	10,000
Strategy 3: Optimise Waste Disposal Services by improving public access to recycling facilities.					
City Wide	IN271058	**Kerbside Audits Recycling, General and FOGO** Conducting a combined kerbside waste composition audit for garbage and recycling and FOGO bins for all single unit dwellings.	Manager Waste and Cleansing Operations	Waste Reserve	70,000

Services Provided

Catchment Planning

Manager City Assets

What does this service do?

Develop policies, undertake studies, develop engineering designs, and provide advice relating to catchment planning, floodplain management, stormwater, waterways and dam safety management.

ID No.	Service Outputs	Service Activities
SSCP01	Floodplain Risk Management	• Undertake Flood Studies to define flood behaviour. • Prepare Floodplain Risk Management Studies and Plans to identify, assess, and recommend options to mitigate the risk of flooding. • Investigate and design flood mitigation works. • Promote and administer the Voluntary House Raising and Voluntary Purchase Scheme, for identified flood-affected areas. • Participate in community flood awareness activities led by other government departments. • Coordinate Fairfield Floodplain Management Committee. • Lead, engage, and provide advice to external and internal stakeholders on flooding and floodplain management. • Develop and maintain Council's Flood Risk Management Development Controls in line with NSW Government guidance.
SSCP02	Dam Safety Management	• Lead, coordinate, and maintain Council's Dam Safety Management System to ensure the information is accurate, up to date, and meets the requirements of ISO 55001 Standard. • Undertake safety reviews and monitoring of dams. • Review and update Operations and Maintenance Plans, and Emergency Plans. • Report to Dams Safety NSW. • Conduct Emergency Exercises.
SSCP03	Stormwater Management	• Investigate and design stormwater infrastructure to reduce drainage issues, improve water quality, and increase biodiversity and amenity. • Lead, engage, and provide advice to external and internal stakeholders on stormwater management. • Review and update Council's Stormwater Management Policy in line with best industry practice. • Provide stormwater educational activities to the community. • Monitor water quality at waterways around the city. • Manage contractors to deliver projects under Council's Stormwater programs. • Plan and recommend maintenance of Stormwater Quality Improvement Devices (SQID) such as rain gardens.

Catchment Planning Indicators

ID No.	Indicator Measure	Baseline	Target	Preferred Trend
IDCPO01	# Stormwater and floodplain education programs conducted	3 per annum	1 per quarter	▲
IDCPO02	# Floodplain Risk Management Studies and Plans completed	1 per annum	1 per annum	▲
IDCPO03	# Projects implemented as part of Council's stormwater programs	12 per annum	3 per quarter	▲
IDCPO04	# Flood maps provided	To be established	N/A	▲
IDCPO05	% Advice provided within ten working days	To be established	80% per quarter	▲
IDCPO06	# Flood Information Sheets provided	To be established	N/A	▲

Catchment Planning Major Program/s

Existing Stormwater Management
Investigate, design and construct stormwater management works to address stormwater drainage issues, stormwater quality and waterway stability across the city.

Total	**$500,000**
General	$500,000
Maintenance	$20,000

Suburb	ID No.	Description	Funding Type	2026-2027 $
Bonnyrigg Heights	MPESP2726	**Wilson Creek Rehabilitation Works – Construction** Upgrade works along Wilson Creek. *Year 1 of a 2 year program* *Note: Council will seek grant opportunities for this project.*	Grant	TBA
City Wide	MPESP2701	**Stormwater Management Program** Investigate, design and construct stormwater management works to address stormwater drainage issues, stormwater quality and waterway stability across the City.	General	500,000

Theme 3 Environmental Sustainability

Flood Mitigation Program
Identify and reduce the risk to life and property from flooding across the city. This program is funded by grants from the NSW Government on a 2 (grant) to 1 (Council) funding ratio.

Total	$120,000
General	$40,000
Grant	$80,000
Maintenance	$20,000

Suburb	ID No.	Description	Funding Type	2026-2027 $
Cabramatta	MPFMP2734	**Cabramatta Creek Floodplain Risk Management Study and Plan** Develop a Floodplain Risk Management Study and Plan to identify, assess and recommend measures to reduce flood risk. *Year 3 of a 3 year program*	General Grant **Total**	40,000 80,000 **120,000**
Cabramatta West, Canley Vale, Fairfield Heights, Fairfield West, Mt Pritchard	MPFMP2601	**Central Floodplain Risk Management Study and Plan** Seek grant funding to develop a Floodplain Risk Management Study and Plan to identify, assess and recommend measure to reduce flood risk. *Note: Council will seek grant opportunities for this project.*	Grant	TBA
City Wide	MPFMP2750	**Rural Area Floodplain Risk Management Study and Plan (including future development scenario)** Seek grant funding to develop a Floodplain Risk Management Study and Plan to identify, assess and recommend measure to reduce flood risk. *Note: Council will seek grant opportunities for this project.*	Grant	TBA
Prairiewood	MPFMP2635	**Three Tributaries Floodplain Risk Management Study and Plan – Review** Seek grant funding to develop a Floodplain Risk Management Study and Plan to identify, assess and recommend measure to reduce flood risk. *Note: Council will seek grant opportunities for this project.*	Grant	TBA
Wetherill Park	MPFMP2749	**Hassall Street and Rosford Reserve Detention Basins Upgrade - Detailed Design** Seek grant funding to develop a detailed design of basin upgrade works for Hassall Street. *Note: Council will seek grant opportunities for this project.*	Grant	TBA
	MPFMP2751	**Emerson Detention Basin Upgrade - Detailed Design** Seek grant funding to develop a detailed design of basin upgrade works for Emerson Park. *Note: Council will seek grant opportunities for this project.*	Grant	TBA
Wakeley	MPFMP2711	**Flood detention basin upgrade, King Park** Seek grant funding opportunities for the construction basin upgrade works. *Note: Council will seek grant opportunities for this project.*	Grant	TBA

Stormwater Levy Program
Extra funding to supplement the Existing Stormwater Management Program to address stormwater drainage and stormwater quality issues and waterway stability in urban areas of the city. It also includes stormwater education and water quality monitoring.

Total	$1,135,000
Stormwater Levy Reserve	$1,135,000
Maintenance	$20,000

Suburb	ID No.	Description	Funding Type	2026-2027 $
Abbotsbury	MPSLP2629	**Stockdale Wetland** Investigations into wetland system improvements	Stormwater Levy Reserve	30,000
Cabramatta	MPSLP2725	**Cabramatta Creek Bank Stabilisation** Monitoring and maintenance.	Stormwater Levy Reserve	10,000
City Wide	MPSLP2701	**Stormwater Education** Deliver education programs designed to raise community awareness about stormwater issues and solutions.	Stormwater Levy Reserve	20,000
	MPSLP2702	**Stormwater Gully Pit Maintenance** Clean stormwater gully pits at various hot spot locations to reduce the risk of localised stormwater flooding.	Stormwater Levy Reserve	20,000
	MPSLP2703	**Water Quality Monitoring** Monitor and analyse the water quality at a minimum of 15 sample testing locations across the City.	Stormwater Levy Reserve	60,000
	MPSLP2704	**Maintenance Major Stormwater Systems** Maintain major stormwater systems such as wetlands, ponds and rain gardens.	Stormwater Levy Reserve	440,000
	MPSLP2705	**Catchment Officers** Contractors helping to implement the Stormwater Levy Program.	Stormwater Levy Reserve	215,000
	MPSLP2718	**Dam Safety Reporting** Prepare safety reports on the Declared dams in the Fairfield Local Government Area.	Stormwater Levy Reserve	240,000
Smithfield	MPSLP2731	**Prospect Creek Rehabilitation** Investigations for Detailed Design.	Stormwater Levy Reserve	100,000

Catchment Planning Financials

ID No.	Service Outputs	Total ($) Income	Expenditure	Cost of Service	Staff (FTE)
SSCP01	Floodplain Risk Management	(8,651)	585,943	577,292	4.20
SSCP02	Dam Safety Management	-	189,295	189,295	2.40
SSCP03	Stormwater Management	(1,600,000)	327,535	(1,272,465)	1.40
	Sub-Total	**(1,608,651)**	**1,102,773**	**(505,878)**	**8.00**
	Statutory Expenditure	-	**153,513**	**153,513**	-
	Major Programs	-	1,635,000	1,635,000	-
	TOTAL	**(1,608,651)**	**2,891,286**	**1,282,635**	**8.00**

This service is 0.75% of the Operational Plan Budget

Emergency Management

Manager Major Projects and Planning

What does this service do?

Provide leadership, assistance, and resources in order to support emergency and disaster planning, response and recovery operations within Fairfield City.

ID No.	Service Outputs	Service Activities
SSEM01	Emergency Prevention, Preparation, Response and Recovery	• Manage plans in relation to the prevention of, preparation for, response to and recovery from emergencies. • Provide executive support for the Fairfield Local Emergency Management Committee and Operations Controller (LEOCON). • Undertake annual emergency response training and exercise. • Provide assistance to the NSW State Emergency Service and the Rural Fire Service. • Conduct educational programs/workshops to assist in community awareness about emergency prevention, preparation, response, and recovery within Fairfield City. • Provide statutory funding for NSW Fire and Rescue, Rural Fire Service and State Emergency Services. • Respond in an emergency incident and/or event with assistance to the combat agency and/or LEOCON. • Provide support for local community recovery from an emergency incident and/or event. • Develop planned responses for Council services to an emergency incident and/or event.

Theme 3 Environmental Sustainability

Emergency Management Indicators

ID No.	Indicator Measure	Baseline	Target	Preferred Trend
IDEMO01	# Actions undertaken as part of the Fairfield Local Emergency Management Plan	7 per annum	N/A	▲

Emergency Management Financials

ID No.	Service Outputs	Total ($) Income	Expenditure	Cost of Service	Staff (FTE)
SSEM01	Emergency Prevention, Preparation, Response and Recovery	(79,292)	205,023	125,731	-
	Sub-Total	**(79,292)**	**205,023**	**125,731**	-
	Statutory Expenditure	-	3,140,000	3,140,000	-
	New Projects	(100,000)	120,000	20,000	-
	TOTAL	**(179,292)**	**3,465,023**	**3,285,731**	-

This service is 1.87% of the Operational Plan Budget

Natural Resource Management

Manager City Assets

What does this service do?

Provide and deliver educational programs and community sustainability initiatives for the community and Council. Maintain and protect the natural environment in the City.

ID No.	Service Outputs	Service Activities
SSNRM01	Natural Resource Management	• Develop and implement the Bush Regeneration Program, which involves planting and maintaining creeks and their surroundings. • Develop and implement Creek Cleaning – Cleaning of litter from creeks and stormwater devices. • Conduct biosecurity (weed) compliance inspections and education. • Apply and manage environmental grants (Weed Action Plan, community environmental grants). • Attend Cumberland Bush Fire Management Committee meetings. • Manage and implement Biodiversity Strategy and Action Plan. • Manage maintenance of stormwater levy sites (including rain gardens). • Respond to tree, weed, and bush fire customer service requests. • Develop and review the Biosecurity Policy and Weed Action Plan. • Collaborate with the Georges Riverkeeper to deliver environmental outcomes.
SSNRM02	Community Nursery	• Coordinate and implement the native plant propagation program. • Collect, develop, and maintain seed bank for native plant propagation. • Promote native plants. • Manage and promote sales of plants to internal and external services. • Continued on-going refurbishment and improvements of nursery site and operations. • Hold Community Nursery Open Days. • Provide advice on plant selection and plant maintenance to internal and external stakeholders such as schools, residents and community groups.
SSNRM03	Environmental Education and Volunteers	• Develop and implement environmental education programs for local schools. • Provide community events and educational workshops. • Coordinate 2 volunteer groups (community nursery and indigenous flora park). • Organise National Tree Day.

Natural Resource Management Indicators

ID No.	Indicator Measure	Baseline	Target	Preferred Trend
IDNRMO01	# Volunteer hours participating at community nursery	722 per quarter	700 per quarter	▲
IDNRMO02	# Volunteer hours maintaining bushland and creeks	173 per annum	180 per annum	▲
IDNRMO03	# Native plants propagated at the Community nursery	34,965 per annum	35,000 per annum	▲
IDNRMO04	# Native plants comprising of trees, grass, shrub planted in the City	23,315 per annum	12,000 per annum	▲
IDNRMO05	# Educational environmental sustainability activities undertaken	21 per annum	11 per annum	▲
IDNRMO06	# People attending educational activities	632 per annum	240 per annum	▲
IDNRMO07	# People participating in National Tree Day	182 per annum	150 per annum	▲
IDNRMO08	# Community events and educational workshops provided with Georges Riverkeeper	1 per annum	1 per annum	▲
IDNRMO09	# Hours bush regeneration by Corrective Services NSW teams with Georges Riverkeeper	1,200 per annum	1,200 per annum	▲
IDNRMO10	# Hours litter removal by Corrective Services NSW teams with Georges Riverkeeper	4,500 per annum	4,500 per annum	▲

Natural Resource Management Financials

ID No.	Service Outputs	Total ($) Income	Expenditure	Cost of Service	Staff (FTE)
SSNRM01	Natural Resource Management	(17,990)	1,895,810	1,877,820	4.00
SSNRM02	Community Nursery	(562)	43,370	42,808	-
SSNRM03	Environmental Education and Volunteers	(187)	14,456	14,269	-
	Sub-Total	**(18,740)**	**1,953,636**	**1,934,896**	**4.00**
	Statutory Expenditure	-	110,000	110,000	-
	New Projects	(103,550)	190,743	87,193	-
	TOTAL	**(122,290)**	**2,254,379**	**2,132,089**	**4.00**

This service is 1.21% of the Operational Plan Budget

Public Health and Environment

Manager Building Control and Compliance

What does this service do?

Monitor and enforce regulatory and compliance laws within Fairfield City for environmental and public health standards.

ID No.	Service Outputs	Service Activities
SSPHE01	Community Health Compliance	• Provide inspection of retail food businesses, food markets, mobile food vendors, food festivals and events. • Inspect additional regulated (non-food) retail premises to ensure compliance with public health regulations and standards, such as beauty salons, hairdressers, brothels, and skin penetration businesses. • Inspect public swimming pools, septic systems, boarding houses, caravan parks, cooling towers and warm water systems. • Respond to reports of single case food borne illness connected with retail and non-retail food premises. • Investigate residential and commercial environmental and public health related complaints. • Review Development Applications (DA) regarding public health and environmental impacts as part of planning submissions. • Management of communicable disease related risks and obligations.
SSPHE02	Environmental Management Compliance	• Undertake environmental audits of industrial and commercial operations and premises. • Review Development Applications (DA) regarding environmental impacts as part of planning submissions. • Provide industry based training seminars. • Issue Penalty Infringement Notices (PINs) and the service of Statutory Notices and Orders. • Conduct environmental investigations ranging from minor to major pollution matters. • Provide detailed environmental advice to local industry. • Provide advice and support to Environment Protection Authority in joint investigation of pollution matters.

Public Health and Environment Indicators

ID No.	Indicator Measure	Baseline	Target	Preferred Trend
IDPHEO01	# Food premises inspected	196 per quarter	250 per quarter	▲
IDPHEO02	# Other public health regulated premises/activities inspected	20 per quarter	100 per quarter	▲
IDPHEO03	# Environmental audits undertaken at industrial and commercial premises	0 per quarter	5 per quarter	▲
IDPHEO04	# Investigations undertaken by Environmental Management for pollution matters	87 per quarter	70 per quarter	▲
IDPHEO05	# Development applications reviewed regarding environmental impacts	314 per annum	N/A	▲
IDPHEO06	# Investigations undertaken by Community Health for environmental and public health related matters	486 per annum	N/A	▲

Public Health and Environment Financials

ID No.	Service Outputs	Total ($) Income	Expenditure	Cost of Service	Staff (FTE)
SSPHE01	Community Health Compliance	(192,271)	789,530	597,259	5.13
SSPHE02	Environmental Management Compliance	(140,251)	601,967	461,716	3.87
	TOTAL	**(332,522)**	**1,391,497**	**1,058,975**	**9.00**

This service is 0.60% of the Operational Plan Budget

Street and Public Amenities Cleaning

Manager Waste and Cleansing Operations

What does this service do?

Provide the cleaning of streets and public amenities in the town centres, residential and industrial areas across Fairfield City.

ID No.	Service Outputs	Service Activities
SSSPAC01	Town Centre Operations (Shopping Centres In Cabramatta, Fairfield, Canley Vale, Canley Heights, Fairfield Heights, Smithfield, Villawood and Carramar)	• Removal of litter from footpaths, gutters, garden beds, landscaped areas, and bus shelters daily. • Scrubbing and washing of footpaths. • Provide pressure washing of footpaths and street furniture. • Removal of bill posters from shopfronts and structures. • Empty and cleaning of litter bins. • Removal of hypodermic syringes.
SSSPAC02	Residential Street Sweeping	• Regular gutter sweeping based on scheduled suburb program. • Undertake street litter and rubbish removal. • Undertake the main roads beautification program.
SSSPAC03	Industrial Street Sweeping Areas (Wetherill Park, Smithfield, Lansvale and Yennora)	• Undertake street sweeping of gutters and litter removal. • Undertake street litter and rubbish removal.
SSSPAC04	Public Amenities Cleaning	• Provide cleaning of public amenities.
SSSPAC05	Routine Cleaning	• Provide routine cleaning of Council occupied building assets and contract management of cleaning tender.
SSSPAC06	Public Toilets Maintenance	• Manage the contract to maintain Council's "Exeloos". • Service levels identified to maintain Council's 24/7 public toilets in open space/parks.

Street and Public Amenities Indicators

ID No.	Indicator Measure	Baseline	Target	Preferred Trend
IDSPACO01	# Requests on street and public amenities cleaning	864 per annum	600 per annum	▼
IDSPACO02	% Street and public amenities cleaning requests attended to within agreed timeframe	98% per annum	95% per annum	▲

Street and Public Amenities Financials

ID No.	Service Outputs	Total ($) Income	Expenditure	Cost of Service	Staff (FTE)
SSSPAC01	Town Centre Operations	(554,650)	1,893,740	1,339,090	12.90
SSSPAC02	Residential Street Sweeping	(24,095)	2,309,402	2,285,307	14.70
SSSPAC03	Industrial Street Sweeping Areas	-	942,395	942,395	6.00
SSSPAC04	Public Amenities Cleaning	-	119,582	119,582	1.10
SSSPAC05	Routine Cleaning	-	402,718	402,718	4.00
SSSPAC06	Public Toilets Maintenance	-	33,287	33,287	0.25
	TOTAL	**(578,745)**	**5,701,124**	**5,122,379**	**38.95**

This service is 2.91% of the Operational Plan Budget

Sustainable Resource Centre

Manager Waste and Cleansing Operations

What does this service do?

Divert construction and demolition waste from landfill by recycling and selling construction materials.

ID No.	Service Outputs	Service Activities
SSSRC01	Sustainable Resource Centre	• Accept construction and demolition waste from both internal Council operations and external customers at the Sustainable Resource Centre, providing a cost-effective and environmentally responsible disposal solution for roadworks and other civil projects. • Process and sell civil construction materials to external customers including Council. • Receive construction and demolition waste to Sustainable Resource Centre and from external customer to provide an environmentally responsible disposal method. • Manage the contract for the crushing and pulverising of demolition material by contractors who operate from the Sustainable Resource Centre site.

Sustainable Resource Centre Indicators

ID No.	Indicator Measure	Baseline	Target	Preferred Trend
IDSRCO01	# Tonnes CO2 emission saved	949 per quarter	3,000 per quarter	▲

Sustainable Resource Centre Financials

ID No.	Service Outputs	Total ($) Income	Expenditure	Cost of Service	Staff (FTE)
SSSRC01	Sustainable Resource Centre	(2,411,298)	2,366,069	(45,229)	9.00
	Sub-Total	**(2,411,298)**	**2,366,069**	**(45,229)**	**9.00**
	Major Programs	-	585,000	585,000	-
	TOTAL	**(2,411,298)**	**2,951,069**	**539,771**	**9.00**

This service recovers all costs in the Operational Plan Budget

Waste Management

Manager Waste and Cleansing Operations

What does this service do?

Manage domestic and commercial waste services across Fairfield City.

ID No.	Service Outputs	Service Activities
SSWM01	Domestic Garbage Operations	• Garbage collection from 77,000 residential properties. • Supply and repair domestic bins and home unit containers. • Provide missed service collection for residents.
SSWM02	Domestic Recycling Operations	• Collect recyclable waste from 77,000 residential properties. • Supply and repair recycling bins. • Provide missed service collection for residents.
SSWM03	Domestic Garden Waste (FOGO)	• Collect Garden Waste (FOGO) waste from 57,000 single unit dwellings (SUD) residential properties. • Supply and repair bins. • Provide missed service collection for residents.
SSWM04	Domestic Clean-Up Operations	• Provide four book-in domestic clean-up service per year for each residential property (77,000). • Provide an at cost clean-up service.
SSWM05	Commercial and Community Waste	• Provide commercial waste bin service. • Provide community facilities waste service.
SSWM06	Waste Enforcement Group	• Investigate and enforce illegal waste (building and demolition) disposal including domestic, commercial, and industrial. • Respond to illegally dumped asbestos incidents in public places. • Reducing illegally dumped rubbish on the streets and public places. • Monitoring illegal dumping hotspots. • Attend RID illegal waste committee.
SSWM07	Environmental Sustainability Strategies	• Develop and review Waste Management Strategies, plans, and policies. • Develop and review Illegal Dumping Strategy and Action Plan. • Review and prepare submission to State Government environment and waste related strategies and programs. • Prepare and submit annual Waste and Resource Recovery (WARR) survey to the NSW Environment Protection Authority (EPA). • Conducting waste kerbside audits.
SSWM08	Corporate Sustainability	• Develop and implement Council's staff education program and initiatives for sustainability, for example the Zero Waste program (better recycling, organic worm farm).
SSWM09	Community Sustainability (Excluding Business)	• Implement Community Education programs, including Schools Kids Environmental Education Program (KEEP) and sustainable living workshops.

ID No.	Service Outputs	Service Activities
SSWM10	Resource Recovery	• Develop and implement programs to reduce illegal waste dumping. • Organise and deliver Chemicals and E-Waste collection events. • Maintain the weekly E-waste collections at Recycling Drop Off Centre. • Organise and delivery Spring Clean Drop Off Event. • Engage with Strata Managers, Body Corporates and Real Estate agents to ensure bulky collections are promoted. • Develop and provide waste educational materials (flyers, brochures and social media contents). • Develop and implement new waste and recycling projects.

Waste Management Indicators

ID No.	Indicator Measure	Baseline	Target	Preferred Trend
IDWMO01	% Complaints on waste management resolved within Service Level Agreement	98% per annum	95% per annum	▲
IDWMO02	# Hours patrolling for illegal dumping incidents	918 hours per quarter	750 hours per quarter	▲
IDWMO03	# Reported illegal dumping incidents identified	2,128 per annum	N/A	▼

Waste Management Major Program/s

Waste Management Plan
This is the program that outlines initiatives that the Waste Management team will undertake in the Delivery Program such as Spring Clean Drop-Off Day, and Chemical Collection Day.

Total **$140,000**

Suburb	ID No.	Description	Funding Type	2026-2027 $
City Wide	MPWM2701	**Spring Clean Drop-Off Day** Provide residents with an annual opportunity to responsibly dispose of bulky household items.	Waste Reserve	110,000
	MPWM2702	**Chemical Collection Promotion and Traffic Control** Chemical Collection and E-Waste Event to facilitate the safe disposal of hazardous materials and electronic waste.	Waste Reserve	30,000

Waste Management Financials

ID No.	Service Outputs	Total ($) Income	Expenditure	Cost of Service	Staff (FTE)
SSWM01	Domestic Garbage Operations	(22,473,330.55)	24,351,951.60	1,878,621	24.39
SSWM02	Domestic Recycling Operations	(1,542,524.45)	1,250,257.20	(292,267)	2.00
SSWM03	Domestic Garden Waste (FOGO)	(8,400,378.00)	8,400,378.00	-	6.00
SSWM04	Domestic Clean-Up Operations	(4,482,427.00)	4,482,427.00	-	16.00
SSWM05	Commercial and Community Waste	-	130,627.60	130,628	1.00
SSWM06	Waste Enforcement Group	(62,982.00)	545,020.28	482,038	4.00
SSWM07	Environmental Sustainability Strategies	(3,694)	51,902	48,208	0.23
SSWM08	Corporate Sustainability	(3,694)	53,544	49,850	0.23
SSWM09	Community Sustainability (Excluding Business)	(7,387.20)	103,954.45	96,567	0.45
SSWM10	Resource Recovery	(34,473.60)	484,736.22	450,263	2.10
	Sub-Total	**(37,010,890)**	**39,854,798**	**2,843,908**	**56.40**
	Major Programs	-	8,008,600	8,008,600	-
	New Projects	-	130,000	130,000	-
	TOTAL	**(37,010,890)**	**47,993,398**	**10,982,508**	**56.40**

This service is 6.32% of the Operational Plan Budget

Theme Four
Strong and Resilient Economy

The businesses and industries in Fairfield City and the surrounding areas provide goods and services as well as local employment opportunities

The shopping centres provide a range of products, services and meeting places, and represent the identity of their suburb. The Smithfield-Wetherill Park industrial area is one of the largest industrial estates in Australia and therefore a major employer, traffic generator and economic powerhouse. Higher than average levels of unemployment, especially youth unemployment, place increased importance on access to education and training.

2025-2035 Fairfield City Plan Goals

1 A resilient local 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

United Nations Sustainable Development Goals

8 DECENT WORK AND ECONOMIC GROWTH

Resilient Sydney Direction

3 Connect for strength

Council's

Key Strategies, Plans and Policies

Supporting the delivery of a Strong and Resilient Economy for the Fairfield City Community

Bonnyrigg Vision and Action Plan
Cabramatta, Canley Heights and Canley Vale Action Plan
Economic Lands Study
Fairfield City Centre Strategic Plan
Fairfield City Centre Place Marketing Plan
Fairfield City Economic Development Strategy
Fairfield Employment Lands Strategy
Fairfield Retail and Commercial Centres Study and Policy
Integrated Economic Development Framework, Strategy and Action Plan
Public Domain Manual and Plans
Smithfield-Wetherill Park Industrial Estate Marketing and Promotion Plan
Sponsorship Policy, Procedures and Guidelines
Urban Design Studies

Projects

Theme 4 - Strong and Resilient Economy Projects					
Suburb	ID No	Project Name	Responsible Officer	Funding Type	2026-2027 $
Goal 1: A resilient local economy supported by diverse businesses and employment opportunities					
Strategy 2: Increase business developement and local employment by partnerships with local and workforce training initiatives.					
City Wide	IN271122	**Investment Prospectus** Create a Fairfield LGA Investment Prospectus to attract new businesses to the region.	Manager Economic Development	Service Budget	-
Wakeley	SP271219	**Fresh Start Program** Employ and train recruits as part of the Fresh Start for Local Government Apprentices, Trainees and Cadets Grant Program, which will create positive social outcomes by generating local education, training, and employment opportunities. *Year 2 of a 5 year program*	Manager People and Culture	Grant	-
Strategy 3: Enhance retail, hospitality and infrastructure to drive economic growth by supporting local business revenue					
City Wide	IN271118	**Business Occupancy Audit - Implementation** Council to undertake occupancy audits at major commercial centres. The designated study areas would be the ground floor of Cabramatta, Canley Heights, Canley Vale, Fairfield, Smithfield and Fairfield Heights.	Manager Economic Development	Service Budget	-
Goal 2: Thriving entertainment precincts with a vibrant and inclusive night-time economy					
Strategy 2: Foster Tourism and Attractions through enhancing infrastructure and offering new attractions or experiences.					
Fairfield	IN271190	**Cabramatta Town Centre – Gate Way - Pai Lau - Master Plan** Restoration work and minor upgrades to Freedom Plaza. *Year 1 of a 3 year project*	Manager Cabramatta Place	Service Budget	-
Prairiewood	IN271191	**Fairfield Showground AFL Field – New Stage (Construction)** Develop a raised stage to the Fairfield Showground AFL Field to allow for multi-purpose events to be held. *Year 2 of a 2 year project*	Manager Major Projects and Planning	TBA	-
	SP27913	**Fairfield Showground - Community and Event Centre - Construction** Construction of the new community, sports and event facility at Fairfield Showground. *Year 2 of a 3 year project*	Manager Major Projects and Planning	WestInvest Grant	18,422,903
				Section 7.11	1,234,834
				Section 7.12	7,301,100
				Infrastructure Reserve	2,639,000
				Total	**29,597,837**

Theme 4
Strong and Resilient Economy

Theme 4 - Strong and Resilient Economy Projects					
Suburb	ID No	Project Name	Responsible Officer	Funding Type	2026-2027 $
Goal 3: Vibrant, welcoming, and attractive town centres that support community life and commerce					
Strategy 1: Upgrade and maintain older buildings to improve their appearance, functionality and safety within City Centres.					
Canley Heights	IN271141	**Canley Heights Town Centre - Master Plan Design - Stage 3** Develop a detailed and costed Public Domain Upgrade Plan with works to follow in 2026/2027. (Canley Vale Road, northern side between Peel Street and Ascot Street).	Manager Cabramatta Place	Service Budget	Year 1
Fairfield	IN271046	**Fairfield City Centre Upgrade - Barbara Street and Nelson Street, Fairfield - Design** Public Domain Upgrade - Barbara Street (Nelson Street to Hamilton Road) and Nelson Street (between 22 Nelson and Smart Street). *Year 1 of a 4 year project*	Manager Major Projects and Planning	Section 7.11	650,000
	IN271084	**Fairfield City Centre Upgrade - Thomas Ware Plaza - Design** Thomas Ware Plaza public domain upgrade to include wrap around seating against existing mature trees, uplighting, and upgrade to the children's play area.	Manager Design Services	Service Budget	-
Villawood	IN271140	**Villawood Town Centre - Master Plan Design** Develop a detailed and costed Public Domain Upgrade Plan (whole of centre including Villawood Place Precinct (stage 1) and periphery including Kamira Avenue (stage 2).	Manager Cabramatta Place	Service Budget	-
Strategy 3: Beautify town centres with improved planter boxes, landscaping and seasonal decorations.					
City Wide	IN271073	**Public Domain - Public Art Decal of Utility Infrastructure** Art wraps on public utilities.	Manager Fairfield and Parks Place	Town Centre Reserve	25,000
	IN271076	**Public Domain Presentation - Planter Boxes Upgrade** Progressive upgrade of existing planter boxes in neighbourhood centres with water wells and a rendered colour treatment.	Manager Cabramatta Place	Town Centre Reserve	30,000
	IN271156	**Public Domain Public Art Mural - Renewal and Commission** Conserve and repair murals in priority locations in town centres and commission new work to improve the appearance of public spaces in commercial areas.	Manager Parks and Fairfield Place	Town Centre Reserve	35,000
Smithfield and Wetherill Park	IN271077	**Industrial Estate Beautification Program - Implementation** To provide attractive colourful shrubs and small trees along road corridors in high traffic areas across the Smithfield - Wetherill Park Industrial Estate. This year will focus on Cowpasture Road near Horsley Drive.	Manager Design Services	Town Centre Reserve	120,000

Services Provided

Community Business Hub

Fairfield City HQ

Manager Libraries and Museum Services

What does this service do?

Manage and maintain Council's Community Business Hub (Fairfield City HQ) which provides business and community spaces. Fairfield City HQ is a professional co-working space for start-ups and local small businesses.

ID No.	Service Outputs	Service Activities
SSCBH01	Community and Business Spaces	• Provide access to shared co-working spaces, hot desks, meeting rooms, mailboxes and Studio HQ Suite for professionals and local businesses, with a focus on supporting start-ups.
SSCBH03	Community Business Hub Functions	• Provide business networking meetups for hot desk hirers and their guests.

Community Business Hub Indicators

ID No.	Indicator Measure	Baseline	Target	Preferred Trend
IDCBHO01	% Utilisation of co-working space (hot desk hires) at the Community Business Hub	92%	80%	▲
IDCBHO02	% Utilisation of Community Hub Space - Vic Winton (up to 60 people)	65%	50%	▲
IDCBHO03	% Utilisation of Business Hub Meeting Spaces (up to 12 people)	52%	50%	▲
IDCBHO04	% Utilisation of Studio HQ Suite (Photography and Videography Studio)	44%	50%	▲
IDCBHO07	# Network events	10 per annum	60 per annum	▲

Community Business Hub Financials

ID No.	Service Outputs	Total ($) Income	Expenditure	Cost of Service	Staff (FTE)
SSCBH01	Community and Business Spaces	(98,977)	349,010	250,033	1.80
SSCBH02	Community Business Hub Functions	(65,985)	234,393	168,408	1.20
	TOTAL	**(164,962)**	**583,403**	**418,441**	**3.00**

This service is 0.24% of the Operational Plan Budget

Economic Development

Manager Economic Development

What does this service do?

Promote, manage and deliver economic development projects and initiatives supporting businesses, economic growth, and employment opportunities for residents. Focus is on sustainable economic development, stakeholder engagement, building partnerships to support key priority and emerging industries and attracting investment. This business unit works in collaboration with various parts of Council to deliver projects and programs that aim to build capacity of our town and business centres, employment and industrial lands.

ID No.	Service Outputs	Service Activities
SSED01	Economic Development	• Participate and provide advice regarding employment and business development initiatives across Fairfield City with key external stakeholders. • Manage and host the Lifetime Business Awards and support the Local Business Awards. • Deliver and promote business forums that aim to meet a range of needs in the business community. • Provide expert advice for each Place relating to the coordination of economic development activities within them to address employment, business growth, economic sustainability, and resilience with a focus on Major and Town centres, industrial estates, local and neighbourhood centres. • Provide advice relating to Fairfield City's growth in the region and the education, skills and/or employment challenges or opportunities that may impact on this issue.

Economic Development Indicators

ID No.	Indicator Measure	Baseline	Target	Preferred Trend
IDEDO01	# Businesses provided with assistance	1,314 per annum	800 per annum	▲
IDEDO02	# Business communication initiatives	To be established	100 per annum	▲
IDEDO03	Total new businesses registered or established in the region	To be established	New	▲
IDEDO04	Total income generated from tourism activities, including events and attractions	To be established	New	▲
IDEDO05	# local businesses particpating in Council programs and partnership programs	To be established	New	▲

Economic Development Financials

ID No.	Service Outputs	Total ($)			Staff (FTE)
		Income	Expenditure	Cost of Service	
SSED01	Economic Development	(5,704)	532,110	526,406	3.10
	TOTAL	**(5,704)**	**532,110**	**526,406**	**3.10**

Theme 4 Strong and Resilient Economy

This service is 0.30% of the Operational Plan Budget

Major Events

Manager Cabramatta Place

What does this service do?

The Major Events service delivers an integrated portfolio of major events across the City reflective of our vibrant and diverse community. The Major Events team organises, presents and evaluates the program of high quality major events designed to engage with residents, targeted stakeholders, local businesses, sponsors and visitors to celebrate place, culture, and diversity.

ID No.	Service Outputs	Service Activities
SSME01	Major Events	• Develop and implement the Major Events Program each year across Fairfield City, including the Illuminate New Year's Eve event. • Manage and coordinate a Major Events Volunteer program to support the delivery of events. • Pursue sponsorship for Culinary Carnival, Cabramatta Lunar New Year and Cabramatta Moon Festival. • Deliver major events with a broad Entertainment Program that reflects the cultural diversity of Fairfield City and according to the theme of the event and its catchment population.

Major Events Indicators

ID No.	Indicator Measure	Baseline	Target	Preferred Trend
IDMEO01	# Major events delivered	4 per annum	4 per annum	▲
IDMEO02	# Community members attending major events	100,000 per annum	100,000 per annum	▲
IDMEO03	% Event sponsors satisfied with their participation and investment in major events (annual)	To be established	85%	▲
IDMEO05	% of attendees who report being satisfied	To be established	85%	▲

Major Events Financials

ID No.	Service Outputs	Total ($) Income	Expenditure	Cost of Service	Staff (FTE)
SSME01	Major Events	(427,595)	1,456,255	1,028,660	3.00
	TOTAL	**(427,595)**	**1,456,255**	**1,028,660**	**3.00**

This service is 0.58% of the Operational Plan Budget

Place Management

Manager Cabramatta Place
Manager Fairfield and Parks Place

What does this service do?

Responsible for place-based planning and stewardship of specific town centres and industrial precincts to ensure long-term planning aligns to the vision and needs of place. Coordinate and drive place-making to improve the function, liveability and economic performance, building vibrant and resilient spaces through collaborative investment.

ID No.	Service Outputs	Service Activities
SSPM01	Place Management Services	• Provide place-based comments on Development Applications located in town and employment centres. • Process Local Activity applications in town centres. • Manage key community stakeholders and groups, including supporting partnership opportunities. • Engage with internal divisions, businesses, government, and non-government agencies at consultative forums and represent Council at meetings. • Inform local businesses of Council activities including stakeholder meetings and initiatives. • Maintain place-based knowledge to provide expert advice and analysis to address complex, diverse and sensitive issues. • Promote place-based activities and businesses in town centres. • Develop and deliver a place activation program with minor events to promote business and activate public spaces. • Deliver the Fabulous Fairfield Program that promotes keen gardening amongst residents.
SSPM02	Public Domain Planning	• Develop, deliver and support public domain improvement projects within town centres and industrial areas. • Identify public domain improvements within town centres and industrial areas noting relevant public domain plans.

Place Management Indicators

ID No.	Indicator Measure	Baseline	Target	Preferred Trend
IDPMO01-1	# Local activity approvals - Fairfield	N/A	N/A	▲
IDPMO01-2	# Local activity approvals - Cabramatta	N/A	N/A	▲
IDPMO02	# of contributions to public domain improvements	To be established	120 per annum	▲

Place Management Major Program/s

Town Centre Improvement (Minor and Neighbourhood) Total $250,000
Deliver targeted town centre improvements across Fairfield City.

Suburb	ID No.	Description	Responsible Officer	Funding Type	2026-2027 $
Fairfield East	MPTCI2702	**Minor Town Centres Improvements - Fairfield East Shops** Corner Hamilton and The Boulevarde Footpath restoration and spray treatment.	Manager Fairfield and Parks Place	General	85,000
Villawood	MPTCI2701	**Minor Town Centres Improvements - Villawood** Upgrade asphalt pavement and replace and enhance street trees.	Manager Cabramatta Place	General	165,000

Place Management Financials

ID No.	Service Outputs	Total ($) Income	Expenditure	Cost of Service	Staff (FTE)
SSPM01	Place Management Services	(3,939)	1,307,935	1,303,996	5.00
SSPM02	Public Domain Planning	-	300,952	300,952	1.90
	Sub-Total	**(3,939)**	**1,608,887**	**1,604,948**	**6.90**
	Statutory Expenditure	-	15,365	15,365	-
	Major Programs	-	250,000	250,000	-
	New Projects	-	90,000	90,000	-
	TOTAL	**(3,939)**	**1,964,252**	**1,960,313**	**6.90**

This service is 1.11% of the Operational Plan Budget

Theme 4 Strong and Resilient Economy

Property Strategy and Services

Manager Property Strategy and Services

What does this service do?

Provide Council with a self-funded Property Development Fund for the purpose of generating additional revenue through entrepreneurial real estate activities enabling Council to re-invest the funds back into the community. Coordinate the management of Council owned properties, leased and licenced properties, retail shopping centre, telecommunication agreements, and multi-deck car parks as well as real estate functions to buy, sell, lease land, grant easements and road closures.

ID No.	Service Outputs	Service Activities
SSPS01	Property Development Fund	• Identify development and income producing opportunities within Fairfield City. • Develop, implement, and report on the Property Development Fund (PDF) strategy (including subdivision, sale, and purchase of land). • Manage property development projects including the preparation of development applications, procurement plans and contract specifications. • Provide property consultancy services to internal stakeholders.
SSPS02	Leasing/ Licensing of Council Property	• Provide property management of Council's assets including lease and licencing agreements, contracts, inspections, and financial monitoring for Council's commercial and community facilities (community centres/ halls, sportsfields, open space facilities). • Annually distribute, collate, report to Council and update Quality Management System relating to property tenant service delivery. • Maintain Councils Lease/Licence Register in line with legislated requirements.
SSPS03	Management of Council Multi-deck Car Parks (Cabramatta – Dutton Plaza, Fisher Street, Fairfield - Downey Lane and Nelson Street)	• Provide management of the multi-deck car parks including licence agreements, inspections, financial and utilisation monitoring. • Manage staffing to provide customer service at each site. • Manage and monitor automated ticketing, cash collection and CCTV at each site. • Assist to ensure service compliance requirements are met including lifts, fire equipment and lighting. • Service levels identified for a cleaning service at each multi-deck car park site. • Inform strategically the asset management plans for programmed renewal of multi-deck car parks.
SSPS04	Management of Dutton Plaza	• Provide property management of the centre including leasing agreements, rental management, maintenance and repair work and financial reporting. • Facility management of centre to ensure service requirements are met including lifts, WHS, waste collection and fire compliance. • Document operational procedures for centre management. • Ensure vacant premises are leased in line with Council's resolved tenancy mix. • Service levels identified to maintain Dutton Plaza to agreed standard with frequencies and costs developed. • Centre management developed to manage customer requests and feedback.

ID No.	Service Outputs	Service Activities
SSPS05	Real Estate Services for Council	• Develop and review property related policy and procedures. • Acquisition and disposal of property. • Administer and complete road closures. • Negotiate easements over Council's land. • Provide advice to internal and external stakeholders about issues relating to encroachment of building or other structures. • Comment on development applications for potential impacts to Council's land. • Provide real estate professional advice to internal and external stakeholders.

Property Strategy and Services Indicators

ID No.	Indicator Measure	Baseline	Target	Preferred Trend
IDPSO01	% Property Development projects including contracts completed with less than 10% cost variation	100% per annum	80% per annum	▲
IDPSO02	% Occupancy rate of Council's commercially leased or licensed properties	99% per annum	90% per annum	▲

Property Strategy and Services Major Program/s

Open Space Land Acquisition
Purchase of property for open space purposes.

Total **$4,250,000**

Suburb	ID No.	Description	Funding Type	2026-2027 $
City Wide	MPOSA2701	**Open Space Land Acquisition** This is part of an ongoing program of open space land acquisition using development contributions (Section 7.11 funds). Sites are purchased as adequate contribution funds are received and these sites will be subsequently developed as new parks.	Section 7.11	4,000,000
	MPOSA2702	**Open Space Property Demolition** Conduct investigations and demolish acquired properties for open space.	Section 7.11	250,000

Property Strategy and Services Financials

ID No.	Service Outputs	Total ($) Income	Expenditure	Cost of Service	Staff (FTE)
SSPS01	Property Development Fund	(1,637,963)	392,766	(1,245,197)	1.00
SSPS02	Leasing/Licensing of Council Property	(2,288,607)	1,217,397	(1,071,210)	3.20
SSPS03	Management of Council Multi-deck Car Parks	(5,370,459)	2,135,603	(3,234,856)	5.00
SSPS04	Management of Dutton Plaza	(4,176,403)	1,799,274	(2,377,129)	-
SSPS05	Real Estate Services for Council	(180,344)	143,665	(36,679)	0.80
	Sub-Total	**(13,653,776)**	**5,688,705**	**(7,965,071)**	**10.00**
	Major Programs	-	4,250,000	4,250,000	-
	TOTAL	**(13,653,776)**	**9,938,705**	**(3,715,071)**	**10.00**

This service recovers all costs in the Operational Plan Budget

Theme Five
Good Governance and Leadership

In a democracy, the community wants their leaders to listen to them, represent their views with integrity and strive to achieve for the good of the community.

Decision making, especially in the public sector, must be transparent, objective and accountable. Good governance and leadership ensures the community has access to information and is able to participate in the development of policies and decisions that affect them. The Fairfield community expects a high standard of ethics, justice and honesty to be reflected in the actions and behaviour of individuals, organisations, businesses and governments.

Council's

Key Strategies, Plans and Policies

Supporting the delivery of Good Governance and Leadership for the Fairfield City Community

Access to Information Guidelines
Councillors Donations Fund
Mayoral Scholarship Fund
Mayoral Community Benefit Fund
Mayoral Donations Fund
Community Volunteer Fund
Language and Cultural Awareness Fund
Cultural Event Sponsorship Fund
Audit and Risk Committee Charter
Business Continuity Plan Policy
Business Improvement Framework
CCTV Code of Practice
Communications Strategy
Community Engagement Strategy and Policy
Fairfield City Plan (Community Strategic Plan)
Code of Conduct
Code of Meeting Practice
Complaints Management Policy
Work Health and Safety Corporate Strategic Plan
Councillor Expenses and Facilities Policy
Councillors Access to Information and Staff Interaction Policy
Delivery Program and Operational Plan
Enterprise Risk Management Strategy
Financial Hardship Policy
Fraud and Corruption Prevention Plan
Fraud and Corruption Control Policy
Grants Management Policy
Information Management Policy
Local Employment Policy
Long Term Financial Plan
Media Policy
National Self Insurer OHS Audit Tool
Privacy Management Plan
Probity Policy
Public Interest Disclosures Policy
Quality Management Policy
Recognitions Policy
Secondary Employment Policy
Social Media Policy
Sponsorship Policy
Statement of Business Ethics
Strategic Audit Plan
Workforce Management Strategy
Workplace Health and Safety Policy

Projects

Theme 5 - Good Governance and Leadership Projects					
Suburb	**ID No**	**Project Name**	**Responsible Officer**	**Funding Type**	**2026-2027 $**
Goal 2: Fairfield City is financially sustainable and responsible					
Strategy 4: Deliver financial sustainability and seek diverse investment opportunities.					
Wakeley	IN271016	**Digitisation of Historical Files** Digitisation of historical Council hard copy files and records.	Chief Information Officer	General	90,000
Wetherill Park	IN271013	**Sustainable Resource Centre - Feasibility** Undertake a feasibility study to determine the Highest and Best Use for Council's Sustainable Resource Centre.	Manager Property Strategy and Services	Property Development Fund	-

Theme 5
Good Governance and Leadership

Services Provided

Business Continuity and Insurance

Manager Safety and Risk

What does this service do?

Develop, implement, and manage Council's Business Continuity, Opportunity and Risk Management Framework and Council's commercial insurance functions inclusive of general insurance renewals, management of claims and provision of insurance advice.

ID No.	Service Outputs	Service Activities
SSBCI01	Business Continuity and Opportunity and Risk Management	• Develop and co-ordinate the implementation of the Fairfield Opportunity and Risk Management Policy and Plan. • Develop and co-ordinate the implementation of the Fairfield Opportunity and Risk Management major program. • Develop, review and report on implementation of the Strategic Opportunity and Risk Register. • Inform and educate a range of stakeholders on Opportunity and Risk Management requirements. • Implement Opportunity and Risk Management Training to service managers and the Executive Leadership Team. • Implement, review, and improve Council's Business Continuity Plan. • Provide Business Continuity Management Training. • Develop and distribute Fairfield Opportunity and Risk Management Alerts. • Attend insurance management meetings and training with external stakeholders. • Report and present as required to Audit Risk and Improvement Committee. • Develop in consultation with service managers Opportunity and Risk registers and facilitate their presentation to the Audit, Risk, and Improvement Committee.
SSBCI02	Corporate Insurances	• Review, monitor, update and coordinate the required information for corporate insurance coverage for Council. • Provide accurate and timely advice on insurance coverage and indemnity clauses. • Develop and maintain a list of all Corporate Insurances on the Quality Management System. • Provide additional insurance support and advice for Council projects and programs. • Liaise with and provide information to legal representatives. • Communicate insurance coverage to internal stakeholders. • Coordinate and implement insurance programs.
SSBCI03	Claims Management (Excluding Registered Vehicles)	• Manage insurance claims in line with insurance policy requirements. • Review and action claim related subpoenas. • Attend informal settlement conferences and Court Hearings as required. • Process claims management related payments. • Manage claims through investigation, assessment, and determination. • Maintain and update claims related records in line with internal record keeping system. • Develop, assess and present on claim statistics.

ID No.	Service Outputs	Service Activities
SSBCI04	Claims Management of Registered Vehicles	• Manage Motor Vehicle claims in line with insurance policy requirements. • Manage claims through investigation, assessment, and determination. • Maintain and update motor vehicle claims related records in line with internal record keeping system. • Develop and review motor vehicle statistics.

Business Continuity and Insurance Indicators

ID No.	Indicator Measure	Baseline	Target	Preferred Trend
IDBCIO01	# Insurance claims notified	290	N/A	▲

Business Continuity and Insurance Major Program/s

Business Continuity and Insurance
Actions that have been developed to ensure that Council has a strong risk program in place to align its risk appetite and commitments identified in the Delivery Program and Operational Plans.

Total Service Budget

Suburb	ID No.	Description	Funding Type	2026-2027 $
City Wide	MPBCI2702	**Continuous Improvement Pathway** Implement the Continuous Improvement Pathway Program for identified risk areas as allocated by Council's insurance provider. *Year 2 of a 4 year program*	Service Budget	Year 2
	MPBCI2705	**Investigate alignment of Property Insurance Schedule to Conquest** Investigate the capacity and potential alignment of Conquest to Council's Property Insurance schedule to have one source of asset-related information including building and content insured values.	Service Budget	Year 2

Theme 5 Good Governance and Leadership

Business Continuity and Insurance Financials

ID No.	Service Outputs	Total ($) Income	Expenditure	Cost of Service	Staff (FTE)
SSBCI01	Business Continuity and Opportunity and Risk Management	-	389,886	389,886	1.35
SSBCI02	Corporate Insurances	-	1,174,242	1,174,242	4.05
SSBCI03	Claims Management (Excluding Registered Vehicles)	-	780,707	780,707	2.70
SSBCI04	Claims Management of Registered Vehicles	-	259,924	259,924	0.90
	TOTAL	**-**	**2,604,759**	**2,604,759**	**9.00**

This service is 1.48% of the Operational Plan Budget

Theme 5
Good Governance and Leadership

Business Improvement

Chief Information Officer

What does this service do?

Identify opportunities and develop business improvement initiatives to meet the needs of the business by providing guidance, innovative solutions, and practical tools to drive growth, efficiency, and productivity.

ID No.	Service Outputs	Service Activities
SSBI01	Business Improvement	• Contribute and review Information and Communication Technology Strategy. • Provide expert advice for Information Technology. • Implement technical IT solutions. • Identify and review potential business improvement solutions through emerging technology. • Implement proof of concept improvements.

Business Improvement Indicators

ID No.	Indicator Measure	Baseline	Target	Preferred Trend
IDBIO01	# Business improvement solutions identified and reviewed	18	12	▲
IDBIO02	# Proof of concepts implemented, and implementation feasibility reports undertaken	1	2	▲

Business Improvement Financials

ID No.	Service Outputs	Total ($) Income	Expenditure	Cost of Service	Staff (FTE)
SSBI01	Business Improvement	(780)	169,033	168,253	0.80
	Sub-Total	**(780)**	**169,033**	**168,253**	**0.80**
	Major Programs	-	14,000	**14,000**	-
	TOTAL	**(780)**	183,033	**182,253**	**0.80**

This service is 0.10% of the Operational Plan Budget

Customer Service Administration Centre

Customer Care Team Leader

What does this service do?

Delivers a centralised Customer Service Centre at the administration building, which provides information, transactions and advice to customers via the front counter, call centre and online services.

ID No.	Service Outputs	Service Activities
SSCSAC01	Call Centre and Counter Service	• Facilitate 24 hour customer access to the call centre. • Provide information and advice to customers across a diverse range of Council services and process and refer requests and applications. • Record customer requests and complaints and delegate to the appropriate internal business unit for resolution. • Process all customer payments. • Process all customer requests (i.e. kerb side collection bookings, development application fee quotations, etc.). • Manage casual hiring of Council's facilities and Community Halls/Meeting Rooms (47). • Manage casual hiring of Council's Sporting fields (96).

Customer Service Administration Centre Indicators

ID No.	Indicator Measure	Baseline	Target	Preferred Trend
IDCSO01	% Call abandonment rate	7% per annum	<10% per annum	▼
IDCSO02	% Customer Service Centre enquiries managed at the first point of contact	90% per annum	95% per annum	▲

Customer Service Administration Centre Financials

ID No.	Service Outputs	Total ($) Income	Expenditure	Cost of Service	Staff (FTE)
SSCSAC01	Call Centre and Counter Service	-	1,063,711	1,063,711	12.00
	TOTAL	-	**1,063,711**	**1,063,711**	**12.00**

This service is 0.10% of the Operational Plan Budget

Theme 5 Good Governance and Leadership

Financial Sustainability

Manager Finance
Manager Financial Planning and Analysis

What does this service do?

Conduct the delivery of Council's financial services, rates collection, revenue collection, supplier payments, analysis, budgeting, advice, and statutory reporting to ensure appropriate cash flow and long term financial viability.

ID No.	Service Outputs	Service Activities
SSFS01	Strategic Financial Management	• Manage and review Council's Long Term Financial Plan. • Manage and review corporate financial Key Performance Indicators and financial performance. • Provide financial analysis and expert financial advice on both corporate and group levels for the Executive Leadership Team, Council and individual Divisions and Branches. • Provide expert financial advice to the Executive Management Team and Council. • Establish, manage, and review Council's investment and financial policies and procedures. • Develop strong financial integration across the organisation to support decision processes and the implementation of the Integrated Planning and Reporting Framework.
SSFS02	Annual Budget Management	• Facilitate the preparation, development, and execution of the annual budget for Council. • Provide staff training and assistance in budget preparation across all Council functions. • Facilitate the preparation of the Monthly financial update for the Execute Leadership Team to monitor financial performance against budget. • Facilitate the preparation and execution of the Quarterly budget reviews for Council.
SSFS03	Corporate Financial Accounting and Reporting	• Facilitate the Annual/Interim Audits processes. • Facilitate the preparation and submission of the Annual Financial Statements/Office of Local Government Returns • Manage Council's Investment Portfolio. • Manage Council's Finance Assets Register. • Compliance with taxation legislation requirements.
SSFS04	Financial Systems Maintenance	• Monitor financial systems operating at Fairfield City Council to ensure data integrity – ensuring correct and complete transactions. • Develop enhancements/update versions of the systems currently in use. • Provide expert opinion and advice on system capabilities and abilities to meet business requirements. • Develop efficient user friendly financial tools to increase financial management capabilities throughout Council.
SSFS05	Cashflow Management	• Capture, identify, transfer, and allocate electronically, all income received by Council through external third party data sources. • Maintain Council's cash flow. • Review cash investment opportunities.

ID No.	Service Outputs	Service Activities
SSFS06	Customer Service and Training	• Provide analysis and advice of financial performance to date and highlighting items requiring attention. • Understand the client business more intimately and be proactive in identifying trends /issues. • Implement training and education programs to increase financial management capability throughout Council.
SSFS07	Accounts Payable	• Process payments for Council suppliers, including refund of deposits lodged. • Govern and control accounts payable's processes and procedures to comply with Councils procedures.
SSFS08	Accounts Receivable	• Issue invoices for charges associated with services provided by Council. • Process and ensure all identified unclaimed monies held by Council for more than six years are sent to the Office of State Revenue. • Control, enforce and monitor outstanding debtors as per Debt Collection Policy. • Administer outstanding balances for collection and legal recoveries.
SSFS09	Rating Services	• Produce Rating Certificates (Section 603) for properties within Fairfield City. • Produce and issue Rate Notices. • Recover outstanding rates. • Maintain the accuracy of the rating database including property valuations, sales notices, and pensioner applications. • Prepare budget estimates for rates income, adjusting Domestic Waste Management and Stormwater charges as well as reporting requirements.

Financial Sustainability Indicators

ID No.	Indicator Measure	Baseline	Target	Preferred Trend
IDFSO01	# Average employee leave entitlement hours per capita	247 hours	300 hours	▼
IDFSO02	# Breaches on the overdraft limits	Nil	Nil	▼
IDFSO03	% Variance of investment return to bank bill index benchmark for past 12 months	0.67%	0.50%	▲
IDFSO04	Achieving unqualified external audit opinion (completed by OLG deadline)	Achieved	Achieved	▲
IDFSO05	% Rates not collected on time	5.01%	5%	▼

Financial Sustainability Major Program/s

Long Term Financial Plan
Identify deliverables from the Long Term Financial Plan that work towards ensuring Council remains financially sustainable into the future.

Suburb	ID No.	Description	Funding Type	Total Service Budget 2026-2027 $
City Wide	MPLTFP2701	**Continuous Improvement Program** Undertake a Continuous Improvement Program to identify savings, efficiencies and opportunities. Review service levels and core versus optional services as well as assessing cost effective information technology initiatives that will provide streamlined solutions and make Council more accessible (24x7) and easier for residents to deal with.	Service Budget	-
	MPLTFP2702	**Manage Leave Entitlements** Reduce overall leave entitlements by 1% using Staff leave management including Christmas shutdowns and productivity improvements from structure alignments and technology.	Service Budget	-
	MPLTFP2703	**Structure Savings** Rationalise organisational structure and positions.	Service Budget	-
	MPLTFP2704	**Investment Policy Review** Review of investment policy to achieve a return on investment of 0.5% p.a. above the bank bill benchmark.	Service Budget	-

Financial Sustainability Financials

ID No.	Service Outputs	Total ($) Income	Expenditure	Cost of Service	Staff (FTE)
SSFS01	Strategic Financial Management	-	182,687	182,687	1.00
SSFS02	Annual Budget Management	-	420,311	420,311	2.60
SSFS03	Corporate Financial Accounting and Reporting	(33)	386,003	385,970	3.35
SSFS04	Financial Systems Maintenance	(33)	387,135	387,102	3.35
SSFS05	Cashflow Management	(8)	132,675	132,667	0.95
SSFS06	Customer Service and Training	(8)	252,892	252,884	1.75
SSFS07	Accounts Payable	(55,162)	443,657	388,495	3.52
SSFS08	Accounts Receivable	(55,162)	441,906	386,744	3.52
SSFS09	Rating Services	(140,413)	1,130,149	989,736	8.96
	Sub-Total	**(250,821)**	**3,777,415**	**3,526,594**	**29.00**
	Statutory Expenditure	-	**664,824**	**664,824**	-
	TOTAL	**(250,821)**	**4,442,239**	**4,191,418**	**29.00**

This service is 2.38% of the Operational Plan Budget

Theme 5
Good Governance and Leadership

Fleet and Stores Management

Manager Infrastructure Services

What does this service do?

1. Coordinate and manage Fleet and Plant acquisition, disposal and rolling Plant Replacement Program and budget, provides expert advice and guidance to plant owners and managers in plant-related issues including management of accidents and repairs.

2. Manage Council central Stores function including procurement, receipt, inventory control, storage, and security, issue of materials and maintenance of stock and associated records

ID No.	Service Outputs	Service Activities
SSFM01	Fleet Management	• Analysis of various acquisition strategies. • Develop, implement, and manage Council's Light Fleet Motor Vehicle Policy. • Develop manage and report on Fleet Budget to provide efficient and cost effective services.
SSFM02	Stores Management	• Manage Stores inventory, delivery and services to all business units as required. • Ensure stock is received Just In Time to minimise holding time.

Fleet and Stores Management Indicators

ID No.	Indicator Measure	Baseline	Target	Preferred Trend
IDFMO01	% Purchasing cost increases staying within CPI as identified in the Long Term Financial Plan	3%	<CPI	▲
IDFMO02	# Cost saving initiatives implemented per year	To be established	5 initiatives	▲
IDFMO03	Average stock turnover rate per year	To be established	4 times per year	▲
IDFMO04	% Stock items older than two years	To be established	0%	▲

Fleet and Stores Management Major Program/s

Fleet Renewal Program
Renewal of Council operational light passenger fleet required to deliver services to the community.

Total	**$1,590,000**

Suburb	ID No.	Description	Funding Type	2026-2027 $
City Wide	MPFR2701	**Replace Council's Light Vehicles** Replacement of light vehicle ls which have reached the policy's requirement of 90,000 or 4 years of operation.	General	1,590,000

Plant and Equipment Replacement
Upgrade and replace plant and equipment used for the operation of services within the waste, infrastructure and maintenance, parks and open spaces, and Sustainable Resources Centre.

Total	**$10,207,560**
General	$1,753,960
Waste Reserve	$7,868,600
Sustainable Resource Centre Plant Reserve	$585,000

Suburb	ID No.	Description	Funding Type	2026-2027 $
City Wide	MPWPER2701	**Waste Plant and Equipment** Replacement of plant and equipment used by Waste and Cleansing for the residential waste management service.	Waste Reserve	7,868,600
	MPCPER2701	**Construction and Maintenance Plant and Equipment** Replacement of plant and equipment used for the construction of roads, and trade equipment to maintain buildings.	General	1,475,000
	MPPPER2701	**Parks and Gardens Plant and Equipment** Replacement of plant and equipment used for maintenance of parks and gardens.	General	216,960
	MPWSPR2701	**Workshop** Replacement of plant and equipment used in the workshop.	General	62,000
Wetherill Park	MPSPER2701	**Sustainable Resource Centre** Replacement of plant and equipment that is used in the recycling of concrete and road materials to sell and use construction activities.	Sustainable Resource Centre Plant Reserve	585,000

Fleet and Stores Management Financials

ID No.	Service Outputs	Total ($) Income	Expenditure	Cost of Service	Staff (FTE)
SSFM01	Fleet Management	(10,985)	267,804	256,819	3.00
SSFM02	Stores Management	(55)	449,270	449,215	3.16
	Sub-Total	**(11,040)**	**717,074**	**706,034**	**6.16**
	Major Programs	-	1,590,000	1,590,000	-
	TOTAL	**(11,040)**	**2,307,074**	**2,296,034**	**6.16**

This service is 1.34% of the Operational Plan Budget

Theme 5 Good Governance and Leadership

Governance

Manager Governance and Audit

What does this service do?

Ensure that Council has strong and effective governance and oversees the management of processes and protocols for Council's formal decision making that supports Council's capability to fulfil its legal, financial, and ethical obligations.

ID No.	Service Outputs	Service Activities
SSG01	Governance	• Develop and review governance related plans, policies and projects including delivery of training/information to Council Officials including elected representatives. • Building community confidence in complaints management and transparency of operations by enhancing accountability and independence of complaint assessment/investigations/review. • Provide advice on Council held information to the Mayor and Councillors in accordance with the provisions of the Government Information (Public Access) Act (GIPA). • Develop, monitor, and assess Probity Plans and/or assessments. • Make sure relevant fraud and awareness training are conducted for high risk areas. • Ensure alignment with Probity Policy in internal audits.
SSG02	Compliance	• Contribute to Council's obligation to manage Copyright and privacy provisions when producing business papers, Public Registers, and legislative compliance. • Maintain Legal Opinion Register and Panel of Legal Providers. • Deputise as Public Officer providing service and support, when required. • Manage and implement legislative requirements. • Maintain Public Registers in accordance with legislative requirements and Council policies.
SSG03	Council and Committee Meetings	• Manage the administrative processes and protocols relating to Committee and Council meetings: - Ordinary Council Meetings - Extraordinary Council Meetings - Services Committee - Outcomes Committee - Traffic Committee - Sister City Committee - Councillor Workshop • Coordinate Sister City functions and activities. • Coordinate Donation Funds.
SSG04	Elections	• Manage and administer local government elections every 4 years.

ID No.	Service Outputs	Service Activities
SSG05	Administrative and Logistical Support for Elected Representatives	• Manage the Mayor and Councillors' remuneration. • Coordinate Councillor conferences, expenses, training, and expenses. • Coordinate the induction and professional development program for the Mayor and Councillors. • Provide high quality administrative services and outcomes to the Councillors. • Provide Councillors with relevant and appropriate support in their role. • Manage and implement legislative and policy requirements set by the Office of Local Government. • Provide internal courier service. • Provide room resources, prepare set-ups, and undertake photograph and video activities. • Manage Council Subscriptions.
SSG06	Civic Events	• Provide civic events events (Australia Day Community Awards ceremony and community event, citizenship ceremonies, visiting delegations, Capture Fairfield exhibitions and launches of Council facilities, assets and major projects) in partnership with business units across Council. • Deliver awards programs including Australia Day Community Awards, Fairfield City Women's Day Award and Capture Fairfield Arts and Photography competition. • Deliver Local Government Week events. • Manage the Civic Education Program for local schools.
SSG07	Executive Support	• Provide administrative and executive support for Mayor and General Manager.

Governance Indicators

ID No.	Indicator Measure	Baseline	Target	Preferred Trend
IDGO01	% Governance projects completed within time	100%	100%	▲
IDGO02	# Governance policies reviewed annually	8 per annum	1 per annum	▲
IDGO03	# Statutory reports developed and submitted	2 per annum	6 per annum	▲
IDGO04	# Training sessions on Code of Conduct delivered to Council Officials	5 per anum	3 per quarter	▲
IDGO05	# New citizenship receipients	4,739 per anum	N/A	▲

Governance Major Program/s

Governance Identify deliverables from the Governance service statement that work towards ensuring Council fulfils its legal, financial, and ethical obligations into the future.			Total Funding Type	Service Budget 2026-2027 $
Suburb	ID No.	Description		
City Wide	MPGOV2601	**Legislative Compliance Program** To develop and implement electronic processes and structure to ensure that legislative requirements are complied with and integrated into the daily operations of Council. The current system is not fully integrated with Council IT systems. *Year 2 of a 4 year program*	Service Budget	Year 2
	MPGOV2602	**Good Governance Guide** Complete Good Governance Guide to provide additional assistance to Council officials when carrying out their roles including identifying and addressing the administrative obligations of Council. *Year 2 of a 4 year program*	Service Budget	Year 2

Governance Financials

ID No.	Service Outputs	Total ($) Income	Expenditure	Cost of Service	Staff (FTE)
SSG01	Governance	-	34,228	34,228	0.17
SSG02	Compliance	(3,678)	64,245	60,567	0.32
SSG03	Council and Committee Meetings	(20,565)	646,929	626,364	2.87
SSG04	Elections	(4,570)	170,224	165,655	0.77
SSG05	Administrative and Logistical Support for Elected Representatives	(20,565)	649,939	629,374	2.87
SSG06	Civic Events	-	122,442	122,442	-
SSG07	Executive Support	-	122,249	122,249	-
	Sub-Total	**(49,377)**	**1,810,257**	**1,760,880**	**7.00**
	Statutory Expenditure	-	129,236	129,236	-
	TOTAL	**(49,377)**	**1,939,493**	**1,890,116**	**7.00**

This service is 1.07% of the Operational Plan Budget

Information and Communication Technology

Chief Information Officer

What does this service do?

Provide the implementation, maintenance and support of Council's information and communications technology systems and infrastructure. Design, install and maintain the Closed Circuit Television (CCTV) program in public places and Council facilities across Fairfield City. Maintain Council's records, support EDRMS and provide information according to GIPA Act.

ID No.	Service Outputs	Service Activities
SSICT01	IT Service Desk and Systems Monitoring Services	• Provide a standardised desktop environment and support for all staff and facilities. • Ensure appropriate systems are in place to monitor and respond to critical core systems failures.
SSICT02	Maintain Infrastructure	• Maintain core systems, infrastructure and user connectivity including internet access, phone systems and remote site access. • Install and provide technical support for telecommunications and network infrastructure. • Maintain a highly available and redundant infrastructure for system availability.
SSICT03	Core Application Support	• Ensure core applications and systems are updated, tested and maintained to support the service delivery of Council.
SSICT04	CCTV Camera Renewal Program	• Renewal of Council's CCTV network and systems throughout the City to ensure that it is maintained at the current service level.
SSICT05	CCTV Maintenance and Repair	• Ensure the day to day maintenance and repair is undertaken of council's CCTV network and systems throughout the City.
SSICT06	CCTV Management and Advice	• Provide CCTV design and specification information for Council infrastructure buildings. • Provide internal and external advice on CCTV practice, codes, standard operating procedures and development applications. • Removal and installation of Council's CCTV cameras as required. • Provision of CCTV footage requests to NSW Police. • Participate in CCTV internal audit to form part of Council's Audit and Risk Committee charter.

Information and Communication Technology Indicators

ID No.	Indicator Measure	Baseline	Target	Preferred Trend
IDICTO01	# Requests for CCTV advice for internal and external stakeholders	86 per quarter	105 per quarter	▲
IDICTO02	# CCTV inspections carried out	26 per annum	8 per annum	▲
IDICTO03	# Hours the Infrastructure and core systems are not available during business hours	18 hours per quarter	2 hours per quarter	▼
IDICTO04	# Issues requested through service desk	171 per quarter	< 500 per quarter	▼
IDICTO05	# Technology solutions implemented	1 per annum	2 per annum	▲

Information and Communication Technology Major Program/s

CCTV Camera Renewal
Renew CCTV throughout Fairfield LGA, includes required recording server renewal.

Total **$70,000**

Suburb	ID No.	Description	Funding Type	2026-2027 $
City Wide	MPCCTV2701	**CCTV Camera Renewal** Renew CCTV throughout Fairfield LGA.	General	70,000

Information and Communication Technology Renewal
Upgrade of the information and communication technology network including assets, systems, and contracts to ensure that they are maintained at the required service levels as identified in the asset plan.

Total **$765,000**

Suburb	ID No.	Description	Funding Type	2026-2027 $
City Wide	MPICT2703	**Booking Application\Community Facilities** Development of automated keyless bookings of Community facilities and centres.	General	120,000
	MPICT2703-1	**Booking Application\Community Facilities - Capital** Development of automated keyless bookings of Community facilities and centres.	General	40,000
	MPICT2709	**Department of Planning Integrations** This project will deliver integrations from the Civica Authority System into the Department of Planning Portal to update and facilitate Development Applications workflow.	General	100,000
	MPICT2717	**Enhance Data Storage** Enhance data storage availability and security across non structured data, for example file and photo storage and CCTV footage.	General	125,000
	MPICT2719	**Network Access – Update** Implement network access control platform to unify network access and add security layer to network device access.	General	30,000
	MPICT2721	**24 hr Cyber Security Centre – Implementation** Implement 24-7 managed cyber security operations centre monitoring across whole Council network and systems.	General	100,000
	MPICT2722	**Unified Service Infrastructure** Implement unified LDAP and single sign on across council core server infrastructure.	General	50,000
	MPICT2724	**Cyber Security Scanning** Implement cyber security scanning on websites and web browsing from all devices.	General	40,000
	MPICT2726	**Critical Database Maintenance** Implement support and maintenance for critical databases currently unsupported.	General	15,000
	MPICT2729	**Mayor's Crime Prevention Committee – Mobile CCTV Cameras** Relocate mobile CCTV cameras to identified hot spots as approved by the Mayor's Crime Prevention Committee.	General	15,000
	MPICT2734	**Purchase of New Devices** Purchase of new IT devices for new starters and as required.	General	130,000

Information and Communication Technology Financials

ID No.	Service Outputs	Total ($) Income	Expenditure	Cost of Service	Staff (FTE)
SSICT01	IT Service Desk and Systems Monitoring Services	(307)	1,769,868	1,769,561	8.46
SSICT02	Maintain Infrastructure	(2,455)	3,847,937	3,845,482	9.26
SSICT03	Core Application Support	(307)	2,231,735	2,231,428	5.28
SSICT04	CCTV Camera Renewal Program	(2,144)	463,042	460,898	0.55
SSICT05	CCTV Maintenance and Repair	(780)	168,238	167,459	0.20
SSICT06	CCTV Management and Advice	(195)	42,875	42,680	0.05
	Sub-Total	**(6,187)**	**8,523,696**	**8,517,508**	**23.80**
	Major Programs	-	821,000	821,000	-
	TOTAL	**(6,187)**	**9,344,696**	**9,338,508**	**23.80**

This service is 5.23% of the Operational Plan Budget

Theme 5 Good Governance and Leadership

Integrated Planning and Performance

Manager Integrated Planning and Performance

What does this service do?

Implement the compliance, coordination and development of the Integrated Planning and Reporting Framework (strategies, plans and reports) as well as service area improvements.

ID No.	Service Outputs	Service Activities
SSIPP01	Corporate Planning	• Develop and review the Fairfield City Plan – 10 year Community Strategic Plan. • Develop and review the 4 year Delivery Program. • Develop and review the annual Operational Plan. • Develop and implement the Community Engagement Strategy for the Fairfield City Plan. • Inform and educate a range of stakeholders on Integrated Planning and Reporting. • Engagement and advocacy with internal and external stakeholders to communicate the community's needs and priorities identified in the Fairfield City Plan. • Develop internal requirements for Council's plans including service statements, scope of works (stage 1), big picture sheets. • Assist in the coordination of the Resourcing Strategy. • Internal and external marketing of corporate plans including exhibition of plans, articles in newspapers and summary flyers. • Monitor internal and external changes and legislation requirements. • Provide support and advice on strategic and corporate planning activities to internal and external stakeholders. • Coordinate and convene internal committees including the Community Strategic Plan Review Committee, IPR Steering Committee, Delivery Program Review Committee and Quarterly Reporting Steering Committee. • Coordinate and identify indicators for all plans. • Development and coordination of Simultaneous Multi-Attribute Trade-Off grid for external and internal services.
SSIPP02	Corporate Reporting	• Develop and produce the State of Our City Report including gathering and collating information from key external stakeholders contributing to the Fairfield City Plan. • Develop and produce Quarterly Reports on the Delivery Program and Operational Plan. • Develop and produce the Annual Report. • Develop and produce the Community Engagement Report for the Fairfield City Plan. • Develop and produce the Service Levels and Indicators Survey to measure community satisfaction with Council's service delivery. • Coordinate the development of the City Plan Top Eleven Priorities Issues Papers. • Coordinate the collection of indicator results and analyse data trends for inclusion in reports. • Review of all Council reports to identify impacts on Operational Plans. • Represent Council at stakeholder / networking forums or conferences. • Manage and maintain Council reporting system (iCORP). • Develop and present internal data analysis on Council's corporate performance. • Develop and identify continuous improvement to reporting system (iCORP).

ID No.	Service Outputs	Service Activities
SSIPP03	Corporate Improvements	• Develop and produce an approved Service Review Plan for each scheduled review, outlining scope, methodology, timelines, and resources. • Conduct stakeholder engagement, including surveys, interviews, and workshops with internal and external stakeholders. • Undertake evidence-based analysis of service performance, costs, and benchmarking data. • Prepare Draft Service Review Report including findings, options, and recommendations for improvement. • Produce Final Service Review Report with prioritised, costed implementation plan. • Provide post-implementation monitoring and benefit realisation reports. • Maintain service review methodology and tools, including framework, guidelines, templates, data collection processes, and reporting formats. • Develop and regularly update service planning templates and guidelines to support consistent and high-quality planning. • Assist business units to align service plans with Delivery Program, Operational Plan and broader strategic priorities.

Integrated Planning and Performance Indicators

ID No.	Indicator Measure	Baseline	Target	Preferred Trend
IDCPIO02	# Internal stakeholders engaged about corporate planning/ community priorities	200 per annum	160 per annum	▲
IDCPIO03	# Public submissions received during public exhibition for Council's corporate plans	74 per annum	70 per annum	▲
IDCPIO04	# Training sessions provided to staff on IPR Framework	To be established	N/A	▲
IDCPIO05	% Service review recommendations implemented within the planned timeframe	To be established	90% per annum	▲

Integrated Planning and Performance Financials

ID No.	Service Outputs	Total ($) Income	Expenditure	Cost of Service	Staff (FTE)
SSIPP01	Corporate Planning	-	207,606	207,606	1.50
SSIPP02	Corporate Reporting	-	208,849	208,849	1.50
SSIPP03	Corporate Improvements	-	137,897	137,897	1.00
	TOTAL	-	**554,352**	**554,352**	**4.00**

This service is 0.24% of the Operational Plan Budget

Theme 5 Good Governance and Leadership

Internal Audit

Manager Governance and Audit

What does this service do?

Ensure that Council maintains a sound system of internal control, business improvement and compliance that supports Council's capability to fulfil its legal, financial, and ethical obligations.

ID No.	Service Outputs	Service Activities
SSIA01	Internal Audit	• Manage operational and governance activities of the Audit Risk & Improvement Committee (ARIC). • Conduct comprehensive audit and review programs on organisational risk management control, service delivery and governance processes. • Business advisory services in relation to process design, risk and control. • Ensure integration of Computer Assisted Audit Techniques (CAAT). • Prepare and adopt the new Audit and Risk Committee (ARIC) Terms of Reference and Strategic Work Plans. • Manage completion of annual Internal Audit and Risk Management Attestation Statement.

Internal Audit Indicators

ID No.	Indicator Measure	Baseline	Target	Preferred Trend
IDIAO01	% of internal audit actions completed	100% per annum	90% per annum	▲
IDIAO02	% of survey responses rated good or better (averaged) in relation to value-add, usefulness of recommendations and overall performance	85%	90% per annum	▲
IDIAO03	Positive independent report issued detailing result of the assessment	To be established	Consistent with leading practice	▲

Internal Audit Financials

ID No.	Service Outputs	Total ($) Income	Expenditure	Cost of Service	Staff (FTE)
SSIA01	Internal Audit	-	156,257	156,257	1.00
	TOTAL	-	**156,257**	**156,257**	**1.00**

This service is 0.09% of the Operational Plan Budget

Theme 5 Good Governance and Leadership

People and Culture

Manager People and Culture

What does this service do?

Provide strategic and operational human resources service including industrial and employee relations, work health and safety, workers compensation, payroll and organisational learning and development.

ID No.	Service Outputs	Service Activities
SSPC01	Workforce Management and Operations	• Develop and implement Council's Workforce Management Strategy and People and Culture Projects. • Manage Council's legislative obligations in relation to industrial and employee relations matters. • Manage Council's policies and procedures to meet legislative obligations via online systems. • Provide high quality people and culture service, including strategic advice, industrial and employee relations, recruitment, performance management, training, and resource management. • Manage grievances, complaints, and investigations. • Custodian of position descriptions, job evaluation system and salary system. • Work experience placements, including DIAP and refugees. • Report to the General Manager on investigations. • Management of outbreaks/pandemic human resources and Work, Health, and Safety obligations.
SSPC02	Work Health and Safety	• Develop and implement a systematic approach to Work Health and Safety (WHS). • Manage Council's WHS Management System through ongoing review and continuous improvement initiatives/projects. • Implement Council's Chain Of Responsibility Management System. • Conduct Internal and External Compliance Audits. • Management of Occupational Dictionary. • Implementation of Participative Ergonomics for Manual Tasks (PErforM) Program. • Incident investigations. • Design, coordinate, and deliver corporate WHS training. • Report notifiable incidents to SafeWork. • Coordinate Health and Wellbeing Program and Councils Annual Health Expo. • Manage Employee Assistance Program. • Management of Councils Health Surveillance Register and immunisation programs. • Emergency Preparedness and Response.
SSPC03	Organisational Development and Learning	• Implement Workforce Management Strategy Projects. • Enhance staff performance and engagement across Council. • Custodian of Indoor and Outdoor Skills and Competency System. • Develop tailored individual coaching/mentoring sessions. • Improve culture, leadership, and staff capability. • Manage the Learning Management System. • Maintain the training programs available to all staff. • Tailor training according to skills gap and/or staff needs. • Conduct staff engagement/climate survey.

ID No.	Service Outputs	Service Activities
SSPC04	Payroll	• Custodian of Electronic Payroll System. • Manage Council's Payroll. • Manage and report employee operational records, data, systems, and processes. • Manage employee online payroll portal. • Respond to payroll enquiries. • Executive Reporting. • Manage PAYG and single touch payroll. • Management and Reporting of Employee Superannuation.
SSPC05	Workers Compensation Insurance	• Annual Claims Management Audit - Maintain Workers Compensation Self-Insurers Licence. • Provide accurate and timely advice for workers compensation matters. • Effective management of workers compensation claims. • Coordinate Injury Management and Return to Work. • Authorise payment of compensation and associated costs/fees. • Identify opportunities for recovery of workers compensation claims' costs and initiate recovery action. • State Insurance Regulatory Authority monthly reporting. • Monthly reporting to Safety Leadership Team.

People and Culture Indicators

ID No.	Indicator Measure	Baseline	Target	Preferred Trend
IDPCO03	% Lost Time Injury Frequency rate	9.76% per annum	10% per annum	▼

People and Culture Major Program/s

Workforce Management Strategy
Identify deliverables from the Workforce Management Strategy working towards ensuring Council's workforce continues to meet service needs into the future.

Total Service Budget

Suburb	ID No.	Description	Funding Type	2026-2027 $
City Wide	MPWMS2701	**Digital Transformation and Capability** Identify and implement opportunities for digital transformation to enhance and improve workforce capability.	Service Budget	-

Theme 5
Good Governance and Leadership

People and Culture Financials

ID No.	Service Outputs	Total ($) Income	Expenditure	Cost of Service	Staff (FTE)
SSPC01	Workforce Management and Operations	(267,183)	825,706	558,523	2.04
SSPC02	Work Health and Safety	(259,325)	658,788	399,463	1.98
SSPC03	Organisational Development and Learning	(259,325)	1,081,781	822,456	2.98
SSPC04	Payroll	-	498,116.00	498,116	2.00
SSPC05	Workers Compensation Insurance	-	1,325,157	1,325,157	2.00
	TOTAL	**(785,833)**	**4,389,548**	**3,603,715**	**11.00**

This service is 2.05% of the Operational Plan Budget

Theme 5
Good Governance and Leadership

Procurement

Manager Procurement

What does this service do?

Develop, implement, and ensure a competitive, transparent, accountable, and ethical procurement processes in the acquisition of goods and services to deliver Council services.

ID No.	Service Outputs	Service Activities
SSP01	Corporate Procurement Planning and Strategy Development	• Develop and implement procurement planning practice. • Modify staff buying behaviours through research, development, and the implementation of a simplified procurement process. This will enable Council to deliver a strategic and best value for money outcome. • Provide an opportunity to local suppliers by educating and informing how to become successful in gaining Council business.
SSP02	Corporate Tendering System Management	• Manage and facilitate tendering process including probity. • Provide strategic procurement advice on individual projects. • Develop and implement new improvement process for procurement.
SSP03	Corporate Contract Management and Preferred Supplier Program	• Develop and implement contract management framework and policies across the organisation. • Maintain a contract register. • Establish preferred supplier panels for various categories of goods and services.
SSP04	Procurement System Management and Development	• Develop and maintain policies, operating standards, and guidelines for a decentralised procurement model. • Provide advice and support to clients about any procurement requirements. • Monitor purchasing activities and compliance with related legislations and policies.

Procurement Indicators

ID No.	Indicator Measure	Baseline	Target	Preferred Trend
IDPO01	% Tender process completed and entered to contract within 2 months of award date	100% per annum	75% per annum	▲

Procurement Financials

ID No.	Service Outputs	Total ($) Income	Expenditure	Cost of Service	Staff (FTE)
SSP01	Corporate Procurement Planning and Strategy Development	(2,181)	22,523	20,342	-
SSP02	Corporate Tendering System Management	(3,370)	560,375	557,005	3.84
SSP03	Corporate Contract Management and Preferred Supplier Program	(3,272)	360,265	356,993	3.00
SSP04	Procurement System Management and Development	(2,181)	22,523	20,342	-
	TOTAL	**(11,004)**	**965,686**	**954,682**	**6.84**

This service is 0.54% of the Operational Plan Budget

Theme 5 Good Governance and Leadership

Quality Management and Assurance

Deputy General Manager and Chief Financial Officer

What does this service do?

Maintains Council's information portal (Quality Management System), aligns all services to IPR and legislative requirements, integrates various processes, and identifies measures, controls, and improves its operations, leading to efficient and effective service performance.

Implement and monitor Council's quality management to ensure AS/NZS ISO 9001:2015 Quality Management requirements and certification is maintained.

ID No.	Service Outputs	Service Activities
SSQMA01	Quality Management	• Manage, co-ordinate and maintain Council's Quality Management System to ensure information is accurate, up to date and meets the requirements of the ISO 9001 QMS Standard. • Facilitate all service managers to review and/or develop service area processes, procedures and/or work instructions in accordance with the Quality Management Policy and Framework. • Provide consultation and advice on the Quality Management System to all service areas throughout Council.
SSQMA02	Quality Assurance	• Coordinate the ISO 9001 Re-certification and Surveillance audits for the Quality Management System for Council and the Sustainable Resource Centre. • Develop and maintain a 4 year rolling Internal Review program for all services utilising the quality management system. • Coordinate, undertake and develop reports for all internal reviews. • Provide training for, and oversee the implementation of findings, for all internal reviews. • Monitor non-conformance register to ensure that all products and services conform to the requirements of the council.
SSQMA03	Change Management	• Engage, train and advocate with internal stakeholders to communicate the Quality Management System requirements. • Prepare, implement and embed Quality Management culture within Council.
SSQMA04	Continuous Improvement	• Develop, review and implement the Quality Management Continuous Improvement Plan.

Quality Management and Assurance Indicators

ID No.	Indicator Measure	Baseline	Target	Preferred Trend
IDQMAO01	# Internal reviews of quality management system undertaken	3 per quarter	3 per quarter	▲
IDQMAO02	# Internal Review findings identified	27 per annum	25 per annum	▲
IDQMAO03	% Overdue documents in the quality management system	6% per quarter	10% per quarter	▼

Quality Management and Assurance Financials

ID No.	Service Outputs	Total ($) Income	Expenditure	Cost of Service	Staff (FTE)
SSQMA01	Quality Management	-	83,299	83,299	0.60
SSQMA02	Quality Assurance	-	30,553	30,553	0.20
SSQMA03	Change Management	-	62,329	62,329	0.45
SSQMA04	Continuous Improvement	-	103,882	103,882	0.75
	TOTAL	**-**	**280,063**	**280,063**	**2.00**

This service is 0.24% of the Operational Plan Budget

Theme 5
Good Governance and Leadership

Records and Information Management

Chief Information Officer

What does this service do?

Manage Council's records and information including access, retrieval, use, dissemination, storage and disposal.

ID No.	Service Outputs	Service Activities
SSRIM01	Information and Correspondence Management	• Manage all correspondence received by Information and Records in physical and electronic format for both incoming and outgoing. • Manage the custody, retrieval and disposal of Council's corporate records. • Provide access to Council held information to the public in accordance with the Government Information (Public Access) Act (GIPA).
SSRIM02	Records System Management and Compliance (User and General Policy)	• Maintain Council's Electronic Document and Records Management System by ensuring it is accessible, available and it is used in accordance with the Information Management Policies and procedures, as well as providing system support and training. • Keep digital records in an official record keeping system in accordance with set standards and State Records Act.
SSRIM03	Education and Training	• Provide training and educational workshops for Council staff about the Electronic Document and Records Management System, Government Information Public Access (GIPA), Privacy obligations and Information Management (IM) Policy.

Records and Information Management Indicators

ID No.	Indicator Measure	Baseline	Target	Preferred Trend
IDRIMO01	# Informal information (GIPA) requests received	1,193 per annum	N/A	▲
IDRIMO02	% Documents registered within 3 days of receipt	98%	95%	▲
IDRIMO03	# Electronic Document and Records Management System training sessions	61 per annum	10 per annum	▲
IDRIMO04	# Electronic Document and Records Management System requests for support	5,239 per annum	N/A	▲
IDRIMO05	# Formal information (GIPA) requests	96 per annum	N/A	▲

Records and Information Management Financials

ID No.	Service Outputs	Total ($) Income	Expenditure	Cost of Service	Staff (FTE)
SSRIM01	Information and Correspondence Management	-	678,769	678,769	4.50
SSRIM02	Records System Management and Compliance (User and General Policy)	-	404,693	404,693	2.70
SSRIM03	Education and Training	-	270,169	270,169	1.80
	Sub-Total	**-**	**1,353,631**	**1,353,631**	**9.00**
	New Projects	-	90,000	90,000	-
	TOTAL	**-**	**1,443,631**	**1,443,631**	**9.00**

This service is 0.82% of the Operational Plan Budget

Disability Inclusion Action Plan

The NSW Government adopted the Disability Inclusion Act in 2014, which acknowledges people with disability have the same human rights as other members in the community. Under this Act, all local councils are required to develop a Disability Inclusion Action Plan (DIAP), which aims to remove barriers to information, employment, facilities and programs, improve liveability and to promote inclusiveness.

The DIAP is prepared in consultation with the community and details how Council will improve accessibility for everyone through enhancements to the physical environment and programs. Council adopted the current DIAP in June 2024 with the next plan scheduled to be developed in 2028.

Council updates the community about its progress of all its DIAP projects, major programs, and service indicators through Council's Annual Report. Our progress is reported to the NSW Minister for Disability Inclusion annually.

Service Statement	Delivery Program ID	Operational Plan ID	Indicator Measure	Responsible Officer
Children and Family Services	IDDIAPCFS01	IDDIAPCFS2701	# Children with disability engaging in Council services.	Manager Children and Family Services
	IDDIAPCFS02	IDDIAPCFS2702	# Sessions children with disability supported by Fairstart.	
	IDDIAPCFS03	IDDIAPCFS2703	# Sessions held in support programs, services or playgroups for people with disability and carers.	
Communication and Marketing	IDDIAPCM01	IDDIAPCM2701	% Promotions for events/activities that feature accessibility information.	Manager Communication and Marketing
Community Regulatory Services	IDDIAPCRS01	IDDIAPCRS2701	# Infringements issued for inappropriate use of accessible parking spaces, footpaths and driveways.	Manager Community Regulatory Services
Information and Communication Technology	IDDIAPICT01	IDDIAPICT2701	# Accessibility training sessions held for staff responsible for Council's digital platforms.	Chief Information Officer
Leisure Centres	IDDIAPLC01	IDDIAPLC2701	# Free pool entries provided for people with disability.	Manager Showground, Leisure Centres and Golf Course
Library Services	IDDIAPLS01	IDDIAPLS2701	# Sessions held in support programs, services or playgroups for people with disability and carers.	Manager Libraries and Museum
People and Culture	IDDIAPPC01	IDDIAPPC2701	# Training sessions provided to customer-facing staff on access needs of people with disability.	Director People, Culture and Operations
	IDDIAPPC02	IDDIAPPC2702	# Staff trained on access needs of people with disability.	
	IDDIAPPC03	IDDIAPPC2703	# QM forms and templates updated to increase accessibility in recruitment and employment.	

Service Statement	Delivery Program ID	Operational Plan ID	Indicator Measure	Responsible Officer
Place Management	IDDIAPPM01-1	IDDIAPPM2701-1	# Representations made to business, community, and sporting organisations to improve access and encourage positive attitudes and behaviours (Cabramatta Place).	Manager Cabramatta Place
	IDDIAPPM01-2	IDDIAPPM2701-2	# Representations made to business, community, and sporting organisations to improve access and encourage positive attitudes and behaviours (Fairfield Place).	Manager Fairfield and Parks Place
	IDDIAPPM01-3	IDDIAPPM2701-3	# Representations made to business, community, and sporting organisations to improve access and encourage positive attitudes and behaviours (Parks Place).	Manager Fairfield and Parks Place
Social Planning and Community Development	IDDIAPSPCD01	IDDIAPSPCD2701	% Survey participants with increased understanding of disability.	Manager Social Planning and Community Development
	IDDIAPSPCD02	IDDIAPSPCD2702	# Positive stories published about local people with living with disability.	
	IDDIAPSPCD03	IDDIAPSPCD2703	# Representations made to business, community, and sporting organisations to improve access and encourage positive attitudes and behaviours.	
	IDDIAPSPCD04	IDDIAPSPCD2704	# Town centre mobility maps distributed.	
	IDDIAPSPCD05	IDDIAPSPCD2705	# Partnerships with services established to support people with disability.	
	IDDIAPSPCD06	IDDIAPSPCD2706	# Training, information sessions, or talks provided to staff and volunteers on access needs of people with disability.	
	IDDIAPSPCD07	IDDIAPSPCD2707	# Staff trained or provided with information on access needs of people with disability.	
	IDDIAPSPCD08	IDDIAPSPCD2708	% Survey participants feel Council facilities and/or open spaces are more accessible.	
	IDDIAPSPCD09	IDDIAPSPCD2709	% Survey respondents who feel events are accessible.	
	IDDIAPSPCD10	IDDIAPSPCD2710	# People who identify as a person with disability participating in capacity building activities.	
	IDDIAPSPCD11	IDDIAPSPCD2711	# Updates made to 'People with Disability' webpage on Council website.	
	IDDIAPSPCD12	IDDIAPSPCD2712	# New adjustments made to workplace, equipment or role to support employees with disability.	
	IDDIAPSPCD13	IDDIAPSPCD2713	# People who identify as a person with disability participating in events.	
	IDDIAPSPCD14	IDDIAPSPCD2714	# Opportunities promoted for people to volunteer in the disability services sector.	
Strategic Asset Management - Civil and Built	IDDIAPAMCB01	IDDIAPAMCB2701	% Playgrounds upgraded which have improved access and inclusion.	Manager City Assets
	IDDIAPAMCB02	IDDIAPAMCB2702	% Survey participants feel Council facilities and/or open spaces are more accessible.	
Strategic Asset Management - Open Space	IDDIAPAMOS01	IDDIAPAMOS2701	# New inclusive recreation and sporting activities provided by local sporting and recreation partners.	
Traffic and Transport	IDDIAPTT01	IDDIAPTT2601	# Works undertaken to improve pedestrian access and mobility.	Manager Design Services

2026-2027

Capital Works Projects and Programs

Capital projects vary in scale, with large cost projects a long-term investment which build on, add to, or improve Council's assets. Consultation is undertaken in line with Council's 2024 Community Engagement Strategy, with all outcomes presented to Council for consideration.

Capital projects include asset replacement, upgrade or new construction. These projects can be for buildings, roads, bridges, structures or mechanical installations (such as heating, ventilation and cooling systems).

For the 2026/27 financial year, council identified a total of $69.24 million worth of expenditure on capital projects to be delivered across Fairfield City during the period.

The following is a detailed list of capital works projects with an expected project expenditure exceeding $5 million that Council expects to commit funding to and work on during the 2026/27 financial year. These projects are a significant commitment and are managed accordingly. The Office of Local Government's Capital Expenditure Guidelines provide the minimum standards expected to be met in the delivery of major capital projects and identifies additional standards for those exceeding $10 million in cost.

These projects are included in the Long Term Financial Plan, forecasting their expected capital costs and operating arrangements for the projects (revenue and expenditure).

Major Capital Projects Over $5 Million

ID No.	Link to City Plan Theme, Goal and Strategy	Project Name and Description	Funding Type	Total Project Budget	Expected Completion	Responisble Officer	Consultation Period and Method	Considered in the LTFP and AMS*
Theme Two - Places and Infrastructure								
SP913	2.3.2	**Community and Event Centre** Design and construction of the new community, sports and event facility at Fairfield Showground.	WSI Grant, Local Infrastructure Contribution Plan Reserve, General Funds, and Infrastructure Reserve	$60,000,000	Mar 2028	Manager Major Projects and Planning	2021-2022 Financial Year	Yes
SP758	2.4.1	**Brenan Park Playground** - Construction of new playground at Brenan Park	Grant, Local Infrastructure Contribution Plan Reserve	$7,125,268	Dec 2026	Manager Major Projects and Planning	2023-2024 Financial Year	Yes

**Note: LTFP (Long Term Financial Plan) and AMS (Asset Management Strategy)*

***Note: The total project budget represents the latest available information on the total expected expenditure for the life of the project, not the amounts included in the 2026-2027 Operational Plan. The 2026/27 component of the project budget is included within the relevant theme under the ID No.)*

Other Major Capital Proposals over $5 Million

The following projects are being developed for future implementation. There is no commitment to fund construction.

ID No.	Link to City Plan Theme, Goal and Strategy	Project Name and Description	Funding Type	Total Project Budget	Expected Completion	Responisble Officer	Consultation Period and Method	Considered in the LTFP and AMS*
Theme Two - Places and Infrastructure								
SP914	2.3.2	**Cabravale Leisure Centre Health and Wellbeing - Seek Grant Funding** Feasibility study of the Cabravale Leisure Centre Health and Wellbeing Centre to provide accessible high-quality services and facilities for the community. *Note: Council will seek grant funding.*	Grant	$30,000,000	June 2032	Manager Major Projects and Planning	2021-2022 Financial Year	Yes

**Note: LTFP (Long Term Financial Plan) and AMS (Asset Management Strategy)*

Planning approval for the expansion of Cabravale Leisure Centre for the proposed Health and Wellbeing Centre was completed in the 2021-2022 Financial Year. Current capital works planning does not include the expansion to be implemented in the 2026-2027 Operational Plan. Where grant funding becomes available allowing the first stage of the expansion to proceed, then the expansion timing will be reviewed as part of the grant application.

Council undertakes the initial planning (to concept/detailed design/development approval stage) for these significant projects and relies on grant funding for the full construction phase. Therefore, the timing of these projects is reliant on availability of State and Federal grant programs.

*Note: LTFP (Long Term Financial Plan) and AMS (Asset Management Strategy)

Siginifcant Renewal Projects

ID No.	Link to City Plan Theme, Goal and Strategy	Project Name and Description	Funding Type	Total Project Budget	Expected Completion	Responisble Officer	Consultation Period and Method	Considered in the LTFP and AMS*
Theme Two - Places and Infrastructure								
MPFMP11	3.1.2	**King Park Detention Basin Upgrade** Construction	Grant and General	$1,500,000	2027	Manager City Assets	2024-2025 Financial Year	Yes
IN1046	2.3.1	**Fairfield City Centre Upgrades - Barbara Street and Nelson St, Fairfield - Construction** Public Domain Upgrade - Barbara Street (Nelson Street to Hamilton Road) and Nelson St (between 22 Nelson and Smart Street).	Section 7.11 and Town Centre Reserve	$1,770,000	2029	Manager Major Projects and Planning	2025-2026 Financial Year	Yes
MPESP26	3.1.2	**Wilson Creek Rehabilitation Works - Construction** Upgrade works along Wilson Creek	General, Grant and Stormwater Levy Reserve	$2,000,000	2028	Manager City Assets	2025-2026 Financial Year	Yes

Office of Local Government's Capital Expenditure Guidelines

The Office of Local Government's Capital Expenditure Guidelines outline the criteria for when project expenditure is required to be notified to the Office of Local Government. The following projects meet the criteria for notification:

SP913 Community and Event Centre: The 2026-2027 Operational Plan period will see the design and planning approval completed with a procurement process finalised to appoint a head contractor to build the new facility. Initial notification was provided as part of the Western Sydney Infrastructure Grant application process and an update is required in parallel with the adoption of the 2025/26-2028/29 Delivery Program.

SP914 Cabravale Leisure Centre Health and Wellbeing: does not require notification as the funding to commence construction of this project is not resolved i.e. a significant grant will need to be acquired to complete the project.

Pricing and Revenue Policy

Fairfield City Council provides a wide range of services to meet the needs and priorities of its community. Council operates within a complex and legislative framework, as well as balancing economic and social considerations to provide services in the most efficient and effective manner.

There are a number of considerations in providing these services and in setting the Pricing Policy and Fees and Charges, including:

- Cost of providing the service
- Whether the goods or service are supplied on a commercial basis
- Importance of the service to the community
- Capacity of the user to pay
- Impact of the activity on public amenity
- Competitive market prices
- Prices dictated by legislation

Based on these considerations and constraints the Pricing Policy, Fees and Charges are formulated, as part of the Operational Plan for the 2026/27 financial year.

Types of Council Revenue

Council receives revenue from a number of sources such as fees and charges, grants, etc., however over 47% of its revenue comes from rates.

In order to provide Council's services to the community the following revenue streams are utilised:

- Rates
- Annual charges for waste and stormwater
- User charges and fees
- Grants and contributions
- Interest from investments
- Other income including profits from sale of assets
- Reserves accumulated over prior years
- Income generating developments

Over the past few years operational grants have reduced and rate pegging has not kept in line with inflation. Council has been required to look at other sources of revenue and has invested money into income generating developments. This income generated will be reinvested to continue to provide the services required as identified by the community whilst ensuring Council remains financially sustainable into the future.

Fees and Charges

Fairfield City Council is required under the Local Government Act 1993, to adopt a pricing policy that contains all fees it charges as part of its Operational Plan. Details of the fees are contained in the 2026-2027 Pricing Policy, Fees and Charges. Some fees are set by State Government legislation and cannot be altered by Council. However, Council does charge fees for a variety of local services and for the use of various facilities throughout the City.

When deciding to apply and set the level of the fees, Council considers a number of principles. These principles range from total recognition of the public good of a particular service, i.e. Council may decide not to charge a fee because the service provides significant and broad public benefit, to a fee that fully recovers Council's costs in providing the particular service.

Where fees are set by legislation, Council is obliged to adopt the fee. A wide range of fees and charges have been set and reflect Council's consideration of the principles ranging from full user pay through to partial user pay or full cost obligation.

Please refer to the '2026-2027 Pricing, Policy, Fees and Charges' document on Councils website for detailed information or via the following link:
www.fairfieldcity.nsw.gov.au/operationalplan

Business and Commercial Activities

There is a requirement for all Councils to adopt the principle of competitive neutrality for all their business activities. This means Council should not operate with competitive advantage due to its public ownership, with other businesses in Fairfield City.

Council is therefore required to determine which business activities are to be classified as either Category One or Category Two business units, in accordance with the requirements of National Competition Policy Guidelines. Council has no Category One or Two Businesses.

The Office of Local Government's July 1997 guidelines "Pricing and Costing for Council Businesses: A Guide to Competitive Neutrality" outline the process for identifying and allocating costs to activities and provide a standard of disclosure requirement. These disclosures are reflected in Council's pricing and/or financial reporting systems and include taxation equivalents, Council subsidies, rate of return on investments in business units and dividends paid.

IPART is currently reviewing NSW's competitive neutrality policies and processes. Council will implement any changes to policies and disclosures within legislative timeframes, should there be amendments.

What are Reserves?

Reserves are portions of income set aside for a specific purpose i.e. to purchase assets, fund expansion of projects, fund community priorities, etc. Setting reserves assists Council in its financial planning as well as strengthening its financial position.

Council has two categories of reserves:

1. **Externally Restricted Reserves** – these are reserves that are subject to external restrictions in their use and are governed by strict legal requirements on what they can be utilised for.
2. **Internally Restricted Reserves** – these are reserves that have been established for a specific internal purpose as adopted by Council. These do not have any legal requirement restrictions however are subject to Council resolution for expenditure to be utilised and/or for the purpose of the reserve to be changed.

An explanation for each of the reserves within these two categories are provided below:

Externally Restricted Reserves

Local Infrastructure Contribution Plan 2023 (Section 7.11 and Section 7.12)

Section 7.11 Contributions
The Section 7.11 Contribution Reserve income is derived from contributions collected on new residential development that generates demand for local infrastructure. These funds are restricted and can only be used to fund local infrastructure identified in the Local Infrastructure Contribution Plan 2023, including community and recreation facilities, open space (parks and sportsgrounds), public domain improvements, stormwater detention and plan administration.

Section 7.12 Levy
The Section 7.12 Levy Reserve income is derived from a % levy on the total cost of development (where the cost is above $100,000) on non-residential development and all development in the western area of Fairfield City. Section 7.12 is levied at a set rate of 0.5% of the total cost of development (where the value is between $100,001 and $200,000) and 1% of the total cost of development (where the value is greater than $200,000). These funds are restricted and can only be used to fund local infrastructure identified in the Local Infrastructure Contribution Plan 2023.

Domestic Waste Management

The Domestic Waste Management Reserve is funded from waste charges levied on rateable properties each year for the delivery of waste services throughout the City. The individual reserves within this are set aside for the following reasons.

Garbage Services Residential Flats and Buildings Container Reserve
This Reserve relates to residential flats and buildings or home unit blocks. Some require skips and some have individual bins in a dedicated area. These funds are set aside as there may be a need to provide specialised equipment to remove skips and to replace the skips and bins themselves.

Garbage Services Future Options Reserve
This is a general Reserve to account for the dynamic environment of waste services with a general trend to investigate opportunities to divert waste away from landfill to newer technologies and sustainable practices. Council currently has built a reserve based on a favourable waste contract compared to the current market. The Reserve will allow Council to protect the community from substantial future increases at the end of this contract or to investigate other technologies to mitigate this risk.

Garbage Services Landfill Rehabilitation Reserve
This Reserve was established for localised failings in landfill sites and associated capping. Some remediation works were required and provides a means to remediate and complete works as they became necessary or if there were substantial reworks required to meet any legislative changes.

Garbage Services Plant Reserve
This Reserve receives approximately the same value set aside as the depreciation charges on the waste equipment to recognise and provide a fund to replace equipment as they reach the end of their useful life.

Stormwater Levy Reserve

The Stormwater Levy Reserve is funded from the stormwater charges levied on rateable properties each year to address stormwater drainage and stormwater quality issues and waterway stability in urban areas of the City. It is also used on non-capital projects such as stormwater education and water quality monitoring.

Voluntary House Raising Reserve

The Voluntary House Raising Reserve is funded through the sale of Council owned properties that were originally purchased under the Voluntary House Raising scheme. These funds are utilised for Voluntary House Raising and Voluntary Purchases that reduce the risk to life and property from flooding.

Road Reserve

In accordance with the Act, the proceeds of sale of specified land is to be used by Council for acquiring land for public road or carrying out works on public roads.

Internally Restricted Reserves

Councillors Donations Fund

The Councillors Donations Fund has been developed by some of Fairfield City Council's councillors who donate a percentage of their annual councillor fee each year. This fund provides financial support for community groups or not-for-profit organisations who intend to build community cohesion, wellbeing and spirit and foster respect and enjoyment of our diversity, culture and heritage.

Future Capital Works Reserve

This Reserve is for the provision of capital funding for infrastructure projects.

Infrastructure Reserve

The Infrastructure Reserve is funded from income from council car parks and Aquatopia surpluses, with these funds utilised to address many of the community's priorities for new and the renewal of infrastructure with a focus on community need.

Insurance Reserve

The Insurance Reserve was established to fund claims beyond the scope of insurance policies and for any unforeseen coverage gaps. The reserve will be available to fund large unexpected claims in excess of policy limits for all insurance classes.

IT Core Systems Reserve

With the increasing costs and reliance on information technology systems and their functions into the future, this reserve was established to ensure that Council is proactive in its planning for and ability to fund any major core system replacements into the future whilst remaining financially sustainable.

Museum Reserve
The Museum Reserve is funded from community donations for the restoration and upkeep of the Fairfield City Museum collections.

Property Development Fund
This fund generates its revenue through investment in property development and commercial activities. This enables Council to generate an additional revenue source to re-invest in the community and other commercial opportunities. Examples include the Diamond Crescent 41 lot subdivision and the construction of the Dutton Plaza retail development including two levels of additional parking.

Surplus Land Sale Proceeds Reserve
This reserve is funded from the sale of small parcels of non-commercial surplus land that Council has resolved to sell. The reserve to be used to fund future acquisitions of land that will provide a wider benefit to Council and the community.

Sustainable Resource Centre
This reserve is funded from revenue generated from our commercial operations from recycling concrete and road materials that help to reduce landfill costs for Council and the individual reserves within this are set aside for the following reasons:

Site Development Reserve
These funds are set aside for the continued development of this site and to meet any environmental requirements.

Plant Reserve
This Reserve is used to replace and upgrade the existing plant at this commercial operation.

Town Centre Reserve
The Town Centre Reserve income is generated from a percentage allocation of rates each year. This Reserve utilises part of its funding for Place Management operations each year with the remaining funding utilised for various works to be undertaken in town centres. This Reserve allows for a broad consideration of all town centres throughout the City and uses a prioritisation approach that is set by Council each year in the development of the Operational Plan.

Current

Reserve Balances

Estimation of Restricted Reserves				
Category	Estimated Closing Balance as at 30 June 2026	Inflow	Outflow	Estimated Closing Balance as at 30 June 2027
				All Amounts Shown in $000's
Externally Restricted Reserves				
Local Infrastructure Contribution Plan Reserves				
Direct - Section 7.11 Reserve	9,532	2,700	2,933	9,299
Indirect - Section 7.12 Reserve	31,080	5,800	6,135	30,745
Local Infrastructure Contribution Plan Reserve Total	40,612	8,500	9,068	40,044
Domestic Waste Management Reserves				
Garbage Services Residential Flats and Buildings Containers	4,301	0	0	4,301
Garbage Services Future Options	50,213	13,139	17,597	45,755
Garbage Services Landfill Rehabilitation	108	0	0	108
Garbage Services Plant	8,422	1,819	7,868	2,373
Domestic Waste Management Reserves Total	63,044	14,958	25,465	52,537
Special Rate Variation (SRV) Reserve	3,922	0	0	3,922
Stormwater Levy *	(92)	1,600	1,238	270
Road Reserve	56	0	0	56
Voluntary House Raising Reserve	1,346	0	0	1,346
Interest - to be allocated to External Reserves	0	500	500	0
Externally Restricted Reserves Total	108,888	25,558	36,271	98,175
Internally Restricted Reserves				
Infrastructure Reserve	19,639	4,415	2,745	21,309
Future Capital Works Reserve	1,120	0	0	1,120
Town Centre Reserve	3,389	2,600	1,524	4,465
Museum Reserve	19	0	0	19
Property Development Fund	17,120	1,248	0	18,368
Surplus Land Sale Proceeds Reserve	853	0	0	853
IT Core Systems Reserve	948	250	0	1,198
Insurance Reserve	2,069	0	0	2,069
Sustainable Resource Centre Reserves				
Site Development Reserve	0	0	0	0
Plant Reserve	1,670	450	585	1,535
Sustainable Resource Centre Reserves Total	1,670	450	585	1,535
Councillors Donation Fund	36	0	0	36
Internally Restricted Reserves Total	46,863	8,963	4,854	50,972
Total Estimated Restricted Reserves	155,751	34,521	41,125	149,147

** Note - The progress of projects and funding for works is regularly monitored to ensure that reserve balances are not overdrawn. Alternative funding sources are identified when reserve balances are low, and reflected in quarterly adjustments.*

Section 356

Grants

In accordance with the Local Government Act (S356) Fairfield City Council offers funds to individuals, community groups and not-for-profit organisations to support community achievement and projects in a number of social, cultural, sporting, educational, and environmental initiatives.

Donation Funds include:

- Councillors Donations Fund
- Mayoral Scholarship Fund
- Mayoral Community Benefit Fund
- Mayoral Donations Fund
- Community Volunteer Fund
- Language and Cultural Awareness Fund
- Cultural Event Sponsorship Fund
- Heritage Grants Program
- Fairfield City Trial Assistance to First Home Buyers Scheme
- Bonnyrigg Town Centre Activation Program
- Creative Communities Grant
- Community Development Grants Program

Donations are made at the discretion of Council and are subject to available funding. Eligibility does not guarantee receiving a donation. Details on how to apply can be found in the Fund Applications and Grants section of this document.

Councillors Donations Fund

The Councillors Donations Fund has been developed whereby Fairfield City Councillors may choose to donate a percentage of their annual councillor allowance each year.

This fund provides financial support for community groups or not-for-profit organisations who intend to build community cohesion, wellbeing and spirit and foster respect and enjoyment of our diversity, culture and heritage.

The community group or not-for-profit organisation must be based in the Fairfield Local Government Area and support public purpose activities.

Any donations made by Council under this fund are at the discretion of the Council subject to meeting the eligibility criteria. Donations range from $200 up to $2,000 per application.

How to apply

Applicants must address the Councillors Donations Fund criteria. This information can be obtained by contacting Council on 9725 0226 or be found on Council's website:
https://www.fairfieldcity.nsw.gov.au/donationsandfunds

Applications must be addressed to:

Manager Governance and Audit
Fairfield City Council
PO Box 21 Fairfield NSW 1860

Applications should include the following details:

- Description of the proposed activity
- Expected participants and community benefit
- Overall budget for the activity and how it is to be funded
- Amount of funding sought from Council
- Two references
- Date/time of the activity and when a decision by Council for funding is required
- Details of whom the cheque is to be made out to
- Name of person or organisation seeking the donation including contact details

Successful applicants must provide proof of use of Council funds for the purpose approved. Any advertising or promotion of the activity must acknowledge Council as a financial supporter of the activity.

Approval process

Upon receipt of applications, Council will:

- Review eligibility against the Councillors Donations Fund criteria
- Advise the applicant if the application is unsuccessful and give reasons for this determination

As Committee meetings are held monthly, applicants are advised to allow up to a month for their application to be determined.

Mayoral Scholarship Fund*

The Mayoral Scholarship Fund provides financial support to enable disadvantaged people to pursue their academic, artistic and sporting endeavors or to support those with special needs. Council's contribution is designed to assist them to achieve their ambitions to realise a demonstrable commitment to the local community.

The eligible person/s must reside in the Fairfield Local Government Area and must be able to demonstrate financial disadvantage. Donations will only be made for the purpose of supporting individuals to reach their potential and not for commercial gain.

Any donations made by Council under this fund are at the discretion of the Council subject to meeting the eligibility criteria. Donations can be up to $2,000 per application.

How to apply

Applicants must address the Mayoral Scholarship Fund criteria. This information can be obtained by contacting Council on 9725 0226 or be found on Council's website:
https://www.fairfieldcity.nsw.gov.au/donationsandfunds

Applications must be addressed to:

Manager Governance and Audit
Fairfield City Council
PO Box 21 Fairfield NSW 1860

Applications should include the following details:

- Complete the Mayoral Scholarship Fund Application Form
- Demonstrated exceptional ability/potential/skill
- Two references
- Amount of funding sought from Council
- Date/time of the event/activity and when a decision by Council for funding is required
- Details of whom the cheque is to be made out to
- Name of person seeking the donation including contact details

Successful applicants must provide proof of use of Council funds for the purpose approved and any advertising or promotion of the activity must acknowledge Council as a financial supporter of the activity.

Approval process

Upon receipt of applications, Council will:

- Review eligibility against the Mayoral Scholarship Fund criteria
- Advise the applicant if the application is unsuccessful and give reasons for this determination

As Committee meetings are held monthly, applicants are advised to allow up to a month for their application to be determined.

**Note: Funds are identified within the Governance Service Budget.*

Mayoral Community Benefit Fund*

The Mayoral Community Benefit Fund enables Council to provide funding to individuals or groups within Fairfield City that undertake deserving or worthy activities which assist and support the community.

To be considered, applications must come from organisations based in, or individuals who live in, the Fairfield Local Government Area.

Any donations made by Council under this fund are at the discretion of the Council and subject to meeting the eligibility criteria. Donations range from $500 up to $2,000 per application.

How to apply

Applicants must address the Mayoral Community Benefit Fund criteria. This information can be obtained by contacting Council on 9725 0226 or be found on Council's website:
https://www.fairfieldcity.nsw.gov.au/donationsandfunds

Applications must be addressed to:

Manager Governance and Audit
Fairfield City Council
PO Box 21 Fairfield NSW 1860

Applications should include the following details:

- Purpose/description of the activity/event
- Overall budget for the activity and how it is to be funded
- Amount of funding sought from Council
- Two references
- Date/time of the activity and when a decision by Council for funding is required
- Details of whom the cheque is to be made out to
- Name of person or organisation seeking the donation including contact details

Successful applicants must attend the Council Meeting to receive the donation in person and provide proof of use of Council funds for the purpose approved including a receipt or photograph if available. Any advertising or promotion of the activity must acknowledge Council as a financial supporter of the activity.

Approval process

Upon receipt of applications, Council will:

- Review eligibility against the Mayoral Community Benefit Fund criteria
- Advise the applicant if the application is unsuccessful and give reasons for this determination

As Committee meetings are held monthly, applicants are advised to allow up to a month for their application to be determined.

**Note: Funds are identified within the Governance Service Budget.*

Mayoral Donations Fund*

The Mayoral Donations Fund enables Council to provide funding to individuals or groups within Fairfield City who build communities and help individuals achieve their full potential.

To be considered, applications must come from organisations based in, or individuals who live in, the Fairfield Local Government Area.

Any donations made by Council under this fund are at the discretion of the Council and subject to meeting the eligibility criteria. Donations can be small one-off amounts of up to $600 per application.

How to apply

Applicants must address the Mayoral Donations Fund criteria. This information can be obtained by contacting Council on 9725 0226 or be found on Council's website:
https://www.fairfieldcity.nsw.gov.au/donationsandfunds

Applications must be addressed to:

Manager Governance and Audit
Fairfield City Council
PO Box 21 Fairfield NSW 1860

Applications should include the following details:
- Purpose/description of the activity/event
- Overall budget for the activity and how it is to be funded
- Amount of funding sought from Council
- Two references
- Date/time of the activity and when a decision by Council for funding is required
- Details of whom the cheque is to be made out to
- Name of person or organisation seeking the donation including contact details

Successful applicants must provide proof of use of Council funds for the purpose approved including a receipt or photograph if available. Any advertising or promotion of the activity must acknowledge Council as a financial supporter of the activity.

Approval process

Upon receipt of applications, Council will:
- Review eligibility against the Mayoral Donations Fund criteria
- Advise all applicants if the application is unsuccessful with reasons for this determination

As Committee meetings are held monthly, applicants are advised to allow up to a month for their application to be determined.

**Note: Funds are identified within the Governance Service Budget.*

Community Volunteer Fund*

The Community Volunteer Fund provides funding to volunteers or community groups who support existing or new community programs intended to stimulate projects, activities, equipment, or operational function with a whole of City focus.

Any donations made by Council under this fund are at the discretion of the Council subject to meeting the eligibility criteria. Donations are up to $1,000 per application.

How to apply

Applicants must address the Community Volunteer Fund criteria. This information can be obtained by contacting Council on 9725 0226 or be found on Council's website:
https://www.fairfieldcity.nsw.gov.au/donationsandfunds

Applications must be addressed to:

Manager Governance and Audit
Fairfield City Council
PO Box 21 Fairfield NSW 1860

Applications should include the following details:
- Description of the project budget
- Two quotations if for the purchase of equipment
- Overall budget for the activity and how it is to be funded
- Amount of funding sought from Council
- Two references
- Date/time of the activity and when a decision by Council for funding is required
- Details of whom the cheque is to be made out to
- Name of person or organisation seeking the donation including contact details

Successful applicants must provide proof of use of Council funds for the purpose approved and any advertising or promotion of the activity must acknowledge Council as a financial supporter of the activity.

Approval process

Upon receipt of applications, Council will:
- Review eligibility against the Community Volunteer Fund criteria
- Advise the applicant if the application is unsuccessful and give reasons for this determination

As Committee meetings are held monthly, applicants are advised to allow up to a month for their application to be determined.

**Note: Funds are identified within the Governance Service Budget.*

Language and Cultural Awareness Fund*

The Language and Cultural Awareness Fund provides financial support to residents towards achieving English language proficiency and the development of cultural awareness programs that assist service providers in better understanding the needs of residents across the local community.

To be eligible the program, activity or event must be delivered within the Fairfield Local Government Area and educate in or provide the opportunity to practice and/or improve English language skills or cultural awareness.

Any donations made by Council under this fund are at the discretion of the Council subject to meeting the eligibility criteria. Donations can be up to $1,000 per application.

How to apply

Applicants must address the Language and Cultural Awareness Fund criteria. This information can be obtained by contacting Council on 9725 0226 or be found on Council's website:
https://www.fairfieldcity.nsw.gov.au/donationsandfunds

Applications must be addressed to:

Manager Governance and Audit
Fairfield City Council
PO Box 21 Fairfield NSW 1860

Applications should include the following details:
- Description of the program, activity or event
- Total budget for the program, activity or event
- Two quotations for the purchase of equipment or resources
- Two references
- Amount of funding sought from Council
- Date/time of the event/activity and when a decision by Council for funding is required
- Details of whom the cheque is to be made out to
- Name of person or organisation seeking the donation including contact details

Successful applicants must provide proof of use of Council funds for the purpose approved and any advertising or promotion of the activity must acknowledge Council as a financial supporter of the activity.

Approval process

Upon receipt of applications, Council will:
- Review eligibility against the Language and Cultural Awareness Fund criteria
- Council will advise the applicant if the application is unsuccessful and give reasons for this determination

As Committee meetings are held monthly, applicants are advised to allow up to a month for their application to be determined.

**Note: Funds are identified within the Governance Service Budget.*

Cultural Event Sponsorship Fund*

The Cultural Event Sponsorship Fund aims to support and attract culturally based events which demonstrate social and economic benefit to Fairfield City.

Council has introduced this new sponsorship program which provides a grant of up to $2,500. These are available to community groups every second year for cultural events that celebrate inclusion and diversity.

How to apply

Applicants must address the Cultural Event Sponsorship Fund criteria. This information can be obtained by contacting Council on 9725 0226 or be found on Council's website:
https://www.fairfieldcity.nsw.gov.au/donationsandfunds

Applications must be addressed to:

Manager Governance and Audit
Fairfield City Council
PO Box 21 Fairfield NSW 1860

Applications should include the following details:
- The cultural event that will be sponsored
- The need/justification for the donation
- Its benefit to the Fairfield Local Government Area
- Where funds will be expended
- Two references
- Details of whom the cheque is to be made out to
- Name of person or organisation seeking the donation including contact details
- Relevant insurance documents for the event

Successful applicants must provide proof of use of Council funds for the purpose approved and any advertising or promotion of the activity must acknowledge Council as a financial supporter of the activity.

Approval process

Upon receipt of applications, Council will:
- Review eligibility against the Cultural Event Sponsorship Fund criteria
- Council will advise the applicant if the application is unsuccessful and give reasons for this determination

As Committee meetings are held monthly, applicants are advised to allow up to a month for their application to be determined.

**Note: Funds are identified within the Governance Service Budget.*

Heritage Grants Program^

The Heritage Grants Program provides financial assistance of up to $5,000 on a dollar for dollar basis to help with the preservation of heritage items.

Who can apply

Private owners of Heritage Items listed in Council's Local Environmental Plan.

How to apply

An application form is required with the provision of a quote and any other requested documentation to support the application, which must be lodged with Council within the specified time period.

Type of work that grants will be approved to undertake

Grants will be approved based on essential maintenance and repair work to the heritage item.

Approval process

Council's Heritage Advisor will assess applications subject to meeting the eligibility criteria within the Heritage Grant Program Policy and provide recommendations to Council for successful applications each year.

Payment of grant

Council pays the grant upon completion of the work, submission of an invoice and inspection by Council's Heritage Advisor to confirm completion.

Further details

Refer to Council's website for a copy of the Heritage Grant Program Policy:
https://www.fairfieldcity.nsw.gov.au/heritagegrants

^Note: Funds are identified within the Strategic Land Use Planning Service Budget.

Fairfield City Trial Assistance to First Home Buyers Scheme

Council adopted its Fairfield City Trial Assistance to First Home Buyers Scheme Policy (Policy) in July 2024. The Policy aims to provide relief for first home buyers of new dwellings in Fairfield City who have received the NSW State Government's First Home Buyers (FHB) Grant.

The trial Policy provides for the payment of an amount of to be determined by reference to the local infrastructure contribution collected by Council for the applicable dwelling.

The trial Policy applies to persons who receive the FHB Grant from 1 July 2024 and is subject to annual review by Council.

Who the Policy refers to?

Purchasers of new dwellings in Fairfield City between 1 July 2024 and 30 June 2027 who have received the NSW State Government's FHB grant and meet the eligibility criteria of the Policy.

How to Obtain funding under the Scheme?

Eligible persons who qualify for the scheme as FHB Grant recipients must successfully complete the application and be approved as meeting the requirements of the Scheme by Council.

Maximum Amount Allowable?

The maximum amount of funding available under the Scheme is determined by reference to the amount of local infrastructure contributions that were paid for the applicable dwelling.

Payment Process

The trial Policy provides for a payment to purchasers of new dwellings in Fairfield City between 1 July 2024 and 30 June 2027 that have received the NSW State Government's FHB grant.

Who can apply

Purchasers of new dwellings between 1 July 2024 and 30 June 2027 that have received the NSW State Government's FHB grant and meet the eligibility criteria of the Policy.

How to apply

Applicants need to complete the First Home Buyers Assistance Scheme Application form and lodge it with Council. This is to include documents necessary to support the application.

Approval process

The application will be reviewed by Council, including verification of the grant documentation (with the consent of the applicant). The amount of the local infrastructure contribution paid for the subject dwelling will be confirmed, and the payment to the applicant determined.

Payment of rebate

Council will make the payment upon approval of the application.

Further details

Applicants must address the Fairfield City Trial Assistance to First Home Buyers Scheme eligibility requirements. This information can be obtained by contacting Council on 9725 0222 or be found on Council's website:
https://www.fairfieldcity.nsw.gov.au/Community/Grants-and-Funding/Assistance-to-First-Home-Buyers-Scheme

Bonnyrigg Town Centre Activation Program

The Bonnyrigg Town Centre Activation Program provides financial assistance to not-for-profit organisations that support the unique diversity of Bonnyrigg. The grant program provides opportunities for activities and events to be held, that are open to all to attend and that support the vision of Bonnyrigg with its rich culture and community spirit.

To be eligible, the event/activity must meet the following criteria:

- Must be held between 1 July 2026 and 30 June 2027
- Must be held in a public place in the Bonnyrigg Town Centre Area (map available on request)
- Be open to the general public (not restricted to a specific section of the public)
- Be actively advertised to the general public
- Funds are to be used as a contribution to event costs and are not to be used for consultancy fees or administrative charges
- Run by a not-for-profit organisation

One-off grants of up to $3,500 (excluding GST) are available to assist in delivering activities and events within the Bonnyrigg Town Centre. Each year, Council receives more applications than it can fund, therefore this is a competitive grants program.

How to apply

Calls for expressions of interest open in April for a four-week period every year. Applicants must meet the Bonnyrigg Town Centre Activation Program eligibility criteria and complete the application form via SmartyGrants. Information about the grant can be obtained by contacting Council on 9725 0701.

Successful applicants must provide proof of use of Council funds for the purpose approved and any advertising or promotion of the activity must acknowledge Council as a financial supporter of the activity.

Approval Process

Upon receipt of applications:

- An Assessment Panel reviews eligibility against the criteria and according to the merits of the application
- Council will advise any applicant if the application is unsuccessful and give reasons for this determination

As Committee and Council meetings are held monthly, applicants are advised to allow up to two months for their applications to be determined.

Creative Communities Grant^

The Creative Communities Grant program provides financial assistance to not-for-profit organisations or community groups* to support creative projects that empower communities to voice important issues, while further developing cultural knowledge and artistic skills.

One-off grants of up to $6,000 (excluding GST) are available for local communities involved in creative based projects that contribute to the quality of life in Fairfield City. These projects include and address high priority issues of importance within the community as identified in the Fairfield City Plan.

Priority will be given to organisations who are based and service the Fairfield LGA and to small organisations with an annual revenue of $250,000 and below. However, medium, and large organisations are eligible to apply.

The Creative Communities Grant program offers free grant writing workshops as well as one-on-one project development advice, specifically targeting first-time applicants, to assist with building skills to prepare successful grant applications.

How to apply

Applicants must address the Creative Communities Grant criteria. Information about the eligibility, assessment criteria and the grant writing workshops can be obtained by contacting Council on 9725 0222 or scd@fairfieldcity.nsw.gov.au, or can be found on Council's website: https://www.fairfieldcity.nsw.gov.au/localareagrants

- Applications to the The Creative Communities Grant Program are made by completing the Creative Communities Grant Application Form on the Smarty Grants platform. Smarty Grants is an onling grants management system: https://fairfieldcity.smartygrants.com.au

Eligibility for funding under this program include:

- The applicant must be located in the Fairfield Local Government Area (LGA) or provide services to residents within Fairfield LGA
- The project or activity that is proposed for this grant funding must be held in the Fairfield LGA and participants are to be residents of Fairfield LGA
- Applicants must be an incorporated non-profit organisation or group* serving residents and workers based in Fairfield City (non-incorporated groups will require an incorporated not-for-profit organisation to auspice the project)

Applications must demonstrate:

- that the proposed project is achievable within a one-year period of receiving funding
- how the project is of direct benefit to people and communities in Fairfield City
- strategies that promote free community participation in the creative process
- That the project applies Community Arts and Cultural Development principles
- A sound budget and implementation plan

Successful applicants must provide proof of use of Council funds for the purpose approved and any advertising or promotion of the activity must acknowledge Council as a financial supporter of the activity.

Approval process

Upon receipt of applications,

- An Assessment Panel reviews eligibility against the Creative Communities Grant program selection criteria and according to the merits of the application
- Council will advise both successful and unsuccessful applicants and provide assessment panel feedback on the decision

As Committee and Council meetings are held monthly, applicants are advised to allow up to two months for their applications to be determined.

^Note: Funds are identified within the Social Planning and Community Development Service Budget.

**Definition of community group for the purpose of grant: two or more persons bound by a common purpose for the benefit of the community. The applicant group may be required to demonstrate previous group activities. Evidence may include but not restricted to previous event promotion, meeting minutes or relevant material.*

Community Development Grant Program^

The Community Development Grants program provides financial support to community based, not for profit organisations to provide community programs or to participate in community celebrations of special weeks or days. Categories include:

- Aged and Disability
- Arts and Culture
- Community Capacity Building
- Domestic and Family Violence Prevention
- Harmony Day
- Refugee Week
- Youth Week
- Rapid Response

Each year, Council receives more applications than it can fund, therefore this is a competitive grants program.

Unincorporated groups must have an auspice that is incorporated as a not-for-profit organisation. Funding of up to $4,000 (excluding GST) can be made by not-for-profit community-based organisations to deliver programs in the Fairfield LGA. While priority for this grant program is given to organisations with revenue under $250,000 and under $500,000, larger organisations are eligible to apply.

How to apply

All information on the Community Development Grant Program in the Guidelines and can also be found on the Fairfield City Council Website: https://www.fairfieldcity.nsw.gov.au/community/grants-and-funding#section-3

All applications are made through SmartyGrants, an online grants management system. This can be accessed at: https://fairfieldcity.smartygrants.com.au

"Thrive" Grants

Grass roots organisations that are primarily volunteer run can apply for funding under the "Thrive" category. These groups maybe incorporated or unincorporated but must be led by residents, focus on local community and unlikely to be competitive in other grant programs.

The "Thrive" category provides grants of up to $3,000 per year. In recognition of the nature of these organisations, there is a different application and acquittal process from other categories of the Community Development Grants program. Evidence of how the funds are used will be required.

Applications for "Thrive" grants can be made by letter or on an application form that can be filled in online or by hand. You can get an application form from:

- Fairfield City Council's website: https://www.fairfieldcity.nsw.gov.au/community/grants-and-funding#section-3
- Ring Council on 9725 0222 and ask for the Grants Officer in the Social Planning and Community Development Division

Applications can be made online, by letter or email and must include information about the group, including how many people are in the group, who leads the group, why the group exists, the amount of funding you would like, what you want to do with the money, and who will benefit. If you prefer to fill in an application form, find one on Council's website at Thrive Community Grants.

- You can mail your letter or application form to PO Box 21 Fairfield NSW 1860 or,
- Email it to grants@fairfieldcity.nsw.gov.au or,
- You can drop it off at The Administration Customer Service Centre at 86 Avoca Rd, Wakeley.

Applications can be made at any point during the year.

See following page for eligibility.

Eligibility for Community Development Grants

Who is Eligible

- Applicants must be an incorporated not-for-profit organisation based and operating within the Fairfield Local Government Area and/or principally service Fairfield residents. Non-incorporated groups may ask an incorporated organisation to auspice an application. That organisation will then be responsible for managing the funding.
- Applicants to the Thrive category do not need to be incorporated but they must demonstrate that they are a small volunteer group based in the Fairfield LGA and all activities are held in the Fairfield LGA and actively promoted to the community.
- While priority is given to organisations with revenue under $250,000 and under $500,000, larger organisations are eligible to apply.
- Proposed projects for funding must apply community development principles.

Who is not Eligible

- Religious activities or entities in which the promotion of a single faith is the main purpose.
- Political events and programs.
- Government organisations or agencies.
- Educational institutions wanting to supplement their activities.
- Private organisations or those seeking commercial gain; either directly or through an auspice or contracting arrangement.
- Organisations wanting to top up shortfalls in budget.
- Activities and programs that duplicate existing services or repeat previously funded projects.
- Projects that seek funding for the sole purpose of purchasing equipment. Council's donations and funds program may be suitable for this purpose.
- Applicants for competitions, prize money, and/or trophies or for the promotion or celebration of national or independence days.
- Organisations who have not acquitted previous funding from Council.

The Fine Print

- The funding sought cannot be used to pay salary staff. Funding can be used to pay facilitators and consultants for the purpose of the project.
- Projects must be open to all members of the community, especially people with disability.
- Only one application per activity/program can be submitted in each funding category.
- New projects are encouraged.
- Fairfield City Council encourages funded programs to be free of charge or low cost to participants. Any proposed charge to participants, must be reflected in the project budget as income. Applicants must disclose whether the activity is subsidised or freely provided. If subsidised, the cost to participants must be provided.

Approval Process

Upon receipt of applications

- An assessment panel reviews eligibility against the Community Development Grant Program criteria, according to the merits of the application.
- Recommendations of the assessment panel will be made to Council for determination.

Council will advise any applicant if the application is unsuccessful and give reasons for this determination.

As Committee and Council meetings are held monthly, applicants are advised to allow up to three months for their applications to be determined.

An important tip

When applying we need you to provide an email address that can be accessed by a number of people in case the person making the application leaves your organisation. An example of a useful email would be info@gmail.com. This email is generic and can be accessed by a number of people.

[6]Note: Funds are identified within the Social Planning and Community Development Service Budget.

Rating Categories and Structure

The Local Government Act 1993 defines how properties are to be categorised. The three categories that apply to Fairfield City are:

- Residential
- Farmland
- Business

Note: A fourth category, 'Mining' does not apply to Fairfield City.

The criteria in determining the categorisation of land is as follows:

Residential - includes any rateable parcel of land valued where:

- The dominant use is for residential accommodation, or
- The land is vacant land zoned or otherwise designated for use for residential purposes under an environmental planning instrument, or
- The land is rural residential land

Farmland - includes any parcel of rateable land valued as one assessment and the dominant use of the land is for farming. The farming activity must have a significant and substantial commercial purpose or character and must be engaged in for the purpose of profit on a continuous or repetitive basis (whether or not a profit is actually made). Properties which meet these criteria are categorised as Farmland and are levied a lower rate in the dollar.

Business - is rateable land that cannot be classified as farmland, residential or mining. Council has 12 subcategories of the business rates.

Residential and Farmland

Council uses a combination of a Base Amount and a Land Value multiplied by an Ad Valorem, cents in the dollar rate for Residential and Farmland properties. The use of the Base Amount brings the higher and lower values closer together and in effect spreads the rate burden 'across the board' to all rate payers. It therefore allows a fairer distribution of the costs of services across the City as each household contributes the same Base Amount.

The legislative limit is that up to 50% of the rates raised for each category can be raised by a Base Amount. At Fairfield this is 45% with 59,085 residential properties each paying a Base Amount of $487.59 for a total of $28.810m. The remaining $35.212m is raised by the Ad Valorem or Land Value multiplied by a rate in the dollar.

Business

Business rates will continue to be calculated using only the Land Value multiplied by an Ad Valorem, cents in the dollar rate.

On an annual basis, the Independent Pricing and Regulatory Tribunal (IPART) set a permissible percentage by which NSW Councils may increase the rates over the previous year.

Rate Pegging

Rate pegging does not apply to the Domestic Waste Management charges to residents. Domestic Waste Management charges are levied on the basis of full cost recovery to Council for that service.

Land Valuations

Land valuations are completed each three years by the Valuer General. In compliance with the Valuation of Land Act, Council must assess its rates on the most recent value of the land. The most recent valuations were completed as at 1 July 2024.

The revaluations do not impact on the total value of rates levied by Council, although they can impact on rates levied on individual properties within Fairfield City.

Domestic Waste Management Charge

A rates notice includes an annual Domestic Waste Management Charge for Council to manage and collect residential waste. This is authorised under Section 496 of the Local Government Act 1993.

This charge funds Council's household recycling service, green and food waste collection, garbage collection and disposal, and clean up service. It includes landfill tipping fees, as well as the NSW Government Section 88 landfill levy which increases each year as part of the NSW Government's strategy to reduce landfill. Increases each year in these charges reflect the increase in the cost of providing these services to the community.

Stormwater Levy

When it rains, some stormwater is collected from a properties roof, driveway or paved and landscaped area. It flows over land, or through the pipes and drains, to the existing public stormwater system and into our creeks.

A rates notice includes an annual Stormwater Levy (Section 496A of the Local Government Act 1993 clauses 125A, 125AA, 200A and 217 of the Local Government (General) Regulation) to provide additional funding for stormwater related projects. The funding from this levy is dedicated to significant stormwater related environmental projects and spending of this funding is reported each year in Council's annual report.

Funds are allocated to urgent work to improve the quality and/or quantity of water in our local creeks and help stop buildings being flooded. All projects are designed using best practice, incorporating designs that save, re-use and improve water management. This is called water sensitive urban design.

How are Rates Calculated?

Rate setting must comply with State Government legislation and must, as far as possible, be determined in a fair and equitable way by Council. In addition to ordinary and special rates, Councils may levy an annual charge for any of the following services:

- Water supply services
- Sewerage services
- Drainage services
- Waste management services (commercial)
- Any other services prescribed by the regulations

In addition to ordinary rate levies, Fairfield City Council also charges an annual Domestic Waste Management charge and a Stormwater Levy.

Residential rates are calculated in two parts:

- Land Value
- Base Amount

The following is an example of how rates are levied on a residential property in 2026-2027 for a land value of $780,000.

Type	Category	Value	Ad Valorem	Total $
Rates	Land Value	$780,000	@ 0.082378 cents in the dollar	642.55
	Residential Base Amount			487.59
Charges	Domestic Waste Management Charge			549.07
	Stormwater Levy			25.00
			Total Rates and Charges Payable	1,704.21

Council charges the ordinary rate levy, as well as the service charges, which include the Domestic Waste Management charge and Stormwater Levy.

Specific Rating Issues

When new properties are created after 1 July 2026 (i.e. registration of a new strata plan or deposited plan), Council will rate the properties from the commencement of the next rating year.

Council must declare every parcel of land in the area to be in one of the four following categories: residential, business, farmland or mining.

A ratepayer may apply to Council at any time for a review of the rating category by completing a "Change of Category Application" form provided by Council which can be found on Council's website: http://www.fairfieldcity.nsw.gov.au/formsandfactsheets

Any adjustment made as a result of a Change of Category Application will be made effective from the date of application, however any applications received prior to 31 July 2026 will be adjusted retrospectively to 1 July 2026.

Pensioner Rebates on Rates and Charges

All NSW Councils give a mandatory rebate to eligible pensioners of up to $250 off ordinary rates on a property that is the sole or principal residence.

If you are an eligible pensioner with a valid Pensioner Concession Card issued by Centrelink, or a valid Pensioner Concession Card issued by the Department of Veteran's Affairs, you may be entitled to a rebate.

To find out more, call Council's Customer Service on 9725 0222.

Heritage Rate Relief Policy

Council has adopted a policy to provide rates relief to owners of private properties that are listed as heritage items in Council's Local Environmental Plan.

The intention of the program is to encourage the preservation of the listed heritage items by providing a subsidy and an incentive to the owners to adequately maintain these items.

Who the Policy refers to?

All owners of privately owned heritage items listed in Council's Local Environmental Plan.

How to obtain the Rates Rebate?

The rates rebate is granted to eligible properties at the standard rebate of 50% of the General Original Rate, unless the owner chooses to decline to participate in the Heritage Rate Rebate Program.

Maximum Amount Allowable?

The maximum amount of rate rebate available is $3,000 per site per year.

For further details on the Policy for this program please refer to Council's website: http://www.fairfieldcity.nsw.gov.au/Community/Grants-and-Funding

Hardship Policy

The Financial Hardship Policy is available for ratepayers and other debtors who are experiencing genuine financial hardship with the payment of their rates and annual charges. It also allows Council to consider hardship relief for ratepayers and other debtors who through illness, unemployment and other circumstances are eligible for Centrelink benefits.

The objectives of this policy are:

- To provide financial assistance to ratepayers and other debtors who are experiencing genuine financial hardship with the payment of their rates and charges, and other debts.
- To provide a decision making framework for the appropriate assessment of all financial hardship applications.
- To fulfill the statutory requirements of the Local Government Act 1993 and other relevant legislation in relation to the recovery of rates and annual charges, and other debts.

A copy of Council's Hardship Policy can be found on Council's website: http://www.fairfieldcity.nsw.gov.au/hardshippolicy

2026/27 Rates and Charges

Council's rates for 2026-2027 are based on a rate peg increase of 4.00% (in the permissible rates yield), as identified by the State Government for the 2026-2027 year (Section 640(1) of the Local Government Act 1993).

The proposed rates for the 2026-2027 year have been calculated using land valuations as at 1 July 2024. The estimated interest rate payable on overdue rates and charges will be 10.50% per annum.

Ordinary Rates

Council proposes to levy three Ordinary Rates for the rating year 1 July 2026 to 30 June 2027:

1. Residential Rate
The Residential rate will have a 45% Base Amount of $487.59. The Ad Valorem amount of this rate will be 0.082378 cents in the dollar. The yield from the Ordinary Residential Rate is estimated to be $64,021,267.42.

2. Farmland Rate
Farmland Rate will have a 21.5% Base Amount of $663.57. The Ad Valorem amount of this rate will be 0.063168 cents in the dollar. The yield from the Ordinary Farmland Rates is estimated to be $305,552.39.

3. Business Rate
There will be one Ordinary Business and 12 Sub-category Business Rates. Rates are proposed to be levied on all business properties according to their designated categorisation. These 12 areas are within a "Centre of Activity" and identified maps of these areas are provided in the appendices.

Business – Ordinary
The Ad Valorem of this rate will be 0.134884 cents in the dollar. The yield is estimated to be $3,184,177.58

*** Business – Bonnyrigg**
The Ad Valorem of this rate will be 0.426158 cents in the dollar. The yield is estimated to be $391,653.83

*** Business – Cabramatta**
The The Ad Valorem of this rate will be 0.426158 cents in the dollar. The yield is estimated to be $2,316,609.66

*** Business – Canley Heights**
The Ad Valorem of this rate will be 0.426158 cents in the dollar. The yield is estimated to be $520,774.55

*** Business – Canley Vale**
The Ad Valorem of this rate will be 0.426158 cents in the dollar. The yield is estimated to be $283,435.48

*** Business – Fairfield**
The Ad Valorem of this rate will be 0.426158 cents in the dollar. The yield is estimated to be $2,437,279.65

*** Business – Fairfield Heights**
The Ad Valorem of this rate will be 0.426158 cents in the dollar. The yield is estimated to be $406,992.19

*** Business – Lansvale**
The Ad Valorem of this rate will be 0.426158 cents in the dollar. The yield is estimated to be $2,501,776.64

*** Business – Prairiewood**
The Ad Valorem of this rate will be 0.426158 cents in the dollar. The yield is estimated to be $227,057.09

*** Business – Smithfield**
The Ad Valorem of this rate will be 0.426158 cents in the dollar. The yield is estimated to be $2,465,273.51

*** Business – Wetherill Park**
The Ad Valorem of this rate will be 0.426158 cents in the dollar. The yield is estimated to be $24,030,419.63

*** Business – Yennora Area North**
The Ad Valorem of this rate will be 0.426158 cents in the dollar. The yield is estimated to be $864,155.09

*** Business – Yennora Area South**
The Ad Valorem of this rate will be 0.426158 cents in the dollar. The yield is estimated to be $3,254,941.63

** Refer to Appendix 1 for Business Rates Category Maps.*

Domestic Waste Management Charges

Council has identified the charges for Domestic Waste Management Services for the rating year commencing 1 July 2026.

Service Type	Annualised Charges	Yield Estimate $
Residential Houses	*140L - 514.59 *240L - 549.07	31,252,811
Residential Flat Buildings	549.07	5,629,575
Service availability to vacant or other rateable land	274.53	104,872

*Annual charge is $549.07 for a 240 Litre, three bin Domestic Waste service, and $514.59 for a 140 Litre Red bin, 240 Litre Green bin and 240 Litre Yellow bin service.

This year's Domestic Waste Management charge provides for a 2.00% increase compared to last year.

Stormwater Levy

The Stormwater Levy Program is a key funding source for Council which generates approximately $1.6 million per year to undertake stormwater infrastructure upgrades and maintenance to improve and manage stormwater runoff and flooding within Fairfield City.

Category	Charge
Residential - Strata	$12.50
Residential - Vacant Land	Exempt
Residential - Other	$25.00
Business Strata	
0 - 350 sq.m	$25.00 divided by no. of units
351 - 2,100 sq.m	$50.00 divided by no. of units
2,101 - 21,000 sq.m	$200.00 divided by no. of units
> 21,001 sq.m	$3,000.00 divided by no. of units
Business - Other	
0 - 351 sq.m	$25.00
351 - 2,100 sq.m	$50.00
2,101 - 21,000 sq.m	$200.00
> 21,001 sq.m	$3,000.00

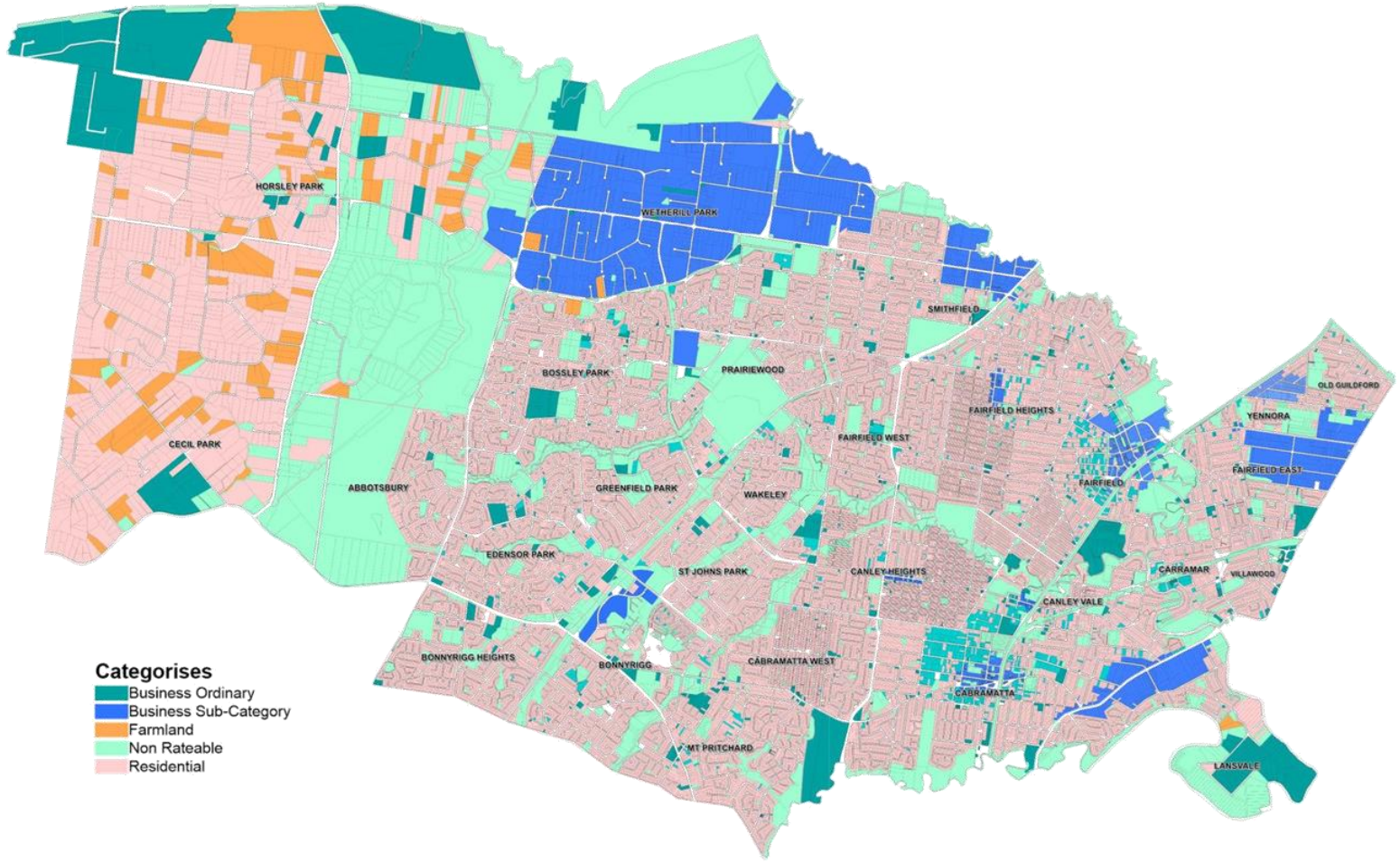
A voluntary rebate of 40% will be applied to properties where any or all owners are eligible pensioners. Exemption policy and procedures have been developed and are in operation.

Note: Stormwater projects implemented by these funds are shown in Theme 3 - Environmental Sustainability.

Draft 2026-2027 Operational Plan

Appendix 1

Rates Category Maps



Rates Category Map - Bonnyrigg

Rates Category Map - Cabramatta

Rates Category Map - Canley Heights

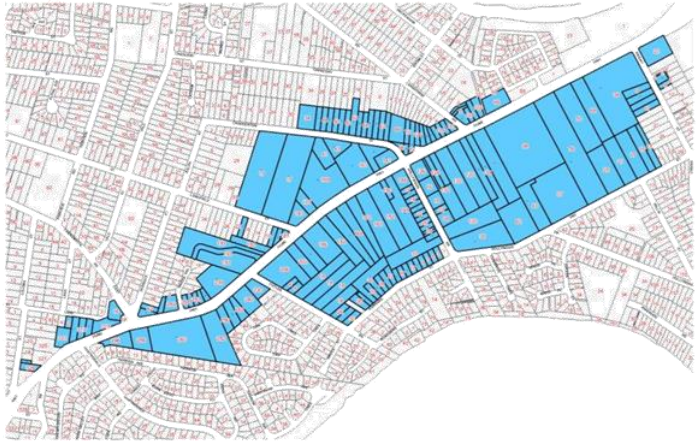
Rates Category Map - Canley Vale

* Business properties for the areas in the maps are shaded blue

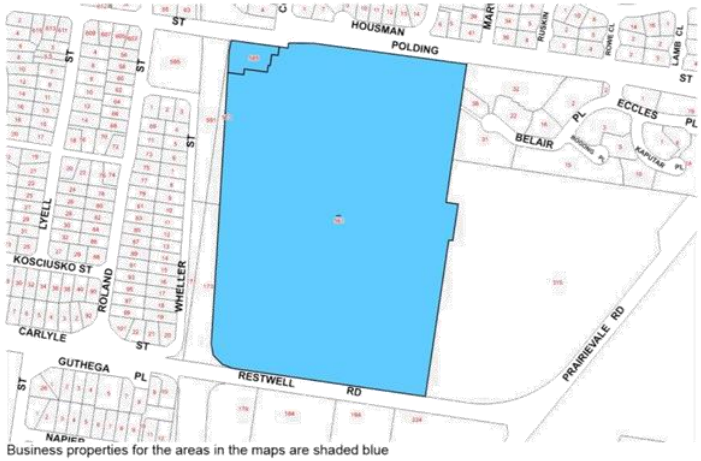
Rates Category Map - Fairfield

Rates Category Map - Fairfield Heights

Rates Category Map - Lansvale



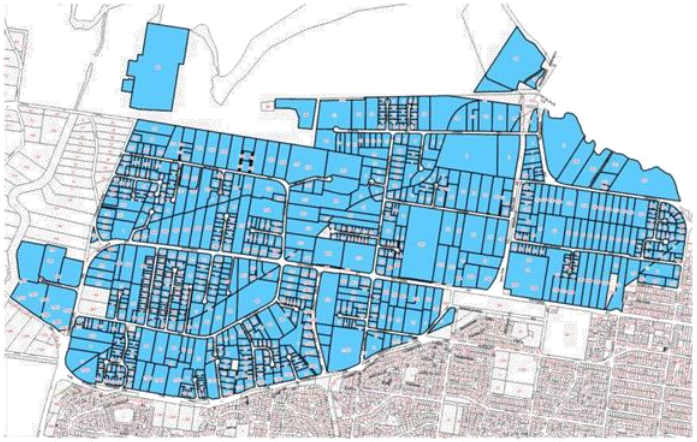
Rates Category Map - Prairiewood



Business properties for the areas in the maps are shaded blue

Rates Category Map - Smithfield

Rates Category Map - Wetherill Park



Rates Category Map - Yennora North

Rates Category Map - Yennora South

* Business properties for the areas in the maps are shaded blue

Appendix 2

Glossary of Terms

Annual Report
The Annual Report contains a full listing of Council's achievements, key highlights, cost savings and financial position after the implementation of the Operational Plan.

Asset Management Policy, Strategy and Plans
The Asset Management Policy, Strategy and Plans provide an overview of Council's assets including long term projections for asset maintenance, rehabilitation and replacement costs. Asset Management Plans include details about the service levels and works required by areas within Council to maintain assets at correct levels.

Asset Condition Criteria
Asset condition is a method used to determine the remaining useful life of an asset. It is used as part of the Asset Management Strategy to identify when an asset needs to be serviced or replaced. Asset conditions are categorised under the following criteria:

1. Excellent Condition - No work required (normal maintenance)
2. Good Condition - Only minor work required
3. Average Condition - Some work required
4. Poor Condition - Some renovation required within 1 year
5. Very Poor Condition - Urgent renovation/ upgrading required

Capital Projects
Capital projects are generally large scale, large cost projects that are a long term investment which either build on, add to or improve Council's assets. For example, the construction of a building to house Council vehicles and machinery.

Community Engagement
The Local Government Act requires councils to engage with their community to ensure planning and decision making meets the needs and aspirations of the community. Community Engagement is based on the social justice principles of access, equity, rights and participation.

Community Engagement Strategy
Council is required by legislation to develop a Community Engagement Strategy, which outlines how Council will engage with the community to establish their vision, priorities and goals for the future of Fairfield City. The information collated during this community engagement informs the development of the Fairfield City Plan which is Council's ten year Community Strategic Plan.

Community Engagement Report
The Community Engagement Report provides a summary of the information and data gathered during the community engagement process. The Report summarises and analyses the information received by Council and identifies the community's visions, priorities and goals which inform the development of the Fairfield City Plan.

Community Strategies
A community strategy is a plan, method or series of actions the community has identified for achieving a specific goal or result.

Delivery Program
The Delivery Program is a four year plan that identifies Council's commitment to the community in delivering services (including major programs) and projects. It details the activities Council will undertake during its term of office to achieve the community vision, priorities and goals as identified in the Fairfield City Plan. The Delivery Program is reviewed every year as Council prepares its next Operational Plan.

Demographic
The statistical data of a population such as age, sex, income, education, etc.

Fairfield City Plan
(Community Strategic Plan)
The Fairfield City Plan is the community's plan which identifies what the priorities and expectations (community outcomes) are for the future of Fairfield City over the next ten years. It identifies Theme's, Community Goals and Strategies that all stakeholders can utilise for achieving these priorities and goals.

Financial Disadvantage
A person is considered to be financially disadvantaged if:

- they are experiencing financial difficulty,
- they have low or no income,
- their main source of income is a Centrelink benefit, or
- their income is insufficient to meet their personal financial commitments.

Goal
A Goal is the result or achievement toward which effort is directed by Council in order to achieve results for the community. Goals generally give focus to stakeholders by highlighting a direction to work towards and providing measurable milestones. Goals are vital for formulating successful strategies and plans.

Indicator Measure
Indicators are a measurable variable that has been developed to identify progress towards the community's vision.

Infrastructure
Infrastructure is the basic facilities, services and installations needed for the functioning of a community or society, such as transport networks, facilities, drainage and sewerage.

Integrated Planning and Reporting Framework
The Integrated Planning and Reporting (IPR) Framework is a legislative requirement for all NSW councils and is designed to improve local government's community, financial and asset planning. Council is required to develop a series of long, medium and short term plans that aim to ensure a more sustainable Local Government sector with a key focus on councils being more responsive to community priorities. Council reports on these plans and the progress towards achieving the community's vision, priorities and goals, identified through community engagement.

Issues and Influences
These are challenges which may impact upon Council's ability to deliver services (including major programs) and projects during the four year period of the Delivery Program or the one year Operational Plan.

Long Term Financial Plan
The Long Term Financial Plan (LTFP) sets out a 10 year financial plan for Council's projected income and expenditure, balance sheet and cash flow statement. The LTFP aims to ensure Council is financially sustainable into the future as Council works towards achieving the vision, priorities and goals of the community. The LTFP is one of the three components which make up the Resourcing Strategy.

Major Programs
Major Programs are a significant body of works delivered by various Council services each year. There are currently three categories of major programs that Council services deliver, these include Asset Renewal, Service Expenditure and Service Detail. Detailed versions of the major programs are included each year in the Operational Plan.

Megatrends
A megatrend is a large change in social, economic, political, environment or technology impacting our community. These affect a wide range of activities, processes and views in government and society over the long-term. They are the main impacts driving trends, such as an aging population or advancing technologies (e.g. Social Media).

Non-Capital Projects
Non-Capital projects are generally lower cost, short term investments such as the purchase of machinery components or services provided to the community.

Operational Plan
The Operational Plan is a one year plan providing further detail, including an operating budget, on the services (including major programs) and projects to be delivered in the period.

Outputs
Outputs are an identified level of service expected to be delivered by each service area of Council. They identify what is to be delivered by a service each year within the funds identified.

Outcomes
An outcome defines what the successful achievement of a goal should look like. It is what the community would like to see as the result of implementing plans and strategies.

Projects
Each year a number of projects are identified to be delivered as "value adds" to the Council services (including major programs) delivered in each activity area of council.

Quadruple Bottom Line
In order to ensure plans and strategies are developed with a broad and balanced view, Council uses the principle of the Quadruple Bottom Line (QBL). The four key considerations of the QBL are social, environmental, economic and civic leadership.

Resourcing Strategy
The Resourcing Strategy is a critical link between the Fairfield City Plan and the Delivery Program. It outlines what resources are required by Council to implement the long term needs and priorities of the community. The Resourcing Strategy consists of three components:

- A Long Term Financial Plan (Money)
- An Asset Management Strategy (Assets)
- A Workforce Management Strategy (People)

Service Areas
A service is a functional area of Council, delivered to enhance the quality of life for the community. These services are listed under each Theme within the Delivery Program and the outputs of these service areas are listed in more detail in the Operational Plan along with the major programs delivered as part of the service.

Social Justice Principles
The Social Justice Principles ensure social considerations such as equity, access, participation, diversity and rights are taken into account when engaging the community. Social Justice Principles are based on eliminating inequity and promoting inclusiveness of diversity.

Stormwater and Flood Mitigation Programs
Council has three programs to improve the management of stormwater runoff and flooding within the City. These are the:

1. Existing Stormwater Management Program
2. Stormwater Levy Program
3. Flood Mitigation Program

Each of these programs comprise a number of projects to help improve water quality, reduce the risk of flooding, reduce creek bank erosion, upgrade stormwater infrastructure, such as pipes and drains, and bring water back into the landscape to improve biodiversity and irrigate sports and playing fields.

Stakeholder
An individual, business or organisation that is impacted by or has an impact on Council plans and strategies.

Staff (FTE)
Staff (Full Time Equivalent) identifies the number of staff (including part-time, casual etc.) allocated to deliver an output, based on full-time comparison.

State of Our City Report
The State of Our City Report is designed to report on the progress by all stakeholders in achieving the community's visions, priorities and goals as set out in the Fairfield City Plan. This Report is produced at the end of a Council's four-year term.

Strategy
A strategy is a plan, method, or series of actions for achieving a specific goal or result.

Workforce Management Strategy
The Workforce Management Strategy sets out the long term workforce required to implement the services, projects and major programs identified in the Delivery Program. It provides strategies ensuring Council has the workforce to continue to meet the needs of the services required to be delivered, as identified in Council's plans.

Appendix 3

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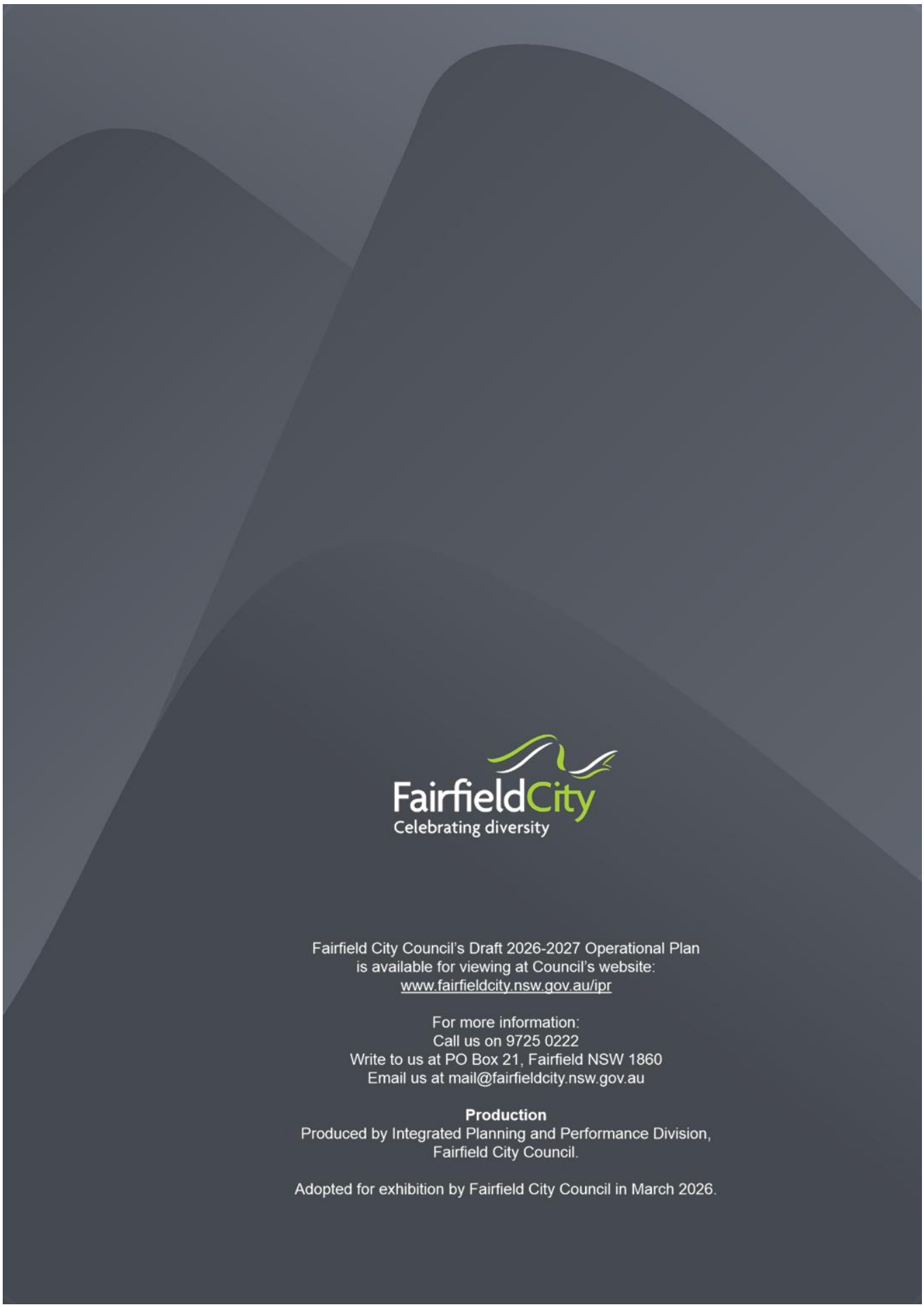
- Office of Local Government
  www.olg.nsw.gov.au
- 2025-2035 Fairfield City Plan - Community Strategic Plan
  www.fairfieldcity.nsw.gov.au/ipr
- Community Profile
  profile.id.com.au/fairfield
- NSW State Government - Performance and Wellbeing Framework
  www.nsw.gov.au/nsw-government/public-sector/financial-information-for-public-entities/centre-for-economic-evidence/nsw-government-investment-framework/performance-wellbeing-framework
- Resourcing Strategy - Long Term Financial Plan
  www.fairfieldcity.nsw.gov.au/ipr
- Greater Sydney Region Plan - A Metropolis of Three Cities
  www.planning.nsw.gov.au/plans-for-your-area/a-metropolis-of-three-cities
- Western Sydney Infrastructure Plan
  investment.infrastructure.gov.au/projects/key-projects/western-sydney-infrastructure-plan
- Western Sydney City Deal
  www.infrastructure.gov.au/territories-regions-cities/cities
- State Infrastructure Strategy
  www.infrastructure.nsw.gov.au/expert-advice/state-infrastructure-strategy
- NSW Future Transport Strategy
  www.future.transport.nsw.gov.au
- Fairfield City Council Strategies, Plans and Action Plans as identified at the commencement of each theme area (available on Council's website)
  www.fairfieldcity.nsw.gov.au

- Western Sydney Airport
  www.westernsydneyairport.gov.au
- Fairfield Hospital Upgrade
  https://www.nsw.gov.au/health-and-wellbeing/health-infrastructure-projects/fairfield-hospital-redevelopment



Fairfield City Council's Draft 2026-2027 Operational Plan
is available for viewing at Council's website:
www.fairfieldcity.nsw.gov.au/ipr

For more information:
Call us on 9725 0222
Write to us at PO Box 21, Fairfield NSW 1860
Email us at mail@fairfieldcity.nsw.gov.au

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FairfieldCity
Celebrating diversity
Draft 2026-2027
Pricing Policy,
Fees and Charges
INTEGRATED PLANNING AND
REPORTING FRAMEWORK
Our home
Our City Our future

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Name	Policy Code	Year 25/26 Fee (incl. GST)	Year 26/27 Fee (excl. GST)	GST	Fee (incl. GST)	Unit
Fairfield City Council						
City Living						
Communications and Marketing						
Council Agenda – Commercial Purposes						
Printing of meeting agenda in black and white A4 size.						
Per Outcome Committee	H	$23.50	$24.50	$0.00	$24.50	EACH
Per Services Committee	H	$23.50	$24.50	$0.00	$24.50	EACH
Per Council Agenda	H	$23.50	$24.50	$0.00	$24.50	EACH
Per Traffic Committee	H	$23.50	$24.50	$0.00	$24.50	EACH
Fairfield Local Planning Panel	H	$23.50	$24.50	$0.00	$24.50	EACH
Filming or Photography Proposal						
Approval Fee – No Impact: Occasional filming activities with minimal impact	S				No Charge	DAY
Approval Fee – Low: Occasional/infrequent low impact filming activities	N	$150.00	$150.00	$0.00	$150.00	DAY
Chargeable at the discretion of the Manager. (50% for half day)						
Approval Fee – Medium: Occasional/infrequent medium impact or regular low impact filming activities	N	$300.00	$300.00	$0.00	$300.00	DAY
Chargeable at the discretion of the Manager. (50% for half day)						
Approval Fee – Category 4: Occasional high impact or regular medium impact filming/photography activities	N	$500.00	$500.00	$0.00	$500.00	DAY
Chargeable at the discretion of the Manager. (50% for half day)						
Approval Fee – Ultra Low: Occasional filming activities with minimal impact (for students/ community groups/charities/educational purposes)	C				No Charge	DAY
Approval Fee – Low: Occasional/infrequent low impact filming activities (for students/community groups/charities/educational purposes)	C	$50.00	$50.00	$0.00	$50.00	DAY
Chargeable at the discretion of the Manager. (50% for half day)						
Approval Fee – Medium: Occasional/infrequent medium impact or regular low impact filming activities (for students/community groups/charities/ educational purposes)	C	$100.00	$100.00	$0.00	$100.00	DAY
Chargeable at the discretion of the Manager. (50% for half day)						
Approval Fee – High: Occasional high impact or regular medium impact filming activities (for students/community groups/charities/educational purposes)	C	$250.00	$250.00	$0.00	$250.00	DAY
Chargeable at the discretion of the Manager. (50% for half day)						
The proposal lodgement fee for low, medium, high impact filming	S	$100.00	$100.00	$0.00	$100.00	PROJECT
Chargeable at the discretion of the Manager						
For urgent applications (received less than 14 days prior to filming/photography commencement date) a 100% loading on applicable Filming/Photography Proposal Lodgement Fee applies	N	Chargeable at the discretion of the Manager.				PROJECT

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Name	Policy Code	Year 25/26 Fee (incl. GST)	Year 26/27 Fee (excl. GST)	GST	Fee (incl. GST)	Unit
Filming or Photography Proposal [continued]						
For urgent applications (received less than 14 days prior to filming/photography commencement date) a 30% loading on applicable Approval Fees applies (for students/community groups/charities/ educational purposes)	N	Chargeable at the discretion of the Manager.				DAY
Use of car parking spaces by cast and crew vehicles in Council owned car parks (per space per day)	N	Council car park charges apply.				PER CAR SPACE PER DAY
Chargeable at the discretion of the Manager. (50% for half day)						
Other goods or services requested that incur cost to Council	N	As requested and accepted by applicant				AT ACTUAL COST
The proposal lodgement fee for low, medium, high impact filming for charity/community group/students	C	$50.00	$50.00	$0.00	$50.00	PROJECT
Chargeable at the discretion of the Manager						
Plan Copying Black and White						
Printing of large and small City maps	H	$21.50	$22.50	$0.00	$22.50	EACH
Council Only Provider – Service						
Copy A0 black & white	H	$11.50	$10.91	$1.09	$12.00	EACH
Copy A1 black & white	H	$7.50	$7.27	$0.73	$8.00	EACH
Copy A2 black & white	H	$4.50	$4.09	$0.41	$4.50	EACH
Colour Copying (matt paper)						
Copy or print A0 sheets in colour	H	$14.00	$13.18	$1.32	$14.50	EACH
Copy or print A1 sheets in colour	H	$8.50	$8.18	$0.82	$9.00	EACH
Copy A2 sheets in colour	H	$7.00	$6.82	$0.68	$7.50	EACH
Laminating						
Laminate A0 Sheet	H	$27.00	$25.45	$2.55	$28.00	EACH
Laminate A1 Sheet	H	$14.00	$13.18	$1.32	$14.50	EACH
Laminate A2 Sheet	H	$10.00	$9.55	$0.95	$10.50	EACH
Colour Photo Paper (gloss paper)						
Copy or print A0 sheets in colour	H	$21.50	$20.45	$2.05	$22.50	EACH
Copy or print A1 sheets in colour	H	$12.50	$11.82	$1.18	$13.00	EACH
Copy or print A2 sheets in colour	H	$10.00	$9.55	$0.95	$10.50	EACH
Printing Services						
Black and White A3	H	$0.15	$0.14	$0.01	$0.15	Each
Black and White A4	H	$0.10	$0.09	$0.01	$0.10	Each
Colour Photocopy A3	H	$0.50	$0.45	$0.05	$0.50	EACH
Colour Photocopy A4	H	$0.45	$0.43	$0.04	$0.47	EACH
Colour Transparencies A3	H	$0.67	$0.64	$0.06	$0.70	EACH
Colour Transparencies A4	H	$0.50	$0.45	$0.05	$0.50	EACH
Photocopying and Laminating A4	H	$2.00	$1.82	$0.18	$2.00	EACH
Photocopying and Laminating A3	H	$2.00	$1.82	$0.18	$2.00	EACH
Laminating A4	H	$1.31	$1.24	$0.12	$1.36	EACH

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Name	Policy Code	Year 25/26 Fee (incl. GST)	Year 26/27 Fee (excl. GST)	GST	Fee (incl. GST)	Unit
Printing Services [continued]						
Laminating A3	H	$1.50	$1.36	$0.14	$1.50	EACH
Place Management						
Major Events						
Stall Site	P	Maximum fee charged is $2,500 – The fee charged will be subject to the nature of the stallholder (commercial, community, charitable) and the stall requirements (size of marquees, flooring, food etc.).				DAY
Ticketing for Major Events	N	Fees are from $0.50c up to $500.00 per ticket dependant on scale, entertainment offered and visitor experience options.				EACH
This fee is subject to change based on future marketing strategies						
Promotions and Marketing						
Promotional Activities	N	Contributions from participating businesses and other groups are determined subject to the activity – YD016, YD025, YD021, YD020, YD012				EACH
Promotional Activities include Activations(Christmas,Easter,Mothers Day), Promotions, Signage, tours, newspaper and media advertising etc.						
Cabramatta Place						
Hire of Meeting Rooms						
Dutton Plaza – Meeting Room Hire – Casual Community Hire	C	$17.00	$15.91	$1.59	$17.50	HOUR
Dutton Plaza – Meeting Room Hire – Casual Commercial Hire	C	$34.00	$31.82	$3.18	$35.00	HOUR
Children and Family Services						
Fees and Charges may be modified for Grant Purposes.						
Late pick up fee	Q	$18.00	$30.00	$0.00	$30.00	MINIMUM
For first 10 minutes or part there of. Plus $1.00 for every minute there after						
Dishonour fee for rejected EFT	Q	$18.00	$20.00	$0.00	$20.00	EACH
Replacement sun hat or purchase of additional hat	H	$15.00	$13.64	$1.36	$15.00	EACH
Enrolment Fee	C	$47.00	$50.00	$0.00	$50.00	EACH
Consultancy to 'for profit' organisations	N	$200.00	$318.18	$31.82	$350.00	HOUR
Consultancy to 'not-for-profit' organisations	N	$131.00	$236.36	$23.64	$260.00	HOUR
Pre-Schools - All Fees are Calendar Year Jan-Dec						
Preschool lunch fee	C	$6.00	$6.00	$0.00	$6.00	Per Day
Lunch Fee only applies to Bonnyrigg ELC						
Preschool Room (Jan-Jun) Eligibility Loading - Non-Eligible		$0.00	$66.00	$0.00	$66.00	DAY
Preschool Room (Jul-Dec) Eligibility Loading - Non-Eligible		$0.00	$66.00	$0.00	$66.00	DAY
Preschool Room (Jul – Dec) Eligibility Loading - Eligible	C	$56.00	$64.00	$0.00	$64.00	DAY

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Name	Policy Code	Year 25/26 Fee (incl. GST)	Year 26/27 Fee (excl. GST)	GST	Fee (incl. GST)	Unit
Pre-Schools - All Fees are Calendar Year Jan-Dec [continued]						
Preschool Room (Jan – Jun) Eligibility Loading - Eligible	C	$60.00	$64.00	$0.00	$64.00	DAY
Long Day Care - Services Operating 11 Hours per day (Calendar Year)						
Fee will vary – dependent on individual CCS entitlement Fee will vary – dependent on individual CCS entitlement						
0-3 Years (Jul – Dec)	C	$111.00	$116.00	$0.00	$116.00	DAY
0-3 years (Jan – Jun)	C	$116.00	$120.00	$0.00	$120.00	DAY
3-5 years (Jul – Dec)	C	$108.00	$112.00	$0.00	$112.00	DAY
3-5 years (Jan – Jun)	C	$112.00	$116.00	$0.00	$116.00	DAY
Long Day Care- Service Operating 10 Hours per day (Calendar year)						
0-3 Years Long Day Care (Jul-Dec)		$0.00	$112.00	$0.00	$112.00	DAY
3-5 Years Long Day Care (Jul - Dec)	C	$100.00	$107.00	$0.00	$107.00	DAY
Fees may vary dependent on individual CCS entitlement						
0-3 Years Long Day Care (Jan - Jun)		$112.00	$116.00	$0.00	$116.00	DAY
3-5 Years Long Day Care (Jan – Jun)	C	$107.00	$110.00	$0.00	$110.00	DAY
Fees may vary dependent on individual CCS entitlement						
Family Day Care (Calendar Year)						
Carer Administration Levy (Jan - Jun)	C	$85.00	$95.00	$0.00	$95.00	WEEK
Carer Administration Levy (Jul- Dec)	C	$85.00	$95.00	$0.00	$95.00	WEEK
Late time sheet fee	C	$20.00	$25.00	$0.00	$25.00	EACH
Parent Administration Levy (Jan - Jun)	C	$20.00	$24.00	$0.00	$24.00	HOUR
Parent Administration Levy (Jul - Dec)	C	$20.00	$24.00	$0.00	$24.00	HOUR
New Educator Start-up Fee (Jan - Jun)	C	$470.00	$454.55	$45.45	$500.00	EACH
New Educator Start-up Fee (Jul - Dec)	C	$470.00	$454.55	$45.45	$500.00	EACH
Fairstart Early Intervention						
Hourly training/ consultation provided non-NDIS (including preparation)	C	$239.00	$272.73	$27.27	$300.00	HOUR
Daily training/ consultation provided non-NDIS (including preparation)	C	$0.00	$0.00	$0.00	$0.00	Per Day
National Disability Insurance						
National Disability Insurance Scheme (NDIS) Supports and Services	C	For all service, supports, travel, and cancellations provided under the NDIS and to ensure 'value for money' in accordance with NDIS Act 2013, FCC will charge clients based on the price limits as outlined in the NDIS Price Guide in VIC, NSW, QLD, TAS.				SESSION

Leisure Centres, Showground and Golf Course

Fees may be adjusted for marketing or promotional purposes

Turf Football Fields - Maximum 3 Games Per Hire

Fees may be adjusted for marketing or promotional purposes

continued on next page ...

Name	Policy Code	Year 25/26 Fee (incl. GST)	Year 26/27 Fee (excl. GST)	GST	Fee (incl. GST)	Unit
Turf Football Fields - Maximum 3 Games Per Hire [continued]						
Turf Field – Gym Access	C	Gym Access included in Turf Field Ground Hire				HIRE
Gym Access Standalone Hire	C	$119.00	$111.82	$11.18	$123.00	HOUR
Maximum 4 hour booking						
Office/Room/Storage Fee	C	$119.00	$111.36	$11.14	$122.50	WEEK
Includes House						
Caretaker Cottage	C	$393.50	$368.18	$36.82	$405.00	WEEK
Casual Hire – Per field	C	$371.00	$350.91	$35.09	$386.00	HOUR
Lights – additional fee – 500 lux	C	$60.50	$57.27	$5.73	$63.00	HOUR
Professional – Match Play (8 Hours) – casual hire per field	C	$2,691.00	$2,522.73	$252.27	$2,775.00	DAY
Prices may vary for marketing purposes						
Professional – Match Play (8 Hours) – regular hire per field	C			Fee by negotiation		DAY
Community / Semi Professional (8 Hours) – per field	C	$2,380.50	$2,272.73	$227.27	$2,500.00	DAY
Community Room Hire (not exceeding 8 hours)	C	$836.00	$863.64	$86.36	$950.00	SESSION
Deposit of $500 is required						
Professional – Major match (8 Hours) – casual hire per field	C			Fee by negotiation		DAY
Line Marking Per Field	C	$700.00	$636.36	$63.64	$700.00	BOOKING
Leisure Centre						
Fees may be adjusted for marketing or promotional purposes						
School Holiday Activity						
Showground – Various Activities (Per Unit Admission)	N	$7.00	$6.82	$0.68	$7.50	UNIT
Fee may be adjusted for marketing or promotion purposes (1 admission is for 1 session)						
Showground – Various Activities (Per Person) – 1st Person	N	$12.50	$11.82	$1.18	$13.00	Per Person
Fee may be adjusted for marketing or promotion purposes (Each entry is for 1 session)						
Showground – Various Activities (Per Person) – 2nd Person	N	$19.00	$18.18	$1.82	$20.00	Per Person
Fee may be adjusted for marketing or promotion purposes (Each entry is for 1 session)						
Showground – Various Activities (Per Person) – Family (4 People) – Session	N	$25.50	$24.09	$2.41	$26.50	FAMILY
Fee may be adjusted for marketing or promotion purposes (Each entry is for 1 session)						
Hall Hire Fees						
Hall Hire	N	$62.50	$59.09	$5.91	$65.00	HOUR
Excludes cleaning fee						
Prairiewood/Fairfield/Cabravale						
Fees may be adjusted for marketing or promotional purposes						
Police Recruit Testing	A	$10.00	$9.09	$0.91	$10.00	VISIT
Aquatic Rescue Testing includes Entry Fee						

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Name	Policy Code	Year 25/26 Fee (incl. GST)	Year 26/27 Fee (excl. GST)	Year 26/27 GST	Year 26/27 Fee (incl. GST)	Unit
Prairiewood/Fairfield/Cabravale [continued]						
Pool Admission	N	$11.00	$10.45	$1.05	$11.50	VISIT
Includes sauna or steam use. Prices may vary for marketing purposes.						
Children (15 years and under)	N	$8.00	$7.73	$0.77	$8.50	VISIT
Proof Must be Shown. Only Fairfield LGA Resident along with Centrelink Pensioner Concession Card.						
Spectator Fee – Non-Swimmers	N	$6.50	$6.36	$0.64	$7.00	EACH
Family Admission (2 Adults & 2 Children or 1 adult & 3 children)	N	$33.00	$31.82	$3.18	$35.00	FAMILY
Multi-Visit Pass						
20 Entries Pass	N	$165.00	$156.36	$15.64	$172.00	20 ENTRY
Up to 12 months expiry from date of purchase						
Children / Pensioner – 20 Entries Pass	N	$120.00	$115.45	$11.55	$127.00	20 ENTRY
Up to 12 months expiry from date of purchase. Proof must be shown. Only Fairfield LGA resident with Centrelink & Pensioner Concession Card						
Children with School Groups						
High School	N	$7.50	$7.27	$0.73	$8.00	EACH
Applies to all students whether swimming or not swimming.						
Primary	N	$7.50	$7.27	$0.73	$8.00	EACH
Swimming Club Pool Admission Concession Bulk Purchase						
Tickets 250	N	$1,020.00	$965.45	$96.55	$1,062.00	TICKETS
Tickets 500	N	$1,900.00	$1,798.18	$179.82	$1,978.00	TICKETS
Tickets 1,000	N	$3,500.00	$3,312.27	$331.23	$3,643.50	TICKETS
Parent Pass – Seasonal Pass	N	$52.00	$49.09	$4.91	$54.00	SEASON
Winter or Summer						
Free Pool Admissions						
Children 5 years and under	N	Free Entry – Must be with adult at all times				EACH
Pool Entry – Senior Fairfield City Resident	N				Free Entry	EACH
Mondays 8am-12pm (All Centres) Fridays 8am-12pm (Fairfield & Cabravale) Saturdays 8am-12pm Fairfield & Prairiewood and 1pm-4pm Cabravale Fairfield LGA residents 60 years and over. Must show proof of age and have Concession Card						
Disabled Persons who live within Fairfield LGA and One Carer	N				Free Entry	EACH
Proof Must be Shown. Disabled Pension Card (DSP) Holder & Fairfield LGA Resident						
School Teachers and Supervisors	N				Free Entry	EACH
Supervising School Activity						
Swimming Clubs – Up to 20 Officials	N				Free Entry	EACH
Department of Sport a Rec Instructors	N				Free Entry	EACH
Department of Education Instructors	N				Free Entry	EACH

Name	Policy Code	Year 25/26 Fee (incl. GST)	Year 26/27 Fee (excl. GST)	GST	Fee (incl. GST)	Unit
Pool Hire – Fairfield and Prairiewood Only						
Carnivals – 50m Pool per Hour						
25 Metre Heated Pool – Disabled Groups Only	N	$90.00	$85.00	$8.50	$93.50	HOUR
Includes Pool Admission Maximum 4 Lanes Per Hour						
Schools	N	$180.00	$168.64	$16.86	$185.50	HOUR
Admission Still Applies						
RSL Groups	N	$180.00	$168.64	$16.86	$185.50	HOUR
Includes Pool Admission						
Other Hirers – 50 Metre Pool Only						
Whole Pool Per Hour	N	$220.00	$209.09	$20.91	$230.00	HOUR
Admission Still Applies						
Half Pool Per Hour	N	$110.00	$104.55	$10.45	$115.00	HOUR
Admission Still Applies						
Lane Hire – Per Lane Per Hour						
50 Metre Pool	N	$80.00	$77.27	$7.73	$85.00	HOUR
Admission Still Applies						
25 Metre Heated Pool	N	$80.00	$77.27	$7.73	$85.00	HOUR
Admission Price Still Applies						
Lane Hire – Per Lane Swimming						
50 Metre Pool	N	$26.00	$24.55	$2.45	$27.00	HOUR
Excludes Pool Admission						
FLC AquaPlay Waterpark (includes lifeguard - per hour hire rate)		$60.00	$56.36	$5.64	$62.00	
25 Metre Heated Pool	N	$26.00	$24.55	$2.45	$27.00	HOUR
Excludes Pool Admission						
Pool Hire – Outside Normal Operating Hours						
50 Metre Pool	N	$260.00	$245.91	$24.59	$270.50	HOUR
Hirer May Charge Admission						
25 Metre Heated Pool	N	$260.00	$245.91	$24.59	$270.50	HOUR
Hirer May Charge Admission						
Aquaerobics Classes						
Individual	N	$21.00	$20.00	$2.00	$22.00	EACH
Includes Pool Admission						
Pensioner	N	$13.50	$12.73	$1.27	$14.00	EACH
Proof Must be Shown. Only Fairfield LGA Resident Centrelink Pensioner Concession Card.						
Groups 10 – 20 People	N	$18.00	$16.82	$1.68	$18.50	EACH
Groups 21 – Plus People	N	$15.50	$14.55	$1.45	$16.00	EACH

Name	Policy Code	Year 25/26 Fee (incl. GST)	Year 26/27 Fee (excl. GST)	GST	Fee (incl. GST)	Unit
Learn to Swim Programs						
Term Program						
Individual – First Participant (Beginner)	N	$22.00	$23.00	$0.00	$23.00	EACH
Swim levels apply to: Fairy Penguins, Guppies, Goldfish, Seahorse, Turtles, Platypus, Crocodile, Teen beginner and Adult beginner. Number of Lessons vary according to school term. Entire term program payable up front. Pool entry and two spectators.						
Individual - First Participant (Intermediate - Advanced)	N	$22.00	$20.91	$2.09	$23.00	EACH
Swim level applie to: Seals, Sharks, Adult Intermediate and Adult Advanced. Number of lessons vary according to school term. Entire term program payable up front. Pool entry and two spectators.						
Additional family participant (Beginner)	N	$21.00	$22.00	$0.00	$22.00	EACH
Immediate Family Residing at Same Address						
Additional Family Participant (Intermediate - Advanced)	N	$21.00	$20.00	$2.00	$22.00	EACH
Swim levels apply to: Seals. Sharks, Adult Intermediate and Adult Advanced. Immediate family residing at same address.						
For Accompanying spectator to Swim	N	$6.50	$4.09	$0.41	$4.50	EACH
Corporate Learn to Swim program (min staff 1,000)	N	$21.00	$20.00	$2.00	$22.00	EACH
Disabled Learn to Swim – Adult						
30 Minutes	N	$20.00	$19.09	$1.91	$21.00	EACH
Pool Entry and One Spectator/Carer						
Private Learn to Swim						
30 Minutes	N	$52.00	$50.00	$5.00	$55.00	EACH
Pool entry and two spectators						
Holiday Special – 30 Minutes	N	$42.00	$40.91	$4.09	$45.00	EACH
Pool entry and two spectators						
Disabled Person – 30 Minutes	N	$42.00	$40.91	$4.09	$45.00	EACH
Pool Entry and One Carer						
Squad						
Dolphins						
1st Person	N	$115.00	$109.09	$10.91	$120.00	EACH
2nd Person	N	$105.00	$100.00	$10.00	$110.00	EACH
Bronze						
1st Person	N	$115.00	$109.09	$10.91	$120.00	EACH
2nd Person	N	$105.00	$100.00	$10.00	$110.00	EACH
Silver						
1st Person	N	$115.00	$109.09	$10.91	$120.00	EACH

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Name	Policy Code	Year 25/26 Fee (incl. GST)	Year 26/27 Fee (excl. GST)	GST	Fee (incl. GST)	Unit
Silver *[continued]*						
2nd Person	N	$105.00	$100.00	$10.00	$110.00	EACH
Gold						
1st Person	N	$120.00	$109.09	$10.91	$120.00	EACH
2nd Person	N	$110.00	$100.00	$10.00	$110.00	EACH
School Aquatic Programs						
Learn to Swim - 10 x 30-minute Lessons	N	$120.00	$113.64	$11.36	$125.00	10 LESSONS
Learn to Swim – 10x 40-minute Lessons	N	$140.00	$131.82	$13.18	$145.00	10 LESSONS
Learn to Swim – 10x 60-minute Lessons	N	$160.00	$150.00	$15.00	$165.00	10 LESSONS
School Strokes a Survival – 10 Lessons	N	$142.00	$134.55	$13.45	$148.00	10 LESSONS
Water Safety Program	N	$45.00	$42.73	$4.27	$47.00	EACH
Assessment – Minimum 20 participants						
Community (CALD) Aquatic Program						
Learn to Swim - 10 x 30 minute Lessons	N	$17.00	$15.91	$1.59	$17.50	Per Lesson
Learn to Swim - 10 x 60 minute Lessons	N	$34.00	$31.82	$3.18	$35.00	Per Lesson
Pool Parties						
Options Available	N	Price on application – depending on number of guests				EACH
School Sport Activities						
Per Student Per Session	N	$8.00	$7.73	$0.77	$8.50	EACH
Minimum 15 Students – Instructor						
School Children Special Programs						
End of Year Activity Day (including rock wall)	N	$15.00	$14.09	$1.41	$15.50	EACH
Minimum 10 Students						
End of Year Activity Day Per Student	N	$15.00	$14.09	$1.41	$15.50	EACH
Gymnasium or Aerobics						
Individual	N	$21.50	$20.45	$2.05	$22.50	EACH
14 Years and over only [14-16years must be accompanied by an adult]						
Weekdays 10.30am to 4.00pm and Weekends all hours	N	$16.50	$15.45	$1.55	$17.00	VISIT
Groups with 10-20 People	N	$18.00	$16.82	$1.68	$18.50	VISIT
Groups with 21 Plus People	N	$15.00	$14.09	$1.41	$15.50	VISIT
Active Over 50s Class	N	$11.00	$10.45	$1.05	$11.50	EACH
Participant Must be Over 50 Years of Age						
Individual Exercise Consultant						
Exercise Consultant (1.25 hours)	N	$99.00	$93.64	$9.36	$103.00	VISIT

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Name	Policy Code	Year 25/26 Fee (incl. GST)	Year 26/27 Fee (excl. GST)	GST	Fee (incl. GST)	Unit
Individual Exercise Consultant [continued]						
Individual Exercise Program/ Upgrade (45 mins)	N	$64.50	$60.91	$6.09	$67.00	VISIT
Exercise Assessment/ Follow Up (30 mins)	N	$45.00	$42.27	$4.23	$46.50	VISIT
Group Fitness Room Hire (Prairiewood and Fairfield)						
Casual Hire	N	$110.50	$104.55	$10.45	$115.00	HOUR
Permanent Booking	N	$76.00	$72.73	$7.27	$80.00	HOUR
Minimum – Once a Week for 3 Months						
Childminding – Ages 8 Weeks to 5 years						
Members – Per child Per Visit	N	$4.50	$4.55	$0.45	$5.00	VISIT
20 Visit Pass Member	N	$47.50	$45.45	$4.55	$50.00	20 ENTRY
Valid for 12 months from date of purchase						
Casual – 1st Child Per Visit	N	$6.50	$6.36	$0.64	$7.00	VISIT
Family Rate – 2nd & 3rd Child Per Visit	N	$6.00	$5.45	$0.55	$6.00	VISIT
10 Visit Pass – Casuals	N	$47.50	$45.45	$4.55	$50.00	10 VISITS
For Casuals						
Personal Training						
Personal Training						
1/2 Hour Sessions	N	$49.00	$46.36	$4.64	$51.00	SESSION
5 x 1/2 Hour Sessions	N	$230.50	$220.45	$22.05	$242.50	Each
10 x 1/2 Hour Sessions	N	$439.00	$417.27	$41.73	$459.00	SESSION
20 x 1/2 Hour Session	N	$807.50	$788.18	$78.82	$867.00	Each
45 Minute Session	N	$62.50	$59.09	$5.91	$65.00	EACH
45 Minute Session 5 pack	N	$297.50	$280.45	$28.05	$308.50	EACH
45 Minute Session 10 Pack	N	$575.00	$531.82	$53.18	$585.00	EACH
45 Minute Session 20 pack	N	$1,076.50	$1,004.55	$100.45	$1,105.00	EACH
1 Session (1hr)	N	$74.00	$70.00	$7.00	$77.00	SESSION
5 Sessions (1hr)	N	$355.50	$332.27	$33.23	$365.50	SESSION
10 Sessions (1hr)	N	$684.50	$630.00	$63.00	$693.00	SESSION
20 Sessions (1hr)	N	$1,316.50	$1,196.82	$119.68	$1,316.50	EACH
Group PT (min 4 to max 8) 1hour	N	$20.50	$19.55	$1.95	$21.50	EACH
Min 4 Individuals						
Group PT 10 Pack	N	$175.50	$165.91	$16.59	$182.50	EACH
Triple Pack – One-time introductory offer only	N	$115.00	$108.64	$10.86	$119.50	EACH
3 x Half Hour Sessions						
Triple Pack - One-time introductory offer only	N	$186.50	$175.00	$17.50	$192.50	EACH
3 x 1 Hour Sessions						
Rehabilitation						
Aquatherapy Class						
Individual Casual	N	$22.00	$20.91	$2.09	$23.00	SESSION
Centre Member	N	$9.50	$9.09	$0.91	$10.00	EACH
10 Sessions – Non member	N	$175.00	$165.45	$16.55	$182.00	SESSION
Private Session – 1 Client to Therapist (30 mins)	N	$88.00	$83.18	$8.32	$91.50	EACH

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Name	Policy Code	Year 25/26 Fee (incl. GST)	Year 26/27 Fee (excl. GST)	Year 26/27 GST	Year 26/27 Fee (incl. GST)	Unit
Aquatherapy Class *[continued]*						
Initial Consultation (30 mins)	N	$88.00	$83.18	$8.32	$91.50	EACH
1 Month Rehab Membership	N	$245.00	$222.73	$22.27	$245.00	EACH
6 Month Rehab Membership	N	$725.00	$679.55	$67.95	$747.50	EACH
3 Month Rehab Membership	N	$495.00	$450.00	$45.00	$495.00	EACH
12 Month Rehab Membership	N	$1,175.00	$1,138.18	$113.82	$1,252.00	EACH
External Rehab Provider Fee	N	$24.00	$22.73	$2.27	$25.00	EACH
$18 per Client						
Dry Rec Programs						
Bootcamp						
Community Groups – Up to 25 Clients	N	$106.00	$100.45	$10.05	$110.50	EACH
Disabled Groups	N	$78.50	$74.09	$7.41	$81.50	EACH
Maximum of 10 per group						
8 Week Challenge	N	$330.00	$312.27	$31.23	$343.50	EACH
Member						
Gen Z Junior Timetable/Membership – 10 Weeks Per term 13 to 17 year olds	N	$90.00	$85.00	$8.50	$93.50	EACH
Membership – Group Classes and Pool – Per month membership						
Active Kids Term Program (1 day per week)	N	$90.00	$84.55	$8.45	$93.00	Per Day
Wednesday and Friday - Program is Per Term.						
School Holidays						
Casual School Holiday Per Day	N	$68.00	$64.55	$6.45	$71.00	EACH
Membership Fees						
All memberships include access to all three Centres (Cabravale, Fairfield, Prairiewood) and use of gym, group fitness classes, pool and sauna/steam; and Exercise Consultation.						
Youth Membership 3 Months	N	$199.00	$190.91	$19.09	$210.00	EACH
Available to youth 16, 17 & 18 years old at time of joining.						
Use all centre facilities in line with Kids in Gym Policy and standard FCC procedures.						
Leisure Connect – 12 Months	N	$1,150.00	$1,090.00	$109.00	$1,199.00	ANNUAL
Paid in full at time of joining.						
Leisure Connect– 12 Months Renewal Rate	N	$1,070.00	$1,013.64	$101.36	$1,115.00	ANNUAL
Available to current members / recently expired within 14 days.						
Six Week Starter Membership	N	$349.00	$331.82	$33.18	$365.00	6 WEEKS
Also includes 6 x 1/2hr Personal Training sessions.						
Seniors Membership	N	$67.50	$63.18	$6.32	$69.50	Per Month
Available to new members 65 years+						
Cardiac/Chronic Disease Management (CDM) Membership	N	$67.50	$63.18	$6.32	$69.50	Per Month
Must be referred by a doctor or hospital and subject to Centre approval.						

Name	Policy Code	Year 25/26 Fee (incl. GST)	Year 26/27 Fee (excl. GST)	GST	Fee (incl. GST)	Unit
Weekly Debit Membership						
Leisure Connect (minimum 6 months)	N	$19.95	$20.86	$2.09	$22.95	Weekly
Minimum 52 weekly debit payments.						
Joining Fee - Leisure Connect	N	$99.00	$100.00	$10.00	$110.00	Each
Once off fee at time of joining.						
Leisure Connect (Flexi-Fit – 'no contract')	N	$24.95	$23.59	$2.36	$25.95	Weekly
14 days notice to cancel.						
Corporate Membership	N	$13.50	$12.68	$1.27	$13.95	Weekly
Employees of organisations with minimum 1000 employees. Minimum 52 weekly debit payments.						
Membership Fees						
Corporate Membership Monday to Friday						
12 M Corporate 1,000 plus employees	N	$650.00	$613.64	$61.36	$675.00	ANNUAL
Fairfield Leisure Centre						
Fees may be adjusted for marketing or promotional purposes						
All day hire of Cabana	N	$220.00	$209.09	$20.91	$230.00	DAY
Hire of Club House						
Rate Per Hour	N	$60.00	$57.27	$5.73	$63.00	HOUR
Day Fee – School Groups Only	N	$60.00	$59.09	$5.91	$65.00	DAY
9am to 4pm						
Hall Hire – Badminton, Volleyball, Soccer, Basketball						
Whole Hall Per Hour	N	$96.50	$91.36	$9.14	$100.50	HOUR
Minimum Booking One Hour						
Half Hall Per Hour	N	$62.50	$59.09	$5.91	$65.00	HOUR
Minimum Booking One Hour						
Quarter Hall – Badminton	N	$33.00	$31.36	$3.14	$34.50	HOUR
Minimum Booking One Hour						
Casual Hire Per Person Per Hour	N	$8.00	$7.73	$0.77	$8.50	HOUR
Maximum of 4 people						
Function Hire/Sports Hall						
During Operating Hours	N	$131.50	$124.55	$12.45	$137.00	HOUR
Cleaning Fee Applies						
Outside Operating Hours	N	$186.50	$176.36	$17.64	$194.00	HOUR
Cleaning	N	$88.00	$83.18	$8.32	$91.50	HOUR
Disabled Sporting Groups						
Whole Hall Per Hour	N	$46.00	$43.64	$4.36	$48.00	HOUR

Name	Policy Code	Year 25/26 Fee (incl. GST)	Year 26/27 Fee (excl. GST)	GST	Fee (incl. GST)	Unit
Squash Courts						
Per Hour	N	$21.50	$20.45	$2.05	$22.50	HOUR
Minimum 1 Hour						

Prairiewood Leisure Centre

Fees may be adjusted for marketing or promotional purposes

Water Park

Fees may be adjusted for marketing or promotional purposes.
Aquatopia Public Holiday surcharge of 10% on all fees.

Cabana 1, 2, 6, 7 and 8	N	$420.00	$381.82	$38.18	$420.00	Each
Off-peak season (February - April and September - early December). Includes: 22 ride bands/ entry tickets (for 6yrs +) and use of small cooler fridge (standard size cake), fan, access to bbq & picnic table. If not left tidy or damages, an invoice will be will be sent to the hirer.						
Cabana 1, 2, 6, 7 and 8	N	$420.00	$381.82	$38.18	$420.00	Each
Peak season - Summer school holiday period. Includes: 17 ride bands, nil spectators and use of small cooler fridge, fan, access to bbq & picnic table.						
Hilltop cabanas 15,16,17,18,19 & 23	N	$380.00	$345.45	$34.55	$380.00	Each
Off-peak season (February - April and September - early December). Includes: 20 ride bands and use of small cooler fridge, fan, access to bbq & picnic table.						
Hilltop cabanas 15,16,17,18,19 & 23	N	$380.00	$345.45	$34.55	$380.00	Each
Peak season - Summer school holiday period. Includes: 16 ride bands and use of small cooler fridge, fan, access to bbq & picnic table.						
Hilltop cabanas 20,21 & 22	N	$320.00	$345.45	$34.55	$380.00	Each
Off-peak season (February - April and September - early December). Includes: 18 ride bands and use of small cooler fridge, fan and picnic table.						
Hilltop cabanas 20,21 & 22	N	$320.00	$345.45	$34.55	$380.00	Each
Peak season - Summer school holiday period. Includes: 16 ride bands and use of small cooler fridge, fan & picnic table.						
Lockers - Yellow Box	N	Online Booking Service including booking fee.				Each
Shelter A	N	$170.00	$154.55	$15.45	$170.00	Each
Includes 8 ride bands.						
Shelter B	N	$230.00	$209.09	$20.91	$230.00	Each
Includes 12 ride bands.						
Shelter C, D & E	N	$240.00	$218.18	$21.82	$240.00	Each
Includes 12 ride bands.						
Two Free resident only days per year. A token entry fee of $2 may be charged for these sessions	N					Per Year
Two Free resident only days per year. A token entry fee of $2 may be charged for these sessions.						
Wave pool cabanas	N	$499.00	$453.64	$45.36	$499.00	Each
Off-peak season (February - April and September - early December). Includes: 24 ride bands use of fridge, fan, access to bbq, picnic table and locker. Additional offerings may include 20 pack of ice-creams/ 24 pack of zooper doopers, chilled water dispenser in bbq area (need to bring own refillable bottles) and self service coffee facilities (bring own coffee pods).						

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Name	Policy Code	Year 25/26 Fee (incl. GST)	Year 26/27 Fee (excl. GST)	Year 26/27 GST	Year 26/27 Fee (incl. GST)	Unit
Water Park [continued]						
Wave pool cabanas	N	$499.00	$453.64	$45.36	$499.00	Each
Peak season - Summer school holiday period. Includes: 20 ride bands and use of fridge, fan, access to bbq and picnic table. Additional offerings may include 20 pack ice-creams/ 24 pack zooper doopers, chilled water dispenser in bbq area (must bring own refillable bottles) and self service coffee facilities (must bring own coffee pods).						
Wave rider cabanas - 9, 10 and 11	N	$500.00	$445.45	$44.55	$490.00	Each
Peak season - Summer school holiday period. Includes: 22 ride bands plus 4 spectators and use of small cooler fridge, fan, access to bbq & picnic table.						
Wave rider cabanas - 9, 10 and 11	N	$500.00	$445.45	$44.55	$490.00	Each
Off-peak season (February - April and September - November). Includes: 26 ride bands and use of small cooler fridge, fan, access to bbq & picnic table.						
Stingray Surf Rider – Group of 4 riders for 30 Minutes	N	$90.00	$82.73	$8.27	$91.00	30 MINUTES
General Group session rides (fee is in addition to Leisure Centre and Water Park Entry)						
Single Entry to Water Park – FCC Resident	N	$17.00	$15.45	$1.55	$17.00	EACH
• 33 - 5 year olds (must be accompanied at all times by a paying adult) is $10. Fee may be adjusted for marketing or promotion purposes. Public Holiday – Surcharge of 20% (Boxing Day, New Years day).						
Single Entry to Water Park – Non Resident	N	$20.00	$18.18	$1.82	$20.00	EACH
• 33 - 5 year olds (must be accompanied at all times by a paying adult) is $10. Fee may be adjusted for marketing or promotion purposes. Public Holiday – Surcharge of 20% (Boxing Day, New Years day).						
Single Entry to Water Park - Children 3 years - 5 years	N	$10.00	$9.09	$0.91	$10.00	Each
Single Entry Water Park - Residents and Non Residents (March & April)	N	$16.00	$14.55	$1.45	$16.00	Each
Water Park Corporate Event		$20,000.00	$19,090.91	$1,909.09	$21,000.00	EACH
Corporate weekend hire of whole of facility during off-peak season.						
Water Park Not-For-Profit Event		$18,000.00	$17,272.73	$1,727.27	$19,000.00	EACH
Not-for-profit weekend hire of whole facility during off-peak season or corprate weekday hire						
Water Park Private Functions (not including Stingray or Wave Pool)	N	$4,150.00	$4,545.45	$454.55	$5,000.00	3 HOURS
Water Park School Groups and all upgrades (not including Stingray or Wave Pool)	N	$10.00	$9.09	$0.91	$10.00	EACH
Minimum of 250 people for school booking at cost of $1,625						
Water Park Entry Family	N	$72.00	$65.45	$6.55	$72.00	EACH
2 adults, 2 children or 1 adult 3 children. All fees and offerings/ inclusions may change for marketing reasons.						
Water Park Entry Family Local Residents	N	$68.00	$61.82	$6.18	$68.00	EACH
2 adults, 2 children or 1 adult 3 children. Proof required for LGA. All fees and offerings/ inclusions may change for marketing reasons.						
School Group 3 Hours excluding Wave Rider – Aqua tower, Splash Pool and 10m Slides	N	$10.00	$10.00	$1.00	$11.00	EACH
Min 250 Paying Students. Excludes Stingray and Wave Pool School Group 3 Hours excluding Wave Rider -Incudes Aqua Tower,Splash Pool and 10m Slides.						

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Name	Policy Code	Year 25/26 Fee (incl. GST)	Year 26/27 Fee (excl. GST)	Year 26/27 GST	Year 26/27 Fee (incl. GST)	Unit
Water Park [continued]						
School Group 3 Hours including Wave Rider – Choose a mixture of 20m/10m Slides	N	$12.00	$11.82	$1.18	$13.00	EACH
Min 250 Paying Students						
Carnivals - Tower and splash pads	N	$200.00	$200.00	$20.00	$220.00	HOUR
Carnivals -Tower and Splash Pads						
School Group 3 Hours includes - Aquatopia 10m & 20m Slides & Wave Rider	N	$13.46	$12.61	$1.26	$13.87	EACH
Min 250Paying Students. Includes 10m, 20m slides and Wave Rider						
School Group 3 Hours includes Wave Rider	N	$12.00	$11.82	$1.18	$13.00	EACH
Min 250 Paying Students Includes Wave Rider						
School Group 4 Hours -Aquatopia includes Wave Rider	N	$14.00	$13.64	$1.36	$15.00	EACH
Min 250 Paying Students.Including Aquatopia and Wave Rider						
School Group 4 Hours excluding Wave Rider – Aqua tower, Splash Pool and 10m Slides	N	$12.00	$11.82	$1.18	$13.00	EACH
Min 250 Paying Students. Excludes Sting Ray and Wave Pool.						
School Group 4 Hours includes - Aquatopia 10m & 20m Slides & Wave Rider	N	$15.53	$14.55	$1.45	$16.00	EACH
Min 250 Paying Students. Includes Aquatopia 10m,20m Slides and Wave Rider						
School Group 5 Hours -Aquatopia includes Wave Rider	N	$15.50	$14.55	$1.45	$16.00	EACH
Min 250 Paying Students. Including Aquatopia and Wave Pool						
School Group 5 Hours includes - Aquatopia 10m & 20m Slides & Wave Rider	N	$17.50	$16.36	$1.64	$18.00	EACH
Min 250 Paying Students. Includes Aquatopia 10m,20m Slides and Wave Pool						
School Group 4 hours including Wave Rider – Choose a mixture of 20m/10m Slides	N	$14.00	$13.64	$1.36	$15.00	EACH
Min 250 Paying Students						
School Group 5 Hours excluding Wave Rider – Aqua tower, Splash Pool and 10m Slides	N	$14.00	$13.64	$1.36	$15.00	EACH
Min 250 Paying Students. Excludes Sting Ray and Wave Pool.						
School Group 5 Hours including Wave Rider – Choose a mixture of 20m/10m Slides	N	$16.00	$15.45	$1.55	$17.00	EACH
Min 250 Paying Students						
Multi 5 Visits Pass – Locals Only	N	$72.00	$68.18	$6.82	$75.00	EACH
Identification must be shown on entry						
Wave Rider Parties – 16 Riders (plus 10 spectators) 45 minutes exclusive use of wave rider	N	$390.00	$363.64	$36.36	$400.00	SESSION
Includes Cabana use 2 hours and two Rider Supervisors (Mon – Fri only) 10 Spectators at $5.00 each.						
Sports Club Group Booking – Off Peak (Sept, Oct, Mar and Apr)	N	$1,690.00	$1,590.91	$159.09	$1,750.00	BOOKING
Minimum 120 people (up to maximum 500 people). Fee includes 3 Large cabanas, 120 ride bands and 240 spectators (parents). Additional customer/ ride band passes at the rate of $15.00 per person. Bond of $600 applies upon booking.						

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Name	Policy Code	Year 25/26 Fee (incl. GST)	Year 26/27 Fee (excl. GST)	GST	Fee (incl. GST)	Unit
Water Park [continued]						
Other Group Bookings Large – Off Peak (Sept, Oct, Mar and Apr)	N	$3,540.50	$3,318.18	$331.82	$3,650.00	BOOKING
Minimum 300 people (up to maximum 500 people). Fee includes 3 large cabanas, 165 ride bands and 135 spectators. Additional customers pay standard rate $17.00 per person. Bond of $600 applies upon booking.						
Other Group Bookings Medium – Off Peak (Sept, Oct, Mar and Apr)	N	$2,840.00	$2,677.27	$267.73	$2,945.00	BOOKING
Minimum 242 people (up to maximum 250). Fee includes 3 medium cabanas, 130 ride bands and 112 spectators. Additional customers pay standard rate $15.00 per person. Bond of $600 applies upon booking.						
Aquatopia Private Function Booking/ Function out of normal hours (Mon-Fri) or on off peak weekends only (whole of site maximum 6 hours)	N			Price on Application		BOOKING
Can include a number of different ride options/ combinations to be determined and priced accordingly						
Vertical climb	N	$16.00	$15.91	$1.59	$17.50	Per Person
Outdoor Ice Skating Rink						
First person	N	$12.50	$11.82	$1.18	$13.00	HOUR
Two people	N	$19.00	$18.18	$1.82	$20.00	HOUR
Three family members	N	$26.00	$24.55	$2.45	$27.00	HOUR
Cabravale Leisure Centre						
Fees may be adjusted for marketing or promotional purposes						
Room Hire						
Eric Bedford Room						
Up to 4 hours	C	$285.50	$270.00	$27.00	$297.00	4 HOURS
Room Hire Only						
4 – 8 hours	C	$337.50	$320.00	$32.00	$352.00	4-8 HOURS
Board Room (Room 2)						
Hourly	C	$88.00	$83.64	$8.36	$92.00	HOUR
Up to 4 hours	C	$202.50	$191.82	$19.18	$211.00	4 HOURS
4 – 8 hours	C	$263.50	$250.00	$25.00	$275.00	4-8 HOURS
Sessional Room (Room 3)						
Hourly	C	$80.50	$76.36	$7.64	$84.00	HOUR
Up to 4 hours	C	$128.50	$121.82	$12.18	$134.00	4 HOURS
4 – 8 hours	C	$232.00	$220.00	$22.00	$242.00	4-8 HOURS
Group Fitness Program Room						
Up to 4 hours	C	$290.50	$274.55	$27.45	$302.00	4 HOURS

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Name	Policy Code	Year 25/26 Fee (incl. GST)	Year 26/27 Fee (excl. GST)	Year 26/27 GST	Year 26/27 Fee (incl. GST)	Unit
Group Fitness Program Room *[continued]*						
4 – 8 hours	C	$454.00	$429.09	$42.91	$472.00	4-8 HOURS
Permanent Booking Group Fitness Room Per Hour	C	$127.50	$120.91	$12.09	$133.00	HOUR
Minimum – Once a Week for 3 Months						
Computer Training Room						
Up to 4 hours	C	$285.50	$270.00	$27.00	$297.00	4 HOURS
4 – 8 hours	C	$454.50	$430.00	$43.00	$473.00	4-8 HOURS
Courtyard						
Up to 4 hours	C	$271.50	$256.82	$25.68	$282.50	4 HOURS
4 – 8 hours	C	$418.00	$395.45	$39.55	$435.00	4-8 HOURS
Consultation Rooms						
Casual Hire 4 - 8 Hours (Per Suite)	C	$227.50	$213.64	$21.36	$235.00	Per Suite
Regular Hire 4 - 8 Hours (Per Suite)	C	$383.00	$359.09	$35.91	$395.00	Per Week
Minimum 6 months						
Regular Hire 4 - 8 Hours (Per Suite)	C	$376.50	$352.73	$35.27	$388.00	Per Week
Hire for 12 months						
Showground Complex						
Fees may be adjusted for marketing or promotional purposes						
Entire Showground Complex – 7a						
Hire of Equipment- Chairs		$1.80	$1.82	$0.18	$2.00	DAY
Rate per chair per Day						
Hire of Equipment- Tables		$8.00	$7.28	$0.73	$8.00	DAY
Rate Per Table Per Day						
Showground Complex – Entire (undercover or field area) one only	C	$6,900.00	$7,272.73	$727.27	$8,000.00	DAY
Fee is for either undercover awning area or festival arena. If both areas used fee is double. Prices for concerts and commercial events may vary depending on type of event. Percentage of tickets sales may also be included in cost of hire to be determined by Council. Fee may be by negotiation and may include a percentage of gate entry fees.						
Cleaning Bond	C	$2,200.00	$2,200.00	$0.00	$2,200.00	BOOKING
GST Applicable Bond Retained						
Operation Bond	C	$2,200.00	$2,200.00	$0.00	$2,200.00	BOOKING
GST Applicable Bond Retained						
Set Up Fee	C	$139.50	$131.82	$13.18	$145.00	DAY
Markets Relocation Fee	C	$25,843.50	$24,457.27	$2,445.73	$26,903.00	EACH
School Cross Country	C	$1.50	$1.36	$0.14	$1.50	EACH
$1 per student.						

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Name	Policy Code	Year 25/26 Fee (incl. GST)	Year 26/27 Fee (excl. GST)	Year 26/27 GST	Year 26/27 Fee (incl. GST)	Unit
Entire Showground Complex – 7a [continued]						
Pack down and reinstate Mobile Stage	C	$2,200.00	$2,081.82	$208.18	$2,290.00	HIRE
Includes after hours pack down and reinstate stage to original form. This fee applies when customer requests for stage to be removed.						
Mobile Stage Hire	C	$1,100.00	$1,040.91	$104.09	$1,145.00	HIRE
First year offer – Discounted fee: New awning area						
External Stage Hire - FLG Only	C	$3,300.00	$3,181.82	$318.18	$3,500.00	HIRE
Fairfield Local Government Area Only						
Engraved Pavers – Double Pavers Cost Recovery	C				Market Value	EACH
Engraved Pavers – Single Paver Cost Recovery	C				Market Value	EACH
Bond For External Stage Hire	C	$581.50	$600.00	$0.00	$600.00	HIRE
GST Applicable Bond Retained						
Standalone Small Awning (Event Square)	C	$2,900.00	$2,772.73	$277.27	$3,050.00	4-8 HOURS
Festival Square - if booked as extension to existing awning bookinig $1,000 hire fee.						
Exhibition Hall						
Hire	C	$720.00	$681.36	$68.14	$749.50	DAY
Bond	C	$575.00	$600.00	$0.00	$600.00	DAY
GST Applicable Bond Retained						
Internal Showground Complex						
Hire	C	$3,900.00	$3,636.36	$363.64	$4,000.00	DAY
For Car shows and corporate Christmas events or similar. Not using the whole site.						
Cleaning Bond	C	$1,100.00	$1,100.00	$0.00	$1,100.00	BOOKING
GST Applicable Bond Retained						
Operation Bond	C	$1,100.00	$1,100.00	$0.00	$1,100.00	BOOKING
GST Applicable Bond Retained						
Set Up Fee	C	$139.50	$131.82	$13.18	$145.00	DAY
Internal Showground Complex mid week hire – half day	C	$1,970.00	$1,818.18	$181.82	$2,000.00	HALF DAY
Mid week half day events ie Markets, food festivals, religious events or similar.						
Synthetic Playing Field						
Commercial – Field Hire – Full Field	C	$220.00	$209.09	$20.91	$230.00	HOUR
Local NFP – Casual Field Hire – Full Field	C	$150.00	$140.91	$14.09	$155.00	HOUR
Local NFP – Seasonal (3 Month) Field Hire – Full Field	C	$125.00	$118.18	$11.82	$130.00	HOUR
Lights – additional fee – 200 lux	C	$23.00	$21.82	$2.18	$24.00	HOUR
Five-a-side competition – Team fee	C	$60.50	$59.09	$5.91	$65.00	EACH
Cleaning and damages bond ($500) and Key Deposit ($100)	C	$700.00	$636.36	$63.64	$700.00	SESSION
Commercial – Field Hire – 1/2 Field	C	$120.50	$113.64	$11.36	$125.00	HOUR
Local NFP – Casual 1/2 Field	C	$82.50	$78.18	$7.82	$86.00	HOUR
Local NFP – Seasonal (3 month) 1/2 Field	C	$71.00	$67.27	$6.73	$74.00	HOUR
Storage Cage rental (3 months)	C	$71.00	$67.27	$6.73	$74.00	WEEK
Local NFP – Casual 1/4 field	C	$49.00	$46.36	$4.64	$51.00	HOUR

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Name	Policy Code	Year 25/26 Fee (incl. GST)	Year 26/27 Fee (excl. GST)	GST	Fee (incl. GST)	Unit
Synthetic Playing Field [continued]						
Local NFP – Seasonal (3 month) 1/4 field	C	$38.50	$36.36	$3.64	$40.00	HOUR
Commercial – Field Hire – 1/4 Field	C	$71.00	$67.27	$6.73	$74.00	HOUR
Turf Football Fields						
Lights – additional fee – 200 lux	C	$23.00	$22.73	$2.27	$25.00	HOUR
Cleaning and damages bond ($500) and Key Deposit ($100)	C	$1,100.00	$1,150.00	$0.00	$1,150.00	SESSION
Grandstand/Pavilion						
Community Room - Not Exceeding 8 Hours						
Hire	C	$940.00	$863.64	$86.36	$950.00	Per Day
Hourly Rate	C	$172.50	$181.82	$18.18	$200.00	Per Hour
Bond	C	$850.00	$850.00	$0.00	$850.00	Booking
GST Applicable Bond Retained						
Hire - Internal or Mid Week	C	$576.00	$636.36	$63.64	$700.00	Booking
VIP Suites - Not Exceeding 8 Hours						
Hire	C	$330.00	$318.18	$31.82	$350.00	Per Hire
Bond	C	$560.00	$550.00	$0.00	$550.00	Booking
Parklands Function Centre						
Fees may be adjusted for marketing or promotional purposes						
Red Gum Room – Not Exceeding 8 Hours						
Hire	C	$1,100.00	$1,045.45	$104.55	$1,150.00	DAY
Hourly Rate	N	$198.50	$227.27	$22.73	$250.00	HOUR
Bond	C	$850.00	$850.00	$0.00	$850.00	DAY
GST Applicable Bond Retained						
Hire – Internal Mid Week	P	$585.00	$636.36	$63.64	$700.00	BOOKING
Fee applies to internal FCC bookings.						
Sunday Levy Applies	C	$350.00	$318.18	$31.82	$350.00	BOOKING
Commercial Rate (includes pay for entry bookings & BYO)	C	$1,800.00	$1,636.36	$163.64	$1,800.00	BOOKING
Cumberland Room – Not Exceeding 8 Hours						
Cumberland Room - Not Exceeding 8 Hours						
Hire	C	$940.00	$863.64	$86.36	$950.00	DAY
Hourly Rate	N	$175.50	$181.82	$18.18	$200.00	HOUR
Bond	C	$850.00	$850.00	$0.00	$850.00	DAY
GST Applicable Bond Retained						
Hire – Internal Mid Week	P	$585.00	$636.36	$63.64	$700.00	BOOKING
Internal mid week hire includes FCC meetings.						
Sunday Levy Applies	C	$350.00	$318.18	$31.82	$350.00	BOOKING
Commercial Rate (includes pay for entry bookings & BYO)	C	$1,800.00	$1,636.36	$163.64	$1,800.00	BOOKING

Name	Policy Code	Year 25/26 Fee (incl. GST)	Year 26/27 Fee (excl. GST)	Year 26/27 GST	Year 26/27 Fee (incl. GST)	Unit
Directors Room – Not Exceeding 8 Hours						
Directors Room – Not Exceeding 8 Hours	P	$407.00	$409.09	$40.91	$450.00	HIRE
Fee is applicable for internal hire as well as external.						
Bond	C	$560.00	$550.00	$0.00	$550.00	DAY
GST Applicable Bond Retained						
Sunday Levy Applies	C	$350.00	$318.18	$31.82	$350.00	BOOKING
Commercial Rate (includes pay for entry bookings & BYO)	C	$1,800.00	$1,636.36	$163.64	$1,800.00	BOOKING
Ground Floor – Not Exceeding 8 Hours						
Hire	C	$940.00	$863.64	$86.36	$950.00	DAY
Bond	C	$850.00	$850.00	$0.00	$850.00	DAY
GST Applicable Bond Retained						
Ground Floor – hourly rate	P	$175.50	$181.82	$18.18	$200.00	HOUR
Hire – Internal mid week	P	$585.00	$636.36	$63.64	$700.00	BOOKING
Sunday Levy Applies	C	$350.00	$318.18	$31.82	$350.00	BOOKING
Commercial Rate (includes pay for entry bookings & BYO)	C	$1,800.00	$1,636.36	$163.64	$1,800.00	BOOKING
Showground Pavilion						
Fees may be adjusted for marketing or promotional purposes.						
Alan Young Room - Not Exceeding 8 Hours						
25% surcharge applies for Sunday hires.						
Hire	C	$940.00	$863.64	$86.36	$950.00	BOOKING
Hourly Rate	N	$175.50	$181.82	$18.18	$200.00	BOOKING
Bond	C	$850.00	$850.00	$0.00	$850.00	BOOKING
GST applicable bond retained.						
Hire - internal mid week	P	$585.00	$636.36	$63.64	$700.00	BOOKING
Sunday Levy Applies	C	$350.00	$318.18	$31.82	$350.00	BOOKING
Commercial Rate (includes pay for entry bookings & BYO)	C	$1,800.00	$1,636.36	$163.64	$1,800.00	BOOKING
Corporate Rooms 1 - 5						
Fee per room.						
Hire Casual (not exceeding 8 hours)	C	$320.00	$318.18	$31.82	$350.00	BOOKING
Hire Regular	C	$330.00	$300.00	$30.00	$330.00	BOOKING
Bond	C	$560.00	$550.00	$0.00	$550.00	BOOKING
Sunday Levy Applies	C	$350.00	$318.18	$31.82	$350.00	BOOKING
Commercial Rate (includes pay for entry bookings & BYO)	C	$1,800.00	$1,636.36	$163.64	$1,800.00	BOOKING
Ticket Box - Standalone Hire						
Hire	C	$375.00	$345.91	$34.59	$380.50	BOOKING
Bond	C	$530.00	$550.00	$0.00	$550.00	BOOKING
Sunday Levy Applies	C	$350.00	$318.18	$31.82	$350.00	BOOKING

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Name	Policy Code	Year 25/26 Fee (incl. GST)	Year 26/27 Fee (excl. GST)	Year 26/27 GST	Year 26/27 Fee (incl. GST)	Unit
Ticket Box - Standalone Hire [continued]						
Commercial Rate (includes pay for entry bookings & BYO)	C	$1,800.00	$1,636.36	$163.64	$1,800.00	BOOKING
Kiosk - Standalone Hire						
Hire	C	$400.00	$363.64	$36.36	$400.00	BOOKING
Bond	C	$500.00	$550.00	$0.00	$550.00	BOOKING
Sunday Levy Applies	C	$350.00	$318.18	$31.82	$350.00	BOOKING
Commercial Rate (includes pay for entry bookings & BYO)	C	$1,800.00	$1,636.36	$163.64	$1,800.00	BOOKING
Ground Floor - Change rooms, rehab, etc						
Hire	C	$1,000.00	$909.09	$90.91	$1,000.00	BOOKING
Bond	C	$500.00	$500.00	$0.00	$500.00	BOOKING
Sunday Levy Applies	C	$350.00	$318.18	$31.82	$350.00	BOOKING
Commercial Rate (includes pay for entry bookings & BYO)	C	$1,800.00	$1,636.36	$163.64	$1,800.00	BOOKING
Fairfield Showground Markets						
Fees may be adjusted for marketing or promotional purposes						
Non-Specified period						
Standard Stall Site	P	$60.00	$56.36	$5.64	$62.00	DAY
Standard Stall Site with Power	P	$63.00	$59.09	$5.91	$65.00	DAY
Food Van Sites	P	$140.00	$131.82	$13.18	$145.00	DAY
Casual Stall Sites	P	$70.00	$68.18	$6.82	$75.00	DAY
Ice Cream Van	P	$110.00	$104.55	$10.45	$115.00	DAY
Deerbush Relocation Trading Days						
Standard Stall Site	P	$61.00	$57.73	$5.77	$63.50	DAY
Dog Show Rings						
Minimum Hire Rate – 3 Rings Per Day – Includes Office and PA System	N	$140.00	$131.82	$13.18	$145.00	DAY
Show Rings – Per Ring Per Day	N	$47.00	$44.55	$4.45	$49.00	DAY
Deposit Show Rings	N	$59.00	$54.55	$5.45	$60.00	DAY
GST Applicable Deposit Retained						
All Rings, PA System and Office	N	$364.00	$344.55	$34.45	$379.00	DAY
Clubs	N	$118.00	$111.82	$11.18	$123.00	DAY
Field Hire Charge when lighting required e.g. Dog Training with lights	N	$367.00	$347.27	$34.73	$382.00	DAY
Per Day for the Season						
Golf Course						
Fees may be adjusted for Marketing or Promotional Purposes.						
Golf Lessons - Professional (To be negotiated and market tested)		Golf Lessons - Professional (To be negotiated and market tested)				EACH
Golf Lessons - Professional (to be negotiated and market tested)						

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Name	Policy Code	Year 25/26 Fee (incl. GST)	Year 26/27 Fee (excl. GST)	GST	Fee (incl. GST)	Unit
Golf Course [continued]						
Golf Lessons on Shift - (To be negotiated, advertised and market tested)		Golf Lessons on Shift - (To be negotiated, advertised and market tested)				EACH
Golf Lesson On Shift - (to be negotiated, advertised and market tested)						
Group / School / Programs Golf Lessons - to be negotiated		Group / School / Programs Golf Lessons - to be negotiated				EACH
Group / School / Program Golf Lessons - to be negotiated						
Members playing Competition	N	$21.00	$20.00	$2.00	$22.00	18 HOLES
Member Social after 3pm pay $4 green fee						
Junior Member (under 18 years)	N	$5.00	$7.27	$0.73	$8.00	EACH
3 Month Membership		$0.00	$118.18	$11.82	$130.00	EACH
3 Month Membership						
Small Bucket of Balls		$0.00	$10.91	$1.09	$12.00	EACH
Small Bucket of Balls						
Green Fees at Weekend and Public Holidays						
18 Holes	N	$31.00	$29.09	$2.91	$32.00	18 HOLES
9 Holes	N	$23.00	$22.73	$2.27	$25.00	9 HOLES
Green Fees Mid Week						
18 Holes	N	$26.00	$24.55	$2.45	$27.00	18 HOLES
9 Holes	N	$19.00	$18.18	$1.82	$20.00	9 HOLES
Pensioners Flat Rate – 9 or 18 Holes	N	$15.00	$14.55	$1.45	$16.00	EACH
Proof must be shown. Only Centrelink Pensioner Concession Card.						
School Student / Senior Flat Rate	N	$18.00	$18.18	$1.82	$20.00	18 HOLES
Junior Clinics / Memberships	N	$76.00	$72.73	$7.27	$80.00	EACH
Children under 18 years & once a junior member green fee = $3						
Members – 12 Months	N	$440.00	$413.64	$41.36	$455.00	EACH
Members Social	N	$11.00	$10.91	$1.09	$12.00	EACH
Members Social Flat Rate Mid Week or Weekend & Public Holiday – $4 after 3pm						
Driving Range						
Golf Cart 18 Holes	N	$42.00	$40.91	$4.09	$45.00	EACH
Pull Buggy	N	$6.00	$6.36	$0.64	$7.00	EACH
Standard Bucket of Balls	N	$15.00	$15.45	$1.55	$17.00	EACH
Fairfield Youth and Community Centre						
Fees may be adjusted for marketing or promotional purposes						
Program Room 1 or 2						
Monday to Sunday						
Community	C	$19.00	$19.09	$1.91	$21.00	HOUR
This price is for the casual hire – regular hirers booking price is $14.00 per hour						
Commercial – Up to 3 Hours	C	$93.00	$87.27	$8.73	$96.00	BOOKING
Function Package 3 hours (Chill Zone only)		$0.00	$169.09	$16.91	$186.00	SESSION

Name	Policy Code	Year 25/26 Fee (incl. GST)	Year 26/27 Fee (excl. GST)	GST	Fee (incl. GST)	Unit
Recreation Hall						
Youth Services						
Monday to Thursday 3pm to 7pm	C	$66.00	$63.64	$6.36	$70.00	4 HOURS
Courts and Chillzone only (rooms not included).						
Friday 3pm to 9pm	C	$66.00	$63.64	$6.36	$70.00	BOOKING
Courts and Chillzone only (rooms not included).						
Saturday to Sunday 2pm to 6pm	C	$66.00	$63.64	$6.36	$70.00	BOOKING
Courts and Chillzone only (rooms not included).						
3 Hour Session Court Hire						
Sport Double Court	C	$197.50	$187.27	$18.73	$206.00	HOUR
Sport Full Court	C	$102.00	$96.36	$9.64	$106.00	HOUR
Sport Quarter Court (Badminton)	C	$35.00	$33.18	$3.32	$36.50	HOUR
Sport Half Court	C	$66.00	$62.27	$6.23	$68.50	HOUR
Casual court usage		$0.00	$7.27	$0.73	$8.00	SESSION
School Hire						
1 Hour session Per Court with Teacher facilitating activity	C	$8.00	$7.73	$0.77	$8.50	Per Person
Minimum 15 to Maximum 30 Students – No instructor						
Wall and Equipment Hire						
School Hire Combo – rock, tramp and one sports court (m 15)	N	$12.00	$11.82	$1.18	$13.00	EACH
7 Hour Hire						
Commercial Events - Additional Hours		$0.00	$207.27	$20.73	$228.00	SESSION
Commercial Events – Host (Monday to Saturday)		$0.00	$1,954.55	$195.45	$2,150.00	SESSION
Community Events	C	$836.00	$791.36	$79.14	$870.50	SESSION
Host Fee – 1 staff Sunday		$0.00	$550.00	$55.00	$605.00	SESSION
Commercial Events – Staff Supervised	C	$3,768.00	$3,565.91	$356.59	$3,922.50	SESSION
Youth Events	C	$512.50	$483.64	$48.36	$532.00	SESSION
Commercial Events – Host (Sunday)	C	$2,605.00	$2,462.73	$246.27	$2,709.00	SESSION
Host Fee - 1 Staff (Monday – Saturday)	C	$508.50	$477.27	$47.73	$525.00	SESSION
Disability Group						
Full Court (per hour)	C	$43.00	$40.91	$4.09	$45.00	HOUR
Party Hire						
3 Hour Session with Host						
Up to 10 Children	C	$413.50	$391.36	$39.14	$430.50	BOOKING
Up to 20 Children	C	$535.00	$506.36	$50.64	$557.00	BOOKING

Name	Policy Code	Year 25/26 Fee (incl. GST)	Year 26/27 Fee (excl. GST)	GST	Fee (incl. GST)	Unit
Rock Climbing Wall						
Wall and Equipment Hire						
Individual Session	C	$29.50	$27.73	$2.77	$30.50	SESSION
2 hour sessions providing own qualified/authorised facilitator						
Wall Equipment Hire plus Facilitator	C	$263.50	$249.55	$24.95	$274.50	SESSION
2 hour session						
Rock & Tramp Combo (Minimum 15 people) session	N	$12.50	$11.82	$1.18	$13.00	EACH
2 Hour Session						
Trampoline 25 Minute Session	C	$11.00	$10.91	$1.09	$12.00	EACH
Booking Required						
Bonds/Deposits						
Bond						
Stage hire		$0.00	$350.00	$0.00	$350.00	SESSION
Storage cage		$0.00	$80.00	$0.00	$80.00	MONTH
Bond	N	$800.00	$800.00	$0.00	$800.00	BOOKING
Key Deposit	N	$43.00	$45.00	$0.00	$45.00	EACH
City Finances						
Finance						
Corporate Financial Planning						
Dishonoured Payment Charges						
Administration and Processing Fee Charged on Payments Rejected by Bank	Q	$30.50	$32.00	$0.00	$32.00	EACH
Rates Services						
Costs incurred for Legal Proceedings on Unpaid Rates	Q	Cost determined on a case by case basis				NOTICE
Costs incurred for Legal Proceedings on Unpaid Debtor Invoices	Q	Cost determined on a case by case basis				NOTICE
Certificates/Section 603						
Certificates/Section 603	H	$100.00	$100.00	$0.00	$100.00	EACH
Statutory Fee – Can only change if legislation changes						
Same Day Service	H	$47.00	$49.00	$0.00	$49.00	EACH
Additional Charge for Urgent Service						
Copy Section 603 Certificate	H	$21.00	$22.00	$0.00	$22.00	EACH
Extracts from Valuation Books						
Single Enquiry (Verbal Only)	G	$19.00	$20.00	$0.00	$20.00	EACH
Single Enquiry (Written)	G	$31.00	$32.50	$0.00	$32.50	EACH
Assistance Required by Council Employee	G	$31.00	$32.50	$0.00	$32.50	30 MINUTES
Per Half Hour or Part of						

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Name	Policy Code	Year 25/26 Fee (incl. GST)	Year 26/27 Fee (excl. GST)	GST	Fee (incl. GST)	Unit
Extracts from Valuation Books [continued]						
Statement of Rates and Charges Levied and If Paid for Each year	G	$31.00	$32.50	$0.00	$32.50	EACH
Per Yearly Search						

City Strategy

Property Strategy and Services

Property Services

Graffiti Removal – Private Property

Graffiti Removal Fee	C	Fee charged is cost charged to Council.				SQUARE METER
$20 Inspection Fee and removal as per contractor schedule. (Prices may vary for Marketing Purposes)						

Emerson Futsal Court

Futsal Court Hire – Casual Booking	C	$30.00	$30.00	$3.00	$33.00	HOUR
No refunds or credits						
Futsal Court Hire – Commercial	C	$90.00	$89.09	$8.91	$98.00	HOUR
Party Room & Futsal Court 1 Package (Min Hire 2 HR)		$110.00	$106.36	$10.64	$117.00	SESSION
Party Room Hire $50 + 2 HR Min charge						
Party Room Hire - Casual Booking	C	$55.00	$54.55	$5.45	$60.00	Hire
Hire for the duration of the court hire only. No refund/ credits.						

Endeavour Netball Court

Seasonal Hire	C	$1,165.00	$1,104.55	$110.45	$1,215.00	DAY
School Carnival Event Including Gala Days	C	$397.00	$372.73	$37.27	$410.00	DAY
Free to public school sporting association within FCC LGA including zone and regional events	C	Free to Public School Sporting Association within the FCC LGA				DAY

Endeavour Futsal Court

Outdoor Court Casual/Non-For-Profit/Community		$55.00	$52.73	$5.27	$58.00	HOUR
Outdoor Court Commercial Operators		$88.00	$83.64	$8.36	$92.00	HOUR
Undercover Court Casual/Non-For-Profit/ Community		$77.00	$72.73	$7.27	$80.00	HOUR
Undercover Court Commercial Operators		$110.00	$102.73	$10.27	$113.00	HOUR

Endeavour Synthetic Fields 1 and 2

Cleaning & Damages bond	C	$700.00	$700.00	$0.00	$700.00	EACH
Casual/Commercial Operators		$159.50	$150.00	$15.00	$165.00	HOUR
Non-For-Profit/Community		$110.00	$104.55	$10.45	$115.00	HOUR
Endeavour Park Water Cannon sprinkler				Price On Application		EACH

Name	Policy Code	Year 25/26 Fee (incl. GST)	Year 26/27 Fee (excl. GST)	GST	Fee (incl. GST)	Unit
Carnivals, Circus, Rides and Amusement						
Cleaning/Damage Deposit						
Cleaning/Damage Deposit	C	$800.00	$850.00	$0.00	$850.00	EACH
Refundable after inspection						
Circus – first day	I	$2,900.00	$2,772.73	$277.27	$3,050.00	EACH
Carnivals and Others – first day	I	$1,400.00	$1,381.82	$138.18	$1,520.00	EACH
Subsequent Days						
Each subsequent day	H	$700.00	$663.64	$66.36	$730.00	DAY
Skate Facility Hire for Organisations						
Per Day Hire Charge	C	$770.00	$736.36	$73.64	$810.00	DAY
Schools						
Athletics/School Sports Carnivals	C	$120.00	$113.64	$11.36	$125.00	DAY
Hire Charges for local School Sport	A	No Hire Charges for local School Sport				DAY
Hire charge for outside LGA School Sport	C	$120.00	$113.64	$11.36	$125.00	DAY
Baseball/Softball Hire Charges						
Seasonal	C	$2,895.00	$2,740.91	$274.09	$3,015.00	SEASON
Casual	C	$460.00	$436.36	$43.64	$480.00	DAY
Athletics Track Hire Charges						
Seasonal	C	$1,520.00	$1,440.91	$144.09	$1,585.00	SEASON
Casual	C	$460.00	$436.36	$43.64	$480.00	DAY
Cricket – Turf Wicket Hire Charges						
Field Hire Charges – Seasonal						
Turf Wicket	C	$4,650.00	$4,400.00	$440.00	$4,840.00	SEASON
Synthetic Wicket	C	$1,400.00	$1,327.27	$132.73	$1,460.00	SEASON
Casual						
Turf Wicket	C	$870.00	$827.27	$82.73	$910.00	SEASON
Synthetic Wicket	C	$395.00	$377.27	$37.73	$415.00	SEASON
Pre Season						
Trials – Monthly						
Weekend fixtures	C	$105.00	$100.00	$10.00	$110.00	DAY
Mid Week fixtures	C	$55.00	$52.73	$5.27	$58.00	DAY
Park Events – (to 10pm unless other consent issued)						
Administration (Booking Cancellation/Change) – Non-refundable – Per field/site	C	$50.00	$47.27	$4.73	$52.00	EACH
Key Deposit	N	$110.00	$114.00	$0.00	$114.00	EACH
Cleaning/Damage Deposit	C	$600.00	$624.50	$0.00	$624.50	EACH
Refundable after inspection						

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Name	Policy Code	Year 25/26 Fee (incl. GST)	Year 26/27 Fee (excl. GST)	GST	Fee (incl. GST)	Unit
Park Events – (to 10pm unless other consent issued) [continued]						
Picnics and Community Days (requiring power/ toilets)	C	$310.00	$293.18	$29.32	$322.50	DAY
Include Parks/Sportsfields						
Organised Events	H	$390.00	$369.09	$36.91	$406.00	DAY
Must be paid prior to lodge Activity Application to reserve park						
Ground Service/unscheduled/additional mowing only	C	$870.00	$823.18	$82.32	$905.50	SITE
Additional to scheduled service						
Additional Bins (per 240L bin empty)	C	$38.00	$35.45	$3.55	$39.00	EACH
Additional to scheduled service						
Field Hire Charges						
Field Hire Charges – Seasonal						
Weekend Charge	C	$825.00	$781.82	$78.18	$860.00	PER FIELD
Weekday Charge	C	$760.00	$718.18	$71.82	$790.00	PER FIELD
Mini Field Charges - Seasonal						
Weekend Charge	C	$460.00	$436.36	$43.64	$480.00	PER FIELD
Minifields that are stand alone						
Weekday Charge	C	$385.00	$368.18	$36.82	$405.00	PER FIELD
Minifields that are stand alone						
Line Marking						
Market Rate – with mandatory use of Council specifications						
Initial (excepting athletics a free season set up)	N	$595.00	$563.64	$56.36	$620.00	EACH
Mini/Modified Marking	N	$110.00	$109.09	$10.91	$120.00	EACH
Athletics – Plot and Mark	N	$2,100.00	$2,000.00	$200.00	$2,200.00	EACH
Athletics – Remark	N	$795.00	$754.55	$75.45	$830.00	EACH
Sportsfields Hire						
Hire of Sportfield car park – no access to field, toilets or canteen		$0.00	$181.82	$18.18	$200.00	EACH
Commercial Hire of Sportsfield	C	$80.00	$79.09	$7.91	$87.00	HOUR
Fitness trainer accreditation required						
Key Deposit	N	$110.00	$120.00	$0.00	$120.00	EACH
Cleaning/Damage Deposit	C	$600.00	$650.00	$0.00	$650.00	EACH
This fee is applied across Community Facilities and Parks hires. Refundable after inspection.						
After Hours Call Out	C	Market Rate as determined by Council				EACH
Contribution towards field renovations/ improvements	N	Fee charged are the costs charged to Council				EACH
Tennis Courts – St Johns Park, Avenel and Fairfield (all bookings are on Line)						
Permanent Social Hirers (monthly minimum/ no refunds or credits)						

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Name	Policy Code	Year 25/26 Fee (incl. GST)	Year 26/27 Fee (excl. GST)	GST	Fee (incl. GST)	Unit
Tennis Courts – St Johns Park, Avenel and Fairfield (all bookings are on Line) [continued]						
Day Regular Hire (8am to 6pm) - Per Court, Per Hour	C	$12.00	$11.82	$1.18	$13.00	HOUR
Night Regular Hire - (6pm to 10pm) Per Court, Per Hour	C	$15.00	$14.55	$1.45	$16.00	HOUR
Coaches (Registered with Council)						
Accredited/Certified Tennis Australia or Lodge Work with Children – Check/First Aid/Public Liability)						
Day Time – Per Hour/Each Court	C	$35.00	$33.64	$3.36	$37.00	EACH
Day time hire – 8:00am to 6:00pm						
Night Time – Per Hour/Each Court	C	$45.00	$43.64	$4.36	$48.00	EACH
Evening hire 6:00pm – 10:00pm						
Community Facilities						
Community Facilities – Refundable Deposit						
Refundable Deposit - Remote control Deposit		$110.00	$120.00	$0.00	$120.00	EACH
Refundable Deposit – Key Deposit	A	$110.00	$120.00	$0.00	$120.00	EACH
GST Applicable Bond Retained						
Refundable Deposit	A	$600.00	$655.00	$0.00	$655.00	Each
Refundable after inspection.						
Call Out Fee			Market rate as determined by Council			EACH
This fee also applies to late payments of invoices, cancellation, late return of key and change in security alarm code	A	$55.00	$54.55	$5.45	$60.00	EACH
This Fee also applies to late Payment of invoices, Cancellation and late return of key						
Hire Charge for a Community Group for Fund Raising Events						
Small Halls -Hire Charge for Fund Raising Events (Min 5 HR)	A	$55.00	$53.64	$5.36	$59.00	HOUR
Medium - Hire for Fund Raising Events (Min 5 HR)	A	$67.00	$65.45	$6.55	$72.00	HOUR
Large - Hire Charge for Fund Raising Events (Min 5 HR)	A	$79.00	$75.45	$7.55	$83.00	HOUR
Small Community Facilities Community and Commercial Hire						
Halls – Monday to Thursday						
Locations: Brenan Park Hall, Cabra Vale Seniors Hall, Horsley Park Hall, Lansvale East Hall, Mt Pritchard Hall, Bonnyrigg Hub						
Community Before 3.00pm – Small Community Facilities Community-Hall	C	$10.00	$10.00	$1.00	$11.00	HOUR
Community After 3.00pm – Small Community Facilities Community-Hall	C	$18.00	$17.27	$1.73	$19.00	HOUR
Commercial Before 3.00pm – Small Community Facilities Community-Hall	N	$35.00	$33.64	$3.36	$37.00	HOUR
Commercial After 3.00pm – Small Community Facilities Community	N	$45.00	$42.73	$4.27	$47.00	HOUR
Halls - Friday						
Full Social rates apply to all casual booking from 3pm Friday afternoon to Sunday midnight. Locations: Brenan Park Hall, Cabra Vale Seniors Hall, Horsley Park Hall, Lansvale East Hall, Mt Pritchard Hall, Bonnyrigg Hub						

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Name	Policy Code	Year 25/26 Fee (incl. GST)	Year 26/27 Fee (excl. GST)	GST	Fee (incl. GST)	Unit
Halls - Friday *[continued]*						
Community Before 3.00pm - Small Community Facilities Community-Hall	C	$10.00	$10.00	$1.00	$11.00	HOUR
Community After 3.00pm - Small Community Facilities Community-Hall	C	$55.00	$50.91	$5.09	$56.00	HOUR
Commercial Before 3.00pm - Small Community Facilities Community-Hall	C	$35.00	$33.64	$3.36	$37.00	HOUR
Commercial After 3.00pm - Small Community Facilities Community-Hall	C	$60.00	$57.27	$5.73	$63.00	HOUR
Halls – Saturday to Sunday						
Community Before 3.00pm – Small Community Facilities Community-Halls	C	$27.00	$25.45	$2.55	$28.00	HOUR
Community After 3.00pm – Small Community Facilities Community-Halls	C	$55.00	$51.82	$5.18	$57.00	HOUR
Commercial Before 3.00pm – Small Community Facilities Community-Halls	N	$45.00	$42.73	$4.27	$47.00	HOUR
Commercial After 3.00pm – Small Community Facilities Community-Halls	N	$60.00	$58.18	$5.82	$64.00	HOUR
Halls - Monday to Sunday						
Community Organistion Hire Only						
11 and 15 Prince Street Hall	C	$12.00	$12.73	$1.27	$14.00	HOUR
Medium Community Facilities Community and Commercial Hire						
Halls – Monday to Thursday						
Community Before 3.00pm – Medium Community Facilities Community-Hall	C	$11.00	$10.91	$1.09	$12.00	HOUR
Community After 3.00pm – Medium Community Facilities Community-Hall	C	$19.00	$18.18	$1.82	$20.00	HOUR
Commercial Before 3.00pm – Medium Community Facilities Community-Hall	N	$37.00	$35.45	$3.55	$39.00	HOUR
Commercial After 3.00pm – Medium Community Facilities Community-Hall	N	$47.00	$44.55	$4.45	$49.00	HOUR
Halls - Friday						
Full Social rates apply to all casual booking from 3pm Friday afternoon to Sunday midnight. Locations: Bonnyrigg Heights Hall, Bonnyrigg South Hall, Cabramatta Community Hall, Canley Heights Community Hall, Bossley Park Hall, Edensor Park Hall, Greenfield Park Hall, Fairfield Tennis Club Room, Bonnyrigg Hub, Nalawala Community Hall.						
Community Before 3.00pm - Medium Community Facilities Community-Hall	C	$11.00	$10.91	$1.09	$12.00	HOUR
Community After 3.00pm - Medium Community Facilities Community-Hall	C	$56.00	$51.82	$5.18	$57.00	HOUR
Commercial Before 3.00pm - Medium Community Facilities Community-Hall	C	$37.00	$35.45	$3.55	$39.00	
Commercial After 3.00pm - Medium Community Facilities Community-Hall	C	$62.00	$59.09	$5.91	$65.00	HOUR
Halls – Saturday to Sunday						
Community Before 3.00pm – Medium Community Facilities Community-Halls	C	$28.00	$26.36	$2.64	$29.00	HOUR
Community After 3.00pm – Medium Community Facilities Community-Halls	C	$56.00	$52.73	$5.27	$58.00	HOUR

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Name	Policy Code	Year 25/26 Fee (incl. GST)	Year 26/27 Fee (excl. GST)	GST	Fee (incl. GST)	Unit
Halls – Saturday to Sunday *[continued]*						
Commercial Before 3.00pm – Medium Community Facilities Community-Halls	N	$50.00	$47.27	$4.73	$52.00	HOUR
Commercial After 3.00pm – Medium Community Facilities Community-Halls	N	$67.00	$62.73	$6.27	$69.00	HOUR
Large Community Facilities Community and Commercial Hire						
Halls – Monday to Thursday						
Locations: Bonnyrigg Hall, Fairfield Hall, Prairiewood Hall, Wetherill Park Hall, Villawood Seniors Hall, Bonnyrigg Hub						
Community Before 3.00pm – Large Community Facilities Community-Hall	C	$12.00	$11.82	$1.18	$13.00	HOUR
Community After 3.00pm – Large Community Facilities Community-Hall	C	$20.00	$19.09	$1.91	$21.00	HOUR
Commercial Before 3.00pm – Large Community Facilities Community-Hall	N	$40.00	$38.18	$3.82	$42.00	HOUR
Commercial After 3.00pm – Large Community Facilities Community-Hall	N	$49.00	$46.36	$4.64	$51.00	HOUR
Halls - Friday						
Full Social rates apply to all casual booking from 3pm Friday afternoon to Sunday midnight. Locations: Bonnyrigg Hall, Fairfield Hall, Prairiewood Hall, Wetherill Park Hall, Villawood Seniors Hall, Bonnyrigg Hub						
Community Before 3.00pm - Large Community Facilities Community-Hall	C	$12.00	$11.82	$1.18	$13.00	HOUR
Community After 3.00pm - Large Community Facilities Community-Hall	C	$57.00	$52.73	$5.27	$58.00	HOUR
Commercial Before 3.00pm - Large Community Facilities Community-Hall	C	$40.00	$38.18	$3.82	$42.00	HOUR
Commercial After 3.00pm - Large Community Facilities	C	$64.00	$60.00	$6.00	$66.00	HOUR
Halls – Saturday to Sunday						
Community Before 3.00pm – Large Community Facilities Community-Halls	C	$29.00	$27.27	$2.73	$30.00	HOUR
Community After 3.00pm – Large Community Facilities Community-Halls	C	$57.00	$53.64	$5.36	$59.00	HOUR
Commercial Before 3.00pm – Large Community Facilities Community-Halls	N	$55.00	$52.73	$5.27	$58.00	HOUR
Commercial After 3.00pm – Large Community Facilities Community-Hall	N	$69.00	$64.55	$6.45	$71.00	HOUR
Social Hire						
Small Community – Facilities Social Hall Hire – Monday to Sunday						
Locations: Brenan Park Hall, Cabra Vale Seniors Hall, Horsley Park Hall, Lansvale East Hall, Mt Pritchard Hall and Bonnyrigg Hub						
Social Hall Hire Per Hour	N	$62.00	$59.09	$5.91	$65.00	HOUR
Social Hall Hire – 10-hour Period	N	$500.00	$477.27	$47.73	$525.00	HIRE
Medium Community Facilities – Social Hall Hire – Monday to Sunday						
Locations: Bonnyrigg Heights Hall, Bonnyrigg South Hall, Bossley Park Hall, Cabramatta Community Hall, Canley Heights Community Hall, Edensor Park Hall, Greenfield Park Hall and Bonnyrigg Hub						
Social Hall Hire Per Hour	N	$80.00	$77.27	$7.73	$85.00	HOUR

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Name	Policy Code	Year 25/26 Fee (incl. GST)	Year 26/27 Fee (excl. GST)	GST	Fee (incl. GST)	Unit
Medium Community Facilities – Social Hall Hire – Monday to Sunday *[continued]*						
Social Hall Hire – 10-hour Period	N	$600.00	$590.91	$59.09	$650.00	HIRE
Large Community Facilities – Social Hall Hire – Monday to Sunday						
Locations: Bonnyrigg Hall, Fairfield Hall, Prairiewood Hall, Wetherill Park Hall, Villawood Hall and Bonnyrigg Hub						
Social Hall Hire Per Hour	N	$100.00	$95.45	$9.55	$105.00	HOUR
Social Hall Hire – 10-hour Period	N	$700.00	$690.91	$69.09	$760.00	HIRE
Meeting Rooms and Children's Rooms						
Room Hire – Monday to Thursday						
Locations: Bonnyrigg Heights Hall, Bonnyrigg South Hall, Bossley Park Hall, Edensor Park Hall, Greenfield Park Hall, Bonnyrigg Hall, Bonnyrigg Youth Hall, Cabramatta Community Hall, Fairfield Hall, Prairiewood Hall, Wetherill Park Hall, Villawood Hall, Bonnyrigg Hub						
Community Before 3.00pm	C	$10.00	$10.00	$1.00	$11.00	HOUR
Community After 3.00pm	C	$14.00	$13.64	$1.36	$15.00	HOUR
Commercial Before 3.00pm	N	$22.00	$21.82	$2.18	$24.00	HOUR
Commercial After 3.00pm	N	$26.00	$25.45	$2.55	$28.00	HOUR
Room Hire - Friday						
Locations: Bonnyrigg Heights Hall, Bonnyrigg South Hall, Bossley Park Hall, Edensor Park Hall, Greenfield Park Hall, Bonnyrigg Hall, Cabramatta Community Hall, Fairfield Hall, Prairiewood Hall, Wetherill Park Hall, Villawood Hall, Bonnyrigg Hub						
Community Before 3.00pm	C	$10.00	$10.00	$1.00	$11.00	HOUR
Community After 3.00pm	C	$27.00	$25.45	$2.55	$28.00	HOUR
Commercial Before 3.00pm	N	$23.00	$22.73	$2.27	$25.00	HOUR
Commercial After 3.00pm	N	$38.00	$36.36	$3.64	$40.00	HOUR
Room Hire – Saturday to Sunday						
Locations: Bonnyrigg Heights Hall, Bonnyrigg South Hall, Bossley Park Hall, Cabramatta Community Hall, Edensor Park Hall, Greenfield Park Hall, Bonnyrigg Hall, Fairfield Hall, Prairiewood Hall, Wetherill Park Hall, Villawood Hall, Bonnyrigg Hub						
Community Before 3.00pm	C	$22.00	$20.91	$2.09	$23.00	HOUR
Community After 3.00pm	C	$26.00	$26.36	$2.64	$29.00	HOUR
Commercial Before 3.00pm	N	$26.00	$24.55	$2.45	$27.00	HOUR
Commercial After 3.00pm	N	$38.00	$37.27	$3.73	$41.00	HOUR
Brian Wunsch Centre						
Technology Room	O	$195.00	$183.64	$18.36	$202.00	WEEK
This room is rented to Fairfield City Council – Information Technology						
Rehearsal and Training Room – Monday to Thursday						
Community – Before 3:00pm	C	$15.00	$14.09	$1.41	$15.50	HOUR
Community – After 3:00pm	C	$22.00	$20.91	$2.09	$23.00	HOUR
Commercial – Before 3:00pm	N	$35.00	$33.18	$3.32	$36.50	HOUR
Commercial – After 3:00pm	N	$45.00	$42.73	$4.27	$47.00	HOUR
Rehearsal and Training Room – Friday to Sunday						
Community – Before 3:00pm	C	$27.00	$25.45	$2.55	$28.00	HOUR
Community – After 3:00pm	C	$49.00	$46.36	$4.64	$51.00	HOUR
Commercial – Before 3:00pm	N	$41.00	$38.64	$3.86	$42.50	HOUR

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Name	Policy Code	Year 25/26 Fee (incl. GST)	Year 26/27 Fee (excl. GST)	Year 26/27 GST	Year 26/27 Fee (incl. GST)	Unit
Rehearsal and Training Room – Friday to Sunday *[continued]*						
Commercial – After 3:00pm	N	$53.00	$50.00	$5.00	$55.00	HOUR
Art Room – Monday to Thursday						
Community – Before 3:00pm	C	$7.00	$6.82	$0.68	$7.50	HOUR
Community – After 3:00pm	C	$10.00	$9.55	$0.95	$10.50	HOUR
Commercial – Before 3:00pm	N	$20.00	$19.09	$1.91	$21.00	HOUR
Commercial – After 3:00pm	N	$25.00	$23.64	$2.36	$26.00	HOUR
Art Room – Friday to Sunday						
Community – Before 3:00pm	C	$18.00	$16.82	$1.68	$18.50	HOUR
Community – After 3:00pm	C	$23.00	$21.82	$2.18	$24.00	HOUR
Commercial – Before 3:00pm	N	$30.00	$28.18	$2.82	$31.00	HOUR
Commercial – After 3:00pm	N	$35.00	$33.18	$3.32	$36.50	HOUR
Fairfield Arts Centre (School of Arts)						
Theatre – Monday to Thursday						
Community – Weekday Before 3:00pm	C	$10.00	$9.55	$0.95	$10.50	HOUR
Community – Weekday After 3:00pm	C	$18.00	$16.82	$1.68	$18.50	HOUR
Commercial – Weekday Before 3pm	N	$30.00	$28.18	$2.82	$31.00	HOUR
Commercial – Weekday after 3pm	N	$37.00	$35.00	$3.50	$38.50	HOUR
Theatre – Friday to Sunday						
Community – Weekday Before 3:00pm	C	$25.00	$23.64	$2.36	$26.00	HOUR
Community – Weekend After 3:00pm	C	$47.00	$44.55	$4.45	$49.00	HOUR
Commercial – Weekday Before 3pm	N	$36.00	$34.09	$3.41	$37.50	HOUR
Commercial – Weekend after 3pm	N	$47.00	$44.55	$4.45	$49.00	HOUR
Arthur West Memorial Hall						
Hall Only – exclusive use						
Arthur West Community Centre lease fee annually	C	$155.00	$145.45	$14.55	$160.00	WEEK
Bonnyrigg Offices – Exclusive						
Office 1 – Large office – Between 20m2 to 35m2	C	$80.00	$75.91	$7.59	$83.50	WEEK
Office 2 – Large office – Between 20m2 to 35m2	C	$80.00	$75.91	$7.59	$83.50	WEEK
Office 3 – Small office less than 20m2	C	$75.00	$70.91	$7.09	$78.00	WEEK
Office 4 – Small office less than 20m2	C	$75.00	$70.91	$7.09	$78.00	WEEK
Bonnyrigg Youth Services						
Rental offices only	C	$21,800.00	$20,636.36	$2,063.64	$22,700.00	ANNUAL
Youth Activity Area	C	$8,040.00	$7,609.09	$760.91	$8,370.00	ANNUAL
Bossley Park Hall						
Office 1 – Large Office – Between 20m2 to 35m2	C	$80.00	$75.91	$7.59	$83.50	WEEK
Office 2 – Large Office – Between 20m2 to 35m2	C	$80.00	$75.91	$7.59	$83.50	WEEK

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Name	Policy Code	Year 25/26 Fee (incl. GST)	Year 26/27 Fee (excl. GST)	GST	Fee (incl. GST)	Unit
Bossley Park Hall *[continued]*						
Office 3 – Large Office – Between 20m2 to 35m2	C	$80.00	$75.91	$7.59	$83.50	WEEK
Cabramatta Community Services centre						
Office 1-30 + Cabramatta Occasional Care	C	$90,000.00	$85,181.82	$8,518.18	$93,700.00	ANNUAL
Fairfield Community Services Centre						
Reception and Office 1	C	$55.00	$52.27	$5.23	$57.50	WEEK
Office 2	C	$55.00	$52.27	$5.23	$57.50	WEEK
Office 3	C	$55.00	$52.27	$5.23	$57.50	WEEK
Office 4	C	$55.00	$52.27	$5.23	$57.50	WEEK
Office 5	C	$55.00	$52.27	$5.23	$57.50	WEEK
Office 6	C	$55.00	$52.27	$5.23	$57.50	WEEK
Office 7	C	$55.00	$52.27	$5.23	$57.50	WEEK
Office 8	C	$55.00	$52.27	$5.23	$57.50	WEEK
Office 9	C	$120.00	$113.64	$11.36	$125.00	WEEK
Office 10	C	$120.00	$113.64	$11.36	$125.00	WEEK
Office 11	C	$70.00	$66.36	$6.64	$73.00	WEEK
Office 12	C	$120.00	$113.64	$11.36	$125.00	WEEK
Fairfield School of Art						
Fairfield School of Arts	N	$230.00	$217.27	$21.73	$239.00	WEEK
Greenfield Park Offices – Exclusive Use						
Office 1 – Small Office – Less than 20m2	C	$80.00	$75.91	$7.59	$83.50	WEEK
Office 2 – Small Office – Less than 20m2	C	$80.00	$75.91	$7.59	$83.50	WEEK
Office 3 – Large Office between 20m2 to 35m2	C	$85.00	$80.45	$8.05	$88.50	WEEK
Office 4 – Large Office between 20m2 to 35m2	C	$85.00	$80.45	$8.05	$88.50	WEEK
Prairiewood Offices – Exclusive Use						
Large Offices – Between 20m2 to 35m2	C	$85.00	$80.45	$8.05	$88.50	WEEK
Other Offices – Exclusive Use						
Small Offices – Less than 20m2	C	$80.00	$75.91	$7.59	$83.50	WEEK
Large Offices – Between 20m2 to 35m2	C	$85.00	$80.45	$8.05	$88.50	WEEK
Other Community Facilities						
Mt Pritchard ECC/Community Centre – Cabramatta West	C	$190.00	$180.00	$18.00	$198.00	WEEK
Canley Heights Community Centre – Canley Heights	C	$825.00	$780.91	$78.09	$859.00	ANNUAL
Westacott Cottage – Canley Vale	C	$10.00	$9.55	$0.95	$10.50	WEEK
Wetherill Park Services Centre						
Reception Area and Large General Office	C	$305.00	$288.64	$28.86	$317.50	WEEK
Office – 1 and 2	C	$135.00	$127.73	$12.77	$140.50	WEEK
Office 3	C	$80.00	$75.91	$7.59	$83.50	WEEK
Office 4	C	$83.00	$78.64	$7.86	$86.50	WEEK

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Name	Policy Code	Year 25/26 Fee (incl. GST)	Year 26/27 Fee (excl. GST)	Year 26/27 GST	Year 26/27 Fee (incl. GST)	Unit
Wetherill Park Services Centre *[continued]*						
Office 5	C	$85.00	$80.45	$8.05	$88.50	WEEK
11 Kenyon Street, Fairfield						
Reception & Office	C	$165.00	$155.45	$15.55	$171.00	WEEK
Office 2	C	$70.00	$66.36	$6.64	$73.00	WEEK
Office 3	C	$73.00	$68.18	$6.82	$75.00	WEEK
Office 4	C	$58.00	$55.00	$5.50	$60.50	WEEK
Leases Child Care Centres						
Carramar Child Care Centre	C	$70.00	$65.45	$6.55	$72.00	WEEK
Wetherill Park Occasional Care	C	$70.00	$66.36	$6.64	$73.00	WEEK
Community Buses						
Category A - Community Buses - Not for Profit						
Week Day	C	$72.00	$68.18	$6.82	$75.00	DAY
Week Day Evenings	C	$68.00	$64.55	$6.45	$71.00	DAY
Weekend Day	C	$110.00	$104.09	$10.41	$114.50	DAY
Category B - Sports Club						
Week Day	C	$110.00	$104.09	$10.41	$114.50	DAY
Week Day Evenings	C	$100.00	$94.55	$9.45	$104.00	DAY
Weekend Day	C	$175.00	$165.45	$16.55	$182.00	DAY
Category C - NFP- Schools & Gov Departments						
Week Day	C	$190.00	$180.00	$18.00	$198.00	DAY
Week Day Evenings	C	$190.00	$180.00	$18.00	$198.00	DAY
Weekend Day	C	$340.00	$321.82	$32.18	$354.00	DAY
Category D Other						
Week Day	C	$340.00	$321.82	$32.18	$354.00	DAY
Week Day Evenings	C	$290.00	$274.55	$27.45	$302.00	DAY
Weekend Day	C	$510.00	$482.73	$48.27	$531.00	DAY
Breaches of the "Conditions of Hire for Community Buses"						
Bond to cover the cost of breaches of the "Conditions of Hire" for Community Buses as itemised below	C	$150.00	$156.00	$0.00	$156.00	EACH
Cleaning of interior of Bus if vehicle returned dirty	C	$115.00	$108.64	$10.86	$119.50	EACH
Bus returned late	C	$75.00	$70.91	$7.09	$78.00	EACH
Drivers or Hirers enabling others to drive the Bus at any time	C	$115.00	$108.64	$10.86	$119.50	EACH
Fine, loss of bond + 12 Months ban						
Customer will be charged for the replacement cost of missing equipment	C		Based on Replacement Cost			EACH
Cost of Refuelling Bus if not completed prior to Bus return	C	$120.00	$113.64	$11.36	$125.00	EACH
Cost Recovery – charge per litre of fuel						

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Name	Policy Code	Year 25/26 Fee (incl. GST)	Year 26/27 Fee (excl. GST)	GST	Fee (incl. GST)	Unit
Breaches of the "Conditions of Hire for Community Buses" *[continued]*						
Additional Kilometres beyond allowable limit	C	$5.00	$4.55	$0.45	$5.00	EACH
Per Kilometre Rate						
Special Trips						
From 241km – 350km – additional fee	C	$60.00	$56.82	$5.68	$62.50	EACH
Cost of breakdown, + additional wear and tear						
Kiosks						
Dutton Lane Kiosk A	C	$4,700.00	$4,353.64	$435.36	$4,789.00	MONTHLY
Lessee is responsible for outgoings (i.e. electricity).						
Dutton Lane Kiosk B	C	$4,700.00	$4,353.64	$435.36	$4,789.00	MONTHLY
Lessees is responsible for all outgoings (i.e. electricity).						
Road and Lane Closure						
Road closure of Council Road Administration Fee	C	$2,190.00	$2,300.00	$0.00	$2,300.00	PROJECT
Admin Fee						
Permanent Road Closure	C	Market rate as determined by Council				EACH
Note: The applicant is required to meet all Council's fair and reasonable costs including but not limited to survey, development approval fees, legal costs, valuation and statutory charges						
Leases/Licenses/Fixed Hirers (Community – Non Profit)						
Annual Fee (pays rates/utilities)	C	$151.00	$150.00	$15.00	$165.00	EACH
Annual Fee (tenant does not pay rates)	C	$624.00	$613.64	$61.36	$675.00	EACH
Utilities/Telcos Site Access Arrangements						
Site Access Fee - Per Day	R	$800.00	$756.36	$75.64	$832.00	DAY
Administration Fee to investigate proposed new sites	R	$2,200.00	$2,181.82	$218.18	$2,400.00	PROJECT
Site Access Fee- Per Day (Urgent within 24 hours – subject to satisfactory documents)		$2,200.00	$2,045.45	$204.55	$2,250.00	DAY
Roads Act Consents						
Consent for Structure on the road (including encroachment)	C	$851.00	$804.55	$80.45	$885.00	SQUARE METER
A minimum fee charge of one square metre applies						
Consent for street vending	C	Lessees are responsible for all outgoings i.e. electricity				MONTHLY
Illuminated Advertising Street Signs	C	$2,050.00	$2,200.00	$0.00	$2,200.00	Annual
Outdoor Bus Shelter Advertising Sign	C	Market rate as determined by Council				Each
Other						
Advertising costs when public advertising signage is required in accordance with legislation	C	Market rate as determined by Council				EACH
Key Issue / Key Cutting	C	Market rate as determined by Council				EACH
Security Card Issue / Replacement	C	Market rate as determined by Council				EACH
Security Callout Fees and Response	C	Market rate as determined by Council				Each

Name	Policy Code	Year 25/26 Fee (incl. GST)	Year 26/27 Fee (excl. GST)	GST	Fee (incl. GST)	Unit
Multi-storey Car Parks						
No Fee to apply on Christmas Day, Boxing Day, New Years Day Public Holidays.						
Multi Storey Car Park Fees						
Dutton Plaza Car Park Cabramatta						
0 – 1 Hour	P	$2.00	$1.82	$0.18	$2.00	HOUR
1 – 2 Hours	P	$4.00	$3.64	$0.36	$4.00	HOUR
2 – 3 Hours	P	$6.00	$5.45	$0.55	$6.00	HOUR
3 – 4 Hours	P	$8.00	$7.27	$0.73	$8.00	HOUR
4 – 5 Hours	P	$12.00	$10.91	$1.09	$12.00	HOUR
5 – 6 Hours	P	$12.00	$10.91	$1.09	$12.00	HOUR
6 + Hours	P	$12.00	$10.91	$1.09	$12.00	HOUR
Night Owl	P		Free parking for this time slot			HOUR
Enter after 6:00pm and exit before 6:00am						
Early Bird	P	$8.00	$7.27	$0.73	$8.00	DAY
Enter between 6:00am – 10:00am and exit between 3:00pm – 7:00pm						
Permanent Premium Parking - Access Pass Licence Agreement	P	$2,704.00	$2,636.36	$263.64	$2,900.00	Annual
Price expressed on an annual basis (subject to availability)						
Cabramatta – Replacement of lost multi-storey parking Pass	Q	$23.00	$21.82	$2.18	$24.00	EACH
Monthly Account – Unreserved Parking	P	$170.00	$154.55	$15.45	$170.00	MONTHLY
Loading Area						
0-1 Hour	P	$4.00	$3.64	$0.36	$4.00	HOUR
Maximum of 3 Hours.						
1-2 Hour	P	$6.00	$5.45	$0.55	$6.00	HOUR
Maximum of 3 Hours.						
2-3 Hour	P	$9.00	$8.18	$0.82	$9.00	HOUR
Maximum of 3 Hours.						
Night Owl	P		Free parking for this time slot			HOUR
Enter after 6:00pm and exit before 8:00am						
Overstay or replacement of lost multi-storey pass	P	$35.00	$31.82	$3.18	$35.00	HOUR
Nelson Street Carpark Fairfield						
0 – 1 Hour	P		Free parking for this time slot			HOUR
1 – 2 Hours	P	$2.00	$1.82	$0.18	$2.00	HOUR
2 – 3 Hours	P	$4.00	$3.64	$0.36	$4.00	HOUR
3 – 4 Hours	P	$8.00	$7.27	$0.73	$8.00	HOUR
4 – 5 Hours	P	$10.00	$9.09	$0.91	$10.00	HOUR
5 – 6 Hours	P	$12.00	$10.91	$1.09	$12.00	HOUR
6 + Hours	P	$14.00	$12.73	$1.27	$14.00	HOUR
Night Owl	P		Free parking for this time slot			HOUR
Enter after 6:00pm and exit before 6:00am						
Early Bird	P	$5.00	$4.55	$0.45	$5.00	DAY
Enter between 6:00am – 10:00am and exit between 3:00pm – 7:00pm						

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Name	Policy Code	Year 25/26 Fee (incl. GST)	Year 26/27 Fee (excl. GST)	GST	Fee (incl. GST)	Unit
Nelson Street Carpark Fairfield *[continued]*						
Monthly Account non-reserved	P	$171.50	$163.64	$16.36	$180.00	EACH
Permanent Parking prices expressed on a per month basis						
Nelson Street – Replacement of lost multi-storey parking Pass	Q	$23.00	$21.82	$2.18	$24.00	EACH
Sunday (all day)	P	$3.00	$2.73	$0.27	$3.00	DAY
Rate will apply after the 1 hour free parking.						
Downey Lane Carpark Fairfield						
0 – 1 Hour	P	Free parking for this time slot				HOUR
1 – 2 Hours	P	Free parking for this time slot				HOUR
2 - 3 Hours		$4.00	$3.64	$0.36	$4.00	HOUR
3 – 4 Hours	P	$8.00	$7.27	$0.73	$8.00	HOUR
4 – 5 Hours	P	$10.00	$9.09	$0.91	$10.00	HOUR
5 – 6 Hours	P	$12.00	$10.91	$1.09	$12.00	HOUR
6+ Hours	P	$12.00	$10.91	$1.09	$12.00	HOUR
Early Bird	P	$5.00	$4.55	$0.45	$5.00	DAY
Enter between 6:00am – 10:00am and exit between 3:00pm – 7:00pm						
Monthly Account – Non-reserved	P	$177.00	$167.27	$16.73	$184.00	MONTHLY
Permanent Parking fee is expressed on a per month basis						
Downey Lane – Replacement of lost multi-storey parking Pass	Q	$23.00	$21.82	$2.18	$24.00	EACH
Sunday (all day)	P	$3.00	$2.73	$0.27	$3.00	DAY
Rate will apply after the 3 hours free parking.						
Fisher Street Carpark Cabramatta						
1 – 2 Hours	P	$3.00	$2.73	$0.27	$3.00	HOUR
Weekend Price						
2 – 3 Hours	P	$4.00	$3.64	$0.36	$4.00	HOUR
Weekend Price						
3 – 4 Hours	P	$7.00	$6.36	$0.64	$7.00	HOUR
Weekend Price						
4 – 5 Hours	P	$10.00	$9.09	$0.91	$10.00	HOUR
Weekend Price						
5 – 6 Hours	P	$12.00	$10.91	$1.09	$12.00	HOUR
Weekend Price						
Permanent	P	$57.00	$53.64	$5.36	$59.00	EACH
Permanent parking prices expressed on a per month basis						
6 + Hours	P	$12.00	$10.91	$1.09	$12.00	HOUR
Weekend Price						
0 – 3 Hours	P	Weekday – Free parking for this time slot				HOUR
3+ Hours	P	$2.00	$1.82	$0.18	$2.00	HOUR
Weekday Price						
Fisher Street – Replacement of lost multi-storey parking Pass	Q	$23.00	$21.82	$2.18	$24.00	EACH

Name	Policy Code	Year 25/26 Fee (incl. GST)	Year 26/27 Fee (excl. GST)	GST	Fee (incl. GST)	Unit
Strategic Land Use Planning						
Bonnyrigg Town Centre DCP 2018	H	$18.50	$19.50	$0.00	$19.50	Each
Cabramatta Town Centre DCP 2000	H	$13.50	$14.00	$0.00	$14.00	Each
Canley Corridor DCP 2013	H	$11.50	$12.00	$0.00	$12.00	Each
Employment Land Study 2008	H	$21.00	$22.00	$0.00	$22.00	Each
Fairfield City Centre DCP 2013	H	$22.50	$23.50	$0.00	$23.50	Each
Fairfield City Centres Study 2015	H	$8.00	$8.50	$0.00	$8.50	Each
Fairfield City-Wide Development Control Plan 2024	H	$50.00	$52.00	$0.00	$52.00	Each
Fairfield Heights Town Centre DCP 2020	H	$8.00	$8.50	$0.00	$8.50	Each
Fairfield Local Environment Plan 2013	H	$12.00	$12.50	$0.00	$12.50	Each
Heritage items large documents/ policy	H	$14.50	$15.00	$0.00	$15.00	Each
Includes maps						
Local Infrastructure Contributions Plan 2023 (s.7.11 & s.7.12)	C	$31.00	$32.50	$0.00	$32.50	Each
Other strategies		$50.00	$52.00	$0.00	$52.00	Each
Other strategies guidelines (greater than 20 pages) as they are prepared and adopted by Council and historical studies not listed will be sold based on the cost of printing Cost recovery						
Prairiewood Masterplan 2005	H	$8.00	$8.50	$0.00	$8.50	Each
Small policies, standards and guidelines		$6.50	$7.00	$0.00	$7.00	Each
Small documents of 20 pages or less are free						
Urban Area on Site detention Handbook	H	$14.50	$15.00	$0.00	$15.00	EACH
Land Information System Maps						
Land Information System Maps						
LEP maps 1:5000						
A3 Size in Colour or Black and White	P	$21.50	$22.50	$0.00	$22.50	EACH
Set with Ring Binder and Plastic Sleeves	P	$915.00	$952.50	$0.00	$952.50	SET
A2 and AO Sheet Map showing all Fairfield LGA	P	$54.50	$56.50	$0.00	$56.50	EACH
Sale of Maps						
Extraction Fee – Minimum Charge	H	$40.00	$41.50	$0.00	$41.50	MINIMUM
Extraction Fee per Hour	H	$162.50	$169.00	$0.00	$169.00	HOUR
Copy of Map Information						
Size up to A3	H	$11.00	$11.50	$0.00	$11.50	EACH
Larger Than A3	H	$19.50	$20.50	$0.00	$20.50	EACH
Access to Information						
Airborne Laser Survey						
ALS 0.5 metre contour for typical urban parcel (excludes LIS extraction cost)	H	$78.50	$81.50	$0.00	$81.50	EACH
Full Cost Recovery						

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Name	Policy Code	Year 25/26 Fee (incl. GST)	Year 26/27 Fee (excl. GST)	GST	Fee (incl. GST)	Unit
Airborne Laser Survey [continued]						
ALS Contours at 10 metre, 2 metre or 0.5 metre intervals (price is per square kilometre and excludes LIS extraction cost)	H	$522.50	$544.00	$0.00	$544.00	EACH
Full Cost Recovery						
Aerial Photography						
High resolution aerial photograph (price per square kilometre)	H	$223.00	$232.00	$0.00	$232.00	EACH
Full Cost Recovery						
Fairfield Local Planning Panel						
Chair	H	$2,000.00	$2,000.00	$0.00	$2,000.00	MEETING
Full reimbursement of professional fees of panel members. Additional hourly rate charges for any out of meeting business. Fees are set by the Minister's determination.						
Other members – Expert Member	H	$1,500.00	$1,500.00	$0.00	$1,500.00	MEETING
Full reimbursement of professional fees of panel members. Additional hourly rate charges for any out of meeting business. Fees are set by the Minister's determination.						
Community Representative	H	$500.00	$500.00	$0.00	$500.00	MEETING
Full reimbursement of professional fees of panel members. Additional hourly rate charges for any out of meeting business. Fees are set by the Minister's determination.						
Application for Amendment to Environmental Planning Instruments						
Admin Support						
Miscellaneous Report						
Copying or printing of reports and other documents held by Catchment Management Branch	G	Charges will depend on the actual size of the report, document being copied/ printed, whether it is black & white or colour.				EACH
LEP Amendments						
Precinct Scaled Amendments and/or proposals that are inconsistent with Strategic Land Use Planning Framework	H	Costing is by Quotation				EACH
Minor Amendment – Spot re-zoning of a single site, matter that does not create a significant precedent or require a major policy review	N	$19,577.00	$20,379.50	$0.00	$20,379.50	EACH
Note: no refund is payable for a minor LEP amendment if they do not proceed unless there are exceptional circumstances that are supported by the Group Manager of City Strategic Planning						
Major Amendment – Large number of sites, matter that creates a significant precedent or requires a major policy review	N	$65,256.00	$67,931.50	$0.00	$67,931.50	EACH
Refund policy for major amendment (will be pro-rata based on work Council has completed to date)	N	Note: no refund is payable for major amendments if they do not proceed.				EACH
Public Hearing associated with Planning Proposal (if required)	N	Recovering costs charged for services rendered by 3rd party.				EACH
The cost of any significant studies required or independent reviews will be funded by the applicant with cost as determined by Group Manager of City Strategic Planning	N	As determined by Group Manager of City Strategic Planning				EACH
Includes any information requested as a result of the issuing of a Planning Gateway Determination.						

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Name	Policy Code	Year 25/26 Fee (incl. GST)	Year 26/27 Fee (excl. GST)	GST	Fee (incl. GST)	Unit
LEP Amendments [continued]						
Pre-planning proposal advice – minor amendment – Spot rezoning of a single site, matter that does not create a significant precedent or requires a major policy review	N	$500.00	$520.50	$0.00	$520.50	EACH
Pre-planning proposal advice – Large number of sites, matter that creates a significant precedent or requires a major policy review	N	$2,076.50	$2,161.50	$0.00	$2,161.50	EACH
DCP Amendments						
Application for Minor Amendment to Development Control Plans	N	$2,373.50	$2,471.00	$0.00	$2,471.00	MAXIMUM
Council not to Proceed with Application – up to 100% Fee Refunded	N	$2,373.50	$2,471.00	$0.00	$2,471.00	EACH
Major Amendment to/Creation of DCP or Major Amendment to site specific DCP	N	$13,052.50	$13,587.50	$0.00	$13,587.50	EACH
Local Infrastructure Contributions (S7.11 & S7.12)						
Local Infrastructure Contributions Plan 2023 currently in force is available for inspection at the Administration Centre, Avoca Road Wakeley or Council's website.	K	The Section 7.11 or 7.12 contributions payable for a Local infrastructure is detailed in the schedule of rates in the plan and will be specified in a condition of approval				EACH
A schedule of rates payable under the plan is included in the Contributions Plan						
Interest is Levied on Deferred Contributions at a Rate Specified in the Contribution Plan	K	As specified in the Local infrastructure Contributions Plan.				PERCENTAGE
Legal Expenses – Based on legal work completed	K	Local infrastructure Divi/Legal Expenses – Based on legal work completed				EACH
Any legal expenses involved in a deferred payment must be paid by the applicant						
Deferred Payment of Contributions						
Deferred Payment Contributions - Admin Fee (7.11 & 7.12)	K	As specified in the Local infrastructure Contributions Plan.				EACH
Local infrastructure Contributions Plan 2023 (S7.11 & S7.12)						
Deferred Contribution (Bank Guarantee) Admin Fee S7.11 & S7.12	K	As specified in the Local infrastructure Contributions Plan.				Each
Cost of processing bank guarantee request						
Section 10.7 Certificates (Planning Certificates)						
Issue of Section 10.7(2) Certificates (Planning Certificates)						
Section 10.7(2) Certificate	N	$53.50	$53.50	$0.00	$53.50	EACH
Additional Fee Section 10.7(5)	N	$80.80	$80.80	$0.00	$80.80	MAXIMUM
Not More Than $80.00						
Section 10.7(2) and (5) Certificates	N	$134.30	$134.30	$0.00	$134.30	EACH
Urgency	P	$76.00	$79.00	$0.00	$79.00	EACH
Fee is for each urgent application						
Section 88G Certificate	N	$35.40	$35.40	$0.00	$35.40	EACH
Certified Copies of Documents/Plans						
Copies of Documents/Plans under Section 10.8(2)	N	$50.00	$52.00	$0.00	$52.00	EACH

Name	Policy Code	Year 25/26 Fee (incl. GST)	Year 26/27 Fee (excl. GST)	GST	Fee (incl. GST)	Unit
City Delivery						
Design Services						
General Fees and Charges						
Assessment of Oversize and Overmass Vehicles administration fee	N	$89.00	$92.50	$0.00	$92.50	EACH
Investigation of Oversize and Overmass Vehicle Routes	H	Fees is based on the level of work required as determined by Council				EACH
Provision of Professional and Consulting Services in Traffic Road Safety, Engineering, Landscape, Urban and Graphic Design, Project and Contract Management and Survey	P	Price determined at the time of application				EACH
Request for a Works Zone (non-refundable application fee)	H	$1,068.00	$1,112.00	$0.00	$1,112.00	EACH
Council Only Provider – Service						
PLUS charge per meter length per week	H	$38.50	$40.00	$0.00	$40.00	PER METER PER WEEK
Request for a No Stopping or No Parking Zone	H	The price determined by Trade Services and Fees a Charges depends on number of signs and posts				EACH
If requested, as part of a development application or any individual request Council Only Provider – Service						
Photocopy of Existing Detailed Traffic Count	H	$95.00	$99.00	$0.00	$99.00	EACH
Road Design Fees						
Preparation of Designs for the Developer	P	Price determined at the time of application				EACH
GST is Applicable						
Design and Survey Required to Issue Concrete Crossing Level and/or Boundary Levels	H	Price determined at the time of application				EACH
GST is Applicable						
City Assets						
Natural Resource Management						
Priority weed control undertaken on behalf of Council in execution of a s.133 Notice Biosecurity Act 2015 (s.373)	Q	Fee is at Cost Recovery				EACH
this will be undertaken at Cost Recovery						
Administration fee for application for an Individual Biosecurity permit. Biosecurity Act 2015 (s. 341).		$720.00	$742.50	$0.00	$742.50	EACH
Administration fee for failure to comply with the issue of a s.133 Notice Biosecurity Act 2015 (s.133 & s.373)	Q	$577.00	$595.00	$0.00	$595.00	EACH
Admin Fee for failure to comply with the issue of a s.133 Notice Biosecruity Act 2015 (s133 and s.373)						
Administration fee for preparing and accepting a biosecurity undertaking. Biosecurity Act 2015 (s.146)	Q	$50.00	$51.50	$0.00	$51.50	EACH
Council runs a weed inspection program and has identified State and Reional high priority weeds. This fee applies only if no action is taken following the first two free inspections.						

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Name	Policy Code	Year 25/26 Fee (incl. GST)	Year 26/27 Fee (excl. GST)	GST	Fee (incl. GST)	Unit
Natural Resource Management [continued]						
Fee for non-compliance of a Biosecurity Direction Biosecurity Act 2015 (s.126, s.127, s.128, s.88 & s.132)	Q	$200.00	$206.00	$0.00	$206.00	EACH
Fee for Non -Compliance of a Biiosecurity Direction under Act 2015 (s.126, s.127, s.128 , s.88 and s.132)						
Priority weed control undertaken on behalf of Council in the execution of a Biosecurity undertaking. Biosecurity Act 2015 (s.146 &147).		Fee is at Cost Recovery				EACH
Threatened Flora and Fauna Species		$200.00	$206.00	$0.00	$206.00	Per Service
New fee to be charged for the search of councils biodiversity records for threatened flora and fauna species and their habitat, on sites where utilities are proposed, including but not limited to Telstra, Endeavour Energy, Jemena, NBN and Sydney Water.						
Social Planning and Community Development						
Community Development						
Admission Charges						
Ticketing for Community Events	H	Fees are from $0.50c up to $50.00 per ticket dependant on scale, entertainment offered and visitor experience options.				EACH
Libraries and Museum						
Community Business Hub (Fairfield City HQ)						
Fees may be adjusted for introductory, loyalty discount, marketing or promotional purposes. Some fees apply to the Workary.						
Community Hub Space (up to 60 people) Vic Winton						
Off-Peak Hire Vic Winton Room (Mon – Fri) 9am to 4pm	N	$50.00	$31.82	$3.18	$35.00	HOUR
Off-Peak Hire Hourly Rate (Mon-Fri) 9am to 4pm [Community Hub Space (up to 60 people) Vic Winton]						
Peak Hire Vic Winton Room (Mon – Fri) 7am to 9am and 4pm to 9pm (Sat - Sun) 8am to 5pm		$0.00	$45.45	$4.55	$50.00	
Peak Hire – Vic Winton Room - (Mon - Fri) 7am to 9am and 4pm to 9pm (Sat – Sun) 8am to 5pm						
Refundable Bond Deposit		$0.00	$600.00	$0.00	$600.00	EACH
Storage Cage Hire – Annual Hire Minimum 12 months		$0.00	$90.91	$9.09	$100.00	EACH
Fairfield HQ is offering limited storage cages						
Storage Cage Hire – Monthly Hire		$0.00	$109.09	$10.91	$120.00	EACH
Fairfeild City HQ are introducing limited locakable storage cages						
Business Hub Meeting Spaces (up to 8 people)						
Hire Hourly Rate (Mon – Sun)	N	$35.00	$31.82	$3.18	$35.00	HOUR
Commercial Hire Hourly Rate (Mon-Sun/ Public Holidays)						
Co-working Space - Hot Desk						
Access Card Bond		$0.00	$45.00	$0.00	$45.00	EACH
Additional Mailbox Key/ Lost Key Replacement	N	$14.00	$12.73	$1.27	$14.00	Each
Additional Key / Lost key replacement A maximum of 3 keys may be issued per mailbox, inclusive of the two establishment keys						

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Name	Policy Code	Year 25/26 Fee (incl. GST)	Year 26/27 Fee (excl. GST)	GST	Fee (incl. GST)	Unit
Co-working Space - Hot Desk [continued]						
Mailbox Cancellation Fee	N	$20.00	$18.18	$1.82	$20.00	EACH
Mailbox Establishment Fee	N	$20.00	$18.18	$1.82	$20.00	Monthly
Mailbox Establishment Fee (includes 2 keys) Additional / lost key replacements incurs costs						
Mailbox Hire -1 Year	N	$600.00	$545.45	$54.55	$600.00	Yearly
Commercial Hire - One mailbox per Year						
Hot Desk (1 Day) (Mon-Sun)	N	$35.00	$33.18	$3.32	$36.50	DAY
Hot Desk (1 Day) (Mon-Sun)						
Hot Desk (1 Month) (Mon-Sun)	N	$350.00	$336.36	$33.64	$370.00	MONTHLY
Hot Desk (1 Month) (Mon-Sun) [Co-working Space - Hot Desk] Hot Desk (1 Month) (Mon-Sun) [Co-working Space - Hot Desk]						
Hot Desk (1 Year) (Mon-Sun)	N	$3,500.00	$3,454.55	$345.45	$3,800.00	ANNUAL
Hot Desk (1 Year) (Mon-Sun) [Co-working Space - Hot Desk] Hot Desk (1 Year) (Mon-Sun) [Co-working Space - Hot Desk]						
Workshops/Programs						
Per Person – Per workshop	N		Cost Recovery Basis $10.00 – $50.00			Per Person
Per Private Session (Per Session is equivalent to 1 hour)	N	$70.00	$63.64	$6.36	$70.00	SESSION
Fee may be amended for marketing purposes.						
Studio HQ (Photography / Videography Studio)						
Hire-Hourly Rate (Mon-Sun)	N	$50.00	$50.00	$5.00	$55.00	HOUR
Commercial Hire – Hourly Rate (Mon-Sun/ Public Holiday)						
Equipment/Consumables						
A4 (Colour) per side [Equipment/Consumables]	N	$0.50	$0.45	$0.05	$0.50	EACH
A4 (Colour) per side						
A3 (Colour) per side [Equipment/Consumables]	N	$1.00	$0.91	$0.09	$1.00	EACH
A3 (Colour) per side						
A4 (B&W) per side [Equipment/Consumables]	N	$0.30	$0.28	$0.03	$0.31	EACH
A4 (B&W) per side						
A3 (B&W) per side [Equipment/Consumables]	N	$0.50	$0.45	$0.05	$0.50	EACH
A3 (B&W) per side						
Fairfield City Council | City Living | Libraries and Museum | Fairfield City HQ | HQ Offices - Exclusive						
Audio HQ		$500.00	$477.27	$47.73	$525.00	
Room 3 – Small Office		$700.00	$659.09	$65.91	$725.00	PER MONTH
Fairfield City Museum and Gallery						
Art Workshops/ Programs	C	•	Price ranging from $9.50 to $130.00			Per Person
Cost of one off workshops or masterclasses or one off events. Prices reflect appropriateness of program costs, age or participants, the type of program, materials costs and may include catering costs.						

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Name	Policy Code	Year 25/26 Fee (incl. GST)	Year 26/27 Fee (excl. GST)	Year 26/27 GST	Year 26/27 Fee (incl. GST)	Unit
Fairfield City Museum and Gallery [continued]						
Creative Workshops (Adults)	G	People (aged 18 years and over) $20.00 - $60.00				Per Person
Group Booking with Morning Tea (maximum 20 people)	C	$5.50	$5.00	$0.50	$5.50	Per Person
Memory Box Tour	C	$6.00	$5.45	$0.55	$6.00	Per Person
Group booking with morning tea (Maximum 20 people)						
School Holiday Program	N				$9.50 - $25.00	EACH
Booking are essential. Fees may apply to each class, or a term (if offered). Creative programs for children and families, school holiday workshops and tours. Fees range from $9.50 per class per person (may be more depending on materials and length of the workshop). Fee is applied up to cost recovery. Fee may be amended for marketing purposes.						
Creative Art/ Ceramics	N	$18.00	$16.36	$1.64	$18.00	Per Person
Price per week per person. Courses may run for 4, 6 or 8 weeks blocks. Fees may be amended for marketing purposes. Fee may be amended for marketing purposes.						
Art Classes (Adults)	N	$17.00	$15.60	$1.56	$17.17	Per Person
$16.50 per week per person. Course may run in 4, 6 or 8 weeks blocks. Fees may be amended for marketing purposes. Fee may be amended for marketing purposes.						
Ceramic Classes (Adults)	N	$22.00	$20.20	$2.02	$22.22	Per Person
$22.00 per week per person. Course may run in 4, 6 or 8 weeks blocks. Fees may be amended for marketing purposes. Fee may be amended for marketing purposes.						
Access Workshops						
Access Workshops	N	$16.50	$15.00	$1.50	$16.50	EACH
$16.50 per week per person. Course may run in 4, 6 or 8 weeks blocks. Fees may be amended for marketing purposes.						
Photography Charges						
First Hour – hire of FCMG for photography	N	$65.00	$61.36	$6.14	$67.50	HOUR
For Subsequent Hours – hire of FCMG for photography	N	$32.00	$30.45	$3.05	$33.50	HOUR
Site Hire for Events (Weddings)						
Site hire for weddings (Saturdays only between operational hours)	G	$80.00	$81.81	$8.18	$90.00	Hour
Minimum Hire (3 hours)						
Admin Charges						
Adults	N				No Charge for admission	Per Person
Concessions and Children	N				No Charge for admission	Per Person
Family – 2 Adults and 3 Children	N				No Charge for admission	Per Family
Bus Tours	N				No Charge for admission	Per Person
Schools Education Program						
Schools within Fairfield City						
Per Student / Per Session – Fairfield LGA	N	$6.50	$6.36	$0.64	$7.00	EACH

Name	Policy Code	Year 25/26 Fee (incl. GST)	Year 26/27 Fee (excl. GST)	GST	Fee (incl. GST)	Unit
Schools Outside Fairfield City						
Per Student / Per Session – outside Fairfield LGA	N	$8.00	$7.73	$0.77	$8.50	EACH
Fairfield City Open Libraries						
Room Hire | Lab.LX Computer Content Creation Room						
Group Hire Hourly Rate		$80.00	$72.73	$7.27	$80.00	PER HOUR
Group Hire Rate (Mon-Fri) for access to custom built PCs and a suite of programs for content creation Fee may be amended for marketing purposes Fee may be amended for marketing purposes Fee may be amended for marketing purposes						
Software Installation Fee		$20.00	$18.18	$1.82	$20.00	PER UNIT
Group Education Program (Schools / Community Groups)						
Schools/ Community Groups within Fairfield City	C	$6.50	$5.91	$0.59	$6.50	EACH
Per Student / Per Session - Fairfield LGA						
Schools/ Community Groups outside Fairfield City	C	$8.00	$7.27	$0.73	$8.00	EACH
Per Student / Per Session - outside Fairfield LGA						
Group Workshops (Private Groups)						
One off workshops, masterclasses or one off events (maximum 30 people per booking)	C				$6.50 - $30.00	EACH
Per Participant / Per Session. Prices reflect appropriateness of program costs, the type of program, materials costs and may include catering costs.						
Studio 2166 Personalised Project Support						
One on One Coaching	C	$55.00	$52.28	$5.23	$57.50	Hour
Per Participant / Per Session						
General						
Hire of Meeting Rooms						
Bonnyrigg – Small Meeting Room Hire – Community Hire	N	$15.50	$14.55	$1.45	$16.00	HOUR
Bonnyrigg – Small Meeting Room Hire – Commercial Hire	N	$39.50	$37.27	$3.73	$41.00	HOUR
Whitlam – Medium Meeting Room Hire – Community Hire	N	$26.00	$24.55	$2.45	$27.00	HOUR
Whitlam - Medium Meeting Room - Commercial Hire	N	$52.00	$49.09	$4.91	$54.00	HOUR
Whitlam – Small Meeting Room Hire – Community Hire	N	$15.50	$14.55	$1.45	$16.00	HOUR
Whitlam – Small Meeting Room Hire – Commercial Hire	N	$39.50	$37.27	$3.73	$41.00	HOUR
Fairfield – Small Meeting Room Hire – Community Hire	N	$15.50	$14.55	$1.45	$16.00	HOUR
Fairfield – Small Meeting Room Hire – Commercial Hire	N	$39.50	$37.27	$3.73	$41.00	HOUR
Wetherill Park – Small Meeting Room Hire – Community Hire	N	$15.50	$14.55	$1.45	$16.00	HOUR

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Name	Policy Code	Year 25/26 Fee (incl. GST)	Year 26/27 Fee (excl. GST)	GST	Fee (incl. GST)	Unit
Hire of Meeting Rooms [continued]						
Wetherill Park – Small Meeting Room Hire – Commercial Hire	N	$39.50	$37.27	$3.73	$41.00	HOUR
Library Merchandise						
Library Misc Retail Products	N	$0.00	$0.00	$0.00	$0.00	EACH
Short run promotional items for special events Director, City Living has delegated authority to approve charges for miscellaneous library retail items during the year						
Tote Bag	G	$3.00	$2.73	$0.27	$3.00	Each
Charge may vary for promotional reasons						
Earphones	N	$3.00	$2.73	$0.27	$3.00	EACH
Lost and Overdue Items						
Overdues and Charges						
Inter-Library Loan Fee Recovery	E	Charged to the customer at the cost charged to Council				EACH
Inter-Library Loan Reservation Charge	Q	$4.00	$3.64	$0.36	$4.00	EACH
First Six Days Overdue No Charge	Q	First Six Days Overdue No Charge				Each
Seventh Day – Charge is Levied	E	$1.50	$1.50	$0.00	$1.50	EACH
On the Seventh and all subsequent days that the library is open – Charge is Levied	E	$0.30	$0.31	$0.00	$0.31	EACH
On the seventh day and all subsequent days – a late return fee is applied (capped to $10 per loan or $50 per transaction where five or more books are returned in the one transaction).						
Lost of Damaged Items						
Payment for lost/ damaged material (Original cost of item PLUS $12 processing fee)	E	Replacement cost as charged to Council from supplier including eReader & eReader accessories				EACH
Payment for lost/ damaged material (Original cost of item PLUS $12 processing fee)						
Non-Refundable Lost or Damaged Item Processing Fee	N	Processing cost as charged to Council from supplier Min. Fee excl. GST: $12.00				EACH
Non Refundable Lost or Damaged Item Processing Fee [Lost of Damaged Items]						
Membership Card						
Replacement Lost Membership Card	E	$5.50	$5.50	$0.00	$5.50	EACH
Photocopying						
Standard Fax Service						
Bonnyrigg Library Only						
Fax – price per side (local or interstate)	H	$1.50	$1.37	$0.14	$1.51	Per Page
Fax First Page - per side (local or interstate) [Standard Fax Service]						
Rate for faxing 20+ pages - price per side (local or interstate)	H	$1.30	$1.23	$0.12	$1.35	EACH
Fax Each Additional Page - per side (local or interstate) [Standard Fax Service]						

Name	Policy Code	Year 25/26 Fee (incl. GST)	Year 26/27 Fee (excl. GST)	GST	Fee (incl. GST)	Unit
Photocopying and Printing						
A4 (Colour) per side	N	$0.50	$0.45	$0.05	$0.50	EACH
A4 (Colour) per side [Equipment/Consumables]						
A3 (Colour) per side	N	$1.00	$0.91	$0.09	$1.00	EACH
A3 (Colour) per side [Equipment/Consumables]						
A4 (B&W) per side	N	$0.30	$0.27	$0.03	$0.30	EACH
A4 (B&W) per side [Equipment/Consumables]						
A3 (B&W) per side	N	$0.50	$0.45	$0.05	$0.50	EACH
A3 (B&W) per side [Equipment/Consumables]						
Community Hub Spaces - Workary						
Community Hire Hourly Rate (Mon-Fri)	N	$25.00	$23.64	$2.36	$26.00	Hour
Community Hire Hourly Rate (Mon-Sat)						
Commercial Hire Hourly Rate (Mon-Fri)	N	$40.00	$37.73	$3.77	$41.50	Hour
Commercial Hire Hourly Rate (Mon-Sat)						
Hot Desks - Workary						
Hot Desk - 1 Day (Mon-Fri)	N	$30.00	$27.27	$2.73	$30.00	Day
Workary Hours are Monday to Friday (up to 6pm, subject to change) Hot Desk - 1 Day (Mon-Fri)						
Hot Desk - 1 Month (Mon-Fri)	N	$250.00	$227.27	$22.73	$250.00	Monthly
Hot Desk - 1 Month (Mon-Fri)						
Hot Desk - 1 Year (Mon-Fri)	N	$2,500.00	$2,272.73	$227.27	$2,500.00	Annual
Hot Desk - 1 Year (Mon-Fri)						
Asset Management						
Civil and Built						
Fee for search of Council Assets			This is a fee for Service Charge			EACH
This is Fee for Service Charge						
Inspection of Utilities during Construction		$0.00	$210.00	$0.00	$210.00	EACH
This is a Service Fee Charge						
Residential Development – Road Reserve Clearance Certificate Fee: Roads, Footpaths, Kerb and Gutter, Trees – during Building Works	J	$304.00	$317.00	$0.00	$317.00	EACH
Commercial/ Industrial Development – Road Reserve Clearance Certificate Fee: Roads, Footpaths, Kerb and Gutter, Trees – during Building Works	J	$606.00	$631.00	$0.00	$631.00	EACH
Residential Development – Inspection Fee for Road Reserve Clearance Certificate: Roads, Footpaths, Kerb and Gutter, Trees – during Building Works for Complying Developments valued >$25,000	J	$304.00	$317.00	$0.00	$317.00	EACH
Commercial/ industrial Development – Inspection Fee for Road Reserve Clearance Certificate: Roads, Footpaths, Kerb and Gutter, Trees – during Building Works for Complying Developments valued >$25,000	J	$606.00	$631.00	$0.00	$631.00	EACH

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Name	Policy Code	Year 25/26 Fee (incl. GST)	Year 26/27 Fee (excl. GST)	Year 26/27 GST	Year 26/27 Fee (incl. GST)	Unit
Civil and Built [continued]						
Utility Authorities/Major projects - Road Reserve Clearance Certificate per road segment up to 100 metres. Multiple charges for segments more than 100 metres	R	$310.00	$320.00	$0.00	$320.00	Each
Road segment can be negotiated for projects with extended length						
Assessment of street lighting	R	$257.00	$268.00	$0.00	$268.00	EACH
Area of compound inclusive of all sections within compound per SQ metre – weekly fee	N	$61.00	$64.00	$0.00	$64.00	SQ METRE
Fee can be negotiated for areas larger than 250 Sq. meter and longer durations.						
Road Opening Permits						
Road Opening Permit, Covers one Permit per Site or if more than One Lot per Site	I	$211.00	$220.00	$0.00	$220.00	EACH
One Permit per Lot is Required – see Appendix W2						
Special Road Opening Permit, Opening in CBD area, Opening Central Road Pavement and Connection to Council Drainage (Additional to Road opening permit)	I	$257.00	$268.00	$0.00	$268.00	EACH
See Appendix W3, W4						
Road opening without a Permit	I	$304.00	$317.00	$0.00	$317.00	EACH
See Appendix W5						
Temporary Shoring Permit						
Application Fee	I	$209.00	$216.00	$0.00	$216.00	Each
Use of road reserve for underground anchoring for up to 3 months (per week, per site)	I	$570.00	$588.00	$0.00	$588.00	Weekly
Tower Crane Permit						
Tower Crane Operation permit is required for the installation & operation of a tower Crane on a private development Site where the slewing radius of the crane swings above any council owned Land						
Tower Crane (Per week) with work zone	I	$569.25	$587.00	$0.00	$587.00	WEEKLY
Tower Crane (per week) without work zone		$1,150.00	$1,186.00	$0.00	$1,186.00	WEEKLY
Tower Crane Application fee		$208.50	$215.00	$0.00	$215.00	EACH
Occupation of Footpath Permit						
Hoarding Fees						
Additional Rate for Type B Hoarding with overhead or sheds above – per m2 / per week	P	$0.00	$8.30	$0.00	$8.30	per m2 / per week
Hoarding Fees Hoarding Fees - Additional Rate for Type B Hoarding with overhead or sheds above – per m2 / per week						
Type A – Per application per site frontage	P	$222.00	$232.00	$0.00	$232.00	MINIMUM
Type B – Per application per site frontage	P	$507.00	$528.00	$0.00	$528.00	MINIMUM
Type A – Per metre site frontage – Weekly Fee	P	$25.00	$27.00	$0.00	$27.00	MINIMUM
Type B – Per metre site frontage – Weekly Fee	P	$41.00	$43.00	$0.00	$43.00	MINIMUM
Other Occupation Permit						
Concrete Pump Permit	P	$151.00	$156.00	$0.00	$156.00	Day
Crane Permit	P	$152.00	$159.00	$0.00	$159.00	DAY

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Name	Policy Code	Year 25/26 Fee (incl. GST)	Year 26/27 Fee (excl. GST)	GST	Fee (incl. GST)	Unit
Other Occupation Permit *[continued]*						
Skip Bin – per week	P	$152.00	$159.00	$0.00	$159.00	WEEK
Fence Occupation per metre – weekly fee	P	$61.00	$64.00	$0.00	$64.00	METRE
Footpath Occupational Permit for Not-for-Profit organisations	P	$155.25	$160.06	$0.00	$160.06	PER APPLICATION
Restoration Charges						
Night Work Surcharge for restoration works as required	N		30% base rate + $3,000 per site			Each
Traffic Control in CBD and Busy Roads	N		Prices as charged by the market			EACH
Site establishment fee for all restoration works	I	$260.00	$271.00	$0.00	$271.00	EACH
New Work – Concrete Vehicular						
Vehicular crossing location application - Stage 1	I	$105.00	$109.00	$0.00	$109.00	Each
Vehicular crossing construction application - Stage 2 - Light Duty (single dwelling/duplex)	I	$275.00	$287.00	$0.00	$287.00	EACH
Appendix W6						
Vehicular crossing construction application- Stage 2 - Medium Duty (townhouses/apartments)	I	$323.00	$334.00	$0.00	$334.00	Each
Vehicular crossing construction application - Stage 2 - Heavy Duty (industrial)	I	$377.00	$389.00	$0.00	$389.00	Each
Reinspection	I	$114.00	$118.00	$0.00	$118.00	Each
Request and Provision of Double Sided Guide Signs (200mm)	H	$693.00	$722.00	$0.00	$722.00	EACH
Unsealed Shoulder						
Unsealed Shoulder – Restoration	I	$245.00	$256.00	$0.00	$256.00	SQUARE METER
Concrete Dish Crossing						
Concrete Dish Crossing Fee	I	$478.00	$498.00	$0.00	$498.00	METRE
Footpath Restoration – Asphalt						
Asphaltic Concrete / Hotmix	I	$263.00	$274.00	$0.00	$274.00	SQUARE METER
Concrete Footpath (Minimum Area 1.44sqm)						
First 1-10 Sq. Metre	I	$356.00	$371.00	$0.00	$371.00	SQUARE METER
11-25 Sq. Metre	I	$329.00	$343.00	$0.00	$343.00	SQUARE METER
26-50 Sq. Metre	I	$298.00	$308.00	$0.00	$308.00	Square Meter
50-100 Sq. Metre	I	$297.00	$310.00	$0.00	$310.00	SQUARE METER
+100 Sq. Metre	I		Chargeable at actual cost (Quote)			Square Meter
Town Centre footpath colour spray treatment with stencilled border	I	$95.00	$99.00	$0.00	$99.00	SQUARE METER

Name	Policy Code	Year 25/26 Fee (incl. GST)	Year 26/27 Fee (excl. GST)	GST	Fee (incl. GST)	Unit
Pram Ramp						
Pram Ramp Fee	I	$1,618.00	$1,685.00	$0.00	$1,685.00	EACH
Cycleway (Minimum Area 7.5sqm)						
Cycleway	I	$408.00	$425.00	$0.00	$425.00	SQUARE METER
Paving on Concrete Base						
Brick Paving on Reinforce Concrete Base	I	$676.00	$704.00	$0.00	$704.00	SQUARE METER
CBD Paving Tiles						
CBD/Town centre Paving Tiles (Granite paver, Asphalt infill with paver banding, concrete infill with paver banding and Pebblecrete paver)	I	$839.00	$874.00	$0.00	$874.00	SQUARE METER
Earth / Gravel / Grass Verge						
Earth / Gravel / Grass Verge	I	$164.00	$171.00	$0.00	$171.00	SQUARE METER
Vehicular Crossings Restoration						
Concrete – 125mm Thick, F72 Mesh	I	$437.00	$455.00	$0.00	$455.00	SQUARE METER
Concrete – 175mm Thick, F82 Mesh	I	$542.00	$565.00	$0.00	$565.00	SQUARE METER
Concrete – 225mm Thick, F82 Mesh	I	$594.00	$619.00	$0.00	$619.00	SQUARE METER
Stencil Concrete – 125mm Thick, F72 Mesh	I	$513.00	$535.00	$0.00	$535.00	SQUARE METER
Stamped/paved/coloured concrete	N		Prices as charged by the market			Each
Kerb, Layback, Gutter, Kerb and Gutter						
1-5 Metre	I	$501.00	$522.00	$0.00	$522.00	METRE
6-30 Metre	I	$455.00	$474.00	$0.00	$474.00	METRE
+ 30 Metre	I	$437.00	$455.00	$0.00	$455.00	METRE
Drainage Kerb Inlet Slab, Pit						
Up to 1.8m lintel	I	$3,967.00	$4,130.00	$0.00	$4,130.00	EACH
2.4m lintel	I	$4,223.00	$4,397.00	$0.00	$4,397.00	EACH
3.0m lintel	I	$4,356.00	$4,535.00	$0.00	$4,535.00	EACH
3.6m lintel	I	$4,468.00	$4,652.00	$0.00	$4,652.00	EACH
4.2m lintel	I	$4,734.00	$4,929.00	$0.00	$4,929.00	EACH
4.8m lintel, plus	I	$5,357.00	$5,577.00	$0.00	$5,577.00	EACH
Drainage	I	$11,225.00	$11,686.00	$0.00	$11,686.00	EACH
Provision of Kerb Stormwater Outlet						
Each Outlet	I	$269.00	$281.00	$0.00	$281.00	EACH

Name	Policy Code	Year 25/26 Fee (incl. GST)	Year 26/27 Fee (excl. GST)	GST	Fee (incl. GST)	Unit
Island						
1-5 Sq. Metre	I	$513.00	$535.00	$0.00	$535.00	SQUARE METER
6-30 Sq. Metre	I	$490.00	$511.00	$0.00	$511.00	SQUARE METER
+ 30 Sq. Metre	I	$449.00	$468.00	$0.00	$468.00	SQUARE METER
Road Restoration – Asphalt						
First 1-10 Sq. Metre	I	$635.00	$662.00	$0.00	$662.00	SQUARE METER
11-25 Sq. Metre	I	$541.00	$564.00	$0.00	$564.00	SQUARE METER
26-50 Sq. Metre	I	$450.00	$464.00	$0.00	$464.00	Square Meter
50-100 Sq. Metre	I	$426.00	$444.00	$0.00	$444.00	SQUARE METER
+100 Sq. Metre	I		Chargeable at actual cost (Quote)			Square Meter
Line Marking	I		Prices as charged by the market			Each
Saw Cutting						
Minimum Saw Cutting Charge including Site Establishment Fee	N	$428.00	$401.82	$40.18	$442.00	EACH
Saw Cut – 25mm – 75mm	N	$25.00	$24.55	$2.45	$27.00	METRE
Saw Cut – 75mm – 125mm	N	$41.00	$39.09	$3.91	$43.00	METRE
Saw Cut – 125mm – 175mm	N	$77.00	$73.64	$7.36	$81.00	METRE
Saw Cutting – over 175mm	N	$77.00	$73.64	$7.36	$81.00	METRE
Road Restoration – Cement						
Concrete Pavement Restoration	I	$943.00	$982.00	$0.00	$982.00	SQUARE METER
Open Space						
Inspection of restoration works in the parks		$200.00	$187.27	$18.73	$206.00	
Access Permit (Community Land) – Application Fee	C	$378.00	$393.50	$0.00	$393.50	INSPECTION
Application fee for lodgement of an Access Permit to Crown Land						
Access Fee (per day)	C	$157.00	$163.50	$0.00	$163.50	DAY
Access Permit – Damage Deposit	C	$779.00	$811.00	$0.00	$811.00	NOTICE
Community Land – Storage – Shipping Container	C				POA	EACH
Tree Management/Preservation						
Tree Work Permit (Pruning/Removal) Inspection Fee – Pensioners	C	$46.50	$48.50	$0.00	$48.50	INSPECTION
Inspection of 1-2 trees						
Memorial Tree Planting (tube stock) – existing planting of garden bed	N	$76.00	$71.82	$7.18	$79.00	EACH
Memorial Tree Planting (stand alone planting).	N	$163.00	$154.09	$15.41	$169.50	EACH

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Name	Policy Code	Year 25/26 Fee (incl. GST)	Year 26/27 Fee (excl. GST)	GST	Fee (incl. GST)	Unit
Tree Management/Preservation [continued]						
Tree Work Permit (Pruning/Removal) – Inspection Fee	C	$93.00	$97.00	$0.00	$97.00	INSPECTION
Inspection of 1-2 trees						
Tree replacement (Permit)	C	$76.00	$79.00	$0.00	$79.00	EACH
Replacement contribution						
Tree replacement – Minimum Fee	N	$372.00	$387.50	$0.00	$387.50	EACH
Based on street tree valuation minimum replacement fee						
Tree replacement – Medium	N	$698.00	$726.50	$0.00	$726.50	EACH
Based on street tree valuation medium replacement fee						
Tree replacement – Large	N	$1,046.50	$1,089.50	$0.00	$1,089.50	EACH
Based on street tree valuation medium – large tree replacement fee						
Tree replacement – significant	N	$3,140.00	$3,268.50	$0.00	$3,268.50	EACH
Based on street tree valuation significant landscape element replacement fee						
Tree removal – Market Rate	I	Council removes tree at full cost recovery (DA triggered)				EACH
Mowing Service – Residential – Nature Strips						
Single frontage (approx. 30sqm)	P	$72.00	$68.18	$6.82	$75.00	EACH
Large frontage (up to approximately 100sqm)	P	$145.50	$137.73	$13.77	$151.50	EACH

City Development, Regulatory Services & Information Technology

Information Management

Access to Information

Subpoena

Lodgement of Subpoena	N	$63.00	$65.00	$0.00	$65.00	EACH
This fee only applies to the lodgement of Subpoenas – no fee is required for the lodgement of Statement of Claims or Legal Notices.						
Subpoena processing (hourly rate)	N	$63.00	$65.00	$0.00	$65.00	HOUR

GIPA

Per Application by Natural Persons	M	$30.00	$30.00	$0.00	$30.00	EACH
Formal access under GIPA Act includes 20 hours processing for own personal information (others' information at $30.00 per hr)						
Per Internal Review	M	$40.00	$40.00	$0.00	$40.00	EACH
Only applies to Formal GIPA requests processed						
A2 Paper	P	$4.50	$4.50	$0.00	$4.50	EACH
A1 Paper	P	$7.50	$8.00	$0.00	$8.00	EACH
A0 Paper	P	$11.50	$12.00	$0.00	$12.00	EACH

Community Regulatory Services

Animal Boarding

The fees outlined below represent fees payable to Councils approved animal holding facility, (not payable to Council), upon collection/ release of animal from the facility - Costs may vary depending on duration animal is held and animal status/size/breed/condition/ temperament

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Name	Policy Code	Year 25/26 Fee (incl. GST)	Year 26/27 Fee (excl. GST)	GST	Fee (incl. GST)	Unit
Animal Boarding [continued]						
Administration and service fee (applicable upon receiving animal at facility)	Q	$144.00	$148.50	$0.00	$148.50	Each
Poultry, rabbit, birds, pocket pets (guinea pig, mice, rat, ferret) including boarding, euthanasia and disposal if necessary	Q	$49.00	$51.00	$0.00	$51.00	EACH
Cost is subject to change dependant on pound service provider charges						
Sheep / Goats / Pigs/Cows/Mare/Stallion boarding, euthanasia and disposal	Q	Costs are subject to size/ storage days.				DAY
Cost is subject to change dependant on pound service provider charges						
Sheep / Goats / Pigs/Cows/Mare/Stallion boarding, euthanasia and disposal per kg	Q	Costs are subject to size/ storage days.				PER KG
Cost is subject to change dependant on pound service provider charges						
Dogs boarding	Q	$110.50	$115.00	$0.00	$115.00	DAY
Cost is subject to change dependant on pound service provider charges						
Boarding Dogs waiting/deemed to be Declared dangerous, restricted	Q	$121.00	$126.00	$0.00	$126.00	DAY
Cost is subject to change dependant on pound service provider charges						
Boarding Cats over 2kg	Q	$55.00	$57.50	$0.00	$57.50	DAY
Cost is subject to change dependant on pound service provider charges						
Kittens	Q	$94.00	$98.00	$0.00	$98.00	EACH
Cost is subject to change dependant on pound service provider charges						
Euthanasia						
The fees outlined below represent fees payable to Councils approved animal holding facility, (not payable to Council), upon collection/ release of animal from the facility - Costs may vary depending on duration animal is held and animal status/size/breed/condition/ temperament						
Euthanasia of dogs (under 20kg)	Q	$255.50	$266.00	$0.00	$266.00	EACH
Cost is subject to change dependant on pound service provider charges						
Euthanasia dogs (over 20kg)	Q	$384.00	$399.50	$0.00	$399.50	EACH
Cost is subject to change dependant on pound service provider charges						
Euthanasia cats	Q	$255.50	$266.00	$0.00	$266.00	EACH
Cost is subject to change dependant on pound service provider charges						
Euthanasia of Cats less than 2kg	Q	$139.50	$145.00	$0.00	$145.00	EACH
Cost is subject to change dependant on pound service provider charges						
Dog/Cat Registrations						
Late fee - Fee Set by Legislation	M	$23.00	$23.00	$0.00	$23.00	EACH
Late fee applies to all late registration and annual permits payments made outside of the prescribed period of time given.						
Cat Registrations – Desexed	M	$70.00	$70.00	$0.00	$70.00	EACH
Proof required – desexing certificate						
Cat Registration combined– Not Desexed by 4 months	M	$169.00	$169.00	$0.00	$169.00	EACH
Lifetime Registration $68 + $96 annual permit for the year only. $81 fee is applicable every year cat is not desexed.						
Cat Registration – Eligible Pensioner	M	$35.00	$35.00	$0.00	$35.00	EACH
Proof is required – pension card and desexing certificate						

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Name	Policy Code	Year 25/26 Fee (incl. GST)	Year 26/27 Fee (excl. GST)	GST	Fee (incl. GST)	Unit
Dog/Cat Registrations [continued]						
Cat Registrations – Desexed (sold by pound/ shelter)	M	$0.00	$0.00	$0.00	$0.00	EACH
Proof is required – pound/ shelter paperwork						
Cat Registration – Not Desexed (not recommended)	M	$70.00	$70.00	$0.00	$70.00	EACH
Proof is required – vet certificate						
Cat Registration – Not Desexed (recognized breeder)	M	$70.00	$70.00	$0.00	$70.00	EACH
Proof is required – breeder certificate						
Dog Registration – Desexed (by 12 weeks)	M	$80.00	$80.00	$0.00	$80.00	EACH
Proof is required – desexing certificate						
Dog Registration – Desexed (by eligible pensioner)	M	$35.00	$35.00	$0.00	$35.00	EACH
Proof is required – pension card and desexing certificate						
Dog Registration combined– Not Desexed by 6 months	M	$269.00	$269.00	$0.00	$269.00	EACH
Registration fee of $78+ additional fee $184						
Dog Registration – Desexed (sold by pound/ shelter)	M	$0.00	$0.00	$0.00	$0.00	EACH
Proof required – pound/ shelter paperwork						
Dog Registration – Not Desexed (not recommended)	M	$80.00	$80.00	$0.00	$80.00	EACH
Proof is required – vet certificate						
Dog Registration – Not Desexed (recognized breeder)	M	$80.00	$80.00	$0.00	$80.00	EACH
Proof is required – breeder certificate						
Animal Control						
Surrender Fee for Dog	L	$403.00	$415.00	$0.00	$415.00	EACH
Surrender fee for Cat	L	$276.50	$285.00	$0.00	$285.00	EACH
Cost is subject to change dependant on pound service provider charges						
Dangerous Dog Sign	L	$42.00	$39.55	$3.95	$43.50	EACH
Cost is subject to change dependant on pound service provider charges						
Dangerous/restricted Dog, certificate of compliance of Enclosure	L	$155.50	$160.50	$0.00	$160.50	EACH
Annual Permit – Cat not desexed	M	$99.00	$99.00	$0.00	$99.00	EACH
Annual Permit – Restricted Dog	M	$236.00	$236.00	$0.00	$236.00	EACH
Animal Control (Dangerous Dog)						
Extra Large Collar	L	$84.00	$78.64	$7.86	$86.50	EACH
Large Collar	L	$78.00	$73.18	$7.32	$80.50	EACH
Medium Collar	L	$72.00	$67.27	$6.73	$74.00	EACH
Small Collar	L	$66.00	$61.82	$6.18	$68.00	EACH
Annual Permit – Dangerous Dog	M	$236.00	$236.00	$0.00	$236.00	EACH

Name	Policy Code	Year 25/26 Fee (incl. GST)	Year 26/27 Fee (excl. GST)	GST	Fee (incl. GST)	Unit
Release Fees						
Vehicles abandoned/left unattended	Q	$328.00	$341.50	$0.00	$341.50	EACH
This fee applies to Sedans/Hatchbacks/Utes/Station Wagons/Trailers (Fee includes towing and transport costs only)						
Impounded goods other than motor vehicles	Q	$138.00	$143.50	$0.00	$143.50	EACH
Heavy Vehicle abandoned/left unattended	Q		Costs subject to size/ mass			EACH
Applicant pay costs associated with its removal, transportation and storage. This fee applies to trucks/B-Doubles/large boats/machinery/dog trailers.						
Daily Storage Charge for article	Q		Costs subject to size/ mass			DAY
Applicant to pay costs at approved impound facility. This fee applies to motor vehicles/ heavy vehicle.						
Signs						
First Time Offence (per sign)	Q	$74.00	$77.00	$0.00	$77.00	EACH
Subsequent release of signs belonging to same offender	Q	$146.00	$152.00	$0.00	$152.00	EACH
Representation Hearing Lodgement Fee						
Base Charge	C	$84.50	$80.00	$8.00	$88.00	EACH
Additional Per Hour – Applicant Not Represented By Legal Representative	C	$123.00	$116.36	$11.64	$128.00	HOUR
Councils Solicitor	C		Applicant to meet costs			EACH
Each matter subject to outcome						
Building Control and Compliance						
Development Applications						
Estimated Cost up to $5,000	M	$147.00	$147.00	$0.00	$147.00	EACH
Base Charge- $5,001 - $50,000	M	$226.00	$226.00	$0.00	$226.00	EACH
Additional Charge for Each $1,000 (or part of $1,000)	M	$3.00	$3.00	$0.00	$3.00	EACH
Base Charge- $50,001 - $250,000	M	$469.00	$469.00	$0.00	$469.00	EACH
Additional Charge for Each $1,000 (or part of $1,000)	M	$3.64	$3.64	$0.00	$3.64	EACH
Base Charge- $250,001 - $500,000	M	$1,544.00	$1,544.00	$0.00	$1,544.00	EACH
Additional Charge for Each $1,000 (or part of $1,000)	M	$2.34	$2.34	$0.00	$2.34	EACH
Base Charge- $500,001 - $1,000,000	M	$2,325.00	$2,325.00	$0.00	$2,325.00	EACH
Additional Charge for Each $1,000 (or part of $1,000)	M	$1.64	$1.64	$0.00	$1.64	EACH
Base Charge - $1,000,001 - $10,000,000	M	$3,483.00	$3,483.00	$0.00	$3,483.00	EACH
Additional Charge for Each $1,000 (or part of $1,000)	M	$1.44	$1.44	$0.00	$1.44	EACH
Base Charge - More than $10,000,000	M	$21,146.00	$21,146.00	$0.00	$21,146.00	EACH
Additional Charge for Each $1,000 (or part of $1,000)	M	$1.19	$1.19	$0.00	$1.19	EACH

Name	Policy Code	Year 25/26 Fee (incl. GST)	Year 26/27 Fee (excl. GST)	GST	Fee (incl. GST)	Unit
Integrated Development						
Fee for Referral of Application to Another Approval Body	M	$426.00	$426.00	$0.00	$426.00	EACH
For Each Approval Body						
Additional Fees for Integrated Development	M	$187.00	$187.00	$0.00	$187.00	EACH
Fee payable for Consent Authority and fee applies for each referral.						
Designated Development						
Designated Development Fee	M	Standard D.A Fee based on Estimated Cost of Development (Schedule 4 of EP Regulation Plus Add on Fee $1,154 Maximum)				EACH
Assessment of Development affecting Heritage Property or Potentially Contaminated Site	M	Costs by Applicant				EACH
Building Advertising Fee						
Development required to be notified to Adjoining Affected Properties per Appendix B of City Wide DCP	L	$213.00	$222.00	$0.00	$222.00	EACH
Extra Charge will Apply – Where Large Number of Residents are to be Notified E.g. Flat of Units etc.						
Modification of Development Consent						
Application for Modification of Development Consent (Section 4.55)						
Maximum Fee for Application under S4.55(1)	M	$95.00	$95.00	$0.00	$95.00	EACH
Fee for Modification Application under Section 4.55(1A) or 4.56(1) that involves in the consent authority's opinion, minimal environmental impact, the Maximum Fee (see Total Amount Column) or 50% of the Fee for the Original D.A whichever is the lesser	M	$859.00	$859.00	$0.00	$859.00	EACH
The Maximum Fee (see Total Amount Column) or 50% of the Fee for the Original D.A whichever is less GST Free						
Fee for an Application under S4.55(2)						
Fee for modification application, s4.55(2) or s4.56(1) that does not, in the consent authority's opinion, involve minimal environmental impact	M	50% fee for original application				EACH
(a) less than $107.28, or (b) $107.28 or more and the original development application did not involve the erection of a building, the carrying out of the work or the demolition of a work or building						
Fee for modification application, s4.55(2) or s4.56(1) that does not, in the consent authority's opinion, involve minimal environmental impact	M	CPI				EACH
(a) the fee for the original application was $107.28 or more, and (b) the original development application involved the erection of a dwelling house with an estimated cost of $100,000 or less						
Fee for modification application, s4.55(2) or s4.56(1) that does not, in the consent authority's opinion, involve minimal environmental impact if the fee for the original application was $100 or more and the application relates to an original development application, other than as specified above, with an estimated cost of development within the Section 4.55 and Section 8.3 table	M	Refer to Section 4.55 and Section 8.3 Table				EACH

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Name	Policy Code	Year 25/26 Fee (incl. GST)	Year 26/27 Fee (excl. GST)	GST	Fee (incl. GST)	Unit
Fee for an Application under S4.55(2) [continued]						
Plus Additional Amount if Notice of Application is to be Given	M	$886.00	$886.00	$0.00	$886.00	EACH
GST Free						
8.2 Review						
Review of Determination	M	50% of the Fee for the Original D.A, unless otherwise stipulated at left, and referred to in the Table to this clause				EACH
Section 4.55 & Section 8.3 Table						
Estimated Cost up to $5,000	M	$73.00	$73.00	$0.00	$73.00	EACH
Base Charge - $5,001 - $250,000	C	$113.00	$113.00	$0.00	$113.00	EACH
Additional Charge for Each $1,000	M	$1.50	$1.50	$0.00	$1.50	EACH
Base Charge – $250,001 – $500,000	M	$666.00	$666.00	$0.00	$666.00	EACH
Additional Charge for Each $1,000	M	$0.85	$0.85	$0.00	$0.85	EACH
Base Charge – $500,001 – $1,000,000	M	$949.00	$949.00	$0.00	$949.00	EACH
Additional Charge for Each $1,000	M	$0.50	$0.50	$0.00	$0.50	EACH
Base Charge – $1,000,001 – $10,000,000	M	$1,314.00	$1,314.00	$0.00	$1,314.00	EACH
Additional Charge for Each $1,000	M	$0.40	$0.40	$0.00	$0.40	EACH
Base Charge – More than $10,000,000	M	$6,310.00	$6,310.00	$0.00	$6,310.00	EACH
Additional Charge for Each $1,000	M	$0.27	$0.27	$0.00	$0.27	EACH
Development Up To $5,000						
Development Application Only						
DA Fee as prescribed – Development Up To $5,000	M			DA Fee as prescribed		EACH
Development involving the erection of a building, the carrying out of work or the demolition of a work or building.						
Plus Notification Fee (If Required) – Development Up To $5,000	N	$213.00	$215.00	$0.00	$215.00	EACH
Construction Certificate Only						
CC Fee – Development Up To $5,000	N	$217.50	$205.91	$20.59	$226.50	EACH
Compliance Certificates – Development $5,001 – $25,000	N	$288.50	$273.18	$27.32	$300.50	TOTAL
Development $5,001 – $25,000						
Development Application Only						
DA Fee as prescribed – Development $5,001 – $25,000	M			DA Fee as prescribed		EACH
See Previous pages for schedule						
Plus Notification Fee (If Required) – Development $5,001 – $25,000	N	$213.00	$215.00	$0.00	$215.00	EACH
Construction Certificate Only						
CC Fee – Development $5,001 – $25,000	N	$335.50	$317.73	$31.77	$349.50	EACH

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Name	Policy Code	Year 25/26 Fee (incl. GST)	Year 26/27 Fee (excl. GST)	GST	Fee (incl. GST)	Unit
Construction Certificate Only [continued]						
Compliance Certificates – Development $25,001 – $50,000	N	$581.50	$550.45	$55.05	$605.50	TOTAL
Inspection fee						
Development $25,001 – $50,000						
Development Application Only						
DA Fee as prescribed – Development $25,001 – $50,000	M			DA Fee as prescribed		EACH
See Previous pages for schedule						
Plus Notification Fee (If Required) – Development $25,001 – $50,000	N	$213.00	$215.00	$0.00	$215.00	EACH
Construction Certificate Only						
CC Fee – Development $25,001 – $50,000	N	$593.00	$561.36	$56.14	$617.50	EACH
Compliance Certificates – Development $50,000 – $100,000	N	$581.50	$550.45	$55.05	$605.50	TOTAL
Inspection Fee						
Development $50,000 – $100,000						
Development Application Only						
DA Fee as prescribed – Development $50,000 – $100,000	M			DA Fee as prescribed		EACH
See Previous pages for schedule						
Plus Notification Fee (If Required) – Development $50,000 – $100,000	N	$213.00	$215.00	$0.00	$215.00	EACH
Construction Certificate Only						
CC Fee – Development $50,000 – $100,000	N	$695.50	$658.18	$65.82	$724.00	EACH
Compliance Certificates – Development $100,001 – $150,000	N	$877.00	$830.00	$83.00	$913.00	TOTAL
Inspection Fee						
Development $100,001 – $150,00						
Development Application Only						
DA Fee as prescribed – Development $100,001 – $150,000	M			DA Fee as prescribed		EACH
See Previous pages for schedule						
Plus Notification Fee (If Required) – Development $100,001 – $150,000	N	$213.00	$215.00	$0.00	$215.00	EACH
Construction Certificate Only						
CC Fee – Development $100,001 – $150,000	N	$799.00	$756.36	$75.64	$832.00	EACH
Compliance Certificates – Development $150,001 – $200,000	N	$1,169.50	$1,106.82	$110.68	$1,217.50	TOTAL
Inspection Fee						

Name	Policy Code	Year 25/26 Fee (incl. GST)	Year 26/27 Fee (excl. GST)	GST	Fee (incl. GST)	Unit
Development $150,001 – $200,00						
Development Application Only						
DA Fee as prescribed – Development $150,001 – $200,000	M			DA Fee as prescribed		EACH
See Previous pages for schedule						
Plus Notification Fee (If Required) – Development $150,001 – $200,000	N	$213.00	$215.00	$0.00	$215.00	EACH
Construction Certificate Only						
CC Fee – Development $150,001 – $200,000	N	$863.00	$816.82	$81.68	$898.50	EACH
Compliance Certificates – Development $200,001 – $250,000	N	$1,456.00	$1,377.73	$137.77	$1,515.50	TOTAL
Inspection Fee						
Development $200,001 – $250,00						
Development Application Only						
DA Fee as prescribed – Development $200,001 – $250,000	M			DA Fee as prescribed		EACH
See Previous pages for schedule						
Plus Notification Fee (If Required) – Development $200,001 – $250,000	N	$213.00	$215.00	$0.00	$215.00	EACH
Construction Certificate Only						
CC Fee – Development $200,001 – $250,000	N	$917.00	$867.73	$86.77	$954.50	EACH
Compliance Certificates – Development $250,001 – $375,000	N	$1,756.00	$1,661.82	$166.18	$1,828.00	TOTAL
Inspection Fee						
Development $250,001 – $375,00						
Development Application Only						
DA Fee as prescribed – Development $250,001 – $375,000	M			DA Fee as prescribed		EACH
See Previous pages for schedule						
Plus Notification Fee (If Required) – Development $250,001 – $375,000	N	$213.00	$215.00	$0.00	$215.00	EACH
Construction Certificate Only						
CC Fee – Development $250,001 – $375,000	N	$968.50	$916.36	$91.64	$1,008.00	EACH
Compliance Certificates – Development $375,001 – $500,000	N	$1,756.00	$1,661.82	$166.18	$1,828.00	TOTAL
Inspection Fee						
Development $375,001 – $500,00						
Development Application Only						
DA Fee as prescribed – Development $375,001 – $500,000	M			DA Fee as prescribed		EACH
See Previous pages for schedule						

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Name	Policy Code	Year 25/26 Fee (incl. GST)	Year 26/27 Fee (excl. GST)	GST	Fee (incl. GST)	Unit
Development Application Only [continued]						
Plus Notification Fee (If Required) – Development $375,001 – $500,000	N	$213.00	$215.00	$0.00	$215.00	EACH
Construction Certificate Only						
CC Fee – Development $375,001 – $500,000	N	$1,017.00	$962.27	$96.23	$1,058.50	EACH
Compliance Certificates – Development $500,000 – 750,000	N	$2,051.00	$1,940.91	$194.09	$2,135.00	TOTAL
Inspection Fee						
Development $500,000 – 750,000						
Development Application Only						
DA Fee as prescribed – Development $500,000 – 750,000	M			DA Fee as prescribed		EACH
See Previous pages for schedule						
Plus Notification Fee (If Required) – Development $500,000 – 750,000	N	$213.00	$215.00	$0.00	$215.00	EACH
Construction Certificate Only						
CC Fee – Development $500,000 – 750,000	N	$1,068.50	$1,011.36	$101.14	$1,112.50	EACH
Compliance Certificates – Development $750,000 – 1,000,000 – Construction Certificate Only	N	$2,051.00	$1,940.91	$194.09	$2,135.00	TOTAL
Inspection Fee						
Development $750,000 – 1,000,000						
Development Application Only						
DA Fee as prescribed – Development $750,000 – 1,000,000	M			DA Fee as prescribed		EACH
See Previous pages for schedule						
Plus Notification Fee (If Required) – Development $750,000 – 1,000,000	N	$213.00	$215.00	$0.00	$215.00	EACH
Construction Certificate Only						
CC Fee – Development $750,000 – 1,000,000	N	$1,276.00	$1,207.73	$120.77	$1,328.50	EACH
Compliance Certificates – Development $750,000 – 1,000,000	N	$2,051.00	$1,940.91	$194.09	$2,135.00	Total
Base Charge	C	$247.00	$233.64	$23.36	$257.00	EACH
Inspection, Report etc.						
Additional After First 30 Minutes	C	$123.50	$116.82	$11.68	$128.50	15 MINUTES
$1,000,001 – $2,000,000	N	$3,647.00	$3,451.36	$345.14	$3,796.50	EACH
$2,000,001 – $5,000,000	N	$9,350.00	$8,848.64	$884.86	$9,733.50	EACH
$5,000,001 – $7,500,000	N	$14,184.00	$13,423.18	$1,342.32	$14,765.50	EACH
$7,500,001 – $10,000,000	N	$19,077.00	$18,053.64	$1,805.36	$19,859.00	EACH
Over $10,000,000	N	Applicant requested to speak with a member of the building control branch to determine the cost, which will take into consideration the complexity of the proposal				EACH

Name	Policy Code	Year 25/26 Fee (incl. GST)	Year 26/27 Fee (excl. GST)	GST	Fee (incl. GST)	Unit
Complying Development						
Post Demolition Inspection Fee						
Post Demolition Inspection Fee	N	$288.50	$273.18	$27.32	$300.50	EACH
Extension of Lapsing Development Consent						
Extension of Development Consent	N	$229.50	$239.00	$0.00	$239.00	EACH
Stamping of Additional Plans						
Per Set	N	$85.00	$88.50	$0.00	$88.50	SET
Building Information Certificate (Section 6.23) Fee						
Residential						
Certificate	M	$282.56	$291.32	$0.00	$291.32	EACH
Reinspection	M	$104.68	$108.97	$0.00	$108.97	RE-INSPECTION
Commercial/Industrial – < 200m2						
Certificate	M	$282.56	$291.32	$0.00	$291.32	EACH
Reinspection	M	$104.68	$108.97	$0.00	$108.97	RE-INSPECTION
Commercial/Industrial – 200m2 – 2,000m2						
Certificate	M	$282.56	$291.32	$0.00	$291.32	EACH
Plus 50c per m2 Over 200m2	M			Plus 50c per m2 Over 200m2		SQUARE METER
Plus 50c per m2 Over 200m2						
Reinspection	M	$104.68	$108.97	$0.00	$108.97	RE-INSPECTION
Commercial/Industrial – > 2,000m2						
Building Certificate Fee	M	$1,316.71	$1,357.53	$0.00	$1,357.53	EACH
Plus 7.5c per m2 Over 2000m2	M			Plus 7.5c per m2 Over 2000m2		SQUARE METER
Reinspection	M	$104.68	$108.97	$0.00	$108.97	RE-INSPECTION
Additional Inspections						
Additional Inspections	M	$104.68	$108.97	$0.00	$108.97	RE-INSPECTION
Urgency Fee						
Initial Response within 3 Days of Receipt of Application	N	$423.00	$440.50	$0.00	$440.50	EACH
Building Information Certificate urgency fee associated with single detached dwellings and ancillary structures						

Name	Policy Code	Year 25/26 Fee (incl. GST)	Year 26/27 Fee (excl. GST)	GST	Fee (incl. GST)	Unit
Copy of Building Information Certificate						
Copy of Building Information Certificate Fee	M	$11.63	$12.11	$0.00	$12.11	EACH
Unauthorised Building Information Certificate Fee						
Unauthorised Building Information Certificate Fee	M	See clause 260 of Environmental Planning and Assessment Regulations. The fee is related only to unauthorised building works				EACH
I.e. applicable fee for a combined development and construction certificate application or just a construction certificate application fee minus original building certificate application fee						
Solid Fuel Heater Applications						
Section 68 Local Government Act 1993	M	$118.00	$118.00	$0.00	$118.00	EACH
Compliance Certificate						
Up to $100,000 – Per Certificate	N	$552.50	$522.73	$52.27	$575.00	EACH
Where Council is not the appointed Certifier						
Over $100,000 – Per Certificate	N	$700.00	$662.27	$66.23	$728.50	EACH
Where Council is not the appointed Certifier						
Construction Certificate Only						
Up to $25,000	N	$835.00	$790.00	$79.00	$869.00	EACH
$25,001 – $100,000	N	$1,669.00	$1,579.55	$157.95	$1,737.50	EACH
$100,001 – $500,000	N	$4,176.00	$3,951.82	$395.18	$4,347.00	EACH
Over $500,001	N	$10,336.00	$9,781.82	$978.18	$10,760.00	MINIMUM
(Plus additional 1% of Value of Development over $500,000)	N			GST Applicable		EACH
Application Fee for amended Construction Certificate with section 8.3 application where Council is the Certifier	M	$100.00	$90.91	$9.09	$100.00	EACH
Inspection for Relocation of Existing Building						
Inner City Area	N	$281.50	$293.00	$0.00	$293.00	EACH
Outside City Area	N	$552.50	$575.00	$0.00	$575.00	EACH
Plus Travel Time	N	$146.50	$152.50	$0.00	$152.50	HOUR
Fire Safety						
Inspect Premises when Nuisance or Offence is Established	N	$324.50	$338.00	$0.00	$338.00	INSPECTION
Where Council receives a complaint about Fire Safety						
Reinspection to determine compliance with council's initial requirements	N	$294.00	$306.00	$0.00	$306.00	INSPECTION
Fire Safety Inspection Fee						
Base Charge	C	$294.00	$306.00	$0.00	$306.00	EACH
Fee applicable where Council is requested to carry out a fire safety inspection.						
Additional After 1st Hour	N	$146.50	$152.50	$0.00	$152.50	EACH
Work Cover Inspections	N	$245.00	$255.00	$0.00	$255.00	EACH
Work Cover Re-Inspection Fee	N	$123.50	$128.50	$0.00	$128.50	EACH

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Name	Policy Code	Year 25/26 Fee (incl. GST)	Year 26/27 Fee (excl. GST)	GST	Fee (incl. GST)	Unit
Fire Safety Inspection Fee [continued]						
Lodgement Fee	N	$117.50	$111.36	$11.14	$122.50	EACH
Fee applicable for each Annual Fire Safety Statement (AFSS) lodged with Council for registration						
Inspection fee	N	$294.00	$306.00	$0.00	$306.00	EACH
Fee applicable where Council must carry out an inspection where errors found in AFSS submitted to Council.						
Long Service Levy – No GST Pay						
Payable on All Works Over $250,000	M	0.25% of Estimated Cost of Works GST Exempt				EACH
Exempt Development Fee						
Exempt Development Certificate Fee	H	$275.50	$260.91	$26.09	$287.00	EACH
Exempt Development Site Inspection Fee	H	$206.00	$195.00	$19.50	$214.50	EACH
Building Advisory Meeting Fee						
Building Advisory Meeting Fee	H	$294.00	$278.18	$27.82	$306.00	HOUR
Swimming Pool Act – Statutory						
Commercial pool inspection and water sampling (public pools and spas) – Public Health Act	C	$152.50	$159.00	$0.00	$159.00	INSPECTION
Swimming Pool Compliance Certificate and initial inspection	M	$150.00	$136.36	$13.64	$150.00	EACH
Pensioners receive a $25.00 discount						
Reinspection of Swimming Pool Safety barrier for issue of Compliance Certificate	M	$100.00	$90.91	$9.09	$100.00	RE-INSPECTION
Pensioners receive a $25.00 discount						
Swimming Pool Registration fee to record pool details on Department of Finance, Services & Innovation (DFSI) data base	M	$10.00	$9.09	$0.91	$10.00	EACH
When requested by / on behalf of a swimming pool owner						
Application for an Exemption	M	$250.00	$250.00	$0.00	$250.00	EACH
Application for exemption from barrier requirements when requested by/on behalf of a swimming pool owner						
Compliance Cost Recovery Notice						
Recover costs/expenses associated with an Order under the EP&A Act, up to $1,000	S	$1,000.00	$1,000.00	$0.00	$1,000.00	AT ACTUAL COST
We should not update in LGS as it will override the amount charged as the fees are dependant on the order. These are receipt buckets for numerous fees. Receipt number removed from LGS to omit confusion. This was receipt type 32.						
Recover costs/expenses associated with a Notice of intention to issue the Order, up to $500	S	$500.00	$500.00	$0.00	$500.00	AT ACTUAL COST
We should not update in LGS as it will override the amount charged as the fees are dependant on the order. These are receipt buckets for numerous fees. Receipt number removed from LGS to omit confusion. This is receipt type 33.						

Name	Policy Code	Year 25/26 Fee (incl. GST)	Year 26/27 Fee (excl. GST)	GST	Fee (incl. GST)	Unit
Occupation Certificate						
Occupation Certificate Fee	N	$158.00	$149.55	$14.95	$164.50	EACH
Application fee for Occupation Certificate where Council is PC (class 2 – 9)						
Application fee for Occupation Certificate where Council is PC (class 1 and 10)	N	$65.50	$61.82	$6.18	$68.00	EACH
Application fee for Occupation Certificate where Council is the PC (class 1 and 10)						
Complaint invest or general inspection						
Complaint investigation or general Inspection	N	$324.50	$338.00	$0.00	$338.00	EACH
Section 8.2 Review						
Cost less then $100,000						
Cost less than $100,000 if the estimated cost of the development is less than $100,000 – Section 8.2 Review	M	$75.00	$78.00	$0.00	$78.00	EACH
Cost $100,001 to $1,000,000						
Cost $100,000 – $1,000,000 if the estimated cost of the development is $100,000 or more and less than or equal to $1,000,000-Section 8.2 Review	M	$203.00	$210.00	$0.00	$210.00	EACH
Cost greater than $1,000,000						
Cost greater than $1,000,000 if the estimated cost of the development is more than $1,000,000 – Firework Displays and Processing	M	$336.00	$346.00	$0.00	$346.00	EACH
Firework Displays and Processions						
Cleaning deposit for street processions regarding firework activities	H	$1,409.00	$1,467.00	$0.00	$1,467.00	EACH
Development Planning						
General Enquiries						
Investigation of Existing Use Rights						
Investigation of Existing Rights Plus recovery of Legal and/or other expenses	H	$844.50	$870.50	$0.00	$870.50	EACH
Special Circumstances – Higher Fee						
Request for planning advice and/or a search of Councils files or record system/s	H	$799.00	$824.00	$0.00	$824.00	EACH
Special Circumstances – Higher Fee						
Where there is a requirement for Council to obtain separate legal advice, this is the minimum fee – plus cost recovery of legal costs and/or other expenses	H	$857.00	$883.50	$0.00	$883.50	MINIMUM
Development Applications						
Estimated Cost up to $5,000	M	$147.00	$147.00	$0.00	$147.00	EACH
Base Charge - $5,001 - $50,000	M	$226.00	$226.00	$0.00	$226.00	EACH

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Name	Policy Code	Year 25/26 Fee (incl. GST)	Year 26/27 Fee (excl. GST)	GST	Fee (incl. GST)	Unit
Development Applications [continued]						
Additional Charge for Each $1,000 (or part of $1,000)	M	$3.00	$3.00	$0.00	$3.00	EACH
Base Charge - $50,000 - $250,000	M	$469.00	$469.00	$0.00	$469.00	EACH
Additional Charge for Each $1,000 (or part of $1,000)	M	$3.64	$3.64	$0.00	$3.64	EACH
Base Charge - $250,001 - $500,000	M	$1,544.00	$1,544.00	$0.00	$1,544.00	EACH
Additional Charge for Each $1,000 (or part of $1,000)	M	$2.34	$2.34	$0.00	$2.34	EACH
Base Charge - $500,001 - $1,000,000	M	$2,325.00	$2,325.00	$0.00	$2,325.00	EACH
Additional Charge for Each $1,000 (or part of $1,000)	M	$1.64	$1.64	$0.00	$1.64	EACH
Base Charge - $1,000,001 - $10,000,000	M	$3,483.00	$3,483.00	$0.00	$3,483.00	EACH
Additional Charge for Each $1,000 (or part of $1,000)	M	$1.44	$1.44	$0.00	$1.44	EACH
Base Charge - More than $10,000,000	M	$21,146.00	$21,146.00	$0.00	$21,146.00	EACH
Additional Charge for Each $1,000 (or part of $1,000)		$1.19	$1.19	$0.00	$1.19	EACH
Development of a Building for – Public Authority						
Development of a Building for a Hospital, School or Police Station – Public Authority	M	Standard D.A. Fee based on Estimated Cost of Development (Schedule 4 of EP&A Regulations 2021) (See Above Fee Scale)				EACH
DA for Change of Use						
Base Charge	C	$379.00	$379.00	$0.00	$379.00	EACH
Standard D.A Fee based on Estimated Cost of Development						
Sign Application						
Development Purpose Advertisements	M	$379.00	$379.00	$0.00	$379.00	EACH
Additional Advertisements above One	M	$93.00	$93.00	$0.00	$93.00	EACH
Activity Application						
Section 68 Local Government Act 1993	M	$129.98	$135.00	$0.00	$135.00	EACH
Maximum Amount						
Integrated Development						
Fee for Referral of Application to Another Approval Body	M	$426.00	$426.00	$0.00	$426.00	EACH
For Each Approval Body						
Additional Fees for Integrated Development	M	$187.00	$187.00	$0.00	$187.00	EACH
Fee payable for Consent Authority and fee applies for each referral.						
Concurrence Development						
For each concurrence Authority	M	$426.00	$426.00	$0.00	$426.00	EACH
Fee payable to consent authority	M	$187.00	$187.00	$0.00	$187.00	EACH
Add Fee for Concurrence Development						

Name	Policy Code	Year 25/26 Fee (incl. GST)	Year 26/27 Fee (excl. GST)	GST	Fee (incl. GST)	Unit
Designated Development						
Designated Development Fee	M	Standard D.A Fee based on Estimated Cost of Development (Schedule 4 of EP Regulation Plus Add on Fee $1,154 Maximum)				EACH
Assessment of Development affecting Heritage Property or Potentially Contaminated Site	M	Costs by Applicant				EACH
Development Advertising Fee						
Designated Development	M	$2,957.00	$2,957.00	$0.00	$2,957.00	EACH
Nominated integrated development threatened species development or class 1 aquaculture development	M	$1,472.00	$1,472.00	$0.00	$1,472.00	EACH
Prohibited Development	M	$1,472.00	$1,472.00	$0.00	$1,472.00	EACH
Development required to be Advertised by Environmental Planning Instrument	M	$1,148.00	$1,184.00	$0.00	$1,184.00	EACH
DA required to be notified to adjoining affected properties as per 2020 Community Engagement Plan	L	$213.00	$213.00	$0.00	$213.00	EACH
GST Incl.						
Extra Charge will Apply – Where Large Number of Residents are to be Notified E.g. Flat of Units etc.						
D.A requiring Public notification	L	$418.18	$392.73	$39.27	$432.00	EACH
DA required to be notified to adjoining affected properties as per 2020 Community Engagement Plan	L	$213.00	$213.00	$0.00	$213.00	EACH
GST Excl.						
Extra Charge will Apply – Where Large Number of Residents are to be Notified. E.g. Flat of Units, etc.						
DA required to be notified to adjoining properties and publicly notified	L	$418.00	$390.91	$39.09	$430.00	EACH
Modification of Development Consent						
Application for Modification of Development Consent						
Modification application under the Act, Section 4.55(1)	M	$95.00	$95.00	$0.00	$95.00	EACH
Fee for Modification Application under Section 4.55(1A) or 4.56(1) that involves in the consent authority's opinion, minimal environmental impact, the Maximum Fee (see Total Amount Column) or 50% of the Fee for the Original D.A whichever is the lesser	M	$859.00	$859.00	$0.00	$859.00	EACH
GST Free						
Fee for an Application under S4.55(2) or S4.56(1)						
Fee for modification application, s4.55(2) or s4.56(1) that does not, in the consent authority's opinion, involve minimal environmental impact	M	50% fee for original application				EACH
(a) less than $107.28, or						
(b) $107.28 or more and the original development application did not involve the erection of a building, the carrying out of the work or the demolition of a work or building						

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Name	Policy Code	Year 25/26 Fee (incl. GST)	Year 26/27 Fee (excl. GST)	GST	Fee (incl. GST)	Unit
Fee for an Application under S4.55(2) or S4.56(1) [continued]						
Fee for modification application, s4.55(2) or s4.56(1) that does not, in the consent authority's opinion, involve minimal environmental impact					CPI	EACH
(a) the fee for the original application was $107.28 or more, and (b) the original development application involved the erection of a dwelling house with an estimated cost of $100,000 or less						
Fee for modification application, s4.55(2) or s4.56(1) that does not, in the consent authority's opinion, involve minimal environmental impact if the fee for the original application was $100 or more and the application relates to an original development application, other than as specified above, with an estimated cost of development within the Section 4.55 and Section 8.3 table	M				Refer to Section 4.55 and Section 8.3 Table	EACH
Plus an additional amount if Notice of Application is to be given	M	$886.00	$886.00	$0.00	$886.00	EACH
Section 4.55 and Section 8.3 Table						
Up to $5,000	M	$73.00	$73.00	$0.00	$73.00	Each
Base Charge - $5,001 – $250,000	M	$113.00	$113.00	$0.00	$113.00	EACH
Additional Charge for Each $1,000	M	$1.50	$1.50	$0.00	$1.50	EACH
Base Charge – $250,001 – $500,000	M	$666.00	$666.00	$0.00	$666.00	EACH
Additional Charge for Each $1,000	M	$0.85	$0.85	$0.00	$0.85	EACH
Base Charge – $500,001 – $1,000,000	M	$949.00	$949.00	$0.00	$949.00	EACH
Additional Charge for Each $1,000	M	$0.50	$0.50	$0.00	$0.50	EACH
Base Charge – $1,000,001 – $10,000,000	M	$1,314.00	$1,314.00	$0.00	$1,314.00	EACH
Additional Charge for Each $1,000	M	$0.40	$0.40	$0.00	$0.40	EACH
Base Charge – More than $10,000,000	M	$6,310.00	$6,310.00	$0.00	$6,310.00	EACH
Additional Charge for Each $1,000	M	$0.27	$0.27	$0.00	$0.27	EACH
Section 8.3 Review						
(i) Application for review that relates to a development application not involving the erection of a building, carrying out of a work or the demolition of a work or building	M				50% fee for original development application	EACH
(ii) Application for review that relates to a development application involving the erection of a dwelling house with an estimated cost of $100,000 or less	M				CPI	EACH
(iii) In the case of an application for review for all other development application, fees as set out in Section 4.55 and Section 8.3 table	M				Refer to Section 4.55 and Section 8.3 table	EACH
Residential Flat Development						
An additional fee is payable for development which is required to be referred to a design review under State Environmental Planning Policy No. 65 – Design Quality of Residential Flat Development	M	$3,996.00	$3,996.00	$0.00	$3,996.00	EACH

Name	Policy Code	Year 25/26 Fee (incl. GST)	Year 26/27 Fee (excl. GST)	GST	Fee (incl. GST)	Unit
Refunds where Applications Withdrawn						
Application withdrawn	L	Refund amount dependant on level of work undertaken to be determined by the Planning Officer				EACH
Extension of Development Consent						
Base Charge	C	$217.00	$223.50	$0.00	$223.50	EACH
Advertising Fee if Applicable	L	$148.40	$153.00	$0.00	$153.00	EACH
Development Advisory Meeting						
Meetings with Members of Council – Discuss Development Application Concept Proposals less than $500,000	H	$400.00	$375.00	$37.50	$412.50	30 MINUTES
Meetings with Members of Council – Discuss Development Application Concept Proposals over $500,000 but less than $4,000,000	H	$742.50	$695.91	$69.59	$765.50	30 MINUTES
Meetings with Members of Council – Discuss Development Application Concept Proposals over $4,000,000	N	$1,255.50	$1,176.82	$117.68	$1,294.50	30 MINUTES
Extracts from Development Application						
Per Program – Per Month	P	$114.00	$117.50	$0.00	$117.50	MINIMUM
Per Program – Per Year	P	$228.00	$235.00	$0.00	$235.00	YEAR
Subdivision Fees						
Application Fees						
Subdivision Including New Road – Base Charge	M	$885.00	$913.00	$0.00	$913.00	EACH
Subdivision Inc. New Road – Additional Charge	M	$65.00	$65.00	$0.00	$65.00	LOT
Subdivision where No New Road – Base Charge	M	$440.00	$453.00	$0.00	$453.00	EACH
Subdivision where No New Road – Additional Charge	M	$53.00	$53.00	$0.00	$53.00	LOT
Strata – Base Charge	M	$440.00	$453.00	$0.00	$453.00	EACH
Strata – Additional Charge	M	$65.00	$65.00	$0.00	$65.00	LOT
Subdivision Certificate (Linen Release)						
Where Council has Progressively inspected Subdivision Work and Issued Majority of Compliance Certificates	L	$115.00	$115.00	$0.00	$115.00	LOT
Where Council has not Issued all or the Majority of Compliance Certificates	L	$115.00	$115.00	$0.00	$115.00	LOT
Strata Certificate (Linen Release)	L	$82.00	$84.50	$0.00	$84.50	LOT
Per Lot Price up to 30 Lots						
Strata Certificate (Up to 30 Lots)	L	$2,465.50	$2,542.00	$0.00	$2,542.00	30 LOTS
Price for 30 Lots						
Each Additional Lot over 30 Lots	L	$41.00	$42.50	$0.00	$42.50	LOT
Subdivision Certificate Application Fee	M	$565.00	$582.50	$0.00	$582.50	MINIMUM
Subdivision Certificate Application Fee. Strata	M	$339.00	$349.50	$0.00	$349.50	MINIMUM

Name	Policy Code	Year 25/26 Fee (incl. GST)	Year 26/27 Fee (excl. GST)	GST	Fee (incl. GST)	Unit
Engineering Construction Certificate – Application for Approval of Design						
Erosion Control Plans	N	$376.00	$352.27	$35.23	$387.50	EACH
Traffic Control Plans	N	$376.00	$352.27	$35.23	$387.50	EACH
Inter-allotment Drainage						
Base Charge – Engineering Construction Certificate	C	$233.00	$211.82	$21.18	$233.00	EACH
Additional Charge per Metre – Engineering Construction Certificate	N	$2.00	$1.82	$0.18	$2.00	METRE
Drainage in Public Land						
Base Charge – Engineering Construction Certificate	C	$233.00	$211.82	$21.18	$233.00	EACH
Additional Charge per Metre – Engineering Construction Certificate	N	$9.50	$9.09	$0.91	$10.00	METRE
Road and Drainage Plans						
Length of Road 0-33m	N	$847.50	$794.55	$79.45	$874.00	MINIMUM
One off fee						
Length of road over 33-50m Additional	N	$26.00	$24.55	$2.45	$27.00	METRE
One off fee plus additional fee per metre						
Length of Road 50m	N	$1,284.00	$1,203.64	$120.36	$1,324.00	MINIMUM
One off fee						
Length of road over 50m Additional	N	$11.50	$10.91	$1.09	$12.00	METRE
One off fee plus additional fee per metre						
Rural Residential	N	$514.50	$482.27	$48.23	$530.50	EACH
One off fee						
On Site Detention	N	$742.50	$695.91	$69.59	$765.50	EACH
Paved Access Ways	N	$228.00	$213.64	$21.36	$235.00	EACH
Miscellaneous Works Not Above	N	$365.00	$342.27	$34.23	$376.50	EACH
Engineering Compliance Certificate – Inspection of Road and Drainage Works						
Erosion Control Plans	N	$365.00	$342.27	$34.23	$376.50	EACH
Traffic Control Plans	N	$365.00	$342.27	$34.23	$376.50	EACH
Inter-allotment Drainage						
Base Charge – Engineering Compliance Certificate – Inter-allotment Drainage	C	$233.00	$211.82	$21.18	$233.00	EACH
Additional Charge per Metre – Engineering Compliance Certificate	N	$4.00	$3.64	$0.36	$4.00	METRE
Drainage in Public Land						
Base Charge – Engineering Compliance Certifi – Drainage in Public Land	C	$233.00	$211.82	$21.18	$233.00	EACH
Additional Charge per Metre (Half Width Road), One off fee	N	$12.50	$11.82	$1.18	$13.00	METRE

Name	Policy Code	Year 25/26 Fee (incl. GST)	Year 26/27 Fee (excl. GST)	GST	Fee (incl. GST)	Unit
Road and Drainage Plans – Half Width Road						
Length of Road 0-25m	N	$777.00	$728.18	$72.82	$801.00	MINIMUM
(Half Width Road), One off fee						
Length of road over 25-50m Additional	N	$31.50	$29.55	$2.95	$32.50	METRE
(Half Width Road), One off fee plus additional fee per metre						
Length of Road 50m (Half Width Road), One off fee plus additional fee per metre	N	$1,552.50	$1,455.00	$145.50	$1,600.50	MINIMUM
(Half Width Road), One off fee						
Length of road over 50m Additional (Full Width Road), One off fee	N	$17.00	$15.91	$1.59	$17.50	METRE
(Half Width Road), One off fee plus additional fee per metre						
Length of Road 0-20m	N	$777.00	$728.18	$72.82	$801.00	MINIMUM
(Full Width Road). One off fee						
Length of road over 20-50m Additional	N	$37.50	$35.00	$3.50	$38.50	METRE
(Full Width Road). One off fee plus additional fee per metre						
Length of Road 50m – Engineering Compliance Certificate	N	$1,907.00	$1,787.27	$178.73	$1,966.00	MINIMUM
(Full Width Road). One off fee						
Length of road over 50m Additional – Engineering Compliance Certificate	N	$24.00	$22.73	$2.27	$25.00	METRE
(Full Width Road). One off fee plus additional fee per metre						
Rural Residential	N	$189.00	$177.27	$17.73	$195.00	EACH
(Full Width Road)						
On Site Detention	N	$400.00	$375.00	$37.50	$412.50	EACH
(Full Width Road)						
Paved Access Ways	N	$251.00	$235.45	$23.55	$259.00	EACH
(Full Width Road). Includes 3 Inspections						
Miscellaneous Works						
Miscellaneous Works Not Listed Above	N	$411.50	$385.91	$38.59	$424.50	MINIMUM
Works which do not fall in Above List – Per Inspection	N	$189.00	$177.27	$17.73	$195.00	INSPECTION
Re-Inspection – Charged Separately	N	$189.00	$177.27	$17.73	$195.00	INSPECTION
Inspections requested on Saturday between 6:30am to 2:30pm – 4 hours minimum	N	$205.50	$192.73	$19.27	$212.00	EACH
Endorsement of Linen Plan or 88B Instrument						
Endorsement Linen Plan where Original has been Amended, Lost or Destroyed – 88B Instrument Preparation	I	$342.00	$352.50	$0.00	$352.50	EACH
Copy of Councils Specification	I	$17.00	$17.50	$0.00	$17.50	EACH
Request for proposed modification and/ or extinguishment on restriction on title of land plus Legal costs associated with request plus cost recovery of any other associated expenses	L	$500 plus minimum $2,865 for legal fees **Last year fee** $500 plus minimum $2,000 for legal fees				Per Request

Name	Policy Code	Year 25/26 Fee (incl. GST)	Year 26/27 Fee (excl. GST)	GST	Fee (incl. GST)	Unit
Application for Extension of Time						
Extension of Time where Subdivision is not Commenced within Prescribed Period	N	$228.00	$235.00	$0.00	$235.00	EACH
Security Deposit Maintenance of New Roadworks						
Up to $100,000	N				10% of Value	EACH
GST Free						
Over $100,000	N				$10,000 Plus 5% of Value over $100,000	EACH
GST Free						
Bond Retained	N				Price determined at the time of application	EACH
GST Applicable						
Administration Fee for Bond						
Fee to Accompany the Application	N	$285.50	$294.50	$0.00	$294.50	EACH
Plan Copying						
A1 Sheet	H	$5.00	$5.00	$0.00	$5.00	EACH
A2 Sheet	H	$2.00	$2.00	$0.00	$2.00	EACH
A3 Sheet	H	$2.00	$2.00	$0.00	$2.00	EACH
A4 Sheet	H	$1.00	$1.00	$0.00	$1.00	EACH
Bonded Works						
Final A.C. 20mm Thick Asphaltic Concrete	N	$11.50	$12.00	$0.00	$12.00	SQUARE METER
Layback Bond Max 4m Wide Construct New Layback	N	$114.00	$117.50	$0.00	$117.50	EACH
Bond to Remove Existing Layback and Construct Councils Standard Kerb and Gutter	N	$1,141.50	$1,177.00	$0.00	$1,177.00	EACH
Path Paving 1.2m Wide						
1.2m x 75mm Thick	N	$91.50	$94.50	$0.00	$94.50	SQUARE METER
1.2m s 100mm Thick	N	$103.00	$106.00	$0.00	$106.00	SQUARE METER
1.2m x 100 Thick with SL72 Reinforcing	N	$114.00	$117.50	$0.00	$117.50	SQUARE METER
1.2m x 125 Thick with SL72 Reinforcing	N	$125.00	$129.00	$0.00	$129.00	SQUARE METER
Path Paving 2.0m Wide						
2m x 100mm Thick	N	$103.00	$106.00	$0.00	$106.00	SQUARE METER
2m x 100mm Thick with SL72 Reinforcing	N	$114.00	$117.50	$0.00	$117.50	SQUARE METER
2m x 125mm Thick with SL72 Reinforcing	N	$114.00	$117.50	$0.00	$117.50	SQUARE METER
Representation Hearing Lodgement						
Base Charge	C	$76.00	$71.36	$7.14	$78.50	EACH

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Name	Policy Code	Year 25/26 Fee (incl. GST)	Year 26/27 Fee (excl. GST)	GST	Fee (incl. GST)	Unit
Representation Hearing Lodgement [continued]						
Additional Per Hour – Applicant Not Represented By Legal Representative	C	$113.00	$105.91	$10.59	$116.50	HOUR
Councils Solicitor	C			Applicant to Meet Costs		EACH
GST Applicable						
Drainage and Floodplain						
Publication						
Residential on Site Detention Handbook	G	$14.50	$15.00	$0.00	$15.00	EACH
Goods on Footpath						
Goods on Council Owned Footpaths per Square Metre	C		$398.00 Per Square Metre charge **Last year fee** Per Square Metre charge			YEAR
Outdoor Dining on Council Owned Footpaths per Table	C		$100.00 Per Table charge **Last year fee** Per Table charge			YEAR
Outdoor Dining Application Fee	C	$114.00	$117.50	$0.00	$117.50	EACH
A nominal fee of "the cost of one table" is charged upfront for all outdoor dining applications. If application refused, no refund. If application withdrawn, up to 50% refund maximum.						
Section 8.2 (1)(c) Review						
Cost less then $100,000						
Cost less than $100,000 if the estimated cost of the development is less than $100,000	M	$73.00	$73.00	$0.00	$73.00	EACH
Cost $100,001 to $1,000,000						
Cost $100,000 – $1,000,000 if the estimated cost of the development is $100,000 or more and less than or equal to $1,000,000	M	$199.00	$199.00	$0.00	$199.00	EACH
Cost greater than $1,000,000						
Cost greater than $1,000,000 if the estimated cost of the development is more than $1,000,000 – Independent Hearing and Assessment	M	$333.00	$333.00	$0.00	$333.00	EACH
Independent Hearing and Assessment						
Chair	H	$2,000.00	$2,000.00	$0.00	$2,000.00	MEETING
$285 per hour for business that is undertaken outside of meetings						
Member 1	H	$1,500.00	$1,500.00	$0.00	$1,500.00	MEETING
$214 per hour for business that is undertaken outside of meetings						
Member 2	H	$1,500.00	$1,500.00	$0.00	$1,500.00	MEETING
$214 per hour for business that is undertaken outside of meetings						

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Name	Policy Code	Year 25/26 Fee (incl. GST)	Year 26/27 Fee (excl. GST)	GST	Fee (incl. GST)	Unit
Independent Hearing and Assessment [continued]						
Community Member	H	$500.00	$500.00	$0.00	$500.00	MEETING
$71 per hour for business that is undertaken outside of meetings						
Admin Support						
Submission and Registration of Privately Issued Cert.						
Submission and registration of certificates received from Private Certifiers	M	$39.00	$42.00	$0.00	$42.00	EACH
Certificates/Supply of Information						
Certificate with regards to outstanding notices/ orders issued under the Environmental Planning & Assessment Act 1979 and or Local Government Act 1993	L	$180.00	$180.00	$0.00	$180.00	EACH
Environmental and Public Health Compliance						
Pollution Control, Compliance						
Inspection within Business Hours						
Inspection Fee initial 60min or part thereof	C	$246.50	$260.00	$0.00	$260.00	INSPECTION
E.g. Attendance at site to undertake investigation/enquiry						
Additional 60min or part thereof relating to costs outlined in 3702	C	$106.00	$110.50	$0.00	$110.50	30 MINUTES
After Hours Inspections – after 6.00pm (any day of the week)						
Inspection Fee First 60min or part thereof	C	$482.00	$502.00	$0.00	$502.00	INSPECTION
Additional 30 min relating to 3708	C	$117.50	$122.50	$0.00	$122.50	HOUR
Clean-up, Prevention Notices and Noise Control Notices (POEO Act 1997)						
Fee for notices	M	$821.00	$840.00	$0.00	$840.00	NOTICE
Compliance Cost Notices (POEO Act 1997)						
Clean-up, Prevention and Prohibition Notice (Monitoring and compliance costs – per hour or part thereof)	M	$217.35	$224.00	$0.00	$224.00	INCIDENT
Use of Councils resources, agents, contractors to cause compliance	M	Full recovery (at cost). Subject to outcome of investigation				NOTICE
No amount can be included due to the uncertainty of the contract costs at any given time						
Preparation of Investigation Report						
Research, inspection and preparation costs	L	$219.52	$226.50	$0.00	$226.50	HOUR
Per hour or part thereof						
Site History Search	C	$364.00	$379.00	$0.00	$379.00	HOUR
Fee Charged to Undertake Search of Councils Files in Relation to the Contamination Status of a Particular Property						

Name	Policy Code	Year 25/26 Fee (incl. GST)	Year 26/27 Fee (excl. GST)	GST	Fee (incl. GST)	Unit
Food Businesses Annual Administration						
Food Premises (Food businesses with more than 5 full time equivalent employees)		$0.00	$800.00	$0.00	$800.00	EACH
Food Premises (Food businesses with less than 5 full time equivalent employees)	M	$310.50	$400.00	$0.00	$400.00	EACH
10% discount if paid before due date.						
Retail Food Business/Premises						
Inspection / Reinspection Fee for food premises	M	$144.90	$150.00	$0.00	$150.00	INSPECTION
Officer discretion will determine whether fee is to be applied based on the scale of seriousness. 10% discount if paid before due date.						
Improvement Notice Fee (Food Act 2003)	M	$330.00	$565.00	$0.00	$565.00	EACH
Food premises Fit-out Inspection by EHO associated with DA inspections with Building Control	C	$229.50	$239.00	$0.00	$239.00	INSPECTION
Mobile Food Vending Vehicles (use in public place)						
Inspection of food trucks parked at home (not operating at time of inspection)	M	$124.20	$150.00	$0.00	$150.00	EACH
10% discount if paid before due date.						
Inspection of food trucks permanently parked on private land and operating at time of inspection		$0.00	$250.00	$0.00	$250.00	EACH
Temporary Food Stall Inspections						
Food stalls and trucks at events and markets	M	$103.50	$150.00	$0.00	$150.00	INSPECTION PER STALL OR OUTLET
For large community festivals; one overall fee charged to organiser of the event.						
School Canteens						
For-Profit/Business venture School Canteen Inspection (no admin fee)	M	$150.08	$250.00	$0.00	$250.00	INSPECTION
Inspection fee only. No further administration fee to be paid. 10% discount if paid before due date						
Food Safety Training						
Training seminar (per Full day – at food business premises)	P	$940.00	$889.55	$88.95	$978.50	TRAINING
Training Seminar (per 1/2 day)	P	$469.50	$444.55	$44.45	$489.00	TRAINING
Regulated Premises, Activities						
Regulated Premises Initial Registration - Administrative Fee		$30.00	$30.00	$0.00	$30.00	EACH
One off Administrative fee for new registration for regulated premises.						
Skin Penetration Procedure Premises – e.g. tattoos, beauty salon, waxing, nail salon	C	$194.00	$250.00	$0.00	$250.00	INSPECTION
10% discount if paid before due date						

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Name	Policy Code	Year 25/26 Fee (incl. GST)	Year 26/27 Fee (excl. GST)	GST	Fee (incl. GST)	Unit
Regulated Premises, Activities [continued]						
Boarding Houses /Places of Shared Accommodation	C	$194.00	$202.00	$0.00	$202.00	INSPECTION
10% discount if paid before due date						
Brothels	C	$234.50	$300.00	$0.00	$300.00	INSPECTION
10% discount if paid before due date						
Mortuaries, Undertakers	C	$252.50	$263.00	$0.00	$263.00	INSPECTION
10% discount if paid before due date						
Improvement Notice or Prohibition Order Fee (in any other case under the Public Health Act)	N	$300.00	$309.00	$0.00	$309.00	EACH
Prohibition Order Reinspection Fee (per hour)	N	$280.00	$319.50	$0.00	$319.50	INSPECTION
Notification of Skin Penetration Procedures	N	$105.00	$105.00	$0.00	$105.00	EACH
Microbial Control – Regulated						
Annual Administration Fee for Review of Cooling Tower reports, Management plans and Audit Reports	N	$155.50	$250.00	$0.00	$250.00	EACH
Inspection (First Unit/Device/Cooling Tower)	C	$234.50	$244.00	$0.00	$244.00	INSPECTION PER UNIT
10% discount if paid before due date						
Inspection (Second and any subsequent Units/ Devices/Cooling Towers)	C	$65.00	$67.50	$0.00	$67.50	INSPECTION PER UNIT
10% discount if paid before due date						
Compliance Reinspection (each unit/device)	C	$152.50	$159.00	$0.00	$159.00	RE-INSPECTION
10% discount if paid before due date						
Water Sampling of Regulated Devices – Only occurs in the event of an out break e.g. Legionnaires Disease	N	$199.50	$350.00	$0.00	$350.00	UNIT
Improvement Notice or Prohibition Order Fee	N	$650.00	$665.00	$0.00	$665.00	EACH
Notification of installation of water cooling and warm water system	N	$120.00	$120.00	$0.00	$120.00	EACH
Public Swimming Pools and Spa						
Improvement Notice or Prohibition Order Fee	N	$300.00	$309.00	$0.00	$309.00	EACH
Notification of a public swimming pool or spa	N	$105.00	$105.00	$0.00	$105.00	EACH
The hygiene and water quality inspection of public swimming pools and spas		$0.00	$200.00	$0.00	$200.00	EACH
Caravan Parks						
This fees covers both the yearly inspection as well as the approval under section 68 of Local Government Act	C	$623.00	$650.00	$0.00	$650.00	INSPECTION

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Name	Policy Code	Year 25/26 Fee (incl. GST)	Year 26/27 Fee (excl. GST)	GST	Fee (incl. GST)	Unit
Caravan Parks [continued]						
Additional compliance reinspection	C	$164.50	$171.00	$0.00	$171.00	RE-INSPECTION
Sewage Management Installation						
Pump out installation package (installation) + inspection/s + approval to operate 1 year	N	$505.50	$526.00	$0.00	$526.00	INSPECTION
Compliance inspection fee (pump out)	N	$188.00	$195.50	$0.00	$195.50	INSPECTION
Domestic Installation Package						
Domestic Installation Package (Assessment + 2 inspections + approval to operate 1 year)	N	$511.50	$532.50	$0.00	$532.50	INSTALLATION
Per installation						
Inspections (Where additional inspections required)	N	$117.50	$122.50	$0.00	$122.50	INSPECTION
Per installation						
Amended Application Fee	N	$158.50	$165.00	$0.00	$165.00	INSTALLATION
Per installation						
Commercial Installation Package						
Commercial Installation Package (Assessment, +2 inspections + approval to operate 1 year)	N	$857.50	$892.50	$0.00	$892.50	INSTALLATION
Per installation						
Inspections (Where additional inspections required)	N	$117.50	$122.50	$0.00	$122.50	INSPECTION
Per installation						
Amended Application Fee	N	$158.50	$165.00	$0.00	$165.00	INSTALLATION
Per installation						
Greywater Treatment System Package						
Greywater Treatment System Package (Assessment + 1 inspection + approval to operate 1 year)	N	$258.50	$269.00	$0.00	$269.00	INSPECTION
Per installation						
Annual Approval to Operate and Compliance Inspections						
Annual Administration Charge (pursuant to Section 608 of LGA 1993)	N	$41.50	$60.00	$0.00	$60.00	SYSTEM
Compliance Inspection Fee (Residential) (Frequency as per risk – 1, 3 or 5 year)	N	$194.00	$220.00	$0.00	$220.00	SYSTEM
* Inspection will be undertaken every 1,3 or 5 years depending on the risk ranking (Low, Medium or High) assigned to each OSMS in accordance with Councils OSMS Strategy						
Compliance Inspection Fee (Commercial)	C	$217.50	$260.00	$0.00	$260.00	SYSTEM
* Inspection will be undertaken every 1,3 or 5 years depending on the risk ranking (Low, Medium or High) assigned to each OSMS in accordance with Councils OSMS Strategy						

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Name	Policy Code	Year 25/26 Fee (incl. GST)	Year 26/27 Fee (excl. GST)	Year 26/27 GST	Year 26/27 Fee (incl. GST)	Unit
Annual Approval to Operate and Compliance Inspections [continued]						
Compliance Reinspection Fee	C	$117.50	$122.50	$0.00	$122.50	RE-INSPECTION

People, Culture and Operations

Sustainable Resource Centre

Note: The Sustainable Resource Centre operates under a category where fees may be varied from time to time and are therefore subject to change. This reflects the competitive and rapidly evolving nature of the construction industry. These listed fees serving as a general guide rather than fixed rates.

Recycle Construction Waste

The Sustainable Resource Centre operates under a category where fees may be varied from time to time and are therefore subject to change. This reflects the competitive and rapidly evolving nature of the construction industry. These listed fees serving as a general guide rather than fixed rates.

Incoming material

Clean Concrete (No Steel)	P	$8.00	$7.27	$0.73	$8.00	TONNE
Minimum $10.00 per tonne for any incoming materials below 1 tonne.						
Clean Concrete (Light Steel Max Size 1200mm X 450mm)	P	$10.00	$9.55	$0.95	$10.50	TONNE
Minimum $10.00 per tonne for any incoming materials below 1 tonne.						
Clean Concrete (Heavy Steel Maximum Size)	P	$12.50	$11.82	$1.18	$13.00	TONNE
Minimum $10.00 per tonne for any incoming materials below 1 tonne.						
Clean Concrete (Hand Unloading)	P	$34.00	$31.82	$3.18	$35.00	TONNE
Minimum $30.00 per tonne for any incoming materials below 1 tonne.						
Clay Bricks/Terracotta	P	$15.00	$14.09	$1.41	$15.50	TONNE
Minimum $10.00 per tonne for any incoming materials below 1 tonne.						
Clay Bricks/Terracotta (Hand Unloading)	P	$34.00	$31.82	$3.18	$35.00	TONNE
Minimum $30.00 per tonne for any incoming materials below 1 tonne.						
Asphalt (Ripped)	P	$10.00	$9.55	$0.95	$10.50	TONNE
Minimum $10.00 per tonne for any incoming materials below 1 tonne.						
Asphalt (Profiled)	P	$10.00	$9.55	$0.95	$10.50	TONNE
Minimum $10.00 per tonne for any incoming materials below 1 tonne.						

Crushed Concrete Products

R2 Sub-base (Concrete Roadbase)	P	$29.00	$27.27	$2.73	$30.00	TONNE
Bedding Sand (-8mm)	P	$32.00	$29.09	$2.91	$32.00	TONNE
10mm Drainage Aggregate	P	$34.50	$32.27	$3.23	$35.50	TONNE
20mm Drainage Aggregate	P	$32.50	$30.45	$3.05	$33.50	TONNE

Recycled Asphalt Products

20mm Crushed Asphalt	P	$25.50	$24.09	$2.41	$26.50	TONNE

Cement Stabilised Sands

25:1 3.8% Sand & Cement	P	$46.50	$43.64	$4.36	$48.00	TONNE
20:1 4.8% Sand & Cement	P	$47.50	$41.82	$4.18	$46.00	TONNE

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Name	Policy Code	Year 25/26 Fee (incl. GST)	Year 26/27 Fee (excl. GST)	GST	Fee (incl. GST)	Unit
Cement Stabilised Sands [continued]						
14:1 6.7% Sand & Cement	P	$50.50	$44.55	$4.45	$49.00	TONNE
12:1 7.7% Sand & Cement	P	$52.50	$47.73	$4.77	$52.50	TONNE
10:1 9.0% Sand & Cement	P	$54.50	$49.55	$4.95	$54.50	TONNE
9:1 10.0% Sand & Cement	P	$58.50	$53.18	$5.32	$58.50	TONNE
8:1 11.0% Sand & Cement	P	$63.50	$57.73	$5.77	$63.50	TONNE
Recycled Soil Products						
Topsoil (Raw)	P	$75.50	$70.91	$7.09	$78.00	TONNE
Waste and Cleansing Operations						
Residential Waste						
140L Red lid garbage bin (Weekly), 240L Yellow lid recycling bin (Fortnightly) and 240L Green lid FOGO bin (Fortnightly)	L	$504.50	$522.16	$0.00	$522.16	Annually
There is no bin replacement charge for 140L red lid, 240L red lid, 240L green lid or 240L yellow lid bins						
240L Red lid garbage bin (Weekly), 240L Yellow lid recycling bin (Fortnightly), and 240L Green lid FOGO bin (Fortnightly)	L	$538.30	$557.14	$0.00	$557.14	Annually
Availability charge for vacant land	L	$269.15	$278.57	$0.00	$278.57	Annually
Trade Waste						
Special Products Service (Service public request out of ordinary)	C	Price determined at the time of application				EACH
Commercial						
240 Litre Bin	N	$20.00	$21.00	$0.00	$21.00	PER EMPTY
Minimum Charge						
360 Litre Bin	N	$32.00	$33.50	$0.00	$33.50	PER EMPTY
Minimum Charge						
660 Litre Bin	N	$48.50	$50.50	$0.00	$50.50	PER EMPTY
Minimum Charge						
1,100 Litre Bin	N	$63.00	$65.50	$0.00	$65.50	PER EMPTY
Minimum Charge						
Recycling						
240 Litre Bin	N	$15.50	$16.00	$0.00	$16.00	PER EMPTY
Minimum Charge						
360 Litre Bin	N	$18.50	$19.50	$0.00	$19.50	PER EMPTY
Minimum Charge						

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Name	Policy Code	Year 25/26 Fee (incl. GST)	Year 26/27 Fee (excl. GST)	GST	Fee (incl. GST)	Unit
Recycling [continued]						
660 Litre Bin	N	$26.00	$27.00	$0.00	$27.00	PER EMPTY
Minimum Charge						
1,100 Litre Bin	N	$32.00	$33.50	$0.00	$33.50	PER EMPTY
Minimum Charge						
Waste Strategy and Sustainability						
Drop Off Centre-Local Residents Service Only						
Car batteries (domestic quantity)	N				Free of Charge	Each
Electronic waste (domestic quantity)	N				Free of Charge	Each
Gas cylinder (domestic quantity)	N				Free of Charge	Each
Green Waste Disposal – Per Car (full load)	N	$10.00	$18.18	$1.82	$20.00	Per Vehicle
Green Waste Disposal – Per Ute (full load)	N	$15.50	$31.82	$3.18	$35.00	Per Vehicle
Green Waste Disposal – Per Van or Standard Trailer (1.8 x 1.2m with 1m height, full load)	N	$30.00	$45.45	$4.55	$50.00	Per Vehicle
Motor oil (domestic quantity and less than 20L)	N				Free of Charge	Each
Bottles/Cans (domestic quantity)	N				Recycling : Free-Of-charge	EACH
Paper/Cardboard (domestic quantity)	N				Recycling : Free-Of-charge	EACH
Metals/Whitegoods (domestic quantity)	N				Recycling : Free-Of-charge	EACH
Removal of Bulk Rubbish						
Other than designated collection zones	N				Price determined at the time of application	EACH
Waste Education						
Over the Counter purchases						
Reln Compost Aerator	N	$25.00	$23.64	$2.36	$26.00	Each
Tumbleweed Can o' Worms (2 feed trays)	N	$84.50	$79.09	$7.91	$87.00	Each
Coconut Fibre (800g)	N	$6.00	$5.45	$0.55	$6.00	EACH
Additional FOGO caddy	N				Cost recovery basis	EACH
Compost Bins	H	$68.00	$64.55	$6.45	$71.00	EACH
Bag of Worms (1000)	H	$42.00	$39.55	$3.95	$43.50	EACH
Can o Worms Cover with Zeolite	H	$9.00	$8.64	$0.86	$9.50	EACH
Reln Can of Worms	H	$87.50	$82.73	$8.27	$91.00	EACH
Waste Education Workshop						
Environment/waste education workshop	O	$62.50	$58.64	$5.86	$64.50	Per Session
Waste Services Administration						
Additional Bulky Waste removal over and above the 4 pickups allowed per year per household	N				$88 per collection of 2m3 $66 per 1m3 thereafter Min. Fee excl. GST: $170.00	Per Pick Up
Additional collection services (one off pick up) (1100L)	N	$63.00	$65.00	$0.00	$65.00	Per Pick Up

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Name	Policy Code	Year 25/26 Fee (incl. GST)	Year 26/27 Fee (excl. GST)	GST	Fee (incl. GST)	Unit
Waste Services Administration [continued]						
Additional collection services (one off pick up) (240L)	N	$20.00	$20.50	$0.00	$20.50	Per Pick up
Additional collection services (one off pick up) (660L)	N	$48.50	$50.00	$0.00	$50.00	Per Pick up
Administration Fee	O	$28.00	$29.00	$0.00	$29.00	Each
Missed collection due to non presentation (1100L) per bin	N	$63.00	$65.00	$0.00	$65.00	Per bin
Missed collection due to non presentation (240L) per bin	N	$20.00	$20.50	$0.00	$20.50	Per bin
Missed collection due to non presentation (660L) per bin	N	$48.50	$50.00	$0.00	$50.00	Per bin
Removal of garbage/ recycling bin from Council's footpath after a period of 48 hours from service provision and placement of bins within property	N	$50.50	$52.00	$0.00	$52.00	Per service
Replacement of 660L garbage bin (first, second and third bins are free, after that the fees apply)	N	$384.50	$396.50	$0.00	$396.50	Each
Replacement of new garbage or recycling bin (240L) (first, second and third bins are free, after that the fees apply)	N	$90.50	$93.50	$0.00	$93.50	Each
RFBs wheel in - wheel out service (per bin)	N	$102.00	$105.00	$0.00	$105.00	Per bin
Over the Counter purchases						
Disable Toilet Keys	A	$13.00	$12.27	$1.23	$13.50	EACH
Governance and Legal						
Governance						
Hire of Meeting Rooms						
Committee Room 1 – Full Day	C	$169.50	$160.45	$16.05	$176.50	DAY
Committee Room 2 – Full Day	C	$234.50	$221.82	$22.18	$244.00	DAY
Committee Room 1 and 2 – Full Day	C	$339.50	$321.36	$32.14	$353.50	DAY
Committee Room 1 – Half Day	C	$97.50	$92.27	$9.23	$101.50	DAY
Committee Room 2 – Half Day	C	$137.00	$129.55	$12.95	$142.50	DAY
Committee Room 1 and 2 – Half Day	C	$189.00	$179.09	$17.91	$197.00	HALF DAY
Committee Room 4 – Half Day	C	$137.00	$129.55	$12.95	$142.50	HALF DAY
Committee Room 4 – Full Day	C	$234.50	$221.82	$22.18	$244.00	HALF DAY
Release Fees						
Councillor Photographs for private use	H	Refer to Councillors Expenses & Facilities Policy Min. Fee excl. GST: $20.00				EACH
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12:1 7.7% Sand & Cement	[Cement Stabilised Sands]	83
14:1 6.7% Sand & Cement	[Cement Stabilised Sands]	83
140L Red lid garbage bin (Weekly), 240L Yellow lid recycling bin (Fortnightly) and 240L Green lid FOGO bin (Fortnightly)	[Residential Waste]	83
18 Holes	[Green Fees at Weekend and Public Holidays]	27
18 Holes	[Green Fees Mid Week]	27
1st Person	[Dolphins]	13
1st Person	[Bronze]	13
1st Person	[Silver]	13
1st Person	[Gold]	14
2		
2 - 3 Hours	[Downey Lane Carpark Fairfield]	42
2 – 3 Hours	[Dutton Plaza Car Park Cabramatta]	41
2 – 3 Hours	[Nelson Street Carpark Fairfield]	41
2 – 3 Hours	[Fisher Street Carpark Cabramatta]	42
2-3 Hour	[Loading Area]	41
2.4m lintel	[Drainage Kerb Inlet Slab, Pit]	55
20 Entries Pass	[Multi-Visit Pass]	11
20 Sessions (1hr)	[Personal Training]	15
20 Visit Pass Member	[Childminding – Ages 8 Weeks to 5 years]	15
20 x 1/2 Hour Session	[Personal Training]	15
20:1 4.8% Sand & Cement	[Cement Stabilised Sands]	82
20mm Crushed Asphalt	[Recycled Asphalt Products]	82

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20mm Drainage Aggregate	[Crushed Concrete Products]	82
240 Litre Bin	[Commercial]	83
240 Litre Bin	[Recycling]	83
240L Red lid garbage bin (Weekly), 240L Yellow lid recycling bin (Fortnightly), and 240L Green lid FOGO bin (Fortnightly)	[Residential Waste]	83
25 Metre Heated Pool	[Lane Hire – Per Lane Per Hour]	12
25 Metre Heated Pool	[Lane Hire – Per Lane Swimming]	12
25 Metre Heated Pool	[Pool Hire – Outside Normal Operating Hours]	12
25 Metre Heated Pool – Disabled Groups Only	[Carnivals – 50m Pool per Hour]	12
25:1 3.8% Sand & Cement	[Cement Stabilised Sands]	82
26-50 Sq. Metre	[Concrete Footpath (Minimum Area 1.44sqm)]	54
26-50 Sq. Metre	[Road Restoration – Asphalt]	56
2m x 100mm Thick	[Path Paving 2.0m Wide]	76
2m x 100mm Thick with SL72 Reinforcing	[Path Paving 2.0m Wide]	76
2m x 125mm Thick with SL72 Reinforcing	[Path Paving 2.0m Wide]	76
2nd Person	[Dolphins]	13
2nd Person	[Bronze]	13
2nd Person	[Silver]	14
2nd Person	[Gold]	14
3		
3 – 4 Hours	[Dutton Plaza Car Park Cabramatta]	41
3 – 4 Hours	[Nelson Street Carpark Fairfield]	41
3 – 4 Hours	[Downey Lane Carpark Fairfield]	42
3 – 4 Hours	[Fisher Street Carpark Cabramatta]	42
3 Month Membership	[Golf Course]	27
3 Month Rehab Membership	[Aquatherapy Class]	16
3-5 years (Jan – Jun)	[Long Day Care - Services Operating 11 Hours per day (Calendar Year)]	9
3-5 years (Jul – Dec)	[Long Day Care - Services Operating 11 Hours per day (Calendar Year)]	9
3-5 Years Long Day Care (Jan – Jun)	[Long Day Care- Service Operating 10 Hours per day (Calendar year)]	9
3-5 Years Long Day Care (Jul - Dec)	[Long Day Care- Service Operating 10 Hours per day (Calendar year)]	9
3.0m lintel	[Drainage Kerb Inlet Slab, Pit]	55
3.6m lintel	[Drainage Kerb Inlet Slab, Pit]	55
3+ Hours	[Fisher Street Carpark Cabramatta]	42
30 Minutes	[Disabled Learn to Swim – Adult]	13
30 Minutes	[Private Learn to Swim]	13
360 Litre Bin	[Commercial]	83
360 Litre Bin	[Recycling]	83
4		
4 – 5 Hours	[Dutton Plaza Car Park Cabramatta]	41
4 – 5 Hours	[Nelson Street Carpark Fairfield]	41
4 – 5 Hours	[Downey Lane Carpark Fairfield]	42
4 – 5 Hours	[Fisher Street Carpark Cabramatta]	42
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4 – 8 hours	[Board Room (Room 2)]	21
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4 – 8 hours	[Group Fitness Program Room]	22
4 – 8 hours	[Computer Training Room]	22
4 – 8 hours	[Courtyard]	22
4.2m lintel	[Drainage Kerb Inlet Slab, Pit]	55
4.8m lintel, plus	[Drainage Kerb Inlet Slab, Pit]	55
45 Minute Session	[Personal Training]	15
45 Minute Session 10 Pack	[Personal Training]	15
45 Minute Session 20 pack	[Personal Training]	15
45 Minute Session 5 pack	[Personal Training]	15
5		
5 – 6 Hours	[Dutton Plaza Car Park Cabramatta]	41
5 – 6 Hours	[Nelson Street Carpark Fairfield]	41
5 – 6 Hours	[Downey Lane Carpark Fairfield]	42
5 – 6 Hours	[Fisher Street Carpark Cabramatta]	42
5 Sessions (1hr)	[Personal Training]	15
5 x 1/2 Hour Sessions	[Personal Training]	15
50 Metre Pool	[Lane Hire – Per Lane Per Hour]	12
50 Metre Pool	[Lane Hire – Per Lane Swimming]	12

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9		
9 Holes	[Green Fees at Weekend and Public Holidays]	27
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A4 (Colour) per side [Equipment/Consumables]	[Equipment/Consumables]	48
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Additional Charge for Each $1,000	[Section 4.55 & Section 8.3 Table]	62
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Additional Charge for Each $1,000 (or part of $1,000)	[Development Applications]	60
Additional Charge for Each $1,000 (or part of $1,000)	[Development Applications]	60
Additional Charge for Each $1,000 (or part of $1,000)	[Development Applications]	60
Additional Charge for Each $1,000 (or part of $1,000)	[Development Applications]	60
Additional Charge for Each $1,000 (or part of $1,000)	[Development Applications]	60
Additional Charge for Each $1,000 (or part of $1,000)	[Development Applications]	70
Additional Charge for Each $1,000 (or part of $1,000)	[Development Applications]	70
Additional Charge for Each $1,000 (or part of $1,000)	[Development Applications]	70
Additional Charge for Each $1,000 (or part of $1,000)	[Development Applications]	70
Additional Charge for Each $1,000 (or part of $1,000)	[Development Applications]	70
Additional Charge for Each $1,000 (or part of $1,000)	[Development Applications]	70
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Annual Permit – Cat not desexed	[Animal Control]	59
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Approval Fee – Low: Occasional/infrequent low impact filming activities (for students/community groups/charities/educational purposes)	[Filming or Photography Proposal]	6
Approval Fee – Medium: Occasional/infrequent medium impact or regular low impact filming activities	[Filming or Photography Proposal]	6
Approval Fee – Medium: Occasional/infrequent medium impact or regular low impact filming activities (for students/community groups/charities/ educational purposes)	[Filming or Photography Proposal]	6
Approval Fee – No Impact: Occasional filming activities with minimal impact	[Filming or Photography Proposal]	6
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Cabana 1, 2, 6, 7 and 8	[Water Park]	18
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Food Premises (Food businesses with more than 5 full time equivalent employees)	[Food Businesses Annual Administration]	79
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For urgent applications (received less than 14 days prior to filming/photography commencement date) a 100% loading on applicable Filming/Photography Proposal Lodgement Fee applies	[Filming or Photography Proposal]	6
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From 241km – 350km – additional fee	[Special Trips]	40
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Futsal Court Hire – Casual Booking	[Emerson Futsal Court]	30
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Groups 10 – 20 People	[Aquaerobics Classes]	12
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Hire	[Cumberland Room – Not Exceeding 8 Hours]	24
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Hire – Internal mid week	[Ground Floor – Not Exceeding 8 Hours]	25
Hire – Internal Mid Week	[Red Gum Room – Not Exceeding 8 Hours]	24
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N		
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New Educator Start-up Fee (Jul - Dec)	[Family Day Care (Calendar Year)]	9
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O		
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Office 1 – Large Office – Between 20m2 to 35m2	[Bossley Park Hall]	37
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Office 2 – Large office – Between 20m2 to 35m2	[Bonnyrigg Offices – Exclusive]	37
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Office 2 – Small Office – Less than 20m2	[Greenfield Park Offices – Exclusive Use]	38
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On Site Detention	[Road and Drainage Plans – Half Width Road]	75
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Options Available	[Pool Parties]	14
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Other strategies	[Strategic Land Use Planning]	43
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P		
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Permanent Booking	[Group Fitness Room Hire (Prairiewood and Fairfield)]	15
Permanent Booking Group Fitness Room Per Hour	[Group Fitness Program Room]	22
Permanent Premium Parking - Access Pass Licence Agreement	[Dutton Plaza Car Park Cabramatta]	41
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Wetherill Park Occasional Care	[Leases Child Care Centres]	39
Where Council has not Issued all or the Majority of Compliance Certificates	[Subdivision Certificate (Linen Release)]	73
Where Council has Progressively inspected Subdivision Work and Issued Majority of Compliance Certificates	[Subdivision Certificate (Linen Release)]	73
Where there is a requirement for Council to obtain separate legal advice, this is the minimum fee – plus cost recovery of legal costs and/or other expenses	[Investigation of Existing Use Rights]	69
Whitlam - Medium Meeting Room - Commercial Hire	[Hire of Meeting Rooms]	50
Whitlam – Medium Meeting Room Hire – Community Hire	[Hire of Meeting Rooms]	50
Whitlam – Small Meeting Room Hire – Commercial Hire	[Hire of Meeting Rooms]	50
Whitlam – Small Meeting Room Hire – Community Hire	[Hire of Meeting Rooms]	50
Whole Hall Per Hour	[Hall Hire – Badminton, Volleyball, Soccer, Basketball]	17
Whole Hall Per Hour	[Disabled Sporting Groups]	17
Whole Pool Per Hour	[Other Hirers – 50 Metre Pool Only]	12
Work Cover Inspections	[Fire Safety Inspection Fee]	67

continued on next page ...

Fee Name	Parent Name	Page
W [continued]		
Work Cover Re-Inspection Fee	[Fire Safety Inspection Fee]	67
Works which do not fall in Above List – Per Inspection	[Miscellaneous Works]	75
Y		
Youth Activity Area	[Bonnyrigg Youth Services]	37
Youth Events	[7 Hour Hire]	28
Youth Membership 3 Months	[Membership Fees]	16
Other		
(i) Application for review that relates to a development application not involving the erection of a building, carrying out of a work or the demolition of a work or building	[Section 8.3 Review]	72
(ii) Application for review that relates to a development application involving the erection of a dwelling house with an estimated cost of $100,000 or less	[Section 8.3 Review]	72
(iii) In the case of an application for review for all other development application, fees as set out in Section 4.55 and Section 8.3 table	[Section 8.3 Review]	72
(Plus additional 1% of Value of Development over $500,000)	[Construction Certificate Only]	67
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+ 30 Sq. Metre	[Island]	56
+100 Sq. Metre	[Concrete Footpath (Minimum Area 1.44sqm)]	54
+100 Sq. Metre	[Road Restoration – Asphalt]	56
$1,000,001 – $2,000,000	[Construction Certificate Only]	65
$100,001 – $500,000	[Construction Certificate Only]	67
$2,000,001 – $5,000,000	[Construction Certificate Only]	65
$25,001 – $100,000	[Construction Certificate Only]	67
$5,000,001 – $7,500,000	[Construction Certificate Only]	65
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PRICING POLICY AND FEES & CHARGES 2026/2027

The Fees & Charges proposed for the 2026/2027 Financial Year are listed in this document.

Each Fee & Charge is listed with a description of the service/product provided and the specific pricing principle appropriate to the fee or charge, together with the basis upon which the fee or charge has been calculated.

A summary of the pricing principle is included at the beginning of the document.

Most fees and charges have remained at existing levels or have increased to recover costs or to reflect relative changes to the consumer price index or inflation. Where applicable, Goods and Services Tax (GST) has been applied.

A 0.75% service fee will be charged on credit card payments, with the exception of payments for memberships, entry fees, and fee for service payments made at the Leisure, Childcare and Sustainability Centres, the Libraries, City Farm and the Showground.

PRICING POLICY

Under the new Local Government Act, Council is required to adopt a pricing policy. The pricing policy explains the rationale behind the fees set for the use of Council services.

The following is a list of pricing principles and pricing basis:-

A.	**Public Good** – Service provides a broad community benefit. Inconceivable or impractical to charge for service on a user basis.	Zero Cost Recovery
B.	**Practical Constraint** – Service is a minor part of the overall operation of the Council, or the potential for revenue collection is so minor as to be outweighed by the costs of collection.	Zero Cost Recovery
C.	**Shared Benefit** – Benefits from provision of the service accrue to the community as whole as well as individual users. (Community Service Obligation).	Partial Cost Recovery
D.	**Stimulus** – A stimulus to the demand for the service is required. In the short term, only part of the cost of the service is to be recovered.	Partial Cost Recovery
E.	**Evasion** – Charging process to recover full cost may result in widespread evasion.	Partial Cost Recovery
F.	**Equity** – The service is targeted to low-income users.	Partial Cost Recovery
G.	**Economic** – Service promotes or encourages local economic activity.	Partial Cost Recovery
H.	**Private Good** – Service benefits particular users, making a contribution to their individual income, welfare or profits, without any broader benefits to the community.	Full Cost Recovery
I.	**Monopoly** – Council has a monopoly over provision of the service and there is no community service or equity obligation.	Full Cost Recovery
J.	**Development** – Fee set will enable Council to develop and maintain a service.	Full Cost Recovery
K.	**Contribution** – Charges levied to compensate community for an increase in demand for services or facilities as a consequence of a development proposal.	Full Cost Recovery
L.	**Regulatory – Non Fixed** – Fee charged to cover costs incurred by legislative requirements where no community service obligation exists.	Full Cost Recovery

PRICING POLICY (continued)

M.	**Regulatory – Fixed** – Fee fixed by legislation	Regulatory
N.	**Market** – Service provided is in conjunction with that provided by another council or agency (private or public) and there is pressure to set a price which will attract adequate usage of the service.	Reference Pricing
O.	**In-House** – Service provided predominantly for Council use not sale to external markets will defray costs.	Reference Pricing
P.	**Entrepreneurial** – The service is a profit making activity and the price paid by users should recover an amount greater than the full cost of providing that service.	Rate of Return Pricing
Q.	**Penalty** – Fee charged is greater than cost of the service so as to act as a dis-incentive.	Rate of return Pricing
R.	**Utility** – Fee charged for possession, occupation or enjoyment of Council Land, Public Land and Air Space by Gas, Electricity, Telecommunications and Water Utilities.	Rate of Return Pricing
S	**Regulatory – Discretionary** – Applicable as per legislation/ Act	Regulatory

Fees and Charges - Appendix W for City Assets	
Appendix Number	**Description of Appendix**
APPENDIX W1	Permit Fees are not Refundable and valid for 12 Months from the date of Issue. If the Opening is not made in time, a New Permit may be necessary. The cost of the New Permit and any New Charges will be based on Fees and Charges in force at the Time.
APPENDIX W2	Permit must be obtained and restoration charges paid prior to any openings being made in any Road or Footpath for Water, Sewer or Stormwater Connection, Disconnection, Repair etc. Failure to do this may incur Additional Charges.
APPENDIX W3	In addition to Road Opening Permit Fee, all openings in Town Centres and Shopping Centres or where the central pavement is to be opened or bored under, will require a Special Permit. Application must be made to the Manager Fairfield City Assets. At least Seven Days notification and signed Authorisation must be shown on the Permit
APPENDIX W4	Covers Permit for Connection to Council's Stormwater Pipes, Culverts Channels, Pits or Watercourses in areas other than those covered by Road Opening Permit.
APPENDIX W5	Where an opening is made without a permit having first being obtained. When an opening is made due to an Emergency, a normal Road Opening Fee will apply if the prescribed fee Is paid within two working days after the opening is made and a reasonable explanation is submitted in writing.
APPENDIX W6	New Construction or restoration of any vehicular crossing, Kerb & Gutter, Layback or Footpath by private parties. Private parties must obtain relevant levels, specifications and approvals from Council before construction, and satisfactory inspection before pouring concrete. Where application is lodged for more than 3 crossings in one location or same street block for construction at the same time, no additional inspections are required for the fourth and subsequent permit.
APPENDIX W7	**GENERAL CONDITIONS RESTORATIONS**
APPENDIX W7.1	Council's restoration charges are to restore the surface courses only, and any work other than this will be carried out and charged at the actual cost. To be satisfactory, all compaction and back-filling shall be carried out under Council's supervision and accordance with Street Opening Conference Agreement for Public Service Authorities and Council's Current Road opening Code for pre-qualified private parties/ contractors.
APPENDIX W7.2	Where the opening is saw-cut, the area of restoration shall be taken as the actual area of the opening, except that openings in concrete surfaces within 600 mm of a joint or slab edge will be measured to the relevant joint &/or slab edge. Where the opening is not saw cut, a satisfactory allowance in the area of restoration is to be made for saw cutting the edges of the opening to an appropriate shape for restoration. A minimum area of 1m2 per location applies. Variation i.e. saw cutting, stormwater pipe, tip fee etc may apply.

Fees and Charges - Appendix W for City Assets	
Appendix Number	**Description of Appendix**
APPENDIX W7.3	Although Council reserves the right to restore damage or openings made to Council property, special permission may be granted to prequalified private parties / contractors to do the work. Private parties must obtain Restoration Road Opening Permits with a minimum of two inspections for each location. Pre-paid restoration charges or damage deposit would then be refunded upon satisfactory completion of the restoration to Councils specifications. The Manager - Fairfield City Works is responsible to approve private parties / contractors to restore surface openings.
APPENDIX W7.4	All work in Town Centres and Shopping Centres is subject to special conditions by Council and restoration will be quoted by Council for each location.
APPENDIX W7.5	For any project involving large area of restoration, the Public Service Authority or Contractor may negotiate with Council's Works Engineers on restoration charges.
APPENDIX W8	**GENERAL CONDITIONS NEW WORK**
APPENDIX W8.1	Crossings, kerb openings "Laybacks", footpath paving (which is not on Council's program) and construction of kerb at redundant laybacks are to be constructed at the full cost of the applicant and may be constructed by private parties or Council.
APPENDIX W8.2	Council will provide a free quotation where requested, and the quotation will be for the cost of all work, including Permit fees, inspection fees, and alterations to services, pits and other installations.
APPENDIX W8.3	Actual costs of concrete work will be closely monitored to ensure that full costs are met by applicant.
APPENDIX W8.4	Where tennis complexes are leased, the rates set are a minimum, the lessee may set a competitive rate structure on approval from the Manager city Assets
APPENDIX W9	Consent required per sec.138 of roads Act 1993

FairfieldCity
Celebrating diversity

Fairfield City Council's
Draft 2026-2027 Pricing Policy, Fees and Charges
is available for viewing at Council's website:
www.fairfieldcity.nsw.gov.au/draftplan

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Adopted for exhibition by Fairfield City Council in March 2026

Attachment F: Proposed Amendments to the 2025/26-2028/29 Delivery Program

Theme 1 - Community Wellbeing Projects							
ID No	Project Name and Description	Responsible Officer	Funding Type	2025/26 $	2026/27 $	2027/28 $	2028/29 $
Goal 1: A safe City that feels more secure.							
Strategy 2: Improve lighting in key locations that provide public access to amenities and facilities.							
IN1159	**Whitlam Library - Access Lighting** Install two lighting sources to illuminate the staff access to the building and the carpark area closest to the building access.	Manager Libraries and Museum	General	3,000	-	-	-
IN1158	**Fairfield Showground - Gate Way and Car Park Lighting** Install one high posted lighting sources to illuminate Gate 14 entry way and immediate surrounds.	Manager City Assets	General	20,000	-	-	-
IN1166	**Fairfield Showground – Up Lighting Fig Trees** Extension of the feature lighting on the site with the uplighting of the trees along the main access road through the Showground.	Manager Major Projects and Planning	General	130,000	-	-	-
		Manager Showground, Leisure Centres and Golf Course	Maintenance	3,000	3,000	3,000	3,000
MPCI03	**Community and Infrastructure Priorities - Safe Community Parks and Facilities** Provide lighting, CCTV systems and remote access to parks and community facilities to support their use. Location this year is Endeavour Park.	Manager City Assets	Infrastructure Reserve	60,000 ~~0~~	-	-	-
IN906	**Mobile CCTV Cameras to Monitor Illegal Dumping** Hire mobile CCTV system with long range cameras and video analytics to monitor various illegal dumping hotspots in rural and industrial areas including Wetherill Park, Smithfield, Old Guildford, Yennora, Horsley Park and Cecil Park.	Operations Manager City Services	Waste Reserve	40,000	-	-	-
IN1227	**Fairfield Local Drug Action Team Community Action Plan** Implement actions from the Fairfield Local Drug Action Team Community Action Plan 2025/2026.	Manager Social Planning and Development	Grant	12,010	-	-	-

Theme 1 - Community Wellbeing Projects							
ID No	Project Name and Description	Responsible Officer	Funding Type	2025/26 $	2026/27 $	2027/28 $	2028/29 $
Goal 2: A healthy and active community through reliable services and opportunities.							
Strategy 2: Increase medical centres, local specialists, and wellness centres within the City.							
IN1125	**Healthcare Precinct - Scope, Design and Implementation** Creation of a Prairiewood healthcare precinct. To identify investment and scope capacity to create the precinct. *Year 1 - Scope* *Year 2 - Design*	Manager Economic Development and Major Events	Service Budget	Year 1	Year 2	-	-
Strategy 3: Expand and promote access to affordable fitness programs and physical activities.							
IN1023	**Prairiewood Leisure Centre - 24/7 Gym Entry** Construct separate gym entry and path with security lighting, internal gym bathroom, access control, security cameras, lockable shutter to prevent access to pools while in use etc. *Year 1 - Design and DA* *Year 2 - Implementation*	Manager Design Services	General	50,000	50,000	-	-
IN1031	**Aquatopia Enhancements** Amenities Upgrade - Stage 1 Provide new and extended activities at Aquatopia, including water chillers, BBQs, drinking fountains, party blinds and coffee machines.	Manager Property Strategy and Services	General	85,000	-	-	-
IN1208	**Aquatopia Enhancements** – New Cabana - Stage 2 Construct additional cabanas at Aquatopia. *Year 1: Design and approvals* *Year 2: Construction*	Manager Major Projects and Planning	Section 7.11	30,000	TBA	-	-
IN1044	**Fairfield Golf Course - Driving Range Net** Install driving range launch area netting at Fairfield Golf Course.	Manager Property Strategy and Services	General	320,000	-	-	-
		Manager Showground, Leisure Centres and Golf Course	Maintenance	5,000	5,000	5,000	5,000

Theme 1 - Community Wellbeing Projects							
ID No	Project Name and Description	Responsible Officer	Funding Type	2025/26 $	2026/27 $	2027/28 $	2028/29 $
SP914	**Cabravale Leisure Centre Health and Wellbeing - Seek Grant Funding** Develop the Cabravale Leisure Centre Health and Wellbeing Centre to provide accessible high-quality services and facilities for the community. *Year 1 - Feasibility* *Year 2 - Grant Funding* *Year 3 - Procurement* *Year 4 - Construction* *Note: Council will seek grant funding.*	Manager Major Projects and Planning	Section 7.11	Year 1	Year 2	Year 3	Year 4
IN1209	**Free Zumba Fitness Program** Deliver a series of free Zumba fitness classes at Fairfield Showground for the Fairfield City community.	Manager Showground, Leisure Centres and Golf Course	General	10,000	20,000 ~~10,000~~	10,000	10,000
IN1032	**Golf Course Master Plan – Concept Design - Stage 2** Develop concept and detailed design based on the Golf Course Master Plan.	Manager Economic Development and Major Events	Service Budget	Year 1	Year 2	-	-
Goal 3: A proud diverse community that is celebrated.							
Strategy 1: Promote awareness and appreciation of cultural traditions through events such as multicultural festivals, art exhibitions, and food fairs.							
IN1022	**Museum and Gallery Digital Equipment Upgrade** Renewal of digital assets used for exhibitions and programs. *Note: Council will apply for grant funding.*	Manager Libraries and Museum	Grant	-	-	-	37,323
IN1045	**FCMG Strategic Plan 2027-2031** Develop and implement a new 5-year Strategic Plan for the Museum and Gallery, 2027-2031.	Manager Libraries and Museum	General	15,000	2,500	-	-
IN1056	**Headline Major Events** Provide headline attractions to help raise Fairfield City's profile through key major events by including key celebrities, sporting personalities or teams and performers.	Manager Communications and Marketing	General	348,775 ~~50,000~~	50,000	50,000	50,000

Theme 1 - Community Wellbeing Projects							
ID No	Project Name and Description	Responsible Officer	Funding Type	2025/26 $	2026/27 $	2027/28 $	2028/29 $
IN984	**Showground Marketing Strategy** Develop a Showground Marketing Strategy to increase activities and events at the Fairfield Showground Precinct.	Manager Showground, Leisure Centres and Golf Course	Service Budget	Year 1	-	-	-
IN1203	**Create NSW** - Fairfield City Museum and Gallery Exhibitions Delivery three exhibitions and one audience engagement program at Fairfield City Museum and Gallery.	Manager Libraries and Museum	Grant	270,000 ~~210,000~~	150,000	150,000	-
Strategy 2: Develop murals, sculptures, and monuments that celebrate the community's diverse cultural heritage.							
IN1188	**Aboriginal Artwork – Seek Grant Funding** The project seeks to reinstate a mural that was removed as part of the rebuilding of a wall that had become unstable. The project aims to work with Aboriginal residents, workers and students to develop an artwork to acknowledge the strong ties the Aboriginal community has to Bonnyrigg. Aligns with priorities to enhance neighbourhoods with mural. *Note: Council will seek grant opportunities for this project.*	Manager Social Planning and Development	Grant	15,000 ~~0~~	Year 2	Year 3	-
IN1156	**Public Domain Public Art Mural - Renewal and Commission - Faces of Fairfield** Conserve and repair murals in priority locations in town centres and commission new work to improve the appearance of public spaces in commercial areas.	Manager Parks and Fairfield Place	Town Centre Reserve	35,000	35,000	35,000	35,000
IN967	**Dyurali Community Garden at The Hub@ Bonnyrigg** Enhance the Dyurali Community Garden with on-site shed, greenhouse and a sheltered workspace for community gardeners.	Manager Social Planning and Development	Grant	75,000	-	-	-

Theme 1 - Community Wellbeing Projects							
ID No	Project Name and Description	Responsible Officer	Funding Type	2025/26 $	2026/27 $	2027/28 $	2028/29 $
Strategy 3: Collaborate with cultural and faith-based organisations to co-design initiatives fostering inclusivity.							
IN1216	**Committed to Cohesion** Development of films and virtual tours of places of worship, interfaith guided tours for young people at local places of worship and a social cohesion e-portal offering ongoing support and resources for the community.	Manager Social Planning and Development	Grant	91,248	-	-	-
Goal 4: An inclusive City with access to opportunities and facilities.							
Strategy 3: Provide diverse and affordable lifelong learning opportunities for community members.							
IN1210	**Free Beach Bus Program** Deliver a schedule of free buses for the community to access and experience Sydney beaches.	Manager Social Planning and Community Development	General	15,000	15,000	15,000	15,000
IN1108	**Fairfield Showground - Portable Ramp for Stage Access** Purchase a portable accessibility ramp, which can be used for events and activations to meet accessibility requirements.	Manager Showground, Leisure Centres and Golf Course	General	-	-	-	35,000
Strategy 4: Enhance childcare centres and facilities by providing extensive learning opportunities and interactive amenities.							
IN885 IN885-1 IN885-2 IN885-3 IN885-4 IN885-5 IN885-6 IN885-7 IN885-8 IN885-9	**Sustainability Support - 10 Early Learning Centres** Implement changes to business practices, identify innovative solutions, develop resources such as translated information and promotion of services. Early Learning Centres: - Bonnyrigg -1 Bonnyrigg Heights -2 Cabramatta -3 Canley Vale -4 Janice Crosio -5 St Johns Park -6 Tasman Parade -7 Wakeley -8 Wetherill Park -9 Family Day Care	Manager Children and Family Services	Grant	1,140,580 ~~622,729~~	-	-	-

Theme 1 - Community Wellbeing Projects							
ID No	Project Name and Description	Responsible Officer	Funding Type	2025/26 $	2026/27 $	2027/28 $	2028/29 $
IN1015 IN1015-1 IN1015-4 IN1015-7	**Early Learning Centre Upgrades - Bonnyrigg, Bonnyrigg Heights, Bossley Park and Wakeley** Upgrades to Early Learning Centres around the City. - Bonnyrigg -1 Bonnyrigg Heights -4 Janice Crosio -7 Wakeley *Year 2 of a 2 year project.*	Manager Children and Family Services	General	54,833 ~~21,736~~	-	-	-
			Grant	114,644 ~~86,944~~	-	-	-
			Total	**169,477** ~~108,680~~	-	-	-
IN1030	**Intercom at Early Learning Centres - 10 Services** Install intercoms at Early Learning Centres, Family Day Care administration centre and Fairstart Early Intervention Centre (10 services) across Fairfield City to ensure child safety standards.	Manager Children and Family Services	General	40,500	-	-	-
IN1221-1 IN1221-2 IN1221-3 IN1221-4	**Preschool Attendance Boosting Project** Implement attendance boosting activities with the aim to increase preschool attendance.	Manager Children and Family Services	Grant	296,292	-	-	-
IN889	**Implementation of National Child Safe Standards** Implement the ten child safe standards through the development of policies, procedures, staff training modules and monitoring..	Manager Children and Family Services	General	80,000	-	-	-

Communications and Marketing Major Program

ID No.	Description	Responsible Officer	Funding Type	2025/26 $	2026/27 $	2027/28 $	2028/29 $
MPCM	**Communications and Marketing** Identify projects or deliverables for events, programs, and action plans within the communications and marketing service area.	Manager Communications and Marketing	Grant	10,000	Year 2	Year 3	Year 4

Leisure Centres Major Program

ID No.	Description	Responsible Officer	Funding Type	2025/26 $	2026/27 $	2027/28 $	2028/29 $
MPLPER	**Leisure Centres Renewal** *(All sites including Aquatopia)* Provide ongoing refurbishment / upgrade of Leisure Centre assets and minor equipment (minor plant including filtration, disinfection, heating, various equipment etc).	Manager Showground Leisure Centres and Golf Course	General	160,000	163,300	166,650	170,000

Library Services Major Program

ID No.	Description	Responsible Officer	Funding Type	2025/26 $	2026/27 $	2027/28 $	2028/29 $
MPLS	**Library Services** Identify capital projects or deliverables for events, programs, and action plans within the library service area.	Manager Library and Museum Services	Grant	68,000	60,000 ~~68,000~~	68,000	68,000

Showground and Golf Course Major Programs

ID No.	Description	Responsible Officer	Funding Type	2025/26 $	2026/27 $	2027/28 $	2028/29 $
MPGR	**Fairfield Golf Course Minor Equipment Replacement** Upgrade of small equipment / plant at Fairfield Golf Course	Manager Showground, Leisure Centres and Golf Course	General	55,000 ~~0~~	55,000 ~~0~~	55,000 ~~0~~	55,000 ~~0~~
MPSR	**Showground Renewal** To maintain Fairfield Showground assets at an acceptable level to be operational and hired out, i.e., goal posts, nets, flags, scorers, ice baths and small equipment.	Manager Showground, Leisure Centres and Golf Course	General	50,000	50,000	50,000	50,000
MPSP	**Showground Planning** Forward planning for the development of the Fairfield Showground.	Manager Showground, Leisure Centres and Golf Course	General	-	-	-	65,000

Social Planning and Community Development Major Programs

ID No.	Description	Responsible Officer	Funding Type	2025/26 $	2026/27 $	2027/28 $	2028/29 $
MPSPCD	**Social Planning and Community Development** This program outlines initiatives the Social Planning and Community Development team will undertake in the Delivery Program such as Grandparents Day and Health Alliance.	Manager Social Planning and Community Development	Grant	7,500 ~~0~~	-	-	-
			General	45,000	45,000	45,000	45,000
			Service Budget	35,000	47,000 ~~35,000~~	47,000 ~~35,000~~	47,000 ~~35,000~~
			Total	**87,500** ~~**80,000**~~	**92,000** ~~**80,000**~~	**92,000** ~~**80,000**~~	**92,000** ~~**80,000**~~
MPDIAP	**Disability Inclusion Action Plan** Implement disability inclusion projects through Council's facilities and services to create a more inclusive City for all to participate in.	Manager Social Planning and Community Development	General	30,000 ~~0~~	Year 2	Year 3	Year 4 ~~30,000~~

Theme 2 - Places and Infrastructure							
ID No	Project Name and Description	Responsible Officer	Funding Type	2025/26 $	2026/27 $	2027/28 $	2028/29 $
Goal 1: An accessible City with connected and reliable transport.							
Strategy 3: Increase and improve traffic controls and road safety through additional speed humps and roundabouts to reduce speed.							
IN1176	**Review and Update Pedestrian Access and Mobility Plan** Review and update of the 4 Year Pedestrian Access and Mobility Plan for 2029-2034.	Manager Design Services	General	-	-	-	75,000
SP747	**Local Roads Round 4 Application Grant** Construction of 7-8 intersection treatments on the road hierarchy supporting access to: Sweethaven Road at Cheyenne Road and Edensor Road at Sweethaven Road 2 roundabouts Prairie Vale Road at Belfield Road and Allambie Road at Belfield Road 2 roundabouts Canley Vale Road at Winburndale Road 1 roundabout Wilson Road at Simpson Road 1 roundabout Edensor Road at Newleaf Parade and Humphries Road at Newleaf Parade 2 roundabouts	Manager Major Projects and Planning	Grant	2,229,533 ~~1,300,000~~	-	-	-
IN1196	**Traffic Intersection Improvement - Sackville Street and Pevensey Street, Fairfield** Install traffic signals with filter right turns, "No Right Turn" signs, and street lighting at the intersection.	Manager Design Services	Grant	255,870 ~~1,384,150~~	1,300,000 ~~0~~	-	-
IN1225	**School Safety and Infrastructure Needs** Implement school road safety messaging.	Manager Design Services	General	-	5,000	5,000	5,000
Goal 2: A sustainable and liveable city through affordable housing, vibrant urban spaces, and amenities							
Strategy 1: Ensure a range of affordable housing options are available to all residents, promoting inclusivity and reducing housing stress.							
IN1181	**First Home Buyers Support - Extended Trial** Investigate opportunities to support First Home Buyers in Fairfield City.	Manager Strategic Land Use Planning	Contributions	Year 1	Year 2	Year 3	Year 4

Theme 2 - Places and Infrastructure							
ID No	Project Name and Description	Responsible Officer	Funding Type	2025/26 $	2026/27 $	2027/28 $	2028/29 $
Strategy 2: Develop and maintain vibrant and welcoming urban spaces through assets that encourage social interaction, recreational activities, and community events.							
IN1086	**Fairfield City Welcome Signs Update - City Wide** Replacement of Fairfield City Welcome Signs with agreed updated design, including lighting and landscaping where appropriate. *Year 2 - Design Year 3 and 4 - Construction*	Manager Communication and Marketing	General	-	20,000 ~~200,000~~	150,000 ~~100,000~~	150,000 ~~100,000~~
IN1224	**Fairfield Showground - Master Plan** Develop a master plan for the Fairfield Showground.	Manager Showground Leisure Centres and Golf Course	TBA	-	TBA	-	-
SP913	**Fairfield Showground - Community and Event Centre** Develop the new community, sports and event facility at Fairfield Showground. *Year 1 - Detailed Design and Procurement Year 2 and 3 - Construction*	Manager Major Projects and Planning	General	33,302	-	-	-
			Infrastructure Reserve	-	2,639,000	13,960,000	-
			Section 7.11	265,166 ~~0~~	1,234,834	-	-
			Section 7.12	698,900 ~~5,000,000~~	7,301,100 ~~3,000,000~~	4,540,000	-
			WestInvest Grant	7,587,322 ~~11,265,166~~	18,422,903 ~~13,724,003~~	-	-
			Total	8,584,690 ~~16,298,468~~	29,597,837 ~~20,597,837~~	18,500,000	-
Strategy 3: Promote sustainable, high-quality development that enhances the City's unique character through thoughtful design and strategic planning.							
~~IN1126~~	~~**Building Development and Cultural / Community Hub - Scope and Design** Develop a cultural / community hub in Fairfield Town Centre to include high-rise office buildings, and a new Fairfield City HQ located as a tenant within the office building. *Year 1 - Scope and Design Year 2 - Implementation*~~	~~Manager Property Strategy and Services~~	~~General~~	~~40,000~~	~~Year 2~~	-	-

Theme 2 - Places and Infrastructure							
ID No	Project Name and Description	Responsible Officer	Funding Type	2025/26 $	2026/27 $	2027/28 $	2028/29 $
IN1218	**Local Contributions Plan Implementation** Implementation of the 2023 Local Contributions Plan, including setting up systems to capture contributions and training staff in new procedures.	Manager Strategic Land Use Planning	Development Contributions	60,000	-	-	-
IN959	**NSW Planning Portal API Grant Program** Integrate the NSW Planning Portal with Council's system to streamline efficiencies and productivity improvements.	Manager Development Planning	Grant	80,000	-	-	-
Goal 3: Community assets and infrastructure are well managed into the future.							
Strategy 1: Upgrade and maintain infrastructure such as roads, kerb and gutter, drainage, footpaths, bridges etc.							
IN1211	**Fairfield Showground Overflow Parking** Surface the grass overflow parking with road base.	Manager Showground, Leisure Centres and Golf Course	General	-	TBA	-	-
IN1012	**Fairfield Golf Course Alterations** Complete course modification works to allow for future car parking.	Manager Property Strategy and Services	General	40,508	-	-	-
IN931	**Community Centres - Garden Beds** Maintain beds at 22 community facilities through rubbish collection and quarterly re-planting.	Manager City Assets	General	8,800	-	-	-
Strategy 2: Develop and modernise community facilities and technologies.							
IN998	**Event Square Security / Entry Gates – Fairfield Showground** - Installing new security / entry sliding gates to separate the events square from the main awning area.	Manager Showground, Leisure Centres and Golf Course	General	56,000	-	-	-
IN1027	**Fairfield Showground - Pedestrian Path around the Event Arena** Pedestrian Path around the outside of the Event Arena at Fairfield Showground.	Manager Major Projects and Planning	General	200,000	-	-	-

Theme 2 - Places and Infrastructure							
ID No	Project Name and Description	Responsible Officer	Funding Type	2025/26 $	2026/27 $	2027/28 $	2028/29 $
IN1192	**Fairfield Showground – Exhibition Hall – Investigation / Design** Upgrade and refurbish of the exhibition hall including a new kitchen, toilets, floorings, doors, shutters and outdoor entertainment area. *Note: Council will seek grant funding for construction.* *Year 1 - Design* *Year 2 - Seeking grant funding* *Year 3 - Construction*	Manager Major Projects and Planning	General	10,000	TBA	TBA	-
		Manager Showground, Leisure Centres and Golf Course	Operating	15,000	15,000	15,000	15,000
			Maintenance	20,000	20,000	20,000	20,000
IN273	**Community Centre/ Halls - Installation of Air-conditioning** Install new air-conditioning at Cabramatta Community Centre.	Manager City Assets	General	192,592	-	-	-
IN1223	**Bonnyrigg Library - Design** Develop design for internal fit-out of Bonnyrigg Library as part of renewal requirements by Bonnyrigg Plaza.	Manager Libraries and Museum	General	-	15,000	-	-
IN970	**Rural Fire Service - Building Upgrades** Improvements to the RFS facility to accommodate plant, equipment, and volunteers. *Year 1 - Investigation and Scope* *Year 2 - DA* *Year 3 - Construction*	Manager Major Projects and Planning	Grant	0 ~~136,535~~	50,000	350,000	-
IN1186	**Fairfield Leisure Centre Master Plan** Finalise the Fairfield Leisure Centre Master Plan.	Manager Leisure Centres, Showground and Golf Course	Service Budget	Year 1	-	-	-
IN1157	**Sustainable Resource Centre Office Layout Changes and Additional Workstation** Minor adjustments to the existing space to better accommodate staff and ensure that administration resources are effectively covered in a central location.	Operations Manager City Services	General	15,000	-	-	-

Theme 2 - Places and Infrastructure							
ID No	Project Name and Description	Responsible Officer	Funding Type	2025/26 $	2026/27 $	2027/28 $	2028/29 $
IN899	**Wetherill Park Library - Fit-out** Council will apply for grant funding from the State Library of NSW. This year will include applying for grant funding and construction.	Manager Libraries and Museum	Grant	110,000	636,233	-	-
			General	-	101,900	-	-
			Total	**110,000**	**738,133**	-	-
Goal 4: Inviting and well used open space.							
Strategy 1: Open spaces are well utilised for entertainment, leisure, and recreation opportunities for all, such as playground, community picnic areas, and events.							
IN1170	**Avenel Park - Play Equipment** Installation of play piece at Avenel Park.	Manager Major Projects and Planning	Section 7.11	0 ~~550,000~~	550,000 ~~0~~	-	-
IN1193	**Fairfield Park – Open Space Embellishment** Develop designs for open space embellishment at Fairfield Park, Fairfield. *Year 1 - Design* *Year 2 - Construction*	Manager City Assets	Service Budget	Year 1	TBA	-	-
IN1082-1 IN1082-2 IN1082-3 IN1082-4	**Open Space Embellishment - 10 Locations** Facilitates the addition of new features that address community needs for open spaces throughout the City. These may include playground and fitness equipment, seating, pathways, and more.	Manager City Assets	General	650,000 ~~1,100,000~~	1,507,000 ~~1,100,000~~	960,000 ~~810,000~~	810,000
		Manager Infrastructure Services	Maintenance	-	10,000	15,000	20,000
IN1042	**Property Purchase - Community Space, Smithfield** Purchase property at 93 Oxford Street, Smithfield.	Manager Property Strategy and Services	Section 7.11	-	-	-	1,500,000
IN1002	**Arthur Street Car Park Shade Structure for Major Events** Install a 20 x 20 shade structure over Arthur Street Car Park.	Manager Design Services	Town Centre Reserve	10,000 ~~280,000~~	286,502 ~~0~~	-	-

Theme 2 - Places and Infrastructure							
ID No	Project Name and Description	Responsible Officer	Funding Type	2025/26 $	2026/27 $	2027/28 $	2028/29 $
IN795	**Open Space Embellishment - Nelson Park - New Playground** Enables new embellishments to be implemented that are responsive to community needs for open spaces throughout the City. These may include playground/fitness equipment, seating, pathways, etc. This year works will be completed at Nelson Park. *Year 2 of a 2 year project*	Manager Major Projects and Planning	Grant	230,263	-	-	-
			General	480,000 ~~180,000~~	-	-	-
			Section 7.11	159,718 ~~0~~	-	-	-
			Total	869,981 ~~410,263~~	-	-	-
SP628-1	**Endeavour Sports Hub - Construction** Delivery of the Endeavour Park Sports Hub	Manager Major Projects and Planning	WestInvest Grant	4,500,000	-	-	-
			Section 7.11	700,000 ~~0~~	-	-	-
			Total	**5,200,000 ~~4,500,000~~**	-	-	-
IN628	**Endeavour Sports Park Electricity Upgrade** Design and construct a new substation to support current and future equipment requirements for Endeavour Sports Park.	Manager City Assets	General	30,269	-	-	-
SP1011	**Open Space Embellishment- Prout Park Construction - New Playground** Upgrade of playground, seating and pathways at Prout Park. *Year 2 of a 2 year Project*	Manager Major Projects and Planning	Grant	248,000 ~~104,000~~	-	-	-
			General	252,000	-	-	-
			Section 7.11	176,848 ~~0~~			
			Total	**676,848 ~~356,000~~**	-	-	-
SP758	**Brenan Park - Construction of New Playground** Construction of a new inclusive district playground including Outdoor fitness station, basketball half court, flying fox, swings, water play (Splash Pad), climbing structures, lighting and new car parking.	Manager Major Projects and Planning	WestInvest Grant	2,646,093 ~~6,000,000~~	3,570,000 ~~0~~	-	-
			Section 7.11	-	430,000 ~~0~~		
			Total	**2,646,093 ~~6,000,000~~**	4,000,000 ~~0~~		

Theme 2 - Places and Infrastructure							
ID No	Project Name and Description	Responsible Officer	Funding Type	2025/26 $	2026/27 $	2027/28 $	2028/29 $
MPCI04-1	**Open Space - New Fitness Equipment Wetherill Park Reserve and Lalich Park** Install fitness equipment at parks throughout Fairfield City. Locations this year include Wetherill Park Reserve and Lalich Park	Manager City Assets	Infrastructure Reserve	132,201 ~~0~~	-	-	-
SP1212	**Frederick Street Park** Develop open space embellishment at Frederick Street, Fairfield. *Note: Council will seek grant funding for this project*	Manager City Assets	Grant	-	Year 1	Year 2	-
SP1213	**Harris Street Park** Develop open space embellishment at Harris Street, Fairfield. *Note: Council will seek grant funding for this project*	Manager City Assets	Grant	-	Year 1	Year 2	-
SP1214	**Barton Street Park** Develop open space embellishment at Barton Street, Smithfield. *Note: Council will seek grant funding for this project*	Manager City Assets	Grant	-	Year 1	Year 2	-
SP1215	**Granville Street Park** Develop open space embellishment at Granville Street, Smithfield. *Note: Council will seek grant funding for this project*	Manager City Assets	Grant	-	Year 1	Year 2	-
SP760	**Avenel Park - Construction** Construction of a sports/exercise playground at Avenel Park, which includes a pump track, ninja obstacle, walking and sprint tracks as well as exercise equipment.	Manager Major Projects and Planning	General	9,203	-	-	-
			WestInvest Grant	312,058	-	-	-
			Total	**321,261**	-	-	-

Strategic Asset Management - Civil and Built Major Programs

ID No.	Description	Responsible Officer	Funding Type	2025/26 $	2026/27 $	2027/28 $	2028/29 $
MPAMS	**Asset Management Strategy** Identify deliverables from the Asset Management Strategy Action Plan to ensure the continued improvement of Council's asset management planning.	Manager City Assets	Service Budget	Year 1	Year 2	Year 3	Year 4
MPDU	**Disability Upgrades - Access Improvement Program** Undertake modification to Council's community facilities and amenities to improve access for people with disabilities to comply with current Australian Standards.	Manager City Assets	Section 7.12	53,000 ~~100,000~~	130,000 ~~125,000~~	130,000	135,000
			General	-	42,000 ~~0~~	-	-
			Grant	0 ~~20,000~~	20,000 ~~0~~	-	-
			Total	**53,000** ~~**120,000**~~	**192,000** ~~**125,000**~~	**130,000**	**135,000**
MPBAR	**Building and Facilities Renewal** Upgrade of Council's building and facilities that are not meeting the current service levels as identified in Council's Asset Management Plan.	Manager City Assets	General	3,521,989 ~~3,387,770~~	3,101,325 ~~2,976,555~~	3,041,041	3,275,125
			Property Development Fund	80,000	-	-	-
			Total	**3,601,989** ~~**3,387,770**~~	**3,101,325** ~~**2,976,555**~~	**3,041,041**	**3,275,125**
MPDR	**Drainage Renewal** Upgrade of drainage and stormwater pits, which have deteriorated below the condition rating of 'poor' and 'very poor' in Council's Asset Management Plan.	Manager City Assets	General	1,046,868 ~~750,000~~	300,000	300,000	300,000
MPEAF	**Emergency Asset Failure** Minimise Council's risk for asset failures with funding set aside to be available for any asset with an unplanned failure during the year.	Manager City Assets	General	250,000	250,000	250,000	250,000
			Grant	1,194,500 ~~0~~	-	-	-
			Total	**1,444,500** ~~**250,000**~~	**250,000**	**250,000**	**250,000**

ID No.	Description	Responsible Officer	Funding Type	2025/26 $	2026/27 $	2027/28 $	2028/29 $
MPFRP	**Footpath Renewal Program** Upgrade of footpaths, including walkways and cycleways, which have deteriorated below the condition rating of 'poor' and 'very poor' in Council's Asset Management Plan.	Manager City Assets	General	2,028,675	1,553,534	1,558,457	1,721,259
MPNFC	**New Footpath Construction** Construction of new footpaths to achieve Council's goal to provide access to footpaths on at least one side of every street in the City and improve connectivity to Town Centres.	Manager City Assets	General	1,124,200	500,000 ~~200,000~~	200,000	200,000
MPRR MPRMS3 MPRBG MPRRP MPKG	**Roads and Transport Program** Upgrade of local and regional roads that includes kerbs and gutters, which have deteriorated below the condition rating of 'poor' and 'very poor' in Council's Asset Management Plan. Funding for these works are from various sources including local, state, and federal funding.	Manager City Assets	General	10,995,365 ~~11,065,488~~	13,006,419 ~~13,311,592~~	12,973,457	13,328,791 ~~13,336,111~~
			3x3 Levy	137,000	137,000	137,000	137,000
			Block Grant	589,000	586,841	504,872	589,000
			Roads to Recovery	3,443,895 ~~1,733,730~~	2,085,965 ~~2,058,807~~	2,167,164	2,127,164
			Total	**15,165,260** ~~13,525,220~~	**15,816,225** ~~16,094,240~~	**15,782,493**	**16,181,955** ~~16,189,275~~
MPCPR	**Car Park Renewal** Upgrade of car parks, which have deteriorated below the condition rating of 'poor' and 'very poor' in Council's Asset Management Plan.	Manager City Assets	General	535,885 ~~629,500~~	740,112 ~~646,497~~	663,952	620,215
			Section 7.11	180,000 ~~0~~	-	-	-
			Total	**715,885** ~~629,500~~	**740,112** ~~646,497~~	**663,952**	**620,215**
MPRBR	**Road Bridge Renewal** Upgrade of road bridges, which have deteriorated below the condition rating of 'poor' or 'very poor' in Council's Asset Management Plan.	Manager City Assets	General	145,000 ~~470,000~~	807,690 ~~482,690~~	495,723	508,611
			Grant	50,000 ~~0~~	25,000 ~~0~~	-	-
			Total	**195,000** ~~470,000~~	**832,690** ~~482,690~~	**495,723**	**508,611**

ID No.	Description	Responsible Officer	Funding Type	2025/26 $	2026/27 $	2027/28 $	2028/29 $
MPSFR	**Street Furniture Renewal** Upgrade of street furniture, which have deteriorated below the condition rating of 'poor' and 'very poor' in Council's Asset Management Plan.	Manager City Assets	General	104,000	103,000	106,100	110,000
MPTFR	**Traffic Facilities Renewal** Upgrade of traffic facilities, which have deteriorated below the condition rating of 'poor' and 'very poor' in Council's Asset Management Plan.	Manager City Assets	General	515,500 ~~501,020~~	516,421	446,150	457,750
MPBSR	**Bus Shelter Renewal** Upgrade of bus shelters city wide to meet current standards as identified in the Asset Management Plan.	Manager City Assets, and Manager Property Strategy and Services	General	150,000	157,858	50,000	50,000
MPBS	**New Bus Shelter and Seats** Install new bus shelter and seats city wide as required.	Manager City Assets	General	55,000	55,000	55,000	50,000
MPBST	**New Bus Stops** Construction of concrete pads and tactile indicators at various bus stops.	Manager City Assets	General	100,000	102,000	105,000	108,000
MPPRR	**Pram Ramp Replacement** Upgrade of pram ramps city wide to meet current standards.	Manager City Assets	General	100,000	100,000	100,000	100,000
MPSL	**Street Light Upgrade** Upgrade of street lights city wide as required.	Manager City Assets	General	627,731 ~~365,960~~	150,000	150,000	150,000
MPLRR	**Landscaping of Road Reserves** Delivery ongoing maintenance and upkeep of Landscape Road Rerserve sites across Fairfield City.	Manager City Assets	General	100,000 ~~0~~	-	-	-
MPUR	**Restoration Works - City Wide** Permanent restoration works in various locations across the City.	Manager City Assets	Grant	332,793 ~~0~~	Year 2	Year 3	Year 4

Strategic Asset Management - Open Space Major Program

ID No.	Description	Responsible Officer	Funding Type	2025/26 $	2026/27 $	2027/28 $	2028/29 $
MPOSR	**Open Space Asset Renewal** Upgrade of Open Space Assets not meeting current service levels as identified in Council's Asset Management Plan.	Manager City Assets	General	3,058,723 ~~2,604,550~~	3,576,970 ~~2,586,970~~	2,677,860	2,769,670
			Grant	25,000 ~~0~~	-	-	-
			Section 7.11	277,903 ~~0~~	-	-	-
			Total	**3,361,626 ~~2,604,550~~**	**3,576,970 ~~2,586,970~~**	**2,677,860**	**2,769,670**
MPTCM	**Town Centre Maintenance** Undertake maintenance in Town Centres across Fairfield City.	Manager City Assets	General	100,000	100,000	100,000	100,000

Strategic Land Use Planning Major Program

ID No.	Description	Responsible Officer	Funding Type	2025/26 $	2026/27 $	2027/28 $	2028/29 $
MPSLUP	**Strategic Land Use Planning** Identified high level deliverables for strategic plans and reviews within the strategic land use service area.	Manager Strategic Land Use Planning	Local Infrastructure Contributions 2023 - Administration Account	120,000 ~~0~~	-	-	-

Traffic and Transport Major Programs

ID No.	Description	Responsible Officer	Funding Type	2025/26 $	2026/27 $	2027/28 $	2028/29 $
MPBP	**Black Spot Program** Enhance road safety by addressing black spot locations to minimise crashes. *Note: Council is seeking grant funding from Transport for NSW for this project.*	Manager Design Services	General	50,000 ~~0~~	100,000 ~~0~~	100,000 ~~0~~	100,000 ~~0~~
			Grant	820,111 ~~610,000~~	420,000 ~~300,000~~	1,000,000	900,000
			Total	**870,111** ~~**610,000**~~	**520,000** ~~**300,000**~~	**1,100,000** ~~**1,000,000**~~	**1,000,000** ~~**900,000**~~
			Operating	1,000	1,500	2,000	2,500
			Maintenance	5,000	5,500	6,000	6,500
MPBP	**Local Area Traffic Management Program** Develop and install traffic calming devices and road enhancements to improve road safety and public amenity in Fairfield City.	Manager Design Services	General	652,617 ~~300,000~~	250,000 ~~220,000~~	270,000 ~~240,000~~	330,000 ~~300,000~~
			Grant	882,640 ~~25,000~~	540,000 ~~25,000~~	540,000 ~~25,000~~	540,000 ~~25,000~~
			Total	**1,535,257** ~~**325,000**~~	**790,000** ~~**245,000**~~	**810,000** ~~**265,000**~~	**870,000** ~~**325,000**~~
			Operating	1,000	1,500	2,000	2,500
			Maintenance	5,000	5,500	6,000	6,500
MPBP	**Pedestrian Access and Mobility Plan** This program develops an integrated network of pedestrian pathways with strategically located pedestrian facilities which is expected to provide a safe and efficient network people will be able to use.	Manager Design Services	General	220,000	150,000	200,000	200,000
			Total	**220,000**	**150,000**	**200,000**	**200,000**
			Operating	1,000	1,500	2,000	2,500
			Maintenance	5,000	5,500	6,000	6,500

Theme 3 - Environmental Sustainability							
ID No	Project Name and Description	Responsible Officer	Funding Type	2025/26 $	2026/27 $	2027/28 $	2028/29 $
Goal 1: A sustainable natural environment.							
Strategy 1: Enhanced environmental health and sustainability through improved air, water, and soil quality, alongside conservation efforts to protect biodiversity.							
IN1134	**National Tree Planting Day** Host National Tree Day activities in Fairfield City by planting 10,000 native indigenous trees and adequate maintenance of the National Tree Day revegetation sites. *Note: Council will apply for grant funding*	Manager City Assets	General	25,039	27,083	29,127	31,171
SP1202	**Georges River Keeper Program - Brown Reserve** Restore land between Brown Road and Elizabeth Drive, Bonnyrigg, along Henty Creek by reducing weeds, planting native plants, and educating the community.	Manager City Assets	Grant	77,900 ~~19,950~~	50,550	68,900	-
SP416	**NSW Weeds Action Program** Inspect priority weeds on Council and Crown land, and private rural properties to educate landholders as well as controlling priority weeds along Fairfield City's creeklines.	Manager City Assets	General	33,000	34,650	36,382	38,059
			Grant	49,000	51,000	54,000	56,333
			Total	**82,000**	**85,650**	**90,382**	**94,392**
SP947	**Flying-fox Habitat Restoration Program** Enhance the Grey-headed flying foxes' survivability in the Cabramatta Creek flying fox camp.	Manager City Assets	General	47,385 ~~24,385~~	25,460 ~~27,460~~	25,460 ~~27,460~~	25,460 ~~27,460~~
			Grant	17,550 ~~40,550~~	2,000 ~~0~~	2,000 ~~0~~	2,000 ~~0~~
			Total	**64,935**	**27,460**	**27,460**	**27,460**
~~IN729~~	~~**Biodiversity Stewardship Sites-** Establishment and accreditation of biodiversity stewardship sites to offset biodiversity impacts.~~	~~Manager City Assets~~	~~General~~	~~30,000~~	-	-	-
IN1025	**Water Bore. Fairfield Showground Alternate Water Supply** Construct alternate water supply access with bore and base, pump and control, metering, and head works. *Year 2 of a 2 year project*	Manager Showground, Leisure Centres and Golf Course	General	160,000 ~~0~~	-	-	-
			Operations	-	-	(80,000)	(80,000)
IN982	**Water Management Plan** Review and update the Water Management Plan to better understand the current and emerging needs of the community, as well as prioritise a list of capital work projects.	Manager Catchment Planning	General	50,000	-	-	-

Theme 3 - Environmental Sustainability							
ID No	Project Name and Description	Responsible Officer	Funding Type	2025/26 $	2026/27 $	2027/28 $	2028/29 $
Strategy 2: Strengthen Flood Mitigation and Infrastructure Maintenance.							
IN1175	**Disaster Adaptation Plans - Development and Implementation** Engagement with NSW Reconstruction Authority in developing Disaster Adaptation Plan(s) relevant to Fairfield City and implementation of priority actions *Note: This work is subject to grant funding and available resources.*	Director City Delivery	Grant	15,000	50,000	50,000	50,000
IN891	**SRC Dam Management** SRC Dam Management on site weed removal.	Operations Manager City Services	General	10,000	-	-	-
IN979	**Vegetated Swale - Quest Avenue Reserve** Construct a vegetated swale at Quest Avenue Reserve (near Horsley Drive) to slow down and treat stormwater impacts.	Manager City Assets	Grant	34,719	-	-	-
Strategy 3: Enhance Emergency Preparedness and Community Awareness.							
IN1173	**Remote Monitoring for Flood Events - Devices** Provide LOWAN devices to monitor creek depths at 4 key locations across the city.	Manager Major Projects and Planning	General	20,000	20,000	20,000	-
Goal 2: An environmentally aware and active community.							
Strategy 1: Increase community awareness and participation in recycling by providing targeted education programs.							
IN1054	**Recycling Education Programs on Contamination** City-wide communication and waste education program for single unit dwellings on the contamination within food organics and garden organics bin and recycling bins.	Operations Manager City Services	Waste Reserve	100,000 ~~50,000~~	50,000	50,000	50,000
IN1055	**School Education Programs on Responsible Waste Management Practices** Our School Education Program focuses on teaching primary school students about waste contamination, promoting responsible waste management practices.	Operations Manager City Services	Waste Reserve	10,000	10,000	10,000	10,000

Theme 3 - Environmental Sustainability							
ID No	Project Name and Description	Responsible Officer	Funding Type	2025/26 $	2026/27 $	2027/28 $	2028/29 $
Strategy 3: Optimise Waste Disposal Services by improving public access to recycling facilities.							
IN1058	**Kerbside Waste Audits on Recycling, Household and FOGO** Conducting a combined kerbside waste composition audit for garbage and recycling and FOGO bins for all single unit dwellings.	Operations Manager City Services	Waste Reserve	-	70,000	-	70,000
IN995	**Domestic Waste Reserve - Service Roll Out** Support the roll out of the waste services.	Operations Manager City Services	Garbage Service Future Options Reserve	180,000	-	-	-
IN1207	**Litter Prevention Strategy and Litter Prevention Roadmap** To develop a comprehensive Litter Prevention Strategy and Litter Prevention Roadmap aimed at reducing litter, fostering community engagement and promoting responsible waste disposal practices.	Operations Manager City Services	Grant	160,000 ~~80,000~~	-	-	-
IN951	**Book-in Kerbside Clean-up Promotion** Deliver twice annually a leaflet drop off to residents promoting the Book-in Kerbside Clean-up service.	Operations Manager City Services	Waste Reserve	13,000	-	-	-

Catchment Planning Major Programs

ID No.	Description	Responsible Officer	Funding Type	2025/26 $	2026/27 $	2027/28 $	2028/29 $
MPFMP	**Flood Mitigation Program** Identify and reduce the risk to life and property from flooding across the city. This program is funded by grants from the NSW Government on a 2 (grant) to 1 (Council) funding ratio.	Manager Catchment Planning	General	1,523,704 ~~1,458,704~~	40,000 ~~205,333~~	780,000	750,000
			Grant	3,592,870 ~~2,575,000~~	80,000 ~~410,666~~	1,560,000	1,500,000
			Stormwater Levy Reserve	560,270 ~~221,296~~	-	-	-
			Total	**5,676,844** ~~4,255,000~~	**120,000** ~~615,999~~	**2,340,000**	**2,250,000**
			Maintenance	20,000	20,000	20,000	20,000
MPESP	**Existing Stormwater Management** Investigate, design and construct stormwater management works to address stormwater drainage issues, stormwater quality and waterway stability across the city.	Manager Catchment Planning	General	1,190,000 ~~1,030,000~~	500,000 ~~1,400,000~~	500,000	500,000
			Grant	-	2,000,000	1,000,000	-
			Stormwater Levy Reserve	-	600,000	500,000	-
			Total	**1,190,000** ~~1,030,000~~	**500,000** ~~4,000,000~~	**2,000,000**	**500,000**
			Maintenance	20,000	20,000	20,000	20,000
MPSLP	**Stormwater Levy Program** Extra funding to supplement the Existing Stormwater Management Program to address stormwater drainage and stormwater quality issues and waterway stability in urban areas of the city. It also includes stormwater education and water quality monitoring.	Manager Catchment Planning	Stormwater Levy Reserve	1,894,839 ~~1,500,000~~	1,135,000 ~~915,000~~	1,120,000	1,585,000
			Maintenance	20,000	20,000	20,000	20,000

Waste Management Major Program/s

ID No.	Description	Responsible Officer	Funding Type	2025/26 $	2026/27 $	2027/28 $	2028/29 $
MPWM	**Waste Management Plan - Events** This is the program that outlines initiatives that the Waste Management team will undertake in the Delivery Program such as Spring Clean Drop-Off Day, and Chemical Collection Day.	Operations Manager City Services	Waste Reserve	140,000	140,000	140,000	140,000
MPLCT	**Local Council Transition Fund** This program supports sustainable waste management services that maximise the amount and quality of organices recovered. This program is funded by the NSW Environment Protection Agency.	Operations Manager City Services	Local Council Transition Fund	57,155 ~~0~~	-	-	-

Theme 4 - Strong and Resilient Economy Projects							
ID No	Project Name and Description	Responsible Officer	Funding Type	2025/26 $	2026/27 $	2027/28 $	2028/29 $
Goal 1: A resilient local economy supported by diverse businesses and employment opportunities.							
Strategy 1: Strengthen Employment Skills and Opportunities through targeted training and development programs.							
IN1123	**Micro-credential and Skills Program** Create a job and skills readiness program focused on upskilling Fairfield residents into manufacturing and Western Sydney Airport Jobs.	Manager Economic Development and Major Events	General	-	0 ~~22,000~~	22,000	22,000
Strategy 2: Increase business development and local employment by partnerships with local businesses and workforce training initiatives.							
IN1122	**Investment Prospectus** Create a Fairfield LGA Investment Prospectus to attract new businesses to the region.	Manager Economic Development and Major Events	Service Budget	-	Year 2	-	-
IN1124	**Manufacturing in Fairfield City Prospectus** Develop a prospectus for the Smithfield-Wetherill Park Industrial Estate to support this sector to continue job creation.	Manager Economic Development and Major Events	General	-	-	35,000	-
SP1219	**Fresh Start Program** Employ and train recruits as part of the Fresh Start for Local Government Apprentices, Trainees and Cadets Grant Program, which will create positive social outcomes by generating local education, training, and employment opportunities.	Operations Manager People and Culture	Grant	735,838	Year 2	Year 3	Year 4
IN997	**Strong Start Cadetship Grant Program - Student Planners** Apply for and support the Strong Start Cadetship grant program, which is designed to grow new planners by offering grants to fund tuition fees and encourage more students into the field.	Manager Development Planning	Grant	12,972	-	-	-

Theme 4 - Strong and Resilient Economy Projects							
ID No	Project Name and Description	Responsible Officer	Funding Type	2025/26 $	2026/27 $	2027/28 $	2028/29 $
Strategy 3: Enhance retail, hospitality, and infrastructure to drive economic growth by supporting local business revenue.							
IN1118	**Business Occupancy Audit - Design and Implementation** Council to undertake occupancy audits at major commercial centres. The designated study areas would be the ground floor of Cabramatta, Canley Heights, Canley Vale, Fairfield, Smithfield, and Fairfield Heights. *Year 1 - Design* *Year 2 to 4 - Implementation*	Manager Economic Development and Major Events	Service Budget	Year 1	Year 2	Year 3	Year 4
Goal 2: Thriving entertainment precincts with a vibrant and inclusive night-time economy.							
Strategy 1: Promote Vibrant Nightlife and Entertainment scene across our City Centres by implementing initiatives to attract a diverse range of entertainment options and increase foot traffic.							
IN1119	**Special Entertainment Precincts - Canley Heights and Canley Vale** Deliver two Special Entertainment Precincts - one in Canley Heights and one in Canley Vale. They will be interconnected by a weekend Jeepney system, as well as relocate mobile parklets.	Manager Economic Development and Major Events	General	200,000	-	-	-
			Grant	183,308 ~~0~~	-	-	-
			Total	**383,308** ~~**200,000**~~	-	-	-
			Operating	57,000	35,000	35,000	35,000
Strategy 2: Foster Tourism and Attractions through enhancing infrastructure and offering new attractions or experiences.							
IN1190	**Cabramatta Town Centre – Gate Way - Pai Lau - Master Plan, Design and Construction** Restoration work and minor upgrades to freedom plaza. *Year 2 - Master Plan* *Year 3 - Design* *Year 4 - Construction*	Manager Major Projects and Planning	Town Centre Reserve	-	Year 2	50,000	500,000
IN1191	**Fairfield Showground AFL Field – New Stage** Develop a raised stage to the Fairfield Showground AFL Field to allow for multi-purpose events to be held.	Manager Major Projects and Planning	Infrastructure Reserve ~~General~~	50,000	TBA	TBA	-
			Total	**50,000**	-	-	-
		Manager Showground, Leisure Centres and Golf Course	Maintenance	6,000	6,000	6,000	6,000

Theme 4 - Strong and Resilient Economy Projects							
ID No	Project Name and Description	Responsible Officer	Funding Type	2025/26 $	2026/27 $	2027/28 $	2028/29 $
Goal 3: Vibrant, welcoming and attractive town centres that support community life and commerce.							
Strategy 1: Upgrade and maintain older buildings to improve their appearance, functionality, and safety within City Centres.							
IN1046	**Fairfield City Centre Upgrade - Barbara Street and Nelson Street, Fairfield - Construction** Public Domain Upgrade - Barbara Street (Nelson Street to Hamilton Road) and Nelson St (between 22 Nelson and Smart Street). *Year 1 - Design* *Year 2 to 4: Construction*	Manager Major Projects and Planning	Section 7.11	-	650,000	550,000	550,000
			Town Centre Reserve	20,000	-	-	-
			Total	**20,000** θ	**650,000**	**550,000**	**550,000**
IN1080	**Fairfield City Centre Upgrade - Kenyon Street, Fairfield** Kenyon Street pavement works - From Fruitland to Downey Lane	Manager Major Projects and Planning	Section 7.11	70,000	-	-	-
IN1084	**Fairfield City Centre Upgrade - Thomas Ware Plaza - Construction** Thomas Ware Plaza public domain upgrade to include wrap around seating against existing mature trees, uplighting, and upgrade to the children's play area.	Manager Fairfield and Parks Place	Section 7.11	-	-	300,000	-
		Manager City Assets	Maintenance	-	-	-	10,000
IN1140	**Villawood Town Centre - Master Plan Design** Develop a detailed and costed Public Domain Upgrade Plan (whole of centre including Villawood Place Precinct (stage 1) and periphery including Kamira Avenue (stage 2).	Manager Cabramatta Place	Service Budget	-	Year 2	-	-
IN1141	**Canley Heights Town Centre - Master Plan Design** Develop a detailed and costed Public Domain Upgrade Plan. *Year 1 - Stage 3 Design* *Year 2 - Stage 4 Design* *Year 3 - Stage 5 Design*	Manager Cabramatta Place	Service Budget	Year 1	Year 2	Year 3	-

Theme 4 - Strong and Resilient Economy Projects							
ID No	Project Name and Description	Responsible Officer	Funding Type	2025/26 $	2026/27 $	2027/28 $	2028/29 $
~~IN1147~~	~~Canley Heights Upgrade - Town Centre Improvements - Stage 3 Implementation - Canley Vale Road Construct Canley Vale Road (northern side) public domain upgrade between Peel Street and Ascot Street according to Masterplan Design.~~	~~Manager Cabramatta Place~~	~~Section 7.11~~	-	~~500,000~~	-	-
			~~Town Centre Reserve~~	-	~~750,000~~	-	-
			~~Total~~	-	~~1,250,000~~	-	-
IN1152	**Villawood Upgrade - Town Centre and Pedestrian Laneway** - Pedestrian Laneway Upgrade Night Economy Infrastructure - Activated Laneway - Villawood Town Centre	Manager Cabramatta Place	Section 7.11	-	-	50,000	-
			Town Centre Reserve	-	-	50,000	-
			Total	-	-	**100,000**	-
IN845	**Canley Heights Public Domain – Construction Upgrade of the public domain and the refurbishment of the Town Square, with minor works in the car park to create a safer activation space. Year 2 of a 2 year project**	Manager Major Projects and Planning	Section 7.11	100,00	-	-	-
			Town Centre Reserve	900,00	-	-	-
			Total	1,000,000	-	-	-
MPCI06-1	**Community and Infrastructure Priorities - Town Centre Upgrades – Parks** Smithfield Town Centre Signage Upgrade	Manager Fairfield and Parks Place	Infrastructure Reserve	56,262 ~~0~~	-	-	-
MPCI06-2	**Community and Infrastructure Priorities - Small Town Centre Upgrades – Cabramatta Place** Deliver targeted Small Centre Upgrade Program projects, including suitable landscaping, seating and bins, at St Johns Road Shops, Canley Heights.	Manager Fairfield and Parks Place	Infrastructure Reserve	63,615 ~~0~~	-	-	-
IN996	**Voluntary House Raising Property Sales** Sale of properties with proceeds to be returned into the Voluntary House Raising Reserve.	Manager Property Strategy and Services	Voluntary House Raising Reserve	45,034	-	-	-

Theme 4 - Strong and Resilient Economy Projects							
ID No	Project Name and Description	Responsible Officer	Funding Type	2025/26 $	2026/27 $	2027/28 $	2028/29 $
Strategy 3: Beautify town centres with improved planter boxes, landscaping, and seasonal decorations.							
IN1073	**Public Domain - Public Art Decal of Utility Infrastructure** Art wraps on public utilities.	Manager Cabramatta Place	Town Centre Reserve	25,000	25,000	25,000	25,000
IN1089	**Public Domain Upgrade - Faces of Fairfield - Town Centre** Upgrade the Faces of Fairfield totems located across Fairfield City Centre.	Manager Fairfield and Parks Place	Town Centre Reserve	-	-	30,000	-
IN1076	**Public Domain Presentation - Planter Boxes Upgrade - City Wide** Progressive upgrade of existing planter boxes in neighbourhood centres with water wells and a rendered colour treatment.	Manager Cabramatta Place	Town Centre Reserve	30,000	30,000	30,000	30,000
IN1077	**Industrial Estate Beautification Program** To provide attractive colourful shrubs and small trees along road corridors in high traffic areas across the Smithfield - Wetherill Park Industrial Estate. *Year 1 and 2 - Cowpasture Road near Horsley Drive* *Year 3 and 4 - Cumberland Highway (Between Horsley Drive and Victoria Road)*	Manager Design Services	Town Centre Reserve	Year 1	120,000	Year 3	120,000
		Manager Infrastructure Services	Operating	15,000	15,000	15,000	15,000
IN639	**Lighting of Suburb Banners - City Wide** Install new lighting across suburb banners including external power points and trees across 17 sites throughout Fairfield City. Year 2: Elizabeth Drive and Smithfield Road, Edensor Park Edensor Road and Smithfield Road, St John Park Cumberland Highway and Links Ave, Cabramatta Cowpasture Road and Elizabeth Drive, Edensor Park	Manager Cabramatta Place	General	291,099 ~~178,550~~	-	-	-
IN935	**Town Centre Street Trees** Plant appropriate feature species in prominent locations in the town centres of Cabramatta, Fairfield, Canley Vale, Canley Heights, Fairfield Heights, Carramar, Smithfield, Yennora and Villawood.	Manager City Assets	Town Centre Reserve	189,304	-	-	-

Place Management Major Program

ID No.	Description	Responsible Officer	Funding Type	2025/26 $	2026/27 $	2027/28 $	2028/29 $
MPTCI	**Town Centre Improvement (Minor and Neighbourhood)** Deliver targeted town centre improvements across Fairfield City.	Manager Cabramatta Place, and Manager Fairfield and Park Place	General	250,000	250,000	250,000	250,000

Property Strategy and Services Major Program

ID No.	Description	Responsible Officer	Funding Type	2025/26 $	2026/27 $	2027/28 $	2028/29 $
MPOSA	**Open Space Land Acquisition** Purchase of property for open space purposes.	Manager Property Strategy and Services	Section 7.11	4,640,714 ~~4,550,000~~	4,250,000	4,250,000	4,250,000
			Section 7.12	150,000	-	-	-
			Total	**4,790,714** ~~**4,550,000**~~	**4,250,000**	**4,250,000**	**4,250,000**

Theme 5 - Good Governance and Leadership Projects							
ID No	Project Name and Description	Responsible Officer	Funding Type	2025/26 $	2026/27 $	2027/28 $	2028/29 $
Goal 1: Decision making process are open and transparent.							
Strategy 2: Information is available and clearly communicated to the diverse community.							
IN1016	**Digitisation of Historical Files** Digitisation of historical Council hard copy files and records.	Chief Information Officer	General	90,000	90,000	90,000	90,000
Strategy 3: Involve the community in the development of strategies and plans, ensuring their input shapes decisions and outcomes.							
IN1162	**Local Government Elections** To conduct the Local Government elections in 2028. *Year 3 - Preparation and Planning* *Year 4 - Implementation*	Executive Manager	General	-	-	200,000	1,200,000
IN1217	**Community Engagement Survey - Strategy and Action Plan**	Manager Integrated Planning and Performance	General	-	-	100,000	-
Goal 2: Fairfield City is financially sustainable and responsible.							
Strategy 4: Deliver financial sustainability and seek diverse investment opportunities.							
IN666	**Road Closure of Council's Surplus Road** Road closure of Council's surplus road bound by Prospect Road, Premier Street and Senior Street, Canley Vale.	Manager Property Strategy and Services	General	89,782	-	-	-
IN890	**Sustainable Resource Centre Expansion - Stage 3** Expand the boundary to the east to accommodate stockpiled material.	Operations Manager City Services	General	300,000	-	-	-
IN1013	**Concept Design of Sustainable Resource Centre - Master Plan** Develop a Master Plan with concept design to develop the Sustainable Resource Centre.	Manager Property Strategy and Services	Property Development Fund	100,000	-	-	-

Theme 5 - Good Governance and Leadership Projects							
ID No	Project Name and Description	Responsible Officer	Funding Type	2025/26 $	2026/27 $	2027/28 $	2028/29 $
Goal 3: Accountability.							
Strategy 1: Implement robust risk management frameworks, ensuring strong corporate governance to minimise risks and enhance decision-making processes.							
IN1017	**Data Discovery/ Management Tool** Implement AI assisted software tool that allows a holistic view and management of all Council's information assets in real time.	Chief Information Officer	General	150,000	-	-	-
IN903	**Vehicle Telematics Platform** Introduce vehicles telematics platform for trucks and heavy plant for better fleet management.	Operations Manager City Services	Domestic Waste Management Reserve	100,000	-	-	-
IN443	**Integration of Payroll and Timesheets - Implementation** Implement an integrated payroll and timesheet systems that manages, measures and improves workforce productivity across all worksites.	Chief Information Officer	General	158,785	-	-	-
IN994	**MyQ Software Development** Implement a software interface that allows Council Officers to interact in real time with corporate systems such as Peoplesoft Work Order Management System and Authority CRM system.	Chief Information Officer	General	49,542	-	-	-

Business Continuity and Insurance Major Program

ID No.	Description	Responsible Officer	Funding Type	2025/26 $	2026/27 $	2027/28 $	2028/29 $
MPBCI	**Business Continuity and Insurance** Actions that have been developed to ensure Council has a strong risk program in place to align its risk appetite and commitments identified in the Delivery Program and Operational Plans.	Director People and Culture	Service Budget	Year 1	Year 2	Year 3	Year 4

Financial Sustainability Major Program

ID No.	Description	Responsible Officer	Funding Type	2025/26 $	2026/27 $	2027/28 $	2028/29 $
MPLTFP	**Long Term Financial Plan** Identify deliverables from the Long Term Financial Plan working towards ensuring Council remains financially sustainable into the future.	Manager Finance	Service Budget	Year 1	Year 2	Year 3	Year 4

Fleet and Stores Management Major Program

ID No.	Description	Responsible Officer	Funding Type	2025/26 $	2026/27 $	2027/28 $	2028/29 $
MPFR	**Fleet Renewal Program** Renewal of Council operational light passenger fleet required to deliver services to the community.	Manager Infrastructure Services	General	1,712,000 ~~1,051,000~~	1,590,000 ~~1,452,000~~	1,300,000 ~~1,310,000~~	1,000,000 ~~1,134,000~~
MPWPER	**Waste Plant and Equipment** Replacement of plant and equipment used by Waste and Cleansing to deliver the service.	Manager Infrastructure Services	Waste Reserve	4,354,400 ~~3,721,500~~	7,868,600 ~~4,763,600~~	3,086,000	2,928,303
MPCPER	**Construction and Maintenance Plant and Equipment** Replacement of plant and equipment used for the construction of roads, and trade equipment to maintain buildings.	Manager Infrastructure Services	General	1,545,000	1,475,000 ~~838,700~~	270,500	819,000
MPPPER	**Parks and Gardens Plant and Equipment** Replacement of plant and equipment used for maintenance of parks and gardens.	Manager Infrastructure Services	General	1,334,100 ~~1,187,169~~	216,960 ~~82,000~~	294,100	226,000
MPSPER	**Sustainable Resource Centre** Replacement of plant and equipment used in the recycling of concrete and road materials to sell and use construction activities.	Manager Infrastructure Services	Sustainable Resource Centre Plant Reserve	407,000	585,000 ~~230,000~~	55,000	-
MPWSPR	**Workshop** Replacement of plant and equipment used in the workshop.	Manager Infrastructure Services	General	172,350 ~~138,450~~	62,000 ~~46,700~~	12,600	27,100

Governance Major Program

ID No.	Description	Responsible Officer	Funding Type	2025/26 $	2026/27 $	2027/28 $	2028/29 $
MPGOV	**Governance** Identify deliverables from the Governance service statement that work towards ensuring Council fulfils its legal, financial, and ethical obligations into the future.	Executive Manager - City Management	Grant	5,000	Year 2	Year 3	Year 4

Information and Communication Technology Major Programs

ID No.	Description	Responsible Officer	Funding Type	2025/26 $	2026/27 $	2027/28 $	2028/29 $
MPICT	**Information and Communication Technology Renewal** Upgrade of the information and communication technology network including assets, systems, and contracts to ensure that they are maintained at the required service levels as identified in the asset plan.	Chief Information Officer	General	1,765,624 ~~1,110,262~~	765,000 ~~620,000~~	635,000 ~~620,000~~	635,000 ~~620,000~~
MPCCTV	**CCTV Camera Renewal** Renew CCTV throughout Fairfield LGA, includes required recording server renewal.	Chief Information Officer	General	107,000	70,000	107,000	107,000

People and Culture Major Program

ID No.	Description	Responsible Officer	Funding Type	2025/26 $	2026/27 $	2027/28 $	2028/29 $
MPWMS	**Workforce Management Strategy** Identify deliverables from the Workforce Management Strategy working towards ensuring Council's workforce continues to meet service needs into the future.	Director People and Culture	Service Budget	Year 1	Year 2	Year 3	Year 4

2025/26-2028/29 DELIVERY PROGRAM (DRAFT 2026-2027 OPERATIONAL PLAN)
Project amendments by Exception – Grant Opportunities

Theme	Suburb	ID No.	Description	Responsible Officer	Funding Type	2026-2027 $
2	Smithfield	SP1214 ***NEW***	**Barton Street, Smithfield - Design** Develop design for open space embellishment at Barton Street, Smithfield. *Note: Council will seek grant funding for this project* *Year 1 of a 2 Year Project*	Manager City Assets	Grant	-

2025/26-2028/29 DELIVERY PROGRAM (DRAFT 2026-2027 OPERATIONAL PLAN)
Quarter 2 Adjustments – To be adopted at February 2026 Council Meeting

Theme	Suburb	ID No.	Description	Responsible Officer	Funding Type	2026-2027 $
Projects						
1	Wetherill Park	IN24899	**Wetherill Park Library - Fit-out** Council will apply for grant funding from the State Library of NSW. This year will include applying for grant funding and construction. *Year 3 of a 3 year project*	Manager Libraries and Museum	General	101,900
					Grant	636,233
					Total	**738,133**
2	Cabramatta	IN251002	**Arthur Street Car Park Shade Structure for Major Events** Install a 20 x 20 shade structure over Arthur Street Car Park. *Year 2 of a 2 year project*	Manager Design Services	Town Centre Reserve	286,502
2	Canley Vale	SP261170	**Avenel Park - Play Equipment** Installation of play piece at Avenel Park.	Manager Major Projects and Planning	Section 7.11	550,000
2	Fairfield	IN251196	**Traffic Intersection Improvement – Sackville Street and Pevensey Street, Fairfield** Install traffic signals with filter right turns, "No Right Turn" signs, and street lighting at the intersection.	Manager Design Services	Grant	1,300,000
2	Prairiewood	SP913	**Fairfield Showground - Community and Event Centre – Construction** Construction of the new community and event facility at Fairfield Showground. *Year 2 of a 3 year project*	Manager Major Projects and Planning	WestInvest	18,422,903 ~~13,724,003~~
					Section 7.11	1,234,834
					Section 7.12	7,301,100 ~~3,000,000~~
					Infrastructure Reserve	2,639,000
					Total	**29,597,837** **~~20,597,837~~**
2	Smithfield	SP25758	**Brenan Park - Construction** Construction of a new inclusive district playground including Outdoor fitness station, basketball half court, flying fox, swings, water play (Splash Pad), climbing structures, lighting and new car parking.	Manager Major Projects and Planning	Section 7.11	430,000
					WestInvest	3,570,000
					Total	**4,000,000**

2025/26-2028/29 DELIVERY PROGRAM (DRAFT 2026-2027 OPERATIONAL PLAN)
Quarter 2 Adjustments – To be adopted at February 2026 Council Meeting

Theme	Suburb	ID No.	Description	Responsible Officer	Funding Type	2026-2027 $
2	Wetherill Park	IN261082-3	**Wetherill Park Reserve** Install new playground, fitness equipment, picnic areas and shelters, Exeloo toilets with linked paths.	Manager City Assets	General	450,000
Road Bridge Renewal Major Program						
2	Lansvale	MPRBR2606	**Hollywood Drive (Chipping Norton Lakes) Jetty** To provide steel capping for timber piers and replace cross beams and girders where affected and required or replace existing jetty. *Year 2 of a 2 year project*	Manager City Assets	General	250,000
		MPRBR2607	**Silverwater Crescent (Georges River)** To investigate and find a solution and implement the solution to extend the height of the supporting column to avoid gangway moving along vertically escaping from column. *Year 2 of a 2 year project*	Manager City Assets	General Grant **Total**	75,000 25,000 **100,000**
Open Space Asset Renewal Major Program						
2	Bonnyrigg	MPOSR2604	**Bonnyrigg Town Centre Park** Synthetic Softfall Renewal, Sealed Surface Court, Cable Ride (Flying Fox), Steel Bollard, Steel Seat, Bark Softfall, Rubber Softfall, Park Warning Sign Renewal, Art Works, Bin, Playground Equipment, Steel Fence, Steel Shelter Renewal	Manager City Assets	General	450,000
	Fairfield	MPOSR2606	**Fairfield Adventure Park** Playground Equipment Replacement, Fountain Small, BBQ, Rubber Softfall Renewal.	Manager City Assets	General	300,000
Disability Upgrades – Access Improvement Major Program						
2	Smithfield	MPDU2602	**Development of Sensory Space** Develop a sensory space for the Tasman Parade Early Learning Centre by opening the wall between the preschool room and the current kitchen and remove all the fittings within the kitchen space and non-functioning.	Manager City Assets	General Grant Section 7.12 **Total**	42,000 20,000 5,000 **67,000**

2025/26-2028/29 DELIVERY PROGRAM (DRAFT 2026-2027 OPERATIONAL PLAN)
General Amendments

There were general amendments to the Draft 2026-2027 Operational Plan, including spelling and grammatical changes to improve readability, as well as non-impactful changes.

Examples include:

- *Parks and Open Space – Indicators re-worded for clarity.*
- *Community Business Hub (Fairfield City HQ) – amendments to reflect changes to Audio HQ suite conversion to meeting room.*
- *Communications and Marketing, and Governance – Service output moved from Communications and Marketing to Governance.*

2025/26-2028/29 DELIVERY PROGRAM (DRAFT 2026-2027 OPERATIONAL PLAN)
Major Programs changes by Exception

STRATEGIC ASSET MANAGEMENT - CIVIL AND BUILT - MAJOR PROGRAMS

ID No.	DESCRIPTION	RESPONSIBLE OFFICER	FUNDING TYPE	2025-2026 ($)	Delivery Program 2026-2027 ($)	Proposed 2026-2027 ($)	2027-2028 ($)	2028-2029 ($)	Service Statement
MPRR **MPRMS3** **MPRBG** **MPRRP** **MPKG** **MPRMSR**	**Road and Transport Program** Upgrade of local and regional **roads** including **kerb and gutter**, which have been deteriorated below the condition rating of 'poor' and 'very poor' in Council's Asset Management Plan. Funding for these works are from various sources including local, state and federal funding to improve road conditions throughout Fairfield City. **Please note that Council will be applying for Grants and updates will be provided if Grant applications are successful.*	Manager City Assets	General	11,065,488	13,311,591	13,006,419↓ ~~13,284,434~~	12,973,457	13,336,111	Strategic Asset Management – Civil and Built
			3x3 Levy	137,000	137,000	137,000✓	137,000	137,000	
			Block Grant	589,000	586,841	614,000↑	504,872	589,000	
			Roads to Recovery	1,733,730	2,058,807	2,058,806↓	2,167,164	2,127,164	
			Total	**13,525,220**	**16,094,240**	**15,816,225↓** **~~16,094,240~~**	**15,782,493**	**16,189,275**	

2025/26-2028/29 DELIVERY PROGRAM (DRAFT 2026-2027 OPERATIONAL PLAN)
Major Programs changes by Exception

CATCHMENT PLANNING - MAJOR PROGRAMS

ID No.	DESCRIPTION	RESPONSIBLE OFFICER	FUNDING TYPE	2025-2026 ($)	Delivery Program 2026-2027 ($)	Proposed 2026-2027 ($)	2027-2028 ($)	2028-2029 ($)	Service Statement
MPFMP	**Flood Mitigation Program*** Identify and reduce the risk to life and property from flooding across the city. This program is funded by grants from the NSW Government on a 2 (grant) to 1 (Council) funding ratio.	Manager Catchment Planning	General	1,458,704	205,333	40,000↓	840,000	750,000	Catchment Planning
			Grant	2,575,000	410,666	80,000↓	1,680,000	1,500,000	
			Stormwater Levy Reserve	221,296	-	-✓	-	-	
			Total	**4,255,000**	**615,999**	**120,000↓**	**2,520,000**	**2,250,000**	
			Maintenance	20,000	20,000	20,000✓	20,000	20,000	

*One project was removed, but had no budget impact

2025/26-2028/29 DELIVERY PROGRAM (DRAFT 2026-2027 OPERATIONAL PLAN)
Major Programs changes by Exception

FLEET AND STORES MANAGEMENT – MAJOR PROGRAMS

ID No.	DESCRIPTION	RESPONSIBLE OFFICER	FUNDING TYPE	2025-2026 ($)	Delivery Program 2026-2027 ($)	Proposed 2026-2027 ($)	2027-2028 ($)	2028-2029 ($)	Service Statement
MPFR	**Fleet Renewal Program** Renewal of Council operational light passenger fleet required to deliver services to the community.	Manager Infrastructure Services	General	850,000↓	1,452,000	1,590,000↑ ~~1,000,000~~	1,300,000↓	1,000,000↓	Fleet and Stores Management
MPCPER MPPPER MPWPER MPSPER MPWSPR	**Plant and Equipment Renewal** Upgrade and replace plant and equipment used for the operation of services within the waste, infrastructure and maintenance, parks and gardens, and Sustainable Resource Centre.	Manager Infrastructure Services	General	1,601,873	967,400	1,753,960↑ ~~789,700~~	1,603,592	1,273,530	Fleet and Stores Management
			Sustainable Resource Centre Plant Reserve	407,000	230,000	585,000↑ ~~285,000~~	55,000	-	
			Waste Reserve	3,721,500	4,763,600	7,868,600↑ ~~4,838,600~~	3,086,000	2,928,303	
			Total	**5,736,373**	**5,961,000**	**10,207,560↑ ~~5,913,300~~**	**4,744,592**	**4,201,833**	

INFORMATION AND COMMUNICATION TECHNOLOGY - MAJOR PROGRAMS

ID No.	DESCRIPTION	RESPONSIBLE OFFICER	FUNDING TYPE	2025-2026 ($)	Delivery Program 2026-2027 ($)	Proposed 2026-2027 ($)	2027-2028 ($)	2028-2029 ($)	Service Statement
MPICT	**Information and Communication Technology Renewal** Upgrade of the information and communication technology network including assets, systems and contracts to ensure that they are maintained at the required service levels as identified in the asset plan.	Chief Information Officer	General	1,110,262	620,000	765,000↑ ~~635,000~~	620,000	620,000	Information and Communication Technology

DRAFT 2026-2027 PRICING POLICY, FEES AND CHARGES
New Fees and Changes Greater Than 10%

DIVISION	DESCRIPTION SHOWN AS	2025-2026	2026-2027	COMMENT
Asset Management – Civil and Built				
Asset Management – Civil and Built Occupation of Footpath Permit	**Hoarding Fees** Additional Rate for Type B Hoarding with overhead or sheds above – per m2 / per week	N/A	$8.30/per m2 Per week ***New***	This additional fee ensures appropriate cost recovery for the higher level of assessment and monitoring required for Type B hoardings with overhead structures, consistent with fees charged by other councils.
Libraries and Museum				
Community Business Hub (Fairfield City HQ)	Off-Peak Hire – Vic Winton Room - Mon – Fri 9am to 4pm	$50/hour	$35/hour	It is proposed to introduce a new fee for peak hire and decrease the fee for off-peak hire to minimise competitiveness within Council's services.
	Peak Hire – Vic Winton Room - Mon – Fri 7am to 9am and 4pm to 9pm - Sat – Sun 8am to 5pm	N/A	$50/hour ***New***	
	Storage Cage Hire – Monthly Hire	N/A	$120/month ***New***	It is proposed to introduce new fees to respond to customer requests for secure on-site storage.
	Storage Cage Hire – Annual Hire Minimum 12 months	N/A	$100/month ***New***	

DRAFT 2026-2027 PRICING POLICY, FEES AND CHARGES
Fees Removed

DIVISION	Fee Description	COST REMOVED	UNIT OF MEASURE	COMMENT
Community Business Hub (Fairfield City HQ)	Audio HQ (Post Production & Audio) Hire Hourly Rate (Mon – Fri)	$30	Hour	It is proposed to remove this fee as the service is no longer being offered.

2025/26-2028/29 DELIVERY PROGRAM (DRAFT 2026-2027 OPERATIONAL PLAN)
Service Budget Adjustments – Corrections and Alignment

Service Description	$	Comment
Increase in domestic waste levy	138,364	Increase in waste services to ratepayers (extra bins).
Increased revenue to recover cost increases	173,807	Increases primarily in Children & Family Services and Leisure Centres to recover award wage increases.
Increase in Interest Income	1,275,000	Increase in interest on investments because financial markets were predicting a 0.5% interest rate reduction during 2026 when previous budget was set in mid-2025, whereas they were anticipating an increase in January 2026.
Reduction in parking enforcement (fine) income	(500,000)	Reduction due to legislative changes to method of issuing fines by councils.
Reduction in SRC Income	(950,000)	Downturn in construction activity means that it's taking longer than anticipated for SRC to return to historical operating levels.
Increase in salaries and wages	(500,000)	Budgeted Award wage increase amended to reflect current status of negotiations. Award increase is effective 1 July 2026.
Reduce commission processing fees due to reduced fine income	252,331	Previous budget did not adequately reflect impact on processing fees from reduction in fine income.

OUTCOMES COMMITTEE

Meeting Date 10 March 2026 **Item Number. 15**

SUBJECT: Public Exhibition - Draft Forecasted Rates and Charges for 2026-2027

FILE NUMBER: 26/04887

REPORT BY: Maria Aue Obregon, Coordinator Rates and Receivable

RECOMMENDATION:

That Council note the forecasted figures for Making the Rates and Charges, for the financial year ending 30 June 2027 in accordance with requirements of the Local Government Act 1993 and for inclusion in the Draft 2026-2027 Operational Plan as follows:

1. The Residential Rate should be made as a combination of base amount and 'Ad Valorem' rate with the base amount to be $487.59 calculated to yield 45% of total revenue $64,021,267.42 for this category and further that the 'Ad Valorem' component of residential Rate be $0.00082378 or 0.082378 cents in the dollar on the value (valuation base date 1 July 2024) of rateable land in the City being under the Residential category.

2. The Farmland Rate should be made as a combination of base amount and 'Ad Valorem' with the base amount to be $663.57 calculated to yield 21.5% of the total revenue $305,552.39 for this category and further that the 'Ad Valorem' component of the Farmland Rate to be $0.00063168 or 0.063168 cents in the dollar on the value (valuation base date 1 July 2024) of rateable land in the City being under the Farmland category.

3. The rate for Ordinary Business be made as an 'Ad Valorem' rate of $0.00134884 or 0.134884 cents in the dollar on the value (valuation base date 1 July 2024) of rateable land in the city being under the Ordinary Business category and a Yield of $3,184,177.58.

4. The rate for the Business properties within the areas described in the following table and shown in the plans as Attachments A to L of the report, be made as 'Ad Valorem' rate as specified in the table.

BUSINESS Valuation based date 1 July 2024				
CATEGORY	**ATTACHMENT**	**AD VALOREM RATE**	**RATE IN $**	**GROSS YIELD $**
Bonnyrigg	A	0.00426158	0.426158	391,653.83
Cabramatta	B	0.00426158	0.426158	2,316,609.66
Canley Heights	C	0.00426158	0.426158	520,774.55
Canley Vale	D	0.00426158	0.426158	283,435.48
Fairfield	E	0.00426158	0.426158	2,437,279.65
Fairfield Heights	F	0.00426158	0.426158	406,992.19
Lansvale	G	0.00426158	0.426158	2,501,776.64
Prairiewood	H	0.00426158	0.426158	227,057.09
Smithfield	I	0.00426158	0.426158	2,465,273.51
Wetherill Park	J	0.00426158	0.426158	24,030,419.63
Yennora North	K	0.00426158	0.426158	864,155.09
Yennora South	L	0.00426158	0.426158	3,254,941.63

5. The following Domestic Waste Management Charges be made for the 2026/2027 years (July to June period):

   5.1 Domestic Premises – the 2026/27 charge to be $549.07 per bin for the 240 litre Red Bin Service (140 litre Red Bin Service: $514.59 per bin) of the pattern approved by Council payable in advance. No deduction will be made for services not rendered.

   Services in excess of 1 per week and services commenced after 1 July 2026 will be charged $10.56 per week for the 240 litre Red Bin Service (140 litre Red Bin Service: $9.89 per week).

   The Waste Management Charge for Domestic Premises includes a 240 litre Yellow Bin and a 240 litre FOGO Green Bin. The difference in service charges is for the Red Bin (240 litre or 140 litre).

   5.2 Residential Flat Building – the 2026/27 charge to be $549.07 per residential unit for either bulk containers provided by Council or per bin the size and pattern approved by Council payable in advance. No deduction will be made for services not rendered.

   Services in excess of 1 per week and services commenced after 1 July 2026 will be charged for $10.56 per week.

   5.3 Services Availability to Vacant Land – the Local Government Act, 1993 requires all rateable land for which a domestic waste management service is available to be charged. The service availability charge of $274.53 will only be levied on relevant vacant residential land.

6.

The following Stormwater Levy be made for the 2026/27 year (July to June period):

6.1 Residential Strata – All residential strata properties will be charged at $12.50. Services commenced after 1 July 2026 will be charged $0.24 per week.

6.2 Residential Vacant Land – Is exempt.

6.3 Residential Other – All remaining eligible residential properties will be charged $25.00.

Services commenced after 1 July 2026 will be charged $0.48 per week.

6.4 Stormwater Levy – Pensioner Discount – A voluntary rebate of 40% will be applied to residential strata/other properties where any or all owners are eligible pensioners.

6.5 Business Strata – Will be charged on land area as set out in the following table. The charge will be calculated on the entire parcel and divided by the number of strata units attached to the parcel.

Area	Charge
0-350 M^2	$25.00 divided by the number of units
351-2,100 M^2	$50.00 divided by the number of units
2,101-21,000 M^2	$200.00 divided by the number of units
> 21,001 M^2	$3,000.00 divided by the number of units

6.6 Business Other – will be charged on land area as set out in the following table:

Area	Charge
0-350 M^2	$25.00
351-2,100 M^2	$50.00
2,101-21,000 M^2	$200.00
> 21,001 M^2	$3,000.00

7. Annual approval to operate Onsite Sewage Management Services will be charged at the rate of $5.00 per month to a maximum of $60.00 for the year for those properties with septic tank systems.

8. Rate of Interest – In accordance with Section 566(3) of the Act, it is proposed to set the interest rate payable on overdue rates and charges at 10.50% per annum calculated daily.

9. The above forecasted rates and charges for 2026/27 be included in the Draft 2026-2027 Operational Plan and publicly exhibited from 27 March to 29 April 2026.

SUPPORTING DOCUMENTS:

AT-A ⇩	Bonnyrigg	1 Page
AT-B ⇩	Cabramatta	1 Page
AT-C ⇩	Canley Heights	1 Page
AT-D ⇩	Canley Vale	1 Page
AT-E ⇩	Fairfield	1 Page
AT-F ⇩	Fairfield Heights	1 Page
AT-G ⇩	Lansvale	1 Page
AT-H ⇩	Prairiewood	1 Page
AT-I ⇩	Smithfield	1 Page
AT-J ⇩	Wetherill Park	1 Page
AT-K ⇩	Yennora North	1 Page
AT-L ⇩	Yennora South	1 Page

CITY PLAN

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

SUMMARY

Land in NSW is revalued periodically by the NSW Valuer General Department and Council is provided with a general land valuation for each parcel of rateable land. Factors that are taken into consideration when the NSW Valuer General determines land values include recent prices, zoning and land proximity to public facilities. Council received the most recent general land valuations as at 1 July 2024. Land rates for 2026/2027 are based on this valuation.

Irrespective of any land valuation increases, Council cannot increase its total rate income beyond the percentage approved by the Independent Pricing and Regulatory Tribunal (IPART). The percentage increase approved by the IPART for the 2026/2027 financial year is 4.00%.

It is proposed that the Domestic Waste Management charge to residents, which includes garbage collection for a 3-bin service (Red Lidded Bin, Yellow Lidded Bin and FOGO Green Lidded Bin) and kerbside recycling services, be increased by 2.00% for the 2026/2027 financial year. The increase is due to rising waste disposal costs as a result of increases in regulatory charges and landfill disposal costs.

This draft forecasted report proposes how Council will make the rates and charges for 2026/2027.

These are required to be placed on public exhibition as part of the Draft 2026/2027 Operational Plan. A further report will be submitted to Council after exhibition where Council is required under the Local Government Act 1993 to pass a resolution to formally make the Rates and Charges.

Residential Rates contribute approximately 60% of the total Rates and Business Rates Contribute approximately 40% of the total Rates.

Maria Aue Obregon
Coordinator Rates and Receivable

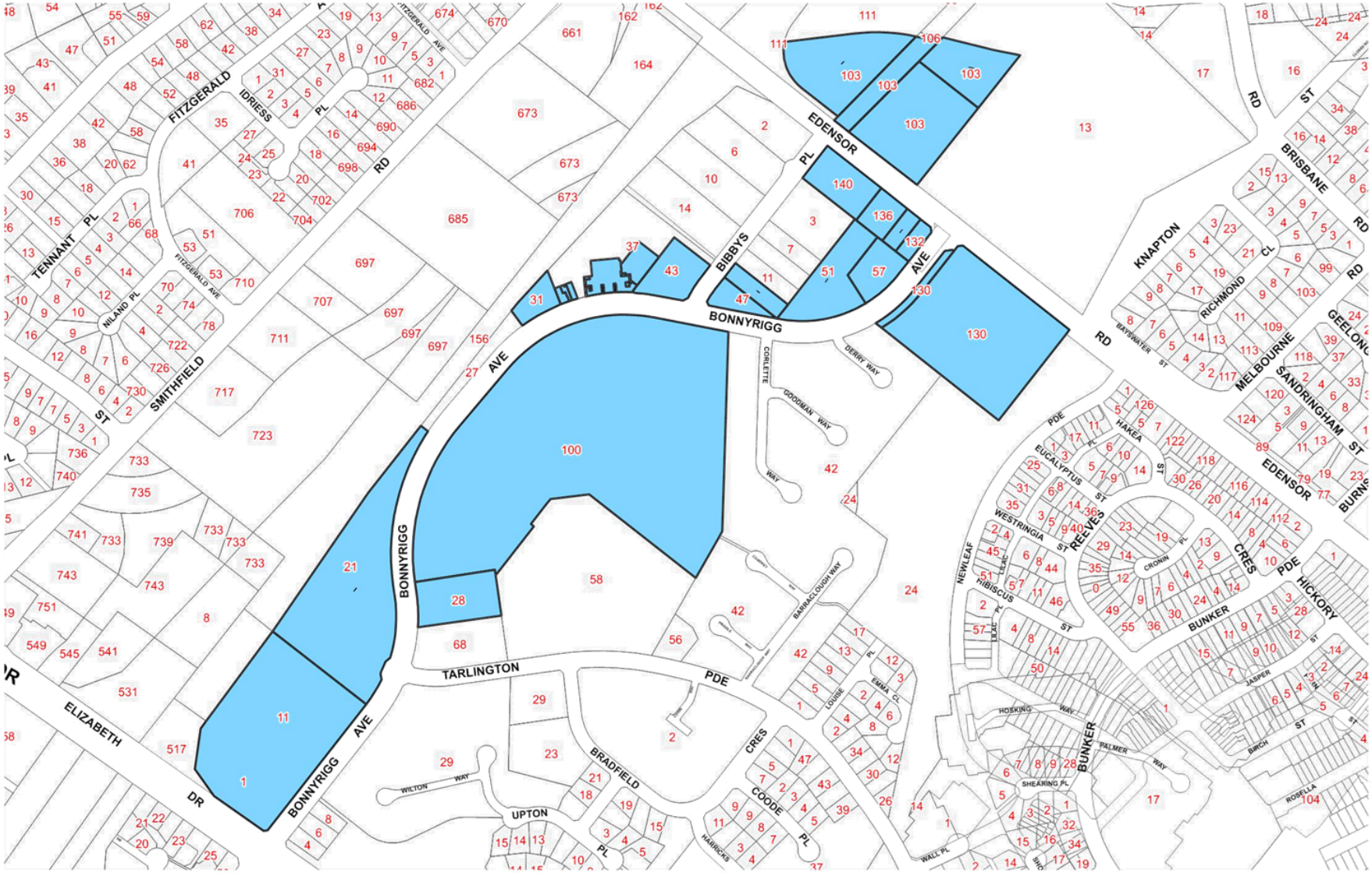
Authorisation:
Manager Finance
Deputy General Manager & CFO

Outcomes Committee - 10 March 2026

File Name: **OUT10032026_9.DOCX**

***** END OF ITEM 15 *****

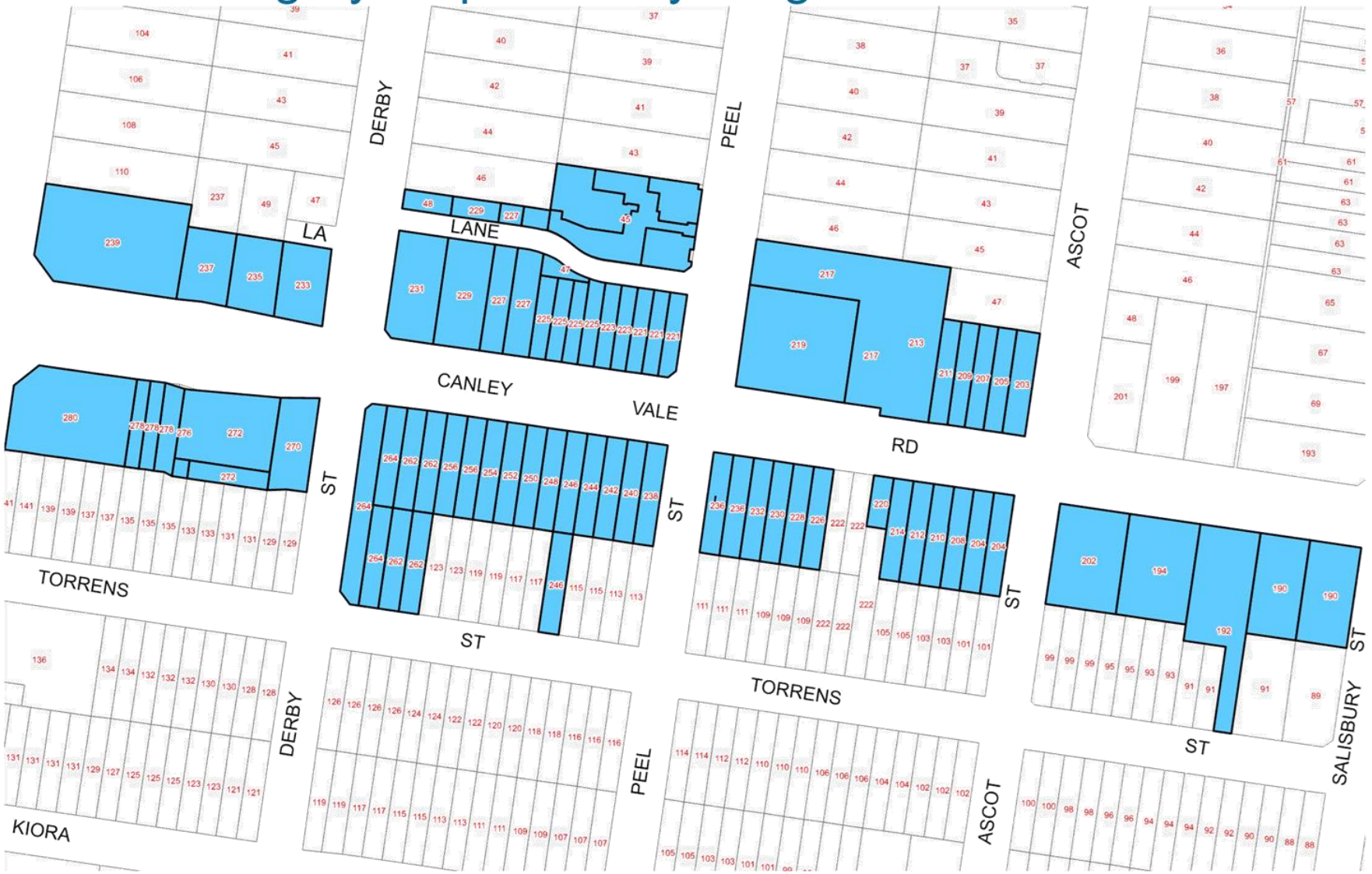
Rates Category Map - Bonnyrigg



Rates Category Map - Cabramatta

* Business properties for the areas in the maps are shaded blue

Rates Category Map - Canley Heights



* Business properties for the areas in the maps are shaded blue

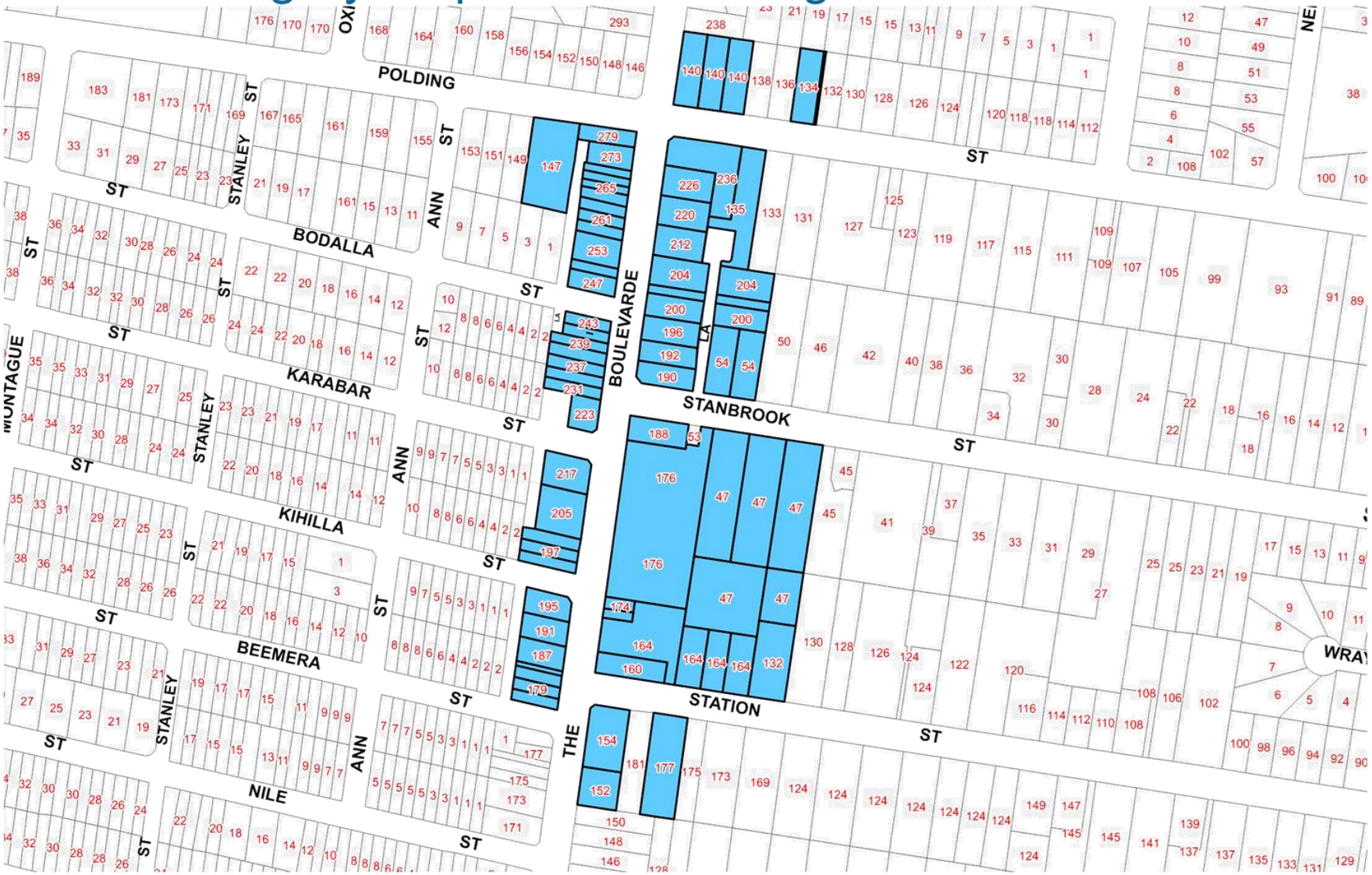
Rates Category Map - Canley Vale

* Business properties for the areas in the maps are shaded blue

Rates Category Map - Fairfield

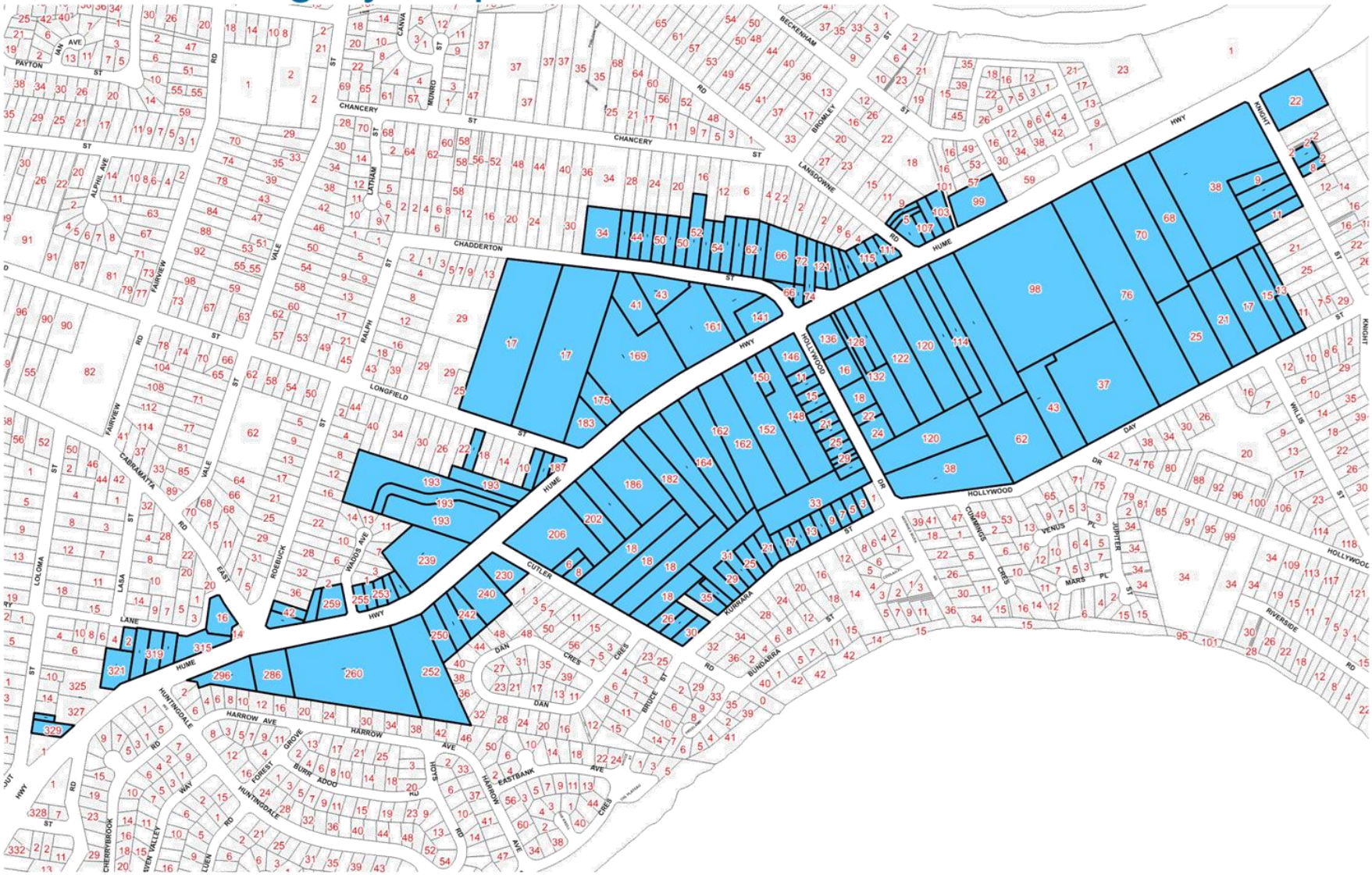
* Business properties for the areas in the maps are shaded blue

Rates Category Map - Fairfield Heights



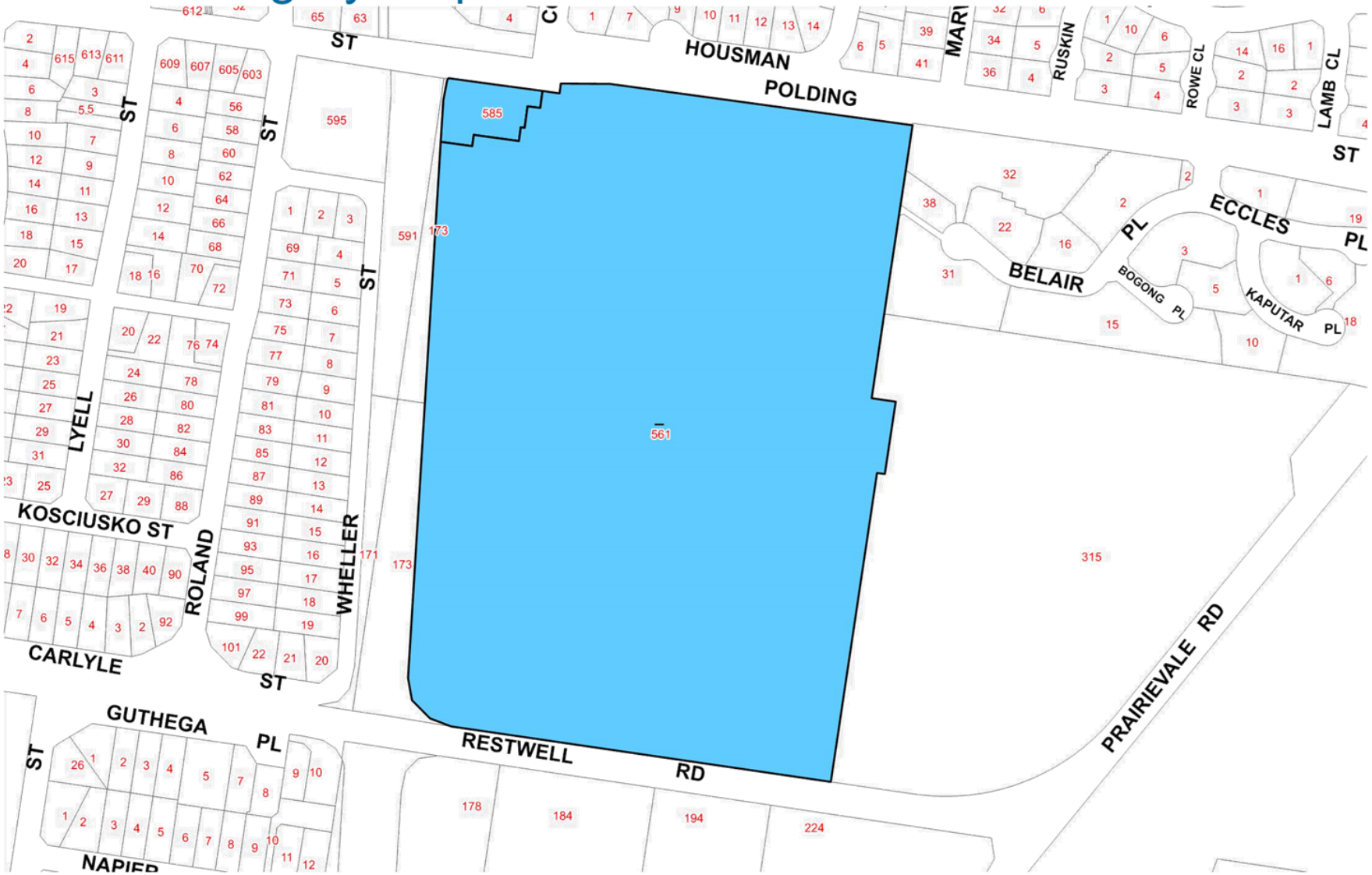
* Business properties for the areas in the maps are shaded blue

Rates Category Map - Lansvale



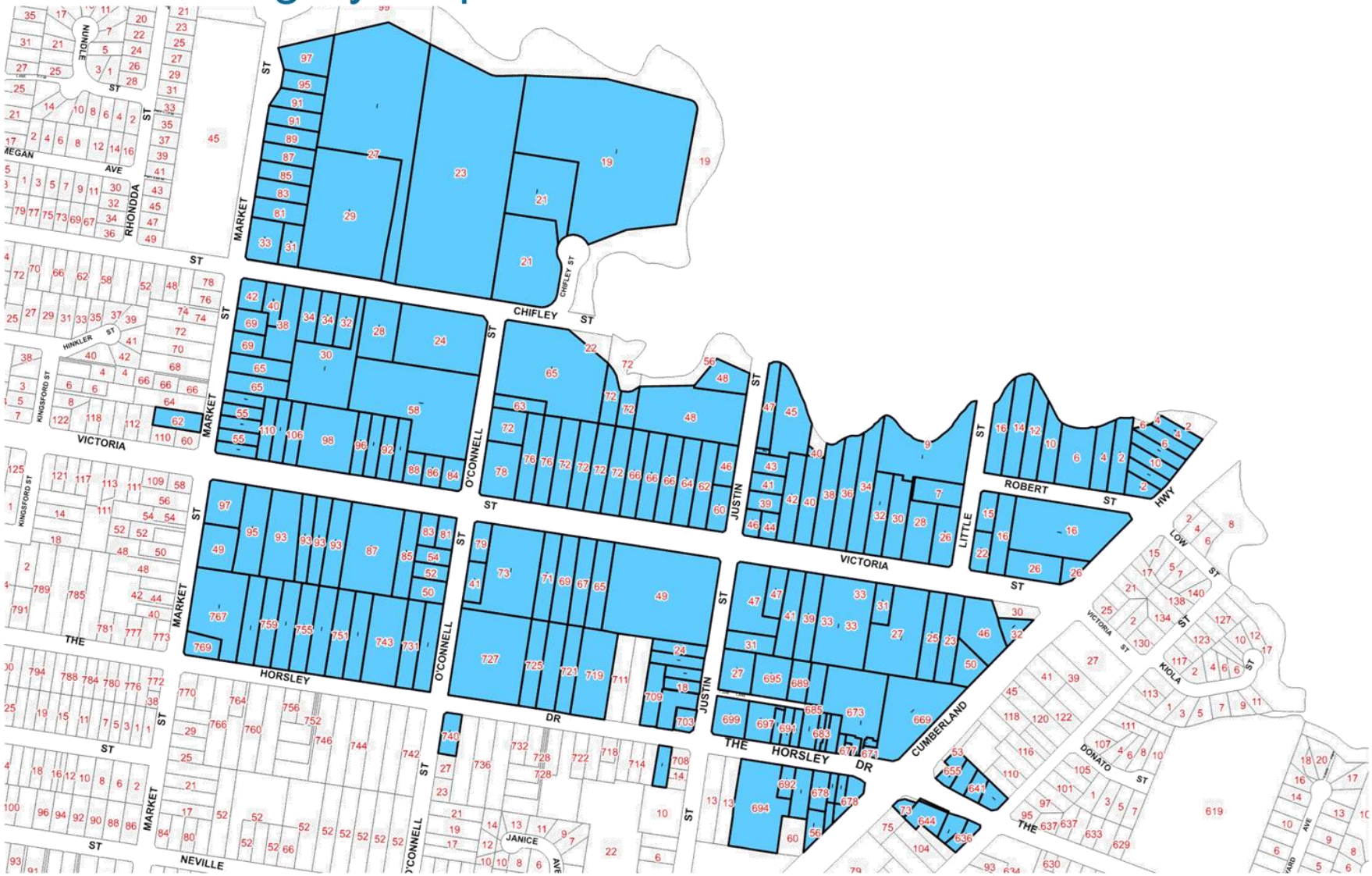
* Business properties for the areas in the maps are shaded blue

Rates Category Map - Prairiewood



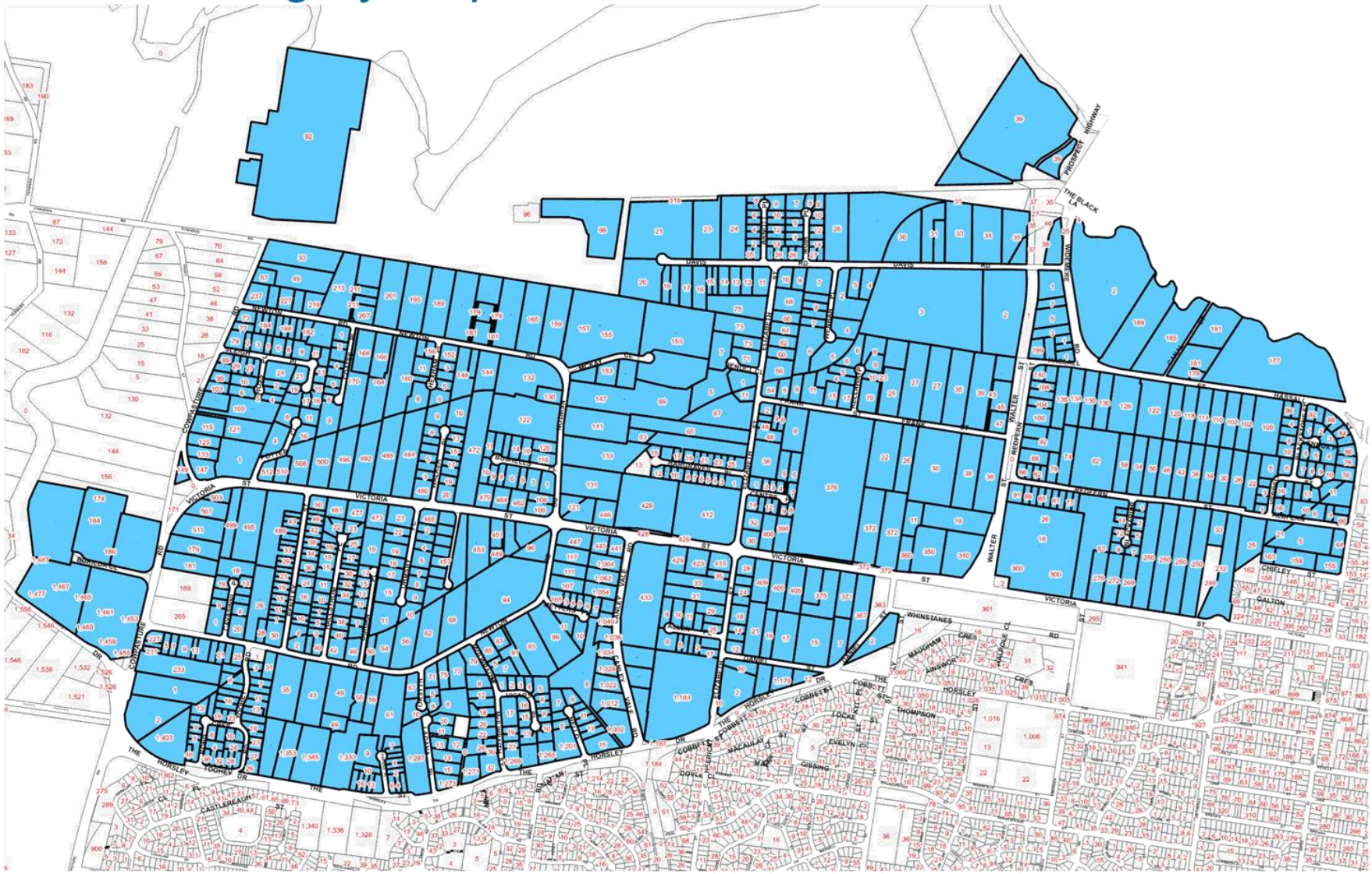
* Business properties for the areas in the maps are shaded blue

Rates Category Map - Smithfield



* Business properties for the areas in the maps are shaded blue

Rates Category Map - Wetherill Park

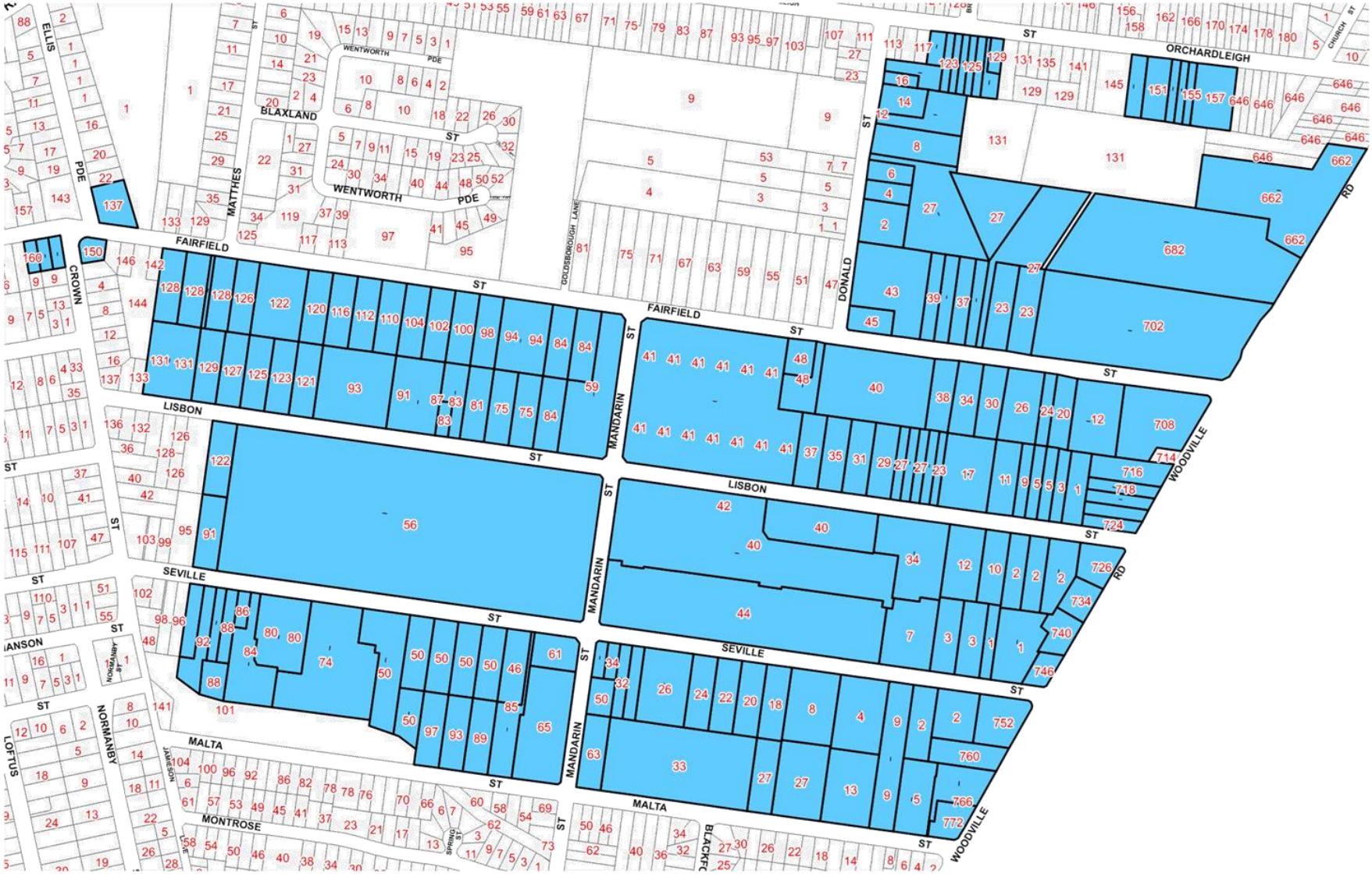


* Business properties for the areas in the maps are shaded blue

Rates Category Map - Yennora North

* Business properties for the areas in the maps are shaded blue

Rates Category Map - Yennora South



* Business properties for the areas in the maps are shaded blue

OUTCOMES COMMITTEE

Meeting Date 10 March 2026 **Item Number. 16**

SUBJECT: Public Exhibition - Draft 2026/2027-2035/2036 Long Term Financial Plan

FILE NUMBER: 25/09334

REPORT BY: Julie Lien, Acting Co-ordinator Integrated Planning and Reporting

RECOMMENDATION:

That:

1. The Draft 2026/27-2035/36 Long-Term Financial Plan (Attachment A of the report) be publicly exhibited from Friday 27 March to Wednesday 29 April 2026.

2. A further report be submitted to Council after the exhibition period, addressing all submissions received and any amendments required to the Draft 2026/2027-2035/2036 Long-Term Financial Plan.

SUPPORTING DOCUMENTS:

AT-A ⇩	2026/2027-2035/2036 Long Term Financial Plan	67 Pages

CITY PLAN

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

The Long Term Financial Plan (LTFP) outlines the steps Council will take to address the major financial challenges and opportunities which will impact the way it does business over the next 10 years. The main objectives of the LTFP are to ensure Council remains financially sustainable and to inform Council's decisions about the services and new initiatives it will deliver. The LTFP is updated each year using information available at the time to provide a rolling 10-year outlook.

Council remains committed to prudent financial management, ensuring it has the resources to invest in community infrastructure and deliver a strong pipeline of capital works that support jobs, opportunities and essential services for the community.

While Council has historically maintained operating surpluses, projections indicate that operating surpluses will not be achieved beyond the next 5 years due to the cumulative impact of increased cost shifting from the NSW Government, less government grant funding and rates income not keeping pace with cost increases. To strengthen financial sustainability, Council will continue to implement service reviews, efficiency improvements and strategic cost management initiatives to contain costs and maintain its long-standing track record of financial stability. Which is to:

- Deliver operating surpluses each year; and
- Achieve its own financial sustainability benchmarks.

These efforts will enable Council to operate efficiently, sustain cost effective high-quality services and infrastructure essential to the community and support the introduction of new initiatives aligned with the priorities of the Fairfield City Plan.

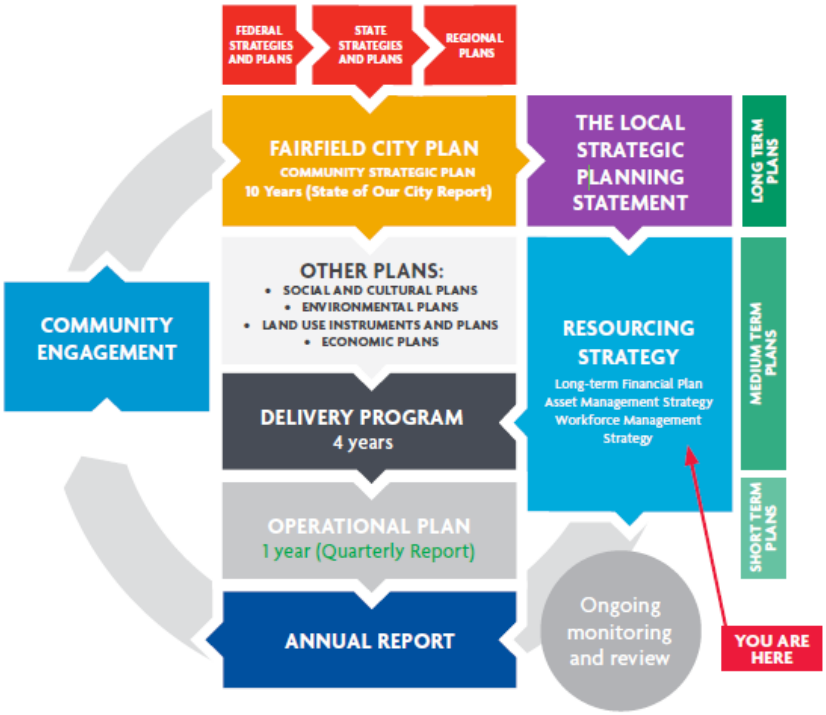
In addition to its continuous improvement and efficiency initiatives, Council will be investigating investment opportunities through its Property Development Fund (PDF) in order to extract value from its commercial property assets and assess the ability to generate additional income in order to reduce the magnitude of increases for ratepayers. However, to be financially prudent no additional income from the PDF's investment activities has been incorporated into the LTFP because investigations are at a preliminary stage.

Council has decided not to apply for a Special Rate Variation (SRV) during the 2025/26–2028/29 Delivery Program. However, the use of SRVs as a financial sustainability tool is becoming increasingly necessary for councils. Despite maintaining low rates and a long-standing commitment to financial prudence and operational efficiencies, Council continues to face growing external cost pressures including inflation, rising maintenance costs and reductions in State and Federal funding, all of which will place strain on the budget. Without intervention, service reductions and asset deterioration will be unavoidable.

To ensure long-term financial sustainability, an SRV will need to be considered in the next 2029/30-2032/33 Delivery Program because it is the most practical long-term solution. This will enable Council to continue delivering essential services, maintaining critical infrastructure and meeting community expectations while adapting to future financial challenges.

Background

The Local Government Integrated Planning and Reporting (IPR) Framework is a legislative requirement for all NSW councils. Councils are required to develop a series of long, medium and short-term plans to ensure councils are more community focused, responsive and sustainable in the long term.



**The red box above identifies the document you are reading and where it sits in the IPR Framework.*

What are the plans in the Framework?

Council's IPR Framework is made up of a number of plans including:

- Fairfield City Plan (Community Strategic Plan) (10 years)
- Delivery Program (4 years)
- Operational Plan (1 year)

These plans are informed by a Resourcing Strategy (10 years) and made up of the:

- LTFP (money)
- Asset Management Policy, Strategy and Plans (assets)
- Workforce Management Strategy (people) (4 years)

The Resourcing Strategy is the point at which Council reviews what money (LTFP), assets (Asset Management Strategy) and people (Workforce Management Strategy) are available to deliver the services, major programs and projects to the community. The Resourcing Strategy determines what Council as a stakeholder is able to deliver of the community's vision, priorities and needs as set out in the 2025-2035 Fairfield City Plan (City Plan).

The City Plan and Resourcing Strategy recognises that the city does not act alone and that partners including state and federal agencies, non-government organisations, community groups and individuals have a role to play to achieve the community vision, priorities and goals.

Long Term Financial Plan (LTFP) (Attachment A)

Council's 2026/2027-2035/2036 LTFP provides a forecast of Council's financial position for the next 10 years. The LTFP examines different options to improve Council's financial position while continuing to work towards the vision, priorities and needs identified by the community in the Fairfield City Plan. The LTFP is also a way for Council to identify financial issues at an earlier stage and the impact of these over the longer term.

Details of the LTFP form the basis for each Delivery Program and links to the Asset Management Strategy and Workforce Management Plan through its funding allocated to all asset and staffing requirements, which are listed in the service budgets included at a high level in the Delivery Program and in detail in the Operational Plan.

The LTFP is updated each year in the development of the Operational Plan to review assumptions and any changes in forecasted expenditure. Service budgets are then reviewed by Council and updated into the Operational Plan.

The key objectives when developing this LTFP are:

- Balanced Budgets/Operational Surpluses
- Continuous Financial Improvement
- Achievement of Financial Sustainability Benchmarks

The Office of Local Government (OLG) removed financial benchmarks from Council's audited financial statements for the 2024-2025 financial year. However, in the absence of the OLG providing alternative financial benchmarks, Council continues to include the ratios in its reporting as an important measure of financial sustainability.

The LTFP financial results for the next 10 years show that a history of prudent financial management enables Council to remain financially stable, with a positive net operating result over the first 5 years of the 2025/26–2028/29 Delivery Program. However, challenges arise in later years as external cost pressures and declining grants income impact overall financial sustainability.

Council is financially strong in the short term but faces challenges beyond 2029/2030, with operating deficits (excluding capital grants), declining unrestricted cash and increasing expenditure pressures.

The long-term decline in liquidity highlights the need for additional revenue sources, cost management strategies and the need for a Special Rate Variation (SRV) to maintain financial sustainability.

Despite financial challenges net assets continue to grow reflecting ongoing investment in infrastructure and service delivery.

To maintain services to the community Council needs to invest in the maintenance and renewal of its Infrastructure, Property, Plant and Equipment. In addition, asset values increase as the result of regular revaluations in order to comply with OLG requirements. These are summarised in Table 1 below:

Table 1: Key Financial Measures

Key Financial Measures	$										
	2025/26-2028/29 Delivery Program										
	Actual	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36
Net Operating Results	40,916,529	28,555,793	17,595,566	14,336,6929	14,773,247	8,016,372	8,307,237	7,628,935	9,150,858	9,487,834	9,432,737
Net Operating Result (Before Capital Grant)	2,108,741	2,451,984	1,955,318	223,588	307,316	(6,811,207)	(6,891,031)	(7,949,290)	(6,816,822)	(6,879,039)	(7,343,308)
Unrestricted Cash	14,995,443	15,097,891	15,538,806	14,895,757	14,881,613	14,091,559	12,537,477	11,771,099	10,989,815	1,421,930	4,176,657
Cash, Cash Equivalent, and Investments	190,111,924	191,064,174	187,968,278	201,538,989	197,374,161	192,667,153	189,073,196	186,215,950	187,591,528	163,073,234	167,099,031
Net Assets	2,920,104,529	2,948,660,322	2,966,255,888	2,980,592,580	2,995,365,828	3,003,382,200	3,011,689,437	3,019,318,372	3,028,469,230	3,037,957,064	3,047,389,802

The Key Performance Indicators table identifies that all financial benchmarks are projected to be achieved for the next 3 years based on the assumptions used in the LTFP. However, in the subsequent years, 1 of the 9 benchmarks—the operating performance ratio—is not expected to be achieved due to the cumulative impact of increased cost shifting from the NSW Government, reduced government grant funding and rates income not keeping pace with rising costs. These impacts are summarised in Table 2 below:

Table 2: Office Local Government Benchmark Performance Indicator Forecast

	OLG Benchmark	Result 2025/26	Budget Year 1 2026/27	Forecast Year 2 2027/28	Year 3 2028/29	Year 4 2029/30	Year 5 2030/31	Year 6 2031/32	Year 7 2032/33	Year 8 2033/34	Year 9 2034/35	Year 10 2035/36
Budget Performance												
Operating Performance Ratio	>0	0.73%	0.85%	0.61%	-0.11%	-0.08%	-2.82%	-2.77%	-3.08%	-2.59%	-2.54%	-2.62%
Measures the extent to which a council has succeeded in containing operating expenditure within operating revenue.		✔	✔	✔	✘	✘	✘	✘	✘	✘	✘	✘
Own Source Operating Revenue Ratio	>60%	74.95%	77.72%	81.23%	81.98%	82.03%	82.09%	82.16%	82.23%	82.31%	82.35%	82.44%
Measure fiscal flexibility. It is the degree of reliance on external funding sources.		✔	✔	✔	✔	✔	✔	✔	✔	✔	✔	✔
Operational Liquidity												
Unrestricted Current Ratio	>1.5x	2.85	2.98	2.76	2.91	2.91	2.74	3.49	3.62	4.13	3.61	2.14
Represents a council's ability to meet short-term obligations as they fall due.		✔	✔	✔	✔	✔	✔	✔	✔	✔	✔	✔
Rates, Annual Charges, Interest and Extra Charges Outstanding Percentage	<5%	4.69%	4.64%	4.57%	4.52%	4.47%	4.41%	4.36%	4.31%	4.26%	4.22%	4.17%
Expressed as a percentage of total rates and charges available for collection in financial year.		✔	✔	✔	✔	✔	✔	✔	✔	✔	✔	✔
Cash Expense Cover Ratio	>3 months	7.93	7.31	7.07	7.35	7.12	7.44	7.06	6.72	6.44	4.80	4.67
Liquidity ratio indicates the number of months a council can continue paying for its immediate expenses without additional cash flow.		✔	✔	✔	✔	✔	✔	✔	✔	✔	✔	✔
Liability and Debt Management												
Debt Service Cover Ratio	>2x	30.82	27.57	26.38	26.72	27.78	37.49	69.59	87.33	62.18	76.46	67.80
Measure the availability of operating cash to service loan repayments		✔	✔	✔	✔	✔	✔	✔	✔	✔	✔	✔
Asset Management – Infrastructure and Service Management Performance												
Building and Facilities Renewal Ratios	>100%	100.18%	100.76%	100.75%	100.68%	100.52%	100.29%	100.24%	100.19%	100.80%	101.33%	100.69%
Assesses the rate at which these assets are being renewed against the rate at which they are depreciating		✔	✔	✔	✔	✔	✔	✔	✔	✔	✔	✔
Infrastructure Backlog Ratio	<2%	0.02%	0.02%	0.02%	0.02%	0.02%	0.02%	0.02%	0.02%	0.02%	0.02%	0.02%
Ratio shows what proportion the infrastructure backlog is against the total net carry amount of a council's infrastructure.		✔	✔	✔	✔	✔	✔	✔	✔	✔	✔	✔
Asset Maintenance Ratio	>100%	104%	104%	104%	104%	104%	104%	104%	104%	104%	104%	104%
Ratio compares actual versus required annual asset maintenance. A ratio of above 100% indicates that the council is investing enough funds that year to halt the infrastructure backlog from growing		✔	✔	✔	✔	✔	✔	✔	✔	✔	✔	✔

The Operating Performance Ratio is not achieved in the 2028-2029 and 2029-2030 financial years, despite small surpluses being budgeted for in these years, because losses would be incurred if gains on disposal of assets were removed. Gains on disposal of assets from Council's plant replacement program are not included in the ratio.

PUBLIC EXHIBITION

The Draft 2026/2027-2035/2036 LTFP is required to undergo Public Exhibition for a period of at least 28 days. The proposed exhibition period is 27 March to 29 April 2026 to allow for the collation and consideration of submissions received from the community.

Council plans to advertise this 'exhibition period' through social media and online on Council's webpage www.fairfieldcity.nsw.gov.au.

In addition, hard copies of the Draft 2026/2027-2035/2036 LTFP will be displayed at our local libraries, leisure centres and Council's Administration Centre.

After the exhibition period, a further report will be submitted to Council to address all submissions received, as well as any amendments required to the Draft 2026/27-2035/36 LTFP.

CONCLUSION

This report recommends that the Draft 2026/2027-2035/2036 Long Term Financial Plan (LTFP) be placed on Public Exhibition from 27 March to 29 April 2026.

A further report be submitted to Council after the exhibition period, addressing all submissions received and any amendments required to the Draft 2026/2027-2035/2036 LTFP.

Julie Lien
Acting Co-ordinator Integrated Planning and Reporting

Authorisation:
Deputy General Manager & CFO

Outcomes Committee - 10 March 2026

File Name: **OUT10032026_12.DOCX**

***** END OF ITEM 16 *****

Draft 2026/27-2035/36
Long Term Financial Plan

INTEGRATED **PLANNING** AND
REPORTING FRAMEWORK

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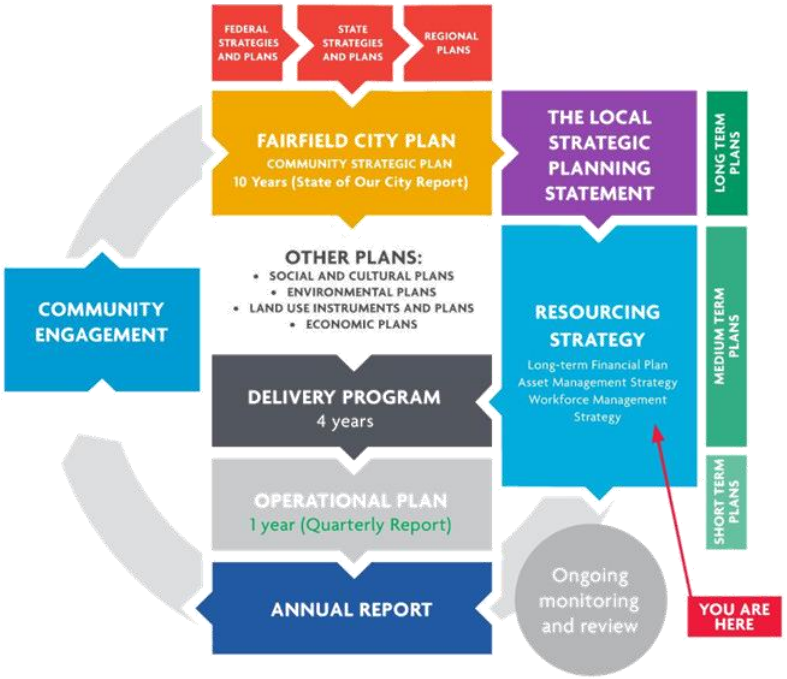
INTEGRATED PLANNING AND REPORTING

The Local Government Integrated Planning and Reporting (IPR) Framework is a legislative requirement for all NSW Councils.



Councils are required to develop a series of long, medium and short term plans to ensure councils are more community focused, responsive and sustainable in the long term.

What are the Plans in the Framework?

Fairfield City Council's IPR Framework is made up of a number of plans including:

- Fairfield City Plan (10 years) *(Community Strategic Plan)*
- Delivery Program (4 years)
- Operational Plan (1 year)

These plans are informed by a Resourcing Strategy (10 years) that is made up of:

- Long Term Financial Plan (money)
- Asset Management Policy, Strategy and Plans (assets)
- Workforce Management Strategy (people)

About the Resourcing Strategy

The Resourcing Strategy is the point at which Council reviews what money (Long Term Financial Plan), assets (Asset Management Strategy) and people (Workforce Management Strategy) are available to deliver the services, major programs and projects to the community. The Resourcing Strategy determines what Council as a stakeholder is able to deliver of the community's vision, priorities and needs as set out in the 2025-2035 Fairfield City Plan (City Plan).

The City Plan and Resourcing Strategy recognises that the City does not act alone and that partners including state and federal agencies, non-government organisations, community groups and individuals have a role to play to achieve the community vision, priorities and goals.

ABOUT THE LONG TERM FINANCIAL PLAN

Council's 2026/27-2035/36 Long Term Financial Plan (LTFP) provides a forecast of Council's financial position for the next 10 years.

The LTFP examines different options to improve Council's financial position while continuing to work towards the vision, priorities and needs identified by the community in the Fairfield City Plan. The LTFP is also a way for Council to identify financial issues at an earlier stage and the impact of these over the longer term.

Details of the LTFP forms the basis for each Delivery Program and links to the Asset Management Strategy and Workforce Management Strategy through its funding allocated to all asset and staffing requirements which are listed in the service budgets, included at a high level in the Delivery Program and in detail in the Operational Plan.

The LTFP is updated each year in the development of the Operational Plan to review assumptions and any changes in forecasted expenditure. Service budgets are then reviewed by Council and updated into the Operational Plan.

WHAT IS THE PURPOSE OF THIS PLAN?

The Long Term Financial Plan (LTFP) models the financial implications for a term of 10 years and consolidates Council's current and future financial obligations from its many plans, particularly the Delivery, Asset Management and Workforce Management Plans. The LTFP also:

- Establishes transparency and accountability of Council to the community.
- Provides an opportunity for early detection of financial issues and any likely impacts in the longer term.
- Provides a mechanism to solve financial problems as a whole, consider how various plans fit together and understand the impacts.
- Provides a means of measuring Council's success in implementing strategies and plans.
- Confirms that Council can remain sustainable in the longer term.

Principles of Sound Financial Management

The Governing Body of a Council has the following responsibilities in relation to the financial management of the council:

- To ensure as far as possible the financial sustainability of the council
- To determine and adopt a rating and revenue policy and operational plan that support the optimal allocation of the council's resources to implement the strategic plans (including the Community Strategic Plan) and for the benefit of the local area
- To keep under review the performance of the council, including service delivery.

The Local Government Act 1993 prescribes principles of sound financial management. These are intended to guide councils in the exercise of these and other functions in a way that facilitates local communities that are strong, healthy and prosperous. The following principles of sound financial management apply to councils:

- Council spending should be responsible and sustainable, aligning general revenue and expenses.
- Councils should invest in responsible and sustainable infrastructure for the benefit of the local community.
- Councils should have effective financial and asset management, including sound policies and processes for the following:
  - performance management and reporting
  - asset maintenance and enhancement
  - funding decisions
  - risk management practices.
- Councils should have regard to achieving intergenerational equity, including ensuring the following:
  - Policy decisions are made after considering their financial effects on future generations
  - The current generation funds the cost of its services.

EXECUTIVE SUMMARY

Council has developed this Long Term Financial Plan (LTFP) to outline the steps it will take to address the major financial challenges and opportunities which will impact on the way it does business over the next 10 years. The main objectives of the LTFP are to achieve Council's financial sustainability and to inform Council's decisions about the services and new initiatives it will deliver. The LTFP is updated each year to provide a rolling 10 year outlook.

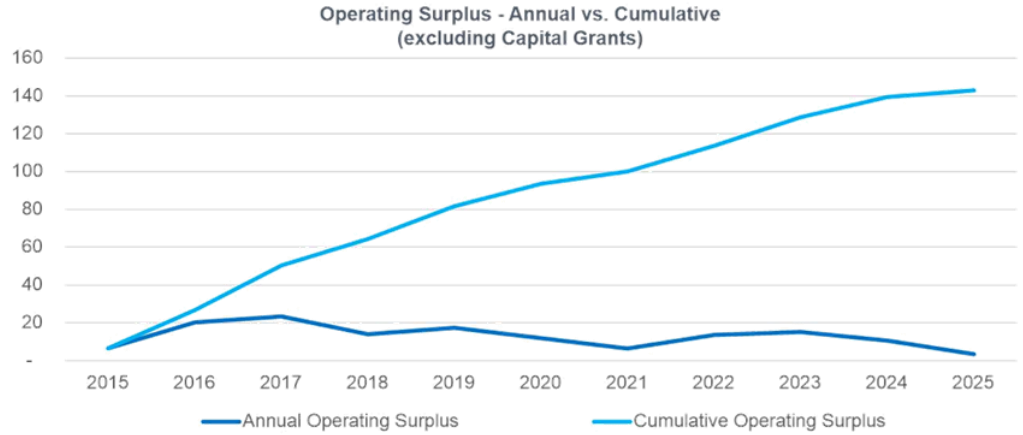
Council remains committed to prudent financial management, ensuring it has the resources to invest in community infrastructure and deliver a strong pipeline of capital works that support jobs, opportunities, and essential services for the community.

While Council has historically maintained operating surpluses, projections indicate that operating surpluses will not be achieved beyond the next five years due to the cumulative impact of increased cost shifting from the NSW Government, less government grant funding and rates income not keeping pace with cost increases. To strengthen financial sustainability, Council will continue to implement service reviews, efficiency improvements, and strategic cost management initiatives to contain costs and maintain its long-standing track record of financial stability. Which is to:

- deliver operating surpluses each year
- achieve Council's financial sustainability benchmarks

These efforts will enable Council to operate efficiently, sustain cost effective high-quality services and infrastructure essential to the community, and support the introduction of new initiatives aligned with the priorities of the Fairfield City Plan.

In addition to its continuous improvement and efficiency initiatives, Council will be investigating investment opportunities through its Property Development Fund (PDF) in order to extract value from its commercial property assets and assess the ability to generate additional income in order to reduce the magnitude of increases for ratepayers. However, to be financially prudent no additional income from the PDF's investment activities has been incorporated into the LTFP because investigations are at a preliminary stage.



Council has decided not to apply for a Special Rate Variation (SRV) during the 2025/26–2028/29 Delivery Program. However, the use of SRVs as a financial sustainability tool is becoming increasingly necessary for councils. Despite maintaining low rates and a long-standing commitment to financial prudence and operational efficiencies, Council continues to face growing external cost pressures, including inflation, rising maintenance costs, and reductions in State and Federal funding, all of which will place strain on the budget. Without intervention, service reductions and asset deterioration will be unavoidable.

To ensure long-term financial sustainability, an SRV will need to be considered in the next 2029/30-2032/33 Delivery Program because it's the most practical long-term solution. This will enable Council to continue delivering essential services, maintaining critical infrastructure, and meeting community expectations while adapting to future financial challenges.

HOW WAS THE LTFP PREPARED

The preparation of the LTFP commenced with a detailed (internal) analysis of the 2025/26 budget. Next, a review of external influences such as population growth, inflation, interest rates, natural disasters, cyber security and economic growth were considered when assessing the future years.

The outcomes from the internal analysis and review of external influences have been combined to forecast the future.

The key objectives when developing this LTFP are:

- Balanced Budgets / Operational Surpluses
- Continuous Financial Improvement
- Achievement of Financial Sustainability Benchmarks

KEY CHALLENGES AND INFLUENCES

Salaries and wages represent 43% of total costs. It is challenging to contain this cost and achieve a balanced budget because the industry award claim continues to match or exceed the Independent Pricing and Regulatory Tribunal (IPART) rates cap for council's each year. Council will need a range of strategies to manage this on-going revenue shortfall without adversely impacting service levels or financial sustainability. It is noted that the LTFP projections indicate that benchmarks will be achieved for the first three years, but not after, unless there is some type of financial intervention.

The disposal of residents domestic waste is a significant cost for Council. This cost has been contained through prudent management of Council's domestic waste disposal contracts and the introduction of a new 240 litre green lidded bin service (FOGO) in June 2024. This has enabled Council to provide one of the lowest residential waste charges in Western Sydney for a 240L three bin service.

The long standing waste disposal contract expires in the 2029/2030 financial year, and it has been anticipated that there will be an increase in Other Expenses in the subsequent years in the LTFP. However, waste disposal costs are subject to market conditions at the expiry of the contract and will be heavily influenced by issues such as availability of alternative landfill sites for waste disposal for Sydney Metropolitan councils, progress with development of long-term sustainable solutions such as waste to energy and identifying viable markets and uses for recycled waste.

Significant initiatives taken by Council to reduce its reliance on rates and remain financially sustainable while delivering priority services to the community include:

- Property Development Fund (PDF), Councils commercial property business.
- Dutton Plaza in Cabramatta continues to provide a stable long-term net income stream.
- Council's efficiency program including service reviews, quality management, business improvements and Simultaneous Multi-Attribute Trade Off (SIMALTO).

Summary of Financial Forecast

Presented below are extracts from the 10 year LTFP projections and the expected performance against various benchmarks across the 10 year horizon.

Table 1 shows that Council remains financially stable, with a positive net operating result over the term of the 2025/26–2028/29 Delivery Program.

However, challenges arise in later years as external cost pressures and declining grant income impact overall financial sustainability.

Council is financially strong in the short term but faces challenges beyond 2029/30, with operating deficits (excluding capital grants), declining unrestricted cash, and increasing expenditure pressures.

The long-term decline in liquidity highlights the need for additional revenue sources, cost management strategies, and the need for a Special Rate Variation (SRV) to maintain financial sustainability.

Despite financial challenges, net assets continue to grow, reflecting ongoing investment in infrastructure and service delivery.

Key Financial Measures	$										
	2025/26-2028/29 Delivery Program										
	Actual	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36
Net Operating Results	40,916,529	28,555,793	17,595,566	14,336,6929	14,773,247	8,016,372	8,307,237	7,628,935	9,150,858	9,487,834	9,432,737
Net Operating Result (Before Capital Grant)	2,108,741	2,451,984	1,955,318	223,588	307,316	(6,811,207)	(6,891,031)	(7,949,290)	(6,816,822)	(6,879,039)	(7,343,308)
Unrestricted Cash	14,995,443	15,097,891	15,538,806	14,895,757	14,881,613	14,091,559	12,537,477	11,771,099	10,989,815	1,421,930	4,176,657
Cash, Cash Equivalent, and Investments	190,111,924	191,064,174	187,968,278	201,538,989	197,374,161	192,667,153	189,073,196	186,215,950	187,591,528	163,073,234	167,099,031
Net Assets	2,920,104,529	2,948,660,322	2,966,255,888	2,980,592,580	2,995,365,828	3,003,382,200	3,011,689,437	3,019,318,372	3,028,469,230	3,037,957,064	3,047,389,802

Table 1 : Key Financial Measures across the 10 years.

OLG Benchmark Performance Indicator Forecast

The Office of Local Government previously established financial performance indicators, which focus on a small set of core, comparable indicators intended to help councils drive continuous improvement and assist communities in understanding council's performance. These small set of core indicators monitor budget performance, operational liquidity, liability and debt management, and asset management - Infrastructure and service management performance. The main objectives of the LTFP are to maintain Council's financial sustainability and to inform Council's decisions about the services as well as achieving all financial benchmarks. Council has a proud history of prudent financial management, as evidenced by its achievement of these financial benchmarks during the ten year period since they were introduced by the State Government in 2015/2016. However, Council will not be able to achieve these financial benchmarks over the next ten financial years, while delivering new initiatives across the City, without some form of financial intervention to increase revenue and/or reduce expenditure because costs are rising at a faster rate than revenue.

The Office of Local Government (OLG) removed Key Performance Indicators from Councils audited financial statements for the 2024/25 financial year. However, in the absence of the OLG providing alternative financial benchmarks, council continues to include the ratios in its reporting as an important measure of financial sustainability.

	OLG Benchmark	Result 2025/26	Budget Year 1 2026/27	Forecast Year 2 2027/28	Year 3 2028/29	Year 4 2029/30	Year 5 2030/31	Year 6 2031/32	Year 7 2032/33	Year 8 2033/34	Year 9 2034/35	Year 10 2035/36
Budget Performance												
Operating Performance Ratio	>0	0.73%	0.85%	0.61%	-0.11%	-0.08%	-2.82%	-2.77%	-3.08%	-2.59%	-2.54%	-2.62%
Measures the extent to which a council has succeeded in containing operating expenditure within operating revenue.		✔	✔	✔	✘	✘	✘	✘	✘	✘	✘	✘
Own Source Operating Revenue Ratio	>60%	74.95%	77.72%	81.23%	81.98%	82.03%	82.09%	82.16%	82.23%	82.31%	82.35%	82.44%
Measure fiscal flexibility. It is the degree of reliance on external funding sources.		✔	✔	✔	✔	✔	✔	✔	✔	✔	✔	✔
Operational Liquidity												
Unrestricted Current Ratio	>1.5x	2.85	2.98	2.76	2.91	2.91	2.74	3.49	3.62	4.13	3.61	2.14
Represents a council's ability to meet short-term obligations as they fall due.		✔	✔	✔	✔	✔	✔	✔	✔	✔	✔	✔
Rates, Annual Charges, Interest and Extra Charges Outstanding Percentage	<5%	4.69%	4.64%	4.57%	4.52%	4.47%	4.41%	4.36%	4.31%	4.26%	4.22%	4.17%
Expressed as a percentage of total rates and charges available for collection in financial year.		✔	✔	✔	✔	✔	✔	✔	✔	✔	✔	✔
Cash Expense Cover Ratio	>3 months	7.93	7.31	7.07	7.35	7.12	7.44	7.06	6.72	6.44	4.80	4.67
Liquidity ratio indicates the number of months a council can continue paying for its immediate expenses without additional cash flow.		✔	✔	✔	✔	✔	✔	✔	✔	✔	✔	✔
Liability and Debt Management												
Debt Service Cover Ratio	>2x	30.82	27.57	26.38	26.72	27.78	37.49	69.59	87.33	62.18	76.46	67.80
Measure the availability of operating cash to service loan repayments		✔	✔	✔	✔	✔	✔	✔	✔	✔	✔	✔

	OLG Benchmark	Result 2025/26	Budget Year 1 2026/27	Forecast Year 2 2027/28	Year 3 2028/29	Year 4 2029/30	Year 5 2030/31	Year 6 2031/32	Year 7 2032/33	Year 8 2033/34	Year 9 2034/35	Year 10 2035/36
Asset Management – Infrastructure and Service Management Performance												
Building and Facilities Renewal Ratios	>100%	100.18%	100.76%	100.75%	100.68%	100.52%	100.29%	100.24%	100.19%	100.80%	101.33%	100.69%
Assesses the rate at which these assets are being renewed against the rate at which they are depreciating		✔	✔	✔	✔	✔	✔	✔	✔	✔	✔	✔
Infrastructure Backlog Ratio	<2%	0.02%	0.02%	0.02%	0.02%	0.02%	0.02%	0.02%	0.02%	0.02%	0.02%	0.02%
Ratio shows what proportion the infrastructure backlog is against the total net carry amount of a council's infrastructure.		✔	✔	✔	✔	✔	✔	✔	✔	✔	✔	✔
Asset Maintenance Ratio	>100%	104%	104%	104%	104%	104%	104%	104%	104%	104%	104%	104%
Ratio compares actual versus required annual asset maintenance. A ratio of above 100% indicates that the council is investing enough funds that year to halt the infrastructure backlog from growing		✔	✔	✔	✔	✔	✔	✔	✔	✔	✔	✔

The Operating Performance Ratio is not achieved in the 2028-2029 and 2029-2030 financial years, despite small surpluses being budgeted for in these years, because losses would be incurred if gains on disposal of assets were removed. Gains on disposal of assets from Council's plant replacement program are not included in the Ratio.

DELIVERING FINANCIAL SUSTAINABILITY FOR COUNCIL AND THE COMMUNITY

Council is focused on long-term financial sustainability and uses the Office of Local Government (OLG) financial benchmarks to help measure its achievement of this objective. The OLG financial benchmarks have historically been included in Council's audited financial statements and incorporate the key benchmarks established in 2015 as part of the NSW Governments proposal to reform the local government system.

The Key Performance Indicators table above identifies that all financial benchmarks are projected to be achieved for the next three years based on the assumptions used in the LTFP. However, in the subsequent years, they will not be achieved due to the cumulative impacts of increased cost shifting from the NSW Government, less government grant funding and rates income not keeping pace with cost increases.

Previous LTFP financial results were temporarily impacted by the COVID-19 pandemic, with facility closures, reduced revenue from Public Health Order restrictions, and rental concessions affecting Council's financial position in 2020, 2021 and 2022. However, these were short-term anomalies, and financial stability has since been restored. Following COVID-19, inflationary pressures and high interest rates have further impacted operating costs, procurement, and capital project expenses. Council continues to mitigate these challenges through productivity improvements, revenue opportunities, and cost containment strategies, ensuring ongoing financial resilience.

During the ongoing cost-of-living crisis in Australia, Council has also introduced measures to support local residents, including:

- Containing Domestic Waste Levy increases to an average of 1.3% p.a for the past 6 years to ease financial pressure on households. Providing free FOGO bin liners to residents as part of the green waste recycling program and enabling Council to provide one of the lowest residential waste charges in Western Sydney.
- Maintaining the lowest residential rates in Western Sydney.
- Maintaining some of the lowest fees and charges compared to neighbouring councils to ensure affordability for the community.
- Introducing a First Home Buyers Scheme (trial) to assist residents in entering the property market.

Council has historically maintained a proactive approach to reviewing depreciation expenses, ensuring alignment with ongoing improvements in asset management. This commitment was particularly evident following the adverse impacts of state government-imposed accounting standards related to asset revaluations, which significantly affected depreciation expenses and methodology applications. By continuously refining its financial strategies, Council has demonstrated ongoing financial prudence, effectively navigating external financial pressures imposed on local governments while maintaining a sustainable financial position.

Special Schedule 'Report on Infrastructure Assets' is a mandatory reporting requirement; however, it has limitations due to inconsistencies in data collection across councils and a lack of uniform auditing standards.

This view has been supported and recognised in the previous guidance provided in the description of the ratios where it was noted *"It is acknowledged, that the reliability of infrastructure data within NSW local government is mixed. However, as asset management practices within councils improve, it is anticipated that infrastructure reporting data reliability and quality will increase".*

Fairfield Council as part of its Integrated Planning and Reporting improvements has a rigorous approach to asset management and uses these principles to model the optimum expenditure to enable Council to address its asset backlog and ensure the condition of its assets will remain stable over the next 10 years, and within the OLG Infrastructure Asset Backlog benchmark of less than 2%. This approach addresses any asset backlog percentage by:

- Measuring the cost to bring the asset to a satisfactory condition as prescribed by the Office of Local Government as condition 3.
- Recommending to consult with the community to determine the asset condition that is considered acceptable to deliver the required level of service. This may mean, for example, that an asset in condition 4 (poor) may still deliver the required level of service and thus not form part of the asset backlog. This consultation is anticipated to deliver a significant reduction in the asset backlog.

Other initiatives have been pursued to further improve Council's long term financial position.

The Property Development Fund (PDF) provides opportunity to extract value from Council's commercial assets. Examples of the value of PDF include:

- $14m net return from a 41 lot sub-division at Diamond Crescent in 2015/16.
- the development of a commercial retail Centre at Dutton Plaza in Cabramatta in 2016/17 with projected gross retail incomes of $4.0m per annum.
- $5m in proceeds from a 9 lot sub-division in Smithfield completed in 2019/20.
- Investigating opportunities for commercial Council land holdings throughout the LGA including Prairiewood, Wetherill Park and Fairfield CBD.

DELIVERING FINANCIAL SUSTAINABILITY FOR COUNCIL AND THE COMMUNITY

Safeguarding financial legacy

Council continues to safeguard its legacy by making prudent and responsible decisions that consider the financial impact on future generations. To do this Council will:

- Ensure the current generation covers the cost of its services through a fully funded operating budget and achievement of OLG Financial Benchmarks.
- Aim to achieve equity between generations of ratepayers whereby the mechanisms to fund specific capital expenditure and operations take into account the ratepayers who benefit from expenditure and therefore who should pay.

Delivering a balanced budget

Council must achieve a fully funded operating position reflecting that Council collects enough revenue to fund operational expenditure, the repayment of debt and renewal of infrastructure assets. To do this we will:

- Have a fully funded capital program, where the source of funding is identified and secured for both capital renewal and new capital works.
- Manage the immediate and ongoing financial impacts of shocks, like the COVID-19 pandemic and weather events, to safeguard long-term financial sustainability.
- Maintain an Unrestricted Current Ratio of greater than 1.5 to ensure the required level of cash is maintained to meet operational requirements as well as build cash reserves for contingencies that arise. Strengthening this position over the years of the LTFP is a priority.

Funding the current Service Levels

The operating budget is designed to deliver current services and service levels. To do this we will:

- Maintain existing service levels to the community.
- Any changes to future service levels will be determined in consultation with the community or as identified through Simultaneous Multi-Attribute Trade Off (SIMALTO) initiative during the development of the Delivery Program.

Borrowing Policy

Borrowing, where appropriate and financially responsible, can be an important funding source for income generating projects and the delivery of significant new infrastructure to support intergenerational equity. The following is to be considered prior to entering into a new loan arrangement:

- Borrowing should only be used as the last resort to finance projects of highest priority to Council which are unable to be funded from income.
- The use of loan funds will, in the main, be limited to income producing assets and new infrastructure projects where intergenerational equity considerations justify spreading the cost between generations of ratepayers who benefit from the expenditure.
- Loans are not a funding source for operating expenditure.
- The total amounts of loan borrowings must be sustainable in terms of ability to meet future repayments and budgetary obligations. The funding source to meet repayments must be identified prior to entering into any new loan arrangement.
- The term of any loan is not to exceed the expected economic life of the asset being funded.

Special Rate Variation (SRV)

A Special Rate Variation (SRV) is a key financial tool that allows councils to adjust their rates above the standard rate peg set by the NSW Government. It provides a mechanism to ensure long-term financial sustainability, enabling councils to continue delivering essential services, maintaining infrastructure, and funding future projects in response to rising costs and growing community needs.

Even for councils with a long-standing history of financial prudence, cost-cutting measures, and operational efficiencies, an SRV will become inevitable. Over time, external cost pressures—such as inflation, increasing service demands, rising infrastructure maintenance costs, and reduced state and federal funding—place strain on council budgets. Despite ongoing efforts to manage resources efficiently, including procurement savings, staff restructuring, system improvements, and process efficiencies, these measures alone will not be sufficient to offset long-term financial pressures.

Council's primary source of income is land rates, which has been growing at a slower rate than wages and other costs for a number of years. This on-going revenue shortfall is not sustainable in the long term and an SRV becomes the only practical solution after all other financial measures have been exhausted.

Implementing an SRV allows councils to strategically invest in critical community infrastructure and services while maintaining financial stability. Without it, councils may face service reductions, asset deterioration, or increased reliance on borrowing, impacting the quality of services provided to residents. An SRV ensures councils can plan for the future, adapt to financial challenges, and continue meeting community expectations in a sustainable and responsible manner.

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INTRODUCTION
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The increasing demands for services, growth in the cost of labour and materials, combined with a legislated cap in revenue generated from rates, has created a challenging financial environment for all councils including Fairfield City Council.

At the centre of Council's future financial sustainability will be the ability to adapt and respond to the challenges faced in delivering services more efficiently, reducing expenditure, and delivering opportunities to generate additional revenue sources.

Council's LTFP is a requirement under the Integrated Planning and Reporting (IPR) Framework for NSW Local Government and forms part of the Resourcing Strategy, along with the Strategic Asset Management Plan and the Workforce Management Plan.

The LTFP provides a framework by which Council can assess its revenue building capacity to meet the activities and level of services outlined in the Delivery Program and ultimately achieving the community vision.

It also:

- Establishes transparency and accountability of Council to the community.
- Provides an opportunity for early identification of financial issues and any likely impacts in the longer term.
- Provides a mechanism to solve financial problems as a whole, see how various plans fit together, and understand the impact of certain decisions on other plans or strategies.
- Provides a means of measuring Council's success in implementing strategies.
- Confirms that Council can remain sustainable in the longer term.

The LTFP is a decision making and problem-solving tool. It is not intended that the LTFP is set in concrete – it is a guide for future action. Financial planning over a ten-year horizon is difficult and obviously relies on a variety of assumptions that may be subject to change during this period. Changes in these assumptions, external influences on operations such as economic impacts and decisions made by Council across the last 12 months are all reasons why revised projections for future years may differ from previous projections.

The 10-year LTFP is informed by decision making of the Delivery Program (4-year horizon). It is updated annually as part of the development of the Operational Plan (one year budget). It is also reassessed in detail as part of the four-yearly review of the suite of IPR documents.

The first year of each LTFP mirrors the annual budget for that current year and this flow on effect streamlines the annual budget process.

The preparation of the revised LTFP as at 30 June 2026 commenced with a detailed analysis of the 2025/26 budget. An internal analysis was conducted to:

- remove the impacts of income and expenditure items considered unique to the 2025/26 year and not of a recurring nature.
- consider efficiencies already achieved or beginning to be achieved from structural reviews and projects recently undertaken by Council or in progress.
- consider the financial impacts of large long term contracts that expire during the term of the LTFP (e.g. waste contract).
- ensure actions and plans contained in other Council internal and published documents – such as Asset Management Plans, Workforce Management Plan, Service Statements, Operational Plan, Community Strategic Plan and Delivery Program – had been appropriately included in future projections.

Next, a review of external influences such as population growth, inflation, interest rates and economic growth were considered when assessing the future years of the LTFP.

The outcomes from the internal analysis and review of external influences have then been combined to project the future. Council's future position has then been forecast on the basis of a continuance of "normal operations" as affected by the external influences. Council's "normal operations" are documented in the annual Operational Plans. Levels of service however may not remain the same given changes in community expectations in future years of the Plan.

PLANNING ASSUMPTIONS

Global Economic Conditions

The global economy proved more resilient than expected in 2025. Supportive central bank policies; improved financial conditions fuelled by optimism about the potential impact of new technologies; and rising artificial intelligence (AI) investment and trade helped underpin demand across economies.

The US economy was the key source of strength last year with technology companies ramping up business investment in a range of assets including advanced computer chips and large data centres for information storage. Elsewhere, European economic growth gradually picked up speed in 2025, yet Germany continued to struggle with only 0.2% annual growth hurt by weak global demand for their conventional luxury cars. China's economic growth of 5% was impressive but consumer spending remains subdued given the weakness in the residential property market.

Looking forward, global economic growth, according to the International Monetary Fund, is expected to remain in the +3.3% area over the next couple of years, with Emerging and Developing Economies doing most of the heavy lifting.

Inflation was largely steady among the advanced economies in 2025. However, the high cost of living continues to be the most important concern cited in household surveys. Expectations for one-year-ahead inflation also remain elevated. The full impact of tariff costs for US consumers is still to be felt, but for the global economy, China, as the 'factory to the world', continues to be a source of cheaper goods prices.

The International Monetary Fund (IMF) is projecting global headline inflation to decline from ~4%in 2025 to 3.8% in 2026 and further to 3.4% in 2027. With pass-through from higher tariffs gradually materializing, US core inflation is not projected to return to the country's 2% target until 2027. Australia's inflation is also expected to remain stubbornly above-target through most of the 2026/27 Financial Year.

United States

In the United States, a modest economic tailwind powered by expansionary fiscal policies, rate cuts by the Federal Reserve, and deregulation is expected to push overall growth in the United States to an above-trend 2.4% in 2026.

Economists anticipate that the ongoing push to build the infrastructure for AI, including a more robust energy grid, will be the primary driver of growth for at least another year. During this time, upper-end consumers are expected to maintain their spending, which will help push growth above the long-term trend this year.

With no real recession threat, elevated inflation in the near term, and the prospect of further fiscal stimulus, the Federal Reserve is expected to take its time in implementing further rate cuts with a total of two cuts in 2026, to take the policy rate to a range of 3% to 3.25% which should support improved financial conditions

Inflation is expected to remain above the Fed's 2% target, with the consumer price index staying at or above 3%.

With immigration policies remaining strict, the combination of solid economic gains and job growth of between 30,000 and 50,000 per month is expected to keep the unemployment rate in the mid 4% area.

Notable risks to the above forecasts remain present with economic growth susceptible to being derailed by political and/or geopolitical shocks. Long-term interest rates could rise if investors fear a loss of Fed independence or even faster-rising federal debt. In addition, U.S. equity valuations appear high, making large cap stocks, particularly those that have been bid up in AI euphoria, vulnerable.

Europe

After navigating the high-interest-rate environment of 2024 and the global trade volatility of 2025, the 20-nation European bloc is seen as entering a phase of modest recovery. However, this recovery is unevenly distributed, characterized by a stark "two-speed" reality where Mediterranean and Eastern members are outperforming the traditional industrial heartlands of Germany and France.

Overall GDP growth is expected to be in the 1.3% area in 2026, well below the growth trajectories of the United States, China and many of the emerging & developing countries.

Despite a massive build-up of renewables, Eurozone industrial electricity prices remain two to three times higher than those in the U.S. and China. This is driving "silent deindustrialization," as chemical and automotive firms shift new capacity to North America or Southeast Asia.

The automotive sector—accounting for 7% of Eurozone GDP—is experiencing intense competition from low-cost Chinese EVs, forcing European manufacturers to accelerate consolidation and cost-cutting measures.

The European Central Bank (ECB) kept its key interest rate steady at 2% at its first meeting of 2026, maintaining the pause in a rate-cutting cycle that began in June 2024.

Inflation is expected to stabilise at its 2% target in the medium term, the ECB said, reiterating its previous wording. "The economy remains resilient in a challenging global environment. Low unemployment, solid private sector balance sheets, the gradual rollout of public spending on defence and infrastructure and the supportive effects of the past interest rate cuts are underpinning growth," the eurozone's central bank added, while giving no forward guidance on interest rates.

Asia

In China, the economy is forecast to slow to ~4.5% in 2026. While exports remain strong despite global headwinds, they are expected to decelerate this year, leading to a smaller growth contribution from net exports.

The property market continues to be a problem with the downturn driven by slowing urbanization leading to weakening of housing demand and a shift from purchasing to renting amid falling prices. The Chinese government is expected to continue lowering mortgage rates, facilitate more home destocking and push for structural reforms.

In Japan, the economy is undergoing a structural transition from decades of stagnation toward a growth-oriented, "reflationary" state. Under the leadership of PM Takaichi, Japan is balancing aggressive fiscal expansion with the Bank of Japan's steady normalization of monetary policy.

After hitting a 14 month low of 2.1% in December, inflation is expected to remain in the low 2% area in 2026, down from an average of 3.2% in 2025. This deceleration is attributed to waning food price shocks and government measures to control energy costs, such as the abolition of a gasoline tax.

Technology-related exports have boosted the economies of Japan and other Asian countries over the past year and is expected to remain robust, offsetting slowing momentum in exports in other product categories.

Australian Economic Conditions and Forecasts

Australia

Domestically, the economy ended 2025 in stronger shape than it ended 2024. Following a stall in private consumer demand in mid-to-late 2024, growth accelerated through 2025, driven by a recovery in household consumption, and both dwelling and business investment.

The recovery in consumption was supported by solid growth in household disposable income, which increased by 3.8% over the past year.

Looking forward, the RBA expects GDP growth over most of 2026 to be higher than they previously projected, now in the 2% area. Some of the factors leading to the revised forecast have been at play for some time, like the cyclical recovery in the domestic economy as household incomes have risen.

More recently, the flow on effects of monetary easing in early 2025, more accommodative financial conditions domestically and internationally, stronger-than-expected global growth and an acceleration of business spending on new technologies have all contributed to an additional pick-up in spending growth.

Inflation is expected to moderate over the next couple of years to reach 2.6% - 2.8% by mid-2028. In quarterly terms, underlying inflation is forecast to start slowing from the June quarter of 2026, as consumption growth and housing demand slows thus placing less upward pressure on new dwelling and consumer durables inflation.

An easing in economy-wide capacity pressures over 2027, driven by slower growth in economic activity and a gradual easing in the labour market, is also expected to support disinflation.

In an effort to get inflation on the expected downward trajectory, the RBA kicked off the new year with a 25 basis point rate hike aimed at tamping down stubbornly high core inflation, noting that: "While part of the pick-up in inflation is assessed to reflect temporary factors, it is evident that private demand is growing more quickly than expected, capacity pressures are greater than previously assessed and labour market conditions are a little tight."

The market, currently more aggressive than economists' forecasts, is now pricing in one more full 25 basis point rate hike by August 2026 and a 50% chance of another hike before the end of the 2026/27 FY.

THE BIG BASS

Fairfield City Profile

When preparing the Long Term Financial Plan, many factors are taken into consideration and a vast array of research and statistics are analysed to forecast the likely revenue that will be available to meet the community's long term objective.

Fairfield City is located in Sydney's south western suburbs, about 32 kilometres from the Sydney GPO and covers 102km2 of predominantly residential with some farmland and industrial. There are six industrial and business lands across the City, which includes large-scale industrial estates at Wetherill Park and Smithfield.

Community

39 years

Median age

18.4%

The largest group is aged 35 to 49 (parents and home builders) with over 38,000 people and comprising 18.4% of our population.

39.7%

Living arrangements include 39.7% of the population as couples with children, 17% couples, 17.5% single parents and 16.6% singles.

9.3%

of residents have a disability that needs daily assistance, and 11.5% provide unpaid assistance to a person with disability, long term illness or elderly.

Economy

18,597

Our local economy features over 18,597 local businesses.

51%

of our working population work full-time, 29% part-time.

35.2%

of working residents work locally.

70,113

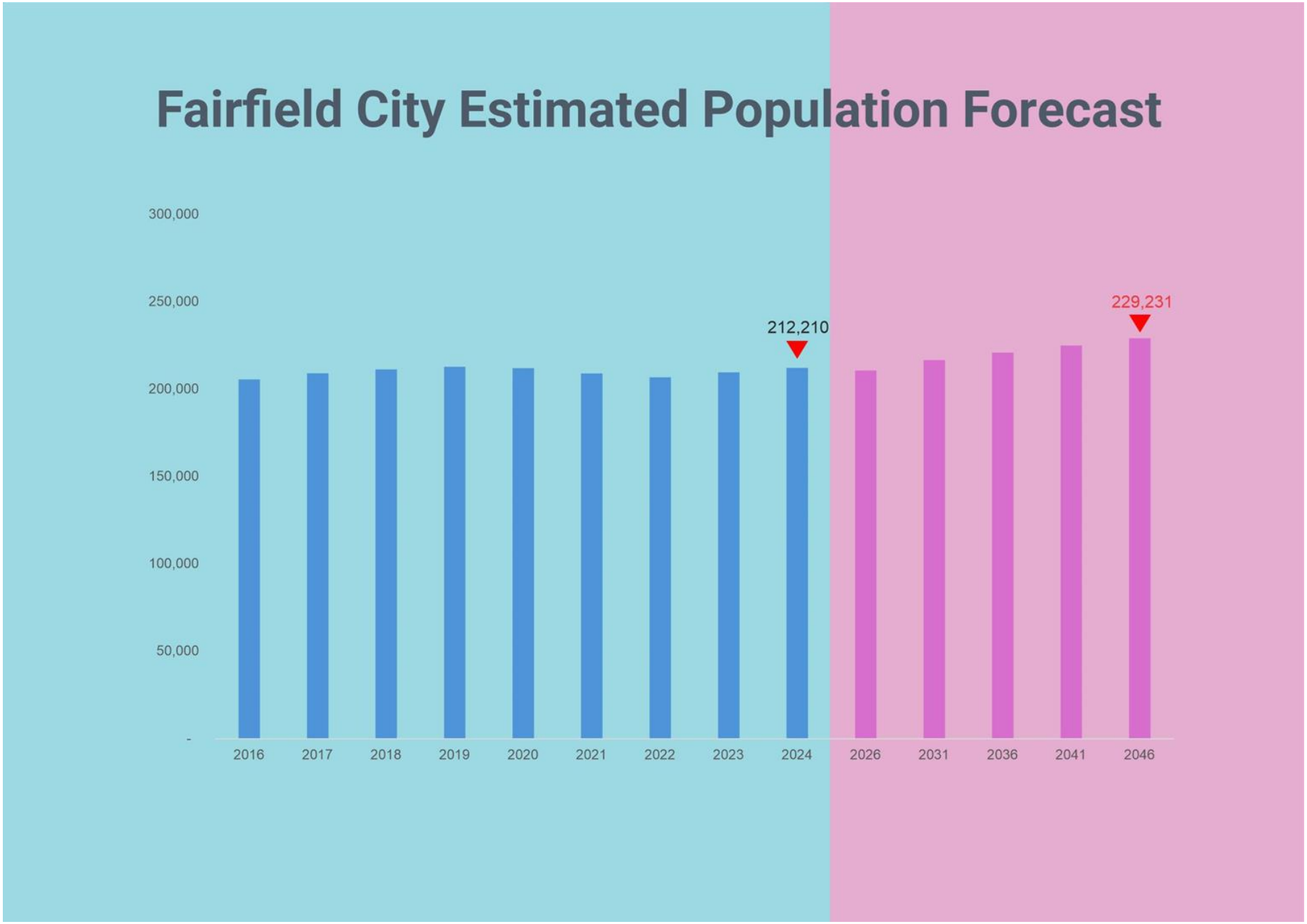
local jobs with 15.3% in manufacturing, 12.9% in health care and social assistance, 9.4% retail trade, 9.4% transport, postal and warehousing, 8.2% education and training, and 7.5% construction.

Healthcare

and Social Assistance is our fastest growing industry.

$11.29B

Gross Regional Product of over $11 billion a year in 2023/24.


Fairfield City Estimated Population Forecast
300,000
250,000
200,000
150,000
100,000
50,000
-
212,210
229,231
2016
2017
2018
2019
2020
2021
2022
2023
2024
2026
2031
2036
2041
2046

RISK MANAGEMENT

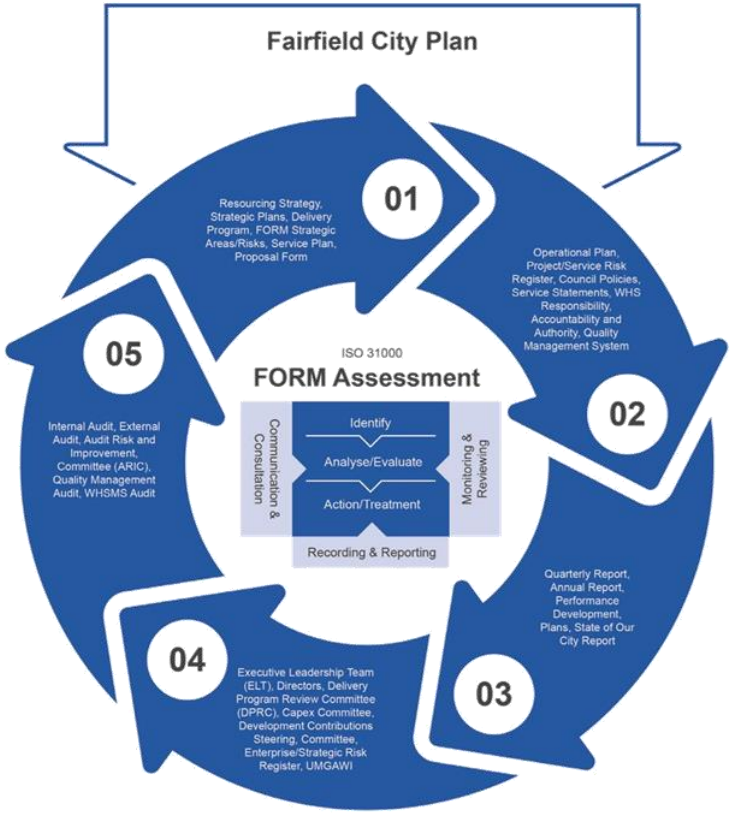
The Council's activities expose it to a variety of risks, which are considered in preparing the LTFP. Council recognises the importance of a risk framework to strengthen its capacity to effectively identify, understand and capitalize on challenges and pursue opportunities.

Council has developed the Fairfield Opportunity and Risk Management (FORM) Framework. The Framework is a tool that assists how Council manages, plans and implements the services identified in the Integrated Planning and Reporting suite of documents to meet the community's needs and priorities. This approach is to realise opportunities and reduce and manage large unmitigated risks while ensuring Council continues to achieve financial sustainability.

The FORM process has been informed by various standards and regulations and are guided by the principles of the ISO 31000 Risk Management Guidelines. The FORM Framework has been integrated within Council's IPR Framework to ensure that all planning and implementation of Council's services are based on an opportunity and risk management approach with continual communication, review and reporting both internally and externally.

The risk of Council's financial position becoming unsustainable has been identified as a Strategic Risk Area for the organisation. There are a number of likely causes, both external and internal, that could lead to this situation without the presence of risk controls. A number of controls are in place to mitigate this risk including the preparation of this LTFP informed by Council's Asset Management Plan and Delivery Program.

However, long term planning in a dynamic environment has some level of uncertainty. Risks such as changes in legislative requirements and economic risks have been discussed in the previous section. These risks could materially change the outcome and projected results of this plan. The Sensitivity Analysis within this LTFP tests the impact of inherent economic risks.



Risk Category and Description	Potential Impact on LTFP	Mitigation / Management Actions
Financial Sustainability Operating deficits over the life of the LTFP	Reduced financial capacity; failure to meet organisational benchmarks	Regular LTFP modelling, operating result targets, service reviews, and expenditure controls
Revenue Growth Insufficient growth in rates, fees and charges	Structural funding gap and service pressure	Periodic review of fees and charges, SRV consideration (where appropriate), revenue diversification
Cost Escalation Inflation and rising service delivery costs	Budget overruns and reduced service affordability	Indexation assumptions reviewed annually; efficiency initiatives; procurement optimisation
Asset Renewal Backlog Insufficient funding for asset renewal	Deteriorating asset condition and increased risk	Asset renewal ratios monitored; prioritised renewal programs; alignment with Asset Management Plans
Asset Valuation Volatility Significant revaluation movements (e.g. roads, drainage, buildings)	Financial ratio volatility; audit risks	Staggered revaluation cycles; sensitivity testing; early engagement with valuers and auditors
Grant Dependency Reliance on external grants for capital delivery	Project deferrals or scope reductions if grants cease	Conservative grant assumptions; contingency planning; staged project delivery
Workforce Costs Wage growth and enterprise agreement pressures	Long-term cost pressures impacting operating result	Workforce planning; vacancy management; productivity and service redesign initiatives
Interest Rate Risk Rising interest rates on borrowings	Increased debt servicing costs	Conservative borrowing strategy; regular review of debt levels and interest assumptions
Legislative / Policy Change Changes to State or Federal policy impacting funding or compliance	Unplanned cost increases or loss of revenue	Ongoing policy monitoring; scenario modelling; advocacy through LGNSW
Service Level Expectations Community demand exceeds funded service levels	Pressure to increase expenditure outside LTFP capacity	Clear service levels; trade-off discussions; alignment of CSP priorities with funding
Governance and Compliance Inadequate alignment between LTFP, DP and OP	Audit findings; weak decision-making	Annual IPR alignment reviews; clear governance and reporting frameworks
Data Quality Inaccurate asset or financial data informing forecasts	Poor investment decisions and risk exposure	Continuous data improvement; system integration; regular data assurance checks
Economic Conditions Economic downturn affecting revenue and demand	Reduced income and increased hardship pressures	Conservative forecasting; sensitivity analysis; financial buffers and reserves

02
UPDATING THE LTFP

UPDATING THE LTFP WITH THE 2025/26-2028/29 DELIVERY PROGRAM

The 2025/26-2028/29 Delivery Program (Delivery Program) is Council's response to the community's vision, priorities and goals as identified in the 2025-2035 Fairfield City Plan (City Plan). The Delivery Program outlines what Council has committed to deliver during its term of office. The Delivery Program deliverables are structured into two main categories; services (including major programs) and projects that work towards achieving the community's vision, priorities and goals as identified in the City Plan. In developing the Long-Term Financial Plan and Delivery Program, due regard has been given to promoting the financial sustainability of the council through the establishment of a clear revenue path for all rates linked to specific expenditure proposals and services.

Services And Major Programs

Council currently spends 96% of its budget on the services it delivers each year. The Delivery Program identifies 46 services, which Council currently delivers for the community. Council has identified its principle activities through its external services (30) and corporate activities through its internal service statements (16).

External Services (Principle Activities)	2026-2027 Operational Plan		
	Income	Expenditure	Cost of Service
Building Control and Compliance	(1,037,584)	2,882,616	1,845,031
Catchment Planning	(1,608,651)	2,891,286	1,282,635
Children and Family Services	(19,825,904)	18,852,941	(972,963)
City Connect Bus	(1,033)	54,206	53,173
Communications and Marketing	(3,636)	1,940,695	1,937,059
Community Business Hub (Fairfield City HQ)	(164,962)	583,403	418,441
Community Compliance	(5,576,362)	3,597,125	(1,979,237)
Community Facilities	(1,943,177)	4,548,683	2,605,505
Customer Service Administration Centre	-	1,063,711	1,063,711
Development Planning	(1,088,294)	3,605,120	2,516,827
Economic Development	(5,704)	532,110	526,406
Emergency Management	(179,292)	3,465,023	3,285,731
Land Information Services	-	349,333	349,333
Leisure Centres	(11,358,307)	17,464,675	6,106,368
Library Services	(897,196)	8,579,861	7,682,665
Major Events	(427,595)	1,456,255	1,028,660
Museum and Gallery	(331,217)	991,141	659,924
Natural Resource Management	(122,290)	2,254,379	2,132,089

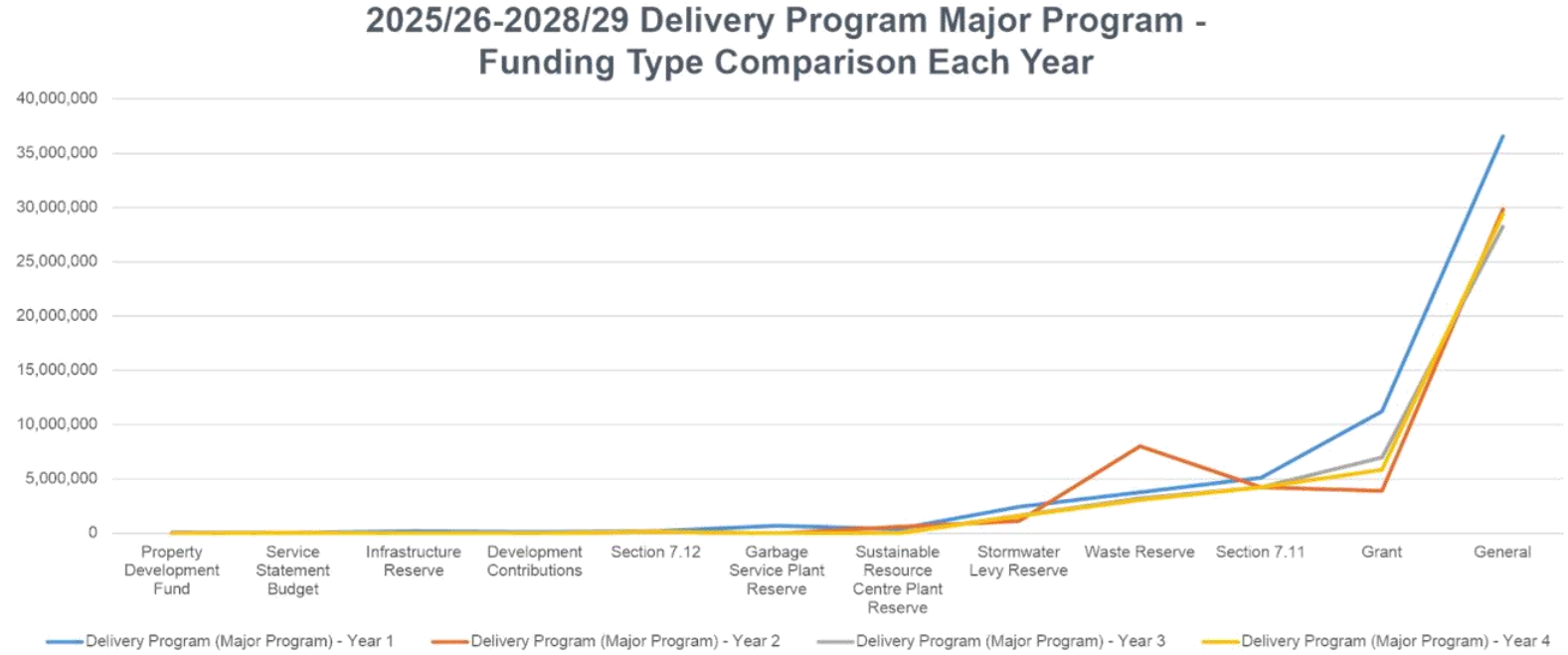
External Services (Principle Activities)	2026-2027 Operational Plan		
	Income	Expenditure	Cost of Service
Place Management	(3,939)	1,964,252	1,960,313
Property Strategy and Services	(13,653,776)	9,938,705	(3,715,071)
Public Health and Environment	(332,522)	1,391,497	1,058,975
Showground and Golf Course	(2,674,445)	4,848,208	2,173,763
Social Planning and Community Development	(546,592)	3,340,296	2,793,704
Strategic Asset Management – Civil and Built	(6,876,231)	59,027,875	52,151,644
Strategic Asset Management – Open Space	(243,965)	8,289,682	8,045,717
Strategic Land Use Planning	(600,652)	1,706,300	1,105,648
Street and Public Amenities Cleaning	(578,745)	5,701,124	5,122,379
Sustainable Resource Centre	(2,411,298)	2,951,069	539,771
Traffic and Transport	(1,039,844)	2,247,988	1,208,144
Waste Management	(37,010,890)	47,993,398	10,982,508

Internal Services (Corporate Services)	2025-2026 Operational Plan		
	Income	Expenditure	Cost of Service
Business Continuity and Insurance	-	2,604,759	2,604,759
Business Improvement	(780)	183,033	182,253
Design Management	(41,420)	1,430,950	1,389,530
Financial Sustainability	(250,821)	4,442,239	4,191,418
Fleet and Stores Management	(11,040)	2,307,074	2,296,034
Governance	(49,377)	1,939,493	1,890,116
Information and Communication Technology	(6,187)	9,344,696	9,338,508
Infrastructure Construction and Maintenance	(23,262)	10,956,962	10,933,700
Integrated Planning and Performance	-	554,352	554,352
Internal Audit	-	156,257	156,257
Major Projects	(13,724,003)	22,152,406	8,428,403
Parks and Open Space Operations	(333,012)	7,524,012	7,191,000
People and Culture	(785,833)	4,389,548	3,603,715
Procurement	(11,004)	965,686	954,682
Quality Management and Assurance	-	280,063	280,063
Records and Information Management	-	1,443,631	1,443,631

Major Programs are part of Council's service delivery. Major Programs identify an activity that is undertaken each year, but the location or details of the activity change annually with those details included in the Operational Plan e.g. footpath renewal is undertaken every year (and is a Major Program) with the specific streets where the work will happen in the coming year listed in the Operational Plan. The Major Programs are listed within 'Service Outputs' to clearly identify their cost and ensure that resourcing requirements are considered in the development of the Delivery Program and Operational Plans. Major programs can be categorised into two areas:

- Asset Renewal – Asset Renewal Major Programs are programs required for all Council's asset classes to maintain these assets at the condition as identified in Council's Asset Management Strategy and Plans. The expenditure identified in each of these is set at the level required to achieve the OLG Financial Benchmarks.
- Service Actions – Service Actions Major Programs are programs of works for services that have a number of high-level deliverables such as strategic plans, reviews, action plans, etc. The service details major programs expenditure is included in the associated service statement and the major program provides the detail of things such as locations, programs, projects, actions and/or events that are to be undertaken during each Operational Plan. For example, the Strategic Land Use Planning service statement identifies that it reviews Development Control Plans throughout the City; the major program for this service identifies which Development Control Plan it will be reviewing during the Operational Plan year.

Council has identified 47 major programs in its Delivery Program (2026-2027 Operational Plan), which details 1,498 activities to be delivered over the four year Delivery Program. Council has also established a revenue path for all rates, which are linked to specific major program expenditure. As a total, it is estimated that Council will expend over $197.7 million over the four year Delivery Program against a number of funding sources and reserves. These allocations have been identified below and further covered within the Long-Term Financial Plan under Capital Expenditure.



Asset Management

An asset revaluation, required under the Fair Value Accounting Standard every five years, was undertaken for infrastructure assets in 2024/25 using replacement cost data. The buildings revaluation was completed in 2022/23. Compounded CPI adjusted for historical experience has been assumed for the 2029/30 financial year to derive the revaluation required in that year, with the depreciation impact following in the subsequent year.

Council is currently conducting a valuation review of the Park Recreational Assets category for the 2025/26 revaluation. The likely impact on depreciation has been incorporated into the LTFP projections, but the review may also impact, depreciation rates, and long-term asset management planning.

Council's assets are considered to be in a comparatively good condition, with only 2.2% of all assets classified as poor (condition 4) and 0.10% as very poor (condition 5) based on replacement cost (per Special Schedule 'Report on Infrastructure Assets', 2025 Published Financial Statements). The table below provides a comparative analysis of asset conditions for neighbouring and comparable Councils.

	Fairfield City Council 2025	Blacktown City Council 2025	Cumberland Council 2025	Liverpool City Council 2025	Parramatta Council 2025	Penrith City Council 2025
1 (Excellent)	25.5%	33.90%	35.40%	50.10%	7.20%	27.40%
2 (Good)	44.1%	33.90%	35.10%	27.80%	48.60%	38.80%
3 (Average)	28.1%	27.00%	25.10%	16.80%	34.70%	27.90%
4 (Poor)	2.2%	4.70%	3.80%	3.10%	8.10%	5.20%
5 (Very Poor)	0.1%	0.50%	0.60%	2.20%	1.40%	0.70%
Total	**100.00%**	**100.00%**	**100.00%**	**100.00%**	**100.00%**	**100.00%**

Depreciation

Council's financial results reflect a significant increase in depreciation expenses, as outlined to the right. This increase has been driven by several key factors:

- The introduction of new accounting standards affecting asset revaluations and their subsequent impact on depreciation expenses.
- The application of a revised depreciation methodology since 2016 to determine the useful lives of asset components more accurately.
- Adjustments to depreciation expenses since 2021, incorporating reassessments of asset useful lives based on their current condition and recognising the benefits of a proactive maintenance program.

The Infrastructure asset category has been the primary contributor to this increase over the 2019–2024 period. During this time:

- $333.04 million in infrastructure additions were recorded.
- Net revaluations of $230.1 million occurred across the two valuation years (2020 and 2025).

These substantial increases in the asset base have directly influenced the depreciation expense.

The annual depreciation charge is primarily determined by two factors:

- Useful life estimates applied to asset components.
- Asset condition assessments, which impact depreciation calculations.

Council has conducted road, bridge, and footpath revaluations in consultation with independent experts, who assessed asset conditions and applied estimated useful lives accordingly. Similarly, building revaluations were informed by independent expertise to ensure accurate component-based useful life estimations.

Comparisons with other Sydney metropolitan councils have revealed significant variations in depreciation methodologies, including differences in:

- Levels of componentisation.
- Useful life estimations.
- Asset condition assessments.

Depreciation Expenses	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
Buildings	10	9.5	6.3	8.5	6.4	7.3	7.9	8	8.3	9.1	7.4	7.4
Infrastructure	14.7	16.3	16.4	17.2	18.3	17.6	21.6	22.3	22	23.2	23.7	24.2
Other Assets	4.6	4.3	5.8	5	4.4	4.7	5.9	5	4.8	4.9	4.9	6.4
Total Depreciation	29.3	30.1	28.5	30.7	29.1	29.6	35.4	35.3	35.1	37.2	36	38

Note: Depreciation expense history, expressed in $ (millions)

As illustrated in the following table, Fairfield City Council ranks favourably in terms of depreciation and average asset life, demonstrating a conservative yet strategic approach. The current depreciation policy, introduced in 2015/16, continues to serve as the foundation for the LTFP.

Published Financial Statements 30 June 2025 ($000's)

Council	Infrastructure excluding Land (Depreciable Fair Value)	Depreciation Expense	%	Average # Years to fully Depreciate assets
Blacktown	4,383,611	100,424	2.29%	43.65
Fairfield	1,675,468	37,697	2.25%	44.45
Parramatta	2,880,273	66,867	2.32%	43.07
Cumberland	2,248,566	46,042	2.05%	48.84
Penrith	3,078,171	70,609	2.29%	43.59
Liverpool	2,971,307	50,580	1.70%	58.74

Projects

Council currently utilises approximately 96% of its budget in the delivery of its services each year. The remaining 4% is then available to be allocated to new projects, which are 'value adds' to these services.

Through extensive engagement and Councillor Workshops, Council has identified 184 projects in its Delivery Program, which details a total of $89.3 million to be delivered over the four year Council term against a number of funding sources and reserves. Council has also established a revenue path for all rates, which are linked to specific expenditure proposals. These allocations have been identified in the graph below.

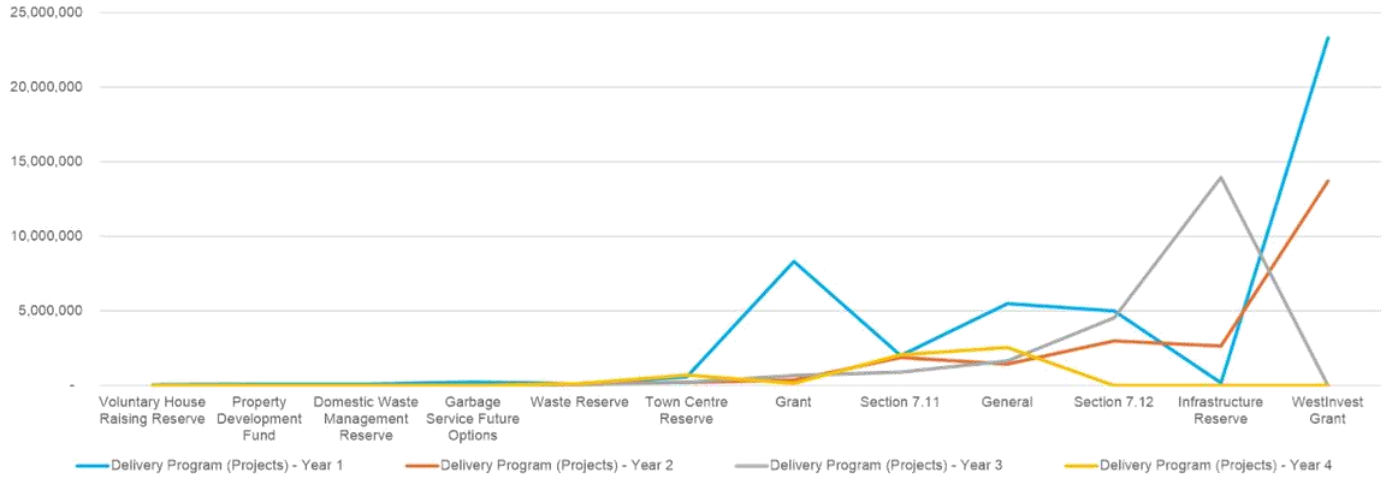
Some major new proposals, which will result in new infrastructure and activities for the community over the 4 year term include:

- Community and Event Centre – Fairfield Showground: Design and construction of a modern facility to host large-scale events.
- Park and Open Space Upgrades – Enhancing 10 parks across the City to improve recreational opportunities.
- Fairfield Showground Development – Building a new stage to promote concerts, music festivals, and live entertainment.
- Upgrading Cabramatta's Pai Lau Gateway and Freedom Plaza: A revitalisation project aimed at strengthening the night-time economy.
- Establishing an Entertainment Precinct between Canley Heights and Canley Vale: attract tourism and boost local businesses.

As part of these initiatives, Council successfully secured $28 million in Western Sydney Infrastructure Grant funding, which will support the delivery of the Community and Events Centre at Fairfield Showground.

This strategic investment ensures continued growth and development across Fairfield City while maintaining a strong financial foundation.

2025/26-2028/29 Delivery Program Projects - Funding Type Comparison Each Year



Capital Expenditure

Council undertakes a number of major works programs each year with the specific locations or tasks listed in the annual Operational Plan. The Major Programs are:

- Disability Upgrades – Access Improvement Program
- CCTV Camera renewal
- Road Renewal / Upgrade
  - Road Rehabilitation
  - Roads to Recovery
  - Roads and Maritime Services Repair
  - Road & Maritime Services 3*3 Grant
- Building Assets Renewal / Upgrade
- Footpath Renewal / Upgrade / New
- Emergency Asset Failure
- Open Space Land Acquisition & Embellishment
- Open Space Asset Renewal / Upgrade
- Traffic Management Renewal / Upgrade / New
  - Local Area and Traffic Management
  - Pedestrian Access and Mobility Plan
  - Blackspot
- Plant and Equipment Replacement
  - Construction
  - Sustainable Resource Centre
  - Waste Services
- Existing Stormwater Management
- Information and Communication Technology
- Flood Mitigation
- Stormwater Levy
- Fleet Renewal Program
- Upgrade of pools plant and equipment

The capital expenditure program remains consistent throughout the Long-Term Financial Plan (LTFP), with notable increases in key years due to major projects:

- 2024/25 to 2027/28 – Fairfield Community and Event Centre at Fairfield Showground ($60M).
- 2033/34 – Health and Wellbeing Upgrades at Cabravale Leisure Centre ($30M).

The Building and Facilities Renewal ratio represents the capital spend in relation to depreciation expense. A ratio of 1.00 means that capital expenditure equals depreciation, indicating that the asset base is being maintained. A ratio above 1.00 is forecast to be achieved by Council during the term of the LTFP due to the mix of renewal and new capital activity.

PRODUCTIVITY IMPROVEMENTS, REVENUE OPPORTUNITIES, COST CONTAINMENT STRATEGIES

Council's on-going service delivery, which includes Major Programs, makes up 96% of its annual budget. This is supplemented with specific projects undertaken each year.

Council operates a number of service oriented businesses. One of the demands for these services is staffing to meet regulatory or service standards. This creates ongoing pressures for Council's budget in terms of cost containment of employment expenses.

A number of factors have influenced Council in recent years to ensure a consistent and effective program is in place to achieve efficiencies in our service delivery. Some of these relate to increases in building material and contractor costs due to supply chain and workforce management issues, a proposed reduction in the Financial Assistance Grants (FAGs), a large increase in the Emergency Services Levy, growth in electricity charges, increases in domestic waste disposal costs due to local and international regulatory changes, and increasing employee costs. There is also growing pressure on Council's depreciation charges resulting from restating Councils substantial infrastructure, property, plant and equipment (currently $2.7 billion) in terms of estimated fair values.

Identification and implementation of efficiency measures assist in maintaining levels of service across the organisation. Deeper savings potentially arise from changes to services and their level of service.

Services and Service Levels Review

Part of Council's approach to financial sustainability is to understand the value of Council's services and the levels at which they are provided. The Integrated Planning and Reporting Framework requires Council to identify and commit to the services it will deliver during its term of office.

As part of the process of developing the Delivery Program, Council reviewed its external services to ensure they continue to meet the priorities of the community identified in the Fairfield City Plan.

To assist in the service review Council prepared a table using a modelling technique known as Simultaneous Multi-Attribute Trade Off (SIMALTO) grid. The SIMALTO grid helped to identify and compare any changes to services (increases and decreases) and the resulting budget impact. The SIMALTO grid is just one tool that helped Council review its services. The technique assisted in identifying the mix of services and service levels.

Service level reviews address changes in scope and level of service. Efficiencies identify the other improvements in operations which reduce costs, improve productivity and allow more to be done with existing resources.

Council is committed to holding fees and charges to an affordable level and providing services and facilities because of the nature and needs of our community. This includes rates being maintained at an affordable level, discounted accommodation for a range of Non-Government Organisations (NGO's) to serve the community and provision of facilities for youth including a new water park, Adventure Park and study spaces in libraries. Council also has a commitment to commercial revenue opportunities to reduce reliance on rates. This includes the Sustainable Resource Centre (SRC), Dutton Lane commercial development as well as new proposed property development projects.

Council has a proud record of delivering productivity improvements, cost containment and improved revenue opportunities. A number of achievements in recent years continue to deliver benefits. These have been measured and monitored since 2008 and have resulted in approximately $5.7M per annum in improvements to the operating result.

Such initiatives include:

- Withdrawal of management of the Fairfield City Farm (2009)
- Structural change for salaries and wages (2010 - current) – 4.5% or $3.3m p.a.
- Christmas closure of non-essential services (2010-ongoing)
- Sustainable Resource Centre commercial operations uplift in profits and reduced landfill costs for Council operations
- Energy and waste minimisation programme (2010-2013)
- Revised operational arrangements for Council's multi-storey car parks using self-management and efficiencies (2012) - $1m p.a.
- Diamond Crescent 41 lot subdivision (2015/16) - $7.3m
- Dutton Plaza Retail development (2016/17) -$1.8m net p.a.
- Revaluation and depreciation of Council infrastructure assets, accounting treatment reviewed and useful lives established for asset components, resulted in less expense (2016) - $3.6m p.a.
- Council insurances tender 2019/20 - $0.5m p.a.
- Council's investment policy revision 2018/19 - $0.4m p.a.
- Replacement of street lights with more energy efficient LEDs in 2022/23 reduced electricity usage - $0.6m p.a.

Fairfield City Council remains committed to an ongoing program of initiatives to achieve further financial benefits for our community. These productivity improvements and cost containments enable Council to maximise the services it can deliver and the value for each rate dollar for ratepayers.

Council's Integrated Planning and Reporting (IPR) documents identify many of the initiatives that will be undertaken in coming years to achieve further savings and efficiencies.

In addition, there are a number of actions in various strategies, service plans and individual work plans that will also contribute. Council needs to work on a range of efficiencies to manage expenses responsibly moving forward and to look for sustainable revenue sources.

Efficiencies identify the other improvements in operations which reduce costs, improve productivity and allow more to be done with existing resources. The organisation has been working on efficiencies for a number of years. This has generated savings and productivity improvements. As part of this process, the following priority areas for the organisation have emerged:

- Process improvement and re-engineering
- People development and service alignment including multi-skilling
- New and improved systems
- Continued procurement reviews
- Continuous improvement in asset management practices
- Identifying new sustainable revenue sources

Council's Long Term Financial Plan has identified a trend of expenses increasing at a faster rate than revenue. Without intervention, this would result in forecasting deficits unless the rate of increase was matched or revenues increase faster than expenses. In order to address this issue, Council continues to work on a range of efficiencies to manage expenses responsibly moving forward and to look for sustainable revenue sources.

The identified issue is a two sided equation – productivity and cost containment – and efficiencies also need to examine revenue options. Some examples of programs relating to improved revenue streams (ongoing and one off returns) are:

- Property Development Fund – rationalisation and disposal of surplus underutilised assets – one off capital return on investment through land sales
- Strategic Portfolio Area – Commercial Opportunities – coordinated approach to identifying, assessing and implementing proposals with appropriate return on investment and risk profiles.
- Sustainable Resource Centre – commercial operation to recycle road materials. Generates revenue and reduces landfill costs for Council operations.
- Dutton Plaza – commercial operation to provide retail shopping facilities. Generates profits and accommodates demand for retail space in Cabramatta.
- Review Council's investment policy and strategy to improve returns – maintain strong cash flow management.
- Staff leave management including Christmas shutdowns and productivity improvements from structural alignments and technology.
- Continued focus on Asset Management to contain depreciation expenses.
- Procurement efficiencies.
- Review appropriateness of user fees and charges.
- Information technology Initiatives to make Council services and facilities more accessible to residents. E-commerce system developments are enabling the community to book a number of in demand services and facilities 24/7 in a cost effective manner.

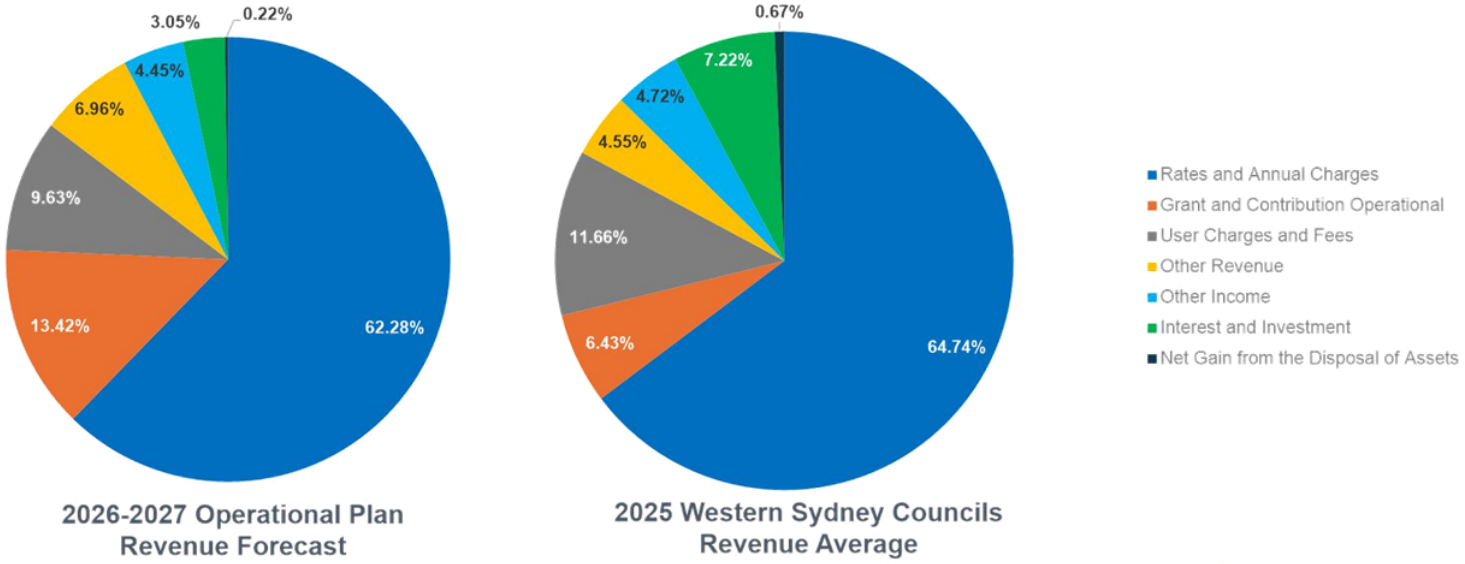
Initiatives under consideration:

- Opportunities for shared services or resource sharing.
- Review service levels and core versus optional services.
- Full cost subsidies for Council's services so that future decisions can be made concerning the level of subsidy.
- Review resourcing models including use of contract services.
- Business case assessment of the subsidy level, utilisation and alternate delivery models for community services.
- The management of Councils efficiency program is included in the Council's Delivery Program.

03
REVENUE FORECASTS

REVENUE FORECASTS

The Revenue Forecast section looks at the major sources of income received, including explanatory information along with a discussion of the risks and assumptions.



2026-2027 Operational Plan Revenue Forecast

2025 Western Sydney Councils Revenue Average

MAJOR ITEMS OF OPERATING INCOME	2026/27	%
Rates and Annual Charges	143.4 M	62.28%
Grant and Contribution Operational	30.9 M	13.42%
User Charges and Fees	22.2 M	9.63%
Other Revenue	16.0 M	6.96%
Other Income	10.2 M	4.45%
Interest and Investment	7.0 M	3.05%
Net Gain from Disposal of Assets	0.5 M	0.22%

Rates and Annual Charges

Land Rates are Council's primary source of annual income, contributing half of total operating income, a proportion which has remained relatively constant.

Land Rates are Council's primary source of annual income, contributing half of total operating income, a proportion which has remained relatively constant.

The following rating categories are maintained by Council:

- Residential
- Farmland
- Business

Rates are set in accordance with NSW legislative requirements, and in order to calculate them in a fair and equitable way Council use a combination of a Base Amount and a Land Value multiplied by an Ad Valorem (cents in the dollar) for Residential and Farmland properties, and a Land value multiplied by an Ad Valorem (cents in the dollar) for Business Rates. The use of the Base Amount for Residential and Farmland properties brings the higher and lower value properties closer together and effectively spreads the rate burden more evenly across land owners.

Council's annual land rates income represents 49% of Income from Continuing Operations (excluding Capital Grants), with Residential and Farmland Rates contributing approximately 60% of the total Rates, and Business Rates Contributing approximately 40% of the total Rates.

The rate peg for 2026/27 has been handed down and will be 4.0% and this has been incorporated into the LTFP.

Given population growth in the Fairfield Local Government Area is not forecast to be significant, no changes to rates and annual charges have been included for population increase. Future years' rate peg is expected to broadly align to CPI, with annual changes as per the table below.

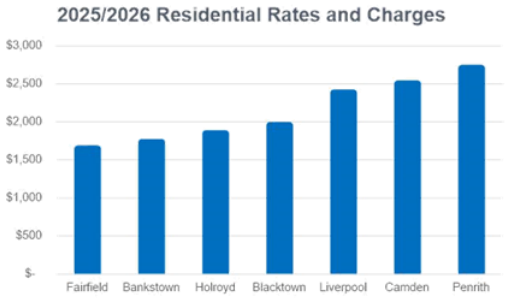
Projected increase in the Rates and Annual Charges during the LTFP are:

	2026/27 (per IPART)	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36
Rate Peg	4.00%	3.10%	2.85%	2.75%	2.75%	2.75%	2.75%	2.75%	2.75%	2.75%

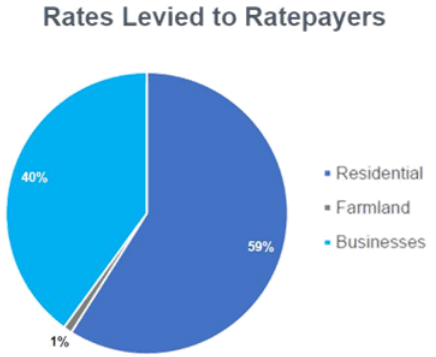
The pensioner rate rebate has been retained throughout the life of the LTFP. The NSW State Government has committed to 50% funding of pensioner rebates on rates for one year, but has not firmly committed beyond this point. The LTFP has assumed continued commitment.

The LTFP does not include any impacts from the NSW Government's announcement in November 2023 that it is committed to reform the way New South Wales funds its emergency services. The NSW Government has stated that one of the key objectives of this reform is to move towards a property-based levy, replacing the current system that relies on the Emergency Services Levy on insurance. However, no details have been provided on who will administer the change (State or Local Government) or what impact it will have on Council's existing levy (>$3 million p.a.).

The graphs to the below and right summarise the average residential rates between Fairfield City and neighbouring Councils.



Note: Comparable rates and charges based on land value of $780,000 and a standard 240 litre bin collection for domestic waste.



Stormwater Levy

Stormwater levies are capped by legislation and expected to remain unchanged from the current levy of $1.6m per year. This has not changed since it was introduced in 2005. Projected increases in the Stormwater Levy during the LTFP are:

	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36
Stormwater Levy	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%

Domestic Waste Management Charge

Council calculates Domestic Waste Management Charges (DWMC) to ensure the revenue generated covers the full cost of providing waste collection and disposal services, including provisions for future bin replacements.

With a long-standing waste disposal contract in place until the 2029/2030 financial year, it is anticipated that costs—and consequently, DWMC—will primarily increase in line with underlying inflation and contracted price escalations.

The introduction of the new 240-litre green-lidded FOGO bin service in June 2024 is expected to help contain costs by diverting organic waste more efficiently, delivering both financial and environmental benefits.

To support residents during challenging economic conditions, Council carefully managed its finances to implement a 1.5% decrease in the Domestic Waste Levy for the 2024/2025 financial year. However, due to rising waste disposal costs in response to market conditions, and an increase in the State Government's Section 88 Levy, the Domestic Waste Levy increased by 3.0% in 2025/26, and will increase by a further 2.0% in 2026/27. Prudent financial management of its waste contract has enabled Council to contain Levy increases to an average of 1.3% p.a for the past 6 years.

Further adjustments are projected as reflected within the table below, highlighting the ongoing cost pressures in the sector, and the likelihood of a significant increase in domestic waste disposal costs when the existing long-term contract expires.

	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36
Domestic Waste Management Charge	2.00%	4.00%	4.00%	4.50%	4.50%	4.50%	4.50%	4.50%	4.50%	4.50%

User Charges and Fees

Most fees and charges are expected to increase in line with Consumer Price Index (CPI) growth and rising staff costs associated with service delivery.

For user fees and charges regulated by other levels of government, adjustments are assumed to broadly align with cost increases mandated by legislation.

Non-statutory charges, such as childcare fees, venue hire, and leisure centre fees, are determined based on Council's Pricing Policy, which adheres to the Local Government Competitive Neutrality Guidelines.

Given the inflationary pressures currently impacting Council operations, a detailed review of the 2026/27 Fees and Charges was undertaken. The review identified that Council's fees and charges were lower than those of neighbouring councils, resulting in increases to more accurately reflect the rising costs of delivering these services.

Projected increases in User Charges and Fees during the LTFP are:

	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36
Fees and Charges - Statutory	2.60%	2.80%	2.60%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%
Fees and Charges – Non-statutory	3.10%	3.15%	2.95%	2.85%	2.85%	2.85%	2.85%	2.85%	2.85%	2.85%

Interest and Investments Revenue

In February 2026, the Reserve Bank of Australia (RBA) increased the cash rate by 0.25% due to underlying inflationary pressure that may persist without rate action. The central bank's projection for inflation remains above its target range throughout 2026 and only returns close to its target midpoint around mid 2028. Interest rate projections have been developed on this basis.

While this may impact interest income projections, the long-term financial outlook remains subject to global market uncertainties. To ensure Council continues to maximise investment returns within its risk profile, a review of the Investment Policy was undertaken. This ensures that investment strategies align with achievable and sustainable financial outcomes.

Interest income projections have been adjusted to reflect the likelihood of an additional rate increase, as the Reserve Bank of Australia (RBA) responds to evolving economic conditions and inflation trends. However, market volatility and external global factors may introduce further uncertainties in the financial outlook.

Projected rates to be achieved on Interest and Investments Revenue during the LTFP are:

	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36
Interest and Investment Revenues	3.75%	3.75%	3.65%	3.55%	3.45%	3.45%	3.45%	3.45%	3.45%	3.45%

Other Revenues

Property Rental

Dutton Plaza in Cabramatta continues to provide a stable long-term net income stream of $1.8 million per annum from the retail tenancies, with CPI-based increases applied annually.

Additional Property Development Fund (PDF) investments are expected to commence within the Long-Term Financial Plan (LTFP), subject to a positive return on investment. These projects will be financed through new borrowings or proceeds from the PDF, with a projected hurdle rate of return of approximately 5% per annum.

A conservative approach has been applied to the LTFP, where income from property sales or operations—as determined by Council—has been assumed to offset financing costs.

For PDF projects, any profit from asset sales has been discounted for LTFP forecasting purposes, ensuring a prudent financial planning approach.

Commercial Activities

Fees for the commercial waste service, childcare centres, leisure centres and showground are expected to increase in line with increase in CPI and staff costs to provide the service. Ability to increase fees for these activities, beyond the CPI, is limited due to the price sensitive nature of customers and the necessity for Council to provide market competitive prices.

Others

Remainder comprises of income from fines, sale of recycled materials and licences. CPI has been used to project future income from Other Revenues.

Projected increase in Other Revenues during the LTFP are:

	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36
Property Rental	3.10%	3.10%	3.00%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%
Fines	2.60%	2.80%	2.60%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%
Other revenues	3.10%	3.10%	3.00%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%

Grants and Contributions - Operating Purposes

Most grants and subsidies are expected to increase in line with CPI over the Long-Term Financial Plan (LTFP) period.

The Financial Assistance Grants (FAGs) for councils have undergone significant changes over the years. In 2013, the NSW Government introduced a new allocation model, which has resulted in Fairfield City Council receiving $0.60 million less in FAGs compared to 13 years ago.

These reductions continued for several years but ceased when the negative floor was removed from the allocation model in 2018/19.

As a result, the 2025/26 Operational Plan assumes no further reductions in FAGs. However, the Local Government Grants Commission has acknowledged that the current allocation model cannot adequately support financially disadvantaged rural councils. This may lead to future reductions in FAG funding to Fairfield City Council, as funds are potentially reallocated to regional councils with lower population density and larger road networks.

It is also assumed that other operational grants, such as Child Care funding, will remain unchanged and will be indexed to CPI. Similarly, all other grant-funded programs are expected to continue without major changes throughout the LTFP period.

	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36
Grants and Contribution - Operational	2.60%	2.80%	2.60%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%

Grants and Contributions - Capital Purposes

Significant one-off grants, such as funding from the WestInvest Program, have been incorporated into the Long-Term Financial Plan (LTFP). For future years, capital grant funding is assumed to continue at modest levels, with CPI-based increases applied throughout the LTFP period.

The WestInvest Program is a $5 billion infrastructure initiative supporting transformational projects across 15 Local Government Areas (LGAs) in Western Sydney, including Fairfield. The LTFP accounts for the directly allocated funding from this program, while Council will also seek additional competitive grant opportunities available to councils and non-government organisations.

Council maintains external restrictions over the life of the LTFP due to capital grants and developer contributions that do not yet have an identified project allocation.

Section 7.12 Contributions

- Revenue from Section 7.12 (fixed-rate levies) is generally consistent, apart from occasional one-off lump sums from major developments.
- Expenditure trends are cyclical—funds are accumulated until a sufficient balance is available, then allocated to major projects.
- As the LTFP does not specify individual projects, funds are allocated to community infrastructure categories, allowing flexibility for opportunistic investments when viable projects arise.

Section 7.11 Contributions

- Revenue from Section 7.11 (development contributions based on infrastructure demand) is harder to forecast as it is tied to residential approvals and development activity.
- Expenditure follows the same unpredictable pattern—projects in the Section 7.11 Plan are generally only funded once the required contributions have been collected, which can take several years.
- Land acquisition for open space presents additional challenges, such as site identification, willingness of property owners to sell, and market conditions, making some acquisitions opportunistic rather than planned.

The NSW Government is currently proposing significant reforms to the development contributions framework. If implemented, these changes could affect:

- The amount of contributions collected by councils.
- The mechanism for collecting and distributing funds.
- The availability of development contributions for funding community infrastructure in the future.

Given these potential changes, Council will closely monitor the reforms and assess their impact on future infrastructure funding and planning.

	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36
Development Contributions	2.60%	2.80%	2.60%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%
Grants and Contribution - Capital	2.60%	2.80%	2.60%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%

Net Gain from Disposal Assets

No large sales of assets are anticipated. It has been assumed that proceeds from disposal from any assets will equate to or marginally exceed written down values, and hence a small profit on disposal has been included. These are typically related to plant replacement major programmes.

Projected increase in Other Income during the LTFP are:

	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36
Other Income	3.10%	3.10%	3.00%	2.80%	2.80%	2.80%	2.80%	2.80%	2.80%	2.80%

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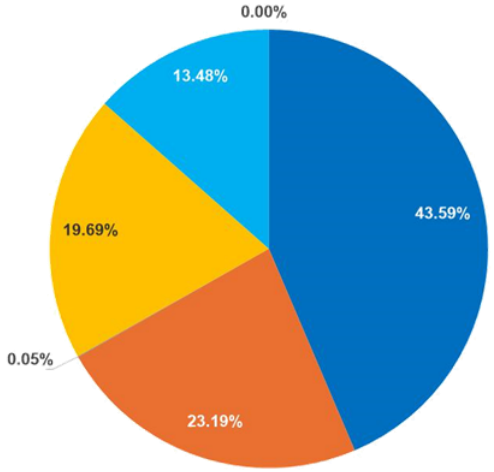
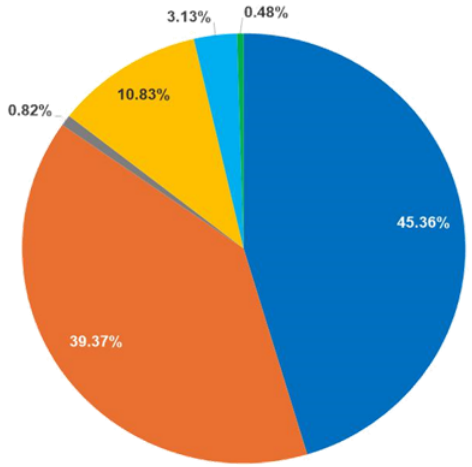
04
EXPENDITURE FORECASTS

EXPENDITURE FORECASTS

This section includes a review of the major expenditure commitments over the next ten years, together with background information and a discussion of any key risks and assumptions.



2026-2027 Operational Plan
Expenditure Forecast



2025 Western Sydney Councils
Expenditure Average

MAJOR ITEMS OF OPERATING EXPENDITURE	2026/27 BUDGET	% Operating Expenditure
Employee Costs	99.3 M	43.59%
Materials and Contracts	52.8 M	23.19%
Borrowing Costs	0.1 M	0.05%
Depreciation, Amortisation and Impairment	44.8 M	19.69%
Other Expenses	30.7 M	13.48%
Net Loss from the Disposal of Assets	-	0.00%

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Employee Benefits and On-Costs

Increases in employee costs are driven by four key factors:

- Award increases under the Local Government State Award.
- Salary system movements linked to annual performance reviews.
- Increases in the Federal Government's Superannuation Guarantee Charge (SGC).
- Growing liabilities for untaken long service leave and annual leave.

A recent analysis of Council's future salary obligations compared the annual salary system increases (including the State Award adjustments and performance-based progressions) against the annual rate peg increase. The findings highlighted the need for active intervention to ensure that salary and wage costs remain aligned with rate peg growth.

To manage employee costs, Council continues to implement strategic initiatives, including:

- Vacancy management – Reviewing vacant positions and optimising recruitment.
- Application of leave policies – Managing annual and long service leave balances to control salary creep.

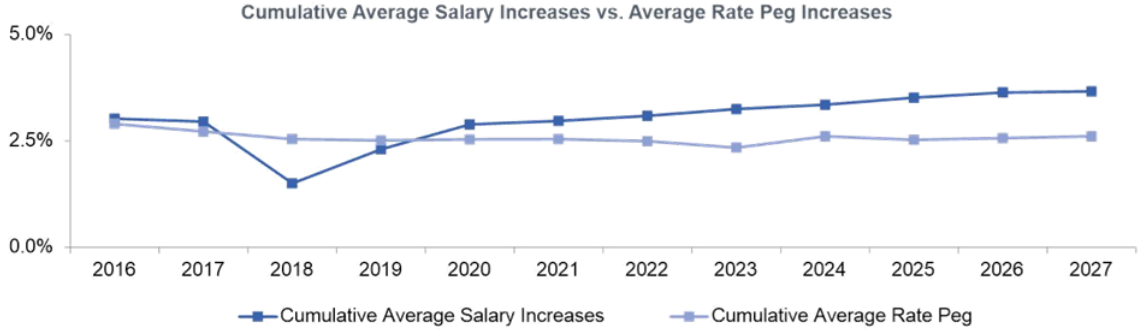
The Local Government State Award is currently being renegotiated, with changes to take effect from 1 July 2026. This may impact future salary obligations.

Council has a proven track record of implementing various initiatives to achieve structural savings including:

- Structural savings - major organisational and group restructures including review of vacant positions and 'churn' generated savings.
- Enterprise Agreement 2000 negotiation
- Paid out sick leave agreement negotiation
- Concessional leave negotiation
- Time in lieu changes - no longer 'cashed out', monitoring, preservation, maximum accruals and expiry limits.
- Leave management - Annual leave under 8 weeks and LSL as per Award leads to savings from salary creep.
- Forced Christmas closures and skeleton staff periods.
- Changed staffing models - Children Services (trainees and mobilisation of workforce), seasonal contractor and agencies where appropriate.
- Library, Leisure Centres staffing rosters and overtime savings.
- In-sourced Car Park management with Council staff and rosters.

These interventions have contained wage growth, but cannot fully address the fact that rates are growing at a slower rate than wages. The revenue shortfall is demonstrated in the graph below of cumulative average growth in award wages to cumulative average rate peg increases:

Wages have been estimated to increase by award and an allowance for performance.



Projected increase in Employee Benefits and On-Costs during the LTFP are:

Employee Benefits / On-Costs	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36
Annual Award Increase	4.00%	3.50%	3.25%	3.20%	3.20%	3.20%	3.20%	3.20%	3.20%	3.20%
Award Step Increase	0.50%	0.50%	0.50%	0.40%	0.40%	0.40%	0.40%	0.40%	0.40%	0.40%

The Long-Term Financial Plan (LTFP) incorporates an estimated award increase of 4.0% for 2026/27, then reduces progressively over the remainder of the Delivery Program as wages pressures are expected to mitigate. The Superannuation Guarantee Charge (SGC) will increase to 12.0% (from 11.5%) in 2025/26, where it will remain fixed for the program's duration.

Cost savings from employee turnover ("churn") have been factored into projections, assuming an annual staff turnover rate of 5%, which is expected to generate savings due to the time lag between an employee's departure and the position being refilled. Minimal growth in employee entitlements has been projected, as managers are required to ensure staff take leave at the same rate it is accrued, reducing long-term liabilities.

Financial Year	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36
Super Guarantee Levy	12.00%	12.00%	12.00%	12.00%	12.00%	12.00%	12.00%	12.00%	12.00%	12.00%

Penalty rates, workers compensation and other on- costs are projected to remain consistent across the LTFP. Further, staff training is expected to continue at similar levels to those currently experienced.

The employee cost forecasts build in current Enterprise Agreement conditions. Casuals, agency staff and overtime are expected to remain at current levels. No one-off redundancies and related ongoing cost savings have been built into projections as there are no structural changes currently resolved.

A programme of initiatives were identified to explore from the Workforce Management Plan for salary and wages savings and productivity improvements. As part of this process, the following priority areas for the organisation have emerged:

- Reduction of overtime. Consideration of flexible rosters to maximise coverage where needed.
- Critical overview of Performance Review System.
- Improved time recording to ensure that all leave taken is captured accurately and payroll is processed more efficiently. This will be achieved through the effective implementation of a new time and attendance system scheduled to go live in mid 2026.
- Continued targeting of annual leave and Long Service Leave (LSL) to reduce that liability including forced Christmas closures and skeleton staff periods.
- Review use of casuals to cover leave.
- Focus on mobility – move staff around the organisation and increase cross-training and multi-skilling for seasonal opportunities to match workloads and staff
- 44% of staff are currently aged 42 and over as identified in the Workforce Management Plan. This presents a risk as a large portion of the workforce may potentially be retiring around similar times. This may result in a loss of knowledge and experience. There is an opportunity to offer opportunities for flexibility for employees. This includes transitioning to casual basis and reduced hours as a move towards partial retirement (without total loss of income) and replace those "lost" hours with younger people which may suit this generation to gain experience.
- Service reviews to include staffing levels to match customer needs and seasonal workloads
- Focusing on streamlining processes, using technology, automating where possible.
- Opportunities for shared services or resource sharing
- Review service levels and core versus optional services.

Depreciation and Amortisation

Refer to the Asset Management, Capital Expenditure and Depreciation section above. Projected increase in Depreciation and Amortisation during the LTFP are:

Financial Year	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36
Depreciation and Amortisation	2.60%	2.80%	2.60%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%

Borrowing Costs

Councillors have indicated that debt can be used where commercial opportunities are available to deliver an acceptable rate of return including funding costs, or where it will accelerate the delivery of important community facilities that are required to service the needs of the residents.

The LTFP does not include any new external loans. The borrowing costs relate to an existing loan used to finance the construction of the Dutton Plaza Car Park extension in Cabramatta, and funding costs for leases.

Council leases assets when it's not commercially practical to purchase because there is no active secondary market for the assets when they reach end of life.

Materials and Contracts

Expenditure on materials, contracts, and other operating costs has been projected to increase in line with CPI, with ongoing efficiency programs and procurement strategies helping to contain costs. While crude oil prices have remained high over the past two years, potentially impacting asphalt costs in the roads program, Council anticipates that competitive tendering through vendor panels will help mitigate these cost pressures.

The Sustainable Resource Centre faces growing market competition, with commercial operators having fewer constraints than Council. While this may impact feedstock supply, crushing contracts, and sales revenue, no significant financial changes have been projected at this stage.

Natural disasters and other uninsured losses have not been factored into the budget due to their unpredictability. Additionally, in November 2023, the NSW Government announced an intention to reform the way it funds its Emergency Services, shifting it from the current system that recovers the costs through insurance premiums to a property-based levy. A consultation paper is reviewing four potential models to ensure a more sustainable and equitable funding system, with one being for Council to be responsible for the costs and administration of the new property-based levy. Since it is still going through consultation, no changes to the current funding arrangements for Emergency Services have been incorporated into the LTFP.

Projected increase in Materials and Contracts during the LTFP are:

Financial Year	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36
Materials and Contracts	2.60%	2.80%	2.60%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%

Other Expenses

Consistent with other expenditure lines, most items have been projected to increase by CPI only.

Council was a foundation partner to a waste disposal contract which initially increased waste disposal costs but with the foresight that considerable cost savings would be achieved in the longer term, and these are now being achieved. This contract was initially with State Government but has since been transferred to the private sector.

The current waste disposal contract is due to expire in the 2029/2030 financial year. It is anticipated that *other expenses* will increase in subsequent years due to the need for a new waste management agreement. To help contain costs, the 240-litre green-lidded bin service (FOGO) was introduced in June 2024, offering a more cost-effective and environmentally sustainable solution for organic and green waste disposal.

Waste disposal costs remain under pressure due to limited landfill availability, China's National Sword Policy, the COAG Export Ban, and the lack of viable landfill alternatives. If these challenges persist at the expiry of the current contract, actual costs may differ significantly from LTFP estimates, particularly if legislative changes drive costs up or new technologies, such as waste-to-energy solutions, emerge as alternatives. Additionally, the Solid Waste Levy (Section 88) increased by 4.22% (2023: 7.65%) from 1 July 2024, exceeding inflation estimates. If the NSW Environment Protection Authority (EPA) continues to increase the levy beyond CPI, it could further impact the Residential Domestic Waste Charge in future years.

The waste reserve currently has a balance in excess of $60m, this allows Council to partially cushion the impact of the market increases in waste disposal costs on ratepayers from contractual price escalations and future increases when it transitions to a new contract. Councils Waste Strategy will address this challenge.

It has been assumed that there will be no significant changes to utility costs such as network, telephone, water and gas during the term of the LTFP.

Pooling resources and buying power under State contracts deliver cost saving benefits to Council. It should be noted that Council resolved during 2019/20 to leave WSROC (Western Sydney Regional Organisation of Councils) and Civic Risk Mutual (self- insurance) consortiums.

Council elections are assumed to continue on a four-year cycle, with an estimated cost of $1.4 million per election. It is not currently possible to assess the financial impact of the State Government's decision to mandate that the NSW Electoral Commission is to be the sole provider of electoral services for local government elections, albeit it will most likely lead to an increase in costs and reduction in service to the community. The next Local Government election is scheduled for September 2028.

Projected increase in Other Expenses during the LTFP are:

Financial Year	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36
Other Expenses	2.60%	2.80%	2.60%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%

SENSITIVITY ANALYSIS

Emerging Operational Issues

Council is forecast to consistently generate operating deficits from the 2030/31 financial year onwards. This is due to the cumulative impact of increased cost shifting from the NSW State Government, less government grant funding and rates income not keeping pace with cost increases.

To address the rising revenue shortfall, and for Council to remain financially sustainable, it will need to either apply for an SRV or achieve a significant reduction in costs and services. The bottom-line impact of the revenue generation and cost reduction initiatives will need to exceed $6 million per annum from 2030/31 due to the magnitude of the projected cost increase, which arises from a combination of increased asset maintenance and renewal costs, rising electricity costs, increasing waste disposal costs, and increased costs to operate facilities and services.

To demonstrate the financial impact of an SRV, a 6% SRV implemented from 1 July 2031 would have the following effect.

	2030/31 $	2031/32 $	2032/33 $	2033/34 $	2034/35 $	2035/36 $
Net Operating Deficit for the year	(6,811,207)	(6,891,031)	(7,949,290)	(6,816,822)	(6,879,039)	(7,343,308)
6% SRV	7,149,008	7,345,605	7,547,609	7,755,169	7,968,436	8,187,568
Revised net operating surplus / (deficit)	337,801	454,754	(401,681)	938,347	1,089,397	844,260

The Australian and State Governments play a critical role in providing funding for local government, and strategic planning initiatives to manage the operating model and cost structures for expenses that have a significant impact on Council's results. An example of this is identifying alternative landfill sites for waste disposal for Sydney Metropolitan councils, developing long-term sustainable waste disposal solutions, and identifying viable markets and uses for recycled waste. Domestic waste disposal is a significant operating cost for local government, which is directly funded by ratepayers.

Domestic Waste Disposal Costs

It is anticipated that domestic waste disposal costs will increase significantly in order to align with current market rates when Council's existing contract expires in the 2029/2030 financial year. It has also been assumed that a FOGO conversion rate of 40% of domestic waste will be achieved, and that total tonnages of domestic waste will not change dramatically. However, it is difficult to accurately gauge the magnitude of the increase in disposal costs because it is driven by a combination of market forces and government legislation, with the complexity of forecasting cost increases compounded by the fact that both waste disposal tonnages and FOGO diversion rates also have a significant impact on costs.

To put this into perspective, the cost of waste disposal during the 10-year LTFP would be $12.8 million higher if the FOGO conversion rate was 20% during this period instead of 40%, and it would be $15.8 million higher again if tonnages of domestic waste disposed of increased by 5% p.a. during the 10-year period. This would cause Council to incur a large net operating deficit, but it would continue to be financially sustainable if the remainder of Council's operations generated a surplus because Council has accumulated a large waste reserve (> $60 million) though prudent management of a favourable waste contract. So Council has the capacity to partially cushion ratepayers from the impact of increases in waste disposal costs and tonnages in the medium term.

Council introduced the FOGO Green Lidded Bin service in June 2024 and is continuing to implement initiatives to improve waste diversion through an active social media campaign and continuing education. The target waste diversion rate from the Red Lidded Bin to the Green Lidded Bin has not been achieved yet, but this is to be expected since its only 18 months since the service commenced.

Financial Assistance Grants

To fund its operations Council relies upon Federally funded Financial Assistance (FA) Grants, which are administered by the NSW Local Government Grants Commission (the Commission). It has been assumed that FA Grants will increase by CPI during the term of the LTFP, which has been the case for the past few years. However, the Commission has advised that FA Grant funding is likely to be reduced in order to direct grants to regional communities with the greatest relative need. It would be unreasonable to penalise Fairfield for being a metropolitan council when it has a large migrant community with more than 70% of its residents speaking a language other than English at home, and its LGA is the most disadvantaged community in NSW (SEIFA). However, freezing Council's FA Grants during the 10-year term of the LTFP would result in a cumulative $13.5 million reduction in Council's net operating result during this period, and accelerate the need for an SRV.

Other factors that can impact Council's operating results

Council is subject to a number of factors outside of its control that can influence its revenue and expenditure projections. Some of the issues faced by Council in remaining financially sustainable, and impacting the magnitude of an SRV and / or significant expenditure savings are:

- IPART's determination of Rate Peg.

  It has been assumed that employee costs will increase at a slightly higher rate than Rate Peg in the LTFP, as has historically been the case for a number of years. However, it is difficult to predict IPART's future strategy for Rate Peg setting, which could have negative or positive impacts on the projections contained within Council's LTFP.

- Cost shifting.

  Council can experience unexpected cost increases with little notice due to State Government changes in legislation or its mandating of priorities. Recent examples have been the 63% increase in the NSW Emergency Services Levy for 2023/24, the 7.65% increase in the Section 88 Levy on waste by the NSW EPA effective 1 July 2023, and the 142% increase the external audit fee since the Audit Office of NSW took over responsibility for the audit of Council 9 years ago. Likewise policy changes for the treatment of abandoned animals is very humane, but no consideration was given to the significant costs incurred by councils to administer these legislative changes.

  The long-term financial impact of some legislative changes can be difficult to assess until fully implemented. The recent legislative change to mandate the use of the NSW Electoral Commission as the sole provider of electoral services for Local Government elections will most likely lead to an increase in costs and reduction in services due to reduced competition. Legislative changes to the administration of parking fines by the State Government from 1 July 2025 has significantly impacted Council's results, and created confusion for the community because the same principles have not been applied to traffic fines administered by the State Government. Council is working to ensure compliance with these legislative changes whilst mitigating the impact on its results.

  The mandating of priorities by State Government agencies can have a significant impact on Local Government funding. Dams Safety NSW has mandated a program of detention basin works for Council that place a significant funding impost on its residents over a 4-year period. The majority of the funding for these projects is sourced from Council funds, which requires them to be diverted from community priorities. Income can be sourced from the Storm Water Levy to fund these works, however, the Levy is legislated and has not increased for over 20 years. Therefore the State Government has imposed a cost on Council, and constrained its means of funding the works.

  Council operates in a dynamic environment, however, the LTFP has been prepared using current information based on its interpretation of legislation presently in place.

- Shortfall in funding for costs shifted to councils.

  There is partial grant funding for some costs when they are shifted from the State Government to Local Government. However, the grant funding does not grow inline with increases in the cost of the service.

  Council has experienced a significant increase in electricity costs, despite proactively implementing energy efficient LED streetlights. However, there has only been a nominal increase in the annual street lighting subsidy. Likewise road maintenance grant funding has been static for several years, whilst the underlying cost of maintaining infrastructure costs has grown significantly due to rising material costs and reduced availability of contractors able to undertake infrastructure works. The large program of works being performed by the State and Federal Governments has reduced the availability of contractors to perform works, and increased cost pressures for Local Government.

When preparing the LTFP it has been assumed that Council will contain cost pressures through effective procurement initiatives and that operating grants to subsidise the cost of 'shifted services' will grow by CPI.

Council is not aware of any new cost shifting initiatives by the State Government, so has budgeted on a business-as-usual basis by assuming there will be no new cost shifting or revenue reduction programs implemented by the State or Federal Governments.

Impact of Variation in Key Assumptions

The LTFP contains a number of assumptions based on various sources. Accordingly variations in these assumptions during the life of the plan may have a significant impact on the Council's future financial plans.

The LTFP is therefore updated annually in conjunction with the preparation of the Operational Plan.

Key drivers in the estimates provided in the LTFP and the impact of a 1% plus or minus movement are provided below:

Effect of 1% variance in key assumptions on the LTFP

Drivers	Assumption	Impact	Impact	
			2026/27	Total 10 Years
Inflation	1%	Revenue	$2,563,000	$28,057,085
		Expenses	$2,277,442	$26,784,233
		Net Result	$285,558	$1,272,853
Rate Peg (Inflation exceeds rate peg by 1%)			-$1,148,112	-$15,306,186
Rate Revenue and Annual Charges	1%		$1,433,669	$16,579,039
Fees and Charges and Operating Grants	1%		$482,633	$4,260,524
Employee Costs	1%		-$992,764	-$11,664,257
Materials and Contracts and Other Expenses	1%		-$835,086	-$9,935,755
Interest on Investments	10% Movement on Balances Invested (Assumes Same Rate)		$701,946	$6,944,303
	1% change to Interest Rate		$1,744,220	$16,880,906

Income Statement

	Result 2024/25	Budgeted 2025/26	Budgeted Year 1 2026/27	Forecast Year 2 2027/28	Forecast Year 3 2028/29	Forecast Year 4 2029/30	Forecast Year 5 2030/31	Forecast Year 6 2031/32	Forecast Year 7 2032/33	Forecast Year 8 2033/34	Forecast Year 9 2034/35	Forecast Year 10 2035/36
	$	$	$	$	$	$	$	$	$	$	$	$
Income from Continuing Operations												
Rates and Annual Charges	133,578,000	138,180,056	143,366,944	148,084,751	152,688,840	157,523,155	162,520,984	167,688,200	173,030,901	178,555,414	184,268,308	190,176,409
User Charges and Fees	20,047,000	22,506,457	22,159,454	22,864,095	24,285,756	25,089,346	25,825,271	26,628,613	27,374,268	28,140,849	28,918,559	29,728,466
Other Revenues	14,064,000	25,625,771	26,267,048	27,094,461	27,896,727	28,691,787	29,509,501	30,350,523	31,215,518	32,105,160	33,020,153	33,961,231
Grants and Contributions provided for Operating Purposes	24,944,000	26,190,597	30,883,305	31,748,036	32,573,480	33,387,816	34,222,510	35,078,071	35,955,024	36,853,904	37,775,256	38,719,643
Grants and Contributions provided for Capital Purposes	58,649,000	38,807,788	26,103,809	15,640,248	14,113,104	14,465,931	14,827,579	15,198,268	15,578,225	15,967,680	16,366,873	16,776,045
Interest and Investment Revenue	8,911,000	8,160,263	7,019,464	7,089,795	7,455,047	7,175,247	6,891,341	6,876,541	6,849,498	6,946,866	6,437,918	6,701,313
Other Income:												
Net Gains from the Disposal of Assets	609,000	500,000	500,000	500,000	500,000	500,000	500,000	500,000	500,000	500,000	500,000	500,000
Fair value increment on investment properties	-	-	-	-	-	-	-	-	-	-	-	-
Other Income	9,157,000	-	-	-	-	-	-	-	-	-	-	-
Total Income from Continuing Operations	**269,959,000**	**259,970,932**	**256,300,024**	**253,021,386**	**259,512,954**	**266,833,282**	**274,297,186**	**282,320,216**	**290,503,434**	**299,069,873**	**307,287,067**	**316,563,107**
Expenses from Continuing Operations												
Employee Benefits and On-Costs	93,091,000	93,309,789	99,276,367	103,247,426	107,614,157	111,488,994	114,947,221	118,512,726	122,188,822	125,978,953	129,886,664	133,284,395
Borrowing Costs	166,000	135,068	123,365	112,841	101,895	59,444	52,579	44,639	42,014	56,218	49,203	61,004
Materials and Contracts	49,161,000	53,539,983	52,804,257	54,352,778	57,124,160	57,445,327	59,389,883	60,873,010	63,792,657	63,950,085	65,546,362	66,619,120
Depreciation and Amortisation	38,287,000	44,285,000	44,835,937	46,074,546	47,875,229	48,533,928	52,386,978	54,090,846	55,346,954	57,392,104	58,711,806	62,470,519
Impairment of Investments	48,000	-	-	-	-	-	-	-	-	-	-	-
Other Expenses	27,025,000	27,784,563	30,704,305	31,638,229	32,460,821	34,532,342	39,504,153	40,491,758	41,504,052	42,541,655	43,605,198	44,695,332
Total Expenses from Continuing Operations	**207,778,000**	**219,054,403**	**227,744,231**	**235,425,820**	**245,176,262**	**252,060,035**	**266,280,814**	**274,012,979**	**282,874,499**	**289,919,015**	**297,799,233**	**307,130,370**
Net Operating Result - Surplus / (Deficit)	**62,181,000**	**40,916,529**	**28,555,793**	**17,595,566**	**14,336,692**	**14,773,247**	**8,016,372**	**8,307,237**	**7,628,935**	**9,150,858**	**9,487,834**	**9,432,737**
Net Operating Result before Grants and Contributions provided for Capital Purposes	**3,532,000**	**2,108,741**	**2,451,984**	**1,955,318**	**223,588**	**307,316**	**(6,811,207)**	**(6,891,031)**	**(7,949,290)**	**(6,816,822)**	**(6,879,039)**	**(7,343,308)**

Balance Sheet

	Result 2024/25	Budgeted 2025/26	Budgeted Year 1 2026/27	Forecast Year 2 2027/28	Forecast Year 3 2028/29	Forecast Year 4 2029/30	Forecast Year 5 2030/31	Forecast Year 6 2031/32	Forecast Year 7 2032/33	Forecast Year 8 2033/34	Forecast Year 9 2034/35	Forecast Year 10 2036/37
	$	$	$	$	$	$	$	$	$	$	$	$
ASSETS												
Current Assets												
Cash and Cash Equivalents	109,945,000	111,431,924	108,084,174	100,688,278	109,958,989	101,494,161	92,487,153	84,593,196	77,435,950	74,511,528	45,693,234	45,419,031
Investments	35,750,000	62,944,000	66,384,000	69,824,000	73,264,000	76,704,000	80,144,000	83,584,000	87,024,000	90,464,000	93,904,000	97,344,000
Receivables	13,048,000	14,688,484	14,730,461	14,816,045	15,296,485	15,690,586	16,088,646	16,508,987	16,941,415	17,411,754	17,745,503	18,260,026
Inventories	856,000	831,477	820,051	844,099	887,139	892,127	922,326	945,359	990,701	993,146	1,017,936	1,034,596
Other	1,353,000	2,061,801	2,117,108	2,180,043	2,271,158	2,331,817	2,507,161	2,569,799	2,669,481	2,699,778	2,767,209	2,822,043
Total Current Assets	**160,952,000**	**191,957,685**	**192,135,795**	**188,352,466**	**201,677,770**	**197,112,690**	**192,149,285**	**188,201,340**	**185,061,547**	**186,080,205**	**161,127,883**	**164,879,696**
Non-Current Assets												
Investments	38,630,000	15,736,000	16,596,000	17,456,000	18,316,000	19,176,000	20,036,000	20,896,000	21,756,000	22,616,000	23,476,000	24,336,000
Receivables	-	103,635	107,525	111,064	114,517	118,142	121,891	125,766	129,773	133,917	138,201	142,632
Infrastructure, Property, Plant and Equipment	2,716,542,000	2,756,153,027	2,781,376,242	2,800,171,491	2,799,739,887	2,818,192,159	2,832,033,095	2,844,421,164	2,855,813,728	2,864,976,729	2,899,667,711	2,905,334,452
Investment Property	22,400,000	22,400,000	22,400,000	22,400,000	22,400,000	22,400,000	22,400,000	22,400,000	22,400,000	22,400,000	22,400,000	22,400,000
Intangible Assets	1,411,000	1,411,000	1,411,000	1,411,000	1,411,000	1,411,000	1,411,000	1,411,000	1,411,000	1,411,000	1,411,000	1,411,000
Right of use assets	1,056,000	1,453,308	1,353,308	1,753,308	1,153,308	1,553,308	1,453,308	1,353,308	1,753,308	1,653,308	2,053,308	1,953,308
Total Non-Current Assets	**2,780,039,000**	**2,797,256,970**	**2,823,244,075**	**2,843,302,863**	**2,843,292,409**	**2,863,008,306**	**2,877,612,991**	**2,890,764,935**	**2,903,421,506**	**2,913,348,651**	**2,940,945,409**	**2,943,376,581**
TOTAL ASSETS	**2,940,991,000**	**2,989,214,655**	**3,015,379,870**	**3,031,655,329**	**3,044,812,482**	**3,059,963,300**	**3,069,604,578**	**3,078,808,578**	**3,088,325,356**	**3,099,271,158**	**3,110,274,103**	**3,120,457,088**

Balance Sheet (Continued)

	Result 2024/25	Budgeted 2025/26	Budgeted Year 1 2026/27	Forecast Year 2 2027/28	Forecast Year 3 2028/29	Forecast Year 4 2029/30	Forecast Year 5 2030/31	Forecast Year 6 2031/32	Forecast Year 7 2032/33	Forecast Year 8 2033/34	Forecast Year 9 2034/35	Forecast Year 10 2035/36
	$	$	$	$	$	$	$	$	$	$	$	$
LIABILITIES												
Current Liabilities												
Payables	25,049,000	32,651,106	32,680,445	33,558,383	34,714,487	35,622,953	37,743,256	38,607,123	39,826,583	41,703,379	42,668,723	43,487,283
Contract liabilities	7,487,000	6,405,481	5,626,391	4,697,716	4,635,703	4,752,438	4,871,715	4,994,183	5,119,381	5,247,718	5,379,230	5,514,084
Lease liabilities	348,000	566,851	670,151	648,074	635,638	623,070	627,082	495,485	750,057	622,850	745,549	754,181
Borrowings	999,000	1,011,215	1,022,855	1,035,194	1,047,283	527,984	-	-	-	-	-	-
Employee benefit provisions	18,127,000	19,400,164	18,864,381	18,315,647	17,753,586	17,787,185	17,821,822	17,857,533	17,894,348	17,932,305	17,971,440	18,011,790
Other provisions	965,000	3,327,000	3,327,000	3,327,000	3,327,000	3,327,000	3,327,000	3,327,000	3,327,000	3,327,000	3,327,000	3,327,000
Total Current Liabilities	**52,975,000**	**63,361,817**	**62,191,223**	**61,582,014**	**62,113,697**	**62,640,630**	**64,390,874**	**65,281,324**	**66,917,370**	**68,833,253**	**70,091,941**	**71,094,338**
Non-Current Liabilities												
Lease liabilities	716,000	1,138,157	968,005	1,319,931	684,293	1,061,223	934,141	938,656	1,188,599	1,065,749	1,320,200	1,066,019
Borrowings	4,645,000	3,633,316	2,610,462	1,575,268	527,984	-	-	-	-	-	-	-
Employee benefit provisions	1,105,000	976,836	949,858	922,228	893,928	895,619	897,363	899,161	901,015	902,926	904,897	906,929
Other provisions	2,362,000	-	-	-	-	-	-	-	-	-	-	-
Total Non-Current Liabilities	**8,828,000**	**5,748,309**	**4,528,325**	**3,817,427**	**2,106,205**	**1,956,842**	**1,831,504**	**1,837,817**	**2,089,614**	**1,968,675**	**2,225,097**	**1,972,948**
TOTAL LIABILITIES	**61,803,000**	**69,110,126**	**66,719,548**	**65,399,441**	**64,219,902**	**64,597,472**	**66,222,378**	**67,119,141**	**69,006,984**	**70,801,928**	**72,317,038**	**73,067,285**
Net Assets	**2,879,188,000**	**2,920,104,529**	**2,948,660,322**	**2,966,255,888**	**2,980,592,580**	**2,995,365,828**	**3,003,382,200**	**3,011,689,437**	**3,019,318,372**	**3,028,469,230**	**3,037,957,064**	**3,047,389,802**
EQUITY												
Retained Earnings	1,098,479,000	1,139,395,529	1,167,951,322	1,185,546,888	1,199,883,580	1,214,656,828	1,222,673,200	1,230,980,437	1,238,609,372	1,247,760,230	1,257,248,064	1,266,680,802
Revaluation Reserves	1,780,709,000	1,780,709,000	1,780,709,000	1,780,709,000	1,780,709,000	1,780,709,000	1,780,709,000	1,780,709,000	1,780,709,000	1,780,709,000	1,780,709,000	1,780,709,000
Council Equity Interest	2,879,188,000	2,920,104,529	2,948,660,322	2,966,255,888	2,980,592,580	2,995,365,828	3,003,382,200	3,011,689,437	3,019,318,372	3,028,469,230	3,037,957,064	3,047,389,802
Total Equity	**2,879,188,000**	**2,920,104,529**	**2,948,660,322**	**2,966,255,888**	**2,980,592,580**	**2,995,365,828**	**3,003,382,200**	**3,011,689,437**	**3,019,318,372**	**3,028,469,230**	**3,037,957,064**	**3,047,389,802**

Cash Flow Statement

	Result 2024/25	Budgeted 2025/26	Budgeted Year 1 2026/27	Forecast Year 2 2027/28	Forecast Year 3 2028/29	Forecast Year 4 2029/30	Forecast Year 5 2030/31	Forecast Year 6 2031/32	Forecast Year 7 2032/33	Forecast Year 8 2033/34	Forecast Year 9 2034/35	Forecast Year 10 2035/36
	$	$	$	$	$	$	$	$	$	$	$	$
Cash Flows from Operating Activities												
Receipts:												
Rates and Annual Charges	132,111,000	141,312,356	143,221,724	147,952,664	152,559,937	157,387,806	162,381,057	167,543,531	172,881,319	178,400,741	184,108,361	190,010,997
User Charges and Fees	20,034,000	22,495,967	22,157,966	22,867,117	24,291,852	25,092,792	25,828,427	26,632,058	27,377,465	28,144,136	28,921,894	29,731,939
Investment and Interest Revenue Received	9,201,000	7,856,023	7,023,736	7,107,333	7,374,812	7,199,670	6,918,360	6,897,060	6,865,843	6,938,744	6,579,565	6,677,145
Grants and Contributions	76,734,000	63,971,457	56,213,320	46,461,151	46,618,808	47,966,481	49,165,641	50,394,780	51,654,652	52,946,022	54,269,678	55,626,426
Bonds and Deposits Received	61,000	500,000	500,000	500,000	500,000	500,000	500,000	500,000	500,000	500,000	500,000	500,000
Other	26,106,000	21,011,922	26,358,320	27,115,324	27,621,638	28,405,541	29,221,168	30,051,040	30,912,918	31,794,085	32,701,047	33,632,501
Payments:												
Employee Benefits and On-Costs	(91,197,000)	(92,740,314)	(100,659,614)	(103,730,710)	(108,098,918)	(111,362,757)	(114,829,663)	(118,391,521)	(122,063,861)	(124,541,304)	(129,713,224)	(133,132,890)
Materials & Contracts	(50,720,000)	(47,156,526)	(52,348,855)	(53,871,622)	(56,435,787)	(56,963,376)	(58,012,525)	(60,393,222)	(63,037,806)	(63,709,328)	(65,029,850)	(66,195,608)
Borrowing Costs	(166,000)	(135,068)	(123,365)	(112,841)	(101,895)	(59,444)	(52,579)	(44,639)	(42,014)	(56,218)	(49,203)	(61,004)
Bonds & Deposits Refunded	-	(400,000)	(400,000)	(400,000)	(400,000)	(400,000)	(400,000)	(400,000)	(400,000)	(400,000)	(400,000)	(400,000)
Other	(29,096,000)	(26,777,097)	(30,453,763)	(31,521,512)	(32,332,845)	(34,362,420)	(39,147,927)	(40,377,046)	(41,370,760)	(42,436,138)	(43,480,923)	(44,580,901)
Net Cash provided (or used in) Operating Activities	**93,068,000**	**89,938,720**	**71,489,469**	**62,366,905**	**61,597,604**	**63,404,293**	**61,571,960**	**62,412,040**	**63,277,757**	**67,580,740**	**68,407,344**	**71,808,606**
Cash Flows from Investing Activities												
Receipts:												
Sale of Investment Securities	11,882,000	-	-	-	-	-	-	-	-	-	-	-
Sale of Infrastructure, Property, Plant and Equipment	1,831,000	280,000	280,000	500,000	500,000	500,000	500,000	500,000	500,000	500,000	500,000	500,000
Payments:												
Purchase of Investment Securities	-	(4,300,000)	(4,300,000)	(4,300,000)	(4,300,000)	(4,300,000)	(4,300,000)	(4,300,000)	(4,300,000)	(4,300,000)	(4,300,000)	(4,300,000)
Purchase of Infrastructure, Property, Plant and Equipment	(66,815,000)	(83,073,335)	(69,239,152)	(64,269,795)	(46,843,625)	(66,386,200)	(65,627,914)	(65,878,915)	(66,139,518)	(65,955,105)	(92,802,788)	(67,537,260)
Purchase of Intangible Assets	(403,000)	-	-	-	-	-	-	-	-	-	-	-
Net Cash provided (or used in) Investing Activities	**(53,505,000)**	**(87,093,335)**	**(73,259,152)**	**(68,069,795)**	**(50,643,625)**	**(70,186,200)**	**(69,427,914)**	**(69,678,915)**	**(69,939,518)**	**(69,755,105)**	**(96,602,788)**	**(71,337,260)**

Cash Flow Statement (Continued)

	Result 2024/25	Budgeted 2025/26	Budgeted Year 1 2026/27	Forecast Year 2 2027/28	Forecast Year 3 2028/29	Forecast Year 4 2029/30	Forecast Year 5 2030/31	Forecast Year 6 2031/32	Forecast Year 7 2032/33	Forecast Year 8 2033/34	Forecast Year 9 2034/35	Forecast Year 10 2035/36
	$	$	$	$	$	$	$	$	$	$	$	$
Cash Flows from Financing Activities												
Receipts:												
Proceeds from Borrowings and Advances	-	-	-	-	-	-	-	-	-	-	-	-
Payments:												
Repayment of Borrowings and Advances	(988,000)	(999,469)	(1,011,215)	(1,022,855)	(1,035,194)	(1,047,283)	(527,984)	-	-	-	-	-
Repayment of lease liabilities (principal repayments)	(460,000)	(358,992)	(566,851)	(670,151)	(648,074)	(635,638)	(623,070)	(627,082)	(495,485)	(750,057)	(622,850)	(745,549)
Net Cash Flow provided (used in) Financing Activities	**(1,448,000)**	**(1,358,461)**	**(1,578,066)**	**(1,693,006)**	**(1,683,268)**	**(1,682,921)**	**(1,151,054)**	**(627,082)**	**(495,485)**	**(750,057)**	**(622,850)**	**(745,549)**
Net Change increase / (decrease) in cash and cash equivalents	**38,115,000**	**1,486,924**	**(3,347,750)**	**(7,395,896)**	**9,270,711**	**(8,464,828)**	**(9,007,008)**	**(7,893,956)**	**(7,157,246)**	**(2,924,422)**	**(28,818,294)**	**(274,203)**
Cash and cash Equivalents at beginning of year	**71,830,000**	**109,945,000**	**111,431,924**	**108,084,174**	**100,688,278**	**109,958,989**	**101,494,161**	**92,487,153**	**84,593,196**	**77,435,950**	**74,511,528**	**45,693,234**
Cash and Cash Equivalents - end of the year	**109,945,000**	**111,431,924**	**108,084,174**	**100,688,278**	**109,958,989**	**101,494,161**	**92,487,153**	**84,593,196**	**77,435,950**	**74,511,528**	**45,693,234**	**45,419,031**
Investments - end of the year	**74,380,000**	**78,680,000**	**82,980,000**	**87,280,000**	**91,580,000**	**95,880,000**	**100,180,000**	**104,480,000**	**108,780,000**	**113,080,000**	**117,380,000**	**121,680,000**
Cash, Cash Equivalents and Investments - end of the year	**184,325,000**	**190,111,924**	**191,064,174**	**187,968,278**	**201,538,989**	**197,374,161**	**192,667,153**	**189,073,196**	**186,215,950**	**187,591,528**	**163,073,234**	**167,099,031**
Representing:												
- External Restrictions	129,917,000	130,999,757	129,872,518	131,679,666	138,861,028	134,625,104	133,570,779	131,465,097	129,306,774	131,394,494	125,473,217	125,171,648
- Internal Restrictions	39,871,000	44,116,724	46,093,765	40,749,806	47,782,204	47,867,444	45,004,815	45,070,622	45,138,077	45,207,219	36,178,087	37,750,726
- Unrestricted	14,537,000	14,995,443	15,097,891	15,538,806	14,895,757	14,881,613	14,091,559	12,537,477	11,771,099	10,989,815	1,421,930	4,176,657

Capital Budget Statement

	Forecast 2026/27 Year 1 $	Forecast 2027/28 Year 2 $	Forecast 2028/29 Year 3 $	Forecast 2029/30 Year 4 $	Forecast 2030/31 Year 5 $	Forecast 2031/32 Year 6 $	Forecast 2032/33 Year 7 $	Forecast 2033/34 Year 8 $	Forecast 2034/35 Year 9 $	Forecast 2035/36 Year 10 $
CAPITAL FUNDING										
General Funds	29,284,359	27,746,859	26,184,502	40,021,216	38,603,805	38,179,203	37,747,313	36,853,095	32,973,228	37,181,199
Grants	17,987,359	7,561,936	6,006,820	7,750,984	7,944,759	8,143,378	8,346,962	8,555,636	38,769,527	8,769,527
Development Contributions	9,259,834	9,820,000	6,435,000	10,065,500	10,317,138	10,575,066	10,839,443	11,110,429	11,388,189	11,672,894
Domestic Waste Reserve	8,138,600	3,286,000	3,198,303	3,368,150	3,452,354	3,538,663	3,627,129	3,717,807	3,810,753	3,906,021
Stormwater Levy Reserve	1,135,000	1,620,000	1,585,000	1,660,500	1,702,013	1,744,563	1,788,177	1,832,881	1,878,703	1,925,671
Internal Reserve	3,434,000	14,235,000	3,434,000	3,519,850	3,607,846	3,698,042	3,790,493	3,885,256	3,982,387	4,081,947
Total Capital Funding	**69,239,152**	**64,269,795**	**46,843,625**	**66,386,200**	**65,627,914**	**65,878,915**	**66,139,518**	**65,955,105**	**92,802,788**	**67,537,260**
CAPITAL EXPENDITURE										
Plant & Equipment	11,829,560	5,124,100	4,824,403	6,951,793	7,015,647	7,186,995	7,362,969	7,496,840	7,497,340	7,565,114
Office Equipment	615,000	487,000	487,000	701,750	708,195	725,492	743,256	756,769	757,769	763,661
Buildings	23,804,162	21,739,041	4,978,125	10,964,282	10,572,904	10,335,238	10,412,783	9,823,921	33,321,461	10,431,604
Other Structure	6,071,300	6,707,750	6,587,323	8,100,000	8,174,400	7,769,224	7,226,205	7,735,070	8,736,570	8,814,620
Roads	17,277,821	17,322,050	17,553,015	17,786,200	18,073,600	18,239,447	18,217,872	18,381,830	18,882,830	19,067,448
Bridges	482,690	495,723	508,611	1,350,000	1,362,401	1,395,676	1,429,848	1,455,846	1,460,845	1,469,102
Footpaths	2,053,534	1,758,457	1,921,259	3,375,000	3,406,000	3,489,187	3,574,620	3,639,612	3,640,612	3,672,759
Stormwater Drainage	1,067,600	4,565,000	3,595,000	5,180,267	5,227,849	5,355,532	5,486,663	5,586,419	5,587,419	4,719,384
Open Space Recreational Assets	3,783,970	3,297,860	3,579,670	7,425,000	6,493,200	6,676,211	6,864,164	6,170,003	8,008,147	6,080,069
Library	328,320	338,169	348,314	501,908	506,518	518,889	531,594	541,260	541,760	546,189
Kerb and Gutter	1,925,195	2,434,645	2,460,905	4,050,000	4,087,200	4,187,024	4,289,544	4,367,535	4,368,035	4,407,310
Total Capital Expenses	**69,239,152**	**64,269,795**	**46,843,625**	**66,386,200**	**65,627,914**	**65,878,915**	**66,139,518**	**65,955,105**	**92,802,788**	**67,537,260**

Special Rate Variation (SRV)

Council generated 46% of its income (excluding capital grants) from land rates for the year ended 30 June 2025, which means this is the primary source of its funding. However, Council cannot increase land rates by more than Rate Peg each year, which is a rate set annually by the Independent Pricing and Regulatory Tribunal (IPART).

Rate Peg has not been increasing at the same rate as operating costs in recent years therefore Council will most likely need to apply for a Special Rate Variation (SRV) during the next Delivery Program and review the level of services delivered to the community in order to remain financially sustainable, and to effectively maintain and develop the infrastructure required to support the growing needs of the community.

Council has implemented structural savings in order to contain cumulative average wages growth below the cumulative average rate peg for the past 10 years, despite award wages growth exceeding rate peg increases during this period. However, this is not sustainable in the longer-term because employee cost efficiencies will be harder to achieve as many opportunities have already been delivered. Likewise the procurement strategies to contain costs will be challenged by the current supply chain and workforce management issues in the construction industry, combined with the large level of demand from infrastructure projects across the state. High electricity and fuel prices placing even greater pressure on Council's finances.

The disparity between the constraints on Council's revenue and external cost pressures are demonstrated as follows:

- Financial Assistance Grants will potentially reduce during the term of the LTFP because the Local Government Grants Commission (the Commission) has announced that they are looking to restore a negative lower limit FAG reduction. The lower limit floor was amended to 0% in 2018/19 when the Local Government Grants Commission modified the funding allocation model. The lower limit has historically applied to Council, with reductions of 5% p.a. applied when this was previously the lower limit from 2014/15 to 2017/18 ($2m reduction over 4 years).
- Council's Financial Assistance Grants may reduce because the Commission has announced it's no longer possible to adequately fund financially disadvantaged rural councils under the current allocation model. Therefore, they have advised it may be necessay to redistribute funding from metropolitan to rural councils with large road networks and low population density.
- Rising cost pressures to maintain and renew infrastructure to meet the needs of the community due to the combined impacts of rising construction costs, electricity costs and fuel prices. These costs account for a significant amount of expenditure by Council each year, and it is possible that cost growth in these categories will exceed Rate Peg increases during the term of the LTFP.
- An increase in cost shifting to local government and a reduction in funding. Cost shifting has recently included large increases in the Emergency Services Levy, being forced to account for Rural Fire Services assets, being responsible for the maintenance of line marking on roads and street signs, and being advised that Council will now be required to pay a levy to Dam Safety NSW.

It is not feasible for Council to continue to manage costs growing at a faster rate than revenue whilst maintaining existing community infrastructure and services. Therefore, Council will need to consider applying for an SRV at the beginning of the next Delivery Program in order to obtain additional rate income above the annual percentage rate (Rate Peg) set by the Independent Pricing and Regulatory Tribunal (IPART). Council has effectively managed its finances in order to deliver residents low residential land rates for a number of years, but without a new SRV at the beginning of the next Delivery Program will find it difficult to maintain and develop the infrastructure required to support the growing needs of the community and to continue to deliver essential community services that benefit the local residents.

CAPITAL WORKS PROJECTS AND PROGRAMS

Capital projects vary in scale, with large cost projects a long-term investment which build on, add to, or improve Council's assets. Consultation is undertaken in line with Council's 2024 Community Engagement Strategy, with all outcomes presented to Council for consideration.

Capital projects include asset replacement, upgrade or new construction. These projects can be for buildings, roads, bridges, structures or mechanical installations (such as heating, ventilation and cooling systems).

For the LTFP, a total of $260.3 million worth of capital projects are proposed as part of the 2025/26-2028/29 Delivery Program.

The following is a detailed list of capital works projects with an expected project expenditure exceeding $5 million that Council expects to commit funding to during the LTFP. These projects are a significant commitment and are managed accordingly.

The Office of Local Government's Capital Expenditure Guidelines provide the minimum standards expected to be met in the delivery of major capital projects, particularly for those exceeding $10 million in cost.

These projects have been included in the Long Term Financial Plan, forecasting their expected capital costs and operating arrangements for the projects (revenue and expenditure).

Major Capital Projects over $5 Million

ID No.	Link to City Plan Theme, Goals and Strategy	Project Name and Description	Funding Type	Total Project Budget	Expected Completion	Responsible Officer	Consultation Period and Method	Considered in the LTFP and AMS*
Theme Two - Places and Infrastructure								
SP913	2.3.2	**Community and Event Centre** Design and Construction of the new community, sports and event facility at Fairfield Showground.	WSI Grant, Local Infrastructure Contribution Plan Reserve, General Fund, and Infrastructure Reserve	$60,000,000	*Mar 2028*	Manager Major Projects and Planning	2021-2022 Financial Year	Yes
SP758	2.4.1	**Brenan Park Playground** Construction of new playground at Brenan Park.	Grant and Local Infrastructure Contribution Plan Reserve	$7,125,268	*Dec 2026*	Manager Major Projects Planning	2023-2024 Financial Year	Yes
Theme Three - Environmental Sustainability								
MPFMP33	3.1.2	**Mimosa Road Detention Basin** Construct basin upgrade works.	Stormwater Levy Reserve, Grant, and General Fund	$7,068,334	*2026*	Manager Major Projects and Planning	TBA	Yes

**Note: LTFP (Long Term Financial Plan) and AMS (Asset Management Strategy)*
(a) Council will seek grant funding for the construction of the Cabravale Leisure Centre Health and Wellbeing Centre to provide accessible high-quality services and facilities for the community.

Other Major Capital Proposals over $5 Million

ID No.	Link to City Plan Theme, Goals and Strategy	Project Name and Description	Funding Type	Total Project Budget	Expected Completion	Responsible Officer	Consultation Period and Method	Considered in the LTFP and AMS*
Theme Two - Places and Infrastructure								
SP914	2.3.2	**Cabravale Leisure Centre Health and Wellbeing** Development of the Cabravale Leisure Centre Health and Wellbeing Centre to provide accessible and high-quality services and facilities for the community	Grant (a)	$30,000,000	*June 2034*	Manager Major Projects and Planning	2021-2022 Financial Year	Yes

**Note: LTFP (Long Term Financial Plan) and AMS (Asset Management Strategy)*
(a) Council will seek grant funding for the construction of the Cabravale Leisure Centre Health and Wellbeing Centre to provide accessible high-quality services and facilities for the community.

The expansion of Cabravale Leisure Centre, for the proposed Health and Wellbeing Centre, has had planning consent issued. Current capital works planning does not include the expansion to be implemented in the 2025/26-2028/29 Delivery Program.

Where grant funding becomes available allowing the expansion to proceed, then the timing and extent of the extension will be reviewed as part of the grant application process.

Council undertakes the initial planning (to concept / detailed design / development approval stage) for these significant projects. Council is reliant on grant funding to enable construction to occur. Therefore, the timing of these projects is reliant on State and Federal grant programs.

Financial Forecast for Major Capital Projects over $5 Million

	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36
SP913	**Community and Event Centre - Fairfield Showground** (Construction complete and budgeted to commence operations in 2027)									
Income	-	-	(758,685)	(903,566)	(962,305)	(1,059,910)	(1,089,588)	(1,120,096)	(1,151,459)	(1,183,700)
Expenditure	-	-	988,066	1,006,967	1,035,974	1,064,180	1,092,671	1,121,806	1,151,706	1,182,496
Net Operating Deficit/ (surplus)*	-	-	229,380	103,401	73,669	4,270	3,083	1,709	247	(1,204)

** Note: Expenditure excludes annual depreciation of $702,810.*

Expenditure for the above-mentioned projects includes, but is not limited to, maintenance and other ongoing operational costs, employee costs, utility costs, and project financing costs.

Office of Local Government CAPEX Notifications

The Office of Local Government's Capital Expenditure Guidelines outline the criteria for when project expenditure is required to be notified to the Office of Local Government.

SP913 Community and Event Centre (Design and construction of the new community, sports and event facility at Fairfield Showground) meets the notification criteria. Initial notification was provided as part of the Western Sydney Infrastructure Grant application process and an update is required in parallel with the adoption of the 2025/26-2028/29 Delivery Program.

SP914 Cabravale Leisure Centre Health and Wellbeing does not require notification as the funding to commence construction of this project is not resolved i.e. a significant grant will need to be acquired to complete the project.

IN628-1 Endeavour Sports Hub – Construction was notified as part of the Western Sydney Infrastructure Grant application process. A subsequent update was provided when the forecast cost exceeded the budget in the 2024-2025 Operational Plan. The work was completed in 2026.

Western Sydney Infrastructure Grant Program

The $5 billion Western Sydney Infrastructure Grant Program funds transformational infrastructure projects across 15 Local Government Areas in Western Sydney including Fairfield City, focusing on improving liveability and amenity.

Fairfield City's $28 million from the Local Government Allocation forms a key part of the funding for the Showground's Community and Event Centre. This project will be delivered during the 25/26-28/29 Delivery Program.

Significant Renewal Projects

ID No.	Link to City Plan Theme, Goals and Strategy	Project Name and Description	Funding Type	Total Project Budget	Expected Completion	Responsible Officer	Consultation Period and Method	Considered in the LTFP and AMS*
Theme Three - Environmental Sustainability								
MPFMP54	3.1.2	**Flood Mitigation Option** Location to be advised	Grant and General	$3,600,000	2029	Manager City Assets	TBA	Yes
Theme Four - Strong and Resilient Economy								
IN1046	2.2.2	**Public Domain Upgrades - Barbara Street and Nelson St, Fairfield - Construction** Public Domain Upgrade - Barbara Street (Nelson Street to Hamilton Road) and Nelson St (between 22 Nelson and Smart Street).	Section 7.11 and Town Centre Reserve	$1,750,000	2028	Manager Major Projects and Planning	TBA	Yes

**Note: LTFP (Long Term Financial Plan) and AMS (Asset Management Strategy)*

SERVICE REVIEWS

What are Service Reviews?

The Integrated Planning and Reporting Guidelines were updated in September 2021 and introduced a new requirement to conduct reviews of Council's services. A service review is a formal process that considers the cost, quality and efficiency of a council service, and assesses whether the current mode of delivery is appropriate.

Why have Service Reviews been introduced?

The primary objective of service reviews is to ensure councils secure their long-term financial sustainability through efficient and cost effective delivery of services and that they respond to changing community priorities and needs. Historically, some councils have faced the prospect of unmanageable operating deficits that needed to be addressed. This has been an evolving issue for NSW councils because 'rate pegging' has constrained revenue growth and not enabled it to keep pace with increases in operating costs.

It is important to note that service reviews will not focus entirely upon improving the financial position of council but will also place a strong emphasis upon improving the quality of services while remaining financial sustainable.

What are the benefits of Service Reviews?

The benefits and opportunities of service reviews are:

- Service and activity improvements
- Cost savings
- Service level adjustments
- Alternative modes of service delivery
- Improved resource usage

Service reviews are one element of Council's program to identify and implement efficiency measures across the organisation and ensure Council operates the most efficient cost structure possible for the delivery of its services.

What we plan to deliver in 2026-2027

The 2026-2027 Operational Plan will deliver the following actions as part of this program:

Project Name and Description	Responsible Person	Funding Type	2026-2027 Budget $
Libraries Service Review	Deputy General Manager & CFO	Service Budget	$ -

Council has already engaged with the community and other stakeholders to determine service level expectations and appropriate measures through the Service Levels and Indicator Survey. The Survey findings with Council's individual principle services have been included within each services throughout the 2025/26-2028/29 Delivery Program.

How Will We Measure and Evaluate Service Reviews?

Once a service review is conducted it is important to measure and evaluate the benefits gained from incorporating any actions or recommendations that were identified. The outcomes of the service reviews will be reported in Council's Annual Report, which will be publicly available on Council's website.

FINANCIAL PERFORMANCE MEASURES

Council has a positive record in financial planning, monitoring and reporting. Due to this rigorous process, it has allowed council to have open and transparent discussions to ensure Council continues to remain financially sustainable into the future.

This diligence has continued through the Integrated Planning and Reporting Framework by incorporating relevant input from the other key resourcing strategies such as the workforce management plan, asset management and Delivery Program, as well as a longer-term forecast perspective.

Financial performance measures are reported annually in Council's annual report. The Office of Local Government (OLG) removed performance measures from councils audited financial statements for the year ended 30 June 2025. However, in the absence of the OLG providing alternative financial benchmarks, Council continues to include the ratios in its reporting as an important measure of financial sustainability.

The City targets above benchmark performance where possible, and the following results are prepared in accordance with the OLG's previous methodology.

SUSTAINABILITY MEASURES

Operating Performance Ratio

The 'operating performance ratio' measures how well the council contained operating expenditure within operating revenue (excluding capital grants and contributions, fair value adjustments, and reversal of revaluation decrements). The benchmark set by OLG is greater than zero percent.

Benchmark	2019	2020	2021	2022	2023	2024	2025
Benchmark is > 0. Measure that operating revenue is greater than operating expenditure	8.98%	3.31%	3.30%	7.26%	5.32%	3.31%	1.41%

Own Source Operating Revenue Ratio

The 'own source operating revenue ratio' measures council's fiscal flexibility and the degree to which it relies on external funding sources such as operating grants and contributions. The benchmark set by OLG is greater than 60 per cent.

Benchmark	2019	2020	2021	2022	2023	2024	2025
Benchmark is > 60%. Measures rates and annual charges plus user fees and charges as a percentage of total revenue.	80.6%	77.2%	80.1%	78.0%	77.1%	73.7%	69.0%

Building and Infrastructure Renewal Ratio

This measure is intended to indicate the extent to which a Council is replenishing the deterioration of its building and infrastructure assets (i.e. renewal expenditure as a proportion of annual depreciation expense). The implication of the benchmark is that a Council's annual depreciation expense is the indicative level of required annual renewal of its assets.

Council has a proud history of achieving all the NSW State Governments Fit for The Future ratios and financial sustainability targets since they were introduced 10 years ago. However, the combined impacts of the COVID-19 lockdown and the large number of days lost to wet weather meant that Council did not achieve the 'Buildings and Infrastructure Asset Renewal Ratio' for the 12 months ended 30 June 2022.

Council's capital works program was initially delayed due to the COVID-19 lockdown (26 June 2021 to 11 October 2021) and Fairfield being designated an area of concern under the Public Health Orders. As Council emerged from the lockdown it was anticipated that the delays in the works program could be caught up over the remainder of the year, but sustained periods of wet weather made this unachievable.

Benchmark	2019	2020	2021	2022	2023	2024	2025
Benchmark is > 100. Measures rate at which assets being renewed relative to rate at which they are being depreciated.	147.1	119.7	130.5	77.78	102.5	137.4	118.82

Whilst Council did not achieve the asset renewal target for the year ended 30 June 2022, it has achieved the target for the next financial year, and on a cumulative basis since the benchmark was introduced. Therefore, Council has demonstrated that it is investing in the renewal of its infrastructure assets for a sustained period of time in order to preserve intergenerational equity.

Council considers it most appropriate to assess this benchmark over the four year term of the Delivery Program, as opposed to annually, because it is maintaining infrastructure assets with a long life through a proactive maintenance program.

INFRASTRUCTURE AND SERVICE MANAGEMENT MEASURES

Infrastructure Backlog Ratio

Infrastructure Backlog, in the context of this ratio, refers to an estimated cost to restore the City's assets to a "satisfactory standard", typically through renewal works. With renewal cycles that typically take place over the longer term, it is not unusual that some backlog will occur. Maintaining this ratio at lower levels over the long term will indicate that the service capacity of assets is being effectively maintained.

Benchmark	2019	2020	2021	2022	2023	2024	2025
Benchmark is < 2. Measures cost to bring assets to satisfactory condition as percentage total infrastructure assets.	1.83	1.85	1.84	1.73	1.95	1.82	1.99

Debt Service Ratio

The effective use of debt may assist in the management of "intergenerational equity" and help to ensure that excessive burden is not placed on a single generation of a Council's ratepayers to fund the delivery of long term infrastructure and assets. Other strategies, not reflected in this performance measure, may also achieve an equivalent outcome, and a consistent program of capital delivery will also alleviate the need to excessively burden a particular set of ratepayers.

Benchmark	2019	2020	2021	2022	2023	2024	2025
Benchmark is > 2. Measures availability of operating cash to service debt including interest, principle and lease payments.	175.2	50.9	29.08	28.30	27.45	29.52	25.67

Asset Maintenance Ratio

The extent to which a Council is adequately maintaining its building and infrastructure asset base is measured by expressing actual (planned) maintenance as a proportion of the "required" maintenance expenditure. A ratio result of greater than 100% will indicate the Council is exceeding its identified requirements in terms of maintenance, which in turn should impact positively upon infrastructure backlog and required renewal levels.

Benchmark	2019	2020	2021	2022	2023	2024	2025
Benchmark is > 100%. Measures actual maintenance spend compared to required per asset management plan.	120.3%	109.5%	103.5%	79.51%	102.0%	118.1%	108.0%

The combined impacts of the COVID-19 lockdown, reduced maintenance requirements due to reduced utilisation during lockdown, and the large number of days lost to wet weather meant that Council did not achieve the 'Asset Maintenance Ratio' for the year ended 30 June 2022. However, Council has exceeded the benchmark on a cumulative basis over the 8 years since inception, with the 2022 financial year considered to be an anomaly caused by external factors outside Council's control. This is confirmed by the achievement of the ratio in subsequent financial years.

SUPPLEMENTARY PERFORMANCE MEASURES

The Local Government Code of Accounting Practice and Financial Reporting (the Code) set a series of performance indicators to be compulsorily reported in audited financial statements up until 30 June 2024. Whilst they have now been removed from the Code, Council uses these indicators (and respective benchmarks) as key parameters in the financial planning process.

Unrestricted Current Ratio

The Unrestricted Current Ratio is specific to local government, measuring the adequacy of the City's liquid working capital and its ability to satisfy its financial obligations as they fall due in the short term. Restrictions placed on various funding sources (e.g. development contributions) complicate the traditional current ratio used to assess liquidity of businesses as cash allocated to specific projects is restricted and cannot be used to meet a Council's other operating and borrowing costs.

Benchmark	2019	2020	2021	2022	2023	2024	2025
Benchmark is > 1.50. Measures adequacy of working capital.	2.04	1.91	1.92	2.01	2.30	2.07	2.52

Rates and Annual Charges Outstanding Percentage

This measure indicates a Council's success at recovering its annual rates and charges, with higher percentages of outstanding debts indicating a potential threat to Council's working capital and liquidity. Whilst this ratio is not a mandatory financial performance measure, the Office of Local Government has previously advised a benchmark of a maximum 5% for metropolitan councils (8% for rural councils).

Benchmark	2019	2020	2021	2022	2023	2024	2025
Benchmark is < 5%. Measures outstanding rates and charges as percentage of total billed.	3.99%	3.93%	3.98%	4.48%	4.21%	4.11%	5.01%

Cash Expense Cover Ratio

This liquidity ratio indicates the number of months a Council can continue paying for its immediate expenses without additional cash inflow. The benchmark is greater than 3 months. City staff actively monitor cash flow requirements and manage the maturity profile of investments to meet liquidity requirements. During the period of uncertainty associated with Covid-19, additional priority was given to ensuring high liquidity levels were maintained within the investment portfolio.

Benchmark	2019	2020	2021	2022	2023	2024	2025
Benchmark is > 3 months. Measures number months Council can continue paying expenses without additional cashflow.	2.7*	5.1	4.5	6.5	4.4	5.1	7.7

** Whilst below the OLG Benchmark, this was not an issue for Council because it held $52 million in FRN's that could be converted to cash at short notice.*

Appendix - Definitions

Asset Maintenance Ratio

The own source revenue ratio measures fiscal flexibility as it indicates the extent of external funding sources such as operating and capital grants and contributions received by councils. Total continuing operating revenue (less ALL Grants and Contributions) / Total continuing operating revenue.

Building and Infrastructure Renewals Ratio

The unrestricted current ratio measures the adequacy of working capital and the ability of a council to satisfy its obligations in the short term. Current Assets less all External Restrictions / Current Liabilities less Specific Purpose Liabilities.

Capital Expenditure Ratio

The unrestricted current ratio measures the adequacy of working capital and the ability of a council to satisfy its obligations in the short term. Current Assets less all External Restrictions / Current Liabilities less Specific Purpose Liabilities.

Debt Service Ratio

The unrestricted current ratio measures the adequacy of working capital and the ability of a council to satisfy its obligations in the short term. Current Assets less all External Restrictions / Current Liabilities less Specific Purpose Liabilities.

Infrastructure Backlog Ratio

The infrastructure backlog ratio measures the proportion of a council's total infrastructure written down value needed to bring assets up to a satisfactory standard. Estimated Cost to Bring to Satisfactory Standard / Total Written Down Value.

Operating Performance Ratio

The operating performance ratio measures council's achievement of containing operating expenditure within operating revenue. Total continuing operating revenue (excluding Capital Grants and Contributions) - Operating Expenses / Total continuing operating revenue (excluding Capital Grants and Contributions).

Own Source Operating Revenue Ratio

The own source revenue ratio measures fiscal flexibility as it indicates the extent of external funding sources such as operating and capital grants and contributions received by councils. Total continuing operating revenue (less ALL Grants and Contributions) / Total continuing operating revenue.

Rates and Annual Charges Coverage Ratio

The purpose of the Rates and Annual Charges Coverage Ratio is to assess the degree of Council's dependence upon revenue from rates and annual charges and to assess the security of Council's income.

Unrestricted Current Ratio

The unrestricted current ratio measures the adequacy of working capital and the ability of a council to satisfy its obligations in the short term. Current Assets less all External Restrictions / Current Liabilities less Specific Purpose Liabilities.

FairfieldCity
Celebrating diversity

Fairfield City Council's Draft 2026/27-2035/36 Long Term Financial Plan is available for viewing at Council's website:
www.fairfieldcity.nsw.gov.au/ipr

For more information:
Call us on 9725 0222
Write to us at PO Box 21, Fairfield NSW 1860
Email us at mail@fairfieldcity.nsw.gov.au

Design and Production
Designed and produced by Integrated Planning and Performance Unit, Fairfield City Council.

Adopted for exhibition by Fairfield City Council in March 2026.

SUBJECT: Decal on Public Utilities - Endeavour Energy - Budget Variation

FILE NUMBER: 24/21648

REPORT BY: Edward Saulig, Manager Cabramatta Place

RECOMMENDATION:

That an additional budget of seven thousand and five hundred and sixty dollars ($7,560.00) from Town Centre Reserve be allocated into the 2025-2026 Operational Plan for Project IN261073 (Public Domain – Public Art Decal Utility Infrastructure) and its expenditure for that purpose, be voted.

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 Operational Plan 2025/2026 includes Project IN261073 - Decal on Public Utilities with a budget allocation of $25,000.00. Seven sites in Cabramatta Place, 5 within Cabramatta Town Centre and 2 within Villawood Town Centre have been selected. The project scope originally included 8 sites, however it is proposed that the Fairfield Place site not proceed at this stage.

The cost of the 7 decals was higher than anticipated, requiring Council approval for an additional budget allocation of $7,560.00 from the Town Centre Reserve.

BACKGROUND

Incremental public domain improvements assist to improve visitor experience and sense of community safety. Modest investments by Council can significantly uplift the look and feel of town centres, with flow on effects in building confidence in private investment.

The Operational Plan 2025/2026 includes a Public Domain – Public Art Decal of Utility Infrastructure (IN261073) project with a budget allocation of $25,000.00.

Project IN261073 - Decal on Public Utilities has identified 7 sites, 5 within Cabramatta Town Centre and 2 within Villawood Town Centre have been selected. The sites are visually prominent in both town centres.

Cabramatta sites

Visitors and local shoppers' first port of entry and final departure is predominately through Council car parks. The Dutton Lane Car Park is the principal car parking facility in the Cabramatta Centre, with 991 spaces. The Hill Street Car Park and Arthur Street Car Park are also high use car parks.

Electricity substations are allocated in the vicinity of these entry and departure points, in a highly urbanised environment with no street trees to soften the public domain. The substations, an asset of Endeavour Energy, are visually unattractive. Five key sites in Cabramatta have been selected to improve the look and feel of highly pedestrianised entry points and service areas.

- Site 1 – Cabramatta: Hill Street Car Park, adjoining the rear of 104 John Street
- Site 2 – Cabramatta: Dutton Lane – adjoining BKK, 5-9 Freedom Plaza
- Site 3 – Cabramatta: Dutton Lane – adjoining the rear of 81 John Street
- Site 4 – Cabramatta: Railway Parade – Intersection at Hughes Street
- Site 5 – Cabramatta: Arthur Street Car Park

Site 1

Site 2

Site 3

Site 4

Site 5

Example of decal: Campbelltown City Centre

Villawood sites

Similarly, Villawood Town Centre has only 1 principal car park, the Kamira Court public car park. Recently completed development overlooks the car park, devoid of street trees to soften the public domain including the service lane. There is a need to uplift the public domain with cost effective strategies as new residents, tenancies and visitors increase visitation to the town centre.

Proposed development at Howatt Street and a recently opened roadway extending Howatt Street has given the substation adjoining the public toilets increased visual prominence. Decals significantly reduce the presence of graffiti and assist to uplift public spaces. Two key sites in Villawood town centre have been selected as a priority.

- Site 6 – Villawood: Kamira Court Car Park
- Site 7 – Villawood: Howatt Street – Adjoining Council toilet

Site 6

Site 7

BUDGET CONSIDERATIONS

Requests for Quotations have been received and the cost of attending to the 7 sites has exceeded the allocated budget of $25,000.00. The cost of the decals was higher than anticipated, requiring Council approval for an additional budget allocation of $7,560.00 from the Town Centre Reserve.

This report recommends an increase budget of $7,560.00, bringing the total budget of the project to $32,560.00, which allows for all 7 sites in Cabramatta and Villawood Town Centres. This is the preferred option and avoids the additional expenses that comes with staged delivery.

Should Council not support an increase in budget, priority will be given to the 5 sites in Cabramatta Town Centre.

CONCLUSION

The Operational Plan 2025/2026 includes Project IN261073 - Decal on Public Utilities with a budget allocation of $25,000.00. Seven sites in Cabramatta Place, 5 within the Cabramatta town centre and 2 within the Villawood Town Centre have been selected.

The cost of the decals was higher than anticipated, requiring Council approval for an additional budget allocation of $7,560.00 from the Town Centre Reserve.

It is recommended that an additional budget of $7,560.00 from Town Centre Reserve be voted into the 2025-2026 Operational Plan for Project IN261073 (Public Domain – Public Art Decal Utility Infrastructure) and its expenditure for that purpose be voted.

Edward Saulig
Manager Cabramatta Place

Authorisation:
Director City Living

Outcomes Committee - 10 March 2026

File Name: **OUT10032026_6.DOCX**

***** END OF ITEM 17 *****

OUTCOMES COMMITTEE

Meeting Date 10 March 2026 **Item Number. 18**

SUBJECT: Joint Organisations (JOs) and Regional Collaboration in NSW

FILE NUMBER: 17/03209

PREVIOUS ITEMS: 43 - The Parks Group - Services Supplementary Reports - 25 Mar 2025
130 - Western Sydney Regional Organisation of Councils (WSROC) Membership - Outcomes Committee - 03 Dec 2019

REPORT BY: Bradley Cutts, General Manager

RECOMMENDATION:

That Council advise the Office of Local Government that it does not wish to be a member of a Joint Organisation (JO).

SUPPORTING DOCUMENTS:

AT-A ⇩	Letter from Local Government Minister - Joint Organisations	2 Pages

CITY PLAN

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

SUMMARY

The Minister for Local Government, the Honourable Ron Hoenig MP, has written to councils regarding a 'refresh' to the framework that governs Joint Organisations (JOs) in NSW (Attachment A). The Office of Local Government (OLG) will undertake a review of JOs memberships and current JO boundaries to consider removing unnecessary restrictions or requirements on how councils may wish to collaborate and come together. This means that metropolitan councils can now consider creating or joining a JO.

Council needs to advise the OLG by 5pm on Tuesday 31 March 2026 of its intention:

- whether Council wants to be a member of a JO?
- and if so, the JO it would like to create or join?

Background

Fairfield City Council (Council) has previously been part of the following organisations for regional collaboration:

The Parks

Council was a foundation member of Western Sydney City Deal since its inception in March 2018. The liveability funding meant Council was able to fast track the completion of the Fairfield Showground redevelopment, with the funding going towards the construction of the multi-purpose amenities building and the Deerbush Park all-abilities playground. It presented our community with an example of how different levels of government can work together in partnership to improve people's quality of life, facilities and create better opportunities for the future.

The Western Sydney City Deal was intended to be an enduring partnership over the next 20 years between all levels of government to work together to achieve the goals across the 6 priority areas of connectivity, jobs for the future, skills and education, liveability and environment, planning and housing, implementation and governance.

The Parks in January 2025 produced an advocacy document called "Our Priorities – Building a Liveable Future". Council resolved that membership in The Parks was not aligned to Council priorities in a report considered at the Ordinary Council meeting on Tuesday 25 March 2025 (see Services Supplementary Report March 25 – Item 43) and gave notice to withdraw membership in The Parks.

Western Sydney Regional Organisation of Councils (WSROC)

Council was a financial member of WSROC to close of the 2019/2020 financial year.

WSROC provided advocacy, business improvement, strategic leadership, research and partnerships to its members.

Purpose and Advantages of JOs

Joint Organisations of councils have statutory obligations that are primarily focused on the delivery of regional priorities and the effective collaboration between State and Local Governments. These obligations include:

- Strategic planning and priority setting: JOs are responsible for setting strategic priorities and planning for regional projects and initiatives.
- Intergovernmental collaboration: They facilitate collaboration between state and local governments to ensure effective regional governance.
- Shared leadership and advocacy: JOs provide leadership and advocacy for regional issues, ensuring that the interests of regional communities are represented.

- These obligations are designed to enhance the delivery of services and infrastructure to regional communities, ensuring that the needs of these communities are met effectively and efficiently.

JOs are formed pursuant to Section 355 of the Local Government Act, where a council may exercise its functions jointly with other council/s, that is by way of a JO. A JO operates as a way for councils, state agencies and other interested groups to collaborate on short and long-term projects, by pooling resources and focusing on the strengths that each member organisation can bring to the project. JOs are particularly beneficial for the delivery of infrastructure and investment that will service a region as opposed to one individual council area and may be attractive for Federal and NSW Governments when considering the awarding of grant funding to benefit a region or group of councils.

Disadvantages of JOs

Under the current JOs legislation (2018) there were restrictions or requirements on how councils may wish to collaborate and come together. Metropolitan councils were previously excluded from JOs.

Eighty-seven councils in regional NSW are members of the 13 JO: Canberra Region, Central NSW, Far North West, Far South West, Hunter, Illawarra Shoalhaven, Mid North Coast, Namoi, New England, Northern Rivers, Orana, Riverina and Murray and Riverina. Each JO comprises member councils, State agencies and other key stakeholders as determined by each JO Board.

The Minister for Local Government, the Honourable Ron Hoenig MP, has written to Councils regarding a 'refresh' to the framework that governs Joint Organisations (JOs) in NSW (Attachment A) stating that:

> *"…the JO model is not delivering for all councils. Five of the 13 JOs are in hiatus and some councils wish to collaborate with different JOs than the ones they were assigned in 2018."*

There are no details available from the OLG or Minister for Local Government regarding any funding to establish new JOs. In 2018, the NSW Government invested $8.2 million in helping to establish JOs and strengthen their strategic capability and delivery of regional priorities.

In 2017, amendments to the LG Act were passed to enable JOs to be established. These amendments provide the operating framework for JOs. The Regulation ensures that JOs will be subject to or similar to the operating and governance framework that applies to councils. This makes the administration of JOs similar to those of a Council and may require substantial financial contributions to operate, depending on the number of members and the potential benefits may not exceed these costs.

The operation and priorities of each JO currently requires:

- All JOs are required to appoint an executive officer, who performs a similar role in a JO as that of a general manager in a council
- a JO board, which comprises voting and non-voting representatives. The voting members of a JO are representatives of member councils. A NSW government employee nominated by the Secretary of the Department of Premier and Cabinet will sit on each board as a non-voting representative.
- JOs will include Integrated Planning and Reporting (IP&R) strategic plans, programs, priorities and policies to perform three principal functions in their region:
    - strategic planning and priority setting
    - intergovernmental collaboration
    - shared leadership and advocacy
- Administration costs including:
    - producing annual audited financial statements,
    - Long Term Financial Plans (LTFP),
    - ABN and TFN, domain names, email, phone and website,
    - Communications and engagement plans,
    - Implementing a code of conduct,
    - Appointing a panel of conduct reviewers,
    - Appointing a complaints coordinator,
    - Completion of returns of interest,
    - Insurances,
    - Policies creation and adoption.

Other Alternatives available other than JOs

Councils can choose to set up collaborate divisions or ‘resource sharing’ by ‘auspicing’ operations within their current council structures. For example, Fairfield City Council could establish an advocacy branch for a group of councils in the region to advocate for agreed regional outcomes. In this model, Fairfield City Council employs the staff and pays the costs directly and recovers the appropriate share from each of the councils represented by way of invoicing or recharges. This is currently permitted under the Local Government Act 1993, procurement and resource sharing arrangements.

The benefits of this alternative are:

- Each council pays its relative share for each activity only and does not incur the significant additional legislative administrative costs that JOs currently add,
- Each council can ‘auspice’ an area where they have expertise
- Each Council can take a share of the workload so that any one Council is not unnecessarily burdened

CONCLUSION

Council needs to advise the OLG by 5pm on Tuesday 31 March 2026 of its intention:

- whether Council wants to be a member of a JO?
- and if so, the JO it would like to create or join?

The current legislative environment suggests that the administration of JOs is significant and like those of a Council which may require substantial financial contributions to operate. Depending on the number of contributing members, the potential benefits may not exceed these costs.

The Local Government Act 1993, procurement and resource sharing arrangements currently allows councils to achieve similar potential benefits by 'auspicing' operations within their current council structures where each council pays its relative share for each activity only and does not incur the significant additional legislative administrative costs that JOs currently add.

In light of the above, it is recommended that Council advise the Office of Local Government that it does not wish to be a member of a JO.

Bradley Cutts
General Manager

Outcomes Committee - 10 March 2026

File Name: **OUT10032026_11.DOCX**

***** END OF ITEM 18 *****

The Hon. Ron Hoenig MP
Leader of the House in the Legislative Assembly
Vice-President of the Executive Council
Minister for Local Government

NSW GOVERNMENT

Our Ref: A989543

His Worship the Mayor
Cr Frank Carbone
Fairfield City Council

Mr Bradley Cutts
General Manager
Fairfield City Council

via email: [redacted]
cc: mail@fairfieldcity.nsw.gov.au

Dear Cr Carbone and Mr Cutts,

I write to you regarding the important issue of regional collaboration and a refresh to the framework that governs Joint Organisations (JOs) in NSW.

While visiting councils across the State, I have heard clearly that the JO model is not delivering for all councils. Five of the 13 JOs are in hiatus and some councils wish to collaborate with different JOs than the ones they were assigned to in 2018. While some groups of councils work very well within the JO format, others prefer to use Regional Organisations of Councils to collaborate.

As a former President of a Regional Organisation of Councils, I know first-hand that regional collaboration can deliver better policy outcomes and improved service delivery for communities – but only when it is voluntarily led by civic leaders in a region, who can see a political and organisational benefit from co-operating. Councils should be free to collaborate in a form they see fit, and I want to ensure the State is not putting unnecessary restrictions or requirements on how you may wish to come together.

I have asked the Office of Local Government to undertake a review of JO memberships and boundaries. Existing JOs that are in hiatus may apply to be wound up and councils may apply to join a different JO to the one they are currently in.

For the first time, metropolitan councils can now consider creating or joining a JO. This is a significant opportunity to strengthen collaboration, share resources, and work collectively on issues that matter to your communities. If councils wish to retain their existing collaboration structures through Regional Organisations of Councils, then the changes will not impact your operations. However, if you wish to move across into the JO framework, this is your opportunity.

I intend that the arrangement of Joint Organisations produced through this review should be consistent for at least a period of four years in order to provide certainty to Government

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agencies that provide grants, as well as for strategic planning and organisational purposes. In the long-run, the Government intends to perform regular reviews of Joint Organisation memberships within 12 months of regularly scheduled Local Government elections.

To deliver this opportunity, I am seeking your advice and intention on whether your council wants to be a member of a JO, and the JO that it would like to join, create, withdraw from, or retain membership of.

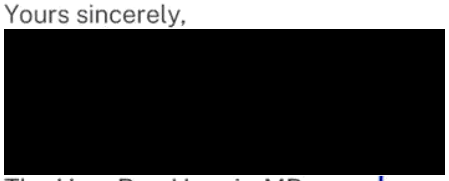
I invite you, along with all councils in NSW, to provide this information back to OLG by **5pm Tuesday 31 March 2026**. Based on your preferences, the NSW Government will then prepare a new suite of proclamations for the Governor to reset JO statuses, memberships, boundaries and governance arrangements for NSW.

By writing to every Lord Mayor and Mayor in the State, I am giving you an opportunity to talk to your colleagues and present me with a lasting, council-driven solution to regional collaboration.

I have asked Brett Whitworth PSM, Deputy Secretary of Office of Local Government in the Department of Planning, Housing and Infrastructure to organise a number of information sessions to help address any questions that you may have. More information on these sessions, and this process, will be available shortly.

Please provide your preferences directly to OLG at councilengagement@olg.nsw.gov.au. If you have any further questions, please contact OLG's Engagement team on 02 4428 4100 or your OLG Council Engagement Manager.

Yours sincerely,



The Hon. Ron Hoenig MP
Leader of the House in the Legislative Assembly
Vice-President of the Executive Council
Minister for Local Government

9 February 2026

Outcomes Committee

SECTION B

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

SUBJECT: Planning Proposal - 17-21 Longfield Street Cabramatta – 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

REPORT BY: Mosheur Rahman, Strategic Planner - Geographic; Chris Shinn, Co-ordinator Land Use Planning

RECOMMENDATION:

That:

1. Council endorse the Planning Proposal (Attachment A) to amend Fairfield Local Environmental Plan (FLEP) 2013 for 17-21 Longfield Street Cabramatta (Lot 34 and 35 DP 456221), as follows:

    1.1. Amend the Land Zoning Map from R4 High Density Residential to E4 General Industrial.
    1.2. Amend the Height of Buildings Map to prescribe no height of building control.
    1.3. Amend the Floor Space Ratio Map to prescribe no floor space ratio control.
    1.4. Amend the Key Site Map 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 3.31(3)(a) of the Environmental Planning and Assessment Act 1979, Council forward its recommendation to the NSW Department of Planning, Housing and Infrastructure (DPHI) requesting a Gateway Determination for the Planning Proposal.

3. In requesting the Gateway Determination, advise the NSW DPHI that Council seeks delegation as the Planning Proposal Local Plan Making Authority (as delegated by the Minister under Section 2.4 of the Environmental Planning and Assessment Act 1979).

4. The Planning Proposal be publicly exhibited in accordance with 3.34(2) of the Gateway Determination issued by the DPHI.

5. The outcome of the exhibition of the Planning Proposal and its supporting information be reported back to Council following completion of the public exhibition period.

OUTCOMES COMMITTEE

Meeting Date 10 March 2026 **Item Number. 19**

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 ⇩	Planning Proposal Document - 17-21 Longfield Street Cabramatta	36 Pages
AT-B ⇩	Current and Proposed Map Amendments	3 Pages
AT-C ⇩	Fairfield Local Planning Panel Minutes	6 Pages

CITY PLAN

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

SUMMARY

Council is in receipt of a planning proposal (Attachment A) for 17-21 Longfield Street Cabramatta (Lot 34 and 35 DP 456221) seeking to rezone the land from R4 High Density Residential to E4 General Industrial under the Fairfield Local Environmental Plan 2013.

The proposal seeks to amend the following maps under Fairfield Local Environmental Plan (FLEP) 2013:

- Land Use Zoning
- Height of Building
- Floor Space Ratio
- Key Sites

The rezoning proposal also seeks to amend the written FLEP instrument by deleting key site *'23 Use of certain land at 17-23 Longfield Street, Cabramatta'* from Schedule 1 Additional Permitted Uses.

The proposal also seeks to have the provisions of key site *'30 Use of certain land in Zone E4'* within Schedule 1 Additional Permitted Uses apply to the site. The application of these Additional Permitted Uses (health consulting rooms, information and education facilities, medical centres and specialised retail premises) will ensure consistency with other adjoining E4 General Industrial zoned land along the Hume Highway in Cabramatta and Lansvale. This also aligns with the land uses previously allowed on the site under the B5 Business Development Zone.

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.

In accordance with the NSW Department of Planning Housing and Infrastructure (DPHI) Local Environmental Plan Making Guidelines dated August 2023, Council officers have undertaken preliminary discussions with the applicant including a scoping proposal meeting.

In December 2025, the proposal was considered by the Fairfield Local Planning Panel (FLPP), which provided in-principal support for the Planning Proposal (PP). The planning proposal in its current form is considered to have sufficient strategic merit including minimal environmental impacts, aligning with adjacent industrial land uses in the locality, for Council to support further progression of the proposal.

Accordingly, it is recommended that the planning proposal be referred to the NSW Department of Planning, Housing and Infrastructure (DPHI) for a gateway determination to allow public exhibition of the proposal to occur.

REPORT

A. Scope of the Planning Proposal

The intent of the PP is to formalise the existing industrial uses on site and to permit future revitalisation and expansion by rezoning of 17-21 Longfield Street Cabramatta from R4 High Density Residential to E4 General Industrial.

The site was previously rezoned from industrial to high density residential in February 2019. However, despite a developer obtaining an option over the site, feasibility issues meant that the developer did not take up the option and the owner subsequently entered into a long-term lease agreement for on-going industrial uses of the site. Further details of the property history are outlined later in this report.

The site and proposed zoning change is shown in in Figures 1 and 2 below.

Figure 1: *Subject Site.*

Existing **Proposed**

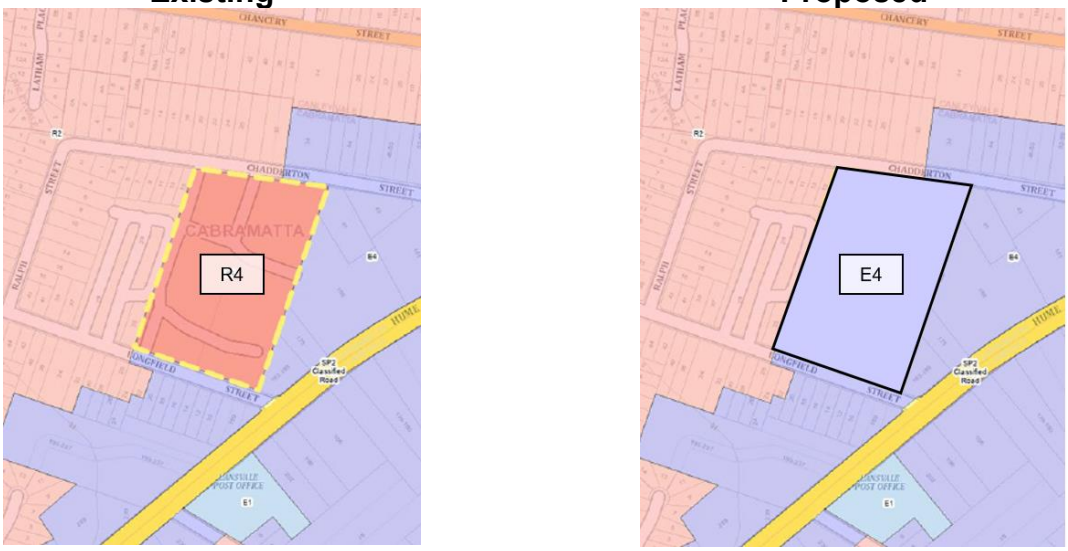


Figure 2*: Proposed rezoning of the site from R4 to E4.*

The full extent of the proposed amendments to FLEP 2013 are listed in the following table with the associated map changes contained in Attachment B of the report.

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 take away 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 Reforms which introduced recreation facilities, takeaway food and drink premises.
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.*

As shown above in table 1, the site is currently listed in Schedule 1 of the Fairfield LEP 2013, with additional permitted uses for recreation facilities (indoor), takeaway food and drink premises and maximum 160sqm of neighbourhood shops.

The applicant originally sought to remove reference to take away food and drink premises from Schedule 1 as those uses are now permitted with consent in the E4 zone. In addition, the applicant proposed to introduce significant amount of office and business premises with an upper limit of 1,000m^2 and increasing the limit of neighbourhood shops to 800m^2.

After further discussion with the applicant and taking into advice from the FLPP, the applicant has subsequently provided an addendum to their planning proposal. Despite the applicant believing that the increased retail and commercial on the site has merit, the applicant advised that they are willing to pursue the inclusion of key site 30 on the site, rather than the further expansion of centre retail and commercial (office and business premises on the site). This is in addition to the wide range of non-industry uses that are already mandated within the E4 General Industrial zone.

The proposal does not require site-specific development control provisions as Chapter 9 (Industrial Development) of the Fairfield City Wide Development Control Plan (DCP) will apply.

B. Proposed rezoning concept and applicant's vision

The applicant's vision (see figure 3 below) for the proposed rezoning is 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.

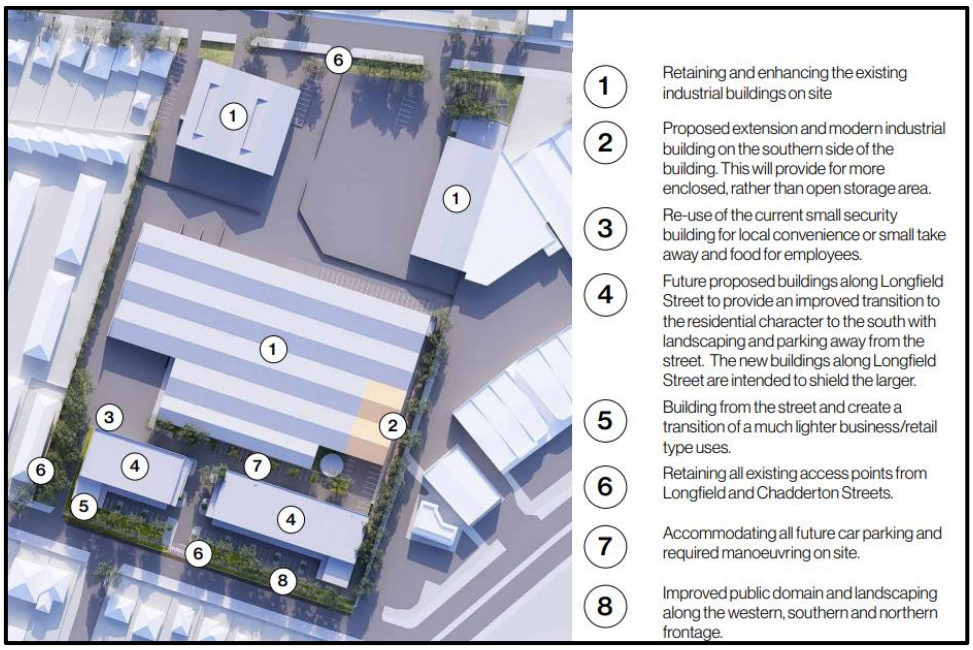


***Figure 3**: Indicative Master Plan.*

***Figure 4**: Existing vs proposed view along Longfield Street looking west.*

***Figure 5**: Existing vs Proposed view along Longfield Street Looking East.*

C. Site context

The site (see figure 6 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 2 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 is identified as being within a low flood risk precinct because 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 development application (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 northwest and southwest of the site. The site also directly adjoins E4 General Industrial zoned land to the east.

Figure 6: *Surrounding site context of land affected by planning proposal.*

D. Site development history & previous rezoning

The subject site has been used for industrial purposes since the 1950s and 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 B5 Business Development zone was a bulky goods zone within Fairfield LEP 2013. This zone permitted specialised retail premises (large format retail), a range of light industrial uses, warehousing, landscaping supplies, etc.

In 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 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:

- Construction of multiple 3 to 6 storey residential flat buildings containing 673 dwellings.
- Two basement levels providing 1,239 parking spaces.
- 2,576m^2 of non-residential floor area including a gym, medical centre and takeaway food and drink premises and neighbourhood shops.
- New roads and open space.

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 the lack of viability for residential apartments and greater market demand for the industrial land uses. Subsequently, the development option over the site was not taken up and the site returned to the landowner, FTD Holdings.

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

Given the above, the landowner 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, as reflected in the NSW Government's policy settings (Transport Orientated Development State Environmental Planning Policy), which prioritise high density residential development around railway stations and town centre locations.

As a result, the applicant proposes 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.

This approach aligns with the recently released their draft statewide policy for Industrial Lands. Despite the subject site being zoned R4 High Density Residential, it was identified in the Industrial Lands Mapping as being Regionally Significant.

E. <u>Existing uses</u>

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 14,900m^2 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.

F. Previous advice and meetings

On 27 August 2023, an initial meeting was held between Council and the applicant to discuss the ongoing operation of the industrial uses on site. The option of retaining the industrial use, modernising and renewal of the industrial facility was discussed. Council officers suggested that a planning proposal pathway would be the best option to retain the current and expand the onsite uses.

Following submission of a Scoping Report in December 2024, a Scoping Proposal meeting was held with Council in mid-February 2025. Council officers raised issues with the applicant including, requirement for an economic impact assessment and further information justifying the retention of industrial and employment uses on the site, the retention and expansion of small-scale retail and for the addition of a significant amount of business and commercial uses on the site.

Other matters that were discussed were flooding, access and traffic and noise impact/attenuation.

G. Independent peer reviews

Prior to reporting the matter to the FLPP, Council referred the PP and supporting information to an independent consultant to undertake a review of the economic assessment in relation to the additional permitted use for retail and office use. The outcome of this peer review is discussed in Section I below.

H. Fairfield Local Planning Panel advice

The PP was referred to the 11 December 2025 FLPP meeting for advice as set out by the Local Planning Panels Direction – Planning Proposals of section 9.1 of the Environmental Planning and Assessment Act 1979, with minutes of the meeting included at Attachment C.

At the meeting, there was discussion of the applicant's explanation of the appropriateness for a rezoning with the primary intention to continue the existing uses with some proposed additional permitted uses.

The Panel concluded that in-principle, the proposed rezoning from R4 High Density Residential to E4 General Industrial is supported. The Panel also concluded that while the R4 High Density Residential in this location is plausible, it is not an optimal site given the distance to Cabramatta Train Station. The site is also partially flood affected which may compromise any residential uses. For industrial uses, the site offers key benefits such as multiple street frontages and truck and B-Double access via Chadderton Street.

In relation to the proposed business and office uses, the Panel thought that further information was required for Council to determine if there are any concerns or impacts that need to be addressed. This included whether the applicant was seeking a full range of commercial uses, whether specific uses were proposed or whether proposed transition at the southern portion of the site could be accommodated by uses already permissible in the E4 zone. In this regard, the application would need to demonstrate consistency with the newly released Statewide policy for Industrial Lands, explore the impacts on the Lansvale Local Centre, and further address 9.1 Local Planning Directions, particularly 7.1 Employment zones.

The above information was provided by the applicant and has been considered as part of the final assessment.

I. Site specific environmental considerations

This section of the report outlines the assessment of the strategic and environmental implications the proposal may have upon the surrounding locality and in the Fairfield LGA.

Planning related matters	
1. Economic assessment	**Assessment** The applicant originally sought to rezone the site from R4 High Density Residential to E4 General Industrial with additional permitted uses in the form of 800sqm of neighbourhood shops and 1,000sqm of commercial (business and office premises). The applicant submitted an Economic Assessment prepared by HillPDA for the development. The economic study considered a larger amount of retail and commercial floor space than was proposed in the PP. A summary of the applicant's economic assessment considers that: • An identified demand for additional industrial land and floorspace supports the proposal. • An identified demand for additional commercial and retail floorspace supports the proposal. A further addendum was submitted with assessment of potential impact on the local retail centre in Lansvale. The applicant's assessment concluded negligible impact on the Lansvale local centre by the proposed retail uses in the planning proposal. Notwithstanding, Council officers raised significant concern with the amount of retail and commercial (business and office uses) proposed for the site, outside of a centre and in close proximity to the Cabramatta Town Centre and Lansvale Local Centre. Further, review was undertaken by an independent economic expert. The expert review identified that the wide range of non-industry uses permitted within the E4 zone could perform that same function to 'soften' the southern street frontage and provide activation.

Planning related matters	
	Despite the applicant believing that the increased retail and commercial on the site has merit, they advised that they are willing to pursue the inclusion of key site 30 on the site in place of the further expansion of retail and commercial (office and business premises on the site). This is in addition to the wide range of other non-industry uses that are mandated uses within the E4 General Industrial zone.
	Council officer comment
	Council engaged the services of Norling Consulting to undertake an independent peer review assessment of the economic report prepared by the applicant to support the Planning Proposal. The initial review has indicated some issues with the retail and commercial components of the proposal. Norling assessed the impact of the proposed retail and business office space on the nearest 2 centres being Cabramatta town centre and Lansvale Local Centre. It appears that there would be limited adverse impact on the Cabramatta town centre due its unique and specialised retail nature. However, the impact on the Lansvale Local Centre would likely pose a threat to its vitality and operation. The developer has a broad enough range of land uses within general permissibility of E4 zone and additional permitted use with Key Site 30, outside the direct industry uses to allow them to facilitate activation along the Longfield Street frontage. In addition, despite the site currently being zoned R4 the statewide Policy for Industrial Lands identifies the site as regionally significant industrial lands. Introducing further non-industrial uses to the site will impact the amount of industry that could be undertaken. Given the above, the retail and commercial uses were removed from the planning proposal.
2. Traffic Management	**Assessment**
	The Traffic and Parking Assessment was prepared by Varga Traffic Planning Pty Ltd. The assessment concluded that the anticipated traffic volumes — estimated at approximately 236 Vehicles Per Hour (VPH) in the AM peak and 212 VPH in the PM peak — can be accommodated within the existing road network. For this reason, the existing vehicular access points along Chadderton and Longfield Streets are retained and the B Double access off Chadderton Street will continue to be used. A broad concept for the site indicates car parking and internal manoeuvring can be continued to be accommodated on site.
	Council officer comment
	The development is currently operating as an industrial development. The site currently has 9 access points across the site with approved B-Double access off Chadderton Street via the Hume Highway. A number of other detailed design specific matters were raised. It was also noted that the site is currently and has historically been operating as industrial, the traffic and access would continue in its current form.

Planning related matters	
	Given the nature of the proposal and the current uses on site, Council's Traffic and Transport Branch has reviewed the proposal and advised that further traffic modelling and other design specific matters could be addressed at the time of further redevelopment of the site.
3. Flooding and stormwater management	**Assessment**
	Flood modelling was provided by flood experts J. Wyndham Prince. The primary objective was to assess and report on flood behaviour under both existing and developed scenarios. J. Wyndham Prince identifies the flooding effect as negligible, with no material risk to public safety or adjacent landholdings. 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.
	Council officer comment
	Overall, the change in zoning from R4 to E4 will result in a decrease in the possible total number of people on-site, which would be a beneficial outcome for the site, particularly given the 2022 NSW Flood Inquiry which considers the Georges River Catchment a high-risk catchment. As an example, this designation has resulted large parts of the major Fairfield Stage 2 LEP rezoning not being fully implemented. Areas removed from that planning proposal included areas within and up to the Probably Maximum Flood (PMF) in Fairfield, Canley Vale and Carramar. This proposal will remove dwellings from a flood affected area. Further, the applicants flood report includes a figure depicting post-development flood level differences. The impacts are shown mainly within the site, with only 1 area outside the site being impacted up to 0.025m during a 1% Annual Exceedance Probability (AEP). As Council considers negligible flood impact as 0.01m, the proposed impact is acceptable.
4. Loss of potential housing	**Assessment**
	The current R4 High Density Residential zoning of the site means it currently has potential for between 500-600 dwellings.
	Officer comment
	The site was rezoned in 2019 for high density residential, seniors living and included non-residential uses such as a gym, childcare, etc. Despite the generous development standards that applied including up to 6 storeys in height, a DA was ultimately withdrawn due to the out of centre nature of the site and as a result of poor development feasibility. Further, as noted above, the site is affected by flooding with approximately 60% of the site being within the PMF. The rezoning of this site will also reduce the amount of residential land in the flood planning area and reduce the risk to life in accordance with the 2022 NSW Flood Inquiry Report.

Planning related matters	
5. Nosie attenuation	**Assessment**
	Nutbrook Engineering Group undertook a noise assessment and attenuation report for the current industrial development and future concept, noting that the assessment investigated the worst-case scenario associated with the proposed development and found the impact of the predicated noise emission from the site including traffic noise and vibration impacts to the surrounding environment is low with no remedial measures required.
	Council officer comment
	Council's Public Health and Environment Division reviewed the information provided by the applicant and were satisfied that no further information is required regarding acoustic issues.
6. Contamination	**Council officer comment**
	Council's Public Health and Environment Division noted no contamination assessment was undertaken. It was requested that a Preliminary Site Investigation (PSI) be undertaken. However, given that the proposal is seeking to rezone from R4 to E4 and remove the possibility of sensitive residential uses being developed on the site, any necessary contamination assessments can be undertaken at the DA stage.
7. Consistency with the Ministerial Direction (Section 9.1 Directions)	**Assessment**
	The PP has been assessed indicating consistency with the Ministerial Directions in the submitted planning proposal report and an addendum letter, in particular Direction 7.1 Industry and Employment. Consistency of the application has been assessed based on site specific provisions, flooding, remediation of contaminated land, integration land use and transport, residential zones, business and industrial zones and employment zones directions. The proposal is consistent with the relevant Directions.
	Council officer comment
	The proposal seeks to rezone the site to E4 General Industrial. The adjoining E4 General Industrial land also benefits from additional permitted uses (Key Site 30), which reflect the uses previously allowed under the former B5 Business Development zone before the DPHI rationalised the employment zones. The proposal is consistent with the Ministerial Direction as it not only retains but increases employment floor space in an area adjacent to light industrial zoning, with direct access to existing employment and industrial land as well as the necessary road network. The removal of the proposed 800sqm of retail and 1,000sqm of commercial (office / business uses) also ensures consistency with the Ministerial Direction as it will now not reduce the total potential floor space for industrial uses in the E4, E5, and W4 zones.

Table 6: *Environmental and planning considerations.*

J. Consideration of the Strategic Planning Framework

The state and local strategic planning framework vision aims to improve the lifestyle and environmental assets intended for the future of Fairfield City, focusing on local and state level actions to provide housing supply, employment opportunities and activation in well located strategic areas.

State level strategic framework – A Metropolis of 3 Cities - Greater Sydney Region Plan and the draft Sydney Plan are the current State regional plans that aim to anticipate the housing and employment needs of the changing growing population in the long-term 2056.

Regional level strategic framework – The Western City District Plan, (to be repealed upon the adoption of the draft Sydney Plan) applies to the Fairfield LGA. It is the 20-year plan to manage growth in the context of economic, social and environmental matters to achieve the 40-year Sydney Region vision for Greater Sydney and for Western Sydney. The District Plan informs Council's local strategic planning statement, local environmental plan, the community strategic plans and policies and the assessment of planning proposals to align with the plans.

Local level strategic framework – The Fairfield Local Strategic Planning Statement (LSPS) 2040 provides the overarching land use strategy for the Fairfield City community's economic, social and environmental land use needs until 2040. It implements and provides a line-of-sight to the priorities and actions of the Western City District Plan and the goals and outcomes of the Fairfield City Plan (Community Strategic Plan). The Fairfield LSPS 2040 includes a number of initiatives aimed at creating opportunities to generate diverse housing, employment opportunities and local infrastructure across the City.

The proposal is consistent with the actions and priorities of the state, regional and local strategic planning framework by supporting the delivery of employment and industrial zoned land and contributing to the growing economy of Fairfield City.

CONSULTATION STRATEGY

Upon receiving a gateway determination from NSW DPHI, public exhibition of the proposal will be required for a statutory period of 28 days, or as conditioned within the Gateway Determination. Community consultation will involve notification to landowners both within and directly adjoining the land affected by the PP. Publication of all relevant information will be undertaken on Council's website and the NSW Planning Portal.

The Gateway Determination will also require Council to undertake consultation with nominated State government agencies and utility providers. Council will consult with the relevant stakeholders as per the conditions of the Gateway Determination.

Following public exhibition, a report will be presented to Council to consider the outcomes of the public exhibition, including submissions received and consultation with the State agencies and utility providers.

PROJECT TIMELINE

The proposal is likely to be categorised as a standard PP in accordance with the NSW Local Environment Plan (LEP) Making Guidelines. The project timeline below is intended to be used as a guide and may be subject to change if any issues arise during the public exhibition stage.

No.	Step	Process Content	Timeline
1.	Consideration based on the Council resolution.	Council officers' assessment endorsed by Council.	March 2026
2.	Gateway determination.	Issued Gateway received from DPHI.	April 2026
3.	Pre-exhibition.	Update PP in accordance with the conditions of the Gateway Determination.	May 2026
4.	Commencement and completion of public exhibition period.	Notification sent to relevant agencies and the community.	May 2026
5.	Consideration of proposal based on submissions received.	Update planning proposal, if necessary, as result of exhibition process.	June 2026
6.	Review of additional technical review if needed and Post-exhibition to Council to endorse finalisation.	Obtain endorsement by Council to proceed to finalisation.	August 2026
7.	Submission to the Department for finalisation (where applicable).	Preparation of finalised package to DPHI.	September 2026
8.	Gazettal of LEP amendment.	Finalisation and adoption of PP in FLEP 2013.	October 2026

CONCLUSION

The PP seeks to amend the FLEP 2013 to rezone 17-21 Longfield Street Cabramatta from R4 High Density Residential to E4 General Industrial 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 industry and employment uses.

The proposal is consistent with the relevant state, local plans and policies. The proposal is considered to have minimal potential for adverse impacts on the environment given nature of the existing uses and will support the on-going industrial activity in the regionally significant industrial lands along the Hume Highway corridor.

It is recommended that the proposal be submitted for a Gateway Determination request with the NSW DPHI. A further report will be prepared to Council at the conclusion of the public consultation period to satisfy the conditions of the Gateway Determination.

Mosheur Rahman
Strategic Planner - Geographic

Chris Shinn
Co-ordinator Land Use Planning

Authorisation:
Manager Strategic Land Use Planning
Director City Strategy

Outcomes Committee - 10 March 2026

File Name: **OUT10032026_3.DOCX**

***** END OF ITEM 19 *****

FairfieldCity
Celebrating diversity

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

March 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

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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.

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 to 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 23 and to prescribing Key Site 30 to the land

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

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 of 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 '*Objective 23: Industrial and Urban Services Land is Planned, Retained, and Managed*,' 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 draft Sydney Plan

The draft Sydney Plan, currently on exhibition until 27 February 2026, 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 draft 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.

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.
4.2 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 contamination and remediation are considered by planning proposal authorities.	Consistent.	Any proposal for demolition and earthworks to the site will require detailed site investigations and remediation at the Development 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	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.

Section 9.1 Direction No. &Title	Contents of Section 9.1 Direction	Comply	Planning Proposal
	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		
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 • 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.	Consistent.	The site is not located adjacent or in proximity 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

Section 9.1 Direction No. &Title	Contents of Section 9.1 Direction	Comply	Planning Proposal
			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. (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.

Section 9.1 Direction No. & Title	Contents of Section 9.1 Direction	Comply	Planning Proposal
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			
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	Consistent.	The site is not rural land, and the existing and proposed zoning would not result in land use conflicts for rural areas.

Section 9.1 Direction No. &Title	Contents of Section 9.1 Direction	Comply	Planning Proposal
	rural land • Support the delivery of the actions outlined in the NSW Right to Farm Policy.		
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 will be made publicly available for exhibition of a specified period as per the gateway determination. If no period is specified in the gateway determination, exhibition will be subject to a minimum of 28 days.

Community consultation will be undertaken in accordance with Council's Community Engagement Strategy. This is generally notified in a number of different methods, including but not limited to:

- Public notice on Council's website
- Available at Council's Administrative Centre and libraries
- Notification letter to landowners directly affected by the proposal
- Notification letter to neighbours and adjoining properties
- Where appropriate, social media, interactive web mapping, information stalls and drop-in sessions

As a minimum, the following stakeholders will be consulted during public exhibition stage and may be subject to additional stakeholders as determined in the gateway conditions.

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

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

Proposed Map Amendments

17-21 Longfield Street Cabramatta

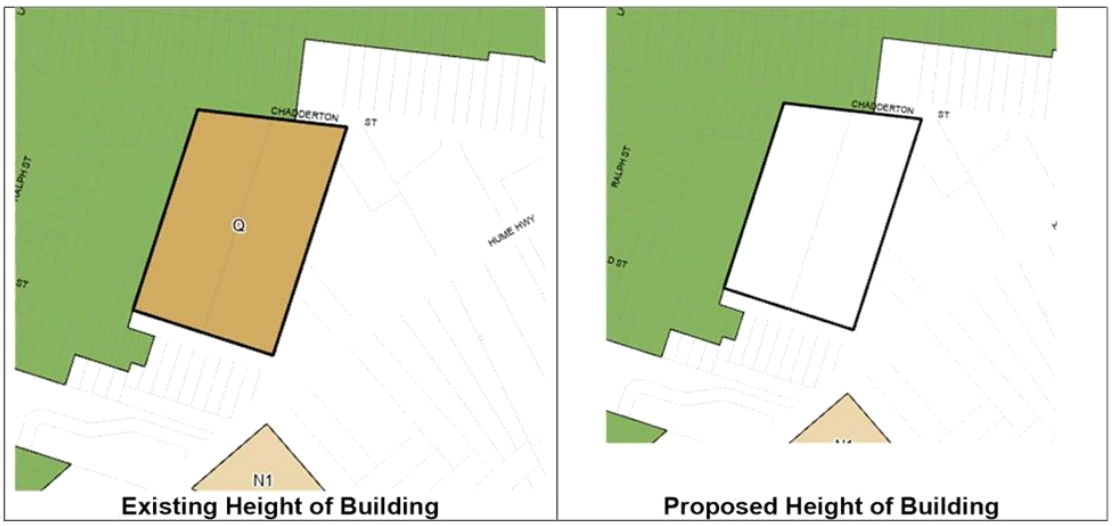
1. Land Zoning

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

Existing R4 zoning | Proposed E4 zoning

2. Maximum Height of Building

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



Existing Height of Building | Proposed Height of Building

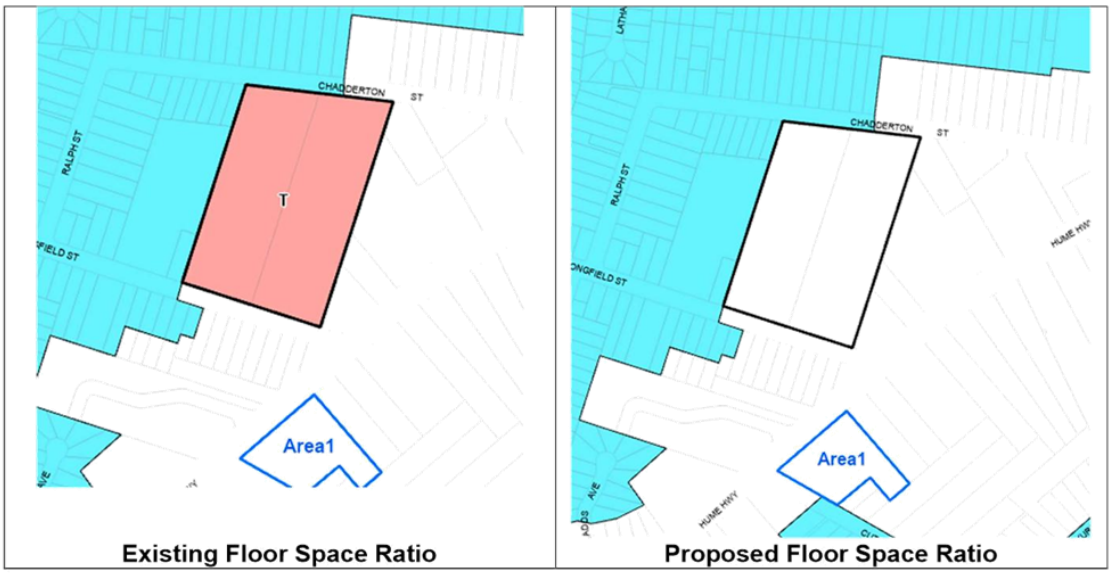
1

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.



Existing Floor Space Ratio | Proposed Floor Space Ratio

4. Key Sites Map

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

Existing Key Site Map | Proposed Key Site Map

2

Proposed Map Amendments

17-21 Longfield Street Cabramatta

Fairfield Local Planning Panel

FairfieldCity
Celebrating diversity

MINUTES
Closed Briefing Session

DATE OF MEETING: 11 December 2025
LOCATION: Committee Room 1
TIME: 1.00pm

PRESENT:

Fairfield Local Planning Members:
Peter Wells (Chairperson)
Schandel Fortu (Expert)
Michael Evesson (Expert)
Michael Christ (Community Representative)

Council Staff:
Andrew Mooney (Executive Strategic Land Use Planner)
Chris Shinn (Coordinator Strategic Planning)
Kerren Ven (Strategic Land Use Planner)
Mosheur Rahman (Strategic Planner)
Tommy Lam (Student Planner)

APOLOGIES AND REASONS ACCEPTED

There were no apologies tendered for this meeting.

DECLARATIONS OF INTEREST:

There were no conflicts of interest expressed by Panel Members in relation to the 2 Items referred to in these Minutes.

ADVICE AND STATEMENT OF REASONS

ITEM 1:	Planning Proposal - 17-23 Longfield St, Cabramatta (Lots 34 & 35 DP 45622)
Applicant:	Jenny Rudolph Consulting
Owner:	FTD Holdings Pty Ltd (Sole Director – Joseph D'Agostino)
Current Zoning:	R4 – High Density Residential
Proposed Zoning:	E4 General Industrial
File Number:	24/35085

FAIRFIELD LOCAL PLANNING PANEL ADVICE:

Council is in receipt of a planning proposal for a 3.97 hectare site proposing 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.

The planning proposal is required to be referred to the Fairfield Local Planning Panel (the Panel) for advice as set out by the Local Planning Panels Direction – Planning Proposals under section 9.1 of the EP&A Act 1979.

1. BACKGROUND

The intended outcomes of the planning proposal (as lodged) are as follows:

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.
6. Retaining all existing access points from Longfield and Chadderton Streets.
7. Accommodating all future car parking and required manoeuvring on site.
8. Improved public domain and landscaping along the western, southern and northern frontage.
9. Proposed increase to retail floor space to 800m^2 and office and business premises to 1,000m^2

The planning proposal seeks to amend the following maps and schedules of the Fairfield Local Environmental Plan (FLEP) 2013:

- Land Use Zoning Map;
- Height of Buildings Map;
- Floor Space Ratio Map;
- Minimum Lot Size Map;
- Key Sites Map; and
- Schedule 1 – Additional Permitted Uses

The Panel also notes that the planning proposal has been prepared in accordance with the requirements set out in section 3.33 of the NSW EP&A Act in that it explains the intended outcomes of the proposed instrument. The planning proposal also provides relevant assessments and a number of technical reports in support of the proposal relating to urban design, acoustic impacts, economic/retail, stormwater, traffic and general environmental considerations relevant to the proposal.

2. OVERVIEW OF KEY ISSUES

A review of the Planning Proposal and supporting information highlighted the following key issues considered by the Panel:

2.1 Site Zoning and previous Planning Proposal (2019)

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 B5 Business Development zone was considered the 'old' bulky goods zone within Fairfield LEP 2013. This zone permitted specialised retail premises (large format retail), a range of light industrial uses, warehousing, landscaping supplies, etc.

In 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 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.

3. PANELS CONCLUSIONS & RECOMMENDATIONS:

The Panel concludes that in-principle, the proposed rezoning from R4 High Density Residential to E4 General Industrial is supported. The R4 High Density Residential in this location is plausible but not an optimal site given its 800-900m proximity to Cabramatta Train Station. The site is partially flood affected which may compromise the residential uses. As an industrial use the site offers key benefits such as multiple street frontages, truck and B-Double access via Chadderton Street, large covered building for industrial use, etc.

In relation to the proposed business and office uses, the Panel indicated in-principle support for this approach, but thought that further information was required for Council to

determine if there are any concerns or impacts that need to be addressed. This would include the following issues:

- Clarification on whether a full range of commercial uses, including offices (as referred to in applicants Economic & Retail Assessment Report) or specific business uses (as discussed by the applicant at the Panel meeting) are proposed on the site.
- Given the current car parking capacity is for the existing industrial uses on the site, would there be sufficient capacity for car parking for the proposed retail and business uses which generally have a more onerous car parking requirement?
- Any future changes to car parking should not impact the operational requirements of existing uses on the site and infrastructure, such as truck turning, loading docks, storage areas and consistency with any conditions of DA approval.
- The proposal should demonstrate consistency with newly release Statewide Policy for Industrial Lands.
- For any future office or business uses traffic and transport impacts will need to be tested at the DA stage, noting that uses with high traffic generation will potentially impact or limit industrial uses on the site.
- The HillPDA study referred to LGA level impacts, it did not specifically explore the impacts on the local centres, such as the Lansvale Local Centre and that should be further understood so that there was not undue impact on existing businesses.
- The applicant should further address 9.1 Local Planning Directions, particularly 7.1 Employment zones:

  Direction 7.1

  (1) A planning proposal must:

  a) *Not reduce the total potential floor space area for industrial uses in E4, E5 and W4 zones*

Fairfield Local Planning Panel
Minutes
Meeting Date: 11 December 2025 Page 6

PANEL MEMBER SIGNATURES	
ITEM NUMBER 8	
[redacted] Peter Wells (Chair)	[redacted] Schandel Fortu (Expert)
[redacted] Michael Evesson (Expert)	[redacted] Michael Christ (Community Representative)

OUTCOMES COMMITTEE

Meeting Date 10 March 2026 **Item Number. 20**

SUBJECT: Major Projects Update - February 2026

FILE NUMBER: 23/34318, 23/13402

REPORT BY: Mark Gray, Major Projects Co-ordinator; Stuart McDougall, Major Projects Co-ordinator; Mohammad Mamun, Project Manager; Mario Rajanayake, Senior Contracts and Planning Engineer; Suhail Sayeed, Contracts and Planning Co-ordinator

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		The State Significant Development Application (SSDA) assessment has identified a second tranche of requests for information. New amenities toilet block request for tender (RFT116-26) closed on 18 February 2026. Evaluation of tenders is underway. Modifications to access road and car parking planning approval issued and request for tender (RFT119-26) being prepared for release to market in March 2026.
Brenan Park		Detailed design and tender preparation continue. Additional work to address NSW Environment Protection Authority (EPA) requirements will delay tender issue.

Project	Status	Summary of Critical or Evolving Risk
Mimosa Road Detention Basin		Project is on track with scheduled completion in March 2026.
Avenel Park		The Aboriginal Heritage Impact Permit (AHIP) process is addressing requests for information to finalise the permit.
Bold Park Remediation		Tender evaluation is in progress.

Key:

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

Key actions or activities in the last period:

- Showground's Community and Events Centre
  - State Significant Development Application (SSDA) requests for information continue to be managed.
  - The 100% detailed design is finalised.
  - Tender for the replacement amenities to maintain operations during construction of the main building released to panel.
  - Tender for the roads and car parks early works scheduled for release in March 2026.

- Brenan Park
  - Design development continuing for resolution of detailed design for tendering.
  - Planning for the request for tender to the panel in early 2026 continues.
  - NSW EPA requirements for additional information to support the Remedial Action Plan being sourced. This creates a delay in the project as tender release is dependent on Remedial Action Plan and Chemical Control Order being approved.

- Mimosa Road Detention Basin / Powhatan Park Floodlighting
  - The detention basin outlet structure is complete with a March 2026 completion – landscaping is the remaining works.
  - The floodlighting upgrade of Powhatan Park is progressing with the power pole and fixtures ordered (long lead time item) and electrical contractor commencing in February 2026.

- Bold Park Remediation
  - Council approved lot consolidation for Bold Park at the February 2026 Council Meeting.
  - Tender evaluations have commenced.

PROJECT: FAIRFIELD SHOWGROUND COMMUNITY AND EVENTS CENTRE (FCEC)

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

In November 2023 Council engaged Noel Bell Ridley Smith and Partners (NBRS) as the lead architect for the design development of the Showground facility. Savills Project Management Pty Ltd has been appointed to provide specialist project management services to support project delivery.

Project Status Overview

The project is seeking planning approval while developing the detailed design.

The key tasks and activities in progress are:

- Review of Environmental Factors (REF) for a new 2-way circulation service road and car parking on site was approved in January 2026.
- Detailed design for the service road and car parking has commenced and expected to be completed in early March 2026.
- The 100% detailed design for the Community and Events Centre is complete with the internal review process and stakeholder sign-off underway.
- Request for Tender (RFT) 116-26 – Construction of Ancillary Buildings was released to market on 22 January 2026. Tender closed on 18 February 2026 and evaluation is underway.
- Preparation of a facility management plan for the new complex and site to balance activities (events, markets, etc.) and site constraints.
- Procurement planning for the delivery of the Community and Events Centre.
- Notification to the Office of Local Government (OLG) under the Capital Expenditure (CAPEX) Guidelines.

Project Scope

The building layout, including dimensions and expected use, are defined and being developed further in the detailed design process. The building footprint displaces 2 existing buildings and an amenities block. New amenities are to be delivered before the demolition of the existing facilities. This is to maintain suitable toilet facilities to meet demand arising from the markets and events during construction.

Changes to the existing access road (from 1-way to 2-way) are also required. This is being programmed to occur before the main contractor occupies the footprint for the new facility as part of the strategy to minimise impact on site operations.

Project Exclusions

The project includes the concept design for the overflow car park on the adjacent golf course (as the access influences the road layout and parking numbers). However, funding for the design and construction of the overflow parking area and access road/bridge is not included in the project.

Figure FCEC 1: Renders of the new facility.

Grant Agreement

Council nominated the Community and Event Centre for the Local Government allocation under the Western Sydney Infrastructure Grants (WSIG) program. A funding deed variation request was submitted for a revised project scope (arising from the change from recreation focus to events/entertainment focus) in May 2025. This variation request was approved in August 2025.

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 its May 2025 Council Meeting. This included the Community and Event Centre funding as follows:

Funding Source	2025/26	2026/27	2027/28	2028/29
General	$33			
Infrastructure Reserve		$2,639	$13,960	
Section 7.11		$1,235		
Section 7.12	$5,000	$3,000	$4,540	
WSIG Grant	$7,500	$13,724		
Total	**$12,533**	**$20,598**	**$18,500**	

Note: Values are in '000's.

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

The overall cost of the project is set to not exceed $60 million within the existing scope.

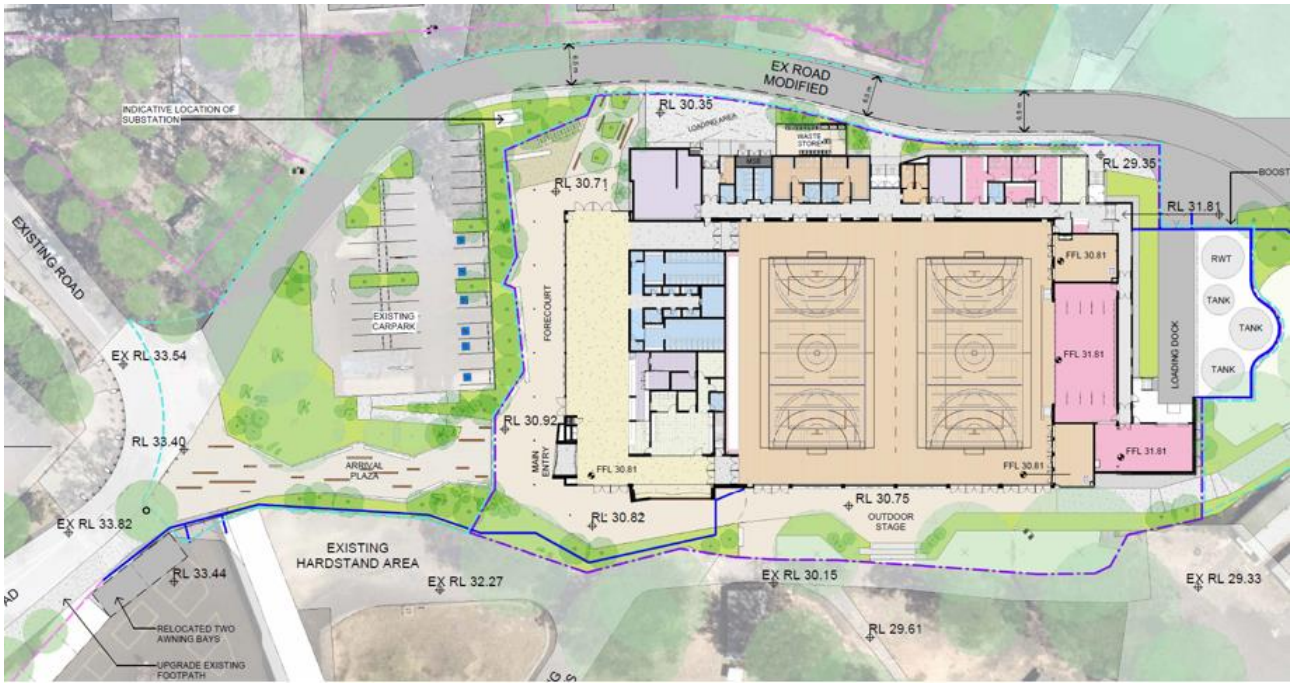


Figure FCEC 2: Site Plan Ground Level.

Project Milestones

Key Milestones	Target Date	Status
MAIN FACILITY		
Concept Design Revision	June 2024	Complete
Consultant Reports for SSDA submission	May 2025	Complete
SSDA Lodgement	September 2025	Complete
Expression of Interest (EOI)	September 2025	Complete
Detailed Design Completion	December 2025	Complete
Select RFT for Main Building Construction	March 2026	On Track
Construction Commencement	October 2026	On Track
Construction Completion for Main Building Works	March 2028	On Track

Key Milestones	Target Date	Status
ANCILLARY BUILDINGS/WORK		
Request for Quote (RFQ) Detailed Design	April 2023	Complete
REF Authorisation	September 2023	Complete
REF Modification	December 2025	Complete
Contractor Procurement	January 2026	On Track
Commence Replacement of Ancillary Buildings	April 2026	On Track
Construction Completion Ancillary Buildings	September 2026	Not Commenced

ROADS AND CARPARKING		
Concept Design for Carparking	May 2025	Complete
REF Submission	September 2025	Complete
REF Authorisation	December 2025	Complete
Contractor Procurement	March 2026	On Track
Construction Commencement for Roads and Carparking	June 2026	Not Commenced
Completion of Roads and Carparking	August 2026	Not Commenced

Project Status

MAIN FACILITY		
Concept Design		100%
Planning Approval		60%
Detailed Design		100%
Construction		0%
ANCILLARY BUILDINGS		
Concept Design		100%
Planning Approval		100%
Detailed Design		100%
Construction		0%
ROADS AND CARPARKING		
Concept Design		100%
Planning Approval		100%
Detailed Design		90%
Construction		0%

Procurement Activity

The current procurement activity is:

- Request for Tender for the replacement amenities closed and under evaluation.
- Request for Tender for the road and car park adjustments due for release to market shortly.
- Request for Tender for the head contractor preparations continue.

Project Cost Estimate and Contingencies

Project Commitments	$4,710,000.00
Projects Actuals to 30 January 2026	$4,040,000.00
Project Limit	$60,000,000.00

Budget Summary 2025/2026 Operational Plan

Project (CAPEX) Budget 25/26	$5,051,388.00
Projects Actuals to 27 February 2026	$4,040,000.00
Forecast Expenditure 25/26 (Dec 2025 – Jun 2026)	$2,000,000.00
Budget Position 25/26	Within Budget

Project Risks

The current significant risks for the project are:

- SSDA Process

  The SSDA was submitted in September 2025. While the SSDA process engages the proponent through the design development phase, there remains a risk that the SSDA may be refused, or the proposed conditions may compromise the operation of the facility and/or site in a manner Council finds unacceptable.

- Impact on Showground Operations

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

- Authority Approvals

  The project requires approvals and inspections from Endeavour Energy and Sydney Water. These works include electrical infrastructure (substation), connection of water main and a new sewer connection to the Community and Events Centre. Any delays in receiving approvals or completing authority works has the potential to directly impact the critical path of the construction program.

Showground Site - Master Plan Review

Council is looking at options for additional site parking, links to overflow parking, increased event and market awning spaces. This includes reviewing the design of the open space between the new centre and market awning to optimise connectivity and functionality of the space.

Work underway is resolving a preferred location for a new multi-storey car park and a preferred alignment for the bridge connection from the Showground to the proposed overflow car park on the golf course.

Further advice is expected to be reported to Council in more detail in April 2026. This work is having impact on the Entertainment Centre scope of work which is not expected to delay the project.

PROJECT: BRENAN PARK PLAYGROUND

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

The detailed design for the landscape package and the feature play element is progressing with the 80% design documentation due in February. This has identified the deliverables within the existing budget allocation and stretch targets (provision items subject to funding availability within the budget).

Council recently endorsed additional elements to the main play towers and inclusion of a full basketball court. The design teams are currently updating their documentation to accommodate these inclusions. Funding will be allocated for the additional works through the Integrated Planning and Reporting quarterly reporting process in February 2026.

The landscape design is being integrated with the Remediation Action Plan (RAP) requirements.

An adjustment to the grant agreement will need to be sought to reflect the final solution achieved. This is expected to enhance the overall deliverables and community outcomes under the grant.

On completion of the detailed design, the landscape construction tender package will be released to the Landscape Contractor Panel.

Other Projects in Brenan Park

Council is also programming the construction of an off-leash dog park and improved lighting around the walking path within Brenan Park. Another proposal to look at planting trees to provide colour and shade along the walking path and at the playground, is being examined.

Co-ordination of these works to have them completed in the same timeframe is also being assessed.

Project Milestones

Key Milestones	Target Date	Comment
RAP and Concept Plan Approved	February 2025	Complete
Detailed Design Completion	November 2025	Delayed
Completion of Tender Construction Package	April 2026	On Track
Construction Procurement	April 2026 – June 2026	On Track
Construction Commencement	July 2026	On Track
Construction Completion	March 2027	On Track

Procurement Activity

Procurement falls into 3 main packages:

1. Brenan Park - Main Construction (RFT to be released to market).
2. Main Play Tower (existing contract).
3. Long Lead Play Equipment (RFQs).

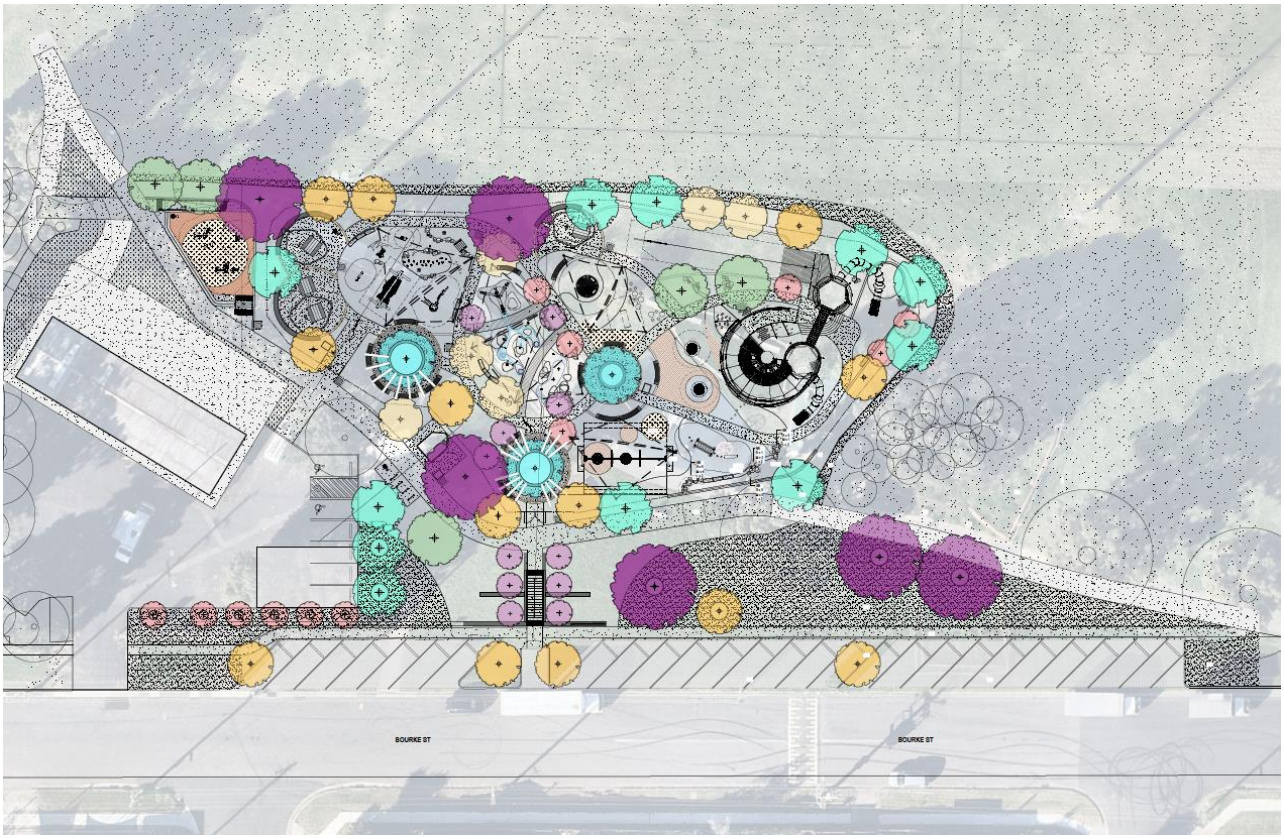


Figure Brenan 1: Playground Site Layout.

Project Status

Planning Approval											60%
Detailed Design											70%
RFT Construction											5%
Construction											0%

Project Risks

- Minimising changes to the scope as the project develops.
- Effectiveness of the RAP in managing contamination within forecast costs.
- NSW EPA varying requirements.

  Recent requirements from NSW EPA require construction of a conceptual model to determine whether the landfill under the playground is impacting adjacent areas. This is in addition to the Chemical Control Order required to deal with the contaminants detected.

Figure Brenan 2: Playground Site Layout.

PROJECT: MIMOSA ROAD DETENTION BASIN

The upgrade works at the site include:

- Reconstructing the detention basin walls.
- Increasing the capacity of the culvert under Mimosa Road.
- Repairing the downstream rock revetment to address scour issues along the banks.

These works are being carried out in response to Dam Safety NSW requirements and are partially funded by Australian Government grants.

Project Status

- Earthwork 100% complete.
- Upstream and downstream culverts replacement complete.
- Footpath 100% complete.

- Bank stabilisation works are complete at Orphan School Creek.
- Electric, gas and water reconnection completed.
- Encapsulation pit backfilling completed.
- Mimosa Road reinstate complete.
- Landscaping 95% complete.

Design											100%
Construction											95%

Budget Summary

CAPEX Budget	Committals	Actuals	Budget Position
$7,068,334.00	$6,865,920.00	$6,459,412.00	Within budget

Project Timeline

Key Milestone	Target Date	Status
REF Approval	July 2023	Complete
RFT Released to Market	19 September 2023	Complete
Construction Commencement	May 2024	Complete
Construction Completion	March 2026	On Track

Project Risks

- Wet weather delay.

PROJECT: POWHATAN RESERVE LIGHTING RENEWAL

The lighting renewal works will be managed in 2 stages:

- Stage 1, the installation of foundation cages and light poles, is scheduled for February – March 2026; and
- Stage 2 of the works is to be carried out in March – April 2026.

Project Status

- Contract awarded in December 2025.
- Foundation cages installed (x2) and first concrete pour for Stage 1 are complete.
- Light poles are expected to arrive on site in early March from Brisbane.

Design											100%
Construction											20%

Budget Summary

Project CAPEX Budget	Committals	Actuals	Budget Position
$250,000.00	$251,351.00	$18,023.00	Overbudget

Project Timeline

Key Milestone	Target Date	Status
RFQ Released to Market	18 November 2025	Complete
Construction Commencement	February 2026	In Progress
Construction Completion	April - May 2026	On Track

Figure 1 Stage 1: Concrete footings complete.

Project Risks

- Transportation of light poles from interstate.
- Wet weather delay.
- Budget overrun.

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.

There are a couple of remaining pieces to be installed to complete the gym and exercise node which requires an AHIP to be issued. Excavation pit testing was completed in July 2025 with further advice to be sought from the registered Aboriginal Parties. An Aboriginal Cultural Heritage Assessment Report has been submitted to Heritage NSW for approval.

Once the AHIP is issued, timing for the additional works will be finalised.

PROJECT: BOLD PARK REMEDIATION AND PLAYGROUND RENEWAL

Bold Park is located at 109 Bold Street Cabramatta. The project consists primarily of remediating the site of hazardous material with optional works to renew playground equipment previously purchased by Council.

The lot consolidation request was approved at the Council's Ordinary Meeting held on 24 February 2026. A memorandum is to be prepared with the February 2026 Council Meeting Minutes and supporting documents to obtain the Council's seal of approval from the Mayor and General Manager.

A Request for Tender was released on Thursday 22 January 2026 and closed Friday 13 February 2026. Tender evaluations are underway with 9 submissions received for review and consideration.

The main issues with this project were the widespread contamination on-site and the design changes from tender to construction.

Project Status

- Tender evaluations are underway for Council's approval at its April meeting.
- Contract award in May 2026 for recommencement of construction works.

Design											100%
Procurement											75%
Construction											5%

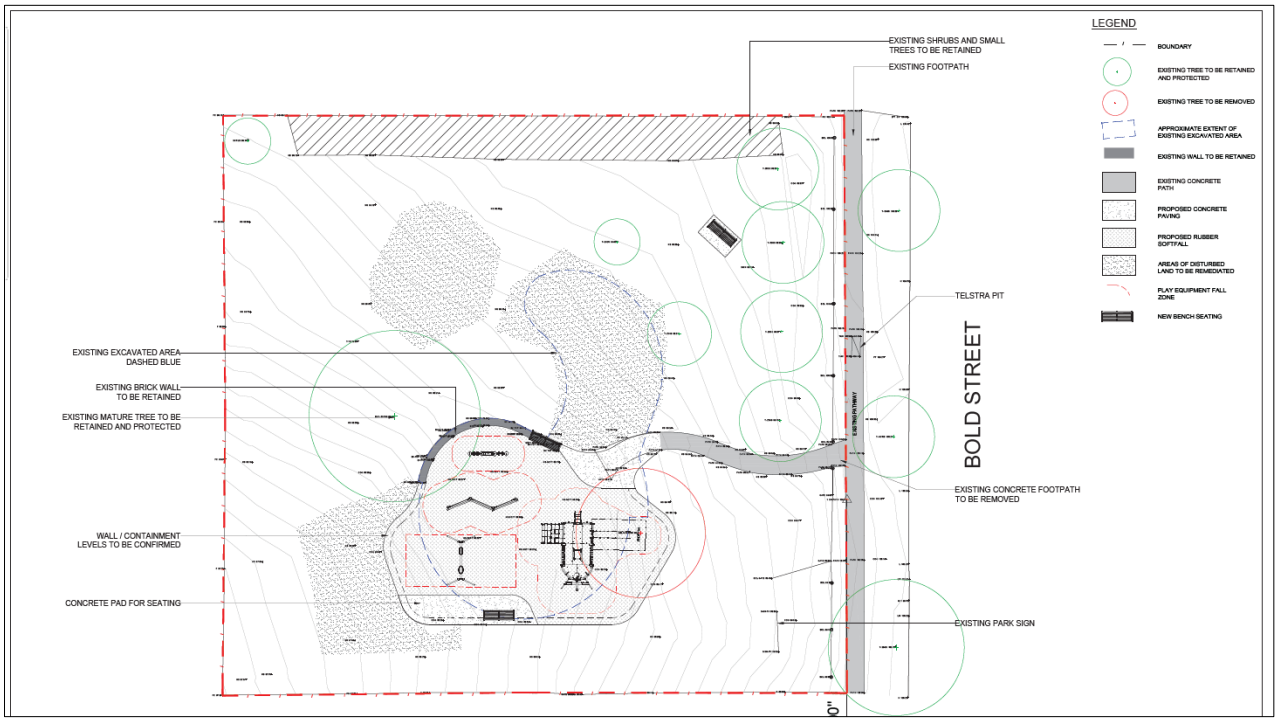


Figure Bold 1: Layout Plan 1.

Budget Summary

Project CAPEX Budget	Committals	Actuals	Budget Position
$400,000.00	$0.00	TBA	Within budget

Project Timeline

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

Project Risks

- Management of contaminated material on site

Mark Gray
Major Projects Co-ordinator

Stuart McDougall
Major Projects Co-ordinator

Mohammad Mamun
Project Manager

Mario Rajanayake
Senior Contracts and Planning Engineer

Suhail Sayeed
Contracts and Planning Co-ordinator

Authorisation:
Manager Major Projects and Planning
Director City Delivery

Outcomes Committee - 10 March 2026

File Name: **OUT10032026_2.DOCX**

***** END OF ITEM 20 *****

OUTCOMES COMMITTEE

Meeting Date 10 March 2026 **Item Number. 21**

SUBJECT: Monthly Investment Report - February 2026

FILE NUMBER: 25/23527

REPORT BY: Jennifer Lim Hernandez, Manager Finance

RECOMMENDATION:

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

SUPPORTING DOCUMENTS:

AT-A ⇩ Fairfield Investment Report February 2026 17 Pages

CITY PLAN

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

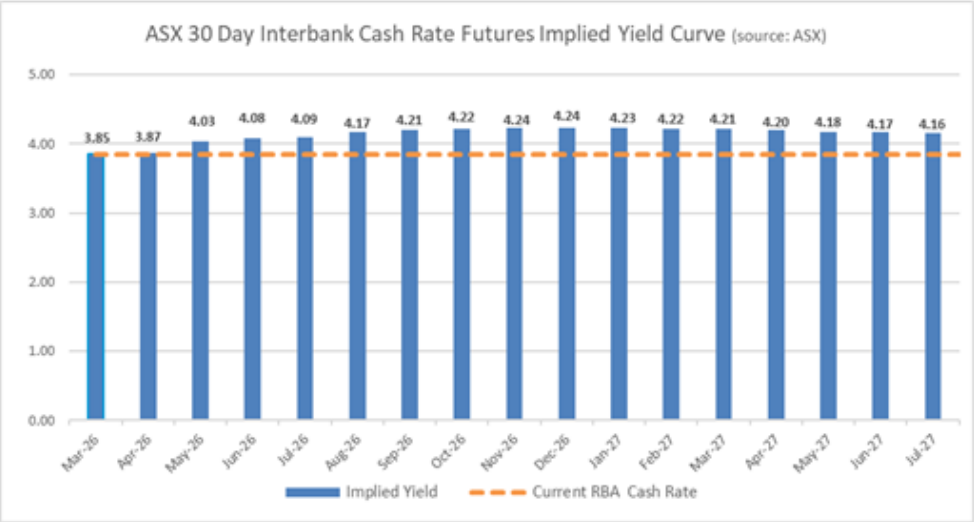
SUMMARY

Council's investment portfolio posted a marked-to-market return of 4.35% per annum (pa.) for the month of February 2026 versus the bank bill index benchmark return of 3.76% pa. For the past 12 months, the portfolio has returned 4.40% pa. on a marked-to-market basis versus the benchmark's 3.83% pa.

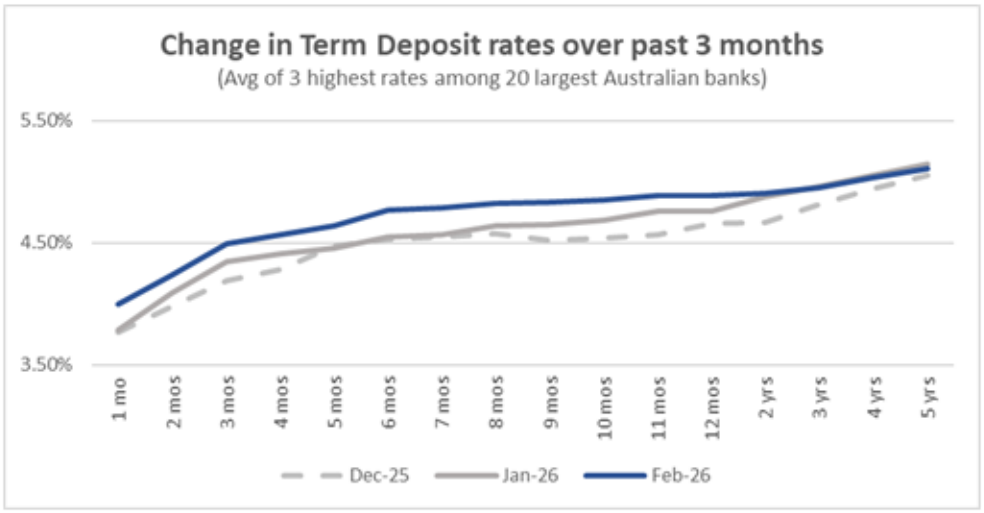
Excluding marked-to-market influences, the portfolio yielded 4.52% pa. for the month of February 2026, up from 4.30% pa. last month, with interest income of $719,252.00 for the month. This is based on the actual interest rates being received on existing investments and excludes market value changes of the securities/deposits.

At its February monetary policy meeting, the Reserve Bank of Australia (RBA) raised the cash rate target by 25 basis points to 3.85%. RBA Board members noted that while the larger part of the increase in inflation during the second half of 2025 likely reflected less-persistent factors that would fade over time, some of the increase was due to underlying inflationary pressure that may persist without rate action. The central bank's projection for inflation has been revised higher, remaining above the 2-3% target throughout 2026 and only returning close to the target's midpoint around mid-2028.

The money market is pricing in 1 more RBA rate hike by mid-2026.



In response to the rise in the official cash rate and money market rates, term deposit levels across the 1-12 month range ended February 15-20 basis points higher than January. Long dated rates, 2-5 years, were largely unchanged:



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 28 February 2026.

Investment Update

During the month of February 2026, Council's overall cash and investment portfolio of $221,222,820.00 (carrying value as at 28 February 2026) returned 4.35% pa. against the bank bill benchmark of 3.76% 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

CONCLUSION

Council's portfolio returned 4.35% pa. for the month of February 2026 against the bank bill benchmark of 3.76% 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 - 10 March 2026

File Name: **OUT10032026_13.DOCX**

***** END OF ITEM 21 *****

Investment Summary Report
February 2026

PRUDENTIAL
INVESTMENT SERVICES CORP

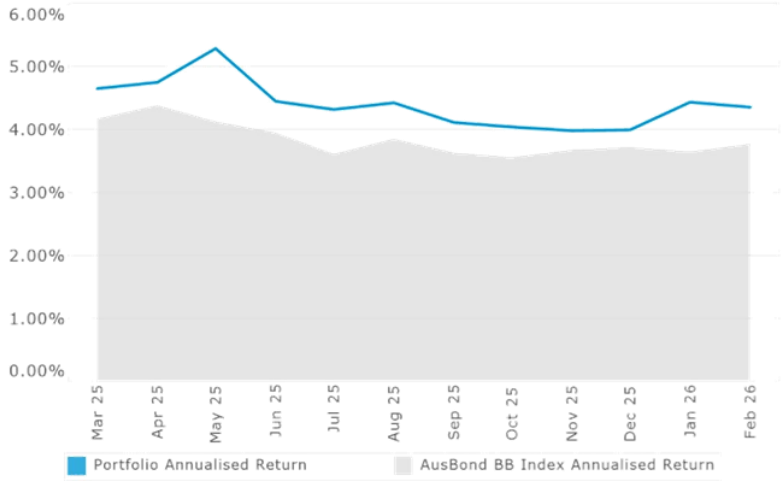
Fairfield City Council

Executive Summary - February 2026

Investment Holdings

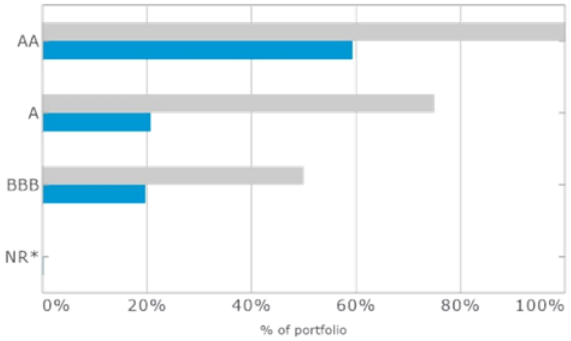
	Face Value ($)	Current Value ($)	Current Yield (%)
Bonds	7,400,000	7,492,712	4.8580
Cash	28,645,320	28,645,320	4.2998
Floating Rate Note	57,750,000	58,258,171	4.7722
Mortgage Backed Security	500,000	227,500	4.6792
Term Deposit	127,200,000	128,985,536	4.5031
	221,495,320	**223,609,239**	**4.5592**

Investment Performance

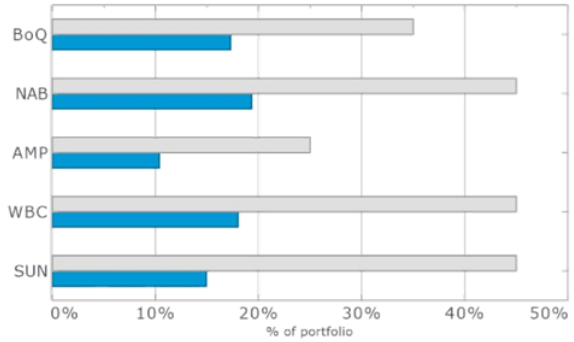


Investment Policy Compliance

Total Credit Exposure



Individual Institutional Exposures



Term to Maturities

	Face Value ($)		Policy Max	
Between 0 and 1 years	181,345,320	82%	**100%**	a
Between 1 and 5 years	39,650,000	18%	**60%**	a
Greater than 5 years*	500,000	0%	**0%**	
	221,495,320			

* Complying grandfathered investment

Specific Sub Limits				
Between 3 and 5 years	*18,650,000*	*8%*	***30%***	a

PRUDENTIAL INVESTMENT SERVICES CORP

Fairfield City Council

Investment Holdings Report - February 2026

Cash Accounts

Face Value ($)	Current Rate (%)	Institution	Credit Rating	Current Value ($)	Deal No.	Reference
11,894.79	3.9800%	Macquarie Bank	A+	11,894.79	540388	Accelerator
7,638,153.66	3.7500%	Commonwealth Bank of Australia	AA-	7,638,153.66	538855	BOS
20,995,271.80	4.5000%	AMP Bank	BBB+	20,995,271.80	545751	31d Notice
28,645,320.25	**4.2998%**			**28,645,320.25**		

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
18-Mar-26	1,200,000.00	4.2000%	National Australia Bank	AA-	1,200,000.00	16-Sep-25	1,222,921.64	546583	22,921.64	At Maturity	
18-Mar-26	6,000,000.00	4.2000%	National Australia Bank	AA-	6,000,000.00	15-Sep-25	6,115,298.63	546575	115,298.63	At Maturity	
1-Apr-26	18,000,000.00	4.7200%	Suncorp Bank	AA-	18,000,000.00	2-Apr-25	18,775,114.52	545970	775,114.52	At Maturity	
9-Jun-26	5,000,000.00	4.1700%	National Australia Bank	AA-	5,000,000.00	9-Sep-25	5,098,823.29	546451	98,823.29	At Maturity	
18-Jun-26	10,000,000.00	4.1300%	National Australia Bank	AA-	10,000,000.00	18-Aug-25	10,220,643.84	546348	220,643.84	At Maturity	
23-Jun-26	5,000,000.00	4.2800%	Suncorp Bank	AA-	5,000,000.00	19-Nov-25	5,059,802.74	546857	59,802.74	At Maturity	
23-Jun-26	25,000,000.00	4.4000%	Bank of Queensland	A-	25,000,000.00	20-Jan-26	25,120,547.95	547041	120,547.95	At Maturity	
29-Jun-26	10,000,000.00	4.1000%	National Australia Bank	AA-	10,000,000.00	29-Aug-25	10,206,684.93	546391	206,684.93	At Maturity	
25-Aug-26	10,000,000.00	4.5100%	Bank of Queensland	A-	10,000,000.00	20-Jan-26	10,049,424.66	547042	49,424.66	At Maturity	
20-Oct-26	10,000,000.00	4.5600%	Westpac Group	AA-	10,000,000.00	20-Jan-26	10,049,972.60	547040	49,972.60	At Maturity	
12-Jan-27	7,000,000.00	4.6200%	National Australia Bank	AA-	7,000,000.00	13-Jan-26	7,041,643.29	547028	41,643.29	At Maturity	
23-Feb-27	20,000,000.00	5.0000%	Westpac Group	AA-	20,000,000.00	20-Feb-26	20,024,657.53	547136	24,657.53	At Maturity	
127,200,000.00	**4.5031%**			**127,200,000.00**		**128,985,535.62**		**1,785,535.62**			

Floating Rate Notes

PRUDENTIAL INVESTMENT SERVICES CORP

Fairfield City Council

Investment Holdings Report - February 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
6-May-26	3,300,000.00	4.5575%	BoQ Snr FRN (May26) BBSW+0.63%	A-	3,275,415.00	25-Jan-22	3,310,272.66	542265	9,477.10	6-May-26	
15-May-26	1,500,000.00	5.2072%	BEN Snr FRN (May26) BBSW+1.25%	A-	1,500,000.00	15-May-23	1,505,231.34	544083	2,781.93	15-May-26	
14-Sep-26	1,600,000.00	4.5620%	MAC Snr FRN (Sep26) BBSW+0.85%	A+	1,600,000.00	14-Sep-23	1,619,054.33	544498	15,198.33	16-Mar-26	
15-Sep-26	1,500,000.00	4.1920%	SUN Snr FRN (Sep26) BBSW+0.48%	AA-	1,500,000.00	15-Sep-21	1,513,872.82	541882	13,092.82	16-Mar-26	
23-Oct-26	1,200,000.00	5.4085%	GSB Snr FRN (Oct26) BBSW+1.60%	BBB+	1,200,000.00	23-Jan-24	1,213,613.51	544800	6,579.11	23-Apr-26	
25-Jan-27	3,900,000.00	4.5116%	WBC Snr FRN (Jan27) BBSW+0.70%	AA-	3,900,000.00	25-Jan-22	3,926,087.03	542256	15,908.03	28-Apr-26	
25-Jan-27	5,000,000.00	4.5916%	SUN Snr FRN (Jan27) BBSW+0.78%	AA-	5,009,450.00	14-Feb-22	5,035,556.55	542332	20,756.55	28-Apr-26	
27-Jan-27	1,600,000.00	5.1616%	BEN Snr FRN (Jan27) BBSW+1.35%	A-	1,600,000.00	27-Jan-23	1,618,938.64	543706	7,466.64	28-Apr-26	
13-Sep-27	1,000,000.00	5.0420%	AusW Snr FRN (Sep27) BBSW+1.33%	Baa2	1,000,000.00	13-Sep-24	1,010,498.41	545464	10,498.41	13-Mar-26	
13-Sep-27	2,000,000.00	4.9820%	AMP Snr FRN (Sep27) BBSW+1.27%	BBB+	2,000,000.00	13-Sep-24	2,031,686.96	545480	20,746.96	13-Mar-26	
14-Dec-27	1,600,000.00	4.9620%	SUN Snr FRN (Dec27) BBSW+1.25%	AA-	1,600,000.00	14-Dec-22	1,636,018.94	543633	16,530.94	16-Mar-26	
31-Mar-28	500,000.00	4.7975%	ANZ Snr FRN (Mar28) BBSW+1.06%	AA-	500,000.00	31-Mar-23	509,258.15	543964	3,943.15	31-Mar-26	
12-May-28	2,000,000.00	4.9564%	NAB Snr FRN (May28) BBSW+1.00%	AA-	2,000,000.00	12-May-23	2,024,396.92	544072	4,616.92	12-May-26	
17-Aug-28	2,500,000.00	4.9142%	CBA Snr FRN (Aug28) BBSW+0.95%	AA-	2,500,000.00	17-Aug-23	2,527,614.07	544382	4,039.07	18-May-26	
19-Sep-28	1,500,000.00	4.6575%	WBC Snr FRN (Sep28) BBSW+0.93%	AA-	1,500,000.00	19-Sep-23	1,527,210.60	544505	13,781.10	19-Mar-26	
3-Oct-28	2,500,000.00	4.6907%	TMB Snr FRN (Oct28) BBSW+0.95%	BBB+	2,500,000.00	1-Oct-25	2,520,620.45	546596	17,670.45	3-Apr-26	
3-Nov-28	3,400,000.00	4.7950%	GSB Snr FRN (Nov28) BBSW+0.93%	BBB+	3,400,000.00	3-Nov-25	3,409,964.30	546742	11,613.10	5-May-26	
27-Nov-28	2,500,000.00	5.0161%	BOz Snr FRN (Nov28) BBSW+1.03%	BBB+	2,500,000.00	27-Nov-25	2,502,574.64	546854	687.14	27-May-26	
5-Nov-29	3,750,000.00	4.9826%	HPC Snr FRN (Nov29) BBSW+1.05%	BBB+	3,750,000.00	5-Nov-25	3,763,073.36	546769	12,285.86	5-May-26	
21-Jan-30	500,000.00	4.9792%	NPBS Snr FRN (Jan30) BBSW+1.25%	BBB+	507,675.00	11-Dec-25	506,685.12	546921	2,660.12	21-Apr-26	
21-Jan-30	2,500,000.00	4.9792%	NPBS Snr FRN (Jan30) BBSW+1.25%	BBB+	2,538,375.00	11-Dec-25	2,533,425.60	546920	13,300.60	21-Apr-26	
18-Mar-30	1,600,000.00	4.5520%	NAB Snr FRN (Mar30) BBSW+0.83%	AA-	1,600,000.00	18-Mar-25	1,622,574.40	545900	14,566.40	18-Mar-26	
13-Jun-30	1,500,000.00	4.6620%	ING Snr FRN (Jun30) BBSW+0.95%	A	1,500,000.00	13-Jun-25	1,525,405.77	546127	14,560.77	13-Mar-26	
2-Dec-30	2,000,000.00	4.4671%	SUN Snr FRN (Dec30) BBSW+0.80%	AA-	2,004,760.00	11-Dec-25	2,023,598.46	546922	21,784.76	2-Mar-26	
15-Jan-31	3,500,000.00	4.4654%	CBA Snr FRN (Jan31) BBSW+0.74%	AA-	3,500,000.00	6-Jan-26	3,521,118.12	547002	19,268.51	15-Apr-26	
23-Jan-31	3,300,000.00	4.9385%	NPBS Snr FRN (Jan31) BBSW+1.13%	BBB+	3,300,000.00	13-Jan-26	3,319,820.30	547030	16,520.30	23-Apr-26	
	57,750,000.00	**4.7722%**			**57,785,675.00**		**58,258,171.45**		**310,335.07**		

PRUDENTIAL INVESTMENT SERVICES CORP

Fairfield City Council

Investment Holdings Report - February 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
10-Aug-26	3,000,000.00	4.8000%	WBC Snr Bond (Aug26) 4.80%	AA-	2,998,020.00	10-Aug-23	3,012,731.09	544369	7,558.01	4.82400%	
17-Aug-26	1,500,000.00	4.7500%	CBA Snr Bond (Aug26) 4.75%	AA-	1,497,105.00	17-Aug-23	1,504,601.88	544384	2,361.88	4.82000%	
14-Sep-26	1,400,000.00	4.9460%	MAC Snr Bond (Sep26) 4.946%	A+	1,400,000.00	14-Sep-23	1,434,633.43	544496	31,768.54	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	1,540,745.72	544510	33,770.72	5.01700%	
	7,400,000.00	**4.8580%**			**7,394,015.00**		**7,492,712.12**		**75,459.15**	**4.8854%**	

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	4.6792%	Emerald Reverse Mortgage (2007C)	NR*	500,000.00	6-Jul-07	227,499.85	310293	2,499.85	
	500,000.00	**4.6792%**			**500,000.00**		**227,499.85**		**2,499.85**	

PRUDENTIAL INVESTMENT SERVICES CORP

Fairfield City Council

Accrued Interest Report - February 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	28	11,098.99	4.82%
CBA Snr Bond (Aug26) 4.75%	544384		1,500,000.00	17-Aug-23	17-Aug-26	35,625.00	28	5,476.63	4.76%
MAC Snr Bond (Sep26) 4.946%	544496		1,400,000.00	14-Sep-23	14-Sep-26	0.00	28	5,326.46	4.96%
WBC Snr Bond (Sep28) 5.00%	544510		1,500,000.00	19-Sep-23	19-Sep-28	0.00	28	5,801.11	5.04%
						107,625.00		**27,703.19**	**4.88%**
Cash									
Commonwealth Bank of Australia	538855					103,647.50	0	21,753.69	3.75%
Macquarie Bank	540388					36.20	0	36.20	3.98%
AMP Bank	545751					75,080.72	0	70,782.10	4.50%
						178,764.42		**92,571.99**	**4.30%**
Floating Rate Note									
BoQ Snr FRN (May26) BBSW+0.63%	542265		3,300,000.00	25-Jan-22	6-May-26	35,552.81	28	11,409.32	4.51%
BEN Snr FRN (May26) BBSW+1.25%	544083		1,500,000.00	15-May-23	15-May-26	18,334.01	28	5,804.02	5.04%
MAC Snr FRN (Sep26) BBSW+0.85%	544498		1,600,000.00	14-Sep-23	14-Sep-26	0.00	28	5,599.38	4.56%
SUN Snr FRN (Sep26) BBSW+0.48%	541882		1,500,000.00	15-Sep-21	15-Sep-26	0.00	28	4,823.67	4.19%
GSB Snr FRN (Oct26) BBSW+1.60%	544800		1,200,000.00	23-Jan-24	23-Oct-26	0.00	28	4,978.79	5.41%
WBC Snr FRN (Jan27) BBSW+0.70%	542256		3,900,000.00	25-Jan-22	25-Jan-27	0.00	28	13,497.72	4.51%
SUN Snr FRN (Jan27) BBSW+0.78%	542332		5,000,000.00	14-Feb-22	25-Jan-27	0.00	28	17,611.62	4.59%
BEN Snr FRN (Jan27) BBSW+1.35%	543706		1,600,000.00	27-Jan-23	27-Jan-27	0.00	28	6,335.33	5.16%
AusW Snr FRN (Sep27) BBSW+1.33%	545464		1,000,000.00	13-Sep-24	13-Sep-27	0.00	28	3,867.83	5.04%
AMP Snr FRN (Sep27) BBSW+1.27%	545480		2,000,000.00	13-Sep-24	13-Sep-27	0.00	28	7,643.62	4.98%
SUN Snr FRN (Dec27) BBSW+1.25%	543633		1,600,000.00	14-Dec-22	14-Dec-27	0.00	28	6,090.35	4.96%
ANZ Snr FRN (Mar28) BBSW+1.06%	543964		500,000.00	31-Mar-23	31-Mar-28	0.00	28	1,840.14	4.80%
NAB Snr FRN (May28) BBSW+1.00%	544072		2,000,000.00	12-May-23	12-May-28	23,357.92	28	7,409.72	4.83%
CBA Snr FRN (Aug28) BBSW+0.95%	544382		2,500,000.00	17-Aug-23	17-Aug-28	29,002.05	28	9,082.90	4.74%
WBC Snr FRN (Sep28) BBSW+0.93%	544505		1,500,000.00	19-Sep-23	19-Sep-28	0.00	28	5,359.32	4.66%

PRUDENTIAL INVESTMENT SERVICES CORP

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Accrued Interest Report - February 2026

Investment	Deal No.	Comments	Face Value ($)	Settlement Date	Maturity Date	Interest Received ($)	Days	Interest Accrued ($)	Yield (% pa)
TMB Snr FRN (Oct28) BBSW+0.95%	546596		2,500,000.00	3-Oct-25	3-Oct-28	0.00	28	8,995.87	4.69%
GSB Snr FRN (Nov28) BBSW+0.93%	546742		3,400,000.00	3-Nov-25	3-Nov-28	39,121.42	28	12,463.56	4.78%
BOz Snr FRN (Nov28) BBSW+1.03%	546854		2,500,000.00	27-Nov-25	27-Nov-28	29,602.58	28	9,053.09	4.72%
HPC Snr FRN (Nov29) BBSW+1.05%	546769		3,750,000.00	5-Nov-25	5-Nov-29	44,376.45	28	14,215.27	4.94%
NPBS Snr FRN (Jan30) BBSW+1.25%	546920		2,500,000.00	11-Dec-25	21-Jan-30	0.00	28	9,549.15	4.98%
NPBS Snr FRN (Jan30) BBSW+1.25%	546921		500,000.00	11-Dec-25	21-Jan-30	0.00	28	1,909.83	4.98%
NAB Snr FRN (Mar30) BBSW+0.83%	545900		1,600,000.00	18-Mar-25	18-Mar-30	0.00	28	5,587.11	4.55%
ING Snr FRN (Jun30) BBSW+0.95%	546127		1,500,000.00	13-Jun-25	13-Jun-30	0.00	28	5,364.50	4.66%
SUN Snr FRN (Dec30) BBSW+0.80%	546922		2,000,000.00	11-Dec-25	2-Dec-30	0.00	28	6,853.63	4.47%
CBA Snr FRN (Jan31) BBSW+0.74%	547002		3,500,000.00	15-Jan-26	15-Jan-31	0.00	28	11,989.30	4.47%
NPBS Snr FRN (Jan31) BBSW+1.13%	547030		3,300,000.00	23-Jan-26	23-Jan-31	0.00	28	12,501.85	4.94%
						219,347.24		**209,836.89**	**4.74%**
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	28	1,794.77	4.68%
						0.00		**1,794.77**	**4.68%**
Term Deposits									
National Australia Bank	546575		6,000,000.00	15-Sep-25	18-Mar-26	0.00	28	19,331.51	4.20%
National Australia Bank	546583		1,200,000.00	16-Sep-25	18-Mar-26	0.00	28	3,866.30	4.20%
Suncorp Bank	545970		18,000,000.00	2-Apr-25	1-Apr-26	0.00	28	65,174.79	4.72%
National Australia Bank	546451		5,000,000.00	9-Sep-25	9-Jun-26	0.00	28	15,994.52	4.17%
National Australia Bank	546348		10,000,000.00	18-Aug-25	18-Jun-26	0.00	28	31,682.20	4.13%
Suncorp Bank	546857		5,000,000.00	19-Nov-25	23-Jun-26	0.00	28	16,416.44	4.28%
Bank of Queensland	547041		25,000,000.00	20-Jan-26	23-Jun-26	0.00	28	84,383.57	4.40%
National Australia Bank	546391		10,000,000.00	29-Aug-25	29-Jun-26	0.00	28	31,452.05	4.10%
Bank of Queensland	547042		10,000,000.00	20-Jan-26	25-Aug-26	0.00	28	34,597.26	4.51%
Westpac Group	547040		10,000,000.00	20-Jan-26	20-Oct-26	0.00	28	34,980.82	4.56%

PRUDENTIAL INVESTMENT SERVICES CORP

Fairfield City Council

Accrued Interest Report - February 2026

Investment	Deal No.	Comments	Face Value ($)	Settlement Date	Maturity Date	Interest Received ($)	Days	Interest Accrued ($)	Yield (% pa)
National Australia Bank	547028		7,000,000.00	13-Jan-26	12-Jan-27	0.00	28	24,808.77	4.62%
Westpac Group	547136		20,000,000.00	20-Feb-26	23-Feb-27	0.00	9	24,657.53	5.00%
						0.00		**387,345.76**	**4.44%**
Grand Totals						**505,736.66**		**719,252.60**	**4.52%**

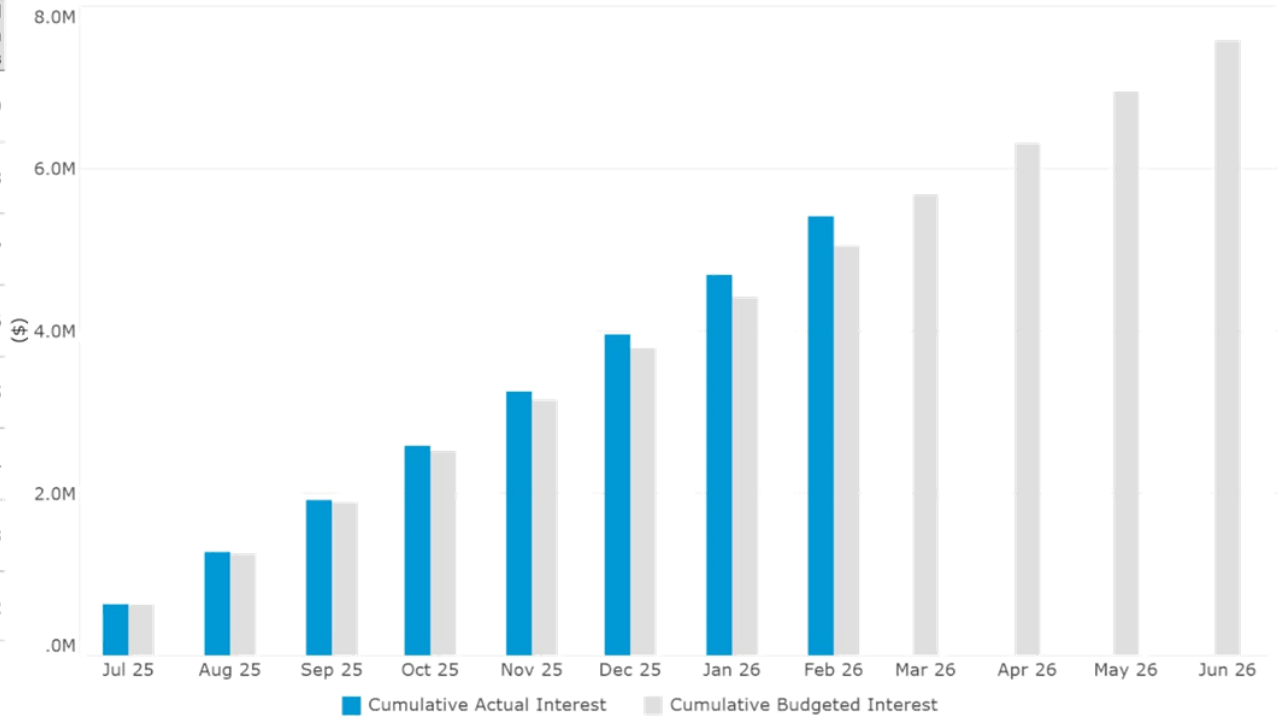
PRUDENTIAL INVESTMENT SERVICES CORP

Fairfield City Council

Investment Budget Report - February 2026

Budgeted vs Actual Returns

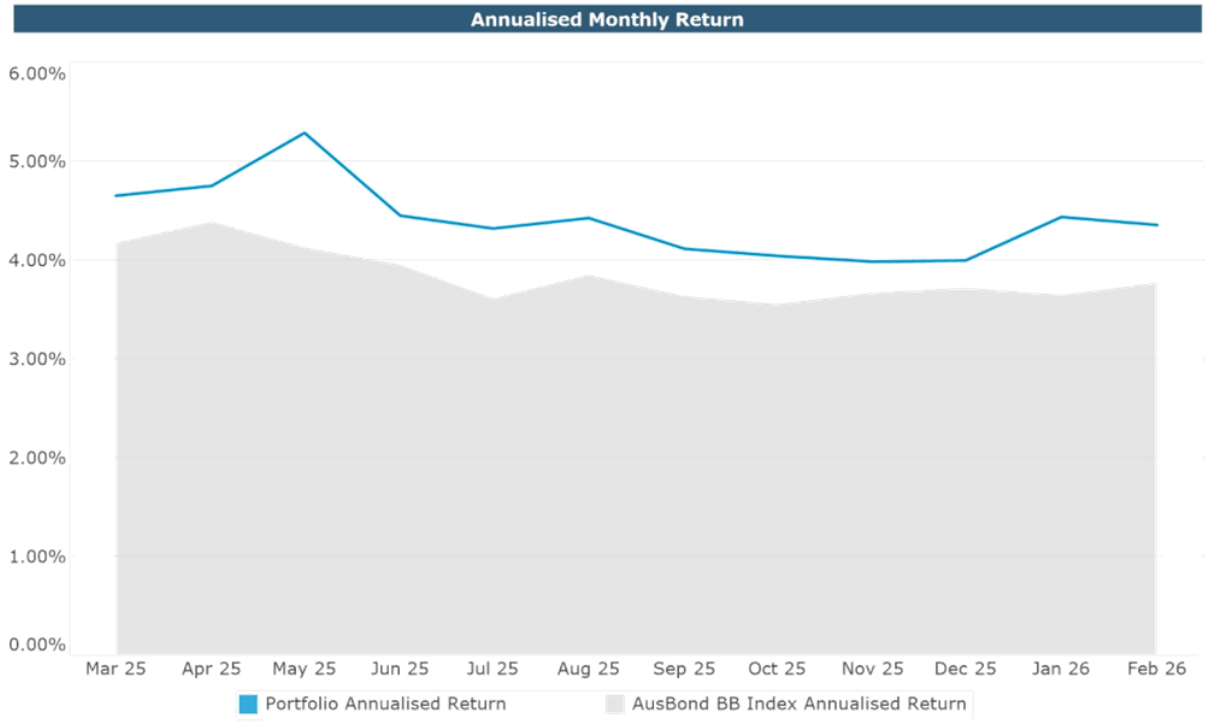
	YTD Income from Investments	Budgeted Income from Investments
July 2025	638,080	631,339
August 2025	1,281,044	1,262,678
September 2025	1,920,230	1,894,017
October 2025	2,586,611	2,525,356
November 2025	3,255,291	3,156,695
December 2025	3,957,916	3,788,034
January 2026	4,690,375	4,419,373
February 2026	5,409,627	5,050,712



PRUDENTIAL INVESTMENT SERVICES CORP

Fairfield City Council

Investment Performance Report - February 2026



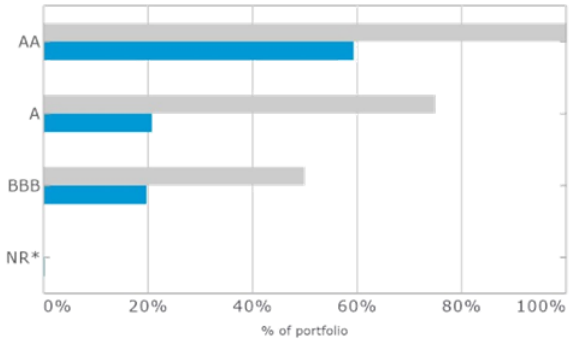
Historical Performance Summary (%pa)			
	Portfolio	Annualised BB Index	Outperformance
Feb 2026	4.35%	3.76%	0.59%
Last 3 months	4.26%	3.70%	0.56%
Last 6 months	4.15%	3.65%	0.50%
Financial Year to Date	4.21%	3.67%	0.54%
Last 12 months	4.40%	3.83%	0.57%

PRUDENTIAL INVESTMENT SERVICES CORP

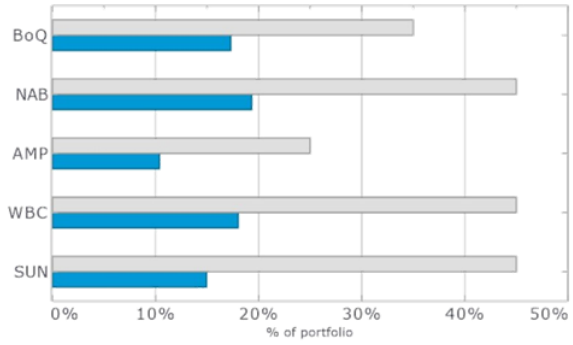
Fairfield City Council

Investment Policy Compliance Report - February 2026

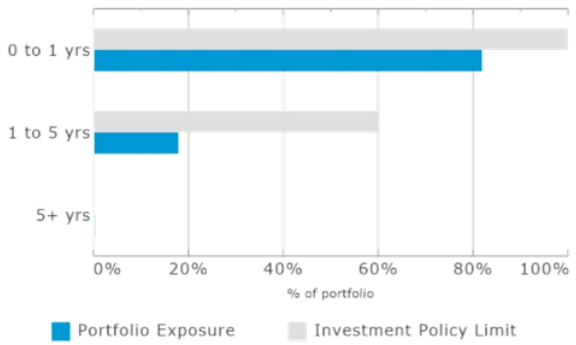
Total Credit Exposure



Individual Institutional Exposures



Term to Maturities



Credit Rating Group	Face Value ($)		Policy Max	
AA	131,438,154	59%	**100%**	a
A	45,911,895	21%	**75%**	a
BBB	43,645,272	20%	**50%**	a
NR*	500,000			
	221,495,320			

* Complying grandfathered investment

Institution	% of portfolio	Investment Policy Limit	
Bank of Queensland (A-)	17%	35%	a
National Australia Bank (AA-)	19%	45%	a
AMP Bank (BBB+)	10%	25%	a
Westpac Group (AA-)	18%	45%	a
Suncorp Bank (AA-)	15%	45%	a
Commonwealth Bank of Australia (AA-)	7%	45%	a
Newcastle Greater Mutual Group (BBB+)	3%	25%	a
Great Southern Bank (BBB+)	2%	25%	a
Heritage and People's Choice (BBB+)	2%	25%	a
Bank Australia (BBB+)	1%	25%	a
Teachers Mutual Bank (BBB+)	1%	25%	a
Bendigo and Adelaide Bank (A-)	1%	35%	a
Macquarie Bank (A+)	1%	35%	a

	Face Value ($)		Policy Max	
Between 0 and 1 years	181,345,320	82%	**100%**	a
Between 1 and 5 years	39,650,000	18%	**60%**	a
Greater than 5 years*	500,000			
	221,495,320			

* Complying grandfathered investment

Specific Sub Limits				
Between 3 and 5 years	*18,650,000*	*8%*	***30%***	a

a = compliant
r = non-compliant

PRUDENTIAL INVESTMENT SERVICES CORP

Fairfield City Council

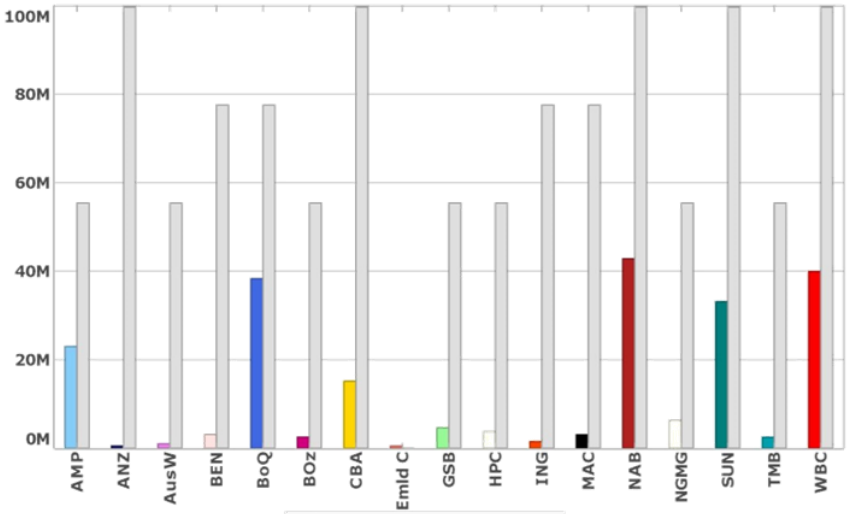
Individual Institutional Exposures Report - February 2026

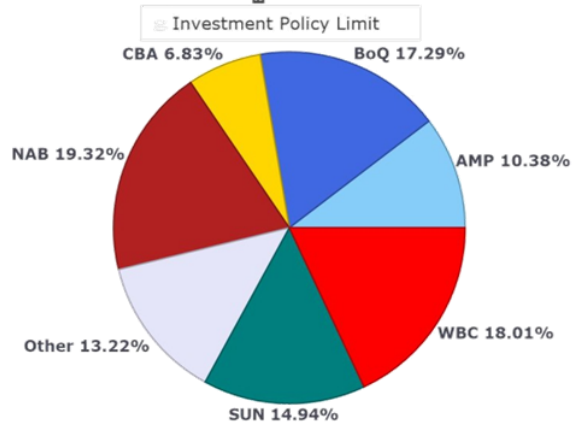
Individual Institutional Exposures

	Current Exposures		Policy Limit		Capacity
AMP Bank (BBB+)	22,995,272	10%	55,373,830	25%	32,378,558
ANZ Group (AA-)	500,000	0%	99,672,894	45%	99,172,894
Auswide Bank (Baa2)	1,000,000	0%	55,373,830	25%	54,373,830
Bank Australia (BBB+)	2,500,000	1%	55,373,830	25%	52,873,830
Bank of Queensland (A-)	38,300,000	17%	77,523,362	35%	39,223,362
Bendigo and Adelaide Bank (A-)	3,100,000	1%	77,523,362	35%	74,423,362
Commonwealth Bank of Australia (AA-)	15,138,154	7%	99,672,894	45%	84,534,740
Emerald Reverse Mortgage (NR*)	500,000	0%	0	0%	-500,000
Great Southern Bank (BBB+)	4,600,000	2%	55,373,830	25%	50,773,830
Heritage and People's Choice (BBB+)	3,750,000	2%	55,373,830	25%	51,623,830
ING Bank Australia (A)	1,500,000	1%	77,523,362	35%	76,023,362
Macquarie Bank (A+)	3,011,895	1%	77,523,362	35%	74,511,467
National Australia Bank (AA-)	42,800,000	19%	99,672,894	45%	56,872,894
Newcastle Greater Mutual Group (BBB+)	6,300,000	3%	55,373,830	25%	49,073,830
Suncorp Bank (AA-)	33,100,000	15%	99,672,894	45%	66,572,894
Teachers Mutual Bank (BBB+)	2,500,000	1%	55,373,830	25%	52,873,830
Westpac Group (AA-)	39,900,000	18%	99,672,894	45%	59,772,894
	221,495,320				

* Complying grandfathered investment

Individual Institutional Exposure Charts





PRUDENTIAL INVESTMENT SERVICES CORP

Fairfield City Council

Cashflows Report - February 2026

Actual Cashflows for February 2026

Date	Deal No.	Cashflow Counterparty	Asset Type	Cashflow Description	Amount
3-Feb-26	546742	GSB Snr FRN (Nov28) BBSW+0.93%	Floating Rate Note	Coupon Date	39,121.42
				Deal Total	39,121.42
				Day Total	**39,121.42**
5-Feb-26	546769	HPC Snr FRN (Nov29) BBSW+1.05%	Floating Rate Note	Coupon Date	44,376.45
				Deal Total	44,376.45
				Day Total	**44,376.45**
6-Feb-26	542265	BoQ Snr FRN (May26) BBSW+0.63%	Floating Rate Note	Coupon Date	35,552.81
				Deal Total	35,552.81
				Day Total	**35,552.81**
10-Feb-26	544369	WBC Snr Bond (Aug26) 4.80%	Bonds	Coupon Date	72,000.00
				Deal Total	72,000.00
				Day Total	**72,000.00**
12-Feb-26	544072	NAB Snr FRN (May28) BBSW+1.00%	Floating Rate Note	Coupon Date	23,357.92
				Deal Total	23,357.92
				Day Total	**23,357.92**
16-Feb-26	544083	BEN Snr FRN (May26) BBSW+1.25%	Floating Rate Note	Coupon Date	18,334.01
				Deal Total	18,334.01
				Day Total	**18,334.01**
17-Feb-26	544382	CBA Snr FRN (Aug28) BBSW+0.95%	Floating Rate Note	Coupon Date	29,002.05
				Deal Total	29,002.05
17-Feb-26	544384	CBA Snr Bond (Aug26) 4.75%	Bonds	Coupon Date	35,625.00
				Deal Total	35,625.00
				Day Total	**64,627.05**
20-Feb-26	547136	Westpac Group	Term Deposit	Settlement: Face Value	-20,000,000.00
				Deal Total	-20,000,000.00
				Day Total	**-20,000,000.00**

PRUDENTIAL INVESTMENT SERVICES CORP

Fairfield City Council

Cashflows Report - February 2026

Date	Deal No.	Cashflow Counterparty	Asset Type	Cashflow Description	Amount
27-Feb-26	546854	BOz Snr FRN (Nov28) BBSW+1.03%	Floating Rate Note	Coupon Date	29,602.58
				Deal Total	29,602.58
				Day Total	**29,602.58**
				Total for Month	**-19,673,027.76**

Forecast Cashflows for March 2026

Date	Deal No.	Cashflow Counterparty	Asset Type	Cashflow Description	Amount
2-Mar-26	546922	SUN Snr FRN (Dec30) BBSW+0.80%	Floating Rate Note	Coupon Date	22,029.53
				Deal Total	22,029.53
				Day Total	**22,029.53**
13-Mar-26	545464	AusW Snr FRN (Sep27) BBSW+1.33%	Floating Rate Note	Coupon Date	12,156.05
				Deal Total	12,156.05
13-Mar-26	545480	AMP Snr FRN (Sep27) BBSW+1.27%	Floating Rate Note	Coupon Date	24,022.79
				Deal Total	24,022.79
13-Mar-26	546127	ING Snr FRN (Jun30) BBSW+0.95%	Floating Rate Note	Coupon Date	16,859.84
				Deal Total	16,859.84
				Day Total	**53,038.68**
16-Mar-26	541882	SUN Snr FRN (Sep26) BBSW+0.48%	Floating Rate Note	Coupon Date	15,676.93
				Deal Total	15,676.93
16-Mar-26	543633	SUN Snr FRN (Dec27) BBSW+1.25%	Floating Rate Note	Coupon Date	19,793.62
				Deal Total	19,793.62
16-Mar-26	544496	MAC Snr Bond (Sep26) 4.946%	Bonds	Coupon Date	34,622.00
				Deal Total	34,622.00
16-Mar-26	544498	MAC Snr FRN (Sep26) BBSW+0.85%	Floating Rate Note	Coupon Date	18,198.01
				Deal Total	18,198.01
16-Mar-26	545751	AMP Bank	Notice Account	Withdrawal from Notice Account	20,924,489.70
				Deal Total	20,924,489.70

PRUDENTIAL INVESTMENT SERVICES CORP

Fairfield City Council

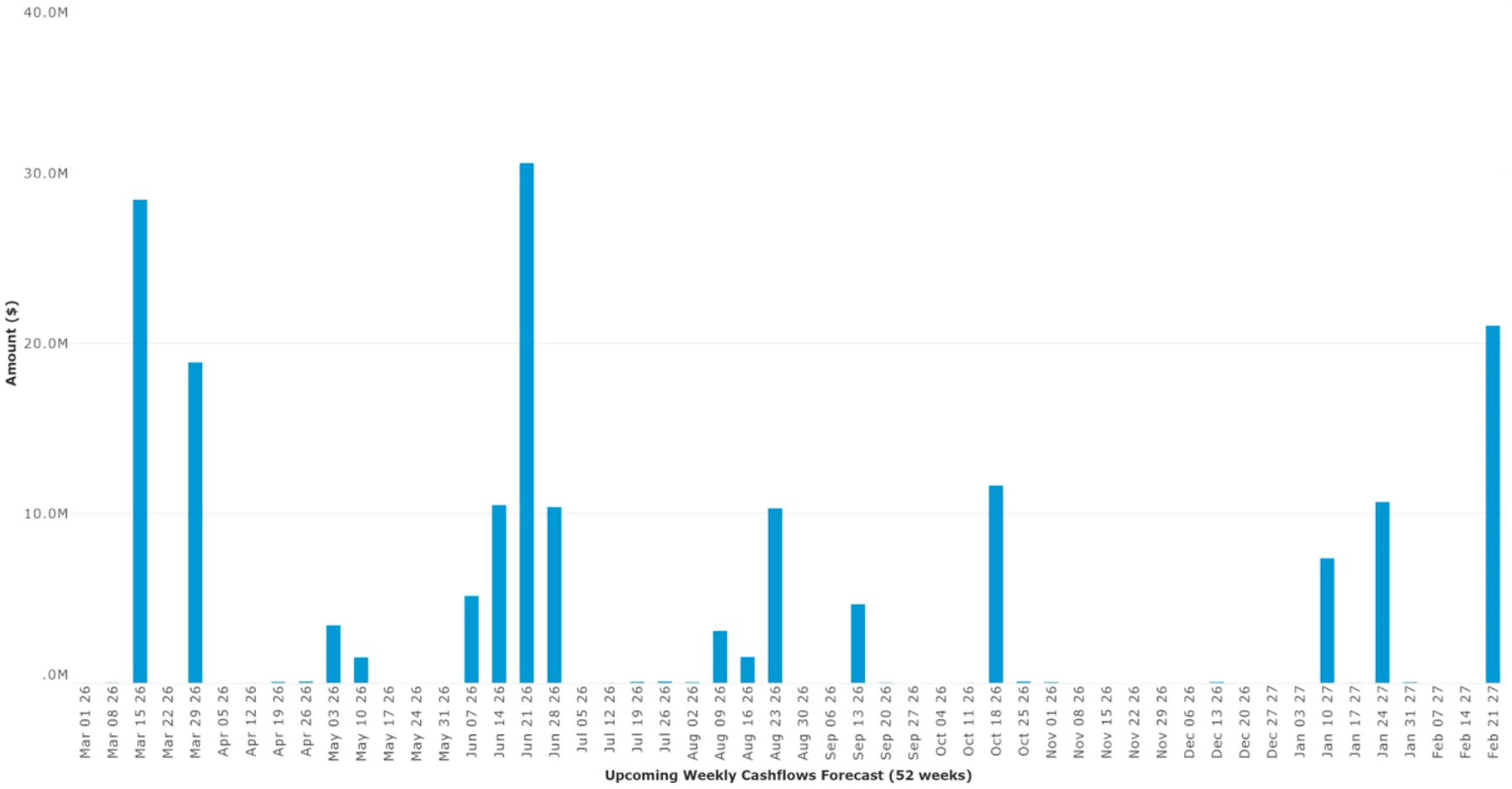
Cashflows Report - February 2026

Date	Deal No.	Cashflow Counterparty	Asset Type	Cashflow Description	Amount
				Day Total	**21,012,780.26**
18-Mar-26	545900	NAB Snr FRN (Mar30) BBSW+0.83%	Floating Rate Note	Coupon Date	17,958.58
				Deal Total	17,958.58
18-Mar-26	546575	National Australia Bank	Term Deposit	Maturity: Face Value	6,000,000.00
		National Australia Bank	Term Deposit	Maturity: Interest Received/Paid	127,035.62
				Deal Total	6,127,035.62
18-Mar-26	546583	National Australia Bank	Term Deposit	Maturity: Face Value	1,200,000.00
		National Australia Bank	Term Deposit	Maturity: Interest Received/Paid	25,269.04
				Deal Total	1,225,269.04
				Day Total	**7,370,263.23**
19-Mar-26	544505	WBC Snr FRN (Sep28) BBSW+0.93%	Floating Rate Note	Coupon Date	17,226.37
				Deal Total	17,226.37
19-Mar-26	544510	WBC Snr Bond (Sep28) 5.00%	Bonds	Coupon Date	37,500.00
				Deal Total	37,500.00
				Day Total	**54,726.37**
31-Mar-26	543964	ANZ Snr FRN (Mar28) BBSW+1.06%	Floating Rate Note	Coupon Date	5,914.73
				Deal Total	5,914.73
				Day Total	**5,914.73**
				Total for Month	**28,518,752.81**

PRUDENTIAL INVESTMENT SERVICES CORP

Fairfield City Council

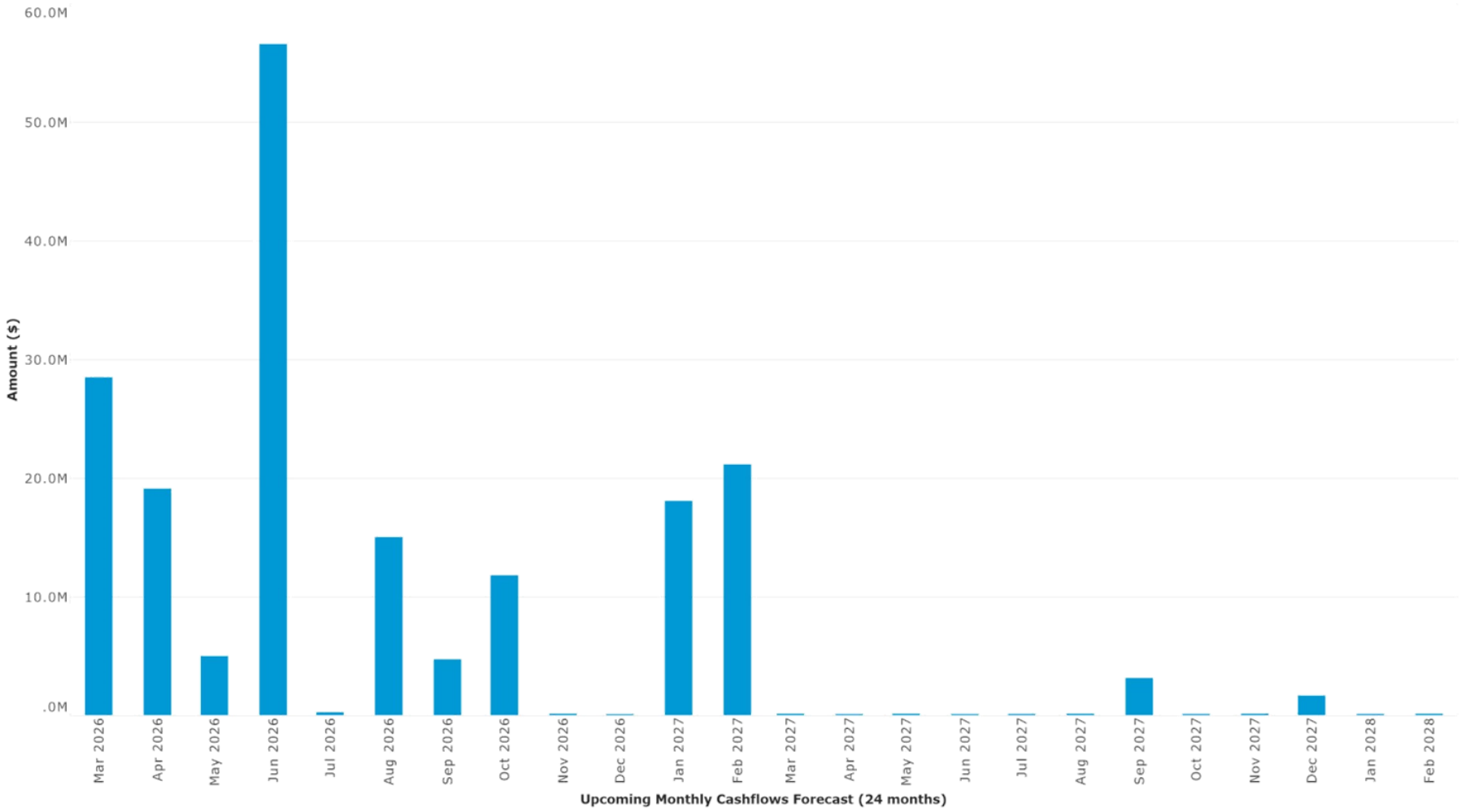
Cashflows Report - February 2026



PRUDENTIAL INVESTMENT SERVICES CORP

Fairfield City Council

Cashflows Report - February 2026



PRUDENTIAL
INVESTMENT SERVICES CORP

OUTCOMES COMMITTEE

Meeting Date 10 March 2026 **Item Number. 22**

SUBJECT: Aboriginal Advisory Committee - February 2026

FILE NUMBER: 24/35722

REPORT BY: Caroline Barton, Community Projects and Partnerships Officer

RECOMMENDATION:

That the minutes of the Aboriginal Advisory Committee meeting held on 11 February 2026 be received and noted.

SUPPORTING DOCUMENTS:

AT-A ⇩	Aboriginal Advisory Committee Minutes 11 February 2026	4 Pages

CITY PLAN

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

SUMMARY

The Aboriginal Advisory Committee Warin Tiati is comprised of residents, Aboriginal Elders and Council's councillors. Warin Tiati means 'Let's talk' in Dharug language. Warin Tiati advises on the delivery and actioning of Fairfield City's Aboriginal and Torres Strait Islander Reconciliation Action Plan, which outlines key priorities for our local Aboriginal and Torres Strait Islander community.

The Aboriginal Advisory Committee meets quarterly and provides advice on issues of relevance to the Aboriginal and Torres Strait Islander community.

Below is a summary of matters discussed:

- Aboriginal Advisory Committee membership
- 2023 – 2026 Reconciliation Action Plan update
- 2026 National Reconciliation Week Flag Raising Event
- 2026 NAIDOC Family Fun Day Event
- We Are Here Project
- Fairfield City Council Disability Inclusion Action Plan

CONCLUSION

The Aboriginal Advisory Committee continues to provide advice to Council to preserve and support local Aboriginal culture and heritage.

The next meeting of the Aboriginal Advisory Committee is scheduled to be held from 10.00am on Wednesday 8 April 2026 at the Council Administration Building.

Caroline Barton
Community Projects and Partnerships Officer

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

Outcomes Committee - 10 March 2026

File Name: **OUT10032026_10.DOCX**

***** END OF ITEM 22 *****

ATT A

ABORIGINAL ADVISORY COMMITTEE
Minutes
Wednesday 11 February 2026

Time: 10:00am – 12:00pm
Venue: Meeting Room 1
Chair: Caroline Barton
Minutes: Ngoc-An Lam
Next meeting: Wednesday 08 April 2026

Attendance: Uncle Darrell Fabar, Aunty Fabar, Uncle John Dickson, Caroline Barton - Community Projects and Partnerships Officer, Ngoc-An Lam – Social Planning and Advocacy Officer

Apologies: Councillor Hugo Morvillo, Aunty Wendy Morgan, Katrina Filewood

1. Acknowledgement of Country, WHS and Welcome

Members were welcomed to the meeting. An Acknowledgement of Country was given by Uncle John Dickson. WHS and Housekeeping information was provided. Introductions were conducted and apologies were noted.

2. Review of previous minutes

The previous Aboriginal Advisory Committee meeting minutes of 07 February 2024 were reviewed and accepted.

Moved: Uncle John Dickson
Seconded: Uncle Darrell Fabar

3. Aboriginal Advisory Committee Membership

Discussion was held around the committee's membership and meeting dates for 2025 – 26. The Committee discussed future participation by Gandangara Local Aboriginal Land Council who operate within the Fairfield Local Government Area but did not respond to the recruitment campaign in 2025.

The Committee were reminded that an Expression of Interest was received from Aunty Lynnette Hartley, a Darug Elder, who would be joining the committee in 2026. Members were also encouraged to suggest some local young people to approach to join.

ACTION: Members to be sent the 2026-27 Aboriginal Advisory Committee meeting dates.

4. 2023 – 26 Reconciliation Action Plan update

Members re-visited the 2023 – 26 Reconciliation Action Plan and there was discussion around the plan's review and update. The Committee were requested to review the draft before the next meeting and to think of goals for the new plan. The current 2023 – 26 plan is to be completed by July of this year.

Uncle John would like the updated plan to include and incorporate other organisations participation/partnerships; other government bodies/non-government bodies, MPs and schools. Members were reminded that the Reconciliation Action Plan listed Council's commitments and responsibilities rather than external stakeholders who may or may not have their own Reconciliation Action Plan's.

ACTION: 2023 – 26 Reconciliation Action Plan to be reviewed by members and suggestions to be made regarding objectives and goals for the plans update.

5. National Reconciliation Week Flag Raising event

The 2025 National Reconciliation Week Flag Raising event was outlined for context. Uncle John suggested that military service personnel could be contacted to participate as flag-bearers. Members were encouraged to contact Community Projects and Partnerships Officer for further suggestions for activities for this year's event on 27 May 2026.

ACTION: Ideas and suggestions for National Reconciliation Week flag raising event to be communicated to Community Projects and Partnerships Officer.

6. NAIDOC Family Fun Day event

The event is planned for Tuesday 7 July at Fairfield Showground. Uncle Darrell commented that the date needs to remain on the Tuesday in July as this complements other local NAIDOC planned events and suggested involving the Bonnyrigg Public students. Uncle John would like MPs of every level to attend. Caroline advised that Council is drafting a grant application for $10,000 to contribute to costs of the event.

7. We Are Here project

The Committee was updated on We Are Here, a First Nations focussed project that is being delivered by Fairfield City Museum and Gallery with funding support from Create NSW. The project is an intergenerational dialogue between young people and Elders, with 4 video documentaries and artworks being produced.

8. Fairfield City Council Disability Inclusion Action Plan

Council is looking to review the current action plan and would like feedback from the Committee and assistance in spreading the word to people with lived experience with disabilities and/or carers of people with disabilities.

9. Information share

Uncle Darrell shared information about a First Nations festival in Lithgow that has a call-out for stallholders. It was suggested to share the information with the Fairfield Engaging Families of Aboriginal Heritage (FEFAH) working group.

Meeting closed at 12.15pm

Next meeting Wednesday 08 April 2026

Actions arising from the 11 February 2026 meeting

Item	Action	Responsibility	Timeframe
2026/1	Members to be sent the 2026-27 Aboriginal Advisory Committee meeting dates.	Caroline Barton	31 March 2026
2026/2	2023 – 26 Reconciliation Action Plan to be reviewed and suggestions are to be made regarding objectives and goals for the plans update.	Aboriginal Advisory Committee members	08 April 2026
2026/3	Ideas and suggestions for National Reconciliation Week Flag Raising event to be communicated to Caroline - Community Projects and Partnerships Officer	Aboriginal Advisory Committee members	08 April 2026

OUTCOMES COMMITTEE

Meeting Date 10 March 2026 **Item Number. 23**

SUBJECT: Multicultural Advisory Committee - February 2026

FILE NUMBER: 12/05729

REPORT BY: Ngoc-An Lam, Business Support Officer

RECOMMENDATION:

That the minutes of the Multicultural Advisory Committee meeting held on Thursday 5 February 2026 be received and noted.

SUPPORTING DOCUMENTS:

AT-A ⇩	Multicultural Advisory Committee Meeting Minutes 5 February 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) provides informed advice to Council on issues affecting multicultural communities in Fairfield City. It is also a consultation mechanism to support the accessibility of Council services and information for multicultural communities.

The MAC met on Thursday 5 February 2026 at Council's Administration Building in Wakeley. The minutes of the meeting are attached to this report (Attachment A).

Key matters discussed at the meeting included:

- The Committed to Cohesion project has continued with interviews filmed with faith leaders in December. The next step will be to develop virtual tours of local places of worship and giving tours to youth to increase understanding.
- A presentation was given on the Welcoming Cities initiative. This program is a national network that promotes cultural diversity.

- Council updates included the Mayor's Christmas Appeal, Illuminate New Year's Eve Festival, Council's free Beach Bus trips in January, Australia Day Celebrations and upcoming initiatives including Lunar New Year, Seniors Festival Expo, Seniors Bus Tours and the Bring It On! Youth Festival. Council has also been rezoning land to create new more opportunities for local parks that meet community needs.

CONCLUSION

The next MAC meeting will be held on Thursday 14 May 2026 at Council's Administration Building in Wakeley.

Ngoc-An Lam
Business Support Officer

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

Outcomes Committee - 10 March 2026

File Name: **OUT10032026_4.DOCX**

***** END OF ITEM 23 *****

Fairfield City Council

MULTICULTURAL ADVISORY COMMITTEE

Minutes

Thursday 5 February 2026

Venue: Fairfield City Council Administration Centre – Room 5
Chair: Mayor Frank Carbone
Minutes: Administration Support Officer
Next meeting: Thursday 5 February 2026

Attendance: Mayor Frank Carbone, Clr Dai Le, Clr Marie Saliba, Ahman Roman Abasy, Bashar Hanna, Basim Shamaon, Benjamin Chahola, Carmen Lazar, Floris Lam, Ken Vaisagote, Minh Tran, Rev Navazu Ozegbe, Margaret Diebert (Director – City Assets), Peter Hope (Coordinator – Social Planning and Advocacy), Solina Sok (Social Planning and Advocacy Officer), Turkan Aksoy (Welcoming Cities)

Apologies: Clr Michael Mijatovic, Clr Samir Yousif, Anwaar Al Khamisi, Bethany Parker, John Buraho, Laith Alchinno, Lili Sta-Maria, Milan Maksimovic, Rania Omar, Susan Gibbeson (Manager – Social Planning and Community Development)

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

It was noted that Atem Atem has resigned from his position on the MAC.

3. *Committed to Cohesion* project update

The *Committed to Cohesion* project aims to strengthen community resilience and social cohesion through interfaith activities. Council has connected with local faith leaders, bringing together an informal interfaith group to enhance connections between religious and cultural groups.

Filming with three faith leaders has been completed and preparations are underway to develop virtual tours of local places of worship. Youth tours to places of worship will be organised to increase young people's understanding of different faiths.

Council staff thanked MAC members for their support in facilitating connections with key stakeholders.

4. Welcoming Cities

A representative from Welcoming Cities Australia provided an overview of the *Welcoming Cities* initiative. The initiative is a national network that provides support through knowledge sharing, partnership development, standardisation and accreditation and celebrating successes.

Membership enables access to best practice evidence and examples that foster inclusive communities and provides potential media and publicity opportunities. for Council. The initiative supports community members to feel welcome, enhancing their participation in community life and understanding of different cultures.

Member councils can choose to participate in an accreditation process, which enables them to benchmark their cultural diversity and inclusion policies and practices and identify direction for future efforts.

5. Update from Council

Council's free *Beach Bus* trips took place in January. The trips make Sydney's beaches more accessible to Fairfield residents, minimising barriers such as toll, petrol and parking costs and long commutes on public transport. Participants visited Watsons Bay, Manly and Bondi, with Bondi residents given the opportunity to visit Cabramatta. Participants provided positive feedback, with many older residents and young families attending.

Members provided positive feedback on the Mayor's Christmas Appeal, which provided hampers to those in need. Council held several community events over the holiday season, including Christmas events throughout Fairfield City, Illuminate New Year's Eve Festival, and Australia Day celebrations.

Council is planning several initiatives in the coming months, including Lunar New Year, Seniors Festival Expo, Seniors Bus Tours and the Bring It On! Youth Festival.

Mayor Carbone mentioned Council's commitment to providing local parks for residents and advised that Council has rezoned land to create several new parks to meet the needs of existing and future residents.

6. General Business and Information Share

Clr Le provided updates on recent advocacy in parliament around rising interest rates, reversing the job-ready graduates scheme, solar energy, and NDIS funding.

The *Fowler Future Fest* is scheduled to take place in May at the Fairfield Showground. It is being organised in collaboration with high school career advisers, for local young people to explore career options.

Meeting Closed – 7:15pm

No actions arising from this meeting.

Report on Actions from previous meetings

Item	Action	Timeframe	Status
2025/1	Continue providing updates to the Committee on the Fairfield Hospital redevelopment and relay feedback to the redevelopment team.	As updates arise	Ongoing

OUTCOMES COMMITTEE

Meeting Date 10 March 2026 **Item Number. 24**

SUBJECT: Youth Advisory Committee - February 2026

FILE NUMBER: 25/19063

REPORT BY: Sean Ly, Community Projects and Partnerships Officer

RECOMMENDATION:

That the Minutes and the Hot Topic Discussion of the Youth Advisory Committee Meeting held on 4 February 2026 be received and noted.

SUPPORTING DOCUMENTS:

AT-A ⇩	Youth Advisory Committee Meeting Minutes 4 February 2026	2 Pages
AT-B ⇩	Youth Advisory Committee Hot Topics Discussion 4 February 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. Council also builds the capacity of YAC members through workshops and other leadership opportunities throughout the year.

The YAC met on Wednesday 4 February 2026 at the Fairfield City Council Administration Building. The minutes of the meeting are attached to this report (Attachment A).

Items discussed at this meeting included:

- A Hot Topic Discussion in which YAC members raised youth issues of importance to them (a summary is included as Attachment B).
- A discussion on Youth Week and updates from the Bring It On! Youth Working Group sessions.
- Key dates and opportunities in 2026.

CONCLUSION

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 is scheduled for Wednesday 4 March 2026 from 5.30pm at Council's Administration Building in Wakeley.

Sean Ly
Community Projects and Partnerships Officer

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

Outcomes Committee - 10 March 2026

File Name: **OUT10032026_5.DOCX**

***** END OF ITEM 24 *****

FAIRFIELD YOUTH ADVISORY COMMITTEE
Minutes
Wednesday 4 February 2026

Time: 5:30pm – 8:00pm
Venue: Fairfield City Council Administration Centre
Chair: Catherine
Minutes: Sara

Present: Aiden Tamen, Benjamin, Caroline Lie, Catherine, Dominic, Ethan, Heather Sengmany, Henry Tran, Issabella Ferraro, Laleiah Lakisoe-Mapuna, Lilly, Nghi, Sara, Sienna, Tina Tran, Sean Ly (Community Projects and Partnerships Officer)

Apologies: Clr Dai Le, Clr Kate Hoang, Clr Kevin Lam, Clr Marie Saliba, Charlotte Nielsen, Ella-Rose, Allie Hang, Alivia, Annabel Lim, Declan, Edward, Elizabeth, Fuamaila Jacob, Jonathan Prak, Leanne Huynh, Mazin Mkhi, Sonny Yng.

**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. **Key Dates for 2026**

   An update was provided on upcoming dates for the Youth Advisory Committee (YAC) in 2026. These included Bring It On! Youth Festival dates, workshops for YAC members and other local young people and upcoming community events. Aside from monthly meetings, YAC members are offered a number of opportunities where they can build their skills and confidence, as well as raise the visibility of young people in the community.

4. **Hot Topics Discussion**

   A Hot Topics group discussion was held. These discussions are an opportunity for YAC members to identify emerging and current issues that are affecting young people in their communities. Members formed three smaller groups which focused on one topic each. These topics were:
   - Access to recreation
   - Bullying
   - Social Cohesion

A summary of each of these discussions is provided in Attachment B. At the end of the discussion, 'social cohesion' was chosen as the topic to have a deeper-dive on as a Spotlight Discussion at next month's meeting.

5. NSW Youth Week 2026

A discussion was held on NSW Youth Week 2026. Youth Week is being held on 16-26 April and is a statewide celebration of young people aged 12-24. It is an opportunity for young people to have their voices heard, be celebrated, plan and lead activities, attend live events, connect and have fun. Youth Advisory Committees across the state work alongside councils and youth services to coordinate Youth Week initiatives, which include Fairfield City's Bring It On! Youth Festival.

Other than Bring It On! Youth Festival, other local events being held in 2026 include:

- *Culture Beats* at Fairfield Youth and Community Centre (FYCC) led by Fair Foundations
- *Scenarios: Comedy and Improv Night* at PYT Fairfield
- *Slice and Screen*, activities led by Headspace Liverpool
- *Change the Game*, a futsal tournament at FYCC led by STARTTS

A discussion was also held on the best way to communicate Youth Week events and youth opportunities in general with young people. Barriers, such as social media restrictions, were identified and members suggested solutions such as targeting school assemblies and supporting 'interest groups' of young people.

6. Bring It On! Youth Working Group and Workshop Updates

A summary of Bring It On! Youth Working Group (BIO!YWG) sessions in October-December 2025 was shared. Over three months, the BIO!YWG met to brainstorm and identify the elements to design a festival that would "make Bring It On! 2026 great." BIO!YWG members discussed ideas across entertainment, activations, promotion, artists, site layout and design. Ideas were also captured with responses from over 102 young people at the Fairfield Youth and Community Centre. Using a framework, the group refined, prioritised and assessed the feasibility of ideas to create a "gameplan" to deliver the event in 2026.

Registrations for annual creative media and leadership workshops have also opened. This is a primary way for young people to get involved with the event in the leadup and YAC members were encouraged to share the opportunity with others. Additional opportunities (performer and volunteer applications) will also open for local young people in March.

7. Mayor's Youth Achievement Awards

An update was provided on the Fairfield City Mayor's Youth Achievement Awards taking place in June 2026. Ideas and feedback were shared on promotion for nominations, the categories and criteria for each category. More discussion and opportunities for suggestions will take place at the next YAC meeting in March.

Meeting closed at 8pm.

Next meeting – Wednesday 4 March 2026, 5.30pm at Fairfield City Council Administration Building, Wakeley.

Hot Topics Discussion
Wednesday 4 February 2026

A *Hot Topics* discussion was held at the Fairfield Youth Advisory Committee (YAC) meeting held on Wednesday 4 February 2026. Hot Topics are an opportunity for YAC members to raise emerging and existing social issues affecting young people in their community. Attendees of the meeting were divided into smaller groups and each group agreed on an issue to present on. Below are the topics selected by each group and a summary of discussion points raised by YAC members.

Access to Recreation and Youth Spaces

As young people start to find a sense of independence and identity, accessing recreation, places to go and things to do safely in their community becomes increasingly important. Accessing affordable or free recreation allows young people to connect with society outside of their immediate family and begin to form supportive networks and relationships. These can come about from any form of recreation, whether it is sport or arts and whether it is through youth service providers or social groups operating in spaces such as youth centres.

Photographs used with permission

The discussion group stated they struggle to find consistent access to recreation close to home. Young people noted that there are several free programs, workshops and opportunities available, but they may not always be consistent, at inaccessible times, fill up quickly, not well advertised or are one-off due to lack of resourcing services locally. Some mentioned they felt that areas close to the Sydney CBD offered more consistent opportunities, but cost, distance and public transport barriers mean they are not accessible to local young people.

These youth spaces also address a sense of loneliness among young people. Research suggests that young people are disproportionately affected by loneliness,

with a reported 1 in 7 young Australians feeling "persistently lonely." Access to community spaces, forming interest groups and the availability of free recreation are major facilitators to establishing supportive relationships and combatting loneliness.

Bullying

This discussion group noted that bullying and discriminatory behaviour is becoming increasingly normalised, particularly within schools. One factor mentioned in a cultural shift to what is considered acceptable, particularly in anonymous online spaces. Racial discrimination, misogynist language, threats of harm and general bigotry has become much more common online without much repercussion and young people accessing these spaces feel more and more desensitised.

Young people noted that while there is a lot of focus on anti-bullying events, special days and workshops, many of these initiatives are not effective interventions, particularly in online spaces. Young people needing to access mental health services due to the impacts of bullying can also face significant wait times and there is not much community level support young people could identify that helped people build resilience to bullying.

Social Cohesion

This discussion group stated that social cohesion is a quickly emerging issue for young people which is being exacerbated by global factors such as the cost of living crisis, housing crisis and political instability. The group noted that Fairfield City is a very diverse region where it is normal for young people to grow up alongside different cultural groups. However, as hardship and living pressure increases, the willingness and opportunities for families and communities to interact with one another have appeared to decrease.

Young people noted that despite being surrounded by multiculturalism, they are finding their communities are less curious about learning about each other than they once were. Young people are concerned that their communities are becoming more segregated. They also noted that while 'social cohesion' is a term that has been promoted in recent years, many do not connect with this language. Young people and communities are more likely to connect with real world opportunities such as programs that encourage cultural sharing, resourcing and promoting recreation and youth spaces which help young people connect and teaching young people to be curious about other cultures and think critically.

It was also suggested that the YAC is a small example of how to foster social cohesion – it is a group of young people with diverse experiences and differing views who can learn from each other, find shared values and form lasting friendships.

Spotlight Discussion – March YAC Meeting

Social cohesion was selected as the topic to have a larger focus on as *Spotlight Discussion* at the March YAC meeting. The group suggested that a larger discussion could be held by the YAC on what social cohesion means to them, what it looks like in real life and what language young people and the community can connect with.

OUTCOMES COMMITTEE

Meeting Date 10 March 2026 **Item Number. 25**

SUBJECT: Divisional Update Report - Quarter 2 - Strategic Land Use Planning & Land Information Systems

FILE NUMBER: 09/02633

PREVIOUS ITEMS: 3 - Submission to the Sydney Plan 2026 - Outcomes Committee - 10 Feb 2026
92 - Divisional Update Report - Quarter 4 - Strategic Land Use Planning - Outcomes Committee - 09 Sep 2025
119 - Revised Planning Proposal for Smithfield RSL Club Site and Adjoining Lands - Outcomes Supplementary Reports - 18 Nov 2025
83 - Post Exhibition - Planning Proposal for Canley Heights and Canley Vale Special Entertainment Precincts - Outcomes Committee - 09 Sep 2025

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 purpose of this report is to provide an update on the works program of the Strategic Land Use Planning & Land Information Systems Division. The program is categorised as follows:

1. Fairfield Local Environmental Plan (FLEP) Planning Proposals
2. Fairfield Policy Review and Strategy Formulation
3. State and Federal Government Matters
4. Development Control Plans (DCP)
5. Developer Contributions and Voluntary Planning Agreements
6. Heritage Program

7. Land Information Systems

1. FAIRFIELD LOCAL ENVIRONMENTAL PLAN (FLEP) PLANNING PROPOSALS

a) Fairfield Accelerated Local Environmental Plan (LEP) Stage 2

In May 2024, the NSW Department of Planning, Housing and Infrastructure (DPHI) made significant changes to the Fairfield Accelerated Local Environmental Plan (LEP) Stage 2 Planning Proposal (PP) by removing all properties located within the extent of the Probable Maximum Flood (PMF) level associated with both mainstream and overland flooding in the eastern area of Fairfield City comprising:

- All proposed land rezonings/increased Floor Space Ratio (FSR)/height allowances being removed from Fairfield and Canley Vale Town Centres and surrounding neighbourhood.
- The majority of properties located in and around Carramar Town Centre and neighbourhood.
- Approximately 30% of properties zoned for medium density housing in Fairfield Heights and Canley Heights.

As a result of the above amendments, under the Stage 2 PP, the total potential dwelling yield in the eastern part of Fairfield City was decreased by over 6,000 dwellings, representing a loss of approximately 60% in the potential dwelling yield associated with the Stage 2 PP.

The DPHI's decision to remove properties from the Stage 2 PP was based on the findings of the 2022 NSW Flood Inquiry that identified the Georges River Catchment as being a 'high risk catchment' which affected all of the urban area of Fairfield City affected by flooding up to the PMF.

In August 2024, the General Manager sent further correspondence to the Secretary of the DPHI regarding the use of draft Shelter in Place Guideline that the DPHI were used to justify the rezoning of land for additional housing in Broadmeadow Newcastle. The subject area is located within the Hunter River high-risk catchment and affected by the PMF, highlighting the consistency and capacity of the Stage 2 PP to rely on the Shelter in Place Guideline.

In response to the General Manager's letter, on 30 September 2024 the Secretary of DPHI provided the following response:

> *'I have asked the Department to initiate further engagement with Council to progress rezoning of the areas that were previously excluded, where it is demonstrated that development is safe and appropriate.'*

Status

In February 2024, the DPHI formally adopted the NSW Shelter in Place Guideline (the Guideline) and based on the above advice provided by the Secretary of the DPHI, Council is now in a position to reconsider rezoning the areas located in the PMF that were removed from the Stage 2 PP.

The Guideline includes a number of 'threshold criteria' that need to be addressed to be used to support the rezoning of land affected by the PMF, with the key issues being:

- The Guideline can only be applied to areas affected by flash flooding (either from a creek or overland) that has a duration of less than 6 hours from the commencement of the rain that caused the flooding.
- The area is isolated by flooding for no more than 12 hours.
- The land or development is not subject to high hazard flooding in the PMF that have a rating of H5 or H6 under the NSW flood hazard threshold system, that is the rating of the combined maximum velocity and depth of flooding.
- Council needs to consider whether special measures are required in development that support shelter in place including protection from weather, maintain self-sufficiency and safety in an 'isolated' building.

Based on previous flood studies prepared by Council and investigations undertaken by Council's Catchment Planning Branch, areas in the Canley Vale and Fairfield Town Centres are capable of meeting the NSW Shelter in Place Guideline.

During the previous quarter, specialist flood consultants were engaged to undertake the further investigations required to address the above requirements of the above Shelter in Place Guideline. A further report on the findings of these investigations will be referred to Council when this work has been finalised.

b) Smithfield RSL Rezoning Proposal

In December 2024, Council deferred consideration of a major PP for the rezoning of the Smithfield RSL site and adjoining properties in the Club's ownership for mixed use/high density residential uses, until such time as the Club had addressed issues raised by the Fairfield Local Planning Panel (FLPP) and Council officers regarding the proposal.

This included the suitability of rezoning the Club site from RE2 Private Recreation to MU1 Mixed Use and site masterplan arrangements, the lack of justification for the amount of commercial floor space and traffic management issues.

The application as considered by Council includes capacity for up to 465 residential units (over the Club site and adjoining properties in the Club's ownership), approximately 2,500m^2 of commercial floor space, a 14-storey hotel, a medical centre and associated carparking.

Status:

In November 2025, Council endorsed referral of the amended PP for the RSL site and adjoining lands.

At the time this report was being prepared Council was awaiting the issuing of a Gateway Determination to allow public exhibition of the PP. Prior to public exhibition, a further report will also be referred to Council regarding preparation of a Site-Specific Development Control Plan to accompany public exhibition of the PP.

c) Special Entertainment Precincts

The 9 September 2025 Outcomes Committee endorsed amendments to the Fairfield LEP 2013 to apply Special Entertainment Precinct (SEP) status to Canley Heights and Canley Vale Town Centres under the NSW 24-Hour Economy Vibrancy Reforms.

The implementation of SEPs will provide incentives for additional nighttime trading and live entertainment in the town centres and is supported by a number of policy measures to monitor and regulate the operations of entertainment venues located in the SEP as well as mitigating acoustic impacts on future residential development in the town centres.

Status

The 12-month trial for the Canley Heights and Canley Vale SEP commenced on Friday 28 November 2025.

Businesses within the SEP now have access to standard trading hours from 7am to 12am Monday – Thursday and 7am to 2am Friday – Sunday. Further incentives are available for businesses that provide live entertainment on at least 2 nights in any 7-day period for at least 45 minutes after 8.00pm.

Ongoing monitoring and a future report on the 12-month trial is scheduled to be presented to Council in the last quarter of 2026.

d) 17 Longfield Street Cabramatta

In August 2025, a planning proposal was lodged on the NSW Planning Portal for the rezoning of 17 Longfield Street Cabramatta. The site is a large 4-hectare site that was rezoned from industrial to high density residential in February 2019.

Since that time the developer has been unsuccessful in obtaining approval to redevelop the site for residential purposes. The landowner has now advised Council that they have signed a long-term lease agreement with 1 of the current tenants on the property for continued use as industrial.

Given the above, the applicant seeks to rezone the property back to E4 General Industrial and continue the employment generating uses and modernise the site to meet growing demand.

In December 2025, the proposal was considered by the FLPP, which provided in-principal support of the PP.

Status

The application has been assessed by Council officers, and the matter is the subject of a report to the 10 March 2026 Outcomes Committee seeking submission to the NSW DPHI for Gateway Determination.

e) 55 Cabramatta Road East Cabramatta

In October 2025, Council received a PP for 55 Cabramatta Road East Cabramatta (Lot 2 DP 8012) seeking to rezone the land from R2 Low Density Residential to RE2 Private Recreation under the FLEP 2013.

The intention of the proposal is to provide an additional carpark to support the existing operation of the adjoining Cabra Bowls Club (the Club) located at 82 Longfield Street Cabramatta.

In December 2025, the proposal was considered by the FLPP, which provided in-principle support of the PP.

Status

The 10 February 2026 Outcomes Meeting endorsed the PP for referral to DPHI for a Gateway Determination to allow public exhibition of the proposal. A further report on the results of public exhibition will be referred to Council post exhibition.

2. FAIRFIELD POLICY REVIEW AND STRATEGY FORMULATION

Urban Investigation Area (Horsley Park and Cecil Park)

This is an on-going project led by Council. The Urban Investigation Area (UIA) project is being undertaken in consultation with various State Government agencies.

Issues include the possible East-West (E-W) passenger rail corridor between Parramatta and the Western Sydney International Airport (running through the Fairfield Local Government Area (LGA) and impacts on the UIA Structure Plan), major road upgrades including the M12, Elizabeth Drive and the proposed Southern Link Road, the resolution of the aircraft noise impacts on Horsley Park and the provision of other major infrastructure for the airport and aerotropolis.

As reported to the 10 February 2026 Outcomes Committee, the draft Sydney Plan (discussed further below) identifies Horsley Park and Cecil Park 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.

At this stage, the implications of the sequencing plan for progressing the UIA draft Structure Plan are unknown and will be dependent on a number of factors, not least the staging of other greenfield areas (total of approximately 40 of varying size) in the region that have already been rezoned for urban development and timing for delivery of the infrastructure, community services, public transport and new roads necessary to these precincts.

Further updates/reports regarding the above will be provided to Council as information becomes available.

3. STATE AND FEDERAL GOVERNMENT MATTERS

a) Western Sydney International Airport – Draft Master Plan

The Strategic Land Use Planning Divisional Update Report to the September 2025 Outcomes Meeting included details of Council's submission on the flightpaths and draft Western Sydney International (WSI) Airport Master Plan.

Council's submission highlighted the unfair planning restrictions that have been applied to Horsley Park and Cecil Park affected by aircraft noise and the need for better public transport connections for residents of Fairfield City to the Airport including provision of an East/West rail connection from Parramatta to the Airport that should include provision of metro stations in Fairfield City.

The draft Master Plan fails to consider the context of the above issues, having regard to Fairfield's close proximity to the Airport and implications the operations of the Airport will have on the community and infrastructure of the City.

In light of the above, the Outcomes Committee resolved that Council write to the Prime Minister, relevant State and Federal Members highlighting Council's concerns in relation to the inadequacies of the draft WSI Masterplan in considering the needs and opportunities of Fairfield City as a result of future operations of the WSI Airport.

At the time this report was being prepared, no response had been received from the Federal Government to the concerns raised by Council in respect to the draft Master Plan that is pending approval by the Federal Minister for Infrastructure, Transport, Regional Development and Local Government.

Councillors will be kept informed of when this step occurs and whether the concerns raised in Council's submission have been addressed.

b) Draft Sydney Plan

The February 2026 Outcomes Committee considered a report (see above under Previous Items) and endorsed a submission to the public exhibition of the new regional draft Sydney Plan.

Council's submission to the draft Plan covers a broad range of land use planning topics that are also relevant to the future review of the Fairfield Local Strategic Planning Statement 2040. The submission places particular emphasis on the lack actions and strategies in the regional plan that address the housing and public transport needs of the City.

As referred to previously in this report, the draft Plan also identifies the Horsley Park and Cecil Park UIA as a future greenfield precinct that will be incorporated into a sequencing plan to be developed by DPHI.

Further reports and updates will be prepared regarding the progress of the draft Plan and the DPHI's response to the issues raised in Council's submission.

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

The NSW Government are pursuing 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 amendments seek to formally implement the changes that have already been introduced or flagged by the NSW Government over the last 2 years or so, including the Low and Mid-Rise Housing Reforms, Housing Delivery Authority, local planning panel reforms, etc.

On the 15 December 2025, the first tranche of amendments commenced by proclamation and included the following:

- The objects of the Act were modernised including a new focus on housing productivity, climate resilience, removes wording relating to shared responsibility amongst all levels of government and references to community participation.
- Formally established the Housing Delivery Authority.
- Established the Development Coordination Authority.
- Local Planning Panel Reforms permitting panels to operate over multiple areas.
- Development Application (DA) assessment has been narrowed to significantly likely impacts which is a key change to the statutory assessment test.

Other more minor amendments that also commenced included:

- Reforms to the crown development pathway.
- Changes to the lapsing revocation of development consents (to remove Covid provisions and include a 25-year provision on historic DA's which seeks to reduce the number of so called "zombie" DA's that use significantly outdated provisions creating impact on adjoining residents and providing sub-par amenity for the new development).
- Planning agreement amendments.
- Expanded enforcement powers.
- Clarification of "irrelevant" considerations in line with S65A of the Environmental Planning and Assessment Regulation 2021.

There are a number of provisions of the reforms Act that have not yet commenced and they include:

- New definition of development standards.
- Implementation of statewide community participation plans.
- Revised bushfire assessment provisions.
- A new section of the Act (s4.15(1A), ability to declare certain matters relevant/irrelevant in DA assessment).
- Standardised conditions of consent.
- Expanded complying development provisions including the ability to vary a Complying Development Certificate (CDC) approval (variation certificate).
- New Targeted Assessment Development Pathway – this is a new form of development category that allows certain minor DA's to be exempt from the heads of consideration.
- Updated review and appeal processes for DAs.
- Abolition of some Sydney District and Regional Planning Panels as this will be staged.

The NSW government has not announced commencement dates for the above provisions that have not yet commenced.

d) Policy Reforms

As referred to previously Divisional Report Low and Mid-Rise (LMR) housing changes were implemented by the State Government across the state in March 2025. In Fairfield City the LMR areas have been applied to land zoned R2 Low Density, R3 Medium Density and R4 High Density within 800m of Fairfield and Cabramatta Town Centres and 800m from Canley Vale Station, permitting the following:

- Terraces, townhouses and manor houses (2 storey apartments) on lots ranging with a minimum area ranging between 500m^2-600m^2.
- In the R2 zone – apartments and shop top housing (up to 3 storeys) on lots a minimum of 500m^2.
- In the R3 zone – apartments and shop top housing (up to 6 storeys) on lots of 500m^2.

The proposed reforms are part of a broader suite of recent State Government planning changes to stimulate housing supply including:

- Affordable and social housing reforms: came into effect at the end of 2023 and introduced a new bonus FSR of up to 30% and a height bonus of up to 30% where a proposal includes a minimum of 15% of the gross floor area (GFA) as affordable housing. These reforms will also allow state-owned housing agencies to build more affordable housing without Council approval.

  Currently there is 1 DA being assessed in Villawood Town Centre that has sought to increase the height of development by utilising the affordable housing bonus.

- Transport Oriented Development (TOD): a new State Environmental Planning Policy (SEPP) which will amend planning controls within 400m of 31 metro and rail stations. None of the centres or accelerated precincts are within Fairfield City.

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

  As of February 2026, there were a total of 8 proposals that had been submitted to the HDA located within Fairfield LGA. Three of those proposals had been considered by the HDA, with 2 being recommended to proceed to the next phase while 1 was not recommended to proceed through the HDA pathway. The other 5 proposals remain with the HDA pending assessment and determination.

e) State Infrastructure and Development Applications

Western Sydney Major Infrastructure Projects: Council officers are participating in working parties relating to the Western Sydney Aerotropolis Planning Framework, Southern Link Road (Horsley Park), Elizabeth Drive Upgrade and Western Sydney Freight Line.

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.

State Significant DAs: currently the Division is responding to 11 State Significant DAs being dealt with by the NSW DPHI that are at various stages of consideration, including initial discussions with proponents, public exhibition, response to submissions and modifications to existing approvals.

The projects include several warehouse/logistics developments, data centres and resource recovery facilities that are located in the Western Sydney Employment Area in Horsley Park, Wetherill Park and Cecil Park.

4. DEVELOPMENT CONTROL PLANS (DCP) & LOCAL POLICY

Housing Keeping Amendments to Fairfield City Wide (FCW) DCP 2024

At the February 2026 meeting, Council endorsed Fairfield City Wide Development Control Plan (FCW DCP) 2024 Amendment No. 2. This amendment makes a number of changes to the FCW DCP to ensure that the DCP is current and addresses current and emerging issues.

Waste management

The main reason for FCW DCP Amendment No. 2 was to facilitate clearer and updated development controls for waste management. The changes to the DCP were needed as the State Government mandated food organics and garden organics (FOGO) services for all NSW households by 2030. This meant Council went through a process to increase residential bins from 2 (red general waste and yellow recycling) to 3, now including the new green FOGO bin.

The proposed provisions ensure that the FCW DCP will provide clear waste servicing requirements to all stakeholders involved in development now and into the future to accommodate the additional waste bins.

Other minor amendments

The new provisions within FCW DCP Amendment No. 2 also include development controls for swimming pools in a number of residential types (ie. multi dwelling housing, narrow lot housing, etc.) that previously did not have any controls. Council has seen an increase in proposed swimming pools in more dense development types, such as dual occupancies and multi dwelling housing. Swimming pool development controls have been replicated from the single dwelling chapter and added to the dual occupancy, narrow lot residential and multi-dwelling housing DCP chapters to ensure clarity and consistency in application.

Other changes included updated solar access provisions for private open space, controls for basement car parking and ensuring clarity regarding provision of driveway crossings are not supported for secondary dwellings.

Amendments to Fairfield City Wide (FCW) DCP 2024 & Canley Corridor Local Centres DCP:

The September 2025 Outcomes Committee endorsed amendments to the above DCPs to introduce controls for future residential mixed-use development in the Canley Vale and Canley Heights Special Entertainment Precinct (SEP) that support its implementation.

The changes include new development controls to minimise the potential impacts from sound and operation of entertainment venues within SEPs.

Amendments to Council's DCPs came into effect on 28 November 2025 on the commencement of the Canley Heights and Canley Vale SEPs.

Local Policy

The Strategic Land Use Planning Team is responsible for implementing and reviewing a number of policies that related to operations of Council and activities on Council owned/managed land. The following includes an update on the current status for the relevant policies being dealt with.

Fairfield Showground Local Approval Policy

Subject to relevant criteria being met (eg. consistency with operational requirements), the Fairfield Showground Local Approval Policy (LAP) facilitates the streamlined approval of both public and private events/activities at the Showground under the NSW Local Government Act 1993.

Following a review of the LAP, public exhibition of the document and approval from the NSW Office of Local Government, the amended LAP (that allows extended hours of operation of major festivals) was endorsed by the February 2026 Outcomes Committee and have come into effect.

Town Centre Local Approval Policy

In 2025, as part of Council's ongoing review of operational processes, an independent audit was undertaken of local approvals issued by various sections of Council for public and private activities on Council owned and managed land across the City.

The audit recommended the preparation of the LAP, similar to the LAP in place for the Showground, to streamline the approval process for smaller scale private events/activities in a number of town centres of the City (e.g. Fairfield City Centre, Cabramatta, Canley Vale, Canley Heights) under the NSW Local Government Act 1993. This includes smaller events hosted by charity organisations.

The Strategic Land Use Planning Division has been working with various Divisions of Council in developing a draft Town Centre LAP which is due to be reported to Council in the next quarter.

Outdoor Dining, Goods of Footpath and Busking Policies

The above policies apply to related activities that are exempt from submitting a development application but require issuing of a permit by Council to allow outdoor dining, storage of goods on footpaths or busking on Council owned/managed land.

These policies are now due for review, with further reports to be referred to Council following internal review and feedback from various Divisions of Council.

Review of Environment Factors

As part of internal service-related functions, the Strategic Land Use Planning Division provides guidance to other sections of Council preparing the review of environmental factors (REFs) for Council major and minor construction projects/works as identified in the Council Delivery and Operational Plans that do not require preparation of a DA.

Preparation of an REF is essentially a due diligence process undertaken by the relevant project team to ensure environmental impacts and required remediation measures are factored into the scope and extent of works associated with a range of Council infrastructure projects. The diligence process also needs to ensure that relevant legislative requirements have been addressed and is a key element of the guidance provided by the Division.

Currently, there are 12 REFs at various stages of preparation/finalisation being dealt with by the Division.

5. LOCAL INFRASTRUCTURE CONTRIBUTIONS AND VOLUNTARY PLANNING AGREEMENTS

Local Infrastructure Contributions Plan 2023 (Amendment No. 1)

At the Outcomes Committee meeting on 8 April 2025 Council adopted the new Local Infrastructure Contributions Plan 2023 (Amendment No. 1). The new plan came into force on 12 May 2025. This plan replaced the Local Infrastructure Contributions Plan (LICP) 2023 which came into force on 26 February 2024.

The changes in Amendment No. 1 provide clarification on the size of secondary dwellings and therefore the contribution rates which apply. These changes were included to address issues with complying development certificates and private certifiers understating the size of secondary dwellings. A number of administrative, accounting and minor changes and updates are also included in Amendment No. 1.

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 Fairfield City LICP 2023 – Administration Account to fund the preparation of the study by expert traffic and transport consultants. Initial scoping and the preparation of a consultant brief for this study have commenced.

Local Infrastructure Contributions Management

The ongoing administration and management of the LICP 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 in December 2024.

Council's Strategic Land Use Planning Division has worked 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 Fairfield LGA.

The next annual management and accounting update is expected to be presented to Council prior to the end of the Financial Year.

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 LICP 2023 for Complying Development Certificates and development consents, identifying the total contribution imposed, payments and outstanding amounts.

Monitoring and Recoupment of Outstanding Contributions

The new contributions register (above) is an effective means to keep track of outstanding contributions under the new LICP 2023, particularly outstanding contributions conditioned in CDCs issued by private certifiers.

Council has been undertaking a recoupment exercise for outstanding Section 7.11 contributions and Section 7.12 levy payments under the previous plans, the majority in relation to CDCs issued by private certifiers. This recoupment exercise is being undertaken by Council officers in the Building Control and Compliance and Development Planning Divisions.

At the Outcomes Committee meeting in December 2024 Council approved the use of contributions (plan administration) to fund a new temporary administrative position (now commenced) to undertake this recoupment exercise.

At the beginning of 2025 after a trial during 2024, Council's Building and Development Assessment Teams established the Development Contribution Recovery Program (DCRP) to recoup unpaid local infrastructure contributions. By the end of February 2026, the DCRP had recovered $1,021,674.76 of unpaid development contributions.

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. 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 Rd 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 has now received a draft Planning Agreement from the Frasers Industrial Group relating to the provision of local road infrastructure that will be reported to Council for progression.

Villawood Town Centre

DA 25.1/2025 has been lodged with Council's Development Assessment team. The proposal seeks to build a mixed-use development with 148 dwellings above retail and commercial uses at 890-898 Woodville Road and 15 Hilwa Street Villawood.

As part of the application, the applicant has sought to enter into a planning agreement with Council. The Applicant's offer is to dedicate land in return for offsetting open space acquisition contributions and payment to the developer of any balance over that value. The land proposed to be dedicated is currently zoned RE1 Public Recreation and identified on the Land Acquisition Map.

An internal working group will be set up with a future report to Council on the matter.

6. HERITAGE PROGRAM

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

- Public exhibition of minor amendments to the Fairfield Heritage Program including Rate Relief and Grants Policy (subject to a separate report to Council).
- 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.
- As reported to the July 2025 Council Meeting, potential heritage listing of 7 residential properties (not previously considered by Council for heritage listing), subject to further consultation with owners (recently completed) followed by report to Council that is anticipated will occur in the next quarter.

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

7. 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 33 new subdivisions and 128 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.

Council has recently commenced 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 Division is undertaking a large volume of projects at varying stages - commencement, strategy and policy development, public exhibition, review, awaiting departmental advice and/or determination and finalisation.

The Division continues 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

Outcomes Committee - 10 March 2026

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***** END OF ITEM 25 *****