

Outcomes Committee



AGENDA

DATE OF MEETING: 14 July 2026

LOCATION: Council Chambers

TIME: 6.30pm

Statement of Ethical Obligations

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

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

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

SECTION A

‘Matters referred to Council for its decision’

60:	<u>Fairfield Local Infrastructure Contributions Plan 2023 (Section 7.11 and Section 7.12) - Annual Update</u>	
	File Number: 21/10680	5

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

SECTION B

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

61:	SUBJECT: Post Exhibition - 55 Cabramatta Road East Cabramatta Planning Proposal - Rezone Land to RE2 Private Recreation	
	Premises: 55 Cabramatta Road East Cabramatta (Lot 2 DP 8012)	
	Applicant: Michael Ryan Planning	
	Owner: Cabramatta Bowls Club Pty Ltd	
	Zoning: <u>R2 – Low Density Residential</u>	
	File Number: 25/30006	16

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.

62:	<u>Public Exhibition - Draft Local Approvals Policy - Use of Public Land in Town Centres</u>	
	File Number: 25/15403	54
63:	<u>Public Exhibition - Planning Proposal for Local Heritage Listings</u>	
	File Number: 25/06107	113

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.

64:	<u>Heritage Grants Program and Heritage Rate Relief Program 2026-2027 Funding Allocation</u>	
	File Number: 09/01351, 26/06342	255

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65: Major Projects Update - June 2026

AT-A - Fairfield Showground Community and Events Centre - *RESTRICTED* - *It is recommended that the Council resolve into Closed Session with the press and public excluded to allow consideration of this item, as provided for under Section 10A(2)(d(i)) of the Local Government Act, 1993, on the grounds that:*
(d(i)) commercial information of a confidential nature that would, if disclosed prejudice the commercial position of the person who supplied it.
and dealing with the matter in Open Session would be, on balance, contrary to the public interest.

File Number: 23/34318, 23/13402 268

66: Monthly Investment Report - June 2026

File Number: 25/23527 287

67: Arts Advisory Committee Minutes - June 2026

File Number: 25/19170 309

68: Youth Advisory Committee - June 2026 Meeting and Membership for 2026/2027

File Number: 25/19063 314

69: Divisional Update Report - Quarter 3 - Economic Development

File Number: 14/09936 322

70: Divisional Update Report - Quarter 3 - Strategic Land Use Planning & Land Information Systems

File Number: 09/02633 333

71: Information Report - Sponsorship - Cabramatta Moon Festival 2026

File Number: 24/19863 347

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SECTION A

‘Matters referred to Council for its decision’

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SUBJECT: Fairfield Local Infrastructure Contributions Plan 2023 (Section 7.11 and Section 7.12) - Annual Update

FILE NUMBER: 21/10680

PREVIOUS ITEMS: 118 - Public Exhibition - Fairfield Local Infrastructure Contributions Plan 2023 (Section 7.11 and Section 7.12) Draft Amendment No.1 and Contributions Update - Outcomes Committee - 03 Dec 2024
25 - Divisional Update Report - Quarter 2 - Strategic Land Use Planning & Land Information Systems - Outcomes Committee - 10 Mar 2026

REPORT BY: Kerry Longford, Executive Infrastructure Contributions Planner

RECOMMENDATION:

That:

1. The report be received and noted.
2. Council note the Section 7.11 contribution and Section 7.12 levy account balances under the Local Infrastructure Contribution Plan 2023 (Section 7.11 & Section 7.12) and the repealed plans.
3. Council approve the expenditure of Administration and Management funds collected under Section 7.11 of up to \$50,000.00 to assist with the recoupment of outstanding contributions.
4. Council note that the Department of Planning, Housing and Infrastructure has again been contacted to request that the NSW Planning Portal require developers to show proof of payment of local infrastructure contributions prior to progressing the development.

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:

There are no supporting documents for this report.

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CITY PLAN

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

SUMMARY

The *Fairfield City Local Infrastructure Contribution Plan 2023 (Section 7.11 and Section 7.12)* ('the Plan 2023') commenced operation on 26 February 2024.

This report provides an update on the administration, management and accounting of the Plan 2023, as well as funds collected under repealed contribution plans. This report includes:

- Updated account balances (as of 30 May 2026).
- An update on the collection of contribution funds conditioned through Complying Development Certificates (CDCs) by private certifiers.
- Proposed use of administrative and management funds to extend the temporary administrative position for a further 6 months to assist in recouping local infrastructure contributions conditioned in CDCs issued by private certifiers.
- Update on the discussions with the Department of Planning, Housing and Infrastructure (DPHI) regarding Council officer suggested improvements to the NSW Planning Portal to require developers to show proof of payment of local infrastructure contributions prior to progressing the development.
- The current status of the procurement for the proposed car parking study funded through local infrastructure contributions.
- An update on current negotiations with developers in relation to a number of draft planning agreements.

BACKGROUND

The *Fairfield City Local Infrastructure Contributions Plan 2023 (Section 7.11 & Section 7.12)* (Plan 2023) came into force on 26 February 2024. The Plan 2023 repealed the 2 contribution plans in operation since 2011, the *Fairfield City Direct (Section 7.11) Development Contributions Plan 2011* and *Fairfield City Indirect (Section 7.12) Development Contributions Plan 2011*.

An amendment to the *Local Infrastructure Contributions Plan 2023 (Section 7.11 & Section 7.12) (Amendment No.1)* was adopted at the Outcomes Committee meeting on 8 April 2025 and came into force on 12 May 2025. The amendment provided clarification on the size of secondary dwellings and therefore the contribution rates which apply, as well as a number of administrative, accounting and minor changes.

Local infrastructure contribution funds (previously referred to as development contributions) are currently being collected under both the current Plan 2023 and the repealed plans where:

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- Funds being collected under the repealed *Direct (Section 7.11) Development Contributions Plan 2011* or the *Indirect (Section 7.12) Development Contributions Plan 2011* for development consents and complying development certificates (CDCs) issued before 26 February 2024. This is anticipated to continue over the next few years reflecting the lag time from approval of Development Applications (Das) and CDCs and completed construction.
- Funds being collected under the current Plan 2023 where development consents and CDCs are issued on or after 26 February 2024.

The current Plan 2023, Clause 2.9 (Use of funds from repealed contribution plans) specifies how the funds from repealed contribution plans will be used. Contributions and levies from the repealed plan accounts are being transferred quarterly to the Plan 2023 accounts. A summary of the funds in the current plan accounts (which includes transferred funds from the repealed plans) is provided in this report.

A contributions register has also been developed for the Plan 2023 which will be updated on Council's website in accordance with the requirements of the *Environmental Planning and Assessment Regulation 2021*. This register details all contributions conditioned and paid under development consents and CDCs since the Plan came into effect on 26 February 2024.

PURPOSE

The purpose of this report is to provide an update on the management and accounting of contribution funds received since the commencement of the Plan 2023 and in relation to the repealed plans.

1. ACCOUNTING AND MANAGEMENT UPDATE

Account Balances (s7.11 contribution and s7.12 levy)

During this overlap period, where Council is receiving contribution funds under both the current and repealed plans, separate current plan and repealed plan accounts are being retained. Contribution funds (both s7.11 and s7.12) collected under the repealed plans are being transferred into equivalent local infrastructure project accounts under the current Plan 2023. This transfer of funds commenced in December 2025.

The current 2023 plan structure is simpler, easier to administer and provides greater flexibility in expenditure as there are now only 3 catchments for contributions (Eastern, Central and Western Catchment), instead of the previous plan which had 10 catchments.

The tables below show the s7.11 contribution and s7.12 levy funds (accounting for income, interest and expenditure) for the current Plan 2023. These figures include the funds transferred from the repealed plan accounts.

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Section 7.11 Contributions (current & repealed plan funds) Plan 2023 & repealed Direct (s7.11) Plan 2011	
Infrastructure Category	Balance (on 30 May 2026)
Eastern Catchment	
Community and recreation facilities	\$8,893,113
Open space acquisition	\$7,397,890
Open space embellishment	\$2,069,776
Public domain improvements (Town Centres)	\$1,847,231
Stormwater detention	\$461,476
Administration & management	\$641,296
Total (Eastern Catchment)	\$21,310,782
Central Catchment	
Community and recreation facilities (Central Catchment)	\$1,209,601
Open space acquisition	\$1,184,397
Open space embellishment	\$1,150,933
Administration & management	\$641,052
Total (Central Catchment)	\$4,185,983
TOTAL s7.11 funds (Eastern & Central Catchments)	\$25,496,765
<i>Table 1: Fairfield City Local Infrastructure Contributions Plan 2023 – Section 7.11 contribution balance (including transfers from repealed Direct (s7.11) Plan 2011) as of 30 May 2026</i>	

A number of properties purchased for future parks in Fairfield, Fairfield Heights, Smithfield, Canley Heights, Villawood and Carramar through the Open Space Acquisition (Eastern) s7.11 contributions are currently being rented whilst awaiting the development of the parks. The rental income from these properties will contribute funds to Open Space Embellishment (Eastern) projects.

Section 7.12 Levy (current & repealed plan funds) Plan 2023 & repealed Indirect (s7.12) Plan 2011	
Section 7.12 Levy	\$57,002,009
<i>Table 2: Fairfield City Local Infrastructure Contributions Plan 2023 – Section 7.12 levy balance (including transfers from repealed Indirect (s7.12) Plan 2011) as of 30 May 2026.</i>	

The s7.12 levy balance in Table 2 above includes the following large payments for State Significant Development (SSD) (1% of cost of development):

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- Davis Road Data Centre Wetherill Park (SSD59416728) \$16,513,184
- NEXTDC S4 Data Centre Horsley Park (SSD 63741210) \$21,464,181

The next transfer of repealed plan funds (including funds in Table 3 below) will occur after the end of the 2025-26 financial year (July 2026). The remaining balances in the repealed plan accounts are shown in Table 3 below.

Repealed plan funds to be transferred	
	Remaining balance (on 30 May 2026)
s.7.11 contribution	\$27,132
s.7.12 levy	\$48,155
Table 3: Repealed Direct (s7.11) Plan 2011 and Indirect (s7.12) Plan 2011– remaining funds to be transferred (on 30 May 2026)	

Account Expenditure (s.7.11 contribution and s.7.12 levy)

The 2025-2026 Operational Plan includes a number of projects which utilise s.7.11 contributions or s.7.12 levy funds. The expenditure of these funds by local infrastructure categories is summarised in Table 4 below.

Section 7.11 Contributions (Plan 2023 & repealed Direct (s7.11) Plan 2011) – funds expended in 2025/26 financial year (in May 2026)	
Local Infrastructure Category	Expended 2025/26 Year (on 30 May 2026)
Eastern Catchment	
Community and recreation facilities	\$0
Open space acquisition	\$803,698
Open space embellishment	\$1,125,927
Public domain improvements (Town Centres)	\$14,899
Stormwater detention	\$0
Administration & management	\$98,223
Total Expended (Eastern Catchment)	\$2,042,747
Central Catchment	
Community and recreation facilities (Central Catchment)	\$0
Open space acquisition	\$0
Open space embellishment	\$0
Administration & management	\$98,222
Total Expended (Central Catchment)	\$98,222

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Section 7.11 Contributions (Plan 2023 & repealed Direct (s7.11) Plan 2011) – funds expended in 2025/26 financial year (in May 2026)

TOTAL s7.11 Funds Expended (Eastern & Central Catchments)	\$2,140,969
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Table 4: Fairfield City Local Infrastructure Contributions Plan 2023 – Section 7.11 contribution balance (including transfers from repealed Direct (s7.11) Plan 2011) as of 30 May 2026

Section 7.12 Levy (Plan 2023 & repealed Indirect (s7.12) Plan 2011) – funds expended in 2025/26 financial year (on 30 May 2026)

Section 7.12 Levy (projects include improvements to Nelson Park, Prout Park, Fairfield Showground and Endeavour sports hub and disability access upgrades as detailed in the 2025-2026 Operational Plan).	\$975,221
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Table 5: Fairfield City Local Infrastructure Contributions Plan 2023 – Section 7.12 contribution balance (including transfers from repealed Indirect (s7.12) Plan 2011) as of 30 May 2026

It is noted that the expenditure of s7.12 levy funds is in accordance with the Plan 2023 s7.12 levy – local infrastructure works schedule and is not restricted by catchment boundaries. Larger projects, for example the Fairfield Showground, can be funded using s7.12 levies collected from developments approved throughout Fairfield City.

Local Infrastructure Contributions Management

The ongoing administration and management of the local infrastructure contributions (s7.11 and s7.12) is undertaken by a number of Council teams working together on collection of contribution funds, efficient recording and management of those funds and allocation to various Council local infrastructure projects in accordance with Council's Operational Plan and the works schedules in the Plan 2023.

Income and expenditure is tracked by the Finance Team and reported to Strategic Land Use Planning which manages the quarterly reporting to the Local Infrastructure Contribution Steering Committee. A management and accounting update (for both the repealed and current contributions plans) was last reported to the Steering Committee in May 2026.

As noted above, 2 large s7.12 levy payments have been received for data centres approved through State Significant Development (refer Table 1 above). The additional approximately \$38M in the s7.12 accounts was reported to the last meeting of the Steering Committee. These large unique State Significant developments can make a substantial contribution to the funding of local infrastructure types identified in the s7.12 Works Schedule in the Plan 2023.

The 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 Plan 2023 for Complying Development Certificates (CDCs) and development consents, identifying the total contribution imposed, payments and outstanding amounts.

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The information in this register is sourced from Council's Authority System and a number of minor issues relating to data duplications and entries are current being rectified prior to the register being updated on the website.

The contributions register is also a valuable source of information and enables the analysis of approved applications (CDCs and DAs) in relation to s7.11 contributions and s7.12 levies (excluding the s.7.12 levy payments for SSDs as described above). Analysis of the approved applications (DAs and CDCs) since the commencement of the Plan 2023 in February 2024 and which included a contribution condition (s7.11 or s7.12) shows that:

- Approx. 1,500 applications (CDCs and DAs) included either a s7.11 or s7.12 condition; with a total contribution imposed approximately \$33.3M.
- Approx. 80% (1,200 approvals) were CDCs and 20% (300 approvals) were DAs.
- CDCs accounted for \$19.2M of the contributions imposed, with 88% paid (12% unpaid). This reflects the shorter timeframes between approval and construction and the higher rates of completions for CDCs.
- DAs accounted for \$14.1M contribution imposed, with 30% paid (70% unpaid). This reflects the longer timeframes between approval and construction for DAs and the sometimes-speculative nature of DA approvals.

The contributions register is also an effective means to keep track of outstanding contributions under the new Plan 2023, particularly outstanding contributions conditioned in CDCs issued by private certifiers.

Council's Building Control and Compliance and Development Planning team, in consultation with the Strategic Land Use Planning Division, has been undertaking a recoupment exercise for outstanding s7.11 contributions and s7.12 levy payments, the majority in relation to CDCs issued by private certifiers. Recently this recoupment has included the outstanding s7.12 levies from educational establishments including 9 new preschool developments by the Department of Education which had a combined s7.12 levy of approx. \$352,140.

At the Outcomes Committee meeting in December 2024 Council approved the use of contributions (plan administration) to fund a new temporary administrative position 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 approx. \$1,021,675 of unpaid local infrastructure contributions.

The use of s7.11 contribution (plan administration) funds to extend this temporary administrative position for 6 months (to December 2026) at a cost of between \$40,000.00 to \$50,000.00 is recommended as there are still s7.11 contributions and s7.12 levy payments outstanding and the recoupment process has demonstrated that it is very cost effective.

2. FUTURE PROJECTS

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The next item of work on the infrastructure contributions program is the preparation of a car parking study reviewing car parking rates and local infrastructure contribution rates for car parking. Council has allocated funds of \$120,000.00 from Contribution Plan 2023 – Administration Account to fund the preparation of the study by expert traffic and transport consultants. The consultant brief has been prepared for this study and Council officers are working with the Procurement Team to release the brief on Vendor Panel in the coming weeks.

3. DISCUSSIONS 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 (s7.11 and s7.12) 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. It is also fiscally irresponsible and creates conditions for the exploitation of the contribution system particularly for smaller councils that are unable to resource policing of the private certification system introduced and administered by the State government.

As noted in previous reports, there is a mechanism in place in the NSW Planning Portal and legislated in the EP&A Act (section 7.28), which requires evidence of payment of the State Government Housing and Productivity Contributions (HPC) imposed as conditions of development consent or CDC prior to the issue of a certificate under Part 6 (construction certificate, occupation certificate). The certificate must not be issued until the contribution is made. This mechanism should also be introduced to local infrastructure contributions imposed as conditions on development consent or CDCs to ensure that payments are made before construction certificates and/or occupation certificates are issued.

Correspondence with the DPHI on this issue continues with a recent submission by the Strategic Land Use Planning Team requesting the NSW Planning Portal require developers to show proof of payment of local infrastructure contributions prior to progressing their development.

4. 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

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

The draft planning agreement will be subject to a separate report to Council later this year.

Smithfield RSL

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

An initial letter of offer has been received and is currently being reviewed by Council officers. It is expected to be reported to the Council in the next couple of months along with the site-specific development control plan so that the letter can be exhibited with the planning proposal.

The draft planning agreement will be subject to a separate report to Council later this year.

Financial Implications

The cost of the extension of the temporary administration position to undertake the recoupment of outstanding contributions project would be funded entirely by the Plan Administration and Management funds available in the Local Infrastructure Contributions Plan 2023 (s7.11 and s7.12).

CONCLUSION

The Fairfield City Local Infrastructure Contributions Plan 2023 (Section 7.11 and Section 7.12) commenced on 26 February 2024 and repealed the Fairfield City Direct (Section 7.11) Development Contributions Plan 2011 and Fairfield City Indirect (Section 7.12) Development Contributions Plan 2011.

Contribution funds (s7.11 and s7.12) are currently being collected under the current Plan 2023 and the 2 repealed plans. The funds collected under the repealed plans are transferred to the current Plan 2023 accounts quarterly. The account balances are detailed in the report; showing balances (on 30 May 2026) of \$21,310,782 for s7.11 contributions (Eastern Catchment), \$4,185,983 for s7.11 contributions (Central Catchment) and s7.12 levy balance of \$57,002,009. The expenditure for the 2025-2026 financial year (up to 30 May 2026) is also detailed in this report.

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The report also considers the ongoing issue related to the outstanding payment of contribution funds conditioned through complying development certificates (CDCs) by private certifiers and recommends extending the use of administrative and management funds collected under s7.11 for a temporary administrative position to assist in recouping local infrastructure contributions for another 6 months (to December 2026).

The recoupment of unpaid contributions continues to be an issue. Council has recently again written to the Department of Planning, Housing and Infrastructure recommending that the NSW Planning Portal is updated to require developers to show proof of payment of local infrastructure contributions prior to progressing the development.

Planning agreements play an important role in ensuring that major developments provide appropriate community benefits. A number of draft planning agreements are currently in the negotiation phase and will be reported to Council in separate reports as they are finalised and for Council to consider.

Kerry Longford
**Executive Infrastructure
Contributions Planner**

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

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File Name: **OUT14072026_2.DOCX**
***** END OF ITEM 60 *****

Outcomes Committee



SECTION B

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

OUTCOMES COMMITTEE

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SUBJECT: Post Exhibition - 55 Cabramatta Road East Cabramatta Planning Proposal - Rezone Land to RE2 Private Recreation
Premises: 55 Cabramatta Road East Cabramatta (Lot 2 DP 8012)
Applicant: Michael Ryan Planning
Owner: Cabramatta Bowls Club Pty Ltd
Zoning: R2 – Low Density Residential

FILE NUMBER: 25/30006

PREVIOUS ITEMS: 1 - Planning Proposal - 55 Cabramatta Road East Cabramatta - Outcomes Committee - 10 Feb 2026

REPORT BY: Kerren Ven, Senior Strategic Land Use Planner

RECOMMENDATION:

That:

1. The Planning Proposal (Attachment B of the report) known as Map Amendment No. 12 to Fairfield Local Environmental Plan (FLEP) 2013 in relation to 55 Cabramatta Road East Cabramatta (Lot 2 DP 8012) be adopted as follows:
 - 1.1. Amend the Land Zoning Map (LZN_021) to rezone 55 Cabramatta Road East Cabramatta from R2 Low Density Residential to RE2 Private Recreation.
 - 1.2. Amend the Lot Size Map (LSZ_021) to prescribe no minimum lot size.
 - 1.3. Amend the Lot Size for Dual Occupancy Map (LSD_021) to prescribe no minimum lot size for dual occupancy development.
 - 1.4. Amend the Heights of Building Map (HOB_021) to prescribe no height of building.
 - 1.5. Amend the Floor Space Ratio Map (FSR_021) to prescribe no floor space ratio.
2. Pursuant to Section 3.36 of the Environmental Planning and Assessment (EP&A) Act 1979, Council proceed to finalise the Planning Proposal as the delegated authority.

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

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SUPPORTING DOCUMENTS:

AT-A ↓	Gateway Determination	2 Pages
AT-B ↓	Planning Proposal document	28 Pages
AT-C ↓	Map Amendments	3 Pages

CITY PLAN

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

SUMMARY

At the February 2026 Outcomes Meeting Council endorsed public exhibition of a Planning Proposal for 55 Cabramatta Road East Cabramatta (Lot 2 DP 8012) seeking to rezone the land from R2 Residential Low Density to RE2 Private Recreation. The intended purpose of the planning proposal is to provide additional car parking on the subject site to support the operations of the adjoining Cabra Bowls Club at 82 Longfield Street Cabramatta.

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

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

Background and Purpose

The Planning Proposal, known as Map Amendment No.12 of FLEP 2013, seeks to rezone 55 Cabramatta Road East Cabramatta (Lot 2 DP 8012) from R2 Low Density Residential to RE2 Private Recreation.

The land is owned by the Cabra Bowls Club which intends to develop the land for a car park to support the operations of the adjoining bowling club at 82 Longfield Street Cabramatta.

The map changes (Attachment C) are as follows:

Map Control	Current	Proposed
Land Zoning Map (LZN_021)	R2 Low Density Residential	RE2 Private Recreation
Lot Size Map (LSZ_021)	450sqm	Reference removed for site
Lot Size for Dual Occupancy Map (LSD_021)	900sqm	Reference removed for site
Height of Building Map (HOB_021)	9m	Reference removed for site
Floor Space Ratio Map (FSR_021)	0.45:1	Reference removed for site

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A Gateway Determination (Attachment A) was issued by the Department of Planning, Housing and Infrastructure (DPHI) on 7 April 2026. The Department authorised Council to exercise the functions of the local plan-making authority to finalise the Planning Proposal subject to satisfying the conditions of the Gateway.

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

No.	Condition	Outcome
1.	Prior to finalisation, the findings of a preliminary investigation of the land be carried out in accordance with the contaminated land planning guidelines and satisfy section 9.1 Direction to 4.4 Remediation of Contaminated Land.	<u>Satisfied</u> - A Preliminary Site Investigation (PSI) Report was prepared by the applicant as part of the PP to assess the risk of contamination of the land based on statutory regulations and public records applicable of the land. The PSI determined that the site has previously been used for residential and local agriculture uses (market gardening) from 1970-2000 and purely for residential purposes since that time. The PSI generally considers that the site is suitable to be rezoned to RE2 Private Recreation. This is subject to more detailed site investigation being undertaken as part of any future DA for the site to determine any areas of contamination required to remediated or managed to support future development of the site.
2.	Public exhibition to be undertaken in accordance with the Environmental Planning and Assessment Act 1979 and Local Environmental Plan Making Guidelines (Department of Planning and Environment, August 2023). The planning proposal be made publicly available for a minimum of 20 workings days.	<u>Satisfied</u> - The PP was exhibited for a period of 30 working days to align with state agency consultation and allow the community opportunity to comment on the proposal. No objections were raised and details of consultation outcomes is explained further in this report.

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No.	Condition	Outcome
3.	The subject site has access onto Cabramatta Road that under the NSW Roads Act 1993 is a classified road. Consultation with Transport for NSW (TfNSW) is required and must be given at least 30 working days to comment on the proposal.	<u>Satisfied</u> - TfNSW were notified via email the ePortal referral process for comment, however, no comments were provided to Council within the 30-day timeframe. Further contact was made with TfNSW following the exhibition period with no response received. In this regard it is understood TfNSW have no comments in relation to the PP. TfNSW will have a further opportunity to make comment on the future development application for a car park on the site pursuant to consultation requirements of State Environmental Planning Policy (Transport & Infrastructure) 2021.

Consultation Outcomes

The Planning Proposal was publicly exhibited for a period of 30 working days from 13 April 2026 to 22 May 2026.

Public exhibition of the Planning Proposal was undertaken in accordance with the legislative requirements to the EP&A Act 1979 and Council's Community Engagement Strategy which included:

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

Transport for NSW were also notified as required within the Gateway conditions due to the sites location on a state classified road.

A total of 1 submission was received from a nearby resident in support of the Planning Proposal.

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

CONCLUSION

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

OUTCOMES COMMITTEE

Meeting Date 14 July 2026

Item Number. 61

The proposed rezoning is not considered to have any unacceptable impacts on the surrounding residential area. Any further potential impacts will be considered in more detail at the development application stage for the intended car park.

It is recommended that Council endorse the Planning Proposal known as the Fairfield Local Environmental Plan 2013 Map Amendment No.12 to be finalised in accordance with section 3.36 of the Environmental Planning and Assessment Act 1979.

Kerren Ven
Senior Strategic Land Use Planner

Authorisation:

Executive Strategic Planner
Manager Strategic Land Use Planning
Director City Strategy

Outcomes Committee - 14 July 2026

File Name: **OUT14072026_5.DOCX**

***** END OF ITEM 61 *****



Department of Planning, Housing and Infrastructure

Gateway Determination

Planning proposal (Department Ref: PP-2025-1902): to amend Fairfield Local Environmental Plan 2013 by rezoning land located at 55 Cabramatta Road East, Cabramatta, from R2 Low Density Residential to RE2 Private Recreation.

I, the acting Director, Local Planning (Central, West and South) at the Department of Planning, Housing and Infrastructure, as delegate of the Minister for Planning and Public Spaces, have determined under section 3.34(2) of the *Environmental Planning and Assessment Act 1979* (the Act) that an amendment to Fairfield Local Environmental Plan 2013 is to proceed subject to the following.

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

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

The LEP should be completed on or before 5 October 2026.

Gateway Conditions

1. Prior to finalisation, Council is to take the following action:
 - (a) Council is to obtain and have regard to a report specifying the findings of a preliminary investigation of the land carried out in accordance with the contaminated land planning guidelines; and
 - (b) take relevant action to satisfy the terms of section 9.1 Direction 4.4 *Remediation of Contaminated Land*.
2. Public exhibition is required under section 3.34(2)(c) and clause 4 of Schedule 1 to the Act as follows:
 - (c) the planning proposal is categorised as standard as described in the *Local Environmental Plan Making Guideline* (Department of Planning and Environment, August 2023) and must be made publicly available for a minimum of 20 working days; and
 - (d) the planning proposal authority must comply with the notice requirements for public exhibition of planning proposals and the specifications for material that must be made publicly available along with planning proposals as identified in *Local Environmental Plan Making Guideline* (Department of Planning and Environment, August 2023).
3. Consultation is required with the following government agency under section 3.34(2)(d) of the Act. The agency is to be provided with a copy of the planning proposal and any relevant supporting material and given at least 30 working days to comment on the proposal:
 - Transport for NSW (TfNSW)

PP-2025-1902 (IRF 26/3690)

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

7 April 2026.



Elizabeth Kimbell
Acting Director
Local Planning Central West and South
Department of Planning, Housing and
Infrastructure
Delegate of the Minister for Planning and
Public Spaces

PP-2025-1902 (IRF 26/3690)



Planning Proposal

Proposed Amendment to Fairfield Local Environmental Plan 2013

Rezoning of 55 Cabramatta Road East, Cabramatta from R2 Low Density Residential to RE2 Private Recreation in association with the Cabra Bowls Club

July 2026

Document Register

Proponent versions:

Version	Date	Detail	Council reference
01	30.09.2025	Initial planning proposal submitted by proponent	A675117

Council versions:

Version	Date	Detail	Council reference
01	29.01.2026	Initial planning proposal submitted by proponent in Council template for report to Council for Gateway request (Outcomes Committee 10 February 2026)	A6909731
02	14.07.2026	Post-exhibition version for report to Council for adoption (Outcomes Committee 14 July 2026)	A7126363

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Executive Summary

A planning proposal application has been submitted to Fairfield City Council for rezoning of 55 Cabramatta Road East, Cabramatta (Lot 2 DP 8012). The purpose of the proposal is to develop a future privately-owned carpark, operated in conjunction with the east adjoining Cabra Bowls Club at 82 Longfield Street, Cabramatta.

The planning proposal seeks to amend the Fairfield Local Environmental Plan (FLEP) 2013 (known as Map Amendment No. 12) to rezone the land from R2 Low Density Residential to RE2 Private Recreation. No site-specific development controls are proposed as part of the planning proposal.

The adjoining bowling club site is already zoned RE2 Private Recreation and includes several services that offer a cross section of active and passive recreational opportunities for the community. Rezoning of the subject site from R2 to RE2 will incorporate the land into the operations of the bowling club to enhance the capacity for on-site carparking.

On the 10 February 2026, Council resolved to forward the planning proposal to the NSW Department of Planning, Housing and Infrastructure (DPHI). A Gateway Determination was issued by the Department on the 7 April 2026, authorising Council to be the local plan-making authority subject to no outstanding objections during consultation stage and satisfying the s9.1 Ministerial Directions of the Environmental Planning and Assessment Act 1979.

As determined by technical reports submitted with the application, the rezoning proposal will have minimal impacts on the locality. The proposal is considered appropriate based on its consistency with the relevant state and local strategic directions, strategies and plans that apply to the Fairfield LGA, there were no objections raised during public consultation and support it will provide for provision of social and recreational services to the community of Fairfield.

It is considered that the planning proposal is consistent with the directions under the section 9.1 of the Environmental Planning and Assessment Act 1979 and satisfies the conditions of the Gateway Determination for Council to authorise the functions of the local plan-making authority under section 3.36(2) of the EP&A Act 1979.

Introduction

Background

The planning proposal seeks to amend the Fairfield Local Environmental Plan (FLEP) 2013 to rezone the site at 55 Cabramatta Road East, Cabramatta (Lot 2 DP 8012) from R2 Low Density Residential to RE2 Private Recreation.

The intention of the planning proposal is to facilitate the provision of ample parking to support the adjoining registered club operation of the Cabra Bowls Club that are under the same ownership of the land. Figure 1 below illustrates land currently under the ownership of the Club who advised has no intentions at this stage to extend the Club operations. Cabra Bowls Club acknowledge that a masterplan following a future planning proposal will be prepared should the Club decide to expand their operations.

Land Affected

The planning proposal applies to 55 Cabramatta Road East, Cabramatta (Lot 2 DP 8012). The site is currently zoned R2 and supports a single storey fibro cladded dwelling containing two (2) outbuildings, with the eastern boundary of the property adjoining the existing car park of the Cabra Bowls Club zoned RE2.

To the north are 2-storey yellow brick townhouse developments zoned R4 High Density Residential with the allowable LEP maximum height of 16 metres and R2 low density residential type dwellings to the west and south of the site. The site has a 20m frontage accessed from Cabramatta Road East (a Transport for NSW arterial road zoned SP2) representing the primary road connection for the site to Cabramatta Town Centre, Hume Highway, Cumberland Highway and areas beyond.

The rectangular allotment gradually slopes approximately 2.5m towards the north and has a total site area of 1708m². The land is not affected by any critical constraints including flooding, biodiversity or proximity to environmentally sensitive land. Figure 1 illustrates the sites context to the surrounding locality.



Part 1 – Objectives

Objective

To amend the Fairfield Local Environmental Plan (FLEP) 2013 to rezone 55 Cabramatta Road East, Cabramatta (Lot 2 DP 8012) to provide ample carparking for the adjoining Cabra Bowls Club site at 82 Longfield Street, Cabramatta.

Intended outcomes

- To amend the applicable development standards within the Fairfield Local Environmental Plan 2013 relating to the maximum height of building, floor space ratio and minimum lot size that are consistent with the RE2 Private Recreation zone.
- The purpose of the rezoning is to permit the use of the land in the form of carparking in association with the adjoining land owned by the Cabra Bowls Club at 82 Longfield Street, Cabramatta.
- To incorporate land into the operations of the adjoining club site already zoned RE2 Private Recreation zone that will sustain employment opportunities, social and recreational services that promote activity and vibrancy in the area.
- To enable future development applications over the land to be considered on its planning merits.

Proposed Amendments to the Fairfield LEP 2013

The table below describes the proposed map-only amendments to the land affected under the Fairfield Local Environmental Plan 2013 (FLEP 2013).

Exiting planning controls	Proposed planning controls
R2 Low Residential Density Zone	RE2 Private Recreation
Maximum Floor Space Ratio (FSR) of 0.45:1	Removal of FSR control consistent with the RE2 zone
Maximum Height of Building (HOB) of 9 metres	Removal of HOB control consistent with the RE2 zone
Minimum Lot Size (MLS) of 450sqm	Removal of MLS control consistent with the RE2 zone
Minimum Lot Size for Dual Occupancy (LSD) development of 900sqm	Removal of LSD control consistent with the RE2 zone

Part 2 – Explanation of provisions

Intended provisions

To achieve the objectives in Part 1, the Planning Proposal is seeking a map-only amendment to the Fairfield Local Environmental Plan (FLEP) 2013 as follows:

1. Amend the Land Zoning Map (LZN_021) to rezone 55 Cabramatta Road East (Lot 2 DP 8012) from R2 Low Density Residential to RE2 Private Recreation.
2. Amend the Lot Size Map (LSZ_021) to prescribe no minimum lot size.
3. Amend the Lot Size for Dual Occupancy Map (LSD_021) to prescribe no minimum lot size for dual occupancy developments.
4. Amend the Fairfield LEP 2013 Height of Building Map (HOB_021) to prescribe no height of building control.
5. Amend the Fairfield LEP 2013 Floor Space Ratio Map (FSR_021) to prescribe no floor space ratio control.

The intent of the proposal is to amend the applicable planning controls to be consistent with the provisions set within the RE2 Private Recreation zone adjoining the site at 82 Longfield Street, Cabramatta.

All other planning controls applying to the site will remain unchanged.

Part 3 – Justification of strategic and site-specific merit

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 proposal is not the result of any strategy or study but rather the outcome of a proposed change in the intended use of the site having recently been purchased by the Cabra Bowls Club to expand their car park to the site to support the existing operations. The site is under the same ownership to the adjoining Cabra Bowls Club and suitable for provision of a car park.

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

The proposal is considered to have an appropriate means in achieving the objectives and intended outcomes for the site. The rezoning will provide greater certainty in the long-term use for the site.

The preparation of the Fairfield LEP 2013 instrument transitioned the zoning of all land in Fairfield under the NSW Standard Instrument LEP Order 2006. The former NSW Dept. of Planning at the time directed Council to only rezone land registered clubs land that provided private recreation facilities and purposes to RE2 Private Recreation. Any residential or other use type properties not associated with the club operation, under the ownership of Clubs are to be subject to future planning proposals.

The proposal submitted in its current form was considered by the Council and the Fairfield Local Planning Panel who provided support to the proposal, noting that future expansion of the surrounding properties also owned by the Cabra Bowls Club will be subject to future planning proposals. This would need to include consideration of a masterplan to deliver suitable development/renewal of the precinct that minimises impacts on the surrounding residential neighbourhood, local and state road network.

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)?

Greater Sydney Region Plan 'A Metropolis of Three Cities'

The Greater Sydney Region Plan released in March 2018 establishes a comprehensive vision, goals, strategies and actions for developing Greater Sydney by 2056.

The plan identifies 10 key directions within a framework based on the core themes of liveability, productivity and sustainability supported by objectives and indicators to implement the Plan. The proposal is aligned specifically with objectives 6 and 7 of the Plan to rebalance the changes in growth, ensuring the benefits are shared equally where residents are within each of jobs, services and public spaces.

With changing demographics, the distribution of services and infrastructure required in neighbourhoods including social and recreational facilities will be supported by the rezoning of the land for private recreation purposes, including connecting people in this setting.

The draft Sydney Plan

The draft Sydney Plan was exhibited until 27 February 2026 and is the State's next 20-year strategic land use plan to direct future growth of the Sydney region, focusing on 12 key actional responses focusing on better Aboriginal community outcomes, housing choices, well located places aligned with growing populations, infrastructure and employment opportunity whilst protecting the natural environment. While the proposal is not a result of a direct response to the draft Sydney Plan, it supports Fairfield by providing social spaces and recreational services enhancing the quality of life in a more vibrant City.

Western City District Plan

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 it 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	The Cabra Bowls Club currently provides services and social infrastructure to meet the needs in changing growing populations.
W4: Fostering healthy, creative, culturally rich and socially connected communities	
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	Not applicable.
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	The amendment will contribute to maximising opportunities for the growing economy of Fairfield City.
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	Any future development of the site for carparking purpose will need to be accompanied by stormwater and waste management plans.
A Resilient City – Adapting to a Changing World	
W20: Adapting to the impacts of urban and natural hazards and climate change	The land is not affected by any natural hazards.

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 relevant 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 existing registered Club in association with the land provides access to services and infrastructure to support healthy and active community through recreation services.

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 provision of additional Club related car parking will improve parking in the immediate area and reduce the demand for on-street parking as well as improving traffic flow on Cabramatta Road East and surrounding streets.
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 consolidation of a relatively small and underutilised site with a well-established community facility being the bowling club, which subsequently will support employment and job opportunities aligned with the Club.
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	Whilst the Planning Proposal results in the loss of one residential allotment, this does not represent a significant reduction for potential future housing stock in the City.
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	The proposal is a logical and convenient extension of an existing employment generating land use being the Club with all necessary infrastructure being available. The site is constraint free and does not propose

technological developments	additional burdens on existing and planned growth within the area.
Theme 3: Environmental sustainability	
8. Protect areas of high natural value and environmental significance and improve the health of catchments & waterways 9. Realise the Parkland City Vision 10. Adapt to natural hazards and environmental impacts	The subject site is not affected by environmentally hazard and PSI prepared for the proposal suitable for rezoning from R2 to RE2. There are opportunities to enhance tree planting to help mitigate exposure to heat.
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	The proposed uses of the land will enable future DAs associated with the Club to meet the growing demands for club related facilities within the wider community.
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 generally aligns with the broader planning framework for the locality and community aspirations in being able to access a well located private recreation facility.

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

Not applicable. All references made in this report demonstrate consistency will all relevant applicable State, regional and local strategies and plans, both draft and adopted.

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 impact any threatened species or biodiversity considerations.
SEPP 21 (Exempt and Complying Development Codes) 2008	Consistent.	The proposal does not contain provisions that contradict or hinder the application of the SEPP.
SEPP (Housing) 2021	Consistent.	The Low and Mid-Rise Housing (LMR) Policy applies to part of the land under the State Environmental Planning Policy (Housing) 2021 (Housing SEPP). The LMR provisions that currently apply to the land permit dual occupancy development within the R2 zone with non-discretionary standards within the LMR Housing SEPP for land up to 450m2 with 12m frontage. Based on

SEPP Title	Consistency	Planning Proposal
		the lot width of 55 Cabramatta Road East being 20m, the land will be able to only achieve a maximum of two (2) dwellings on the land. This minor change will have a negligible impact on the capacity of land available for future additional housing and delivery of housing targets for the City Further, the change is justified as part of the strategic planning framework as the rezoning meets both local and state objectives of providing diverse infrastructure and services to meet the changing needs of the community.
SEPP (Industry and Employment) 2021	Not applicable.	The site is not located within the specified Precincts.
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 (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 site is not located within the specified Precincts.
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 at DA 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 DA stage.
SEPP (Transport and infrastructure) 2021	Consistent.	No comments/objections were received from TfNSW to the planning proposal. More detailed assessment of traffic matters and referral of the proposal to relevant state agencies will be undertaken at DA 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 this planning proposal.
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 proposal is a map only amendment to planning controls within the FLEP 2013 for the intended use of the site and does not propose any site-specific provisions.
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	Consistent.	The proposal does not seek to alter clause 4.6 of the FLEP 2013 or any equivalent provision to any other planning instrument.

Section 9.1 Direction No. & Title	Contents of Section 9.1 Direction	Comply	Planning Proposal
	Environmental Plan (Standard Instrument LEP) or an equivalent provision of any other environmental planning instrument, are only applied in limited circumstances.		
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 located within the specified Precinct.
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 is not located within proximity of a Conservation Zone.
3.2 Heritage Conservation	To conserve items, areas, objects and places of environmental heritage significance and indigenous heritage significance.	Consistent.	The subject site is not heritage listed nor within a heritage conservation area. The proposal considers the environmental and built heritage 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,	Consistent.	The site is currently devoid of urban bushland,

Section 9.1 Direction No. & Title	Contents of Section 9.1 Direction	Comply	Planning Proposal
	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.		Landscaping measures will be required with future development for carparking purposes.
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	Consistent.	The site is not within a Drinking Water Catchment.

Section 9.1 Direction No. & Title	Contents of Section 9.1 Direction	Comply	Planning Proposal
	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.		
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 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	Consistent.	The subject site not within the flood planning area.
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	Consistent.	The site is not mapped as bush fire prone land.

Section 9.1 Direction No. & Title	Contents of Section 9.1 Direction	Comply	Planning Proposal
	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.		
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.	The preliminary site investigation in Appendix C finds that the site is suitable to be rezoned to RE2 Private Recreation. Any proposal for demolition and earthworks to the site will require detailed site investigations and if required consideration of remediation measures at DA 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	Consistent.	The land has access to existing services and jobs in proximity to public and private transport connecting Hume Highway. The State classified road provides greater access and suitable location to surrounding regional areas

Section 9.1 Direction No. & Title	Contents of Section 9.1 Direction	Comply	Planning Proposal
	housing, jobs and services by walking, cycling and public transport, and (b) increasing the choice of available transport and reducing dependence on cars, and (c) reducing travel demand including the number of trips generated by development and the distances travelled, especially by car, and (d) supporting the efficient and viable operation of public transport services, and (e) providing for the efficient movement of freight		of Sydney.
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	Consistent.	The site is not located in proximity to a regulated airport or defence field.

Section 9.1 Direction No. & Title	Contents of Section 9.1 Direction	Comply	Planning Proposal
	that the development is not adversely affected by aircraft noise.		
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 giving consideration to 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	Justified.	The proposal will result in the reduction of a residential land being rezoned to RE2 Private Recreation. The reduction of R2 land covering 1,708m ² is considered to be of minor significance and not result in significant impact on the provision of future housing stock for the LGA. The amendment will result in a compatible use with

Section 9.1 Direction No. & Title	Contents of Section 9.1 Direction	Comply	Planning Proposal
	environment and resource lands.		adjoining Cabra Bowls Club.
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) protect employment land in employment zones, and (c) support the viability of identified centres	Not applicable.	The land has not been identified for rezoning to employment lands. In general rezoning to RE2 will help support the operations and employment generated by the existing bowling club.
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.	Not relevant to the planning proposal.
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.

Section 9.1 Direction No. & Title	Contents of Section 9.1 Direction	Comply	Planning Proposal
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 rural land • Support the delivery of the actions outlined in the NSW Right to Farm Policy.	Consistent.	The site is not rural land and the existing and proposed zoning would not result in land use conflicts for rural areas.
9.3 Oyster Aquaculture	(a) ensure that 'Priority Oyster Aquaculture Areas' and oyster aquaculture outside such an area are adequately considered when preparing a planning proposal, and	Consistent.	The land is not within or near a Priority Oyster Aquaculture Area.

Section 9.1 Direction No. & Title	Contents of Section 9.1 Direction	Comply	Planning Proposal
	(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.		

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 provides an overview of potential contamination, parking and noise considerations that are relevant to the proposal.

Contamination – The preliminary site investigation report in Appendix C does not identify any contamination notice or orders relating to the site to pose a risk for sources of contamination on the land to require further assessment under the planning proposal. The identified history, regulatory records, and investigations undertaken suggest that the site was largely used for residential occupancy including a period of localised agriculture, localised structure removal, and keeping of unknown belongings.

The land is therefore considered suitable to be rezoned to RE2 Private Recreation. A detailed site investigation would be prepared as part of any future development application. If these investigations reveal any evidence of contamination, conditions of consent would be applied requiring remedial actions and/or management measures to support proposed future development of the site.

Traffic and Parking – The intended outcome of the proposal to provide approximately 45-50 car parking spaces to support the existing operations of the Club is supported by a Traffic Report in Appendix C of the report.

The traffic report indicates that the PP will not result in additional traffic generation on the surrounding road network and additional car parking is not required to accommodate the any increase of the use of the Club but rather complement existing parking arrangements by providing ample parking for activities associated with the Clu.

Noise impacts on sensitive receivers – The applicant has prepared an acoustic assessment to consider the potential impacts associated with the site being developed as an at-grade carpark. The report concludes that the land is suitable to be rezoned for the purpose of accommodating an at-grade carpark based on the applicable project noise criteria established for the Club. This matter will be considered in more detail under a future DA for the at-grade carparking having regard to interface with surrounding residential development.

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

The proposal in its current form contributes to an improved level of recreational and social benefits to the wider community.

There is a separation (carparking and bowling greens from the gaming area) in the current layout of the Club site. The application is not accompanied by any proposal to increase the operations of the existing Club. In the event that the site was linked to expansion of the club, it will require a detailed assessment and masterplan to address potential impacts of development on the surrounding area, this would include an assessment of social impacts.

The rezoning of the site will strengthen the Club's existing ability to support a range of the social, cultural and sporting activities for the surrounding area.

Section D – Infrastructure: Local, State and Commonwealth

Is there adequate public infrastructure for the planning proposal?

Utilities and Services

The subject site is in an area which is well serviced by existing infrastructure in the established developed area of Cabramatta. The locality is provided with all necessary utilities and public infrastructure including water, energy, telecommunications and transport services.

Public transport

The site is located nearby the route of the S1 Cabramatta to Lansvale bus loop (operating Mon-Fri between 7am-4pm) that connects to Cabramatta train station. This service mean that the site has good access to public transport and broader public transport network including passenger train stations located at other regions of Sydney including Liverpool, Fairfield and Cabramatta Town Centre in the immediate vicinity.

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?

The Gateway Determination required Council to consult with TfNSW who raised no objections to the proposal

TfNSW will also have the opportunity to comment on the development at lodgement of a future development application as required under the State Environmental Planning Policy (Transport & Infrastructure) 2021.

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.

To achieve the objectives of the Planning Proposal, FLEP 2013 will be amended as follows:

1. Amend the Land Zoning Map (LZN_021) to rezone 55 Cabramatta Road East, Cabramatta (Lot 2 DP 8012) from R2 Low Density Residential to RE2 Private Recreation.
2. Amend the Lot Size Map (LSZ_021) to prescribe no minimum lot size to the subject land.
3. Amend the Lot Size for Dual Occupancy Map (LSD_021) to prescribe no minimum lot size for dual occupancy developments applicable to the subject land.
4. Amend the Height of Building Map (HOB_021) to prescribe no height of building control to the subject land.
5. Amend the Floor Space Ratio Map (FSR_021) to prescribe no floor space ratio control to the subject land.

The intention of the map-only amendment is to ensure the site is consistent with the adjoining RE2 zone for amalgamations to facilitate the future development for the purpose of car parking to support the Cabra Bowls Club operations.

Appendix B 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 of the EP&A Act 1979 and the Gateway conditions, the planning proposal was on public exhibition from 13 April 2026 to 22 May 2026 for a period of 30 working days to align community and state agency consultation.

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

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

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

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	February 2026
2	Council decision	- Assessment by Council. (including LEP Panel) - Advice to Council	March 2026
3	Gateway determination	- Prepare draft controls for Planning Proposal - Update report on Gateway requirements	March 2026
4	Pre-exhibition	In accordance with Council resolution and conditions of the Gateway Determination.	April 2026
5	Commencement and completion of public exhibition period	Notification letters to Government Agencies as required by Gateway Determination	May 2026
6	Consideration of submissions	Under the Gateway Determination issued by DPI&E public hearing is not required.	June 2026
7	Post-exhibition review and additional studies	Assessment and consideration of submissions	July 2026
8	Submission to the Department for finalisation (where applicable)	Includes assessment and preparation of report to Council	August 2026
9	Gazettal of LEP amendment	Covering possible changes to draft Planning Proposal considering community consultation	September 2026
Estimated Time Frame			28 weeks (estimated 140 days)

Conclusion

The planning proposal seeks to amend the Fairfield Local Environmental Plan (FLEP) 2013 to rezone 55 Cabramatta Road, Cabramatta (Lot 2 DP 8012) from R2 Low Density Residential RE2 Private Recreation.

The amendment aims to provide ample car parking to support the adjoining Cabra Bowls Club, both under the same ownership of the land at 82 Longfield Street, Cabramatta.

The rezoning will facilitate the redevelopment of the underutilised site and help to reduce demand for on street carparking in the surrounding area and support recreational and employment opportunities for the local community.

Appendices

Appendix A – Gateway Determination issued 7 April 2026

Appendix B – Maps

B.1 Current and proposed maps

Appendix C – Application supporting documents (separately available)

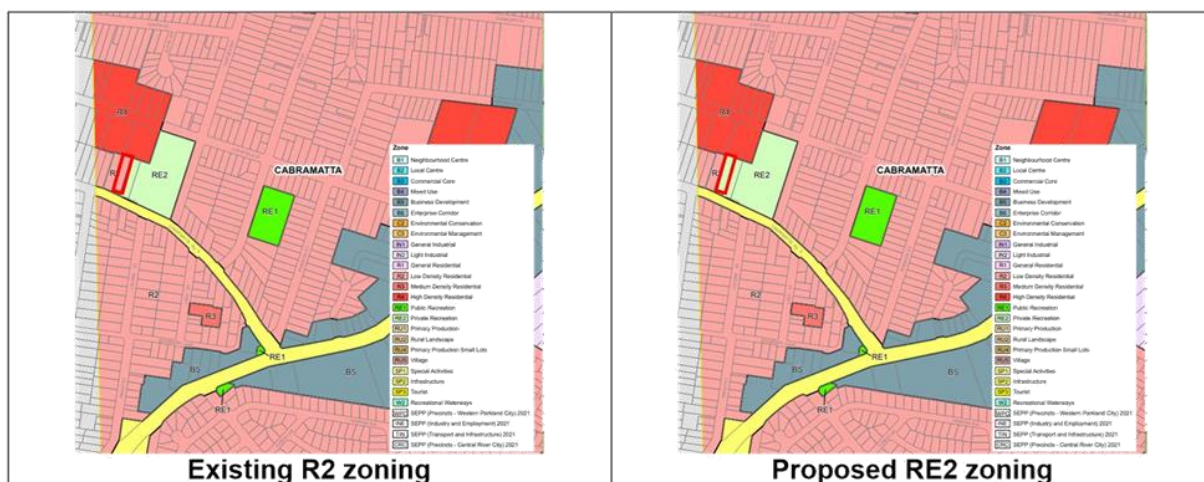
- C.1 Planning Proposal Report – Michael Ryan
- C.2 Traffic Report – Positive Traffic
- C.3 Acoustic Report – Acoustic Logic
- C.4 Preliminary Site Investigation Report – Thrive Environmental Pty Ltd

Proposed Map Amendments

55 Cabramatta Road East, Cabramatta

1. Land Zoning

Amend the Land Zoning Map (LZN_021) to rezone 55 Cabramatta Road East, Cabramatta from R2 Low Density Residential to RE2 Private Recreation.



2. Minimum Lot Size

Amend the Lot Size Map (LSZ_021) to prescribe no minimum lot size.

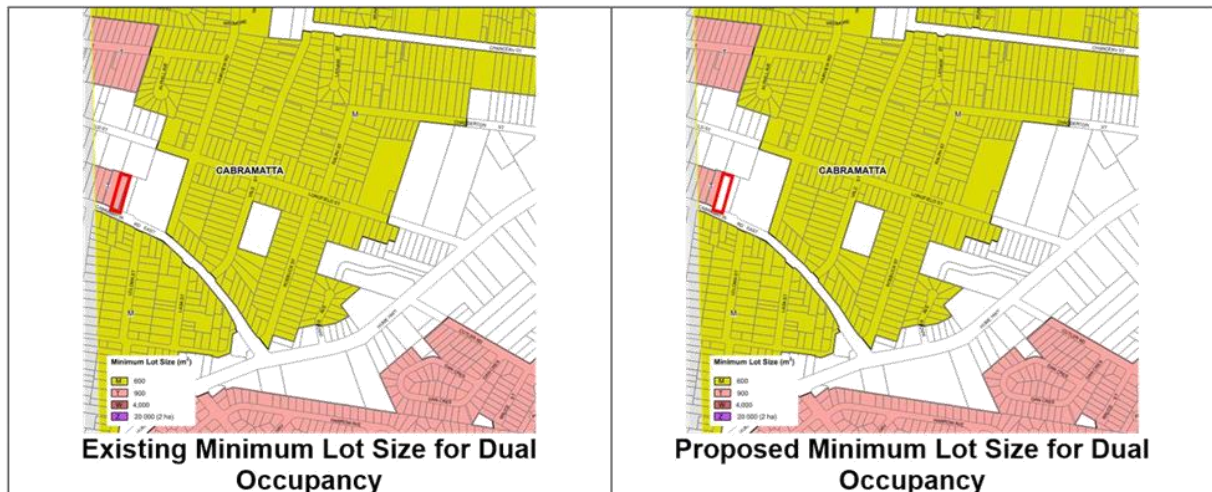


Proposed Map Amendments

55 Cabramatta Road East, Cabramatta

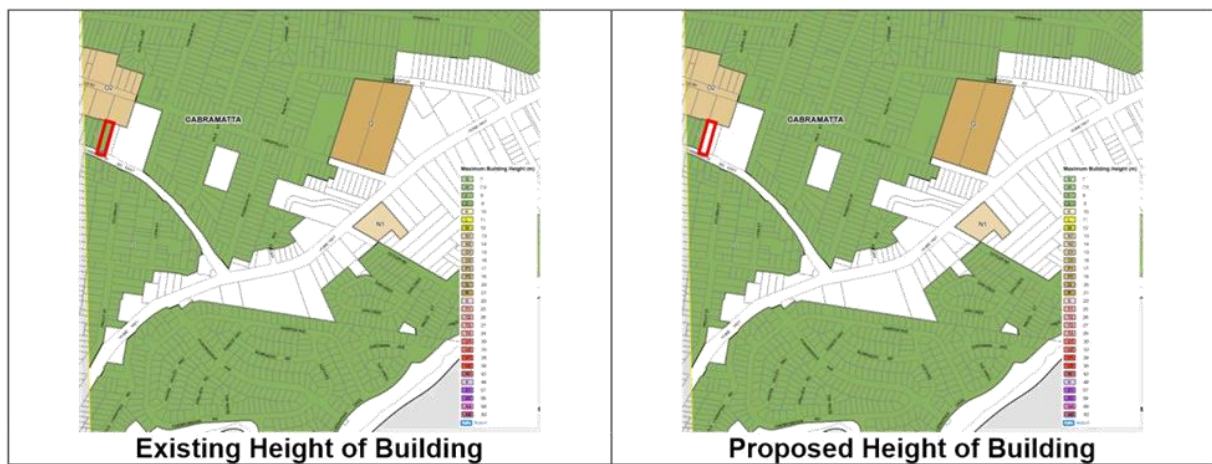
3. Minimum Lot Size for Dual Occupancy development

Amend the Lot Size for Dual Occupancy Map (LSD_021) to prescribe no minimum lot size for dual occupancy developments.



4. Maximum Height of Building

Amend the Height of Building Map (HOB_021) to prescribe no height of building control.



Proposed Map Amendments

55 Cabramatta Road East, Cabramatta

5. Maximum Floor Space Ratio

Amend the Floor Space Ratio Map (FSR_021) to prescribe no floor space ratio control.



OUTCOMES COMMITTEE

Meeting Date 14 July 2026

Item Number. 62

SUBJECT: Public Exhibition - Draft Local Approvals Policy - Use of Public Land in Town Centres
Premises: Not Applicable
Applicant/Owner: Not Applicable
Zoning: E1 – Local Centre
E2 – Commercial Centre
MU1 – Mixed Use
RU5 – Village

FILE NUMBER: 25/15403

REPORT BY: Elizabeth Workman, Senior Strategic Land Use Planner

RECOMMENDATION:

That:

1. The Draft Local Approval Policy - Use of Public Land in Town Centres (Attachment A of the report) be placed on public exhibition for a period of 42 days in accordance with the requirements of the Local Government Act 1993.
 2. Council adopt the Local Approval Policy – Use of Public Land in Town Centres (Attachment A of the report), should no submissions be received during the public exhibition period that require changes to the Draft Policy.
 3. Council endorse issuing of local approvals for smaller scale events and activities in town centres the subject of the Draft Policy without charging an approval fee.
 4. A further report be submitted to Council should submissions received during the public exhibition period result in recommended changes to the Draft Policy.
-

SUPPORTING DOCUMENTS:

AT-A ↓	Draft Local Approvals Policy - Use of Public Land in Town Centres	48 Pages
AT-B ↓	Local Activity Approvals - June 2025 to June 2026	2 Pages
AT-C ↓	Approval Pathway Framework for Local Activities on Council Owned Land	1 Page

CITY PLAN

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

SUMMARY

The recommendations of this report facilitate the public exhibition and implementation of a Town Centre Local Approvals Policy (LAP) for events and activities on public land, including road reservations (footpaths), within various town centres of the City.

The proposed LAP arises from an independent audit by Milestone Planning in 2025 that identified the need for:

- More streamlined requirements for processing local activities that are minor in nature or have minimal impact on the amenity and other activities in town centres. These should be processed and approved by Council's Place Management team.
- Establish a clear framework for delineating more complex local activity applications that need to be submitted over the NSW Planning Portal for assessment by Council's Development Assessment team.
- Clarify the assessment process for the community for smaller scale local activities in town centres including documents that need to be submitted to achieve a quick turnaround of applications.

The proposed LAP addresses the issues raised and provides the assessment framework for the Place Management Team to determine simple, non-controversial, low-risk activation of public space in the town centre such as busking, small performances, A-frame signs, decorative displays, health stalls and community stalls, without forcing every applicant through the Planning Portal pathway.

As Council would be aware, a LAP is already in place for the Fairfield Showground that streamlines the approvals process for events and activities at the Showground. The proposed LAP functions similarly and will apply to the various town centres of the City.

Any other activities or events that are more complex, large in scale, commercial, food related, traffic and noise sensitive, requiring technical assessment and reports, or outside the listed criteria of the proposed LAP will continue to be assessed through the Planning Portal and Development Planning process.

It is recommended that the proposed Local Approval Policy - Use of Public Land in Town Centres (Attachment A of the report) be placed on public exhibition. A further report be submitted to Council should submissions received during the public exhibition period result in recommended changes to the proposed LAP.

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Background

The NSW Local Government Act 1993 and Roads Act 1993 set out when approval is needed from Council before certain activities can be carried out on Council owned land, including local roads and road reserves.

Section 68 of the Local Government Act 1993 also allows Council to develop its own Local Approvals Policy (LAP). This policy would set out the rules and criteria for when local activities are allowed and what requirements must be met.

In accordance with Fairfield City Council's Schedule of Reviews for 2024, a review was undertaken by Milestone Consulting to assess and examine the efficiency and accuracy of Council's assessment of local approvals issued by Council under the subject Acts.

In May 2025, a report was considered by Council's independent Audit, Risk and Improvement (ARIC) Committee that acknowledged the findings of the review and the following 2 key recommendations:

1. Prepare a Local Approvals Policy to guide Council's Place Management team in managing the use of public land. The policy will clearly identify which activities may be exempt from requiring approval and set out the assessment criteria for activities that do.
2. Establish a clear framework to determine which applications will be assessed by the Place Management team and which applications will be referred to the Development Assessment team via the NSW Planning Portal for assessment.

Following consultation with the applicable internal Council departments including Place Management, Economic Development, Development Assessment and Governance, the above recommendations have been addressed through the development of the attached Draft Local Approvals Policy - Use of Public Land in Town Centres (Attachment A).

Purpose

The purpose of the proposed LAP is to clarify the approval pathway for activities and events that will be assessed by Council's Place Management team and provides all relevant information within 1 document to ensure assessment and approval is clear and transparent.

The proposed LAP will apply to following 8 town centres and be subject to a range of specified criteria (set out in the Policy) being met:

- Fairfield City Centre
- Fairfield Heights Town Centre
- Cabramatta Town Centre
- Bonnyrigg Town Centre
- Canley Vale Town Centre
- Canley Heights Town Centre
- Villawood Town Centre
- Horsley Park Village

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These centres have been identified because they are the main focus for the types of small-scale events and activities and have spaces where pro-forma assessment criteria can be applied.

How it works

The proposed LAP has been prepared in accordance with the provisions of the Local Government Act 1993 and includes the following three mandatory parts:

- Part 1 - Exemptions – specifies the circumstances (if any) in which a person is exempt from the necessity to obtain a particular approval of Council.
- Part 2 - Criteria – specifies the criteria (if any) which the Council must take into consideration in determining whether or not to grant an approval to a particular activity.
- Part 3 - Other Matters – specifies other matters relating to approvals not dealt with by the LG Act or Regulations, including information on the application process and supplementary documentation.

Under the provisions of the proposed LAP, there will be no activities listed as exempt from approval in Part 1 of the Policy. Consequently, all activities will be considered under Part 2, meaning they will need to meet the specified criteria contained in Part 2 and Part 3 of the proposed LAP to gain approval by Council's Place Management team. Applications that do not meet the specified criteria will require approval via the NSW Planning Portal.

The proposed LAP (Attachment A) has been prepared with input from the relevant sections of Council and will apply to the following activities within the above 8 town centres:

1. Busking - For Fee or Reward, Play a Musical Instrument or Sing.
2. Direct or procure a theatrical, musical or other entertainment for the public (Minor Impact).
3. Set Up, Operate or Use a Loudspeaker or Sound Amplifying Device or Deliver a Public Address.
4. A-frame Signage.
5. The temporary erection, hanging or display of materials to recognise a cultural, religious or community event or special occasion.
6. Use a Standing Vehicle or Temporary Stall or Other Article for the purpose of conducting free health assessments in a public place.
7. Use a Standing Vehicle or Temporary Stall or Other Article to Undertake Fundraising or community services/education for a Non-Commercial Organisation or Community Group.

Examples of where assessments and approvals will be through Council's Place Management team are as follows:

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- NSW Cancer Council fundraiser
- RUOK? Day - outreach activity with information, fun activities, snack giveaway
- Breast Screen NSW
- Outreach activity - giveaway of hot meal to people in need
- Christian outreach through song/activities
- Fundraiser through music for Vietnamese refugees
- Advocating for Stateless refugees in Thailand through information stall and musical performances
- Distribution of flyers to promote free community mediation classes
- Elder Abuse Awareness Day information stall

Higher impact activities which typically involve preparation of additional technical reports around traffic, noise, food will continue to require determination by the Development Assessment team through the NSW Planning Portal. These activities fall outside the Draft Policy and include activities such as:

- Cabramatta Moon Festival
- Remembrance Day Service
- Anzac Day Dawn Service
- Victory in the Pacific March and Commemoration Service
- Lao New Year Festival
- Rotary Carols at Horsley Park
- Italian Republic Day
- Annual Khmer New Year Festival
- SES Open Day
- Fairfield Soccer Cup

Attachment B to this report provides a larger sample of the activities that have been approved under Section 68 of the Local Government Act 1993 over the last 12 months and the relevant approval pathway that will apply.

The proposed LAP has been prepared in accordance with the NSW Local Government Act and the Local Government (General) Regulation 2021 and aims to improve the procedural transparency of Council's decision-making processes associated with approval of activities and events.

Relationship to Existing Council Policies

The proposed LAP (Attachment A) refers to 3 existing Council Policies being:

1. Busking Policy No. 0-123.
2. Display of Goods and Materials on Public Domain No. 0-065.
3. Outdoor Dining Policy No. 0-064.

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Provisions of the Busking Policy that are relevant to busking proposals in town centres have been incorporated into Appendix A and B of the proposed LAP to consolidate all information within 1 document for ease of reference. The existing Busking Policy will remain as a stand-alone document for busking proposals outside of the 8 own Centres covered by the proposed LAP.

Provisions within the proposed LAP to permit A-frame signage will override the current provisions of Council's Display of Goods and Materials on Public Domain Policy which prohibits A-frame signage. The inclusion of proposed controls for A-frame signage will allow Council's Place Management team the ability to effectively control this form of signage in the centres. A-frame signage will be prohibited throughout the remainder of the LGA

Council's Outdoor Dining Policy will be retained and apply to outdoor dining proposals throughout the LGA as this activity is not covered by the provisions of the proposed LAP.

Administration and Payment of Fees

To assist applicants and streamline the approvals process, the Policy sets out an Assessment Pathway Framework (Attachment C), which delineates the responsibilities of Place Management and Development Assessment in relation to local approval applications for activities and/or events on Council owned land.

It is noted that for many years, applicants for smaller scale events and activities in the town centres have not been charged a fee for approval of local activity applications. This includes applications submitted by not-for-profit organisations (eg. providing breast screening) and individuals (eg. busking).

The Milestone audit recommended that Council consider charging an administrative fee for all local approval applications. As per the recommendation to this report, in the interests of supporting services provided by not-for-profit organisations, culture activities and vibrancy in the town centres, Council's Place Management team support continuation of the current practice of not charging fees for smaller scale events/activities covered by the Policy.

More complex, larger scale activities lodged over the planning portal to be assessed by Council's Development Assessment team will continue to be charged fees in accordance with Council's fees and charges policy.

Consultation and Timing

Section 160 of the LG Act requires the proposed LAP to be publicly exhibited. The public notice must specify a period of not less than 42 days (after the date on which the proposed LAP is placed on public exhibition), during which time submissions may be made to the Council.

Following public exhibition, a further report will be prepared to enable Council to consider submissions received during the 42-day period. If no submissions are received the recommendation of this report enable the proposed LAP to commence without a further report to Council.

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The proposed LAP does not need to be referred to the Department of Local Government for endorsement as there are no activities listed as exempt under the proposed LAP.

Economic and Social Implications

The proposed LAP aims to promote and encourage recreational, social, cultural and not-for-profit community activities on public land within identified town centres that enhance the vitality of those centres thereby promoting local economic viability and social well-being.

Financial Implications

There are no direct financial implications for Council in adopting the recommendations in this report, however, it should be noted that under the provisions of the proposed LAP there will be no fees required for the lodgement, assessment and processing of applications submitted under the Policy. The finalised Policy is aimed at creating a streamlined and efficient process for Council and the community.

Risk Management

The proposed LAP applies to the regulatory functions of Council to grant approvals under Section 68 of the Local Government Act, 1993 and Part 9 of the Roads Act 1993. Publicly exhibiting the proposed LAP will allow the community to review it and provide input prior to finalisation.

CONCLUSION

The proposed Local Approvals Policy for Use of Public Land in Town Centres has been prepared to achieve a transparent and streamlined approval process for lodgement and assessment of applications under Section 68 of the Local Government Act and Part 9 of the Roads Act 1993.

The proposed LAP aims to facilitate a harmonised approach to the use of public domain areas across 8 town centres within Fairfield City and establishes a clear framework for the assessment responsibilities of Council's Place Management and Development Assessment teams.

This report recommends that the proposed LAP be publicly exhibited for 42 days. A further report will be submitted to Council informing of the contents of any submissions that require amendments to the proposed LAP. If no submissions are received the recommendation of this report enable the proposed LAP to commence without a further report to Council.

OUTCOMES COMMITTEE

Meeting Date 14 July 2026

Item Number. 62

Elizabeth Workman
Senior Strategic Land Use Planner

Authorisation:
Executive Strategic Planner
Manager Strategic Land Use Planning
Director City Strategy

Outcomes Committee - 14 July 2026

File Name: **OUT14072026_3.DOCX**
***** END OF ITEM 62 *****

FAIRFIELD CITY COUNCIL – Strategic Land Use Planning

POLICY NO 0-164

Use of Public Land in Town Centres –
Local Approvals Policy

Use of Public Land in Town Centres

Local Approvals Policy

FOR LOCAL ACTIVITY APPLICATIONS
SUBMITTED TO FAIRFIELD CITY COUNCIL
PLACE MANAGEMENT DIVISION



FAIRFIELD CITY COUNCIL – Strategic Land Use Planning

POLICY NO 0-164

Use of Public Land in Town Centres –
Local Approvals Policy

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FAIRFIELD CITY COUNCIL – Strategic Land Use Planning

POLICY NO 0-164

Use of Public Land in Town Centres –
Local Approvals Policy

SECTION 1 - INTRODUCTION

1.1 BACKGROUND & HOW THIS POLICY WORKS

This Policy is called *Use of Public Land in Town Centres - Local Approvals Policy* (the Policy) and has been prepared in accordance with the provisions of Chapter 7 Part 3 of the Local Government Act 1993 and Part 9 – Regulation of works, structures and activities of the Roads Act 1993.

The purpose of the Policy is to supplement provisions of the Local Government Act, Local Government (General) Regulation 2021 (the Regulations) and Roads Act 1993 by preparing a local policy which applies to activities on Council owned land within identified Town Centres.

Activities included within this Policy are considered to be of a minor nature with minimal or no impact on the surrounding environment and neighbourhoods.

The Policy consists of the following three parts as required under the Local Government Act 1993 that also cover relevant requirements for issuing an approval under Part 9 of the Roads Act 1993 primarily Divisions 1 - Use of Roads for food or drink premises, 3 – Other works and structures & 4 Road events.

- **Part 1: Activities Exempt from Approval** – Specifies the circumstances in which a person or community group would be exempt from the necessity to obtain a particular approval of Council to carry out an activity on the land. Under the provisions of this Policy there are no activities that are exempt from approval;
- **Part 2: Activities that Require Council Approval and Assessment Criteria** - Specifying the activities Council will consider giving an approval for and the criteria which Council must take into consideration in determining whether to give or refuse an approval for a person to carry out an activity on the land; and
- **Part 3: Other Matters Relating to Approval** - Specifying other matters relating to approvals that need to be provided by applicants or considered in the planning of an activity.

This Policy is intended for use by Council's Place Management Division in the assessment of applications lodged directly with Council online. This Policy removes the requirement for lodgement of an application for approval under Section 68 of the NSW Local Government Act 1993 and Part 9 of the Roads Act 1993 through the NSW Planning Portal, for assessment by Council's Development Planning Division.

1.2 OBJECTIVES

This policy seeks to:

- a) Encourage recreational, social, cultural and not-for-profit community activities on public land within identified town centres that enhance the vitality of those centres;
- b) Support and encourage activities on public land whilst ensuring public safety, amenity and public property are protected;
- c) Establish a clear, consistent and transparent framework for activities and outline the criteria for those activities where approval is required without adversely impacting on the amenity of Centres or surrounding neighbourhoods; and
- d) Ensure Council's approvals criteria and processes are readily accessible and understandable to the community.

FAIRFIELD CITY COUNCIL – Strategic Land Use Planning

POLICY NO 0-164

Use of Public Land in Town Centres –
Local Approvals Policy**1.3 LAND TO WHICH THIS POLICY APPLIES**

This Local Approval Policy applies to all Council owned land (including road reservations) in Council's care and control within the business/commercial areas of the following town centres:

- Fairfield City Centre;
- Fairfield Heights Town Centre;
- Cabramatta Town Centre;
- Canley Heights Town Centre;
- Canley Vale Town Centre;
- Bonnyrigg Town Centre;
- Villawood Town Centre; and
- Horsley Park Village.

This Policy does not apply to land outside these town centres that is owned/managed by Council including parks/reserves that are zoned for public recreation purposes. Applications for activities outside the town centres listed above will need to be lodged via the NSW Planning Portal.

1.4 RELATIONSHIP TO OTHER COUNCIL ADOPTED POLICIES

Council also has three (3) other Policies which consider the approval of certain activities on land owned/managed by Council in the above town centres. These are:

Busking Policy No. 0-123

The provisions of Council's Busking Policy are relevant to this Policy and any approval under this Policy will also need to meet the requirements of Council's Busking Policy No. 0-123. Relevant provisions of the Busking Policy are outlined in Appendix A and B of this Policy.

Outdoor Dining Policy No. 0-064

Applications for outdoor dining associated with an approved food and drink premises are not covered by this Policy. Despite outdoor dining being permitted without the need for a development application under the provisions of Schedule 2 of Fairfield LEP 2013 an approval under Section 68 of the NSW Local Government Act, 1993 is required. These applications are lodged through the NSW Planning Portal. Please contact Council's Duty Planner on 9725 0222 for further information.

Display of Goods and Materials on Public Domain No. 0-065

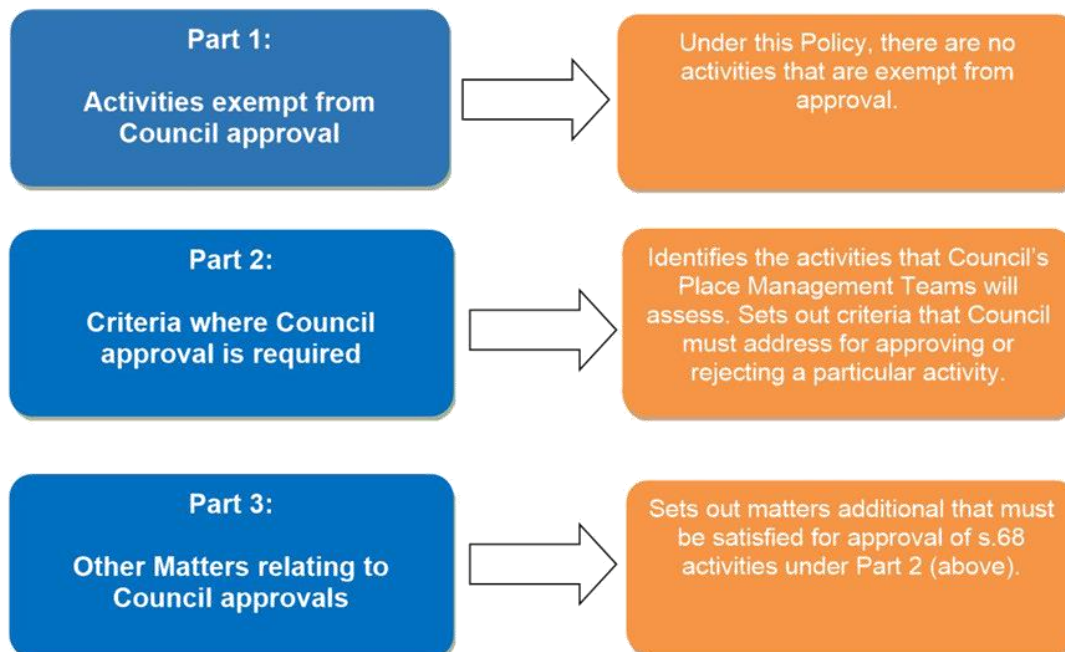
A-frame signage and temporary decorative shopfront displays proposed within one of the identified town centres may be covered by the provisions of this Policy.

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1.5 POLICY STRUCTURE - SECTION 2 PARTS 1, 2 & 3



Part 1 - There are no activities that are exempt from the approval of Council.

Part 2 - Details the circumstances in which an application for approval is required, and Council's Place Management Division is the determining authority for issuing an approval under Section 68 of the Local Government Act and Part 9 of the Roads Act for identified activities. All applications considered "higher impact" that require the submission of technical reports such as traffic and noise management plans are required to be submitted through the NSW Planning Portal for assessment by Council's Development Planning Division. The following flow diagram shows how the above processes work.

Part 3 - Outlines all other matters relating to gaining an approval from Council for activities listed under Part 2 of the Policy. This includes the following matters:

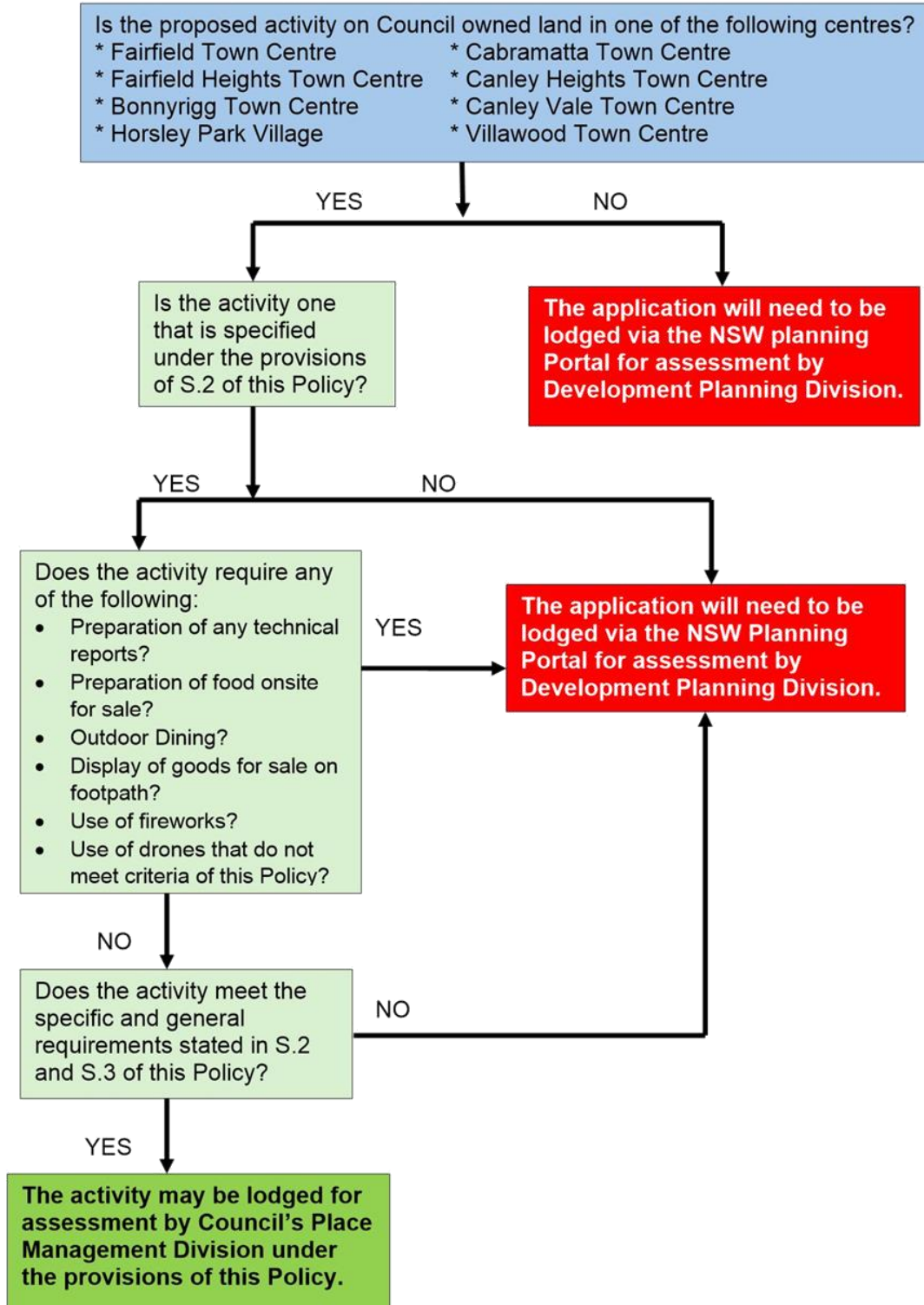
- Access for Emergency Services
- Accessibility
- Animal Management
- Lighting
- Safety & Security
- Waste Management
- Work Health and Safety
- Application Process; and
- Information to be submitted

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1.6 APPROVAL PATHWAY FRAMEWORK FOR LOCAL ACTIVITIES



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This policy has been prepared to address other relevant legislation, including (but not limited to):

- *Environmental Planning and Assessment Act 1979*
- *Local Government Act 1993*
- *Roads Act 1993*
- *Local Government (General) Regulation 2005*
- *Fairfield Local Environmental Plan 2013*
- *Occupational Health and Safety Regulation 2001*
- *Protection of the Environment Operations Act 1997*
- *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008*
- *Children's Guardian Act 2019*
- *Children's Guardian Regulation 2022 – Authority to employ children*
- *Work Health and Safety Act 2011*

1.8 ROLE OF COUNCIL

Council has two roles in considering activities on public land covered by this Policy:

1. Land Owner or in Care/Control - Council will enter into an agreement with applicants for approved activities at the identified locations. The requirements and conditions for these agreements are set out in Part 2 and Part 3 of this Policy; and
2. Determining Authority - Council also has a regulatory role in approving or refusing certain activities under s.68 of the Local Government Act and Part 9 of the Roads Act within Town Centres.

1.9 ACTIVITIES THAT WILL NOT BE CONSIDERED

Council will not consider the following activities within its Town Centres:

- Activities that do not comply with relevant local, state and/or federal legislation;
- Activities that have the potential for an adverse impact on the community;
- Activities or information that are offensive or display offensive content; or
- Activities that are considered to incite hatred or vilification against specific community groups or individuals.

Specifically, Council will not consider:

- Political canvassing that is not related to an official local, state or federal election campaign;
- Religious preaching or promotion;
- Commercial fundraising and promotion will not be permitted under the provisions of this Policy. NSW Fair Trading is the primary authority that enforces charity fundraising legality and licensing in NSW under the *Charitable Fundraising Act 1991*; or
- Freestanding signage including but not limited to tear drop banners, corflutes, poster displays unless otherwise include under the provisions of this Policy.

1.10 WHO IS ELIGIBLE TO APPLY?

This provisions of this Policy apply to the following groups or individuals:

- Registered charity organisations/groups
- Community organisations/groups
- Emergency Services

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- Government agencies and departments
- Not-for-profit organisations
- Local musicians/performers

1.11 APPROVAL PERIODS

For activities approved under this Policy, the following table outlines the length of time an approval is valid for.

Activity	Approval Period
Busking - For Fee or Reward, Play a Musical Instrument or Sing (4 or more performers)	As specified in the approval conditions
Direct or procure a theatrical, musical or other entertainment for the public (Minor Impact)	As specified in the approval conditions
Set Up, Operate or Use a Loudspeaker or Sound Amplifying Device or Deliver a Public Address	As specified in the approval conditions
Use a Standing Vehicle or Temporary Stall or Other Article for the purpose of conducting free health assessments in a public place	As specified in the approval conditions
Use a Standing Vehicle or Temporary Stall or Other Article to undertake fundraising or community services/education for a Non-Commercial Organisation or Community Group.	As specified in the approval conditions
A-frame Signage	12 months from the date of issue of approval or as specified in the approval conditions
The Temporary Decorative Displays for Cultural, Religious, Community Events or Special Occasions	4 weeks prior to the event or special occasion and 4 weeks after the event or special occasion.

1.12 DEFINITIONS

Activity/Term	Definition
Approval	Means an approval of an activity that is listed in this Policy and should not be confused with any requirement for a 'Development Consent' issued in accordance with the provisions of the Environmental Planning and Assessment Act 1979.
Approval holder	Means the individual, business or organisation identified in the application documentation to which a formal approval has been granted to by Council.
Authorised Person	Means an appropriate delegated employee of Fairfield City Council or police officer.
Busker	Means a person who actively provides a performing arts act with the intention of receiving a donation from the public.
Dangerous materials and implements	Means materials and implements that pose a risk, hazard or uncertain outcomes for people. • Dangerous materials include flammable materials and chemicals, fire, fireworks, smoke, flairs, heated elements, or anything giving off a level of heat or toxicity that poses a threat of harm or damage to members of the public and public property. • Dangerous implements include knives, spears, swords, spikes, and

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Activity/Term	Definition
	sharp implements of any kind that pose a threat of harm to the general public.
Event	Means a range of organised occasions for recreation or social/cultural celebration eg. ceremonies, competitions, meetings, conventions, festivals, parties, sporting events, cinematics, concerts and exhibitions.
Site plan	A map or plan of the area where the activity is proposed to be undertaken which indicates the exact location of the proposed activity including any proposed structures, stalls, displays, stationary vehicles, tables, chairs, signage, and waste receptables for example. Refer to Appendix C for example site plan.
Risk assessment	An assessment conducted under the NSW Food Authority's <i>Guidelines for Food Businesses at Temporary Events (September 2025)</i> for the charitable distribution of pre-prepared food – Refer to Appendix D.
Permit to Use Land Agreement	Means a contract agreement that grants a right to occupy and use land under a license, lease, hire agreement or permit for a particular purpose.
Offensive Noise	Means noise that by reason of its level, nature, character or quality or the time at which it is made, or any other circumstances: a) A person who is in or on any Council land must not play or operate any device that produces a sound so that the sound is heard within a habitable room of any dwelling; or b) Interferes unreasonably with (or is likely to interfere unreasonably with) the comfort or repose of a person who is outside the premises from which it is emitted; or c) As prescribed by the regulations as defined in the Protection of the Environment Operations Act 1997.
Outdoor Dining	Means the consumption of food and drinks in an unenclosed area that is associated with a food or drink premises, such as a restaurant, cafe, or registered club on public land, or a footway, subject to approvals and guidelines.
Political canvassing	Means an organised activity where volunteers or campaign staff engage directly with the public to disseminate information about a political candidate, party, or issue. The primary objective is to influence public opinion and encourage voting behaviour.
Public Land	Means land vested in or under the control of Council for use by the general public such as park, reserves (including road reserves), public squares and civic plazas.
Standing vehicle	Means any vehicle whether registered or not which is stationary on a public road or car park used to provide medical service or community outreach services. Note: For the purposes of this Policy a 'standing vehicle' includes any vehicle that has stopped and is offering free health checks/medical appointments for the public.
Temporary stall	Means a stall that is set up for a specific or occasional event with temporary equipment and appliances. Temporary stalls may include the installation of a tent, marquee or similar temporary structure.
Temporary structures	Means open and/or enclosed structures that can be dismantled and removed off-site that include food trucks, circus tents, stalls and stages.
Temporary Decorative Shopfront Displays	Means the installation of temporary decorative shopfront displays to recognise cultural, religious, community events or special occasions.

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SECTION 2 – LOCAL APPROVAL POLICY

PART 1: ACTIVITIES EXEMPT FROM APPROVAL UNDER SECTION 68 OF THE LOCAL GOVERNMENT ACT

Under the provisions of this Policy there are no activities that are exempt from the approval of Council. Please continue to Part 2 below.

PART 2: ACTIVITIES CONSIDERED FOR APPROVAL UNDER THIS POLICY AND APPROVAL CRITERIA

This section focuses on the criteria and matters Council's Place Management Division will have regard to in determining whether to approve or refuse an activity.

RELATIONSHIP WITH SECTION 68 OF THE LOCAL GOVERNMENT ACT 1993 & PART 9 OF THE ROADS ACT 1993

The following activities will be considered by Council's Place Management Division for approval in public spaces and road reservations (including footpath areas) within the identified town centres of Fairfield City under Section 68 of the Local Government Act 1993 and Part 9 of the Roads Act 1993:

- Busking - For Fee or Reward, Play a Musical Instrument or Sing
- Direct or procure a theatrical, musical or other entertainment for the public (Minor Impact)
- Set Up, Operate or Use a Loudspeaker or Sound Amplifying Device or Deliver a Public Address
- A-frame Signage
- Temporary Decorative Shopfront Displays to recognise a cultural, religious or community event or special occasion
- Use a Standing Vehicle or Temporary Stall or Other Article for the purpose of conducting free health assessments in a public place
- Use a Standing Vehicle or Temporary Stall or Other Article to undertake fundraising or community services/education for a Non-Commercial Organisation or Community Group.

Activities that do not meet the provisions outlined below will need to lodge an application through the NSW Planning Portal for assessment by Council's Development Planning Division. These applications usually require the support of technical reports and assessments relating to issues such as noise and traffic impacts. For further information please contact Council's Duty Town Planner on 9725 0222.

ACTIVITIES COVERED BY THIS POLICY AND ASSOCIATED PROVISIONS

2.1 For Fee or Reward, Play a Musical Instrument or Sing (Busking)

- Must comply with Council's Busking Policy requirements outlined in Appendix A and B of this Policy.
- Minors under the age of 18 years will need the consent of a parent or appointed guardian and must comply with the Children's Guardian Regulation 2022. Council is not their employer and does not hold an employer's authority or maintain employment records. All requirements—such as parental consent, Code of Practice compliance, and incident monitoring—must be handled by the minor's employer or performer representative.

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- Performances must not generate noise levels that are considered offensive or that unreasonably interfere with the comfort or repose of a person located within any nearby dwellings.
- Noise level emissions must comply with the NSW Environment Protection Authority's *Noise Guide for Local Government* and the *Protection of the Environmental Operations Act 1997*. More information can be found via the following link: [Noise Guide for Local Government](#)

2.2 Direct or procure a theatrical, musical or other entertainment for the public (Minor Impact)

- Not more than 10 cast and crew in total (in addition to the below number of people in attendance).
- Not more than 100 additional people in attendance including audience at any one time.
- Performance or entertainment provided between the hours of 8am and 10pm.
- Performances must not generate noise levels that are considered offensive or that unreasonably interfere with the comfort or repose of a person located within any nearby dwellings.
- Noise level emissions must comply with the NSW Environment Protection Authority's *Noise Guide for Local Government* and the *Protection of the Environmental Operations Act 1997*. More information can be found via the following link: [Noise Guide for Local Government](#)
- For performance or entertainment within Special Entertainment Precinct areas identified in Fairfield LEP 2013 the following applies:
 - i. Perform between the hours of 8am and 10pm
 - ii. Noise amplification requirements must comply with the relevant Precinct Management Plan for the Special Entertainment Precincts
- Parking of vehicles must comply with all relevant local parking restrictions and are to be managed so as not to cause a nuisance to surrounding properties/areas.

2.3 Set Up, Operate or Use a Loudspeaker or Sound Amplifying Device or Deliver a Public Address

- In considering whether to approve the proposed activity, Council's Place Management Teams must have regard to the reasonable propensity of the activity to:
 - Deliver social and community-related benefits;
 - Promote harmony or create disharmony amongst community members;
 - Affect the reputation of Council;
 - Incite hatred or vilification against specific cohorts or demographics of the community; and/or
 - Interfere with community amenity or enjoyment.
- Performances, public addresses or use of sound amplification equipment must not generate noise levels that are considered offensive or that unreasonably interfere with the comfort or repose of a person located within any nearby dwellings.
- Noise level emissions must not cause offensive noise and must comply with the NSW Environment Protection Authority's *Noise Guide for Local Government* and the *Protection of the Environmental Operations Act 1997*. More information can be found at the following website: [Noise Guide for Local Government](#)
- The activity must occur between the hours of 8am and 10pm.

2.4 A-frame Signage

- Must be associated with a business being carried out with lawful consent on land within an identified Town Centre.

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- The sign should be positioned to allow for safe and free movement of pedestrians, often with clearance from the kerb and away from pedestrian crossings or intersections.
- Signs must be placed on the footpath directly in front of the business they advertise.
- Maximum of 1 sign allowed per premises and a maximum of 3 signs on display for businesses within a strata complex.
- Maximum height 1000mm (inclusive of frame clearance) and width 600mm.,
- Signs must be portable, stable, freestanding, and not fixed to public infrastructure.
- Signs must not display offensive content, be illuminated, or include moving parts.
- The sign must be maintained in good condition and repair.
- Signs must be removed outside approved business hours of the premises.
- Signs must be removed during high winds.

2.5 The temporary erection, hanging or display of materials to recognise a cultural, religious or community event or special occasion

- Freestanding displays must be located directly in front of the premises and must not extend more than 600mm from the shopfront.
- If located above a footpath or building/shop entrance, displays must maintain a minimum clearance of 2.4 metres above ground level.
- Displays must be structurally stable and securely fixed, weighted or anchored to prevent displacement, tipping or collapse in all weather conditions. Inflatable items will not be considered.
- Displays or decorations must be positioned to allow safe and free movement of pedestrians and must not obstruct sightlines for drivers.
- All displays must be suitable for outdoor use
- Electrical installations and lighting must comply with relevant safety standards. Lighting must not create excessive brightness, flashing effects or glare that may distract drivers or impact surrounding premises.

2.6 Use a Standing Vehicle or Temporary Stall or Other Article for the purpose of conducting free health assessments in a public place for example NSW Breast screen, audiology testing, free skin checks

- The activity is permitted only between the hours of 8.00am and 8.00pm.
- Organisations can apply for a maximum of 12 occasions in a calendar year but not more than once per month.
- Approval for use of a standing vehicle or to operate a temporary stall does not include approval to involve the use of a public address, prepare or sell food and/or beverage, sound amplifying device or signage not directly attached to the table such as A-frame signs or standing banners.

2.7 Use a Standing Vehicle or Temporary Stall or Other Article to undertake fundraising or community services/education for a Non-Commercial Organisation or Community Group.

- The activity is permitted to operate only between the hours of 8.00am and 8.00pm.
- Organisations or community groups can apply for a maximum of 12 occasions in a calendar year but not more than once per month.
- Approval for use of a standing vehicle or to operate a temporary stall does not include approval to involve the use of a public address, prepare or sell food and/or beverage, sound amplifying device or signage not directly attached to the table such as A-frame signs or standing banners.

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- Where stalls intend to fundraise, evidence of current fundraising licence from the office of Liquor, Gaming and Racing is required.
- Attach to your application your charitable status issued by Australian Charities and Not-for-profits Commission (if applicable)
- Attach to your application your charitable fundraising authority (with charitable fundraising number) issued by NSW Fair Trading (if applicable)
- Attach to your application an Authority to Fundraise letter from the chosen charity/charities to fundraise on their behalf that includes the proposed date of activity (if applicable)
- Where an activity is for the purpose of charitable food distribution please attach a risk assessment for the giveaway of free food - refer to Appendix D and the NSW Food Authority Guidelines
https://www.foodauthority.nsw.gov.au/sites/default/files/2021-02/temp_events_guideline.pdf

DEVELOPMENT PROVISIONS - GENERAL

The following development provisions are relevant to all activities listed above and must be taken into consideration when applying for approval from Council.

Noise Management

Noise levels from activities or events that involve amplified noise must be conducted to avoid unreasonable noise or vibration in accordance with the Protection of the Environment Operations Act 1997 and must not cause interference to the surrounding neighbourhood.

The noise levels from a busking performance shall at no time disrupt business trading including retail and dining establishments, affect workplace performance or detract from public amenity. Excessive amplification is not permitted. Loud acts may be asked to lower their volume or cease the activity. Council reserves the right to impose a decibel limit on amplified sound in appropriate circumstances.

For activities related to a musical, theatrical or entertainment event, noise emissions from any amplified stage must not generate noise levels that are considered offensive or that unreasonably interfere with the comfort or repose of a person located within any nearby dwellings. Noise level emissions must comply with the NSW Environment Protection Authority's *Noise Guide for Local Government* and the *Protection of the Environmental Operations Act 1997*. More information can be found at the following website: [Noise Guide for Local Government](#)

Temporary Structures (including stalls)

Temporary structures must be installed, constructed and commissioned in a manner that ensures that the structure is without risk to health and safety of persons for its proper use.

It is the constructors, installers and commissioner's responsibility to:

- Ensure the structure is erected having regard to the information provided by the designer, manufacturer, importer or supplier, and competent person, to install the structure under the Australian Building Code Board Standards for Temporary Structures 2015;
- Consult and provide all relevant safety information to subcontractors engaged to build, maintain and use the structure;
- Have competent people undertake this work;
- Manage risks of construction;

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- Not restrict any vehicular, pedestrian access or utility service to or from the land or entry to any building on the land; and
- Not have the structure located within the canopy of, or result in damage to, any tree growing on the land or on adjacent land and not result in any damage to public property on the land or on adjacent land.

Standing Vehicles

- Must cater for the safe passage of pedestrians and passing traffic. They must not unduly obstruct the free passage of pedestrians, especially children, people with prams, the elderly and people with disabilities, including wheelchair and mobility scooter users.
- Must not be located in front of driveways or entrances to properties unless the permission of the property owner/occupier has been obtained.
- Activities are only allowed from vehicles standing in the kerbside lane if an additional lane is available for moving traffic in that direction of travel, and there are no kerbside standing/parking restrictions.
- Are not allowed to operate during hours of darkness unless adequate street lighting or other forms of lighting is available to warn pedestrians and other road users.
- Standing vehicles must comply with all road traffic and parking restrictions unless granted an exemption from Council.

Food Related ActivitiesFood for sale

Preparation and cooking of food on-site for sale is prohibited under this Policy. These applications are required to be lodged through the NSW Planning Portal for assessment by Council's Development Assessment Division.

Food for charitable distribution

Activities associated with food distribution must comply with *the Food Act 2003, Food Regulation 2015, Australia New Zealand Food Standards Code* and the *Guidelines for Food Businesses at Temporary Events*. Approval holders will be required submit a Food Safety Supervisor Certificate from the NSW Food Authority.

Food safety

1. Where pre-prepared food is to be given away, the Approval holder shall operate the temporary food stall/s in accordance with the relevant conditions of the NSW Food Authority's "Guidelines for Food Businesses at Temporary Events, dated September 2025";
2. The Approval holder shall ensure that each food handler has read and fully understands the NSW Food Authority's "Guidelines for Food Businesses at Temporary Events, dated September 2025"; and
3. Council's Public Health & Environmental Officers have received notification of your activity and may attend the location. Please ensure that a copy of this Local Approval is available onsite at the time of the activity to show a Council Officer upon request.

https://www.foodauthority.nsw.gov.au/sites/default/files/2021-02/temp_events_guideline.pdf

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Clear passage for emergency vehicles must be provided at all times.

Accessibility

When planning an activity, it is a legal requirement to consider the access needs of people with a disability. Promoting an activity's accessibility may also be an attractive prospect for supporting partners or sponsors.

Things to consider to make your activity accessible include:

- Wheelchair access;
- Hearing loops or Auslan (sign language);
- Special parking areas for people with a disability;
- Accessible toilet facilities;
- Special viewing areas; and
- Large print information etc.

Animal Management

Activities that involve animal welfare such as petting zoos must obtain a license, permit or approval by NSW Department of Primary Industries under *Part 3 of the Exhibited Animals Protection Act 1986*.

For more information, visit the NSW Department of Primary Industries website at <https://www.dpi.nsw.gov.au/animals-and-livestock/animal-welfare/exhibit>.

Lighting

If the event occurs past 5:00pm (AEST) and 7:00pm (AEDT), areas that are not lit require non-permanent lighting on site that does not result in lighting pollution to nearby properties.

Safety & Security

The applicant/organiser is responsible to provide appropriate measures to ensure the safety of the public. Council may specify security measures to be put in place for the duration of the activity/event in the approval conditions including procedures, actions and steps to minimise risks.

Waste Management

If waste management is required, the Approval holder must:

- Provide adequate rubbish disposal that caters for waste generated by the activity;
- Ensure rubbish is removed from the site during and upon completion of the activity; and
- Monitor, clean and collect all the rubbish on public streets and footpaths within 50 metres of the activity area, upon conclusion of the activity.

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Activities are required to comply with the Work Health and Safety Act 2011 and the Work Health and Safety Regulation 2011 administered under SafeWork NSW.

This is to ensure that safe systems are implemented for risk management. Further information can be found on SafeWork NSW website at <https://www.safework.nsw.gov.au/home>.

ACTIVITIES THAT MAY REQUIRE ADDITIONAL APPROVAL**Fireworks Approval**

Pursuant to Council's Public Fireworks Display & Street Processions Policy, a license must be obtained for the display of fireworks under the NSW Explosives Act 2003. All applications for Fireworks Displays must be lodged through the NSW Planning Portal for assessment by Council's Development Planning Division.

For more information on obtaining a Fireworks License, visit the SafeWork NSW website at <https://www.safework.nsw.gov.au/licences-and-registrations/licences/explosives-and-fireworks-licences/fireworks>.

Use of Drones

In New South Wales, the operation of drones is regulated by the Civil Aviation Safety Authority (CASA). Drone operators must comply with all applicable CASA regulations and safety requirements.

The use of drones may require separate approval through the NSW Planning Portal for assessment by Council's Development Assessment Division, **except where the drone is used as part of an event approved under this Policy**, provided that the following conditions are met:

- The drone operator holds any licences, accreditation or registration required by CASA;
- The drone is operated **only during daylight hours**;
- The drone is kept **within the visual line-of-sight of the operator at all times**;
- The drone is flown **no higher than 120 metres above ground level**;
- The drone remains **at least 30 metres away from people not involved in the activity** and complies with all relevant CASA rules and guidelines for drone flight;
- The drone must not be operated in a manner that creates a safety risk to people, property or infrastructure; and
- The operator must hold **appropriate public liability insurance** covering drone operations.

Council reserves the right to restrict or prohibit drone use where public safety, privacy or site conditions cannot be adequately managed.

APPLICATION PROCESS**How to Apply for Local Activity Approval**

Applicants must submit a Local Activity Approval application via Council's website at: <https://www.fairfieldcity.nsw.gov.au/Whats-on/Local-Activities-Town-Centres>

Applications must be submitted no later than **six (6) weeks prior** to the proposed activity date.

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Applicants must also provide evidence of all required insurances and other documentation including site plans or risk assessments.

Council may request additional information if the submitted application is incomplete or unclear. If the requested information is not provided within 14 days, the application may be refused.

Documentation to be Submitted with an Application for Approval under Part 2 of this Policy

The following information is required to be submitted for assessment of your proposed activity a minimum of **six (6) weeks** prior to the proposed commencement date of the activity/event:

- Completed On-line Application Form;
- Valid Public Liability Insurance to minimum value of \$20M (refer to Appendix A for requirements for Busking);
- Site Plan indicating the exact location of the proposed activity including any proposed structures, including stalls, displays, stationary vehicles, tables, chairs, signage, and waste receptacles. Site plans can be accessed via Appendix B or by using websites such as google maps. Example site plans to assist in preparation of your application are provided in Appendix C of this Policy; and
- Risk assessment for the distribution of food. Example risk assessment to assist in safe food handling are provided in Appendix D of this Policy.

Public Liability Insurance

A current public liability insurance policy must be provided and maintained for the entire duration of the approved activity.

Public liability insurance with a minimum cover of \$20,000,000 (twenty million dollars) must be obtained by the Approval holder. Refer to Appendix A for requirements for Busking.

Note: Failure to comply with this condition will prohibit an activity from occurring.

Determination

An email will be sent to the email address supplied in the on-line application advising whether the application has been approved or refused.

Approved applications will also receive a letter attached to the approval email which will outline all relevant conditions that must be followed for the event or activity to proceed.

Applications that are refused by Council's Place Management Teams may still be eligible for consideration by Council's Development Assessment Division. These applications are lodged through the NSW Planning Portal and it is recommended that the applicant contact Council's Duty Town Planner on 9725 0222 to discuss this option prior to lodging the application.

Record of Approval

Council is required to keep a record of Local Approvals under s113 of the *Local Government Act 1993*. This record is available to the public upon request.

The Approval holder is required to keep a copy of the Local Approval. This approval must be available to show any relevant authority upon request during the activity.

FAIRFIELD CITY COUNCIL – Strategic Land Use Planning**POLICY NO 0-164****Use of Public Land in Town Centres –
Local Approvals Policy****COMPLIANCE**

An approval may be revoked or modified in any of the following circumstances:

- a) The approval was obtained by fraud, misrepresentation or concealment of facts;
- b) Any cause arising after the granting of the approval which, had it arisen before the approval was granted, would have caused the council not to have granted the approval (or not to have granted it in the same terms);
- c) Any failure to comply with a requirement made by or under this Act relating to the subject of the approval; or
- d) Any failure to comply with a condition of the approval.

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SECTION 3 - GOVERNANCE

RELATED POLICIES/PROCEDURES

Policy Number	Fairfield City Council Disability Inclusion Action Plan 2017
Policy Number	Fairfield Citywide Development Control Plan 2013
Policy Number	0-123 Busking Policy
Policy Number	0-065 Display of Goods and Materials on Public Domain
Policy Number	0-064 Outdoor Dining Policy

RESPONSIBILITY

Policy Owners	Fairfield City Place Management Division
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VERSION CONTROL AND CHANGE HISTORY

Version Number	Approval Date	Approved by	Amendment
00	TBA	Council	

The management of Council reserves the right to cease, modify or vary this Policy and will do so in accordance with Council's established consultation processes.

REVIEW DATE

This Policy will be reviewed in conjunction with other relevant Council Activity Policies.

AUTHORISATION

This Policy was adopted by Council resolution on TBA Item No. XX in Council's Outcomes Committee File No. XX/XXXXXX.

FAIRFIELD CITY COUNCIL – Strategic Land Use Planning

POLICY NO 0-164

Use of Public Land in Town Centres –
Local Approvals Policy

APPENDIX A – RELEVANT PROVISIONS OF COUNCIL'S BUSKING POLICY (Policy No. 0-123)

PURPOSE

This policy seeks to:

- a) Encourage live performances that enhance the vitality, ambience and cosmopolitan character of Fairfield City's public domain.
- b) Support the economic development of Fairfield City's business centres.
- c) Support and encourage local cultural performances.
- d) Establish a fair and transparent framework for the management of public busking performances.
- e) Promote public safety, amenity and the protection of public property.

DEFINITIONS

Word/Term	Definition
Authorised Person	An appropriately delegated employee of Fairfield City Council or a police officer.
Busker	A person who actively provides a performing arts act in the public domain with the intention of receiving a donation from members of the public.
Public Performance	A public performance is an entertaining performing arts event that substantially involves the demonstration of an artistic skill which may include: • Performing with a musical instrument or multiple instruments, conventionally or unconstructured; • Or a performance in a form of a song or dance routine. • Actively working in an artistic medium (excluding pre- built static displays and artworks or advertising or promoting a company event or charity).
Activation Site Map	Maps that identify specific busking sites within the designated Town Centres within Fairfield City – See Appendix B.

LEGISLATIVE CONTEXT

Preparation of this Policy has regard to relevant provisions of the following NSW Government Legislation:

Anti-Discrimination Act 1977
Companion Animals Act 1998
Local Government Act 1993
Roads Act 1993
Work Health and Safety Act 2011
Children's Guardian Act 2019
Children's Guardian Regulation 2022 – Authority to employ children

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Use of Public Land in Town Centres –
Local Approvals Policy**1. KEY PRINCIPLES****1.1 Appropriate Location**

- a) Busking in the public domain is supported where it will make a positive contribution to the vitality, ambience and general amenity of a place, while still appreciating the needs of local businesses and other users of the public domain.
- b) Within Fairfield City, busking is restricted to suitable site-specific locations shown in Appendix B that applies to the following town centres: Bonnyrigg Town Centre, Cabramatta, Canley Heights, Canley Vale, Fairfield, Fairfield Heights, Horsley Park and Villawood.

1.2 Accessibility, amenity and safety

- a) Busking performances should be delivered in a way that does not compromise existing uses, street furniture, buildings, entrances, exits or disabled access.
- b) Busking should not unduly disturb public amenity, interfere with the conduct of business, and interfere with pedestrian flow or other approved activities.
- c) Buskers should ensure that they are responsible for both their own, and the general public's safety and that appropriate measures are in place to minimise any risk and or danger during the busking activity.

1.3 Engaging and quality performance

- a) Busking performances which are unique, entertaining and promote a sense of interest and curiosity are supported.
- b) Busking performances should aim to positively engage passers-by and static pedestrians and seated participants within the localised public domain and celebrate Fairfield City's rich cultural environment.

2. BUSKING APPROVAL

- 2.1 Anyone wishing to busk within Fairfield City must obtain a valid Section 68 and/or Permit under the Roads Act Busking Approval from Council.
- 2.2 This Policy for Town Centres outlines specific criteria for undertaking Busking in specified Town Centres. You will need to apply for an approval under Section 68 of the Local Government Act 1993 and/or Part 9 of the Roads Act 1993.
- 2.3 All applicants applying for a Busking Approval under Section 68 of the Local Government Act 1993 and/or Part 9 of the Roads Act 1993 must apply to Fairfield City Council and agree to comply with the terms and conditions of both this Policy and the Approval.
- 2.4 An approval will be valid for the period specified in the conditions of approval.
- 2.5 Busking approvals will only be issued for performances by people who are considered to be buskers, as defined within this policy. Busking approvals will not be issued for any of the following activities as they are not considered to be busking:
 - a) Vendors of any kind including glow sticks, flowers, jewellery and other merchandise;
 - b) Fundraising, events or promotions even if they involve any element of performance;
 - c) Touting, spruiking, religious or political activities;

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- d) Tarot card reading, palmistry and fortune telling;
- e) Massage, chiropractic treatment or any other form of physical manipulation;
- f) Face or body painting or temporary tattoo applications;
- g) Artists selling pre-fabricated work;
- h) Performances which involve the use of an animal;
- i) Acts that do not involve musical entertainment i.e. comedy, juggling, or mime/ statue;
- j) Acts that involve dangerous materials or implements in their act;
- k) Any activity defined as street trading pursuant to Section 68 of the Local Government Act 1993.

3. APPROVAL TYPES

Fairfield City Council issues a Standard Busking Approval – Minors under the age of 18 years will require the consent of a parent or appointed guardian to Busk. Busking Approval is valid for designated locations and times as indicated on the Busking Site Map.

All applicants must provide personal details to Council when applying for a standard approval as required by this Policy. The "Busking Approval Application" must be completed on Council's website. Under Section 113(2) of the Local Government Act 1993 the information recorded will be included in a public register and will include the name and address of the person or persons to whom the approval is granted. Upon request the register will be made available to the public in accordance with Section 113(5) of the Local Government Act 1993.

Standard busking approval holders must display their approval when busking at all times.

4. BUSKING APPROVAL HOLDER CONDITIONS

- 4.1 Busking approval permit holders can only perform in the locations and times outlined in this policy.
- 4.2 Buskers can only perform for a maximum of two hours in the one designated location, after which the busker must move to another busking location at least more than 50 metres away from other performers.
- 4.3 Buskers are to perform within specific areas identified within the 'busking activation site' as per Appendix B – Busking Activation and Location Maps of this policy.
- 4.4 Buskers must limit their sound so that they can only be heard within 30 metres of the site in which they are located or must not cause a noise nuisance to nearby businesses.
- 4.5 Busking activity shall be conducted to avoid unreasonable noise or vibration that would interfere with adjoining or nearby businesses or occupations. Specific precautions must be taken to avoid nuisance in nearby occupations. In the event that a noise complaint is received by Council, the applicant shall, when instructed by an authorised person implement any or all of the recommendations of the authorised person.
- 4.6 Buskers must not obstruct pedestrian flow, entries or exits to buildings, fire exits; incorporate street furniture, signage or audio visuals as part of their performance or limit access for the public in any way.

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- 4.7 Approval or exemption permit holders are responsible to ensure that the footpath is kept clean and tidy during and after busking activities to prevent any articles that pose as a safety risk or hazard.
- 4.8 Buskers must not offer goods or services for sale (other than CD or DVD associated with their performance), display, demonstrate or advertise goods or services or associate themselves with such advertising in conjunction with their performance.
- 4.9 Buskers may sell one type of CD or DVD in addition to their performance subject to the following conditions:
- The CDs or DVDs only contain original material of the busker. Only one item for sale is allowed on display at any given time;
 - The sale of CDs and DVDs complement the busker's performance, and do not dominate the busking space or performance in any way;
 - Buskers do not approach a member of the public for the purpose of selling their goods nor seek assistance of someone else to sell their goods.
 - If an authorised officer finds that in their opinion, the sale of items is dominating the site, a busker's right to sell associated CDs or DVDs may be removed.
- 4.10 Buskers must not actively approach, accost or solicit bystanders and passers-by for money.
- 4.11 Buskers must not incorporate or use animals in performances unless they are supported by an Assistance Animal (as defined by Section 5 of the Companion Animals Act 1998). In these circumstances, buskers may deliver a performance whilst accompanied by that assistance animal, but the animal is not to form part of the performance.
- 4.12 The use of sharp objects or other dangerous instruments including knives, swords or chainsaws, stock whips, fire, flammable liquids and any other equipment that may create a hazard to public safety are not permitted under any circumstance.
- 4.13 Causing damage to public property including permanent painting or drawing on footpaths and public amenities is not permitted.
- 4.14 Buskers are required to comply with directions issued by an authorised person and members of Emergency Services and must cease performing if instructed to do so.

5. INSURANCE

- 5.1 Where the Busker complies with the conditions and requirements of this Policy, holders of a Standard Busking Approval ONLY are covered for Public Liability under Council's Community Support Liability Protection on public land.
- 5.2 Council has no responsibility or liability for any loss, damage or injury suffered by the applicant (whether to or in respect of the applicant's person or activity conducted by the applicant) as a result of any accident or event on the public domain area.

6. BUSKING AREAS

- 6.1 This policy applies to busking on public land within the Town Centres identified by this Policy.

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- 6.2 Where there is an established busking map as per Appendix B – Busking Activation and Location Maps of this policy, buskers must perform in identified locations as per the relevant business map and limited to 5 metres square in area for busking.
- 6.3 Amplified music shall be only permitted in areas as marked in green in Appendix B – Busking Activation and Location Maps of this policy. Areas not marked are restricted to acoustic acts only.
- 6.4 In town centres without an established Busking map, the following locations are designated 'no-go' zones where busking is not permitted:
- Within 5 metres of any intersection, pedestrian crossing, traffic signal or public telephone booth;
 - Directly in front of entrances, exits, ramps or steps;
 - Parks;
 - Narrow streets and footpaths with inadequate pedestrian capacity.

7. BUSKING HOURS

- 7.1 For busking activities within the identified town centres, approval holders may perform during the following times:
- 9:00am – 6:30pm Sunday to Wednesday,
 - 9:00am – 8:30pm Thursday to Saturday, or the eve of Public Holidays,
 - Except as stated otherwise in the conditions of the approval.

8. BUSKERS RESPONSIBILITIES

- 8.1 Buskers are:
- Expected to respect and co-operate with local retailers, residents and other buskers;
 - Required to be responsible for their own performance and its surrounds;
 - Required to take all reasonable precautions to ensure the health and safety of the audience watching the performance;
 - Required to ensure that public property is not damaged in the performance;
 - Expected to be willing to address any complaints in consultation with an authorised person.
- 8.2 Unacceptable behaviour by a busker may result in the immediate suspension, cancellation or modification of an exemption permit or busking approval at the discretion of Council without prior notification.
- 8.3 Unacceptable behaviour is deemed by Fairfield City Council to be:
- The use of material that may be deemed to be unduly persuasive, offensive or discriminatory, as determined by the NSW Anti-Discrimination Act 1977;
 - Aggressive, abusive, offensive or hostile behaviour;
 - Causing a nuisance, behaving in an inappropriate, dangerous manner or causing detriment to the amenity of the area;
 - Causing obstruction to pedestrians or vehicular traffic or entrances to shops/ buildings;
 - Interfering in any way with an approved event or activity, without permission;

FAIRFIELD CITY COUNCIL – Strategic Land Use Planning**POLICY NO 0-164****Use of Public Land in Town Centres –
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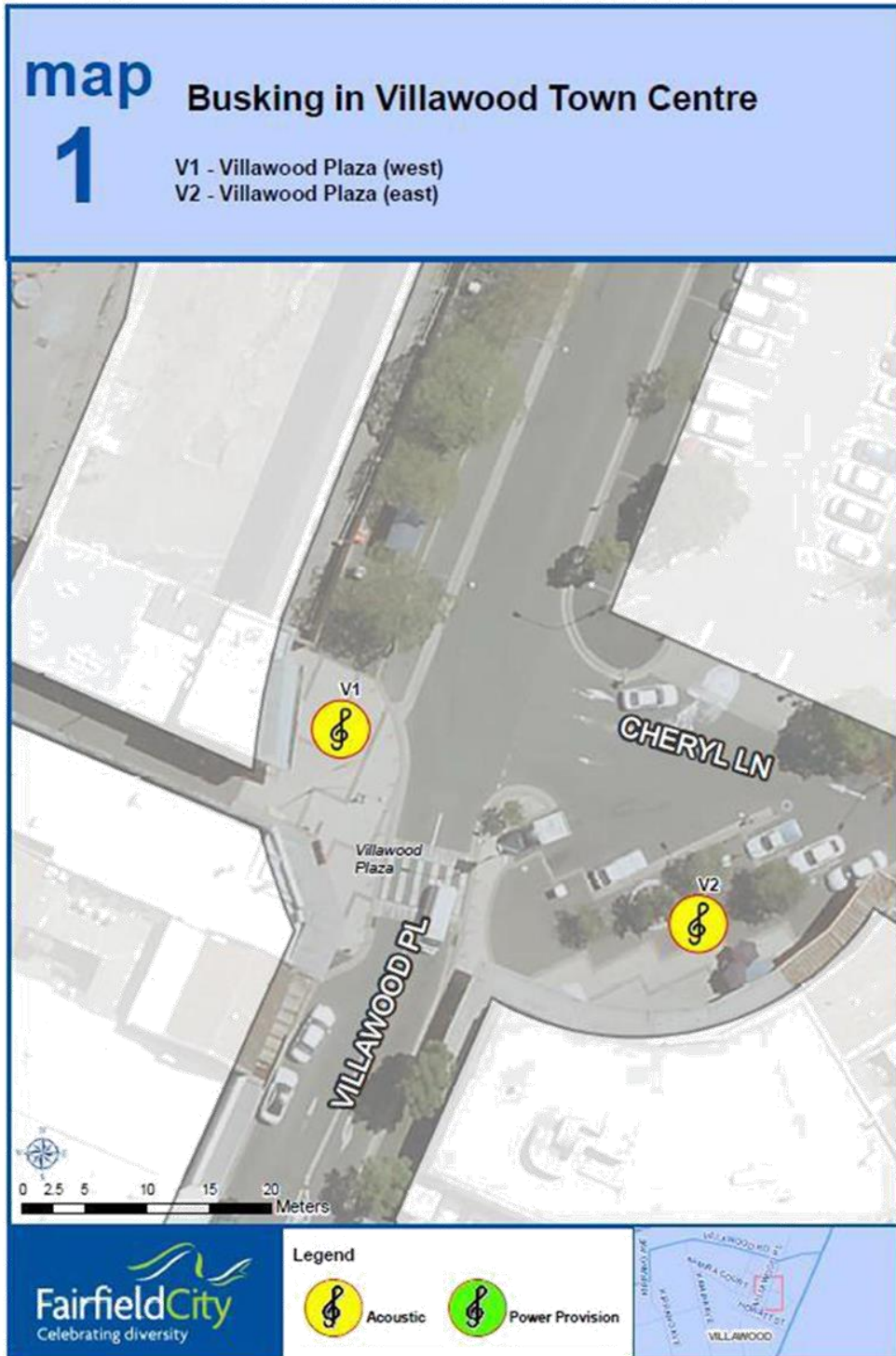
- f) Selling or offering for sale any articles or commodity without authorisation;
- g) Unwillingness to co-operate with retailers, residents, other buskers, authorised persons and member of the emergency services;
- h) Personal attacks or insults, threats or violence; and/or
- i) Being in breach of the conditions of a Busking Approval.

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APPENDIX B – BUSKING ACTIVATION AND LOCATION MAPS



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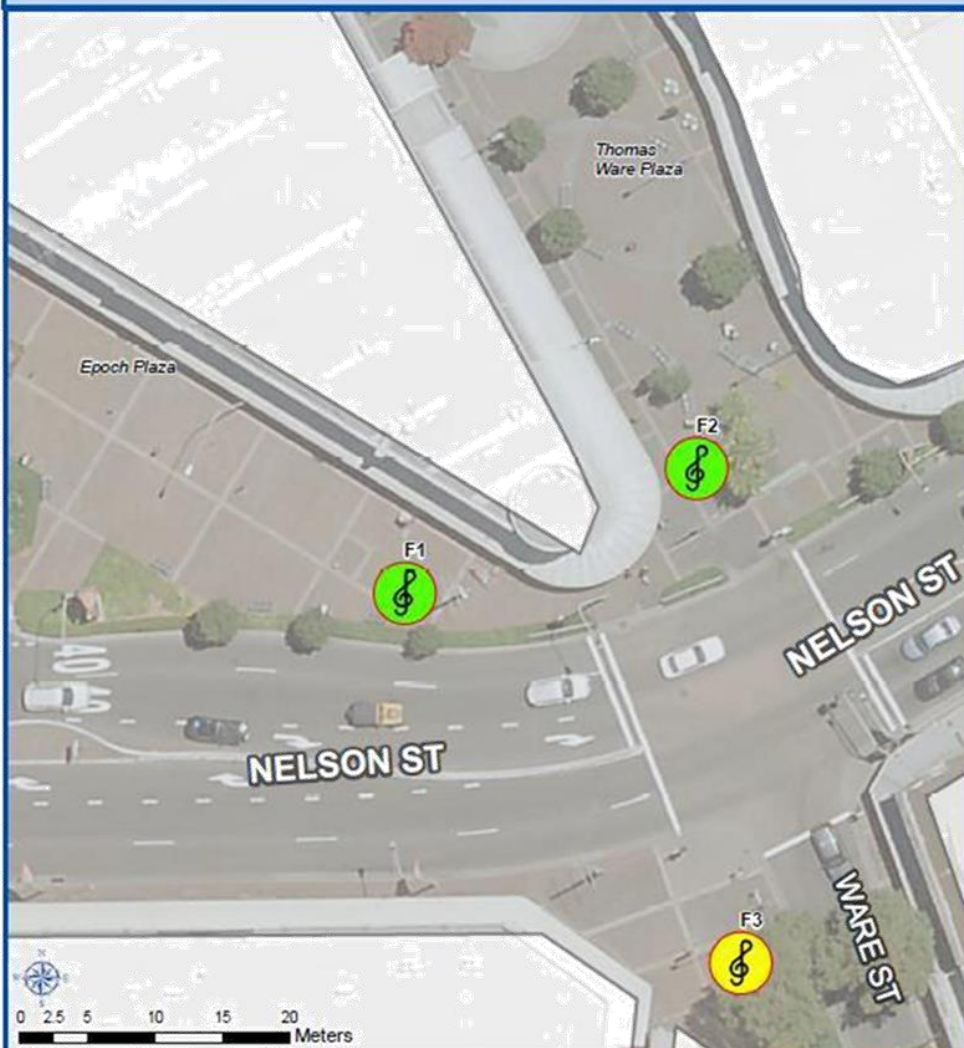
Use of Public Land in Town Centres –
Local Approvals Policy

map

2

Busking in Fairfield Town Centre

- F1 - Epoch Plaza
- F2 - Thomas Ware Plaza
- F3 - Cnr WareSt & Nelson St



Legend



Acoustic



Power Provision



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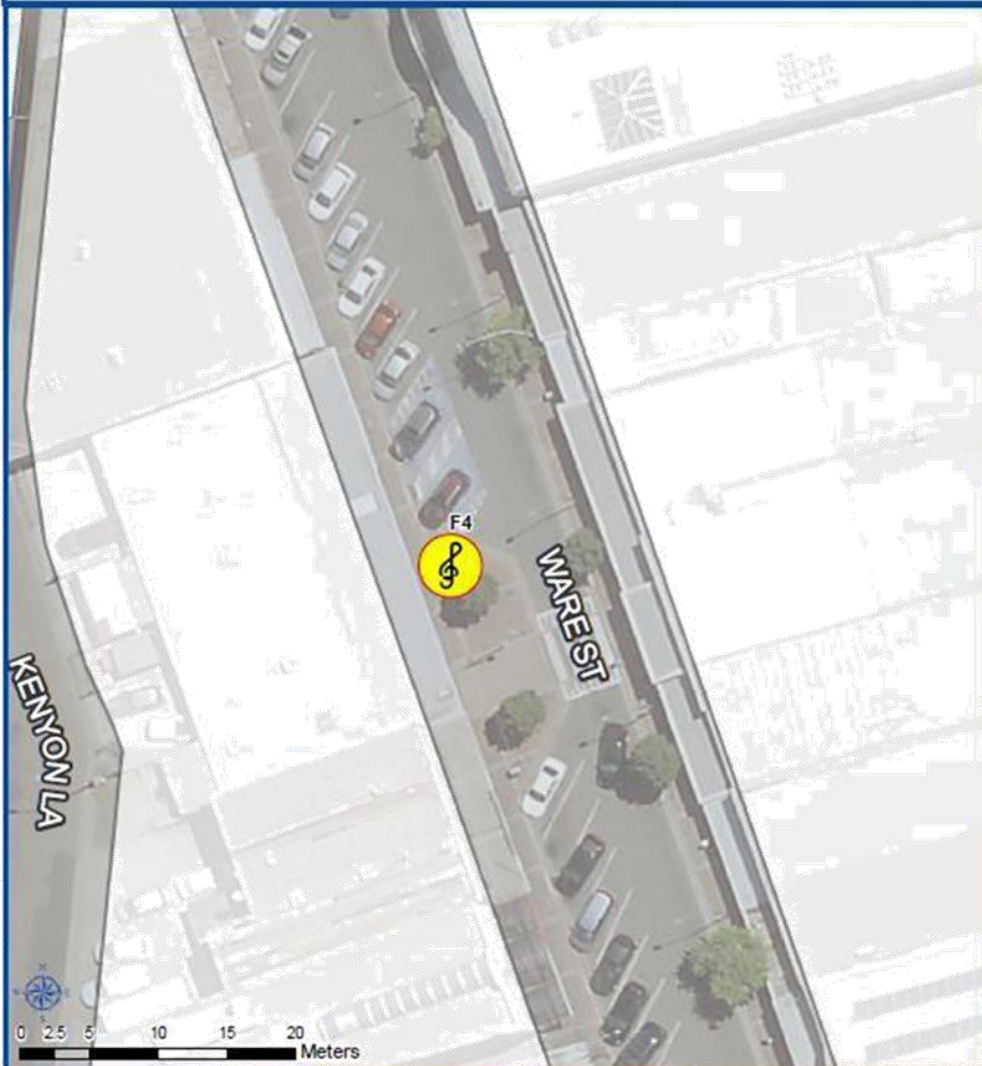
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map

3

Busking in Fairfield Town Centre

F4 - Ware St north pedestrian crossing



Legend



Acoustic



Power Provision



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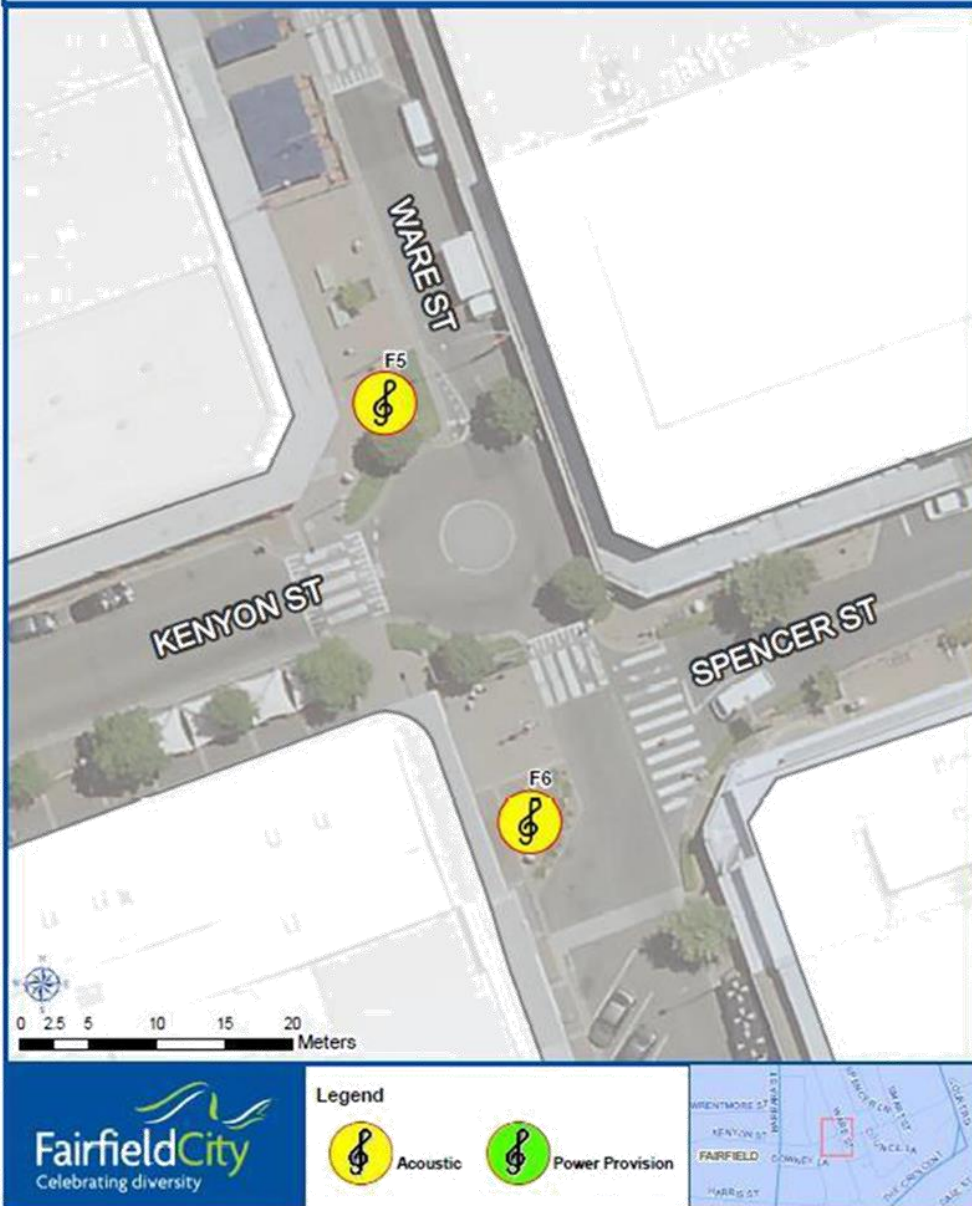
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map

4

Busking in Fairfield Town Centre

F5 - Cnr Kenyon St & Ware st
F6 - Cnr Spencer St & Ware St



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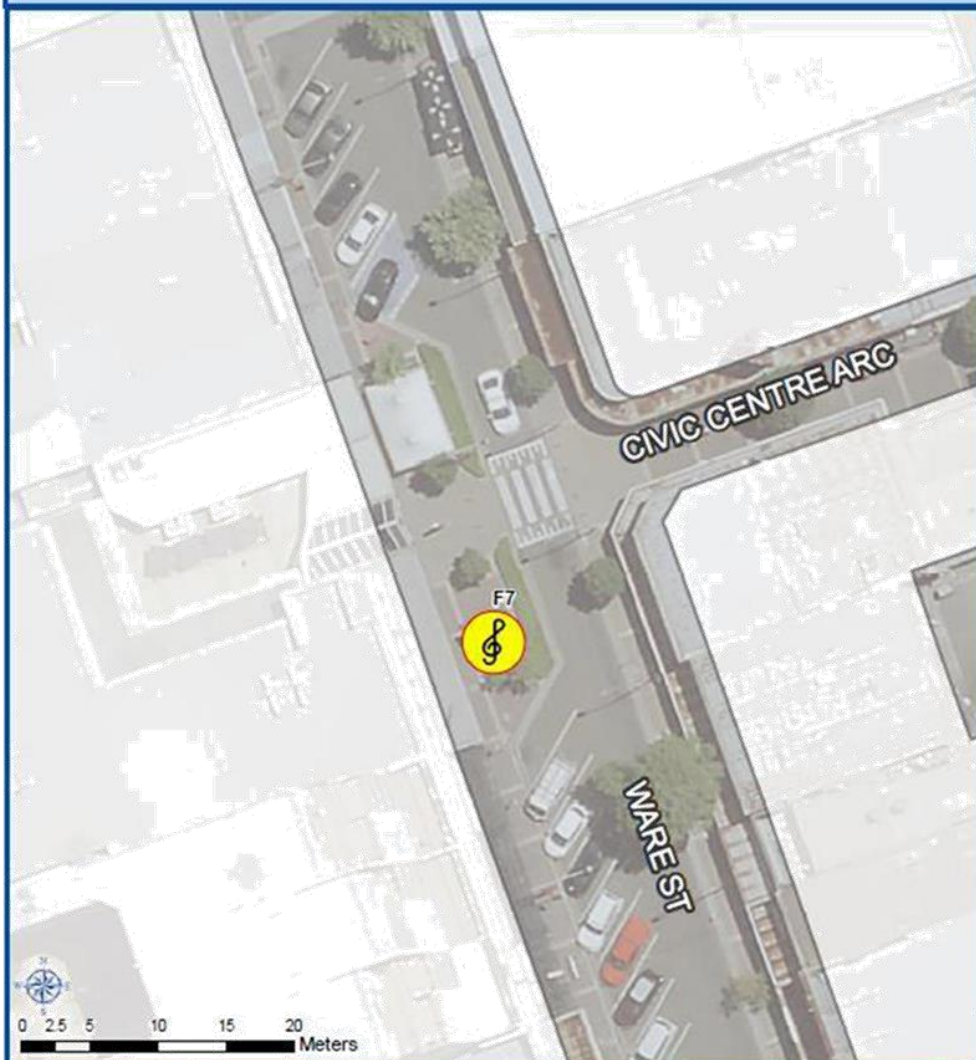
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Use of Public Land in Town Centres –
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map 5

Busking in Fairfield Town Centre

F7 - Ware St south pedestrian crossing



Legend



Acoustic



Power Provision



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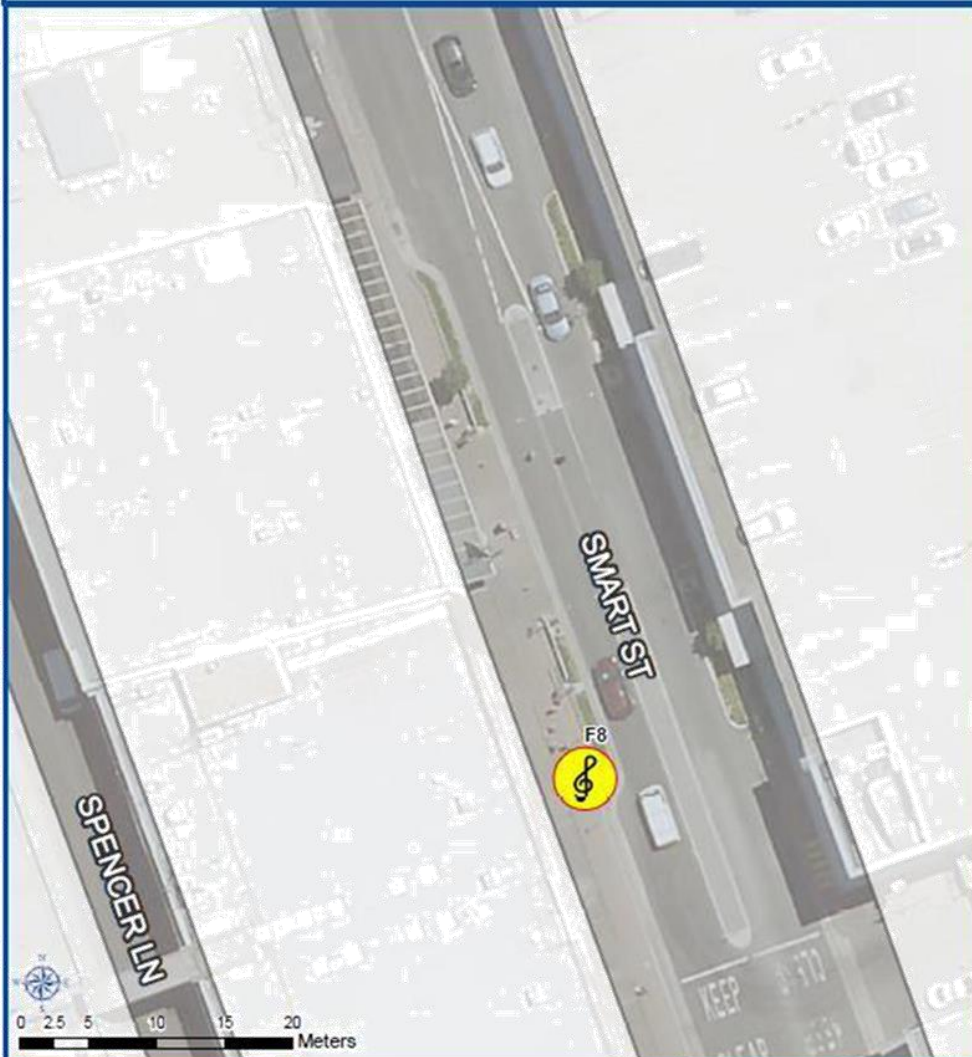
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Use of Public Land in Town Centres –
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map 6

Busking in Fairfield Town Centre

F8 - Smart St north



Legend



Acoustic



Power Provision



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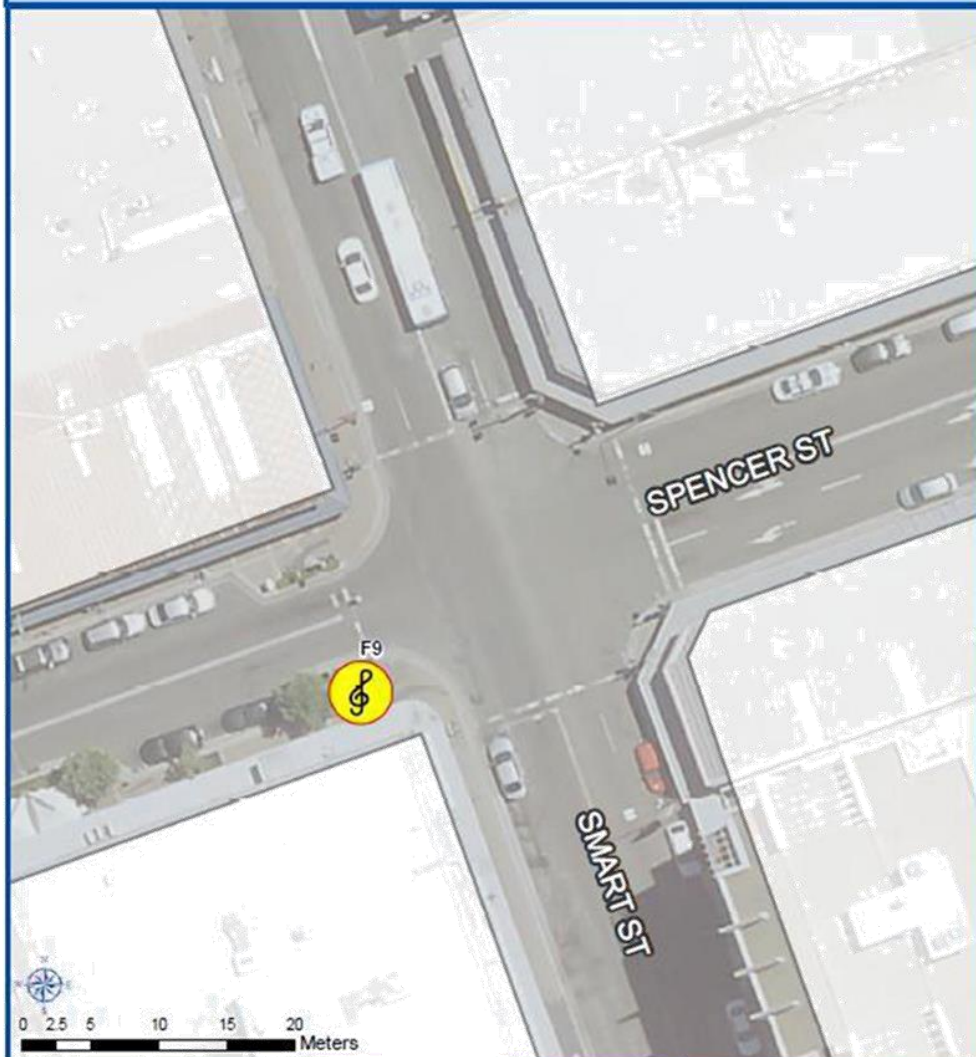
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map 7

Busking in Fairfield Town Centre

F9 - Cnr Smart St & Spencer St



Legend



Acoustic



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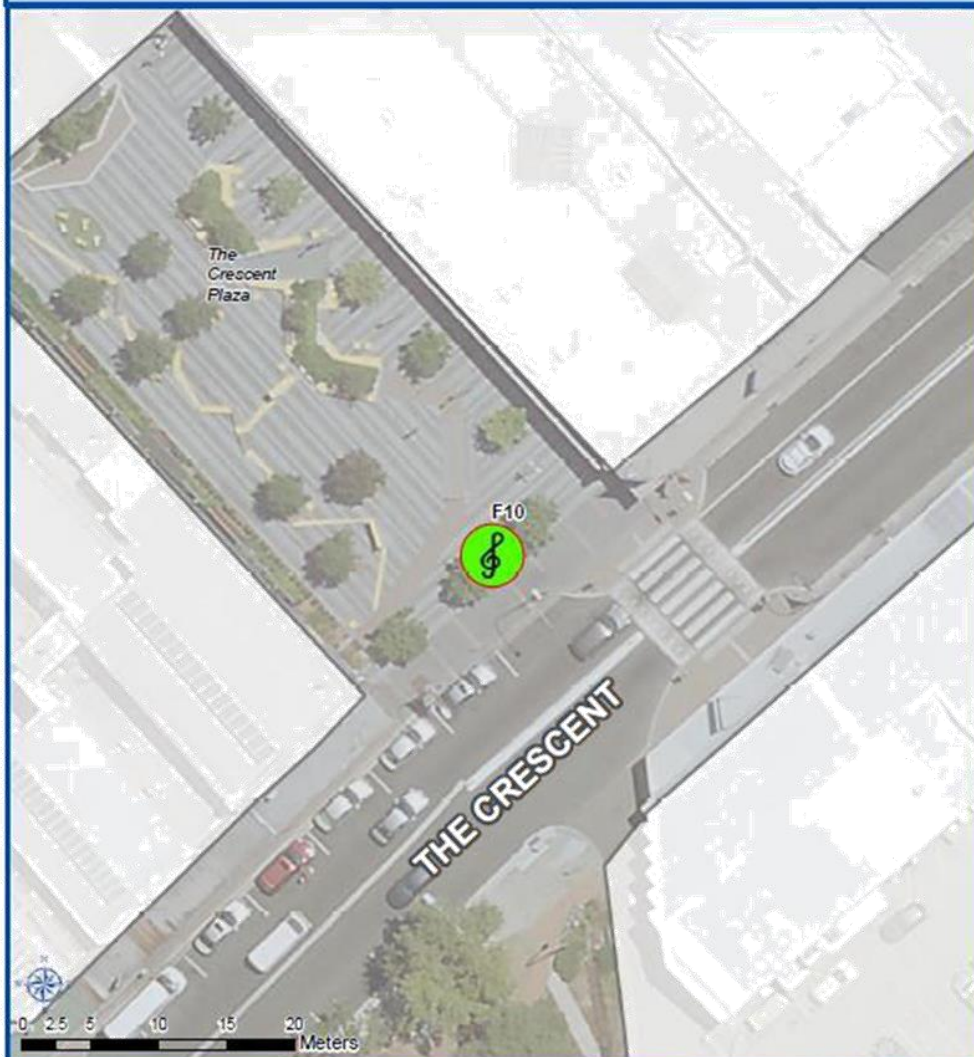
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map

8

Busking in Fairfield Town Centre

F10 - The Crescent Plaza



Legend



Acoustic



Power Provision



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map 9

Busking in Fairfield Town Centre

F12 - Fairfield Station Crossing along Dale St



Legend



Acoustic



Power Provision



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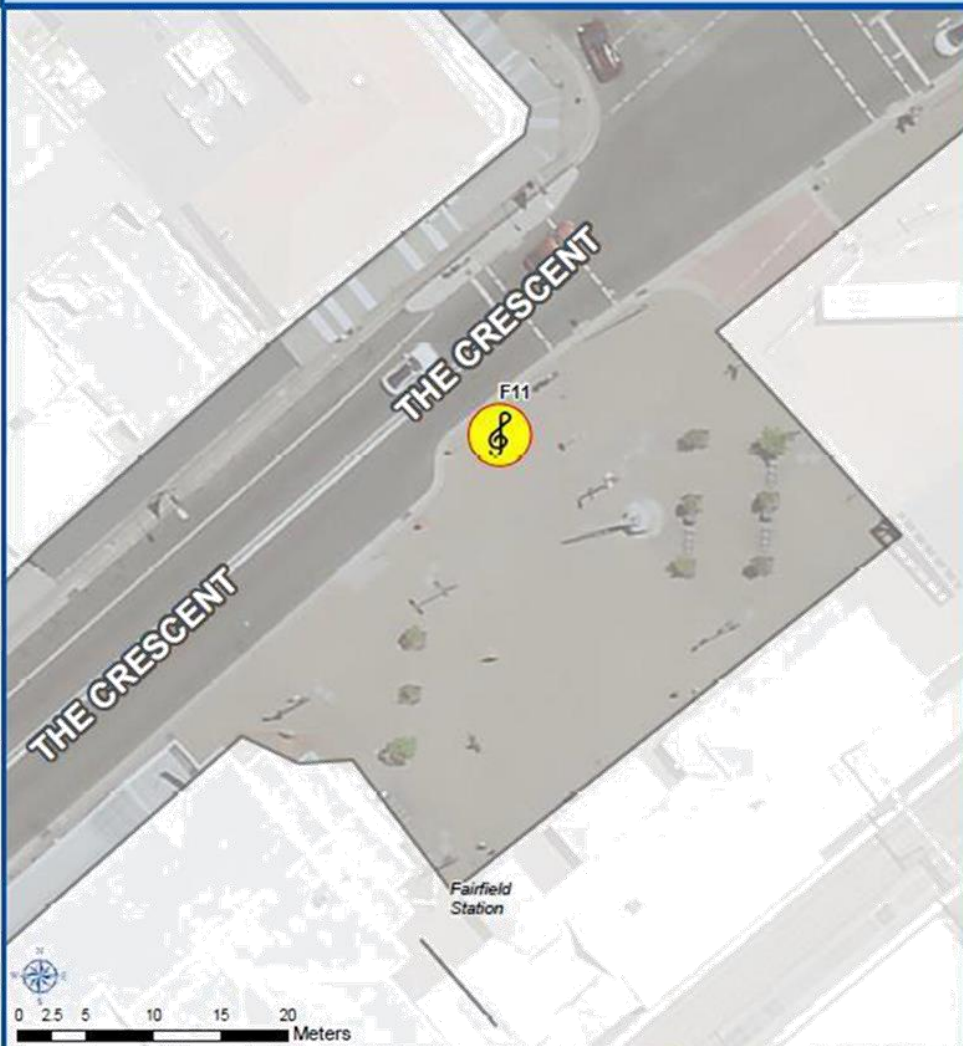
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map 10

Busking in Fairfield Town Centre

F11 - The Crescent alongside Fairfield Station



Legend



Acoustic



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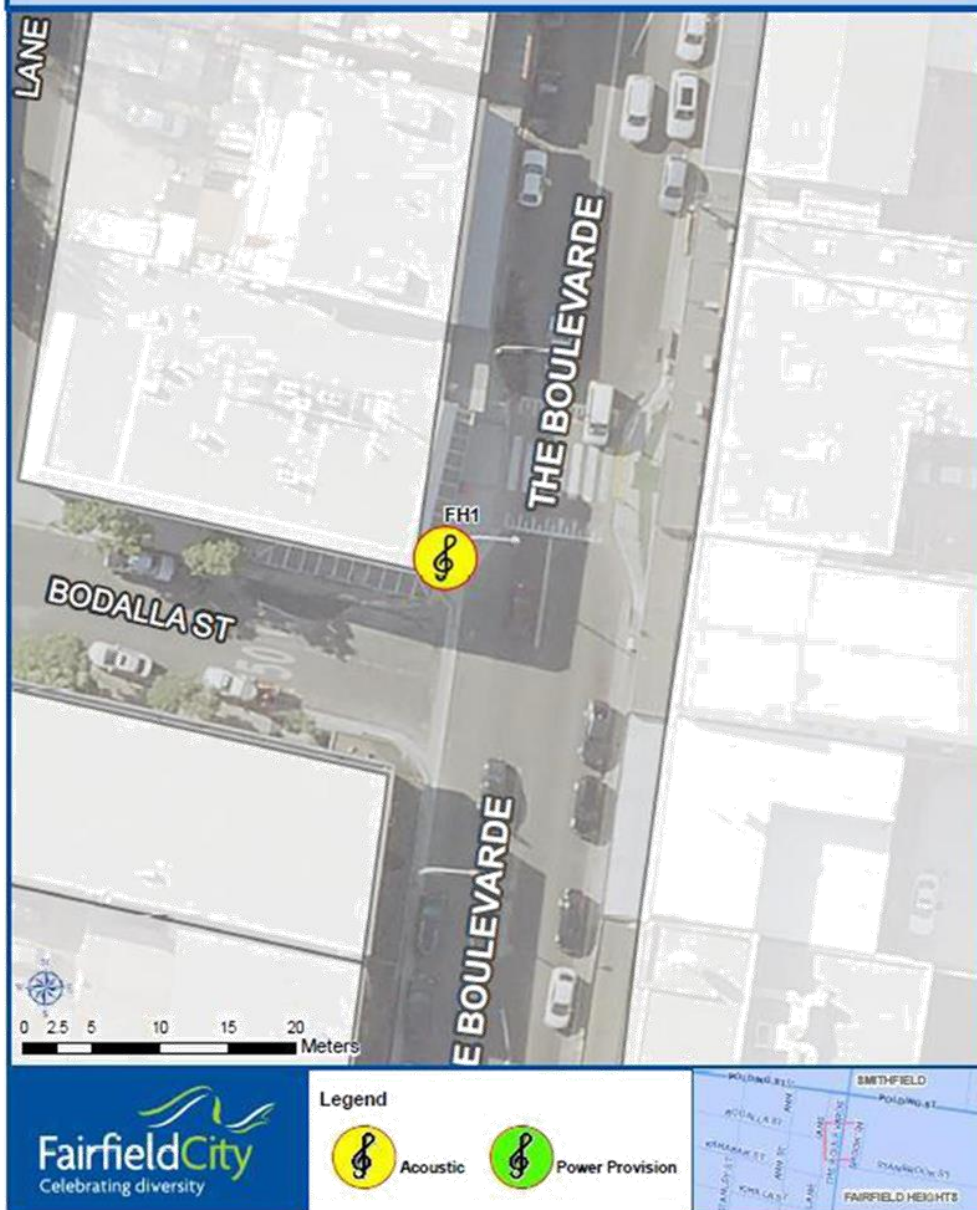
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map 11

Busking in Fairfield Heights

FH1 - The Boulevard north crossing



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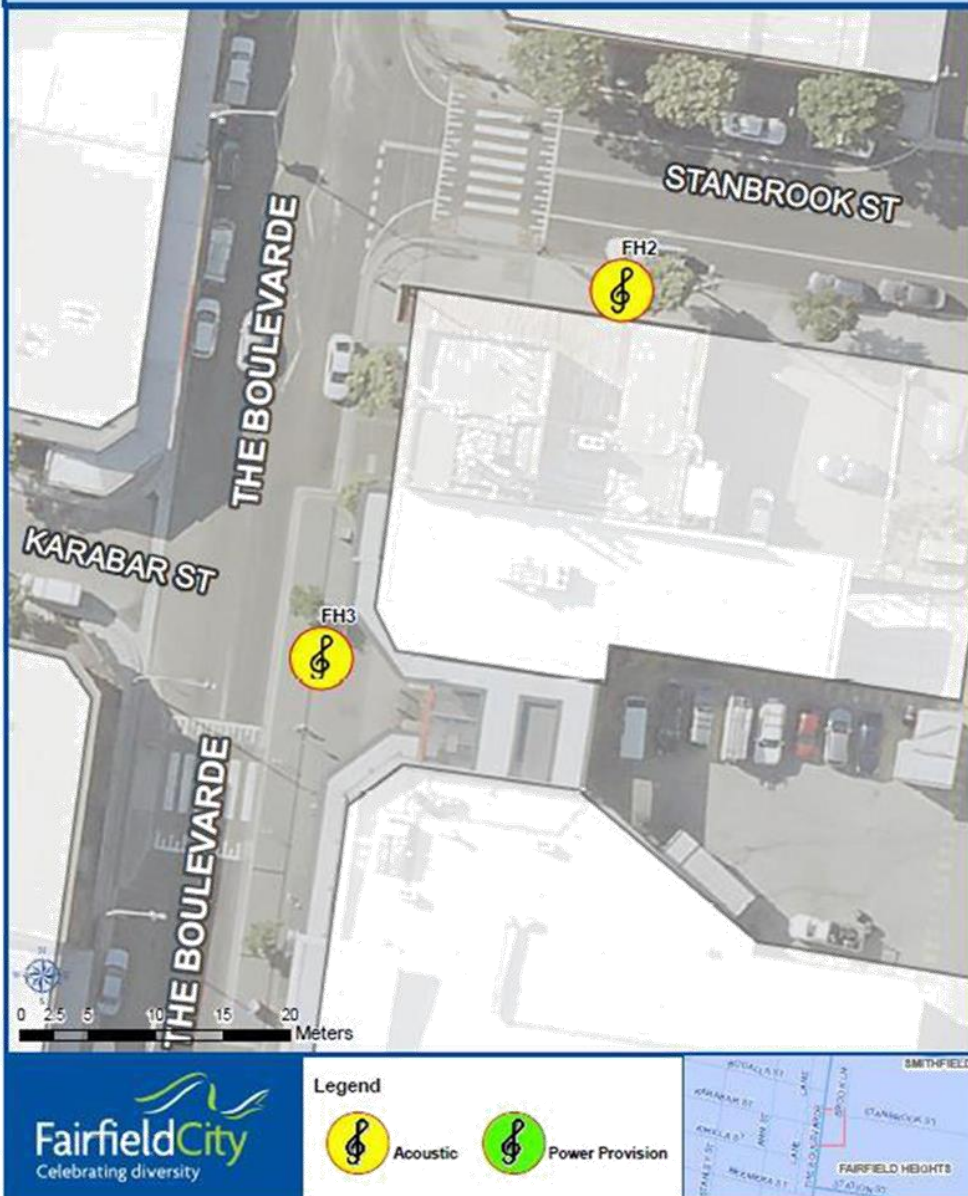
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map 12

Busking in Fairfield Heights

FH2 - Stanbrook St and The Boulevarde intersection crossing
FH3 - Fairfield Heights Civic Space



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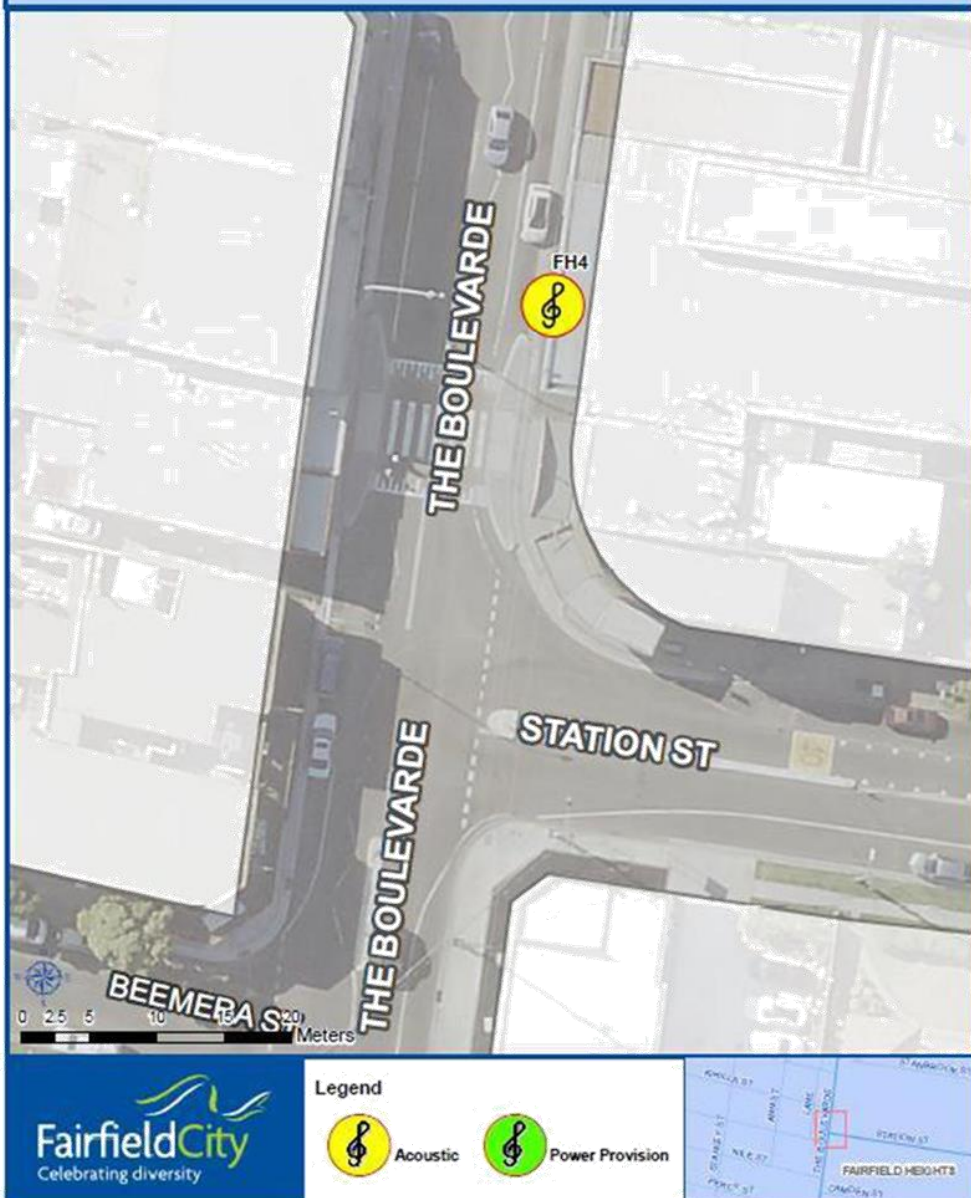
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map 13

Busking in Fairfield Heights

FH4 - The Boulevarde south crossing



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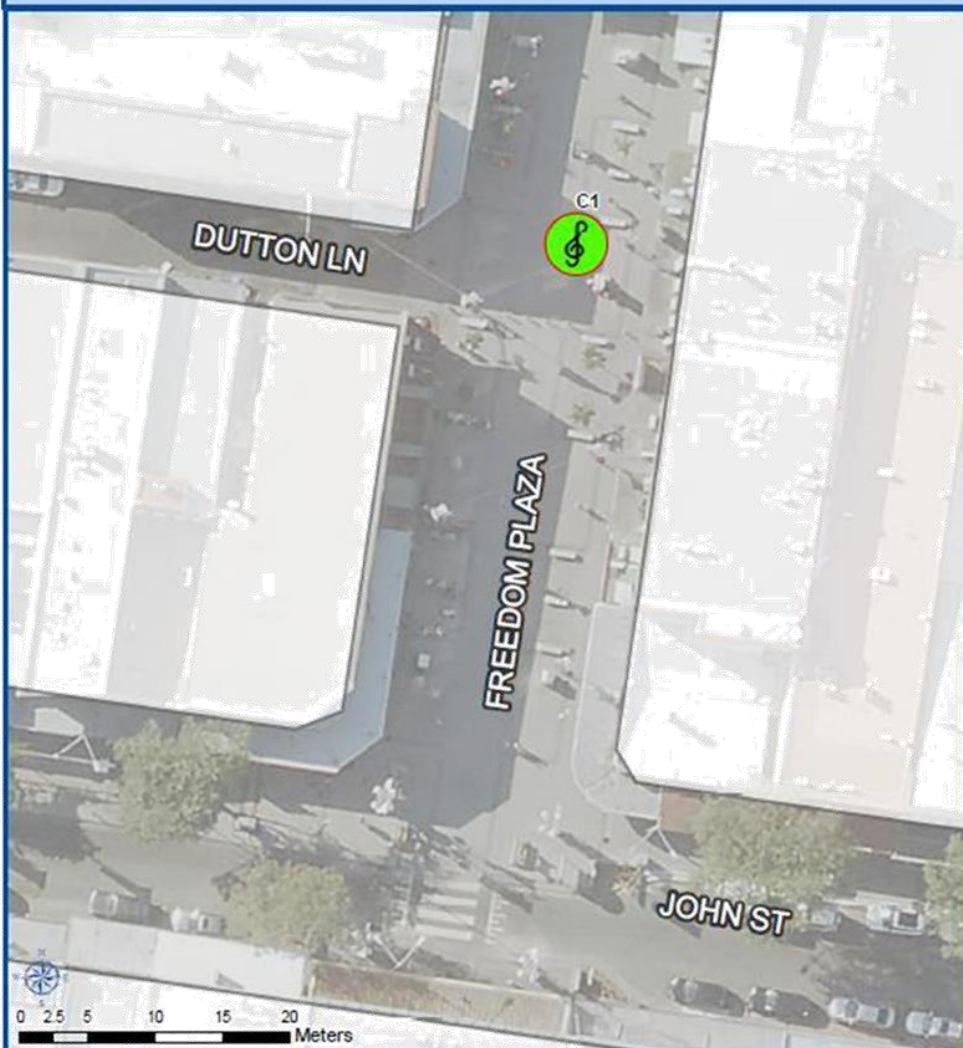
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map 14

Busking in Cabramatta Town Centre

C1 - Freedom Plaza



Legend



Acoustic



Power Provision



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map
15

Busking in Cabramatta Town Centre

C2 - Cnr Cabramatta Road West and John St



Legend



Acoustic



Power Provision



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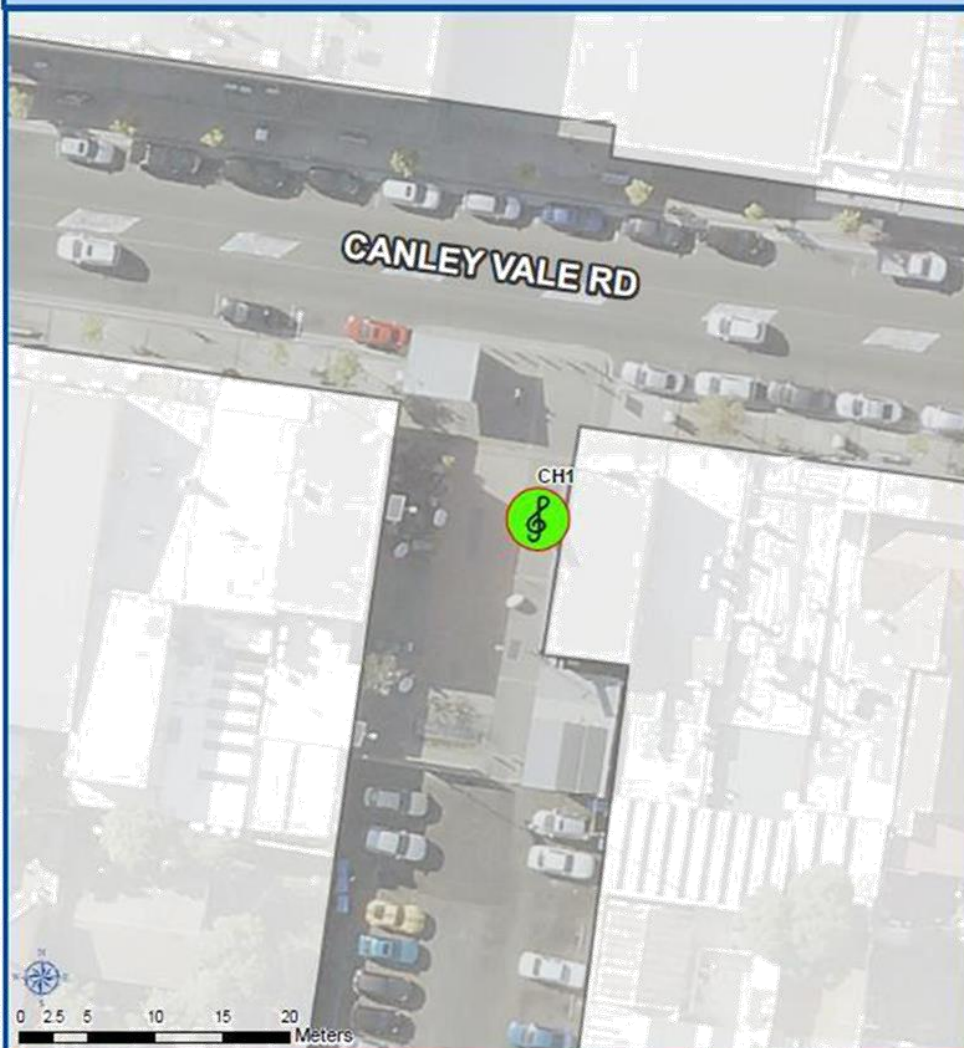
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Use of Public Land in Town Centres –
Local Approvals Policy

map 16

Busking in Canley Heights Town Centre

CH1 - Canley Heights Town Square



Legend



Acoustic



Power Provision



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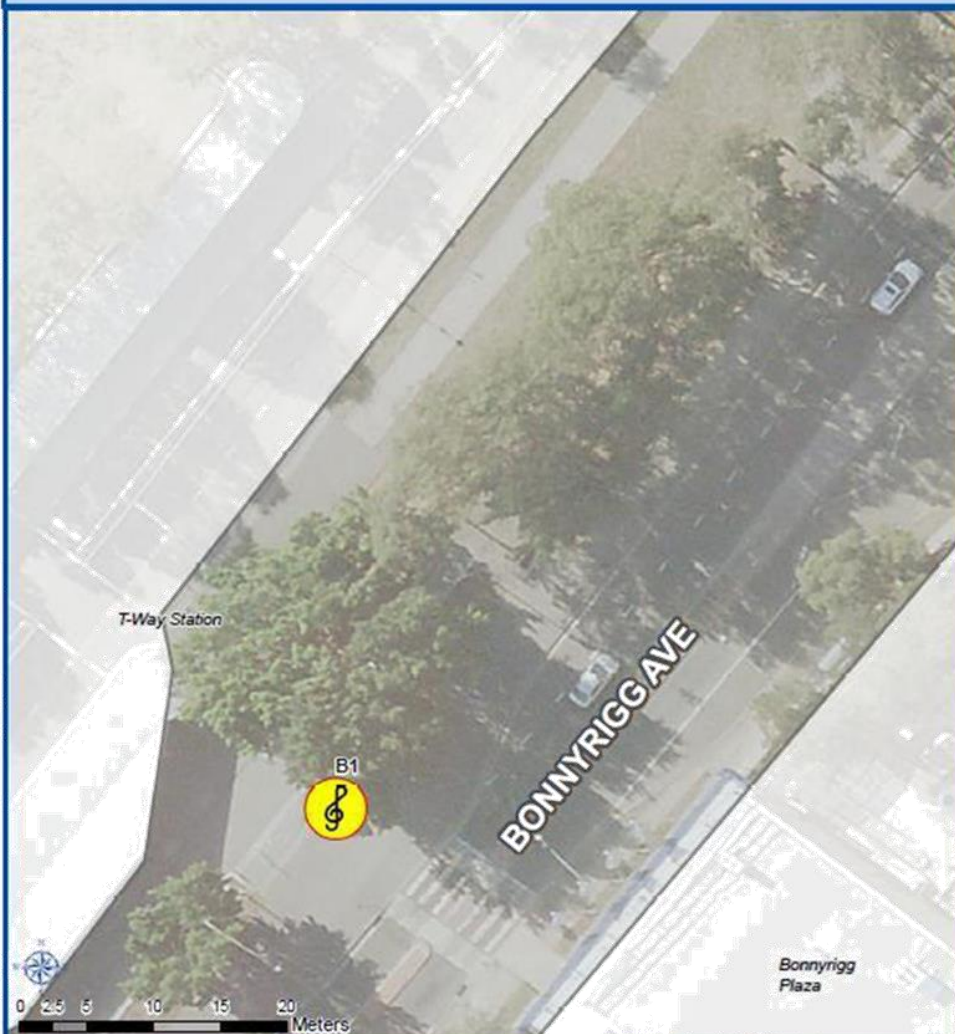
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Use of Public Land in Town Centres –
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map 17

Busking in Bonnyrigg Town Centre

B1 - Bonnyrigg T-Way crossing



Legend



Acoustic

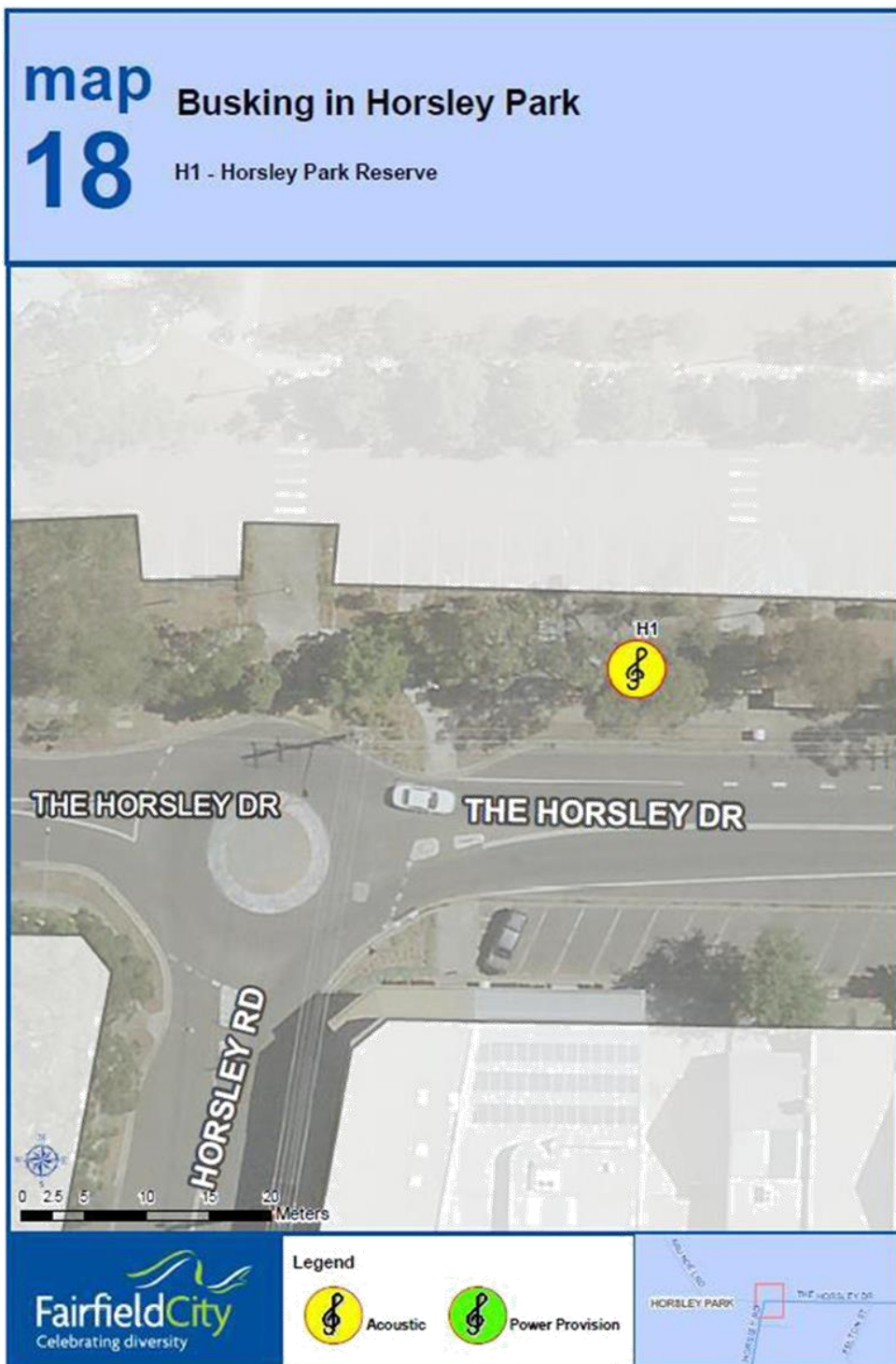


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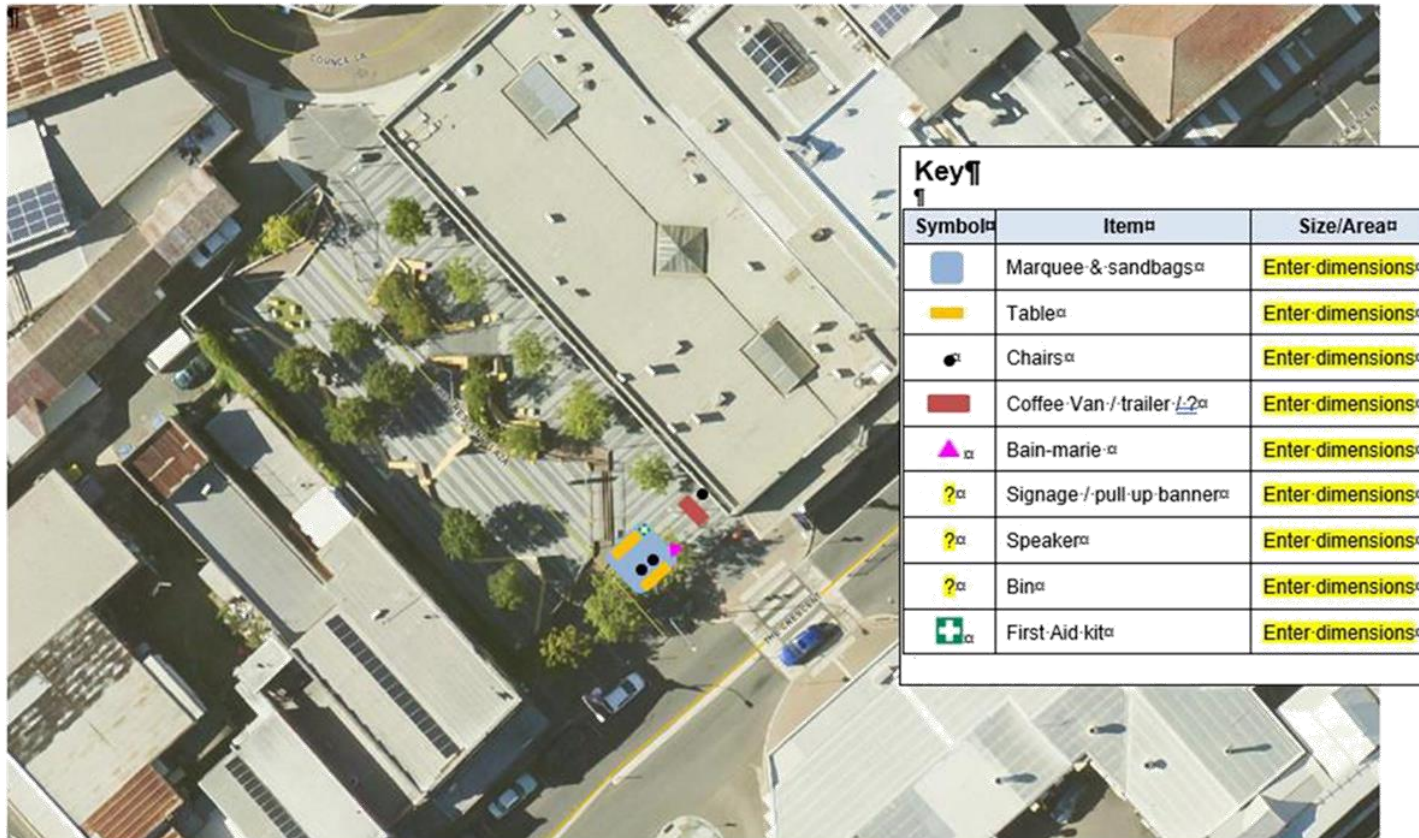
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APPENDIX C – EXAMPLE SITE PLAN



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Use of Public Land in Town Centres –
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Appendix D - Risk Assessment – Organisation Name

1. Event Information

Event Name:	Insert details	Description:	Insert details			
Date:	Insert details	Time:	Insert details	Location:	Insert details	Expected number of attendees: Insert details

2. Risk Assessment

	Activity	Hazards	Risk Controls	Risk Rating	Responsible Person/s
1	Bump-in/out: manual handling and manoeuvring of tables, chairs, barbecue, marquees, sandbags, signage, PA system, electrical leads and other equipment	Trip, slip, fall, manual handling, dropping equipment	- Site inspection to ensure site is clear from trip hazards - Dedicated time to set-up & pack down site - Utilising trolleys to transport equipment - Two-person lifting of heavy equipment - Staff trained in manual handling - Adhering to manual handling practises - Electrical leads taped to floor - First aid kit/officer	Insert risk rating	Name/s
2	Anti-social behaviour	Anti-social behaviour, drugs & alcohol, violent/abusive behaviour	- Alcohol Free events - Police in attendance - Passive surveillance/crowd monitoring - Alcohol Free Zones - First aid kit/officer	Insert risk rating	Name/s
3	Cooking on barbecue	Barbecue flare up, burns, dirty hotplate and utensils (possible health hazard), rust on plate	- Barricades - Appropriate location - FCC Temporary Food Stall brochure - Sneeze guards	Insert risk rating	Name/s

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	Activity	Hazards	Risk Controls	Risk Rating	Responsible Person/s
			- Food Safety Supervisor Certificate - Safe cooking - Disposable food handling gloves - Cleaning products - Hand wash basin - First aid kit/officer - Fire extinguisher/blanket		
4	LPG Gas bottles for barbecue	Flammable, burn injuries, gas bottle weight	- Safety Data Sheet with gas bottle - Fire extinguisher/blanket - No smoking - Stored in a flat, well-ventilated area - Manual handling practises	Insert risk rating	Name/s
5	Food hygiene	Contamination, illness	Utilise gloves when serving food	Insert risk rating	Name/s
6	Food allergies	Allergic reaction	Ingredients/allergens will be listed near food serving area	Insert risk rating	Name/s
7	Food temperature control	Food goes off, illness	Food will be covered until it is served or food will already be pre-packaged before the event	Insert risk rating	Name/s
8	List any other activities	Insert hazards	Insert risk controls	Insert risk rating	Name/s
9					
10					

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3. Risk Matrix

1. **Consequence** – Evaluate the consequences of a risk occurring according to the ratings in the top row

Descriptor	Definition
1. Severe	Multiple deaths or widespread disease
2. Major	Singular death or severe injury
3. Moderate	Lost time injury
4. Minor	Medical treatment
5. Insignificant	First aid treatment

2. **Risk Matrix** – Using the matrix, calculate the level of risk by finding the intersection between the likelihood and the consequences

Likelihood	Consequence				
	Severe	Major	Moderate	Minor	Insignificant
Almost Certain	High	High	High	Medium	Medium
Likely	High	High	Medium	Medium	Low
Possible	High	Medium	Medium	Low	Low
Unlikely	Medium	Medium	Low	Low	Low
Rare	Medium	Low	Low	Low	Low

3. **Likelihood** – Evaluate the likelihood of an incident occurring according to the ratings in the left hand column

Descriptor	Definition
A. Almost Certain	Prone to occur regularly It is anticipated for each repetition of the activity or event
B. Likely	May be anticipated multiple times over a period of time May occur once every few repetitions of the activity or event
C. Possible	May occur several times across the Department or a region over a period of time
D. Unlikely	May occur somewhere within the Department over an extended period of time
E. Rare	May occur somewhere, sometime ("once in a life time / once in a hundred years")

4. **Risk Level/Rating and Actions**

Descriptor	Definition
High	Immediately derisk (e.g. stop work, make safe) Implement corrective actions within 0-2 weeks
Medium	Immediately derisk (e.g. barricade, make safe) Implement corrective actions within 0-4 weeks
Low	Risk has been controlled (e.g. safe to proceed) Implement corrective actions within 0-6 weeks

END OF POLICY

ATTACHMENT B

Item: 62

Local Activity Approvals - June 2025 to June 2026

Applications Approved by Place Management – June 2025 to June 2026			
No.	Type of Activity/Event	Was Council the Applicant?	Recurring?
1	Outreach activity, giveaway of food and produce to people in need	No	Yes
2	Outreach activity, giveaway of hot meal to people in need	No	Yes
3	RUOK? Day - outreach activity with information, fun activities, snack giveaway	No	No
4	Get Online Week - Community engagement to promote digital literacy	No	No
5	Domestic and Family Violence - community engagement to raise awareness	No	No
6	Community engagement activity to raise awareness for men's wellness - Nov	No	No
7	Community engagement activity to raise awareness for men's wellness - Dec	No	No
8	Community engagement activity to raise awareness for men's wellness - Mar	No	No
9	Distribution of flyers to promote free community mediation classes at Fairfield Library	No	No
10	Community engagement activity to raise awareness for men's wellness - May	No	No
11	Mother's Day Activation - May	Yes	No
12	Community event - Buddha's Birthday celebrations - May	No	No
13	The Canley's Special Entertainment Precinct activations	Yes	Yes
14	Fundraiser for communities affected by the floods in NSW - June 2025	No	No
15	Christian outreach through song/activities	No	Yes
16	Community activity - Human Rights Day Celebration - Dec	No	No
17	Fundraiser through musical performances for Liverpool Hospital	No	Yes
18	Fundraiser through music for Vietnamese refugees	No	Yes
19	Fundraiser through musical performances for Vietnamese veterans	No	Yes
20	Free samples of product community giveaway - new local business - Aug	No	No
21	NSW Cancer Council fundraiser	No	Yes
22	Fairfield City Police Area Command information stall on scams - Sept	No	No
23	Fundraiser for local youth programs - Sept	No	No
24	Community fundraiser for Look Good Feel Better Australia and The Cancer Patients Foundation - Sept	No	No
25	Playgroup get together run by 54 Reasons	No	Yes
26	Fairfield City Police Area Command information stall on eBike awareness - Oct	No	No
27	Little Asia Special Entertainment Precincts activation - Oct	No	No
28	Community Event - Global Mazu Pilgrimage and Double Ninth Festival - Oct	No	No
29	Distribution of flyers to promote free family programs offered by Uniting Cabramatta Multicultural Family Centre - Dec	No	No
30	Fairfield City Police Area Command information stall on domestic violence awareness - Dec	No	No
31	Christmas Carols by Anglican Church Cabramatta - Dec	No	No
32	Advocating for Stateless refugees in Thailand through information stall and musical performances - Jan	No	No
33	Raising awareness of not-for-profit group that helps local Vietnamese people fit in the community - Jan	No	No

ATTACHMENT B

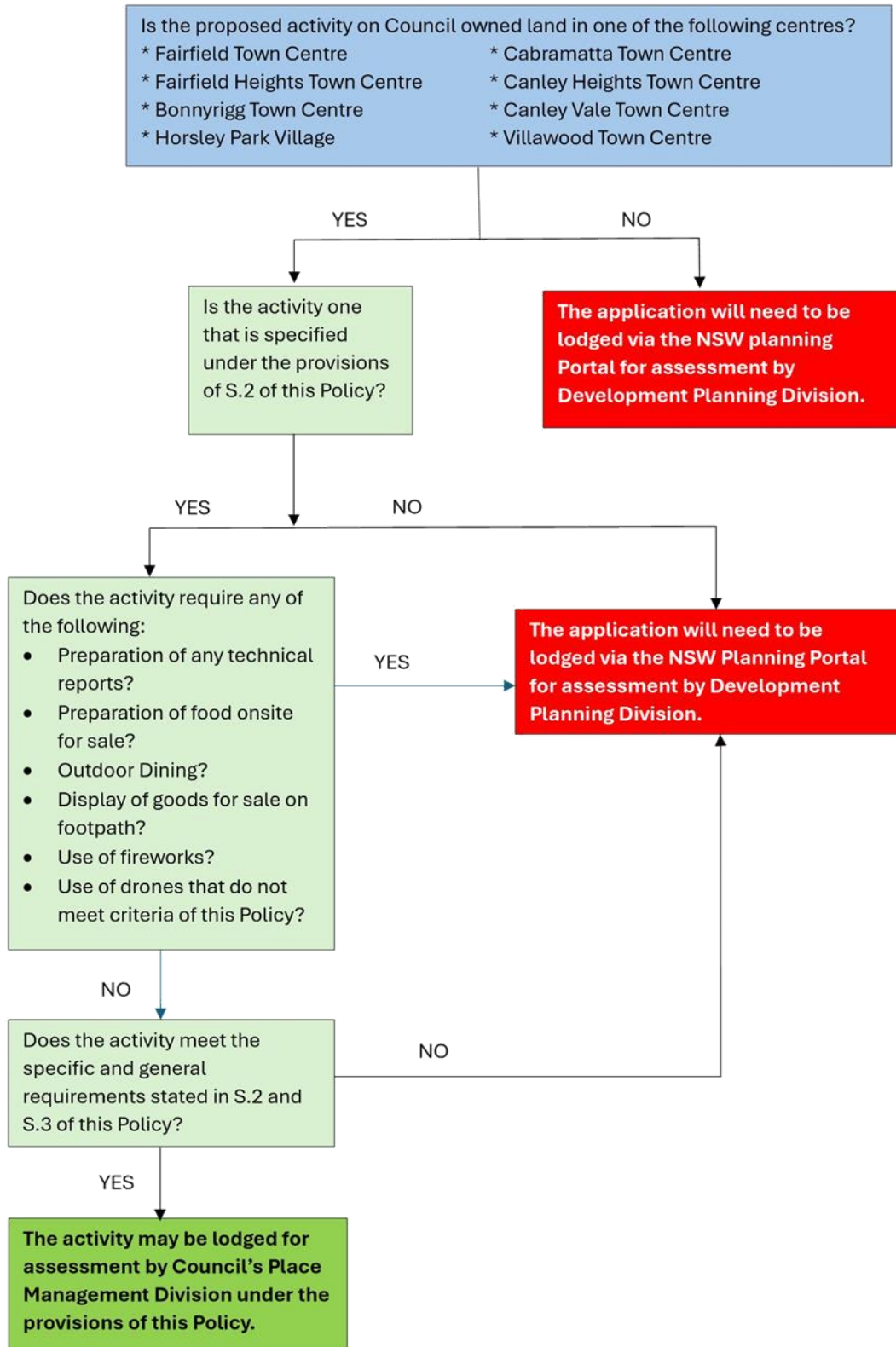
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Local Activity Approvals - June 2025 to June 2026

34	EV Fast Charging community event by Department of Climate Change, Energy, the Environment and Water - Feb	No	No
35	Lunar New Year free family activation by CORE Community Services - Feb	No	No
36	Community outreach through giveaway of sandwiches, drinks, clothes, and other essentials to those experiencing hardships - May	No	No
37	Elder Abuse Awareness Day information stall - June	Yes	No

Applications Approved by Development Assessment – June 2025 to June 2026

No.	Type of Activity/Event	Was Council the Applicant?	Recurring?
1	Winter Mardi Gra Event	No	No
2	Halloween Celebration	Yes	No
3	50th anniversary celebration, Vietnamese refugee settlement	No	No
4	Cabramatta Moon Festival	Yes	Yes
5	Luna Double Ninth and Mazu Festival	No	No
6	Battle for Australia Service	No	No
7	Remembrance Day Service	No	No
8	Annual Youth Oz tag Competition	No	No
9	Annual Christmas Event	Yes	Yes
10	Rotary Carols at Horsley Park	No	No
11	Anzac Day	No	Yes
12	Battle for Australia Service	No	Yes
13	Remembrance Day Service	No	Yes
14	Christmas Event	Yes	No
15	Australia Day Event	Yes	No
16	Lunar New Year Celebration	Yes	Yes
17	Cabramatta Lunar New Year Festival	Yes	No
18	Fairfield Soccer Cup	No	No
19	Community Cultural Event	Yes	No
20	SES Open Day	No	No
21	Lao New Year Festival	No	No
22	Colour Run Event	No	No
23	Bonnyrigg Under The Stars Outdoor Cinema Event	No	No
24	Christmas Carols	No	Yes
25	Chestnut and Wine Festival	No	Yes
26	Italian Republic Day	No	Yes
27	Annual Khmer New Year Festival	No	No
28	Pchum Benh Festival	No	No
29	Victory in the Pacific March and Commemoration Service	No	Yes
30	Anzac Day Dawn Service	No	Yes
31	Lunar New Year celebration at Phuoc Hue Buddhist Temple	No	No

1.6 Approval Pathway Framework for Local Activities

OUTCOMES COMMITTEE

Meeting Date 14 July 2026

Item Number. 63

SUBJECT: Public Exhibition - Planning Proposal for Local Heritage Listings

FILE NUMBER: 25/06107

PREVIOUS ITEMS: 67 - Public Exhibition - Heritage Review - Planning Proposal for Local Heritage Listings - Outcomes Committee - 08 Jul 2025

REPORT BY: Kerren Ven, Senior Strategic Land Use Planner; Vanessa Holtham, Heritage Advisor

RECOMMENDATION:

That:

1. The Planning Proposal be submitted to the Department of Planning, Housing and Infrastructure (DPHI) for a Gateway Determination in accordance with the provisions of the Environmental Planning and Assessment (EP&A) Act 1979 and Regulations 2021.
2. Council request that the Minister for Planning and Public Spaces (or delegate) be the responsible local plan-making authority for the Planning Proposal.
3. Upon receipt of a Gateway Determination, exhibition and consultation be conducted in accordance with the requirements of the EP&A Act 1979 and with the Gateway Determination requirements.
4. A report be submitted to Council at the conclusion of the exhibition period.

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	25 Pages
AT-B ↓	Council Memorandum on 97 Vine Street Fairfield	2 Pages
AT-C ↓	Heritage Assessment - 158 Broomfield Street Cabramatta	29 Pages
AT-D ↓	Heritage Assessment - 20 Cabramatta Road Cabramatta	29 Pages
AT-E ↓	Heritage Assessment - 97 Vine Street Fairfield	42 Pages

OUTCOMES COMMITTEE

Meeting Date 14 July 2026

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CITY PLAN

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

SUMMARY

Council at its meeting on 29 July 2025 considered 10 potential heritage properties for listing. Council resolved to remove 4 of the properties that had previously been proposed as potential items and undertake early consultation with the owners of the remaining potential heritage items.

Since the July 2025 meeting, consultation has been undertaken with the owners of the remaining 6 properties. This process has concluded with this report recommending that 3 of the identified properties proceed to a local heritage listing under Fairfield Local Environmental Plan 2013.

It should be noted that 2 of the proposed dwellings were demolished subsequent to the July meeting. The demolition of those dwellings removed the heritage case for an adjoining dwelling meaning that 3 of the potential items have been omitted due to these demolition works.

Accordingly, this report recommends that Council proceed with a planning proposal and seek a Gateway Determination from the NSW Department of Planning, Housing and Infrastructure for the 3 remaining properties.

BACKGROUND & HISTORY

One of the objectives of the Environmental Planning & Assessment Act 1979 is to promote the sustainable management of built and cultural heritage. Heritage conservation is a key priority for government agencies to recognise, protect and celebrate places that give meaning to communities. This is supported by Council's Fairfield Heritage Strategy and the Fairfield Local Strategic Planning Statement.

A Heritage Review was undertaken in 2025 with the 10 properties that were considered at the 29 July 2025 Council meeting under Item No.67 identified for potential listing, as follows:

1. 112 John Street Cabramatta
2. 116 John Street Cabramatta
3. 118 John Street Cabramatta
4. 121 John Street Cabramatta
5. 123 John Street Cabramatta
6. 125-127 John Street Cabramatta
7. 158 Broomfield Street Cabramatta
8. 20 Cabramatta Road Cabramatta
9. 173-175 Edensor Road Edensor Park
10. 97 Vine Street Fairfield

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Four of the 10 properties had been previously considered for a heritage listing as part of the original 1994 Fairfield Heritage Study. Those were 'Edensor House' (being the City's oldest colonial homestead that remains standing) and a row of early 20th century federation period homes at 112, 116 and 118 John Street Cabramatta.

These properties were removed from potential listing at the time of the 1994 study on the basis that the landowners believed that the dwellings were falling into disrepair and that they would be financially disadvantaged if they were unable to redevelop.

At the 29 July 2025 Council meeting (Item No.67) Council resolved to remove the proposed listing of the 4 properties that were previously considered in 1994.

Council resolved that the remaining 6 properties that were not considered in the 1994 study be the subject of early consultation of Council's intention of a heritage listing.

Following the resolution, the remaining 6 landowners were notified via mailout, including a physical door knock with letterbox drop-off and phone calls. Responses received were from 1 private landowner and Council's Assets Division for 97 Vine Street Fairfield (Council owned property).

Council also resolved that a Councillor briefing be conducted prior to the matter being reported post consultation. However, mandatory provisions introduced under the *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.

CONSULTATION OUTCOMES

The following discussion summarises the consultation and status of each property that is proposed for heritage listing.

1. 121 & 123 John Street Cabramatta

On 11 July 2025, a letter was sent to the landowner informing that a report was being considered at the 29 July 2025 Council meeting for potential listing and an opportunity to meet with Council officers to discuss the implications of a listing was made available.

No response was received, however, a phone conversation was conducted on 18 August 2025 with the landowner. The landowner informed Council officers to directly email the request to arrange a meeting, however, after undertaking a site inspection it was found that the early 20th century federation style dwellings had been demolished.

A review of Council records determined that the consent was granted for the demolition of the dwellings under DA 890/2006 and DA 891/2006. It is understood these consents had not been acted upon and without substantial commencement would have lapsed on 3 August 2008.

Irrespective of whether the consents had been legally activated, the dwellings no longer exist and the land no longer has any heritage value towards the built environment for a heritage listing. The properties therefore do not have any merit for a heritage listing and are not included in the draft Planning Proposal recommended for adoption by Council for a Gateway Determination.

2. 125 & 127 John Street Cabramatta

Council's Heritage Advisor met with the landowner who informed of their preference to not have these properties heritage listed. The owner provided an independent heritage review.

The independent heritage review prepared on behalf of the landowner submits that the semi-detached dwelling has experienced significant additions and alterations that have greatly impacted the original form of the building to not be distinctive, notable or unique in Fairfield and therefore should not be considered for a heritage listing.

The independent assessment further explains that given 121 and 123 John Street had been demolished, the group listing is no longer appropriate and recommends that investigations be considered for 112, 116, 118 and 120 John Street that better reflect the characteristics of dwellings of the period and which are substantially more intact and in a clear row.

Council's Heritage Advisor determined that the semi-detached dwellings at 125 and 127 John Street do not warrant an individual heritage listing. This is because the consideration for potential listing was based on the collective as a precinct with 121 and 123 John Street, as well as 112, 116, 118 and 120 John Street (removed from consideration at the July 2025 meeting as had been previously considered for listing in 1994) which would meet the Heritage NSW assessment criteria.

As the semi-detached dwellings have undergone significant alterations and additions to both the internal and external building fabric, they do not therefore have heritage integrity that warrants a standalone heritage listing.

3. 97 Vine Street Fairfield (Council owned property)

Internal discussions have been conducted regarding the potential heritage listing of the Council owned property at 97 Vine Street Fairfield.

A memorandum (Attachment B) provided by the Assets Division contends that the potential listing does not meet the threshold for statutory listing for a number of reasons. A discussion of these reasons and a response to each is provided below:

- A.** Lack of architectural distinction as the federation style cottage with original fabric has been irretrievably lost and should not hinge on hypothetical future works. By comparison there are numerous Federation and Inter-war era houses of greater aesthetic value in Fairfield City.

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Response – An analysis of the dwelling finds that the property retains original ceilings, wall and floor fabric noting that the walls and floors have mostly been overlaid in later cladding. In addition to this, the original 4 principal rooms within the front section of the house demonstrate the full integrity of the heritage fabric.

In this respect, the fabric of the dwelling remains to demonstrate its heritage value by representing a typical-timber weatherboard federation style dwelling, now relatively rare in Fairfield.

- B.** Alterations to the internal and external fabric have reduced the integrity of the dwelling including removal of significant outbuildings that does not demonstrate original historic use or association.

Response – In addition to the response in item A with regards to having overlaid original fabric, the dwelling and the land hold both built but more importantly social historical significance in association with Carl Konemann. Despite the original smithy workshop being demolished, the land retains the original cottage and the paddock area shows evidence of the historical rural agricultural use associated with the former use of the land.

It is paramount to understand the heritage listing focuses on the social and historical values and influence of the migration and agriculture in Fairfield. The site and house are directly linked to notable local historic figure Carl Konemann, who was an early German immigrant, instrumental in local business and agriculture. Konemann was also known for constructing the former timber bridge over Prospect Creek that is located adjacent to the dwelling. The site is associated with the historical agricultural use of the area and early blacksmith workshop/retail premises through Konemann's established smithy.

To add further justification, some case studies of other heritage listings in the State demonstrate similarity of listings based on the significance associated with migration settlement and agricultural commerce in other LGAs.

Examples such as the Glenrosa House in Hunters Hill ([HMS - ViewItem](#)) is of local historical significance as a house built by Carol Cerutti, stonemason and is illustrative of the work of local 19th century migrant stonemasons in Hunters Hill and of 19th century working class housing in Hunters Hill. The house is of local aesthetic significance as a fine Victorian Georgian style sandstone house, representative of the style, featuring cast iron posts and iron lace brackets to the front veranda.

Also similar is Council owned local heritage item Von Heiden Gardens ([HMS – View Item](#)) at 1 Houghton Street Carramar which contains remnant elements of a garden of the family property of pioneering German settler and piano maker Carl Wilhelm Gunther von Heiden thus not making it a unique reason for a local heritage listing.

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- C. Loss of the original rural setting in the context of subdivisions and redevelopment occurring restricting the curtilage to a small lot; further explaining that there are existing listed dwellings of the federation period statutorily listed for preservation.

Response – In addition to the response in item B, the historical analysis within the heritage assessment indicates the house sitting on the land clearly occupies the curtilage of the heritage item. Its association with the historical agricultural use of the area and smithy established by Konemann recognises the evolution and the historic and social significance of the heritage item in association with Carl Konemann.

- D. Limited research potential with the loss of associated structures and features, there is limited capacity to yield further information for heritage or archaeological value.

Response – It is noted that there may be limited research potential without a further detailed investigation of the land, however, it does not limit the findings in the heritage assessment report that focuses on both the built architectural and social historically significant themes.

It is prudent to understand the history of the site is likely to have significance in the location and setting without a more recent thematic study or archaeological investigation of the land. Despite not having an archaeological assessment or more current thematic study, the association of Carl Konemann and the land demonstrates the former rural setting and history of Fairfield becoming the growing multicultural suburbanised city it is today.

- E. Existing recognition associated with Carl Konemann and his family are formally acknowledged by the adjacent Konemann's Bridge including preserved artefacts and oral histories by the Fairfield City Museum & Gallery.

Response – Whilst the existing efforts made to recognise Carl Konemann are acknowledged they are not situated on the land which is where Carl Konemann once resided and used the land as a smithy. It should be noted that the land also recognises the historical built environment of the federation style dwelling aside from the land also signifying Fairfield's settlement and migration influence on the City's suburbanisation in the developing local economy during the time.

- F. Approval for demolition issued through a Complying Development Certificate (CDC) remains current.

Response – Council officers acknowledge that a CDC has been issued prior to consideration of the local heritage listing. However, the CDC for demolition does not negate consideration of the properties heritage values and demonstrates Council's commitment to protecting the City's heritage and its significance to its community. If demolition is imminent then an interim heritage order by the General Manager under the Heritage Act 1977 may be issued as per the Council's July 2025 resolution to safeguard the property during the listing process.

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- G. Condition of the dwelling and its surroundings is considered not appropriate for a residence.

Response – Council officers acknowledge that the dwelling has been subject to squatters and cosmetically may be in poor condition. The dwelling is considered structurally sound unless confirmed by a structural engineer report deeming it inappropriate for use. The dwelling is not considered inappropriate for residency and maintenance repairs is sufficient to make the dwelling usable.

- H. Flood mitigation and erosion control was the intended purpose of purchasing the land. The conservation, maintenance and adaptive reuse of the flood affected property is considered not practical in the long-term.

Response – It is acknowledged that the site was purchased by Council under the NSW State Government's Floodplain Management Program to perform flood mitigation works as part of the 1990 Lower Prospect Creek Floodplain Management Plan voluntary purchase scheme.

In 2001 the owner subdivided the land into 2 lots and sold the rear lot (now 69-85 Vine Street) to Council who constructed a floodway on the land. The owner kept the front lot at 97 Vine Street as his residence and in 2006, Council purchased 97 Vine Street as part of the same scheme to provide access to the floodway rear lot.

Whilst the property was purchased under the Voluntary Purchase Scheme as part of the 1990 Lower Prospect Creek Floodplain Management Plan, flood mitigation works from this Plan have significantly reduced flood levels in the area. The Bewsher Consulting (2006) Prospect Creek Floodplain Management Plan, Flood Study Review shows that the front lot is now in a Low Flood Risk Precinct. Therefore, demolition of the building is no longer necessary.

It is noted that the 2010 Outcomes Committee report considered the site fit for use as a community centre. As the property was purchased with State Government funds, the Department of Environment Climate Change and Water (DECCW) were consulted with regards to using the building as a community centre. Subsequently, DECCW agreed to this proposal provided that the income generated from leasing the premises is placed in Council's Voluntary Purchase Reserve.

Based on the above considerations, there is the opportunity to support the future use of the site for community facilities supported by Council's studies and strategies including:

- Increasing community facility floorspace in Fairfield by 1000m² to meet benchmarks (short-long term) (*Community Facilities Strategy 2023*)
- Investigating a creative arts centre (long term) (*Community Facilities Strategy 2023*)

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Both of these actions are included as projects in the Works Schedules of the Local Infrastructure Contribution Plan 2023.

Other possible uses identified could include:

- Fairfield food service fit for purpose facility (*Community Facilities Strategy 2023*).
- Due to the proximity of the site to the RE1 zoned land to the southwest the expansion of the open space and possible biodiversity features.

The site is in close proximity to the Fairfield Leisure Centre, Fairfield Adventure Park, Fairfield Park and Community First Step and is well serviced by public transport (both bus and train) which is consistent with the Community Facilities Strategy Action 2.1 All new facilities are to be built within 400m of public transport.

Council officers acknowledge the memorandum in Attachment B and concern of the long-term management of the property from an asset management perspective. The property nevertheless retains heritage significance and meets the Heritage NSW Assessment of Significance Criteria as explained in the Heritage Assessment (Attachment E).

- a) **Historical Significance** – Associated with historical agricultural and Konemann's early blacksmith demonstrates NSW cultural and natural history of the area of Fairfield.
- b) **Historical Associational Significance** – Linked to local figure Carl Konemann, early German immigrant instrumental in local business and agriculture also constructed the former timber bridge over Prospect Creek having strong association with the cultural and natural history of the area of Fairfield.
- c) **Aesthetic and/or Technical Significance** – The weatherboard federation style dwelling being substantially intact and retains original internal fabric.
- d) **Social and/or Cultural Significance** – Associated with German immigration in Fairfield LGA and being significant to living relatives of Carl Konemann.
- e) **Rarity & Representativeness** – The weatherboard federation style dwelling has become increasingly rare in the Fairfield LGA.

Based on the above evaluation, it is considered that the concerns raised have been appropriately addressed. It is recommended that Council proceed with the local heritage listing of 97 Vine Street Fairfield. In support of this, there is opportunity to fund the conservation and management of the dwelling through adaptive reuse explored through community uses, as detailed above.

Under the Environmental Planning and Assessment Act 1979 and the Fairfield Local Environmental Plan 2013, Council has a duty to conserve and promote the sustainable management of heritage. The adaptive reuse of the land will continue to demonstrate Council's commitment to the ongoing protection of heritage in Fairfield City and will be of community benefit, contributing to the value of the City's heritage.

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4. 158 Broomfield Street Cabramatta and 20 Cabramatta Road East Cabramatta

For the remaining properties at 158 Broomfield Street Cabramatta and 20 Cabramatta Road East Cabramatta, Council officers have not received a response from the landowners. The properties nevertheless demonstrate heritage significance warranting listing and it is recommended that they be assigned a local heritage listing as part of this planning proposal.

The landowners will have the opportunity to formally make a submission to Council at the public exhibition stage of the Planning Proposal.

PLANNING PROPOSAL FOR LOCAL HERITAGE LISTINGS

Based on the above evaluation, it is recommended for Council to proceed with 3 of the 6 potential heritage listings.

The Planning Proposal gives effect to listing properties in the Schedule 5 Environmental Heritage of the Fairfield Local Environmental Plan (FLEP) 2013 that contributes to the ongoing heritage conservation in the City and has been prepared in accordance with Section 3.33 of the Environmental Planning and Assessment (EP&A) Act 1979.

The intent of the Planning Proposal is to amend Schedule 5 Environmental heritage of the Fairfield Local Environmental Plan 2013 and its associated mapping by inserting the following new items into Part 1 of Schedule 5:

Suburb	Item Name	Address	Property Description	Significance	Item No.
Cabramatta	158 Broomfield Street – House and interiors	158 Broomfield Street	Lot: 8 DP: 19194	Local	I1
Cabramatta	20 Cabramatta Road East – House, interiors, grounds including Canary Island Palms	20 Cabramatta Road East	Lot: 3 DP: 580730 & Lot: 1 DP: 586180	Local	I2
Fairfield	97 Vine Street (including grounds and interiors)	97 Vine Street	Lot: 1 DP: 1038743	Local	I3

Alignment with the Strategic Planning Framework

The Planning Proposal has considered the strategic merit of the proposal. The following table provides an assessment of the proposal against the relevant directions and objectives within the State and local strategic planning framework.

Strategic Framework	Justification
Greater Sydney Region Plan (GSRP) – A Metropolis of Three Cities	The Planning Proposal is consistent with the directions and objectives of the Greater Sydney Region Plan: A Metropolis of Three Cities – Objective 13 references that environmental heritage is identified, conserved and enhanced.

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Strategic Framework	Justification
Our Greater Sydney 2056 – Western City District Plan (2018)	The Planning Proposal is generally consistent with the priorities and actions of the Western City District Plan, in particular with Planning Priority 6 – creating and renewing great places and local centres and respecting the District's heritage.
<i>Draft Sydney Plan</i>	The draft Plan is the State's next 20-year strategic land use plan that will repeal the GSRP & District Plans when in effect. It focuses on 12 actions for better Aboriginal community outcomes, housing choices, well located place aligned with growing population opportunity and protecting the natural environment. While the proposal is not a direct response to the draft Plan, it supports the City by demonstrating resilience through sustainable build environments protecting the character of the area.
Fairfield Local Strategic Planning Statement 2040	The Planning Proposal (PP) is consistent with the Planning Priority and actions of the Fairfield Local Strategic Planning Statement in particular with Planning Priority 5 – protect the City's heritage. The PP aligns with the actions of this priority by the review of potential new heritage items in the FLEP 2013.
Fairfield City Plan 2022-2032	The Planning Proposal is consistent with Theme 1 Community Wellbeing with its goal to have a proud diverse community of many cultures that is valued and celebrated. This is achieved by the community strategy to preserve, protect and celebrate local heritage protected buildings and sites of local significance as well as encouraging active uses.
Fairfield Heritage Strategy 2025-2027	The Planning Proposal is consistent with the Fairfield Heritage Strategy pertaining to several recommendations of the Strategy from identifying heritage items to list in the FLEP 2013, manage local heritage in a positive manner, increased awareness and appreciation of heritage and set a good example to the community by managing heritage placed owner or operated by Council.

Social, Environmental, Financial Impacts and Risk Implications of the Proposal

The proposal for local heritage listings is unlikely to result in any adverse social or environmental impacts on the site and surrounding area. In addition to this, the listings have been considered within the existing budgets allocated for Council's Heritage Program.

The listings will allow ongoing heritage conservation and provide an appropriate level of heritage recognition and protection of the City's heritage. It is crucial to understand that a heritage listing does not limit development on a heritage site. It is sensible for Council to consider the ongoing heritage conservation of the City to maintain its reputation to continue to identify and protect culturally, environment and built heritage significant places.

Any potential effects resulting from the proposal are considered positive and having benefit to the social and cultural connection to the Fairfield community.

Consultation & Timing

The proposal is categorised as a basic planning proposal in accordance with the NSW LEP Making Guidelines. Upon receiving a Gateway Determination from NSW DPHI, public exhibition will be required as part of the process. All relevant information will be published on Council's website and the NSW Planning Portal.

Community consultation will involve re-notification to landowners of the properties identified for heritage listing and nearby adjoining landowners. State and public agency consultation will also be required as conditioned within the Gateway.

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Following public exhibition period, a report will be presented to Council to consider the outcomes of the public exhibition period. The table below outlines the estimated project timeline and may change subject to if any issues arise during the exhibition stage.

No.	Step	Process content	Timeframe
1	Consideration by Council	Prepare and report Planning Proposal to Council for decision	June 2026
3	Gateway determination	Update report on Gateway requirements	July 2026
4	Pre-exhibition	In accordance with Council resolution and conditions of the Gateway Determination.	July 2026
5	Commencement and completion of public exhibition period	Notification letters to Government Agencies as required by Gateway Determination	August 2026
6	Consideration of submissions	Under the Gateway Determination issued by DPI&E public hearing is not required.	September 2026
7	Post-exhibition review and additional studies	Assessment and consideration of submissions	September 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 in light of community consultation	October 2026
Estimated Time Frame			6 months

Exception to Fairfield Local Planning Panel Advice

As part of the process, under the section 9.1 Ministerial Directions, applications may need to be referred to the Fairfield Local Planning Panel (FLPP) for advice prior to the matter being considered by Council, as follows:

'A Council to whom the direction applies is required to refer all planning proposal to the local planning panel for advice, unless the Council's general manager determines that the planning proposal relates to:

- A correction of an obvious error in a local environmental plan,*
- Matters that are consequential, transitional, machinery or other minor in nature, or*
- Matters that Council's general manager considers will not have any significant adverse impact on the environment or adjoining land.'*

It is considered the proposal will not cause any adverse effects to the environment or adjoining properties due to the nature of the proposal which relates to heritage protection.

Additionally, the FLPP members do not comprise of heritage experts which means that any advice would have limited value to the process. In preparation of the previous Council report, the General Manager (Acting at the time) supported that referral to the FLPP for advice is not warranted for this proposal to proceed to Gateway.

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CONCLUSION

This report recommends that Council proceed with the listing process of 3 additional local heritage listings in Schedule 5 Environmental Heritage and the associated mapping within the Fairfield Local Environmental Plan (FLEP) 2013.

The objective of the Planning Proposal is to continue to conserve the City's remaining environmental and built heritage within the heritage schedule of the FLEP 2013.

The Planning Proposal is aligned with the directions of the Greater Sydney Region Plan, Western District Plan, Council's LSPS and the local Heritage Strategy. Based on this, it is recommended that Council resolve to proceed with the Planning Proposal for a Gateway Determination to the Department of Planning, Housing and Infrastructure (DPHI).

Kerren Ven
Senior Strategic Land Use Planner

Vanessa Holtham
Heritage Advisor

Authorisation:
Executive Strategic Planner
Manager Strategic Land Use Planning
Director City Strategy

Outcomes Committee - 14 July 2026

File Name: **OUT14072026_12.DOCX**
***** END OF ITEM 63 *****



DRAFT

Planning Proposal

**Proposed Amendment to include three (3)
properties into Schedule 5 Environmental heritage
of the Fairfield Local Environmental Plan 2013**

July 2026

Objective ID A7047418

Fairfield LEP 2013 draft Amendment



Document Register

Council versions:

Version	Date	Detail	Council reference
01	01.04.2026	Initial planning proposal being considered at the ##### Outcomes Committee	A7047418

Fairfield LEP 2013 draft Amendment



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Fairfield LEP 2013 draft Amendment



Executive Summary

Fairfield City Council is proposing to list three (3) local heritage items within Schedule 5 Environmental heritage of the Fairfield Local Environmental Plan 2013, including associated mapping.

Council at its meeting held on ##### endorsed the Gateway Determination request to the Department of Planning Housing and Infrastructure for the planning proposal, in relation to heritage listing of the following three (3) properties identified as follows:

- 58 Broomfield Street, Cabramatta (Lot 8 DP 19194) to be listed as '158 Broomfield Street, Cabramatta – House and interiors.
- 20 Cabramatta Road East, Cabramatta (Lot 3 DP 580730 & Lot 1 DP 586180) to be listed as '20 Cabramatta Road East, House, House, interiors, grounds including Canary Palm Islands'.
- 97 Vine Street, Fairfield (Lot 1 DP 1038743) to be listed as '97 Vine Street, (including grounds and interiors)'.

The planning proposal will not alter the zoning or development standards applying to the subject sites. The local heritage listing will apply the provisions of Clause 5.10 heritage conservation in the Fairfield LEP 2013.

Fairfield LEP 2013 draft Amendment



Introduction

Background

The planning proposal intends to make amendments to include heritage listing of 3 properties under the Fairfield Local Environmental Plan (LEP) 2013.

This planning proposal has been prepared in accordance with Fairfield City Council's Local Strategic Planning Statement 2040 and Heritage Strategy that is consistent with the State's Planning Directions. The intention of the planning proposal is to recognise and protect the City's heritage by reviewing and identifying potential new heritage items.

Investigations were initially undertaken for ten (10) properties in Fairfield City to consider their potential for heritage significance.

These sites were considered at the July 2025 Outcomes Council meeting, where Council resolved to remove items that were previously considered under the 1993 Heritage Study. Council also resolved that early consultation be undertaken of the remaining potential heritage items.

As a result of the above, the planning proposal is now seeking to list three (3) heritage items as addressed within this document, supported by the Council resolution at the ##### meeting.

Land Affected of Proposal

The intention of the planning proposal is to amend the current Schedule 5 environmental heritage, and the associated heritage maps within the Fairfield Local Environmental Plan 2013 as follows:

Suburb	Item Name	Address	Property Description	Significance	Item No.
Cabramatta	158 Broomfield Street – House and interiors	158 Broomfield Street	Lot: 8 DP: 19194	Local	I1
Cabramatta	20 Cabramatta Road East – House, interiors, grounds including Canary Island Palms	20 Cabramatta Road East	Lot: 3 DP: 580730 & Lot: 1 DP: 586180	Local	I2
Fairfield	97 Vine Street (including grounds and interiors)	97 Vine Street	Lot: 1 DP: 1038743	Local	I3

Fairfield LEP 2013 draft Amendment



Part 1 – Objectives and intended outcomes

Objective

The purpose of the planning proposal is to amend Schedule 5 Environmental heritage, Part 1 Heritage items, and the associated heritage maps of the Fairfield Local Environmental Plan 2013 to include three (3) properties as items of local heritage significance.

Intended outcomes

The objective of the planning proposal is to amend the Fairfield Local Environmental Plan (FLEP) 2013 to:

- Identify, conserve and protect the environmental heritage of Fairfield, and
- Conserve the heritage significance of heritage items including their associated fabric, settings and views that contribute to the heritage qualities of the City.

Part 2 – Explanation of provisions

Intended provisions

To achieve the objectives mentioned above, the planning proposal will amend Schedule 5 Environmental heritage, Part 1 Heritage items, of the Fairfield Local Environmental Plan (LEP) 2013 to include three (3) properties on the local heritage schedule as shown in the table below.

The associated heritage maps of the Fairfield Local Environmental Plan 2013 will also be amended to identify the three heritage items as included in Appendix A.

Suburb	Item Name	Address	Property Description	Significance	Item No.
Cabramatta	158 Broomfield Street – House and interiors	158 Broomfield Street	Lot: 8 DP: 19194	Local	I1
Cabramatta	20 Cabramatta Road East – House, interiors, grounds including Canary Island Palms	20 Cabramatta Road East	Lot: 3 DP: 580730 & Lot: 1 DP: 586180	Local	I2
Fairfield	97 Vine Street (including grounds and interiors)	97 Vine Street	Lot: 1 DP: 1038743	Local	I3

Fairfield LEP 2013 draft Amendment



Part 3 – Justification of strategic and site-specific merit

Section A – Need for a planning proposal

Is the planning proposal a result of an endorsed LSPS, strategic study or report?

The planning proposal is of result of the Fairfield Heritage Strategy to review potential new heritage items and in line with Planning Priority 5 of Fairfield Local Strategic Planning Statement (LSPS) 2024 to protect the City's heritage.

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

The proposed amendment to the Fairfield LEP 2013 instrument and associated mapping is the most appropriate means of achieving the planning proposal intended outcome.

The inclusion of new heritage listings in Schedule 5 of the Fairfield LEP 2013 is the only way to provide statutory recognition of the heritage significance of the relevant properties to ensure their conservation and recognition of the contribution they make to the heritage values of Fairfield City.

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)?

- **A Greater Sydney Region Plan 'A Metropolis of Three Cities'** – The GSRP released in March 2018 establishes the comprehensive vision, goals, strategies and actions for developing Greater Sydney by 2056. The plan identified 10 key directions with core themes focusing on liability, productivity and sustainability supporting the objectives implemented in the Plan. The proposal is specifically aligned with objective 13 seeking to ensure environmental heritage is identified, conserved and enhanced within the region.
- **Western City District Plan** – The Western City District Plan currently applies to Fairfield City aimed at managing the growth of the district based on the economic, social and environmental context to achieve the vision for the region. The Planning Proposal is generally consistent with the priorities and actions of the Western City District Plan, in particular with Planning Priority 6 – creating and renewing great places and local centres and respecting the District's heritage
- **The draft Sydney Plan** – The draft Plan (publicly exhibited late 2025 early 2026) is the State's next 20-year strategic land use plan that is pending implementation by the State Government. Once implement the Plan will replace the current GSRP and Western City District Plan. The draft Plan outlines 12 key response measures to guide future growth and development of the Sydney Region. The planning proposal is consistent with Response 6 of the Plan that "Land use planning should also consider built, natural and cultural heritage".

Fairfield LEP 2013 draft Amendment



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

- **Fairfield City Community Strategic Plan 2025-2035** – The Planning proposal is consistent with Theme 1 Community Wellbeing with its goal to have a proud diverse community of many cultures that is valued and celebrated. This is achieved by the community strategy to preserve, protect and celebrate local heritage protected buildings and sites of local significance as well as encouraging active uses.
- **Fairfield Local Strategic Planning Statement 2040** – The Planning Proposal is consistent with the Planning Priority and actions of the Fairfield Local Strategic Planning Statement 2040, in particular with Planning Priority 5 – protect the City's heritage. The PP aligns with the actions of this priority by the review of potential new heritage items in the FLEP 2013.
- **Heritage Strategy** – The Planning Proposal is consistent with the Fairfield Heritage Strategy pertaining to several recommendations of the Strategy from identifying heritage items to list in the FLEP 2013, manage local heritage in a positive manner, increased awareness and appreciation of heritage and set a good example to the community by managing heritage placed owner or operated by Council.

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

- **NSW Heritage Strategy** – The recently finalised State-wide Heritage Strategy sets out the long-term direction for a stronger sense of cultural identity, community wellbeing and sense of place for generations ahead by creating a more inclusive heritage system for NSW. This is built on 5 principles to be implemented, particularly relating to heritage being conserved for everyone.

Is the planning proposal consistent with the relevant state environmental planning policies?

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

SEPP Title	Consistency	If Applicable - Consistency with 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 (DA) 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.
SEPP (Housing) 2021	Consistent	The proposal does not contain provisions that would contradict or hinder the application of the SEPP.
SEPP (Industry and Employment) 2021	Not applicable	The subject sites are zoned for residential purposes
SEPP (Planning Systems) 2021	Consistent	The proposal does not contain provisions that contradict or hinder the application of the SEPP.

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Fairfield LEP 2013 draft Amendment



SEPP Title	Consistency	If Applicable - Consistency with Planning Proposal
SEPP (Precincts – Central River City) 2021	Not applicable	The identified sites are not located within the specified Precincts.
SEPP (Precincts – Eastern Harbour City) 2021	Not applicable	The identified sites are not located within the specified Precincts.
SEPP (Precincts – Regional)	Not applicable	The identified sites are not located within the specified Precincts.
SEPP (Precincts – Western Parkland City) 2021	Not applicable	The identified sites are not located within the specified Precincts.
SEPP (Primary Production) 2021	Not applicable	The subject sites are zoned for residential purposes
SEPP (Resilience and hazards) 2021	Consistent	The proposal does not contain provisions that contradict or hinder the application of the SEPP.
SEPP (Resources and Energy) 2021	Not applicable	The subject sites are zoned for residential purposes
SEPP (Sustainable Buildings) 2022	Consistent	The proposal does not contain provisions that contradict or hinder the application of the SEPP.
SEPP (Transport and infrastructure) 2021	Consistent	The proposal does not contain provisions that contradict or hinder the application of the SEPP.

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:

#	Ministerial Direction	Applicable	Consistent	Assessment
Focus area 1: Planning Systems				
1.1	Implementation of Regional Plan	Yes	Yes	The planning proposal is considered to be consistent with the Western City District Plan in particular with Objective 6 and is therefore consistent with the direction.
1.2	Development of Aboriginal Land Council land	No	Not applicable.	This Direction is not applicable to Fairfield.
1.3	Approval and Referral Requirements	Yes	Yes	The planning proposal does not include provisions that require the concurrence, consultation or referral of a future development application to a Minister or public authority.
1.4	Site Specific Provisions	Yes	Yes	The planning proposal does not include provisions with unnecessary restrictive site-specific planning controls.
1.4A	Exclusion of Development Standards from Variation	Yes	Yes	The planning proposal is consistent with the Guide to exclusions from clause 4.6 of the Standard Instrument.
Focus area: 1 Planning Systems – Place-based				

Fairfield LEP 2013 draft Amendment



#	Ministerial Direction	Applicable	Consistent	Assessment
1.5	Parramatta Road Corridor Urban Transformation Strategy	No	Not applicable.	This Direction is not applicable to Fairfield.
1.6	Implementation of Northwest Priority Growth Area Land Use and Infrastructure Implementation Plan	No	Not applicable.	This Direction is not applicable to Fairfield.
1.7	Implementation of Greater Parramatta Priority Growth Area Interim Land Use and Infrastructure Implementation Plan	No	Not applicable.	This Direction is not applicable to Fairfield.
1.8	Implementation of Wilton Priority Growth Area Interim Land Use and Infrastructure Plan	No	Not applicable.	This Direction is not applicable to Fairfield.
1.9	Implementation of Glenfield to Macarthur Urban Renewal Corridor	No	Not applicable.	This Direction is not applicable to Fairfield.
1.10	Implementation of the Western Sydney Aerotropolis Plan	Yes	Yes	The planning proposal does not impact nor undermine on the intent of the Western Sydney Aerotropolis Plan.
1.11	Implementation of Bayside West Precincts 2036 Plan	No	Not applicable.	This Direction is not applicable to Fairfield.
1.12	Implementation of Planning Principles for the Cooks Cove Precinct	No	Not applicable.	This Direction is not applicable to Fairfield.
1.13	Implementation of St Leonards and Crows Nest 2036 Plan	No	Not applicable.	This Direction is not applicable to Fairfield.
1.14	Implementation of Greater Macarthur 2040	No	Not applicable.	This Direction is not applicable to Fairfield.
1.15	Implementation of the Pymont Peninsula Place Strategy	No	Not applicable.	This Direction is not applicable to Fairfield.
1.16	North West Rail Link Corridor Strategy	No	Not applicable.	This Direction is not applicable to Fairfield.
1.17	Implementation of the Bays West Place Strategy	No	Not applicable.	This Direction is not applicable to Fairfield.
1.18	Implementation of the Macquarie Park Innovation Precinct	No	Not applicable.	This Direction is not applicable to Fairfield.
1.19	Implementation of the Westmead Place Strategy	No	Not applicable.	This Direction is not applicable to Fairfield.
1.20	Implementation of the Camellia-Rosehill Place Strategy	No	Not applicable.	This Direction is not applicable to Fairfield.
1.21	Implementation of the South West Growth Area Structure Plan	No	Not applicable.	This Direction is not applicable to Fairfield.
1.22	Implementation of the Cherrybrook Station Place Strategy	No	Not applicable.	This Direction is not applicable to Fairfield.

Fairfield LEP 2013 draft Amendment



#	Ministerial Direction	Applicable	Consistent	Assessment
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	No	Not applicable.	This Direction is not applicable to the planning proposal.
3.2	Heritage Conservation	Yes	Yes	The planning proposal is consistent with the objective of this direction to conserve heritage items, areas, objects and places of environmental heritage significance and indigenous heritage. The Fairfield LEP 2013 contains provisions to ensure that the existing heritage items a. areas objects or places are conserved. The intention of the planning proposal is to include new heritage items to Schedule 5, giving them legal protection and requiring any development to consider heritage impact.
3.3	Sydney Drinking Water Catchments	No	Not applicable	The sites within the planning proposal are not within the Sydney Water Drinking Catchment areas.
3.4	Application of C2 and C3 Zones and Environmental Overlays in Far North Coast LEPs	No	Not applicable	This Direction is not applicable to Fairfield.
3.5	Recreation Vehicle Areas	No	Not applicable	This Direction is not applicable to the planning proposal.
3.6	Strategic Conservation Planning	No	Not applicable	This Direction is not applicable to the planning proposal.
3.7	Public Bushland	No	Not applicable	This Direction is not applicable to the planning proposal.
3.8	Willandra Lakes Region	No	Not applicable	This Direction is not applicable to Fairfield.
3.9	Sydney Harbour Foreshores and Waterways Area	No	Not applicable	This Direction is not applicable to Fairfield.
3.10	Water Catchment Protection	No	Not applicable	This Direction is not applicable to the planning proposal.
Focus area 4: Resilience and Hazards				
4.1	Flooding	Yes	Yes	Some of the sites identified as part of the planning proposal are subject to Council flood studies and provisions set within the adopted DCP & Stormwater Policy.
4.2	Coastal Management	Yes	Yes	The sites part of this planning proposal gives consideration to coastal management areas subject to the provisions within the Resilience & Hazards SEPP.
4.3	Planning for Bushfire Protection	Yes	Yes	A site part of this planning proposal gives effect to the vegetation buffer zone giving consideration to the Planning for Bushfire Protection 2019

Fairfield LEP 2013 draft Amendment



#	Ministerial Direction	Applicable	Consistent	Assessment
				guidelines.
4.4	Remediation of Contaminated Land	Yes	Yes	The planning proposal is consistent with this Direction. Any future development application will consider any potential contamination of the land suitable for future redevelopment. The proposal does not involve a change in the zoning.
4.5	Acid Sulfate Soils	Yes	Yes	A site part of this planning proposal gives effect to acid sulfate soils class 5. Any future development will have regard to the within the standard LEP instrument clause 6.1 Acid Sulfate Soils.
4.6	Mine Subsidence and Unstable Land	No	Not applicable	This Direction is not applicable to Fairfield.
Focus area 5: Transport and Infrastructure				
5.1	Integrating Land Use and Transport	No	Not applicable	The planning proposal does not involve the rezoning of land to result in the increase in transport infrastructure.
5.2	Reserving Land for Public Purposes	No	Not applicable	The planning proposal does not involve the reservation of land for public purposes.
5.3	Development Near Regulated Airports and Defence Airfields	Yes	Yes	A site part of the planning proposal is situated under the Bankstown Obstacle Limitation Surfaces. The proposal does not involve any height increase and any future development will consider concurrence with CASA and design compliance with AS 2021-2015.
5.4	Shooting Ranges	No	Not applicable	This Direction is not applicable as they are not existing or proposed or in proximity to any shooting ranges.
5.5	High Pressure Dangerous Goods Pipeline	Yes	Yes	The sites subject to the planning proposal are not in the vicinity of any gasoline or natural gas pipeline.
Focus area 6: Housing				
6.1	Residential Zones	Yes	Yes	The sites subject to the planning proposal are within residential zones
6.2	Caravan Parks and Manufactured Home Estates	No	Not applicable	This Direction does not apply given that land are not Crown land reserved for accommodation purposes.
Focus area 7: Industry and Employment				
7.1	Employment Zones	No	Not applicable	The planning proposal does not seek the rezoning for employment land uses.
7.2	Reduction in non-hosted short-term rental accommodation period	No	Not applicable	The Direction does not apply to Fairfield.
7.3	Commercial and Retail	No	Not	This Direction does not apply to

Fairfield LEP 2013 draft Amendment



#	Ministerial Direction	Applicable	Consistent	Assessment
	Development along the Pacific Highway, North Coast		applicable	Fairfield.
Focus area 8: Resources and Energy				
8.1	Mining, Petroleum Production and Extractive Industries	No	Not applicable	The planning proposal is not subject to the future extraction of mining, petroleum production and extractive industries.
Focus area 9: Primary Production				
9.1	Rural Zones	No	Not applicable	The planning proposal is not subject to the zoning of rural land.
9.2	Rural Lands	No	Not applicable	The planning proposal is not subject to the rezoning of rural land.
9.3	Oyster Aquaculture	No	Not applicable	This Direction does not apply to the planning proposal.
9.4	Farmland of State and Regional Significance on the NSW Far North Coast	No	Not applicable	This Direction does not apply to Fairfield.

Fairfield LEP 2013 draft Amendment



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?

It is not anticipated that the proposed amendments as part of the planning proposal will create any potential for adverse impacts on any critical habitats or threatened species, populations or ecological communities, or their habitats.

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

It is not anticipated that the proposal will have any environmental impacts resulting from the planning proposal. Any future development will consider the environmental impacts in accordance with the applicable environmental planning instruments and development controls of the Fairfield City Wide DCP 2024.

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

The planning proposal is not anticipated to have any significant adverse social or economic effects. Rather, heritage listing of the properties will result in positive social outcomes by recognising and protecting local built heritage, enhancing opportunities for the community's understanding of the history, social and cultural values of Fairfield City.

To assist with conservation of buildings, under Council's Heritage Program the privately owned properties will receive a reduction in Council rates and be eligible for consideration of heritage grants on an annual basis.

Section D – Infrastructure: Local, State and Commonwealth

Is there adequate public infrastructure for the planning proposal?

The planning proposal will not create any additional public infrastructure needs.

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?

Consultation with public authorities is yet to occur and will be determined at the Gateway stage to establish which authorities are to be consulted with.

As a baseline, Council will consult with Heritage NSW and any comments received from Heritage NSW will be considered as part of the planning proposal process.

Fairfield LEP 2013 draft Amendment



Part 4 – Maps

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

To achieve the objectives of the Planning Proposal, Fairfield Local Environmental Plan 2013 will be amended as follows:

- Amend the Heritage Map Sheet 017 to include local heritage item 'I1' at 158 Broomfield Street, Cabramatta.
- Amend the Heritage Map Sheet 020 to include local heritage item 'I2' at 20 Cabramatta Road East, Cabramatta.
- Amend the Heritage Map Sheet 021 to include local heritage item 'I3' at 97 Vine Street, Fairfield.

Appendix A contains maps of proposed heritage boundary applying to this planning proposal.

Fairfield LEP 2013 draft Amendment



Part 5 - Community Consultation

The public exhibition of the planning proposal will be undertaken in accordance with the requirements set within the Environmental Planning and Assessment Act 1979 as well as any conditions of the Gateway Determination.

It is anticipated that the planning proposal is exhibited for a minimum 28 days.

During the public exhibition period, the following material will be available on Council's Have Your Say webpage:

- The Planning Proposal document in the form approved by the Gateway Determination.
- The Gateway Determination.
- The supporting Heritage Assessments relied upon by the planning proposal.

The planning proposal will be available to view on Council's website as well as the NSW Planning Portal.

Affected property owners and adjoining landowners will be notified in accordance with the Fairfield Community Participation Plan.

Fairfield LEP 2013 draft Amendment



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 for decision	July 2026
3	Gateway determination	Update report on Gateway requirements	Aug 2026
4	Pre-exhibition	In accordance with Council resolution and conditions of the Gateway Determination.	Aug 2026
5	Commencement and completion of public exhibition period	Notification letters to Government Agencies as required by Gateway Determination	Sept 2026
6	Consideration of submissions	Under the Gateway Determination issued by DPI&E public hearing is not required.	Oct 2026
7	Report to Council post exhibition	Council endorsement	Nov 2026
8	Submission to the Department for finalisation (where applicable)	Includes assessment and preparation of report to Council	Dec 2026
9	Gazettal of LEP amendment	Covering possible changes to draft Planning Proposal in light of community consultation	Jan 2026
Estimated Time Frame			7 months

Fairfield LEP 2013 draft Amendment



Conclusion

The planning proposal seeks to amend Schedule 5 Environmental heritage of the Fairfield Local Environment Plan 2013, and its associated mapping by inserting the following new items into Part 1 of Schedule 5:

The amendment is consistent with relevant state and local strategy/policies and will result in a positive contribution to the heritage values of Fairfield City.

Appendix A

A.1 Proposed maps

Appendix B

- B.1 Heritage Assessment – 158 Broomfield Street, Cabramatta
- B.2 Heritage Assessment – 20 Cabramatta Road East, Cabramatta
- B.3 Heritage Assessment – 97 Vine Street, Fairfield

Appendix C

- C.1 Council Report requesting of Gateway Determination dated 14 April 2026 (item no. X)

Memorandum

TO: HERITAGE ADVISOR

CC: MANAGER STRATEGIC PLANNING & LIS

FROM: DIRECTOR CITY ASSETS

SUBJECT: 97 VINE STREET, FAIRFIELD PROPOSED HERITAGE LISTING

FILE: 25/06107

DATE: 22 SEPTEMBER 2025

This memorandum has been prepared representing Council as landowner of 97 Vine Street, Fairfield. It formally objects to the proposal to list the subject property as a heritage item within Schedule 5 of the Fairfield Local Environmental Plan 2013 for the following reasons:

Lack of Architectural Distinction - The dwelling is a modest timber weatherboard Federation-style cottage of a type once common across the Fairfield LGA. The Heritage Assessment itself notes it is "*a typical weatherboard Federation-style dwelling*" and concedes the building is not a good example of its type due to the alterations over time to the veranda where "*the original fabric is irretrievably lost*", frames, internal walls and doors. Whilst suggestion that reconstruction could be possible, this is speculative and contingent upon the discovery of early photo evidence or reliable memory sources. Heritage listing should not hinge on hypothetical evidence or future works. The report also states, "*It can certainly be argued that the building has lost its design integrity and any aesthetic significance*".

By comparison, numerous Federation and Inter war houses of greater architectural quality and intactness are already protected in the LEP such as 26-30 Frederick Street, Fairfield, 23 Lawson Street, Fairfield, 132 Broomfield Street, Cabramatta, 59 & 63 Hamilton Road, Fairfield, 87 Thorney Road, Fairfield West, 16 North Street, Fairfield, 10 Riverview Road, Fairfield and 2 Kay Street, Old Guildford. The subject property lacks rarity or high aesthetic value.

Alternations Have Reduced Integrity - The house has undergone substantial changes over time, including over cladding of walls and floors, loss of original rooms, intrusive services and removal of outbuildings. The blacksmith's workshop was arguably the element of greatest historic importance and was demolished by the 1940s. The surviving house does not adequately demonstrate the original historic use or associations.

Loss Original Setting and Context - The broader allotment, paddocks and gardens historically associated with the Konemann family have long since been subdivided and redeveloped. The curtilage is now confined to a small lot, isolating the dwelling from its original agricultural and industrial context. The removal of the smithy, weir and paddock setting means the site no longer retains sufficient integrity to convey its history. The physical expression of the association on the subject site is lost. Further, the Fairfield LGA already has several well preserved Federation Era cottages (like

those in Frederick Street, Hamilton Road and Lawson Street) that tell this part of the area's history and already covered.

Limited Research Potential - The assessment concedes it is "*not known whether the site has research potential.*" With the loss of associated structures and features, the property has limited capacity to yield further information of heritage or archaeological value.

Existing Recognition - The historic associations with Carl Konemann and his family are already acknowledged within the community by The Konemann's Bridge, formally named in his honour. Artefacts from the smithy are preserved within the Fairfield Museum & Gallery. Published histories and oral accounts already record the Konemann legacy.

Flood Mitigation and Erosion Control - Council has previously identified this property for voluntary acquisition under the Flood Mitigation Program and the property was purchased for this purpose. The conservation, ongoing maintenance and adaptive reuse of a flood affected site is not practical or sustainable long term. Heritage listing would impose unreasonable constraints on land use and demolition of the dwelling to achieve the intended community benefit.

Approved CDC - Approval for the demolition of the dwelling is current and remains legally enforceable.

Condition of Dwelling - The condition of the dwelling and surrounds is considered poor and not appropriate for residential residence.

Whilst we contend that the subject property does not meet the threshold for statutory heritage protection, alternative measures to honour the Konemann legacy could involve:

1. Installation of interpretive signage or a plaque near Konemann's Bridge.
 2. Preservation of records, photographs, and oral histories in Fairfield Museum & Gallery.
 3. Salvaging and reusing selected building elements in interpretive displays.
- These approaches would more appropriately celebrate the site's history without imposing an unnecessary and restrictive heritage listing on a compromised structure situated within a flood prone area and purchased for that purpose. Its historical associations can and should be acknowledged through interpretive and commemorative measures rather than statutory listing.

These approaches would more appropriately celebrate the site's history without imposing an unnecessary and restrictive heritage listing on a compromised structure situated within a flood prone area and purchased for that purpose. Its historical associations can and should be acknowledged through interpretive and commemorative measures rather than statutory listing.

Should you require any further information, please contact me on [REDACTED]

Margaret Diebert
DIRECTOR CITY ASSETS



158 BROOMFIELD STREET
CABRAMATTA

DRAFT HERITAGE ASSESSMENT



PREPARED FOR
Fairfield City Council

MAY 2025

BSc (Arch), B (Arch), MURP (Heritage Conservation)
NSW Architects Registration No. 8614

DRAFT HERITAGE ASSESSMENT

158 BROOMFIELD STREET, CABRAMATTA

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ATTACHMENT C

Item: 63

Heritage Assessment - 158 Broomfield Street Cabramatta

DRAFT HERITAGE ASSESSMENT

158 BROOMFIELD STREET, CABRAMATTA

DOCUMENT / STATUS REGISTER

Issue	Date	Purpose	Written	Approved
Draft	12/5/25	Consideration for heritage listing.	VH	VH

DRAFT HERITAGE ASSESSMENT

158 BROOMFIELD STREET, CABRAMATTA

1. INTRODUCTION

1.1 BRIEF

This heritage assessment has been commissioned by Fairfield City Council to further consider the significance of the property at 158 Broomfield Street, Cabramatta, which is legally described as Lot 8 DP 19194.

1.2 STUDY AREA

The location of the property is depicted in yellow on the aerial photograph below.

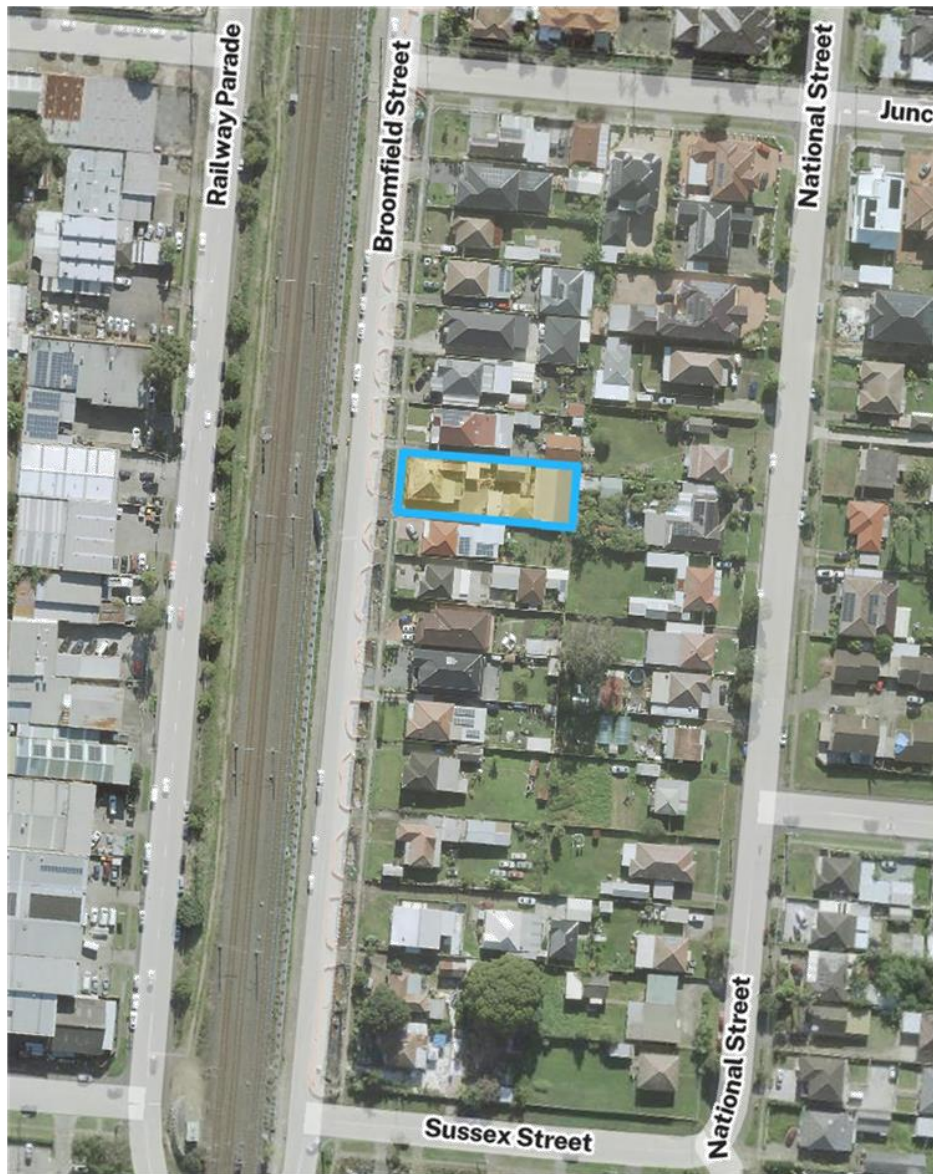


Figure 1: Location of 158 Broomfield Street (Source: Six Maps, NSW Spatial Services.)

DRAFT HERITAGE ASSESSMENT

158 BROOMFIELD STREET, CABRAMATTA

1.3 DEFINITIONS

Definitions are based on Australia ICOMOS Burra Charter, 1999 and are as follows:

Place means site, area, land, landscape, building or other work, group of buildings or other works, and may include components, contents, spaces and views.

Cultural significance means aesthetic, historic, scientific or social value for past, present or future generations.

Fabric means all the physical material of the place, including components, fixtures, contents, and objects.

Conservation means all the processes of looking after a place so as to retain its cultural significance.

Maintenance means the continuous protective care of the fabric and setting of a place and is to be distinguished from repair. Repair involves restoration or reconstruction.

Preservation means maintaining the fabric of a place in its existing state and retarding deterioration.

Restoration means returning the existing fabric of a place to a known earlier state by removing accretions or by reassembling existing components without the introduction of new material.

Reconstruction means returning a place to a known earlier state and is distinguished from restoration by the introduction of materials [new or old] into the fabric.

Adaptation means modifying a place to suit the existing use or a proposed use.

Use means the functions of a place, as well as the activities and practices that may occur at the place.

Compatible use means a use which respects the cultural significance of the place. Such a use involves no, or minimal, impact on cultural significance.

Setting means the area around a place, which may include the visual catchment.

Related place means a place that contributes to the cultural significance of another place.

Related object means an object that contributes to the cultural significance of a place but is not at the place.

Associations mean the special connections that exist between people and a place.

Meanings denote what a place signifies, indicates, evokes or expresses.

Interpretation means all the ways of presenting the cultural significance of a place.

DRAFT HERITAGE ASSESSMENT

158 BROOMFIELD STREET, CABRAMATTA

1.4 STRUCTURE OF THE REPORT

The report follows the general guidelines for Assessing Heritage Significance published by the (former) NSW Heritage Office as part of the NSW Heritage Manual. This report also follows the methodology described in The Burra Charter: The Australia ICOMOS Charter for Places of Cultural Significance, 2013.

1.5 AUTHOR IDENTIFICATION

This document has been prepared by Vanessa Holtham, Heritage Advisor, Fairfield Council. The detailed history and background significance was prepared by Dr Liz Longdin and Dr Liz Gorman of Sue Rosen Associates.

1.6 STATUTE AND STANDARDS

The following were used to inform this preliminary heritage assessment:

- *Assessing Heritage Significance*, Department of Planning & Environment, 2023.
- *Fairfield Local Environmental Plan 2012*
- Australia ICOMOS Burra Charter, 1999;
- *Heritage Curtilages* published by the (former) NSW Heritage Office.

1.8 LIMITATIONS

This report does not include an Assessment of Aboriginal or archaeological significance. An internal inspection of any of the building has not been undertaken at this stage.

DRAFT HERITAGE ASSESSMENT

158 BROOMFIELD STREET, CABRAMATTA

2. HISTORICAL ANALYSIS

2.1 EARLY OWNERSHIP AND DEVELOPMENT

2.1.1 Portion 243 of St Luke's Parish

The 300 acre land grant of Portion 243 of the Parish of St Lukes was originally granted to Andrew White on the 25th July 1818.¹ White was a landholder from the Liverpool area; he had arrived as a free settler on the Northampton in 1815, and regularly appears in lists of persons to be issued with horned cattle from the government herds. He was also recorded as being a juror at an inquest on Simeon MacGuiggan held at Moore's Bridge, Liverpool.²

On the matter of the White's Bankstown district land grant, Surveyor James Meehan wrote to the Governor Macquarie from Macquarie Fields on the 24th July 1818 saying that he had 'accordingly described' the land grant, and 'it will be doing White a very great kindness if he can have his land grant prior to your Excellency's departure as I know he can raise the money he wants by mortgage on it; and will by that means, be able to have both his farm and stock with a little care'.³

White did take a mortgage from the Bank of NSW for the purchase of the property. In January 1823, merchant and investor Daniel Cooper had acquired access to 200 acres of the grant containing the study site, with a lease and release agreement being reached in mid-November 1826. This land was eventually willed to his niece Elizabeth Wallis (nee Cooper), and from there to her children, Charles, Thomas, Ernest, and Elizabeth Wallis. The Wallis siblings sold 161 $\frac{3}{4}$ acres to surveyor John Henry Laycock on the 21st March 1884.⁴ Just 3 days later, a conveyance deed was executed between Laycock and Sydney merchant John Broomfield for the entire 161-odd acres; being the White grant land west of the Great Southern Road (now-Hume Highway).⁵

¹ NSW LRS: PA6453

² MHNSW: *Colonial Secretary's Papers, Special Bundles, 1794-1825*, NRS 898; Reels 6020-6040, 6070; Fiche 3260-3312

³ MHNSW: *Colonial Secretary's Papers, Main Series of Letters Received, 1788-1826*, NRS 897: Reels 6041-6064, 6071-6072

⁴ J. W. Davidson, 'Cooper, Daniel (c. 1785-1853)', Australian Dictionary of Biography, National Centre of Biography, Australian National University, <https://adb.anu.edu.au/biography/cooper-daniel-1919/text2281>, published first in hardcopy 1966; NSW LRS: Book 285 No. 543

⁵ NSW LRS: PA6453; Book 285 No. 544

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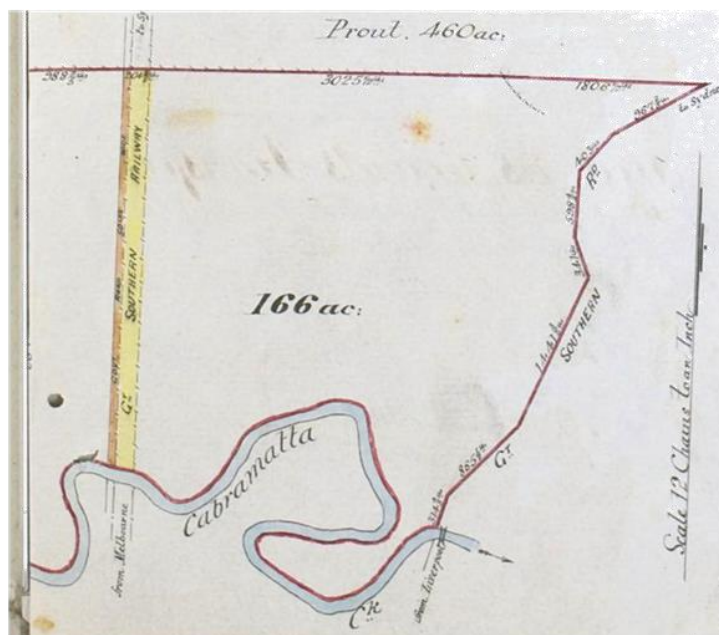


Figure 2 – 1886 title plan showing the 166 acres purchased by John Broomfield, being part of Andrew White's 300-acre grant. (NSW LRS: CT Vol. 775 Fol. 73)

2.1.2 Township of Cabramatta subdivision (1885)

Broomfield set about the total subdivision of the place; with Laycock as the surveyor, they created the 'Township of Cabramatta', offered by Watkin and Watkin for sale by auction on the 7th June 1884. Broomfield lodged the Primary Application to bring the land under Torrens Title in February 1886; it was recorded as Deposited Plan 1656.⁶

The subdivision was quite successful, with steady sales being recorded through 1886 and 1887, before slowing in the lead up to the 1890s economic depression. John Broomfield was representative of people who were then engaging in some of the most significant economic activity occurring in NSW in the latter decades of the nineteenth century, being speculative land development. The economic depression of the 1890s contributed to the lack of success of some of these estates – notably the neighbouring 'Town of Cabramatta', but Broomfield was fared relatively well given the challenging economic climate. He managed to sell the remaining residue of the estate to the National Building Land & Investment Co. in July 1896.⁷ They went on to advertise the remainder of the estate into the early 20th century, with a 1906 sale advertisement showing the reduced number of lots available for purchase.

⁶ NSW LRS: PA6453; DP1656; CT Vol. 775 Fol. 73

⁷ NSW LRS: CT Vol. 1198 Fol. 117

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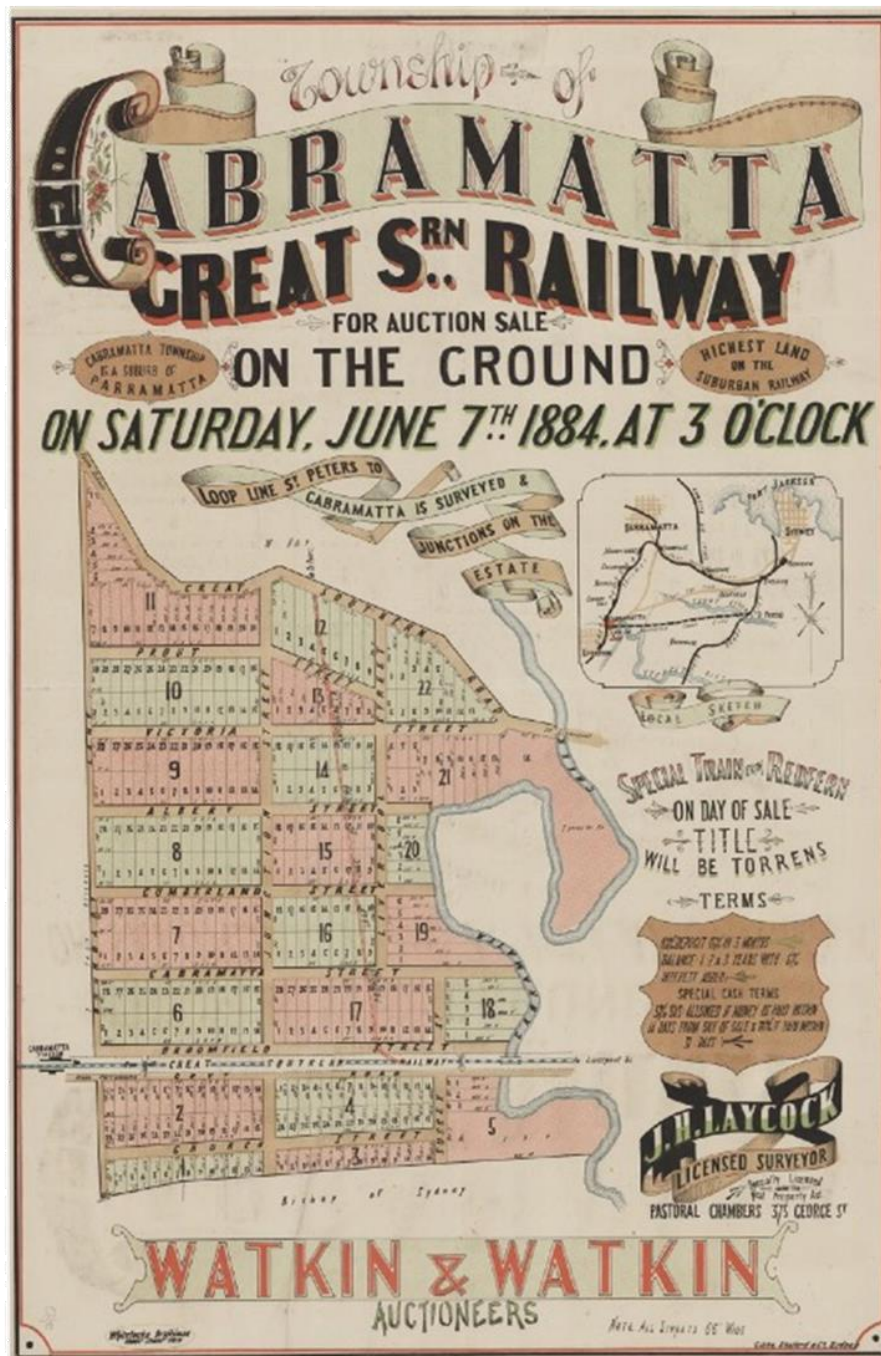


Figure 3 - 1884 subdivision plan for Broomfield's 'Township of Cabramatta'. The study site is on Lot 6 of Section 17 of this plan. (SLNSW: Cabramatta subdivision plans, 010 - Z/SP/C2/10 - Township of Cabramatta - Great Southern Rd, Boundary Lane, Church St, Sussex St, Liverpool St, 1884).

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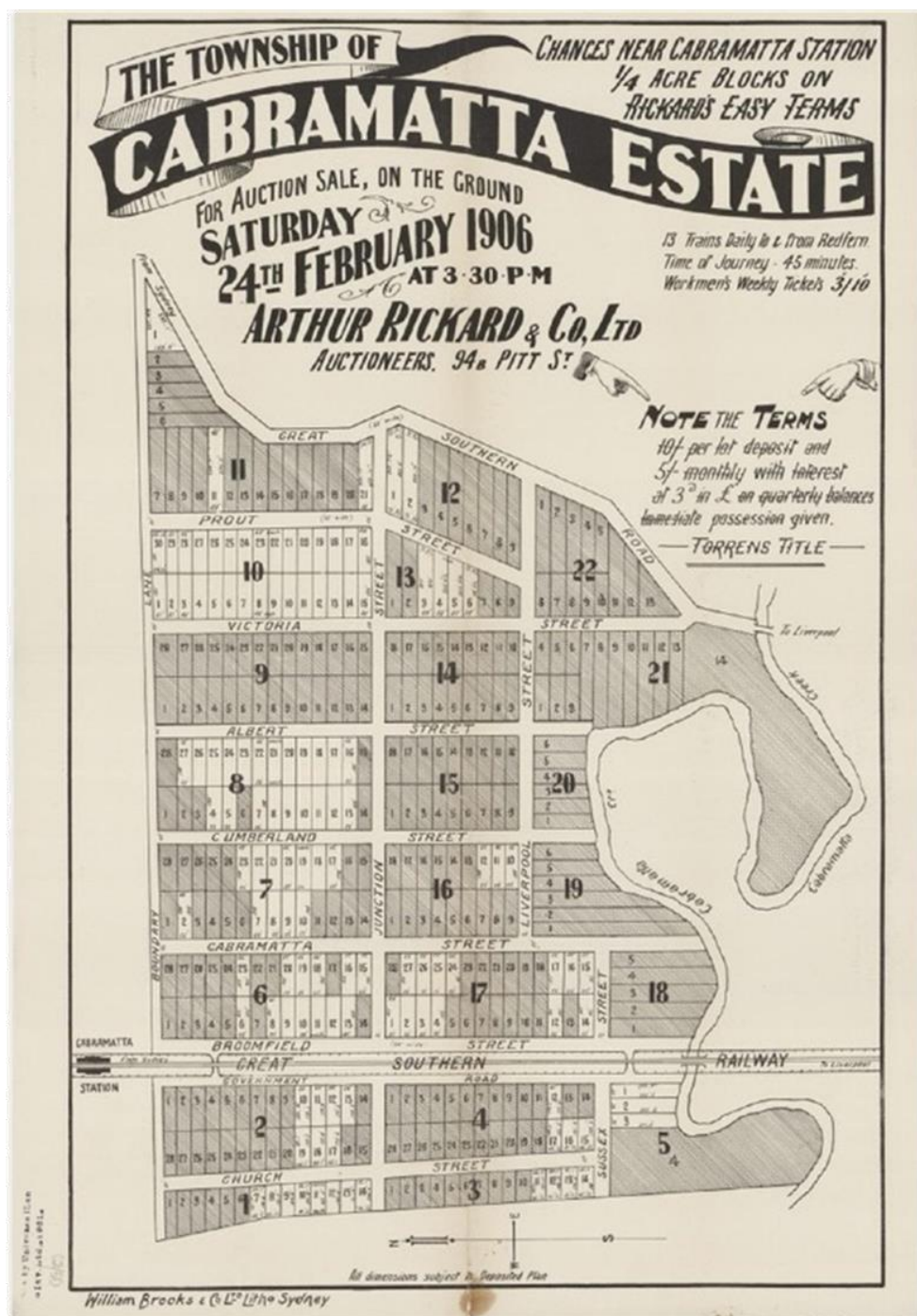


Figure 4 – 1906 subdivision plan for the Township of Cabramatta. The shaded lots indicated they have been sold. (SLNSW: Cabramatta subdivision plans, 010 - Z/SP/C2/10 - Township of Cabramatta - Great Southern Rd, Boundary Lane, Church St, Sussex St, Liverpool St, 1884).

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2.1.3 Development of the 158 Broomfield Street

Ann Horspool, wife of Charles Horspool, Importer of Summer Hill, bought a number of blocks of land from John Broomfield's subdivision on 13 October 1886 including Lots 6 and 7 of Section 17 DP 1656.

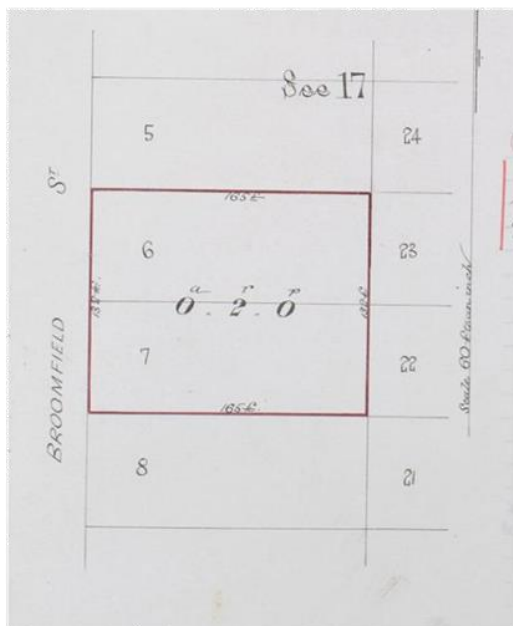


Figure 5 – Ann Horspool's Section 17 allotments which contain the study site. Sold to Barrety Smith in 1888. (Source: NSW LRS: CT Vol. 812 Fol. 6)

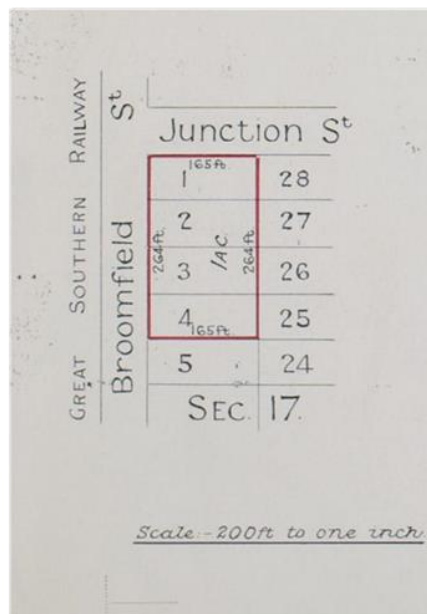


Figure 6 – Barrety Smith acquired the neighbouring Lots 1-4 in 1917, adding land that was likely used as a small farmlet (Source: NSW LRS: CT Vol. 2767 Fol. 112)

Ann Horspool's 2 rood portion, being Lots 6 & 7 was purchased by labourer Barrety Smith on 14 May 1888.⁸ He then went on to acquire Lot 5 from the liquidation sale of the National Building & Investment Co. in October 1898, and on the 22 June 1917, added Lots 1-4 to his portfolio. Between the 3 titles he put together approximately 1 ¾ acres.⁹

The 1901 Census records Barrety Smith as living on Broomfield Street, with the household containing 5 males and 4 females.¹⁰ Historic aerials show that there was only one house in the Lot 1-7 parcel, and the distinctive siting close to the road confirms that it is the study site. It is

⁸ NSW LRS: CT Vol. 812 Fol. 6

⁹ NSW LRS: CT Vol. 1261 Fol. 177; Vol. 2767 Fol. 112

¹⁰ MHSW: NSW Census, 1901, Campbelltown and Liverpool / Cumberland / B Canley Vale, Series: NRS 685; Book: 2; Item: 2/8438; Fiche: 1033-1036

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therefore reasonable to estimate the construction time of the house on Lot 6 Sec 17 as being post-October 1886 and pre-1901, but likely to be around 1888/9 following Smith's 1888 purchase. The acreage was used as a small farm, with an outbuilding also visible on the 1930 aerial.

Smith passed away on the 11th November 1926. The death notice records him as 'late of Bloomfield St, Cabramatta' indicating that he was still living at the property until his death.¹¹

In July 1927, The Public Trustee went about disposing of the property to settle the deceased estate. In addition to the fenced Lots 1-7 at Broomfield Street which included the 5 roomed brick cottage, kitchen, and out-houses (being the study site), Smith also had acquired a block of land at Sussex Street, being Lot 3 of Section 18, which provided them with access to Cabramatta creek. Both were to be auctioned on the 14th September 1927.¹²



Figure 7 – 1930 aerial of the study site being lots 1-7 of Section 17 (red). The study site is the residence visible fronting Broomfield Street. (Source: NSW Spatial Services, Historical Aerial Imagery, January 1930, CAC_25_785)

¹¹ *Sydney Morning Herald*, 11 November 1927

¹² *Sydney Morning Herald*, 07 September 1927, p.21

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Figure 8 – 1943 aerial following the subdivision of the Smith farmlet. The study site at 158 Broomfield Street is indicated with an arrow. (Source: SIX Maps)

The sale of the Broomfield Street property was not successful until 31st October 1938, when it was purchased by St Johns Park manufacturer, Frederick Crawford.¹³ Frederick Crawford was elected as an alderman for the St Johns Park ward of Cabra-vale Council in 1934 and served as Deputy Mayor from 1937 to 1946.¹⁴

Crawford consolidated the 3 titles worth of allotments and re-subdivided them into 9 allotments. The survey was conducted in October 1938, and the subdivision, recorded as Deposited Plan 19194 was approved by Council on the 6th of November 1939. The study site is

¹³ NSW LRS: CT Vol. 1261 Fol. 177; Vol. 2767 Fol. 112, Vol. 812 Fol. 6

¹⁴ Fairfield City Heritage Collection: Beverley Donald, *Shaping Fairfield: The Aldermen of Fairfield and Cabra-Vale Council, 1889-1948*, p.359

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located on Lot 8 of this subdivision; the lot footprint is slightly larger than the others as it had to respond to the existing house.¹⁵

Lot 7 was sold in December 1939, with Lot 6 in August 1940. A house had been built on both lots by the time of the 1943 aerial.

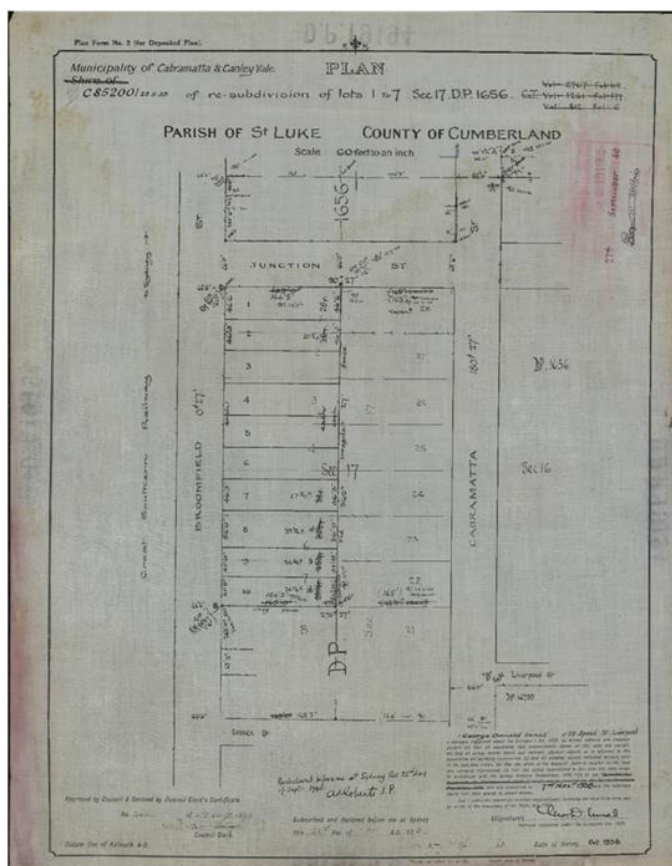


Figure 9 – 1939 subdivision of Lots 1-7 of Section 17, which was registered as Deposited Plan 19194. The study site is on Lot 8. (Source: NSW LRS)

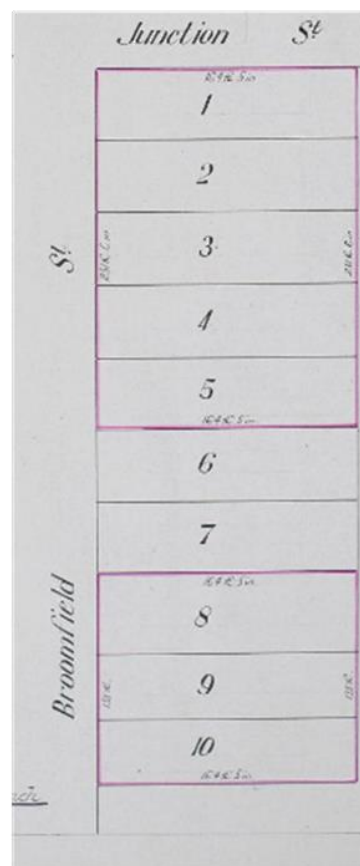


Figure 10 – 1946 title plan showing the residue of DP19194 that Crawford retained. He had sold lots 6 and 7 in 1939 and 1940, and houses had been built on each of these by 1943. The study site is Lot 8. (Source: NSW LRS CT. 5604 Fol. 155)

¹⁵ NSW LRS: DP19194; CT Vol. 5604 Fol. 155.

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Now recorded as a builder, Crawford consolidated the residue of the subdivision into one title in 1946. The hiatus in sales is likely a result of his WWII service; in 1940 he first enlisted in the army, before moving across to the Air Force, where he served as a Flight Lieutenant. He was discharged in October 1945.¹⁶ He continued to sell the Broomfield Street lots across 1947 to 1949, with the last left over being the study site. Crawford was leasing the property to carpenter Louis Perrin and his wife Marcella and their daughter Beatrice in 1949. In June 1954 the Louis and Marcella Perrin purchased the property from Crawford. They were all recorded as living there in the 1954 & 1958 electoral rolls.¹⁷ Louis passed away in May 1958, leaving Marcella as the sole proprietor. Curiously an advertisement for electrician J. Guthrie has his business address as 158 Broomfield Street contemporaneously as the Perrins.

LICENSED ELECTRICIAN
For all Electrical Installations
and Repairs. Contact J. GUTH-
RIE, Lic. Electrical Contractor,
158 Broomfield St., Cabramatta.

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The title records for the remaining time up to the modern folio are blurry and not able to be discerned. The 1972 and 1977 electoral roll record John and Janice Tyszkiewicz as living at the study site.¹⁹ The historical Council property file for the site has a 1985 record showing the owners for the property at that time were Janice Tyszkiewicz and Marcella Stewart of Tintern Rd Ashfield, with the property to be purchased by Lisa Tyszkiewicz and Keith Rowe of Goondah St Villawood. Both Janice and Lisa were then occupying the study site.²⁰

In 2003 an application was made for the construction of a driveway crossover. In 2005. The property has remained a largely residential one with businesses being operated out of the house including the electrician in 1957 and little has changed in terms of the house, other than a skillion-roofed addition at the south-eastern rear corner. The original exterior roof form is readily apparent.

The rear of the site has a collection of various modern outbuildings and awnings, of which there were DAs and various Council orders addressing in the property file during 2005/2006.

¹⁶ Fairfield City Heritage Collection: Beverley Donald, *Shaping Fairfield: The Aldermen of Fairfield and Cabra-Vale Council, 1889-1948*, p.359

¹⁷ AEC: *NSW Electoral Rolls, Werriwa / Cabramatta / 1949, 1954 & 1958*

¹⁸ *The Biz* 23 October 1957, p19

¹⁹ AEC: *NSW Electoral Rolls, Werriwa / Cabramatta / 1972, 1977*

²⁰ Fairfield City Council Archives, Property File 03652 – 15 Broomfield Street, Cabramatta.

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3 PHYSICAL ANALYSIS

3.1 INTRODUCTION

This section provides a brief physical analysis of the property based on an external inspection.

3.2 SUMMARY EXTERNAL ANALYSIS

Dating from c1890, 158 Broomfield Street West Cabramatta is a brick, five-bedroom cottage originally built on an over 1-acre block that had an external kitchen and outbuildings when it was constructed in the early 1920s. The land was subsequently subdivided, after WWII and it would appear an extension to the rear of the building was constructed, most likely replacing the external kitchen and laundry.

As indicated in Figures 11-13, the house has a principal frontage to Broomfield Street with a small setback to the footpath, its building footprint forward of the surrounding development. The house presents a rendered finished with an asymmetrical Victorian style bay to the streetscape on the northern side. The roof presents a corrugated hip enclosing an open front verandah with a single extant chimney, all likely original in material and configuration.

Currently there are a number of outbuildings on the property related to a clothing business operating out of the property from 2006. None of these appear to be remnants of the historic outbuildings. It is noted that the historical architectural features and elements of the main building that are visible appear to be unaltered.



Figure 11 – Current aerial image of 158 Broomfield Street (Source: Six Maps, NSW Spatial Services.).

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Figure 12 -Front (west) elevation of of 158 Broomfield Street.



Figure 13 – Side (south) elevation of 158 Broomfield Street.

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4. SUMMARY COMPARATIVE ANALYSIS

4.1 INTRODUCTION

The following summary comparative analysis outlines the majority of the other heritage-listed 19th Century homesteads, cottages, and dwellings in the Fairfield Local Government Area. This includes all those that date from or are described as colonial, Georgian and Victorian era except for the Slab Hut that has been relocated to the Fairfield Museum and the Victorian Cottage which is in a considerable state of disrepair at 45 Chifley Street, Smithfield. The significance of these places is recognised through the heritage listing process, either at state level on the State Heritage Register and/or at local level on the Local Environmental Plan. The images below are from Real Estate.com, Google Streetview, Property Value.com and the SHI/SHR and the significance has also been informed by the SHI/SHR.

4.2 SUMMARY OF 19th CENTUARY HOMESTEADS, DWELLINGS & COTTAGES

Building	Significance	Listing
Horsley Complex (homestead) 	Horsley Complex is a substantially intact core of a colonial farm estate with its original 1830s bungalow, outbuildings, plantings, layout and entry within a remnant rural landscape setting which is now rare in the Fairfield LGA and on the Cumberland Plain. Horsley is integral to the history of Fairfield and the history of New South Wales, from its initial granting to Colonel Johnston as reward for his role in suppressing the Castle Hill rebellion. The single storey house is a direct copy of an Indian Bungalow, built of rendered brick made by convicts, with a high, hipped, shingled (later corrugated iron) roof. The walls are of stuccoed convict brick made on the property, strengthened by simple pilasters and between them are projecting panels with an arched recess in which the windows are set.	SHR - State FLEP-Local

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	The roof is over an almost square arrangement of bedrooms opening from central drawing room, sitting room and dining room, a classic Indian bungalow design, of the type built in Bengal. Pillared verandas at front and back were included under the main roof and enclosed at either end by corner rooms.	
Bonnyrigg House, Bonnyrigg 	Bonnyrigg House is thought to be the oldest standing building in the City of Fairfield (1826). It has architectural and aesthetic significance as a rare surviving example of Colonial Georgian architecture and is thought to have been designed by Colonial Architect Francis Greenway as the master's residence of the Male Orphan School complex. The house is the only remaining standing structure of the first male orphan school complex in Australia, apparently designed by Alexander Kinghorne, and the only complete example of his building design.	SHR - State FLEP-Local
Ettinger House, Canley Vale 	Located at 214 Sackville Street, Ettinger House is a local example of a Victorian "high style", and one of the oldest buildings in Fairfield City. High quality detail includes fretwork barge boards and cast-iron valance. In good condition, now fully reconstructed. Ettinger House has significance for its association with Philipp Ettinger.	FLEP-Local

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Georgian House, Smithfield 	Located at 43 Stinson Street, this house is a typical example of a Victorian Georgian style house, with large verandah supported on original posts. Some detail lost but few other alterations. Of social and historical significance as former Mayor's home.	FLEP-Local
Georgian House, Old Guildford 	Located at 24 Shackel Avenue, this Inter-War, Georgian Revival style, in immaculate condition. Rare for the City and a particularly good example. Beautifully constructed in face brick, with characteristic symmetry, fine proportioning, and restrained detailing. Outstanding chamfered verandah posts of special note. Virtually intact. The best of the older houses in the Old Guildford area.	FLEP-Local
Slab Cottage, Smithfield 	Located at 76 Chifley Street, this is one of the oldest surviving buildings in the city, and one of few old buildings to survive from Smithfield settlement. This is one of timber slab construction, now rare in the Sydney region.	FLEP-Local
Georgian House, Canley Heights 	Located at 10 Rosedale Street, it is likely that this dwelling most likely dates from the mid-late 19th Century, despite being recorded on the inventory as being Federation in style. The hipped corrugated iron roof with bell cast verandah, bull nosed and returning to both sides.	FLEP-Local

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Victorian Cottage, Fairfield 	Located at 542 The Horsley Drive, this vernacular Victorian workers cottage is one of the oldest surviving brick cottages on The Horsley Drive.	FLEP-Local
Victorian House, Carramar 	Located at 1 Matthews Street, the pair of late Victorian period buildings in good condition, in a relationship typical of nineteenth century homesteads. Of a type that is rare for the city. Good examples of Victorian Georgian and Victorian vernacular. Two of the oldest Carramar buildings.	FLEP-Local
Victorian House, Fairfield 	Located at 63 Wolseley Street, this is one of the oldest surviving houses in the city. Freestanding, Victorian period, Italianate terrace style house, with decorative stucco work. The only example of this period and style in the area, built by a local tradesman. Originally stood in open fields. Retains much of its original stucco detail but let down by removal of the original smooth render. Outbuilding at rear, a rare local example of servants quarters, complements the building.	FLEP-Local
Victorian House, Fairfield 	Located at 63 Station Street, this large Victorian period house has local significance as one of the oldest houses in the city. Possibly a farmhouse originally. Characteristic Victorian detailing of interest includes the scalloped barge boards and original cast iron brackets. Set on prominent corner site.	FLEP-Local

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Victorian House, Guildford 	Located at 1 Kay Street, this dwelling is a "high style" Late Victorian residence, which is rare for the city. One of the oldest houses on this side of the railway line and distinguished by its elaborate window and door decoration. Much altered but capable of reconstruction. Forms a good facing pair with No 2 Kay Street opposite. Local significance.	FLEP-Local
Victorian House, Smithfield 	Located at 8 Megan Avenue, this is one of the best-preserved early houses of the district. Good example of a Victorian Georgian design. Notable for its excellent face brickwork but has also suffered some unsympathetic alteration. Historical associations with early pioneer families of the area. Local significance.	FLEP-Local
Victorian House, St Johns Park 	Located at 9-11 Melbourne Street this is probably one of the oldest building in St Johns Park. Would have been a farmhouse originally, representative of the early pattern of development along the creeks. Although much altered the building retains its original form and character.	FLEP-Local
Victorian House, Fairfield 	Located at 161 Polding Street, this is a rare example, for Fairfield City, of a two storey Victorian period residence. Has suffered major alterations but retains much original detail of interest, including the French windows and iron lace balustrade. Large site and long driveway lined with camphor laurels contribute to the buildings Victorian identity.	FLEP-Local

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Victorian Cottage, Canley Vale 	Located at 94 Canley Vale Road, this Victorian/Federation style dwelling is one of the oldest and the best of the City's residential buildings. Designed by Government Architect's office, making it one of the few architect designed houses in the city. Good quality timber detail. Social and historical significance as a record of the development of public-school education in the area.	FLEP-Local
Westacott Cottage, Canley Vale. 	Located at 110 Railway Parade, this cottage is an example of a Late Victorian period, rendered masonry cottage, rare in the study area. Unusual combination of parapet and verandah form in the one building. In good condition and with much interesting original timber and render detail. Of historical significance for its association with William Westacott and the creation of a railway station at Canley Vale, close by. Local significance	FLEP-Local

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5. ASSESSMENT OF HERITAGE SIGNIFICANCE

5.1 INTRODUCTION

This section considers the heritage significance of Edensor House based on the available information including historical background and basic physical analysis.

5.2 HISTORICAL THEMES

The Heritage Council of NSW provides a document that was prepared in October 2001 in relation to the relevant themes to consider when assessing heritage significance. The following three themes are considered relevant to the subject site.

NATIONAL THEME	STATE THEME	LOCAL THEME/EXAMPLE
3. Developing local, regional and national economies	Agriculture	Extant residence of a small farmlet that was put together by labourer Barrety Smith or allotments acquired in 4 parts. It included access to Cabramatta Creek by way of a vacant lot of land on nearby Sussex Street.
4. Settlement	Accommodation	Residential occupation of the cottage from at least 1901, but likely c1888/9 following Barrety Smith's purchase of the land.
4. Settlement	Land Tenure	Changing land uses - from rural to suburban.
4. Settlement	Towns, Suburbs and villages	Subdivision pattern and changes, association with formation of Broomfield Street and the 20th century speculative re-subdivision toward suburbanisation of Cabramatta.
8. Developing Australia's cultural life	Domestic life	Floorplan of house demonstrates the response of house design to patterns of use, required amenities and expectations of the time.
9. Marking the phases of life	Persons	Association with Frederick Crawford, alderman and Deputy Mayor of Cabramatta and (1934-46).

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5.3 NSW HERITAGE CRITERIA

An assessment of cultural significance of Edensor House, has been undertaken below against the seven NSW Heritage Criteria. This assessment is based wholly on the historical information available as well as the physical and comparative analysis.

a) Historical Significance

An item is important in the course, or pattern, of NSW's cultural or natural history (or the cultural or natural history of the local area)

This site is significant as a remnant product of the first township subdivision of Cabramatta, and 20th century speculative re-subdivision toward suburbanisation of Cabramatta. Late Victorian era cottage and surrounding property gradually expanded and used as a Farmlet. See Historical Themes above.

b) Historic Associational Significance

An item has strong or special associations with the life or works of a person, or group of persons, of importance in NSW's cultural or natural history (or the cultural or natural history of the local area).

As one of the oldest properties in the precinct, the property has some historical associations with Alderman & Deputy Mayor Frederick Crawford.

c) Aesthetic and/or Technical Significance

An item is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in NSW (or the local area)

The house still presents as a distinctly c.1890 Late Victorian-era house through its intact form and detailing including likely original presentation to the street.

d) Social and/or Cultural Significance

An item has strong or special association with a particular community or cultural group in NSW (or the local area) for social, cultural or spiritual reasons.

To determine whether the property has social or cultural significance, further community consultation would be required

e) Research Potential

An item has potential to yield information that will contribute to an understanding of NSW's (or the local area's) cultural or natural history

Further research and inspection required, but the building provides an opportunity to gain a better understanding of how these buildings were made during this early phase of history.

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f) *Rarity*

An item possesses uncommon, rare or endangered aspects of NSW's cultural or natural history (or the cultural or natural history of the local area).

The dwelling is a rare surviving example of a late Victorian era modest cottage/residence of its nature in the Cabramatta and wider Fairfield Local Government area.

g) *Representativeness*

An item is important in demonstrating the principal characteristics of a class of NSW's cultural or natural places; or cultural or natural environments (or a class of the local area's cultural or natural places; or cultural or natural environments).

The house is representative of the buildings of a similar nature that were constructed by people with modest means, exemplifying their aspirations in the early suburbanisation of previously rural Cabramatta.

5.4 STATEMENT OF SIGNIFICANCE

The principal house at 158 Broomfield Street remains substantially intact in footprint, form and presentation. It is a rare surviving example of late 19th Century style house that remains in the Cabramatta and wider Fairfield Local Government Area. The importance of this property's modest materials and style, in terms of assessing the property's heritage and historical significance, should not be underplayed. Many historic properties that survive into the present day are those of wealthy pastoral farmers or other wealthy members of the establishment. This house is of humble origin, and it is this that makes it rare and contributes to its heritage significance.

Whilst this house is not an ornate architect designed property of the same era it is significant as a representative of similar houses that have not made it into the 21st century, which makes it a rare surviving example of its type. It was (very likely) constructed by Barrety Smith following his 1888 purchase, but prior to the 1901 Census, as a household was recorded for him in Broomfield Street. He built the house and lived in it for almost ten years in his retirement before his death in 1926. At that time the house sat on one acre of land that was possibly under some cultivation, likely to be something similar to vegetables or chickens that did not require a large piece of land. He also had a vacant block of land in nearby Sussex Street that allowed direct access to Cabramatta Creek.

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6. HERITAGE CURTILAGE REVIEW

6.1 INTRODUCTION

This section has been included to provide guidance in relation to curtilage of the house at 158 Broomfield Street, Cabramatta.

6.2 DISCUSSION OF CURTILAGE

The publication *Heritage Curtilages, prepared by the (former) Heritage Office, Department of Urban Affairs and Planning, 1996* ('publication') has been used as a guide to the determination of an appropriate curtilage for 158 Broomfield Street, Cabramatta.

This publication defines "heritage curtilage" as:

'...the area of land surrounding an item or area of heritage significance, which is essential for retaining and interpreting its heritage significance. It can apply to either:

- land which is integral to the heritage significance of items of the built heritage;*
- or*
- a precinct which includes buildings, works, relics, trees or places and their setting.'* (p3).

The document describes *Lot Boundary, Reduced, Expanded and Composite* curtilages. Of most relevance to this assessment is the *Lot Boundary Curtilage*.

The publication describes a *Lot Boundary Curtilage* as extending to the boundary of the property containing the heritage item and outlines that this is the most common type of curtilage. The following commentary is provided in relation to *Lot Boundary Curtilage*:

'The property may also contain associated buildings, gardens and other significant features including walls, fences, driveways, or tennis courts, which contribute to the heritage significance of the property.' (p5)

This type of curtilage can allow for the maintenance of links between remaining extant built and landscape elements, which are necessary to provide an understanding of the evolution and historic and social significance of the heritage item.

The historical analysis indicates that the property associated with the original extant house has been continually subdivided and reduced in size over time.

The house clearly occupies a curtilage defined by the current property boundaries. It is therefore recommended that the curtilage of the heritage item proposed as *'158 Broomfield Street - House and interiors'* should be defined by the property boundary as shaded below.

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Figure 14: Suggested Lot Boundary Curtilage for 158 Broomfield Street, Cabramatta.

Whilst historical research does indicate that adjacent allotments are associated with the former farmhouse, the context has changed significantly, and the area has developed with little indication of the original or wider historic parcel.

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7. CONCLUSION AND RECOMMENDATION

Based on the available historical and physical evidence, as well as a comparative analysis of similar properties, it is evident that 158 Broomfield Street, Cabramatta meets the threshold for heritage listing at least at a local level and should be recognised for its significance to the Fairfield Local Government Area.

It is therefore suggested that Schedule 5 of FLEP be amended to include:

Suburb	Item Name	Address	Property Description	Significance	Item No.
Cabramatta	158 Broomfield Street – House and interiors.	158 Broomfield Street, Cabramatta	Lot 8 DP 19194.	Local	Item 111

The FLEP heritage map should also be amended in accordance with the curtilage map shown at Figure 14 above.

The following simple works could further enhance the integrity of heritage item:

- Investigation of removal of render to brickwork in discrete location and if inappropriate, application of smooth lime render to external in earthy tone.
- Investigation of roof condition and repair/replace as necessary.
- Investigation and reinstatement of timber front door and windows.
- Repair and maintenance as required.



VICTORIAN HOUSE
20 CABRAMATTA ROAD EAST
CABRAMATTA

DRAFT HERITAGE ASSESSMENT



PREPARED FOR
Fairfield City Council

JUNE 2025

BSc (Arch), B (Arch), MURP (Heritage Conservation)
NSW Architects Registration No. 8614

DRAFT HERITAGE ASSESSMENT

20 CABRAMATTA ROAD EAST, CABRAMATTA

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DOCUMENT / STATUS REGISTER

Issue	Date	Purpose	Written	Approved
Draft	09/06/25	Consideration for heritage listing.	VH/LC	VH

DRAFT HERITAGE ASSESSMENT

20 CABRAMATTA ROAD EAST, CABRAMATTA

1. INTRODUCTION1.1 BRIEF

This heritage assessment has been commissioned by Fairfield City Council to further consider the significance of the property at 20 Cabramatta Road East, Cabramatta, which is legally described as Lot 1 DP 586180 and Lot 3/580730.

1.2 STUDY AREA

The location of the property is depicted in yellow on the aerial photograph below.

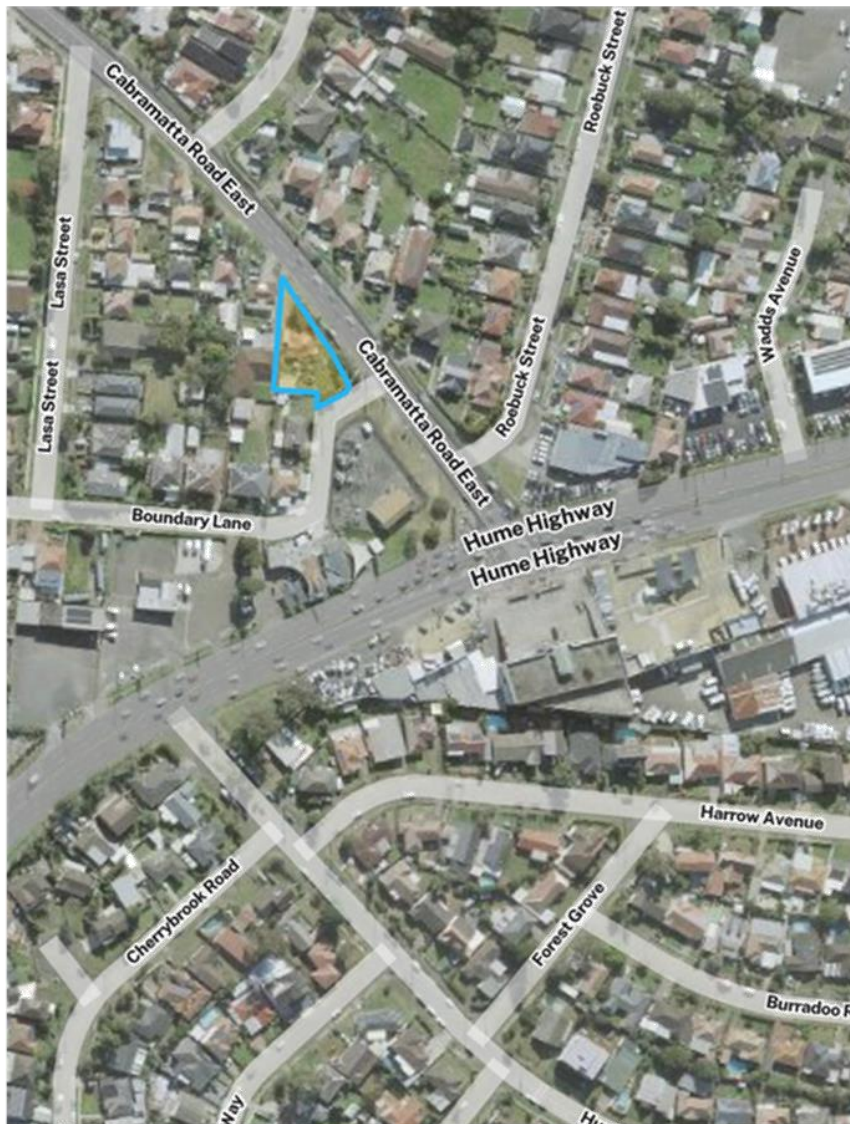


Figure 1: Location of 20 Cabramatta Road East (Source: Six Maps, NSW Spatial Services.)

DRAFT HERITAGE ASSESSMENT

20 CABRAMATTA ROAD EAST, CABRAMATTA

1.3 DEFINITIONS

Definitions are based on Australia ICOMOS Burra Charter, 1999 and are as follows:

Place means site, area, land, landscape, building or other work, group of buildings or other works, and may include components, contents, spaces and views.

Cultural significance means aesthetic, historic, scientific or social value for past, present or future generations.

Fabric means all the physical material of the place, including components, fixtures, contents, and objects.

Conservation means all the processes of looking after a place so as to retain its cultural significance.

Maintenance means the continuous protective care of the fabric and setting of a place and is to be distinguished from repair. Repair involves restoration or reconstruction.

Preservation means maintaining the fabric of a place in its existing state and retarding deterioration.

Restoration means returning the existing fabric of a place to a known earlier state by removing accretions or by reassembling existing components without the introduction of new material.

Reconstruction means returning a place to a known earlier state and is distinguished from restoration by the introduction of materials [new or old] into the fabric.

Adaptation means modifying a place to suit the existing use or a proposed use.

Use means the functions of a place, as well as the activities and practices that may occur at the place.

Compatible use means a use which respects the cultural significance of the place. Such a use involves no, or minimal, impact on cultural significance.

Setting means the area around a place, which may include the visual catchment.

Related place means a place that contributes to the cultural significance of another place.

Related object means an object that contributes to the cultural significance of a place but is not at the place.

Associations mean the special connections that exist between people and a place.

Meanings denote what a place signifies, indicates, evokes or expresses.

Interpretation means all the ways of presenting the cultural significance of a place.

DRAFT HERITAGE ASSESSMENT

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1.4 STRUCTURE OF THE REPORT

The report follows the general guidelines for Assessing Heritage Significance published by the (former) NSW Heritage Office as part of the NSW Heritage Manual. This report also follows the methodology described in The Burra Charter: The Australia ICOMOS Charter for Places of Cultural Significance, 2013.

1.5 AUTHOR IDENTIFICATION

This document has been prepared by Vanessa Holtham, Heritage Advisor, Fairfield Council. The detailed history and background significance was prepared by Dr Liz Longdin and Dr Liz Gorman of Sue Rosen Associates.

1.6 STATUTE AND STANDARDS

The following were used to inform this preliminary heritage assessment:

- *Assessing Heritage Significance*, Department of Planning & Environment, 2023.
- *Fairfield Local Environmental Plan 2012*
- Australia ICOMOS Burra Charter, 1999;
- *Heritage Curtilages* published by the (former) NSW Heritage Office.

1.8 LIMITATIONS

This report does not include an Assessment of Aboriginal or archaeological significance. An internal inspection of any of the building has not been undertaken at this stage.

DRAFT HERITAGE ASSESSMENT

20 CABRAMATTA ROAD EAST, CABRAMATTA

2. HISTORICAL ANALYSIS

2.1 EARLY OWNERSHIP AND DEVELOPMENT

2.1.1 Portion 243 of St Luke's Parish

The 460 acre land grant of Portion 242 of the Parish of St Luke's was originally granted by Governor Gipps to William Hampden Dutton and Joshua Thorp in trust for Cornelius Prout and wife Catherine, on the 7th February 1839.¹ Brother of the artist John Skinner Prout and nephew of the English watercolourist Samuel Prout, Cornelius arrived in Sydney on the 19th October 1826. Cornelius Prout was an early resident of the Canterbury area, where he resided at 'Bell Ombre'. He began as a clerk in the Colonial Secretary's office and was later appointed as the Sub Sheriff of the Colony; he was in this role when granted the Cabramatta land. In addition to his colonial post, he owned the Sugar Loaf Inn and also operated a punt at the Cooks River.²



Figure 2 – c.1828 sketch of Cornelius Prout by Augustus Earle (Deutscher and Hackett: <https://www.deutscherandhackett.com/auction/lot/sketch-mr-prout-sydney-n-s-wales-c1828>)

¹ MHNSW; *Colonial Secretary, Index to Copies of Deeds to Land Grants 1826-1856*; Archive Reel: 2561; Series: 1217; date range 1788-1865

² Dictionary of Sydney: 'Cornelius Prout', https://dictionaryofsydney.org/person/prout_cornelius

DRAFT HERITAGE ASSESSMENT

20 CABRAMATTA ROAD EAST, CABRAMATTA

The Cooks River, chiefly the crossing of it, was a time-consuming, and sometimes dangerous, problem for the residents of the area. Punts were an early solution, and several seem to have operated in tandem in 1833: Prouts', and also Joshua Thorp (later trustee for Prout's Cabramatta grant). In 1840, Prout replaced his punt with a private bridge. Both he and neighbour Robert Campbell agreed that the track-like Canterbury Road which traversed their properties could be formalised as access to the bridge. The stone was quarried on Campbell's land and Prout used convict labour to construct the three-span bridge. The bridge was financed partly by local subscription, but mostly from the tolls he proceeded to charge on opening. A two-storey toll house was constructed next the bridge, and Prout set about the extremely profitable toll-collecting business – ferociously, and prosecuted to the full extent of the law – until his death in 1854. Only then did the Government, following 'energetic' petitioning from locals since 1850, gazette the road and abolish the toll.³ Prout's legacy lives on today in a surviving stonework section of his infamously extortionate Canterbury Road bridge.

Catherine Prout passed away in 1841 aged just 34, with Cornelius following in 1854. The land was willed to their surviving children: James Samuel Prout, Charlotte Hannah Marsh, Catherine Mary Browning, and Cornelius the younger. By 1885, Charlotte Marsh was the sole survivor of her siblings. Along with her own, she and husband Benjamin became the executor for her brothers' interests in the estate and Catherine Mary's widower James Browning and son James for theirs. The Marshs and Brownings sold the Cabramatta land grant in full (excepting the land resumed for the railway and public roads) to John William Cliff for £8500 on the 11th August 1885.⁴ Cliff brought others into the ownership of the land, with a 5 June 1886 deed detailing that the parties now comprised of Cliff, Harmsworth Robert Way, and Walter Sewell Buzacott.⁵ A subdivision of the entirety of the portion was attempted in 1886 but was ultimately unsuccessful.

An 1887 revision of the subdivision pattern was undertaken, with the extent of the land offered being reduced to the area west of the railway line; the 'Town of Cabramatta' subdivision foreshadowed the shape of the central area of Cabramatta. The subdivision advertisement boasted a railway station in the centre of the property, being only 20 miles from Sydney on the Great Southern Line, and with splendid rich soil for gardens, Orangeries and Vineyards.

³ Heritage NSW: 'Prouts Bridge over Cooks River', SHI database 4309574; Dictionary of Sydney: Brian Madden, Lesley Muir, 'The Prout's Bridge Incident', 2013, https://dictionaryofsydney.org/entry/the_prouts_bridge_incident

⁴ NSW LRS: Book 317 No. 638

⁵ NSW LRS: Book 340 No. 480

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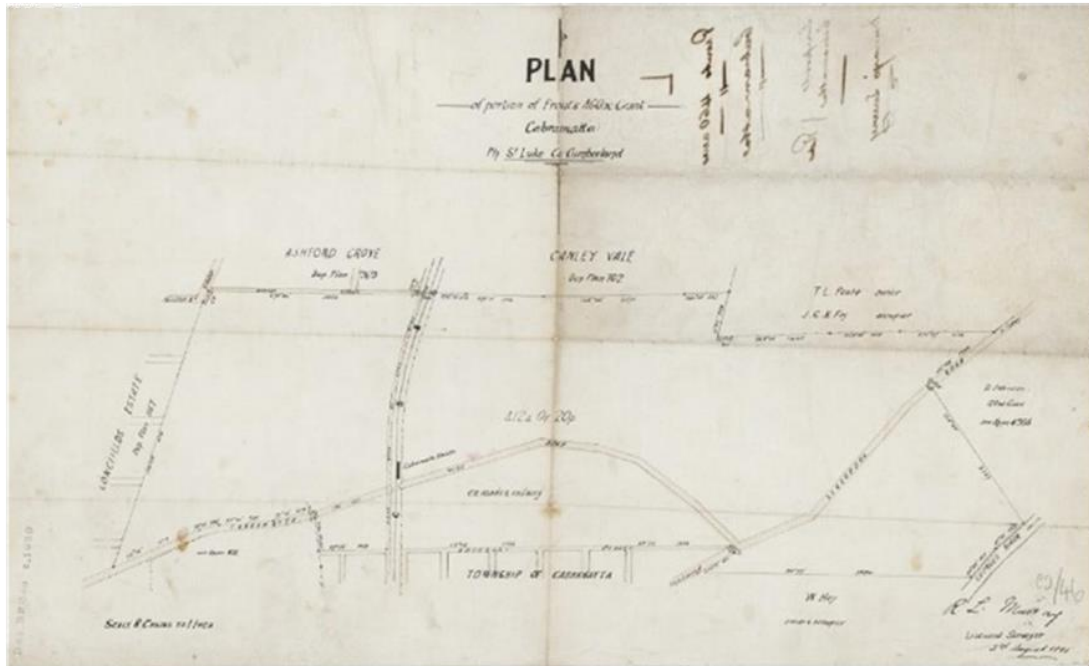


Figure 3 – 1885 Plan of Portion 242. The Great Southern Railway had been run through by this stage but it indicates the span of the grant out to the Georges River in the east. (SLNSW: Cabramatta subdivision plans, 048 - Z/SP/C2/46 - Plan - A Portion of Prout's 460 Acre Grant – Cabramatta, 1885)

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2.1.2 Town of Cabramatta subdivision (1887)

The land was being offered in the lead up to the 1890s economic depression. In 1890, the Primary Application was lodged to bring the land, now surveyed and recorded as Deposited Plan 2526, under the Torrens Title System.⁶ The first certificate of title was issued to John William Cliff and Walter Sewell Buzacott in July 1890. They mortgaged the land to real estate agent and auctioneer Henry Gorman of Hardie and Gorman. The title certificate plan shows that very few of the Town of Cabramatta allotments had been sold by that stage.⁷

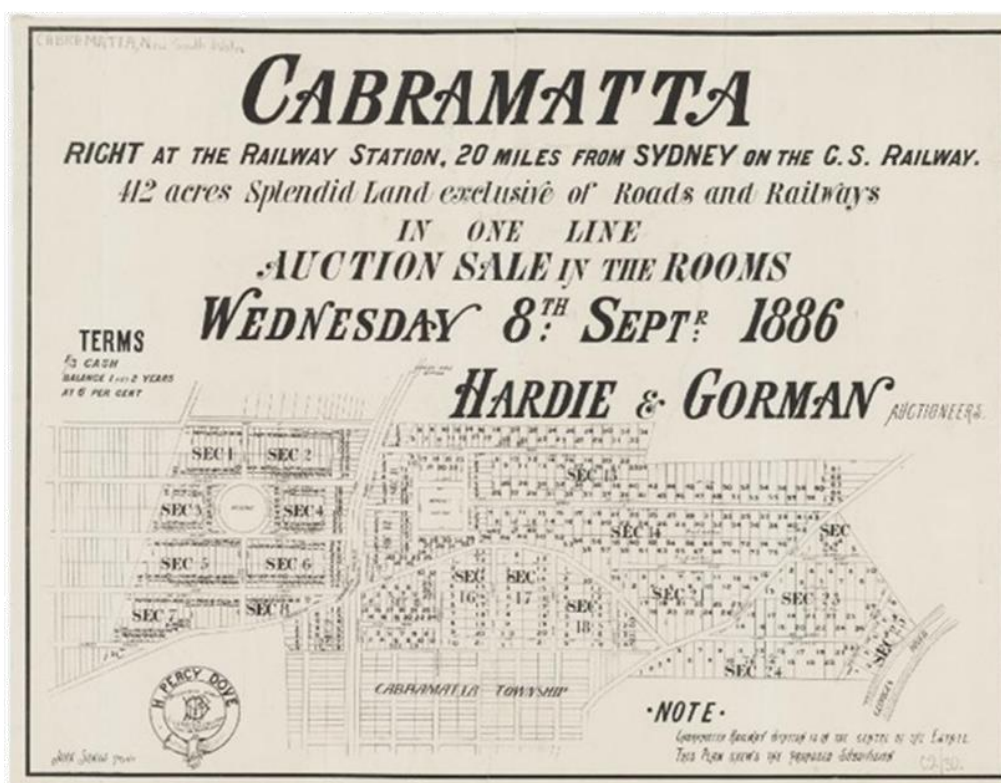


Figure 4 – 1886 subdivision plan for Portion 242. The subdivision either never went ahead or failed and was revised and advertised the following year. (SLNSW: Cabramatta subdivision plans, 033 - Z/SP/C2/32 - Cabramatta - Georges River, Cabramatta Rd, Liverpool Rd, West St, Cheyne Rd, Riverview Rd, 1886)

⁶ NSW LRS: PA 7855

⁷ NSW LRS: CT Vol. 976 Fol. 6

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Figure 5 – 1887 Town of Cabramatta Subdivision sale advertisement. (SLNSW: Cabramatta subdivision plans, 015 - Z/SP/C2/15 - Town of Cabramatta 1887)

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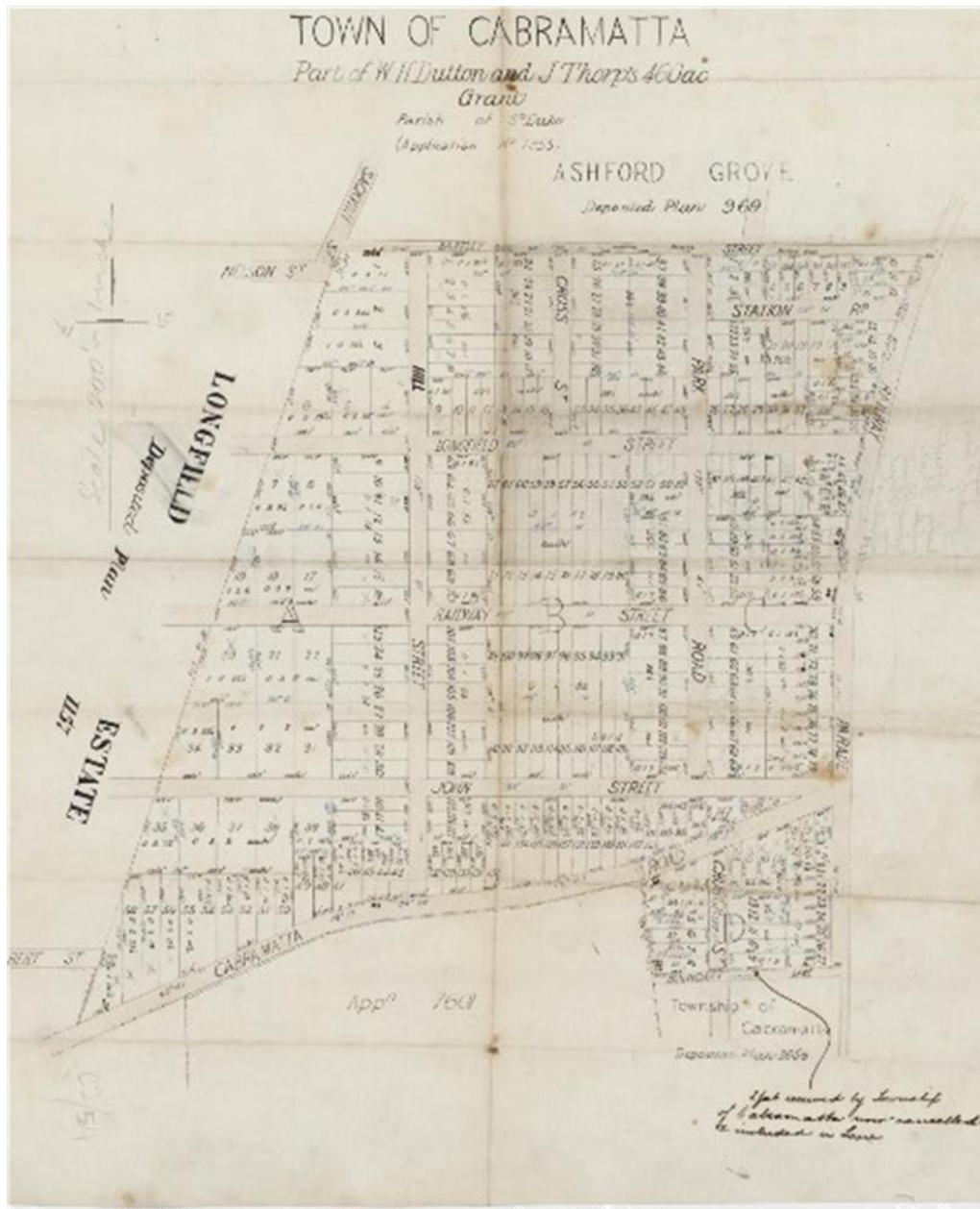


Figure 6 – c.1890 survey for Deposited Plan 2526, being the Town of Cabramatta Subdivision. (SLNSW: Cabramatta subdivision plans, 015 - Z/SP/C2/15 - Town of Cabramatta 1887)

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20 CABRAMATTA ROAD EAST, CABRAMATTA

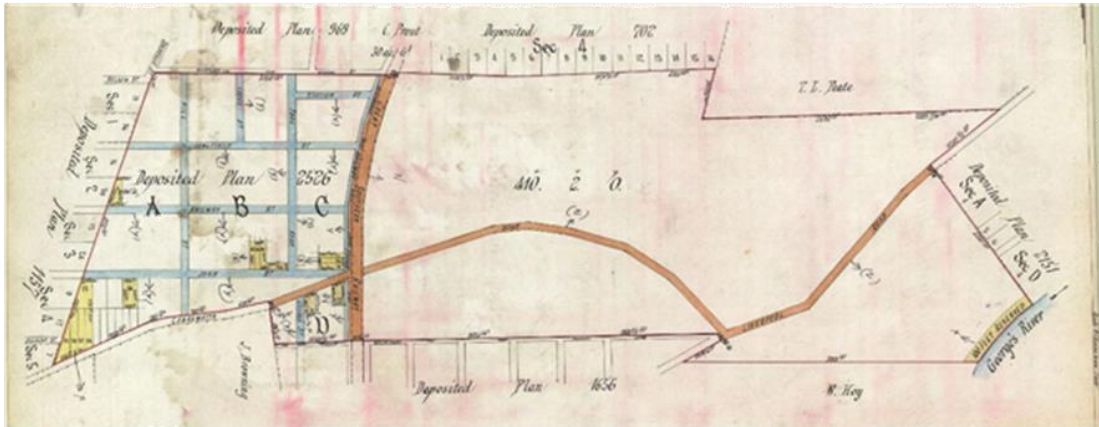


Figure 7 – July 1890 plan of 410 acres remaining following the sales of the Town of Cabramatta since 1887. The (few) yellow lots have been alienated. (NSW LRS: CT Vol. 976 Fol. 6)

In 1891, Gorman exercised his mortgagee power of sale to transfer the estate residue to John Cliff, Edward Arnold, Harmsworth Robert Hay, Thomas David, and real estate partner Robert Hardie.⁸ Advertisements for the subdivision continued through the 1890s and into the early 1900s, though with limited success.

In challenging economic times, Henry Gorman transferred the mortgage to The Commercial Banking Company of Sydney, completed on the 21st July 1892. Despite there being a sale advertised in 1894, no title transfers were recorded, and in September 1895, the bank foreclosed on the mortgage and resumed ownership of the estate's residue. However, the Bank didn't fare much better than the previous owners; selling just 7 allotments between June 1900 and September 1902.⁹

⁸ NSW LRS: CT Vol. 998 Fol. 156

⁹ NSW LRS: CT Vol. 1011 Fol. 177

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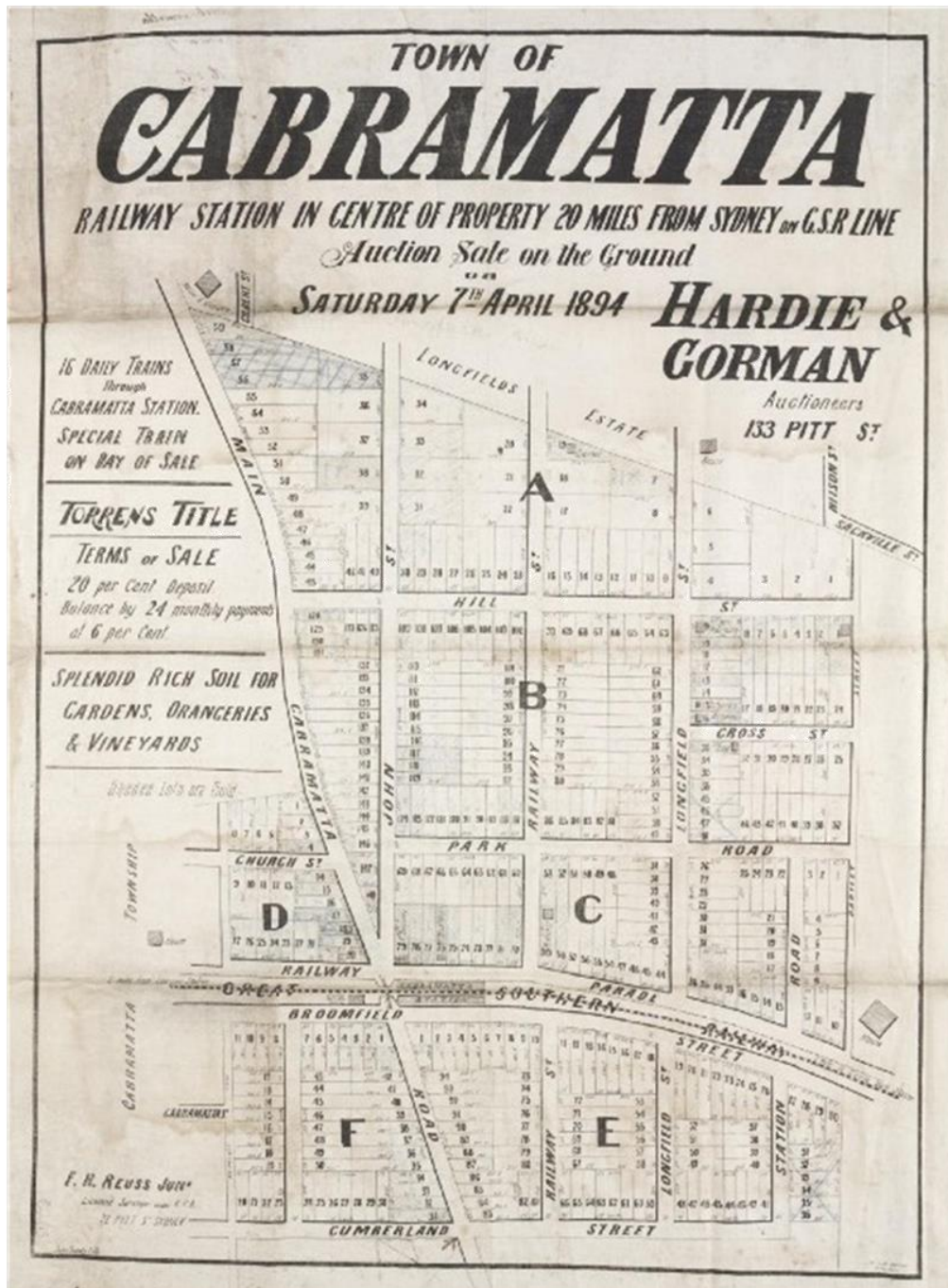


Figure 8 – 1894 Town of Cabramatta sale advertisement (SLNSW: Cabramatta subdivision plans, 013 - Z/SP/C2/13 - Town of Cabramatta - Main Cabramatta Rd, Cumberland St, Station St, Bartley St, Hill St, 1894)

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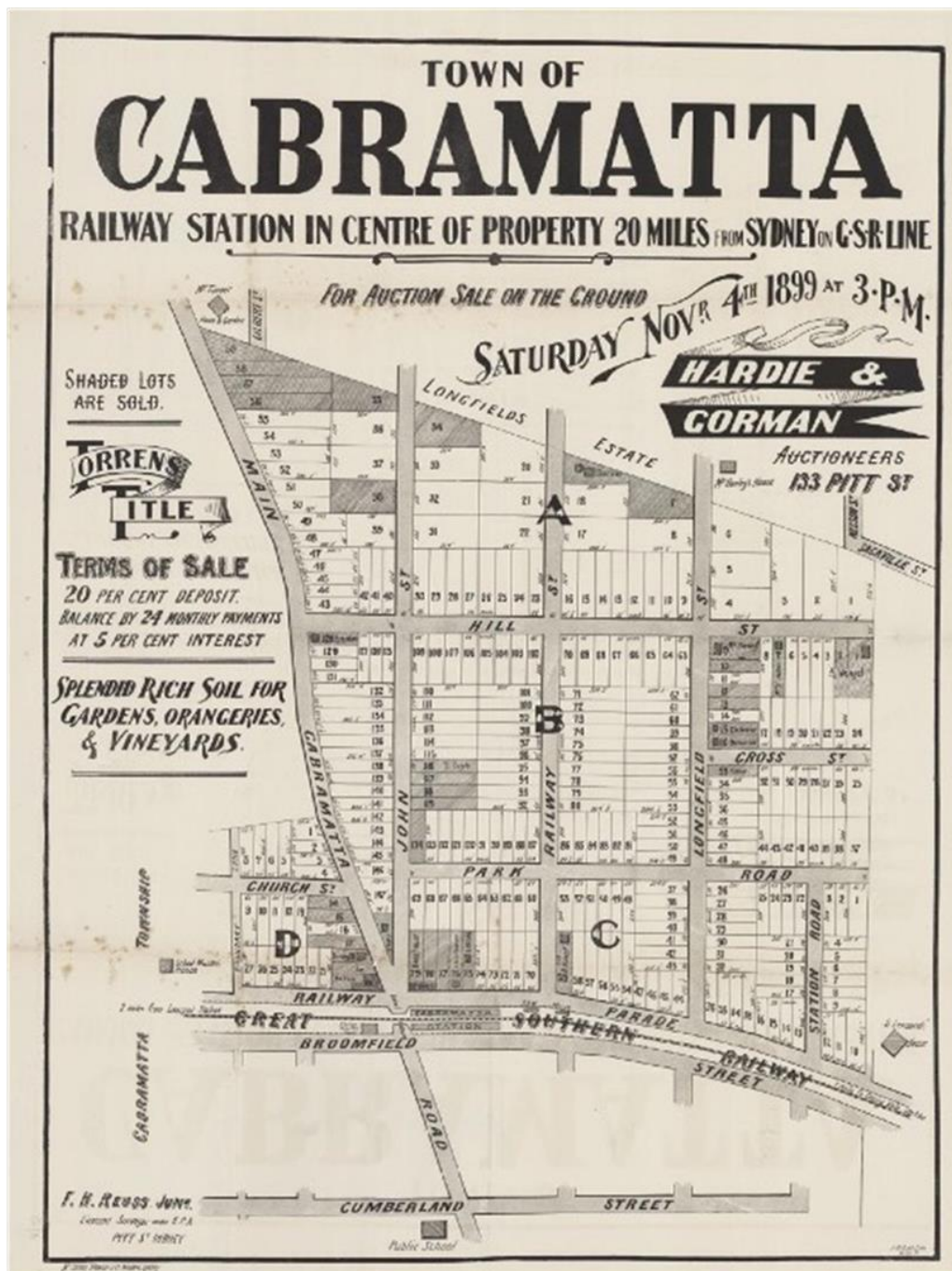


Figure 9 – 1899 Town of Cabramatta sale advertisement (SLNSW: Cabramatta subdivision plans, 016 - Z/SP/C2/16 - Town of Cabramatta - Main Cabramatta Rd, Cumberland St, Station Rd, Sackville St, Hill St, 1899)

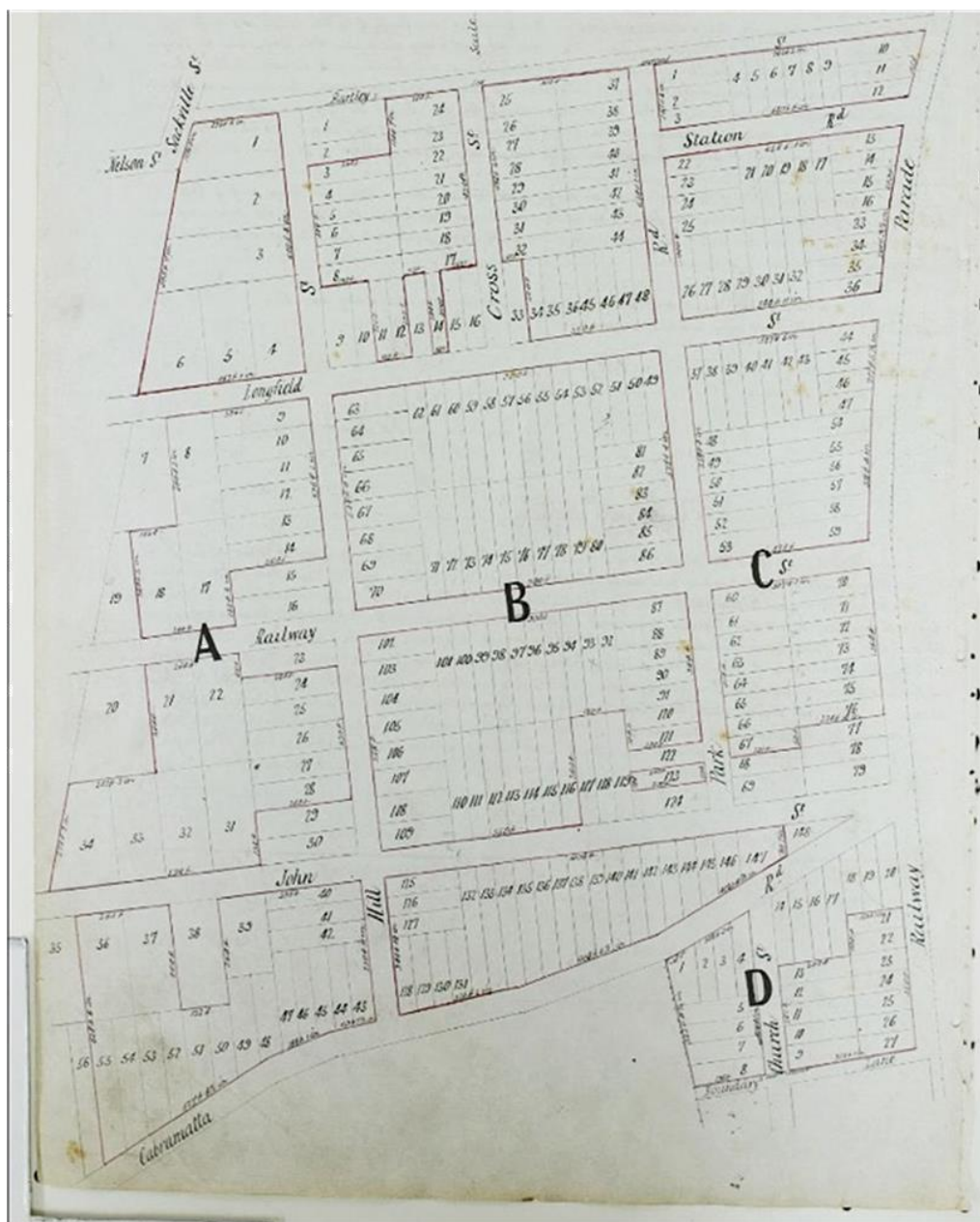


Figure 10 – May 1891 DP2526 holdings of Cliff & others in red outline. (NSW LRS: CT Vol. 1011 Fol.177)

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20 CABRAMATTA ROAD EAST, CABRAMATTA

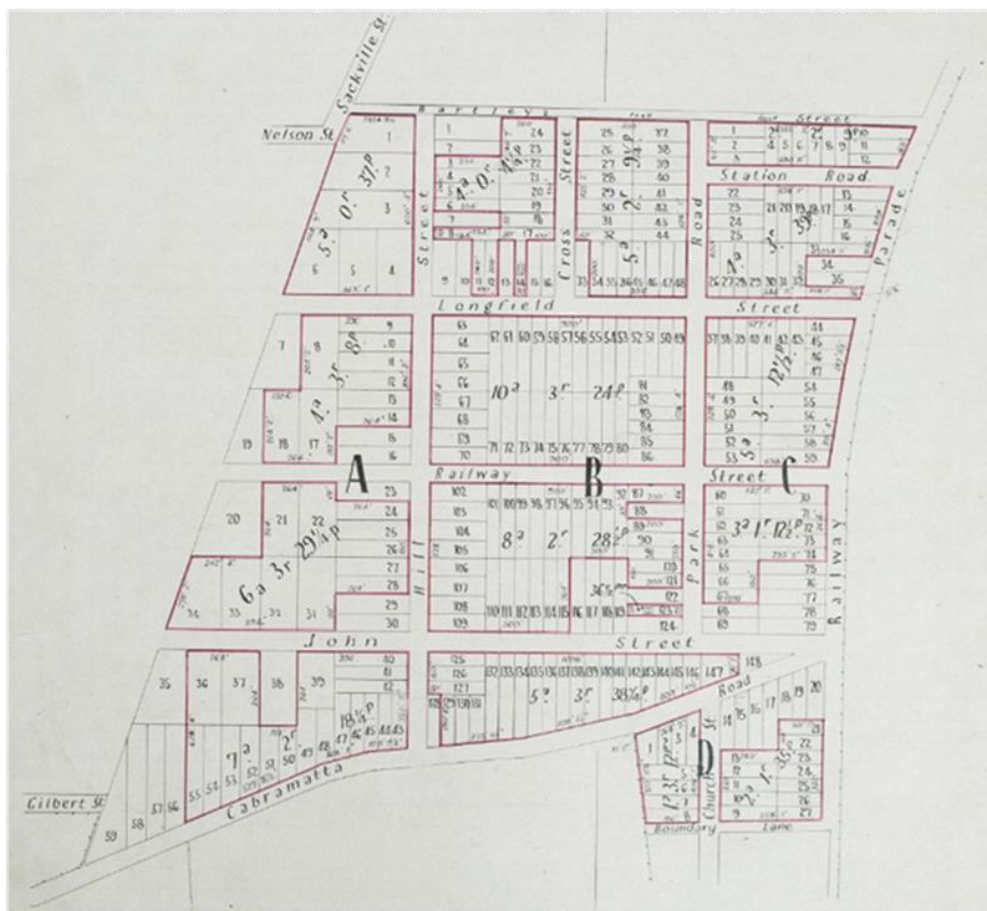


Figure 11 – June 1903 plan showing the Banking Company's holdings following foreclosure of the mortgage. (NSW LRS: CT Vol. 1474 Fol. 250)

In August 1903, the bank sold the DP2526 land and the remaining 291 acres of the Prout grant east of the railway back to Robert Hardie and Henry Gorman, with fellow auctioneer John Francis King joining in on the joint tenancy.¹⁰

In September 1903 the subdivision of the eastern acreage of the grant was approved. The part closest to the railway was to become suburban lots. The remainder was offered as large blocks of primarily 4-5 acres, but up to 12-15 acres on the eastern side of Liverpool Road. The subdivision was registered as Deposited Plan 4420.¹¹

¹⁰ NSW LRS: CT Vol. 1474 Fol. 171; Vol. 1474 Fol. 250

¹¹ NSW LRS: DP 4420; SLNSW: *Cabramatta subdivision plans*, 028 - Z/SP/C2/27 - Cabramatta - Orchard, Vineyard & Poultry Farm Blocks - Railway Pde, Liverpool Rd, Longfield St, 1903

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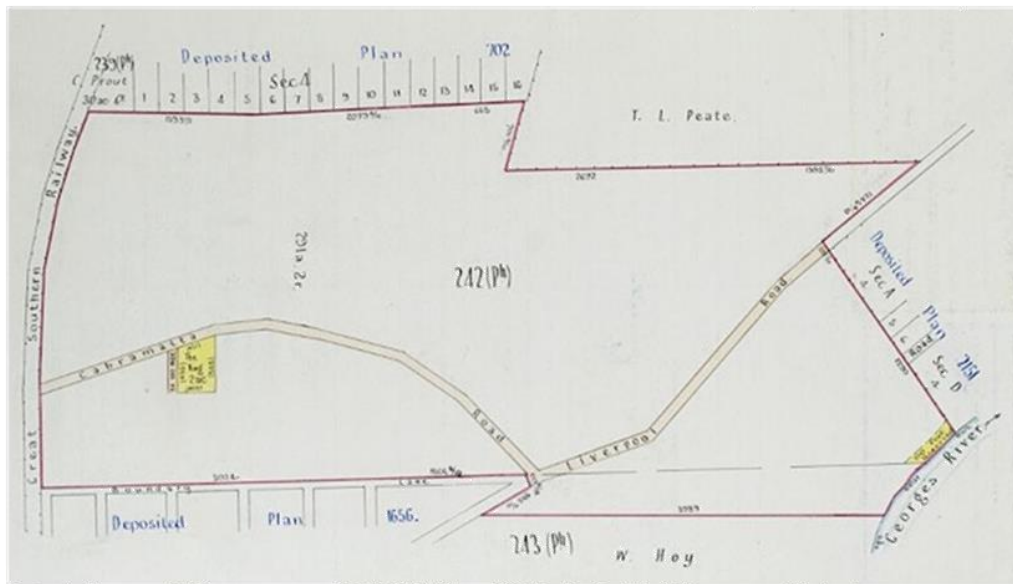


Figure 12 - Title certificate plan of the eastern side of Portion 242, transferred back to Hardie and Gorman and King in 1903. (NSW LRS: CT Vol. 1474 Fol. 171)



Figure 13 – 1903 Survey plan of the farm area of DP 4402 (below) (SLNSW: Cabramatta subdivision plans, 043 - Z/SP/C2/42 - (Cabramatta sketch plan) - Liverpool Rd, Cumberland St, n.d.)

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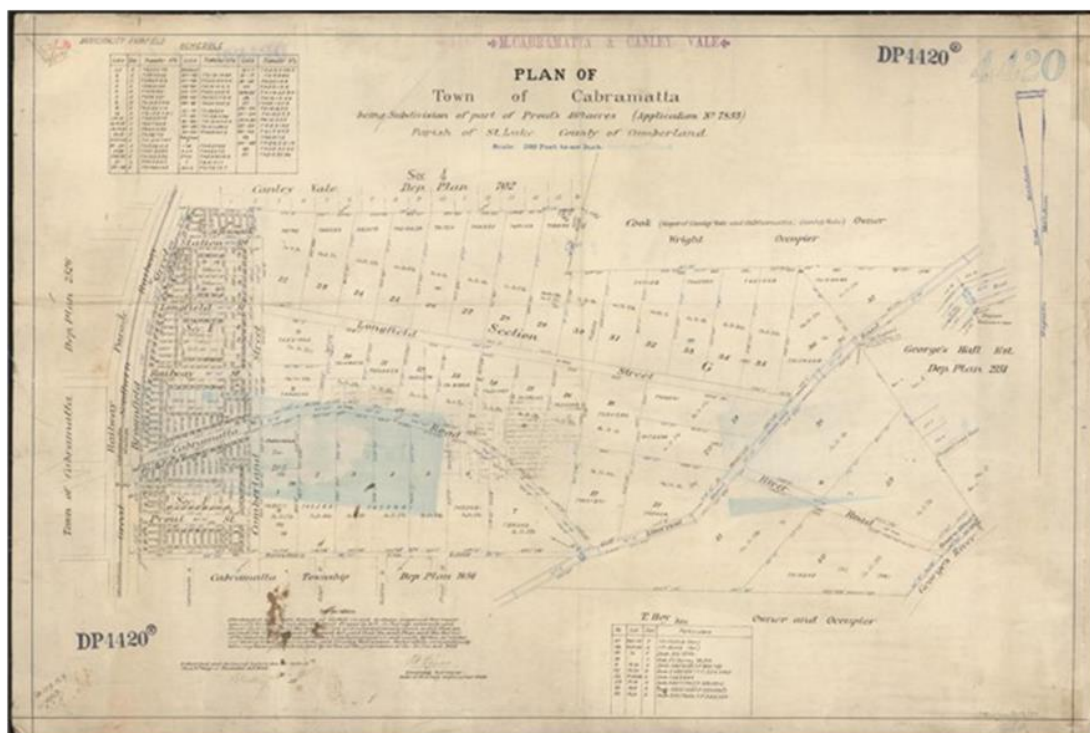


Figure 14 – Deposited Plan 4402 which is the Portion 242 land east of the railway. It was sold across 2 separate subdivisions by Hardie and Gorman in the early 1900s. (NSW LRS)

2.1.3 Cabramatta Farm Blocks subdivision (1903) & Cabramatta Hill (1913)

The newly surveyed 'Cabramatta Orchard Vineyard + Poultry Farm Blocks' subdivision was advertised for sale on the 7th of November 1903. On the same date they released the 'New Township of Cabramatta'; an expanded subdivision which added the two new sections of suburban lots of DP4420 on the eastern side of the railway.¹²

Sydney surveyor Alfred Ickerson purchased lots 2-7 of the Hardie & Gorman farm blocks subdivision. He subdivided and registered it as Deposited Plan 7111. The plan created 4 new streets, and went to auction as the 'Cabramatta Hill' subdivision on the 25th January 1913. Sales were recorded from early 1914 and continued on to 1926.¹³

¹² NSW LRS: CT Vol. 1474 Fol. 171; Vol. 1474 Fol. 250

¹³ NSW LRS: CT Vol. 1940 Fol. 182

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20 CABRAMATTA ROAD EAST, CABRAMATTA

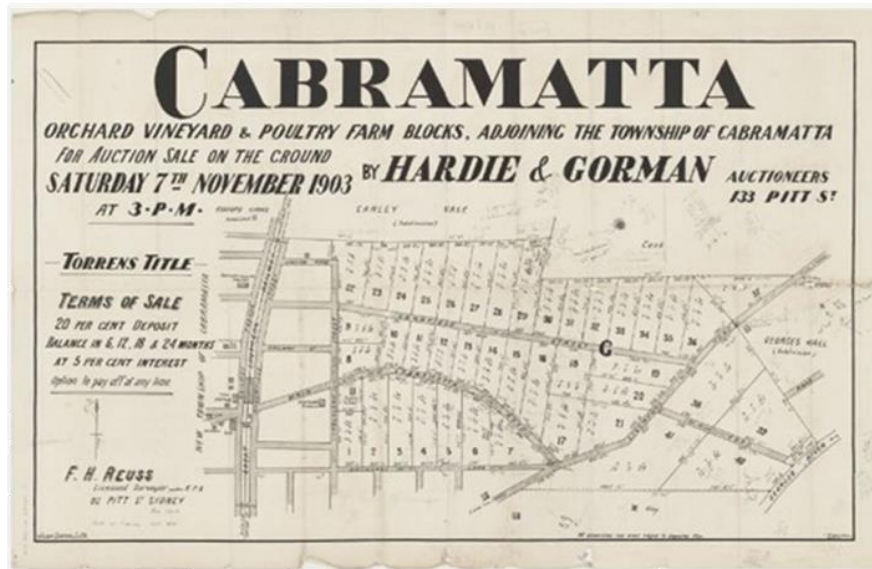


Figure 15 – c.1903 auction advertisement of the farm blocks section of DP4402; the study site is on part of Lot 7 of this subdivision. (SLNSW: Cabramatta subdivision plans, 012 - Z/SP/C2/12 - Cabramatta, Orchard Vineyard & Poultry Farm Blocks - Railway St, Boundary Lane, Liverpool Rd, Longfield St, 1903)

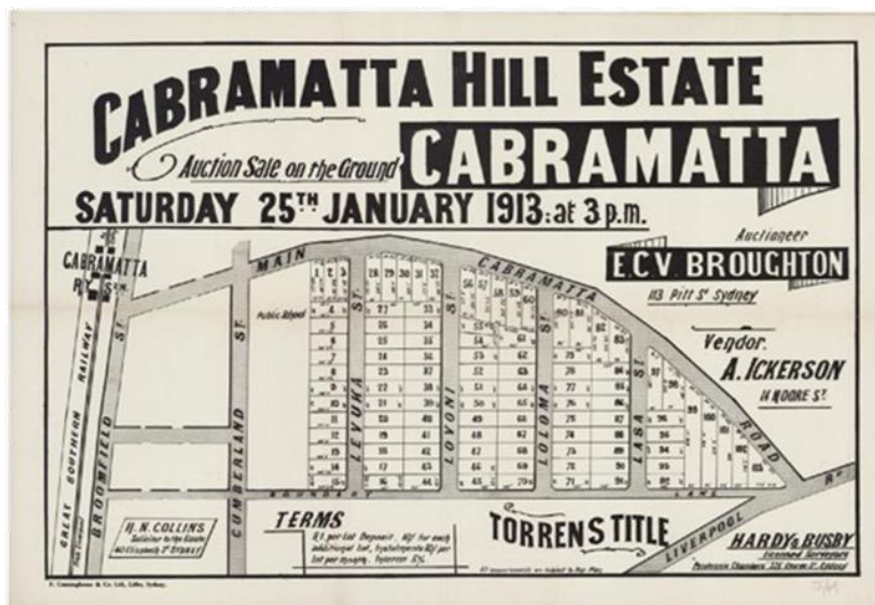


Figure 16 – Alfred Ikerson's 1913 subdivision of part of the Prout grant. The study site is on part of Lot 101. (SLNSW: Cabramatta subdivision plans, 051 - Z/SP/C2/49 - Cabramatta Hill Estate Cabramatta - Broomfield St, Liverpool Rd, Main Cabramatta Rd, 1913)

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2.1.4 Acquisition of Lots 100 & 101 by William Henry Hoy (1920)

On the 3rd of September 1920 Cabramatta labourer William Henry Hoy purchased Lot 100 and 101 of DP 7111.¹⁴

A founding alderman of the Cabramatta Council, William Henry Hoy is from the well-known family of 'Hoys Hill'; being the grandson of Timothy Hoy senior.¹⁵ The Hoys variously owned and operated the 80-odd acre property on the south-eastern side of the Liverpool Road (now Hume Highway) out to the Georges River (now the Cherrybrook Estate, Lansvale). Hoy Park on the bank of the river is named after this historic association. In 1904, they subdivided it between themselves, with William Henry having Lot D and Lot 5 of the plan.¹⁶

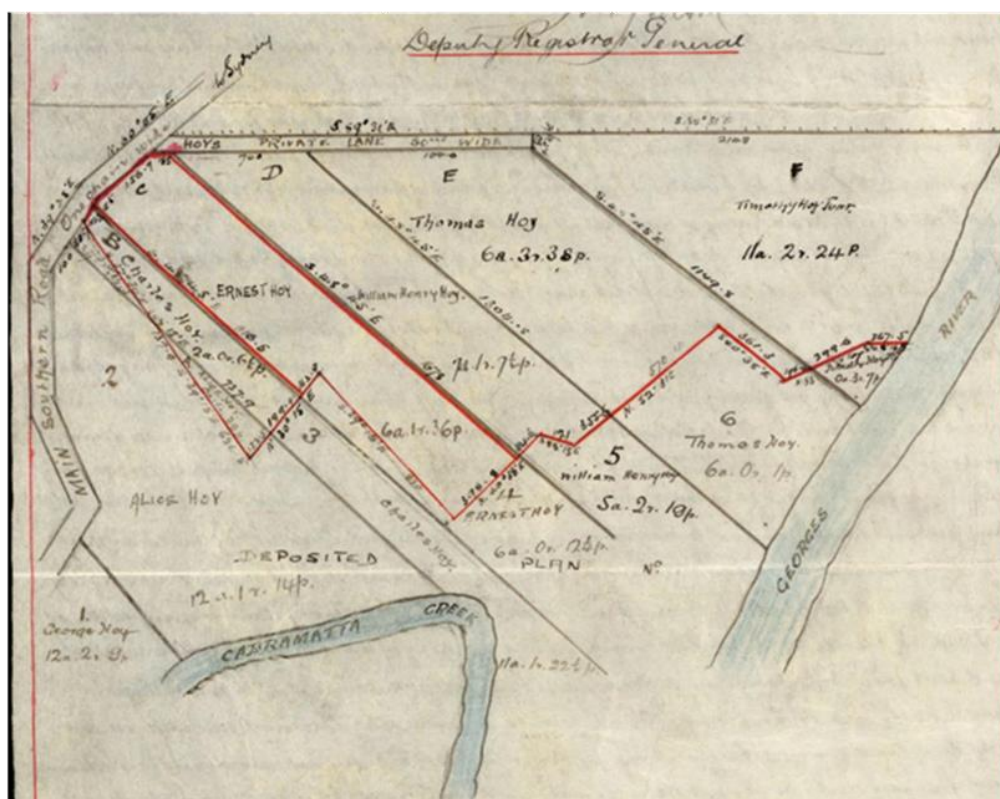


Figure 17 – The wider Hoy family property was subdivided between various members in 1904. William Henry Hoy owned and occupied Lot D and Lot 5, which extended out from Liverpool Road to the Georges River. (Source: NSW LRS: Book 762 No. 244)

¹⁴ NSW LRS: CT Vol. 1940 Fol. 182

¹⁵ Biz, 8 November 1929, p.4

¹⁶ NSW LRS: Book 762 No. 224, DP215940

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As an alderman, Hoy was passionate about the fair pay of the Council staff, lobbying for them to firstly be paid, then provided ongoing support for increases to the daily rates across his term, which lasted from 1900 to 1904. It is thought that he did not stand for re-election given the passing of his father, and fellow farmer, Timothy (junior).¹⁷

At the time of the Cabramatta Road purchase, William Hoy was in his early 60s, and lived at the Lot D Liverpool Road property.¹⁸ With wife Mary, they had a large family of 9 children: 6 girls and 3 boys. His family life had included the sudden and sad loss of one daughter Ada, and the serious injury of another (Edna) when they were both struck by a train at Cabramatta Station in 1928. Compounding this, wife Mary apparently never recovered from the grief and shock of Ada's loss and passed away in 1929.¹⁹

The Cabramatta Road property was just across the road, and now-widower Hoy provided for the financial security of two of his daughters: unmarried Dorothy with the transmission Lot 100 to her in December 1924, and the residue, being Lot 101, conveyed the same day to the married Elsie Rae.²⁰ The Hoy siblings lived in close proximity, with a 1933 electoral roll showing brother George at Loloma Street in the Cabramatta Hill subdivision, and Edna and William at the family Liverpool Road property.²¹

2.1.5 Construction of 20 Cabramatta Road (c1925/6, pre-1930)

Dorothy subdivided Lot 100 into 2; both being purchased by local jockey Francis O'Connor in November 1925.²²

Elsie and storeman husband Graham Rae built and lived in the residence on Lot 101 at Cabramatta Road.²³ A mortgage dated October 1925 suggests that they borrowed money for the construction, roughly dating the house to the mid-late 1920s, with a 1930 aerial showing the cottage, and that of the neighbouring O'Connors, had been completed.²⁴ A 1943 aerial shows the property's canary palms had been planted and were maturing.

¹⁷ Fairfield City Heritage Collection: Beverley Donald, *Shaping Fairfield: The Aldermen of Fairfield and Cabra-Vale Council, 1889-1948*, p.208

¹⁸ AEC: *NSW Electoral Rolls, Parramatta / Liverpool / 1933*

¹⁹ *Sydney Morning Herald*, 28th January 1928, p.18; *SMH*, 30 April 1929 p.6; *Biz*, 8 November 1929, p.4

²⁰ NSW LRS: CT Vol. 3104 Fol. 191

²¹ AEC: *NSW Electoral Rolls, Parramatta / Liverpool / 1933*

²² NSW LRS: CT Vol. 3681 Fol. 130, Vol. 3798 Fol. 179 & 180

²³ AEC: *NSW Electoral Rolls, Parramatta / Liverpool / 1933*

²⁴ NSW LRS: CT Vol. 3681 Fol. 168

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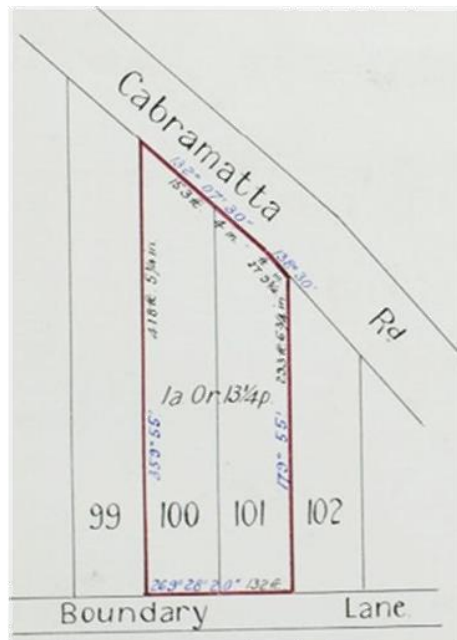


Figure 18 – The parcel of the Cabramatta Hill estate purchased by William Henry Hoy in 1920, outlined in red (Source: NSW LRS: CT Vol. 3104 Fol. 191)

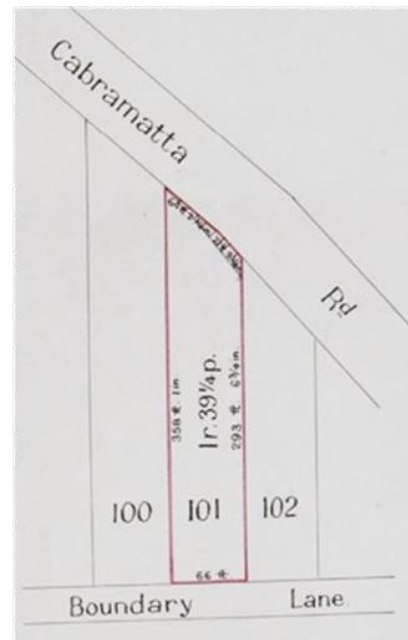


Figure 19 – Lot 101 containing the study site was transferred to daughter Elsie Rae in 1924, in red (Source: NSW LRS: Vol. 3681 Fol.168)



Figure 20 – 1930 aerial showing the study site at 20 Cabramatta Road (red) and neighbouring property at No. 24 had been completed. (Source: NSW Spatial Services, Historical Aerial Imagery, January 1930, CAC_25_785)

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Figure 21 – 1943 aerial of the study site, red outline. Canary Palms in front yard are apparent.

(Source: SIX Maps)

2.2 EARLY OWNERSHIP AND DEVELOPMENT

2.2.1 Mid 20th century onward

The Raes lived at 20 Cabramatta Road until the mid-1960s, when they retired to Queensland.²⁵ The sale of the property to local builder Stanislaw Kostrubiec and wife Teokadia was settled on the 9th April 1965.²⁶ The Kostrubiecs had previously purchased the neighbouring O'Connor property in 1954, but sold it in 1966.²⁷

²⁵ AEC: *NSW Electoral Rolls, Werriwa / Cabramatta / 1963 & QLD / Lilley / Sandgate / 1968*

²⁶ NSW LRS: CT Vol. 3681 Fol. 168

²⁷ NSW LRS: CT Vol. 6790 Fol. 38

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In August 1969, the study site was subdivided into 2 lots (DP536960); the larger Lot 1 containing the residence and outbuildings, being a total area of 1 rood 12 ¼ perches.²⁸

In 1976, the boundaries of the previous subdivision were adjusted under DP568180, with Lot 1 study site still having the larger share. Local Plan Librarian Walter McPherson and wife Diane purchased the study site in June 1984, on-selling to Lance Williams and Joane Price in August 1986. It was the Williams that also purchased an additional triangular block fronting Cabramatta Road from Deposited Plan 580730. This now also comprises the boundary of 20 Cabramatta Road. Thuyen Nguyen purchased both Lots 1 and 3 in September 1988. The property was transferred to the current proprietor(s) in September 1991.²⁹

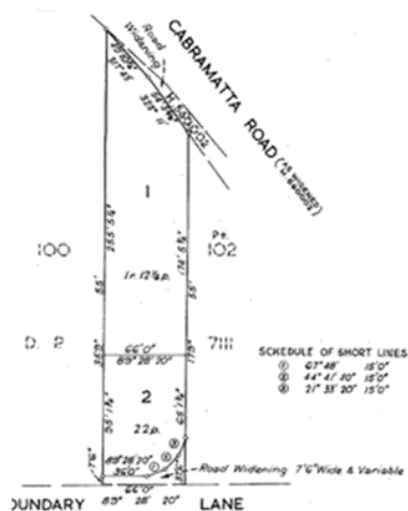


Figure 22 – 1969 subdivision of Lot 101.

Both lots were retained and re-subdivided in 1976. Lot 1 contains the residence. (Source: NSW LRS: CT Vol. 11121 Fol. 48)



Figure 23 – 1976. The subdivision and sale went ahead with the study site containing the residence being Lot 1. (Source: NSW LRS: CT Vol. 13172 Fol. 236)



Figure 24 – 1986 plan of the adjoining land. Lot 3 was also purchased by Lance Williams of 20 Cabramatta Rd and added into the address. (Source: NSW LRS: CT Vol. 12981 Fol. 109)

²⁸ NSW LRS: CT Vol. 11121 Fol. 48; Vol. 13172 Fol. 236

²⁹ Vol. 13172 Fol. 236; Vol. 12981 Fol. 109; CT 1/586180

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3 PHYSICAL ANALYSIS

3.1 INTRODUCTION

This section provides a brief physical analysis of the property based on an external inspection.

3.2 SUMMARY EXTERNAL ANALYSIS

The house is clad in weatherboard and fibro-cement sheeting and has a corrugated iron roof that appears original. Despite its 1920s construction date, which suggests that the building dates from the Inter-War period, the dwelling seems to represent a Victorian homestead. The verandah currently addresses the north and east, but it appears that this also returned west and has been subsequently filled in, possibly indicating it pre-dates the Inter-war period.

There appears to only be one chimney, however it is possible that this south-eastern wing, which presents a gable end under striped corrugations differing from the rest of the house and containing the current kitchen, was added after its original construction. The house also retains decorative cast iron filigree around the front verandah and leadlight on the right-hand side of the verandah both appearing to be original.

Canary Island Palms planted symmetrically at the front suggest an early formal garden.



Figure 25 – Current aerial image of the land and dwelling at 20 Cabramatta Road East.

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Figure 26: Looking south from Cabramatta Road East towards the dwelling.



Figure 27: Looking at the north-eastern corner of the dwelling. The south-eastern wing with striped corrugated roof, gable end and Inter-War style chimney (not visible) evident in the background.

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4. SUMMARY COMPARATIVE ANALYSIS

4.1 INTRODUCTION

The following summary comparative analysis outlines most of the other heritage-listed homesteads, cottages, and dwellings in the Fairfield Local Government Area. This includes all those that date from or are described as colonial, Georgian and Victorian era except for the Slab Hut that has been relocated to the Fairfield Museum and the Victorian Cottage which is in a considerable state of disrepair at 45 Chifley Street, Smithfield. It also includes most of the other early 20th Century heritage-listed cottages and dwellings in the Fairfield Local Government Area.

This broad comparative analysis has been undertaken for this property because of the obvious Victorian characteristics that it displays, notwithstanding the historical evidence that suggests it was constructed in the inter-War period. When considering other Victorian (and Georgian) style dwellings within both the Fairfield Local Government Area and outside, this property remains an anomaly in terms of its architectural features.

The significance of all these places is recognised through the heritage listing process, either at state level on the State Heritage Register and/or at local level on the Local Environmental Plan. The images below are from Real Estate.com, Google Streetview, Property Value.com and the SHI/SHR and the significance has also been informed by the SHI/SHR.

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4.2 SUMMARY OF SELECTED LATE 19th CENTUARY DWELLINGS & COTTAGES

Building	Significance	Listing
Ettinger House, Canley Vale 	Located at 214 Sackville Street, Ettinger House is a local example of a Victorian "high style", and one of the oldest buildings in Fairfield City. High quality detail includes fretwork barge boards and cast-iron valance. In good condition, now fully reconstructed. Ettinger House has significance for its association with Philipp Ettinger.	FLEP-Local
Georgian House, Smithfield 	Located at 43 Stinson Street, this house is a typical example of a Victorian Georgian style house, with large verandah supported on original posts. Some detail lost but few other alterations. Of social and historical significance as former Mayor's home.	FLEP-Local
Georgian House, Old Guildford 	Located at 24 Shackel Avenue, this Inter-War, Georgian Revival style, in immaculate condition. Rare for the City and a particularly good example. Beautifully constructed in face brick, with characteristic symmetry, fine proportioning, and restrained detailing. Outstanding chamfered verandah posts of special note. Virtually intact. The best of the older houses in the Old Guildford area.	FLEP-Local
Georgian House, Canley Heights 	Located at 10 Rosedale Street, it is likely that this dwelling most likely dates from the mid-late 19 th Century, despite being recorded on the inventory as being Federation in style. The hipped corrugated iron roof with bell cast verandah, bull nosed and returning to both sides.	FLEP-Local

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Victorian House, Carramar 	Located at 1 Matthews Street, the pair of late Victorian period buildings in good condition, in a relationship typical of nineteenth century homesteads. Of a type that is rare for the city. Good examples of Victorian Georgian and Victorian vernacular. Two of the oldest Carramar buildings.	FLEP-Local
Victorian House, Fairfield 	Located at 63 Station Street, this large Victorian period house has local significance as one of the oldest houses in the city. Possibly a farmhouse originally. Characteristic Victorian detailing of interest includes the scalloped barge boards and original cast iron brackets. Set on prominent corner site.	FLEP-Local
Victorian House, Smithfield 	Located at 8 Megan Avenue, this is one of the best-preserved early houses of the district. Good example of a Victorian Georgian design. Notable for its excellent face brickwork but has also suffered some unsympathetic alteration. Historical associations with early pioneer families of the area. Local significance.	FLEP-Local
Victorian House, St Johns Park 	Located at 9-11 Melbourne Street this is probably one of the oldest building in St Johns Park. Would have been a farmhouse originally, representative of the early pattern of development along the creeks. Although much altered the building retains its original form and character.	FLEP-Local

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4.3 SUMMARY OF EARLY 20th CENTUARY DWELLINGS & COTTAGES

Building	Significance	Listing
Interwar House, Carramar 	Located at 13 Artie Street, Carramar this Inter-War house is significant for its individual design and unusual style, which is uncommon in the Fairfield area. The dwelling presents a double gable to the street and incorporates timber wall cladding with brick verandah.	FLEP-Local
Federation House, St Johns Park 	Located at 5 Chalmer Close St Johns Park, listed as 4-8 Chalmer Close this house is one of the oldest in the suburb, existing prior to subdivision and suburbanisation of the area. Despite reduced curtilage, the dwelling remains a good example of a Federation house.	FLEP-Local
Federation House, Carramar 	Located at 7 Houghton Street, Carramar this dwelling is an imposing example of a Federation period, weatherboard house, noted as being in traditional Georgian style including bell cast roof form.	FLEP-Local
Bungalow, Canley Vale 	Located at 89 Cardwell Street, Canley Vale, this dwelling presents a typical bungalow style double gable to the street and formed of timber cladding and brick and timber verandah.	FLEP-Local
Inter-war House, Fairfield. 	Located at 43 Myddleton Avenue Fairfield, this Inter-War weatherboard house is a good example of a symmetrical, square plan building with verandah on four sides, derived from traditional Georgian form. The building retains original features such as a central gablet over entry, simple bracketed verandah posts and chimney.	FLEP-Local

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Inter-war bungalow, Fairfield 	Located at 11 Hunter Street, Fairfield, this house is a good example of a Bungalow in weatherboard. Outstanding leadlight Windows and interesting extension of verandah roof over window bay.	FLEP-Local
Federation House, Fairfield 	Located at 59 Hamilton Road, this weatherboard house in good condition. Bull nosed verandah and detailed timber joinery and recorded with little altered.	FLEP-Local
Inter-war Bungalow 	Located at 118 Nelson Street, this dwelling presents an impressive pair of large, crossed ridge gables. Much original detail typical standard of the Inter-War period.	FLEP-Local
Federation House, Fairfield 	Located at 87 Thorney Road, Fairfield Substantial, early Federation period residence. One of the first built in this area, and one of the City's few early brick houses. Good example of a traditional Georgian design.	FLEP-Local
Inter-war Bungalow 	Located at 452 The Horsley Drive, Fairfield A good example of the transition from the standard Federation form to the standard double gabled Bungalow of the 1920's. Essential Bungalow form, with fine timber detailing characteristic of the earlier Federation period. In excellent condition.	FLEP-Local

DRAFT HERITAGE ASSESSMENT

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Federation House, Fairfield 	Located at 5 Waratah Street, Old Guildford Large, Late Federation period house of unusual oriental character. Distinctive features include corner tower and casement windows. It has historical interest, reputed as former the home of the Australian Japanese ambassador.	FLEP-Local
Federation Cottage, Fairfield 	Located at 16 North Street, this house is an outstanding example of a Federation period weatherboard house, designed for its corner site. One of the best in Fairfield. Good condition, essentially unaltered and with much fine quality detail. The cottage is set within a generous landscape setting.	FLEP-Local
Federation House, Canley Vale 	Located at 2 Malouf Street, Canley Vale Fine example of an early Federation period weatherboard house. Adopts a traditional Georgian form and is set on a large corner block. Little altered and well maintained. Much noteworthy detail.	FLEP-Local
Federation House, Fairfield West 	Located at 9 Hawkesbury Street, this house is one of the earliest houses in the Fairfield area. It has high-quality interior and external detail, including dichromatic brickwork, representing early agricultural activity. Significant for its association with Walter Stimson, an influential property holder and alderman.	FLEP-Local
Federation House, Smithfield 	Located at 716 Horsley Drive, this house is of architectural significance as a rare local example of an attic storey, Federation period, brick residence. Prominent location close to property alignment on The Horsley Drive. Substantially altered but retains some high-quality ornament, rare for the city. This includes the terracotta roof tiles and ridge capping.	FLEP-Local

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Federation House, Cabramatta 	Located at 13 Prout Street, Cabramatta, the house is of significance for the local area for historical and aesthetic reasons, and as a representative example of early cottages in the area. The house is readily identifiable as part of the historical building stock of the area and contributes to streetscape character, enhanced by the recognisable features of the transitional Federation/Victorian period architecture and the garden setting.	FLEP-Local
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DRAFT HERITAGE ASSESSMENT

20 CABRAMATTA ROAD EAST, CABRAMATTA

5. ASSESSMENT OF HERITAGE SIGNIFICANCE

5.1 INTRODUCTION

This section considers the heritage significance of Edensor House based on the available information including historical background and basic physical analysis.

5.2 HISTORICAL THEMES

The Heritage Council of NSW provides a document that was prepared in October 2001 in relation to the relevant themes to consider when assessing heritage significance. The following three themes are considered relevant to the subject site.

NATIONAL THEME	STATE THEME	LOCAL THEME/EXAMPLE
3. Developing local, regional and national economies	Environment - cultural landscape	Canary Island Phoenix Palms as surviving evidence of the early garden plantings and layout.
4. Settlement	Accommodation	Cottage residence constructed in c1925/26, pre1930
4. Settlement	Land Tenure	Changing land uses - from rural to suburban
4. Settlement	Towns, Suburbs and villages	Subdivision pattern and changes - cottage constructed during phase of increased development in Cabramatta
8. Developing Australia's cultural life	Domestic life	Floorplan of house demonstrates the response of house design to patterns of use, required amenities and expectations of the time.
9. Marking the phases of life	Persons	Long term association with members of the Hoy Family; including purchase by William Henry Hoy, founding alderman of Cabramatta and member of the local pioneering family, and then construction of the house and 40 years of occupation by daughter Elsie Rae (nee Hoy).

DRAFT HERITAGE ASSESSMENT

20 CABRAMATTA ROAD EAST, CABRAMATTA

5.3 NSW HERITAGE CRITERIA

An assessment of cultural significance of Edensor House, has been undertaken below against the seven NSW Heritage Criteria. This assessment is based wholly on the historical information available as well as the physical and comparative analysis.

a) Historical Significance

An item is important in the course, or pattern, of NSW's cultural or natural history (or the cultural or natural history of the local area)

This site is historically significant as a remnant of the early wave of suburban development in the Cabramatta region.

b) Historic Associational Significance

An item has strong or special associations with the life or works of a person, or group of persons, of importance in NSW's cultural or natural history (or the cultural or natural history of the local area).

The house has historical associations with the Hoy Family: Alderman William Henry, and daughter Elsie Rae (nee Hoy)

c) Aesthetic and/or Technical Significance

An item is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in NSW (or the local area)

The distinctive form of the house and early plantings, namely canary palms retain aesthetic significance. The visual prominence of the property with three open sides on the corner of an arterial road makes it a landmark in the area. There are also internal features of note such as early, decorative ceilings and wall panelling.

d) Social and/or Cultural Significance

An item has strong or special association with a particular community or cultural group in NSW (or the local area) for social, cultural or spiritual reasons.

It is not known at this stage whether the property retains any specific social significance.

e) Research Potential

An item has potential to yield information that will contribute to an understanding of NSW's (or the local area's) cultural or natural history

It is not known at this stage whether the property retains any research potential.

DRAFT HERITAGE ASSESSMENT

20 CABRAMATTA ROAD EAST, CABRAMATTA

f) *Rarity*

An item possesses uncommon, rare or endangered aspects of NSW's cultural or natural history (or the cultural or natural history of the local area).

Likely a rare surviving example of buildings of its nature in the Cabramatta area. the building is of particularly interest because of its unusual cross-layering of Victorian and Inter-War periods, which is rare in the Fairfield Local Government Area.

g) *Representativeness*

An item is important in demonstrating the principal characteristics of a class of NSW's cultural or natural places; or cultural or natural environments (or a class of the local area's cultural or natural places; or cultural or natural environments).

The house and garden are representative of the aspirations and means of people from a modest agricultural upbringing in early rural Sydney. The house also likely represents changes that occurred in residential development over time including infilling of verandahs in the Inter-War period.

5.4 STATEMENT OF SIGNIFICANCE

This site is historically significant as a remnant of the early wave of suburban development in the Cabramatta region. It has historical associations with the Hoy Family: Alderman William Henry, and daughter Elsie Rae (nee Hoy)

The distinctive form of the house and early plantings, namely canary palms retain aesthetic significance. The visual prominence of the property with three open sides on the corner of an arterial road makes it a landmark in the area. There are also internal features of note such as early, decorative ceilings and wall panelling.

Likely a rare surviving example of buildings of its nature in the Cabramatta area. the building is of particularly interest because of its unusual cross-layering of Victorian and Inter-War periods, which is rare in the Fairfield Local Government Area.

The house and garden are representative of the aspirations and means of people from a modest agricultural upbringing in early rural Sydney. The house also likely represents changes that occurred in residential development over time including infilling of verandahs in the Inter-War period.

DRAFT HERITAGE ASSESSMENT

20 CABRAMATTA ROAD EAST, CABRAMATTA

6. HERITAGE CURTILAGE REVIEW

6.1 INTRODUCTION

This section has been included to provide guidance in relation to curtilage of 20 Cabramatta Road East, Cabramatta.

6.2 DISCUSSION OF CURTILAGE

The publication *Heritage Curtilages, prepared by the (former) Heritage Office, Department of Urban Affairs and Planning, 1996* ('publication') has been used as a guide to the determination of an appropriate curtilage for 20 Cabramatta Road East, Cabramatta.

This publication defines "heritage curtilage" as:

'...the area of land surrounding an item or area of heritage significance, which is essential for retaining and interpreting its heritage significance. It can apply to either:

- *land which is integral to the heritage significance of items of the built heritage;*
- or*
- *a precinct which includes buildings, works, relics, trees or places and their setting.'* (p3).

The document describes *Lot Boundary, Reduced, Expanded and Composite* curtilages. Of most relevance to this assessment is the *Lot Boundary Curtilage*.

The publication describes a *Lot Boundary Curtilage* as extending to the boundary of the property containing the heritage item and outlines that this is the most common type of curtilage. The following commentary is provided in relation to *Lot Boundary Curtilage*:

'The property may also contain associated buildings, gardens and other significant features including walls, fences, driveways, or tennis courts, which contribute to the heritage significance of the property.' (p5)

This type of curtilage can allow for the maintenance of links between remaining extant built and landscape elements, which are necessary to provide an understanding of the evolution and historic and social significance of the heritage item.

The historical analysis indicates that the property associated with the original house and property has been continually subdivided and reduced in size over time.

The house clearly occupies a curtilage defined by the current property boundaries. It is therefore recommended that the curtilage of the heritage item proposed as *'20 Cabramatta Road East – house, interiors, and grounds including Canary Island Palms'* should be defined by the existing property boundary as shaded below.

DRAFT HERITAGE ASSESSMENT

20 CABRAMATTA ROAD EAST, CABRAMATTA

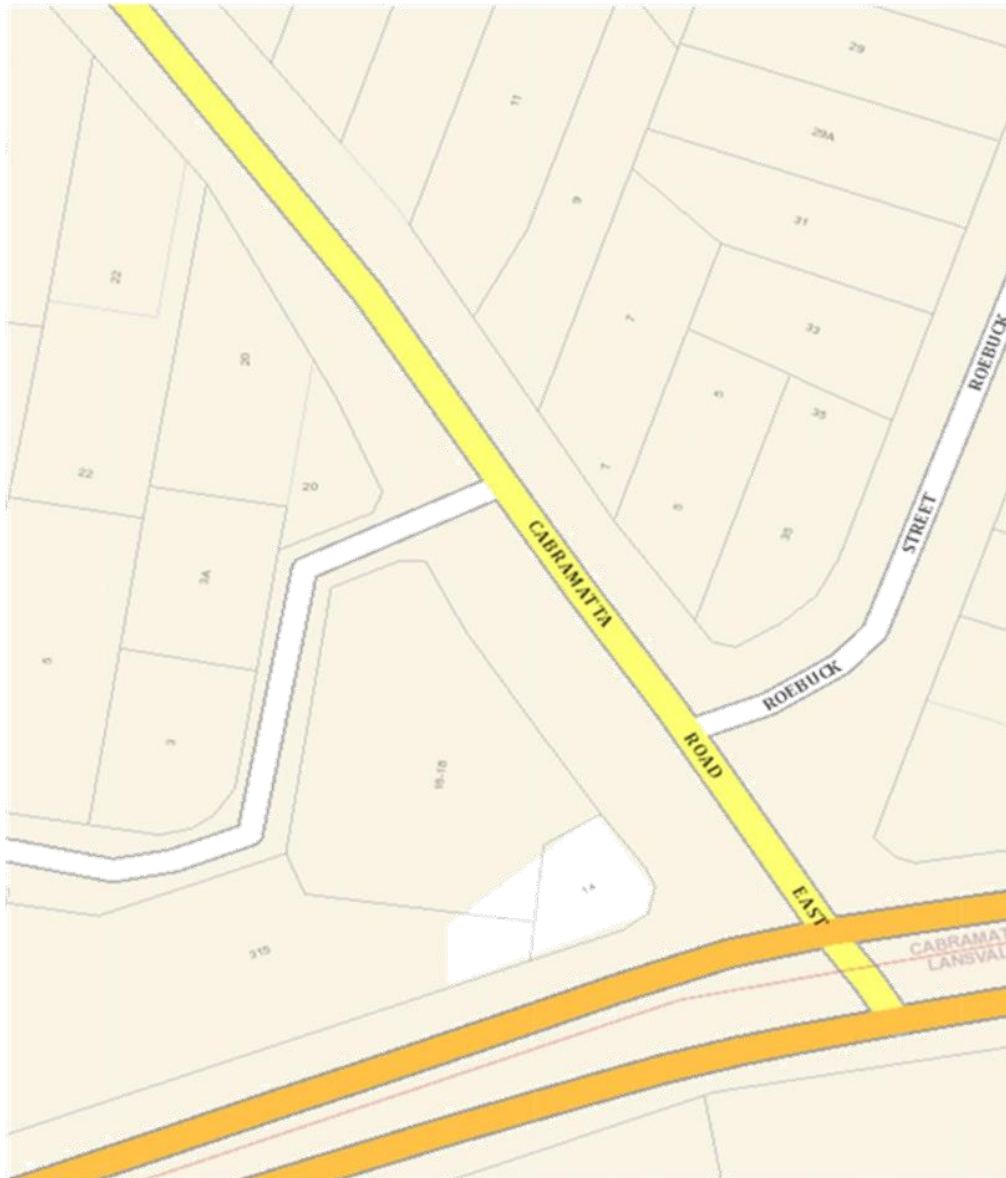


Figure 28: Suggested Lot Boundary Curtillage for 20 Cabramatta Road East, Cabramatta.

Whilst historical research does indicate that adjacent allotments are associated with the former farmhouse, the context has changed significantly, and the area has developed with little indication of the original or wider historic parcel.

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20 CABRAMATTA ROAD EAST, CABRAMATTA

7. CONCLUSION AND RECOMMENDATION

Based on the available historical and physical evidence, as well as a comparative analysis of similar properties, it is evident that the house at 20 Cabramatta Road East, Cabramatta meets the threshold for heritage listing at least at a local level and should be recognised for its significance to the Fairfield Local Government Area.

It is therefore suggested that Schedule 5 of FLEP be amended to include:

Suburb	Item Name	Address	Property Description	Significance	Item No.
Cabramatta	<i>'20 Cabramatta Road East – house, interiors, and grounds including Canary Island Palms.'</i>	20 Cabramatta Road East, Cabramatta	Lot 1 DP 775003	Local	Item 110

The FLEP heritage map should also be amended in accordance with the curtilage map shown at Figure 25 above.

The following simple works could further enhance the integrity of heritage item:

- Remove later security screens to windows.
- Investigation and reinstatement of original external wall fabric surface.
- Remove concrete verandah floor to reveal original underlain timber boards.
- Repair and maintenance as required.



97 VINE STREET
FAIRFIELD

DRAFT HERITAGE ASSESSMENT



PREPARED FOR
Fairfield City Council

JUNE 2025

DRAFT HERITAGE ASSESSMENT

97 VINE STREET, FAIRFIELD

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DOCUMENT / STATUS REGISTER

Issue	Date	Purpose	Written	Approved
DRAFT	09/06/25	Consideration for heritage listing.	VH/LG	VH

DRAFT HERITAGE ASSESSMENT

97 VINE STREET, FAIRFIELD

1. INTRODUCTION

1.1 PURPOSE

This heritage assessment has been commissioned by Fairfield City Council to further consider the significance of the property at 97 Vine Street, Fairfield, which is legally described as Lot 1 DP 1038743.

1.2 STUDY AREA

The location of the property is depicted in yellow on the aerial photograph below.

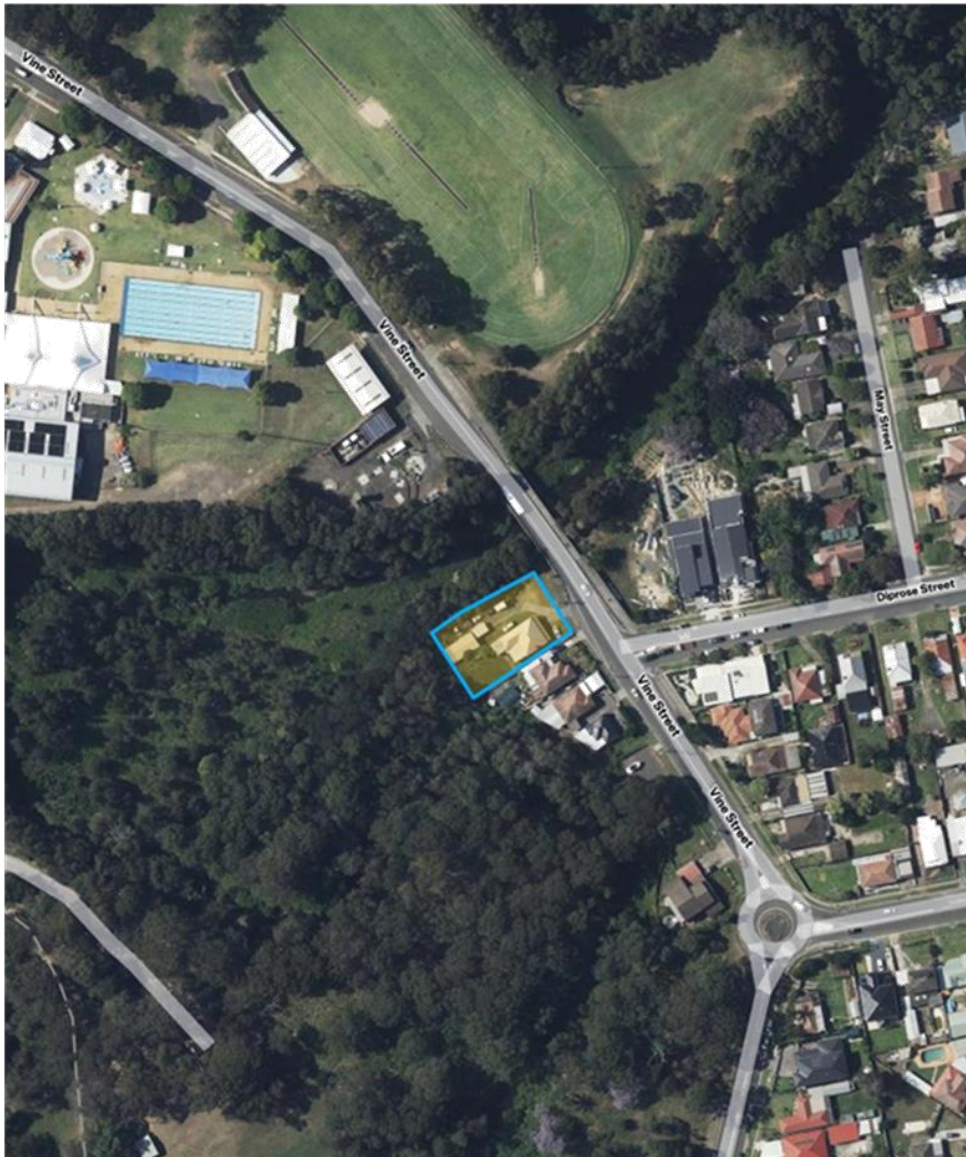


Figure 1: Location of 97 Vine Street, Fairfield (Source: Six Maps, NSW Spatial Services.)

DRAFT HERITAGE ASSESSMENT

97 VINE STREET, FAIRFIELD

1.3 DEFINITIONS

Definitions are based on Australia ICOMOS Burra Charter, 1999 and are as follows:

Place means site, area, land, landscape, building or other work, group of buildings or other works, and may include components, contents, spaces and views.

Cultural significance means aesthetic, historic, scientific or social value for past, present or future generations.

Fabric means all the physical material of the place, including components, fixtures, contents, and objects.

Conservation means all the processes of looking after a place so as to retain its cultural significance.

Maintenance means the continuous protective care of the fabric and setting of a place and is to be distinguished from repair. Repair involves restoration or reconstruction.

Preservation means maintaining the fabric of a place in its existing state and retarding deterioration.

Restoration means returning the existing fabric of a place to a known earlier state by removing accretions or by reassembling existing components without the introduction of new material.

Reconstruction means returning a place to a known earlier state and is distinguished from restoration by the introduction of materials [new or old] into the fabric.

Adaptation means modifying a place to suit the existing use or a proposed use.

Use means the functions of a place, as well as the activities and practices that may occur at the place.

Compatible use means a use which respects the cultural significance of the place. Such a use involves no, or minimal, impact on cultural significance.

Setting means the area around a place, which may include the visual catchment.

Related place means a place that contributes to the cultural significance of another place.

Related object means an object that contributes to the cultural significance of a place but is not at the place.

Associations mean the special connections that exist between people and a place.

Meanings denote what a place signifies, indicates, evokes or expresses.

Interpretation means all the ways of presenting the cultural significance of a place.

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1.4 STRUCTURE OF THE REPORT

The report follows the general guidelines for Assessing Heritage Significance published by the (former) NSW Heritage Office as part of the NSW Heritage Manual. This report also follows the methodology described in The Burra Charter: The Australia ICOMOS Charter for Places of Cultural Significance, 2013.

1.5 AUTHOR IDENTIFICATION

This document has been prepared by Vanessa Holtham, Heritage Advisor, Fairfield Council. The detailed history and background significance was prepared by Dr Liz Longdin and Dr Liz Gorman of Sue Rosen Associates.

1.6 STATUTE AND STANDARDS

The following were used to inform this preliminary heritage assessment:

- *Assessing Heritage Significance*, Department of Planning & Environment, 2023.
- *Fairfield Local Environmental Plan 2013* ('FLEP')
- Australia ICOMOS Burra Charter, 1999; and
- *Heritage Curtilages* published by the (former) NSW Heritage Office.

1.8 LIMITATIONS

This report does not include an Assessment of Aboriginal or archaeological significance. An internal inspection of any of the building has not been undertaken at this stage.

DRAFT HERITAGE ASSESSMENT

97 VINE STREET, FAIRFIELD

2. HISTORICAL ANALYSIS

2.1 EARLY OWNERSHIP AND DEVELOPMENT

2.1.1 Parish of St John Portions

The Parish of St John land grants containing the study site were originally granted in January 1806 to John Gowen. A First Fleeter, John Gowen arrived in the Colony in 1788 as a Marine Corporal aboard the *Sirus*.¹ He went on to be the Superintendent of Stores at Parramatta.² His Fairfield land portion totalled around 360 acres made up of 2 land grants; 100 acres on 1 January 1806, and 260 acres on 8th October 1816.³

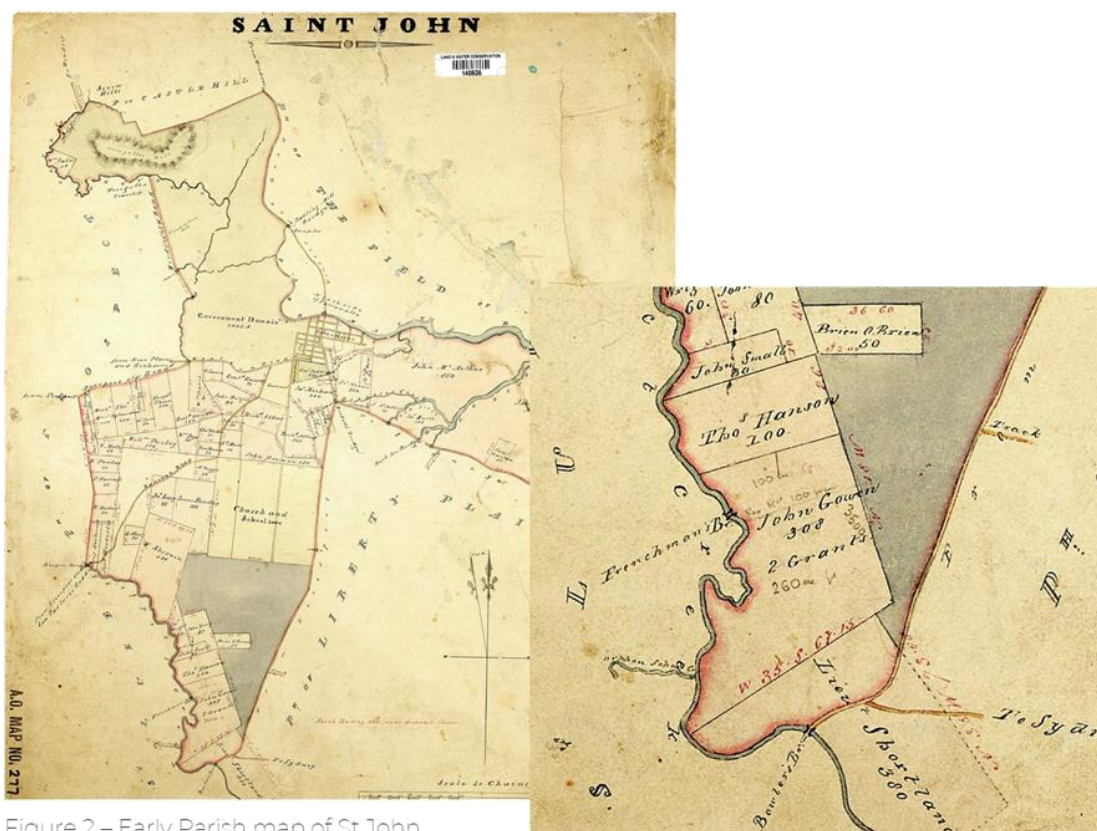


Figure 2 – Early Parish map of St John.

John Gowen's Grants outlined in yellow [HLRV: AO Map 277].

¹ Ancestry.com.au: Kiama and District Historical Society memorial plaque: 'Mr John Gowen', 1977, <https://www.ancestry.com.au/mediaui-viewer/tree/173575149/person/252312065777/media/3d2910c7-2558-4015-9d57-c82ff742273e>; MHNSW; Colonial Secretary's Papers, 1788-1856, Main series of letters received, 1788-1825. NRS 898; Reel or Fiche Numbers: Reels 6020-6040, 6070; Fiche 3260-3312

² *The Biz*, 12 December 1956, p.26

³ LRS: PA 6891, CT Vol. 1030 Fol. 83

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97 VINE STREET, FAIRFIELD

2.1.2 Mark Lodge

Gowen sold the land to Captain John Horsley, who in 1825 was appointed Clerk of the Bench of Magistrates and in 1825 Coroner for Liverpool to investigate suspicious deaths. The land became part of Horsley's *Mark Lodge* property, which Horsley grew by acquiring portions of grants made to others – in this case, most notably, 'The Frenchman' Gabriel Marie Louis Huon de Kerilleau's *Castel Paul* estate. Now-demolished, *Mark Lodge* homestead was built in the centre of the estate, on an area now occupied by Fairfield District Hospital. Horsley used assigned convicts as clearing gangs and labourers to develop the estate. Along with his assigned miller, a millwright and a gardener, he grew corn, wheat and other products and ran a dairy of 50 cows, and ran a flour mill with 11 employees, most of them convicts. The estate grew so large that Prospect Creek formed its eastern and southern boundaries, and in the north, it extended so that it encompassed the whole of Fairfield's present day business area. After John's death, the Horsley family continued to live there for a further 6 years until 1840.⁴

At that time, *Mark Lodge* was put up for sale, and the 7-roomed cottage and associated lands were purchased by Dr William Bland, esteemed surgeon, politician and philanthropist. Despite his long and successful medical and public service career, he was eventually declared bankrupt in 1861 and died intestate in 1868, after developing Pneumonia.⁵

Bland's land at Prospect Creek went through several mortgages in the 1850s, and looks to have ultimately been sold following his bankruptcy declaration, in July 1862.⁶

On the 19th December 1882, 240 acres of the estate was purchased by Archibald Colquhoun Fraser, clerk of the peace and Francis Edward Rogers barrister in a Joint Tenant No Survivorship arrangement. Fraser and Rogers lodged the Primary Application to bring the land under Torrens Title on the 7th September 1891. The certificate of title was issued to them on the 22nd of September 1891.⁷

⁴ Mayne-Wilsons & Associates, 'A48 Capt. John Horsley Large Land Owner, Coroner & Magistrate' *Final Interpretative Signage Strategy for Liverpool Pioneers Memorial Park*.

⁵ John Cobley, 'Bland, William (1789–1868)', Australian Dictionary of Biography, National Centre of Biography, Australian National University, <https://adb.anu.edu.au/biography/bland-william-1793/text2027>, published first in hardcopy 1966

⁶ LRS: PA 6891

⁷ LRS: CT Vol. 1030 Fol. 83

DRAFT HERITAGE ASSESSMENT

97 VINE STREET, FAIRFIELD

2.1.3 Mark Lodge Estate

The land was surveyed and subdivided. Sales of allotments were first recorded in September 1892. In 1903, the subdivision was registered as Deposited Plan 4136.⁸

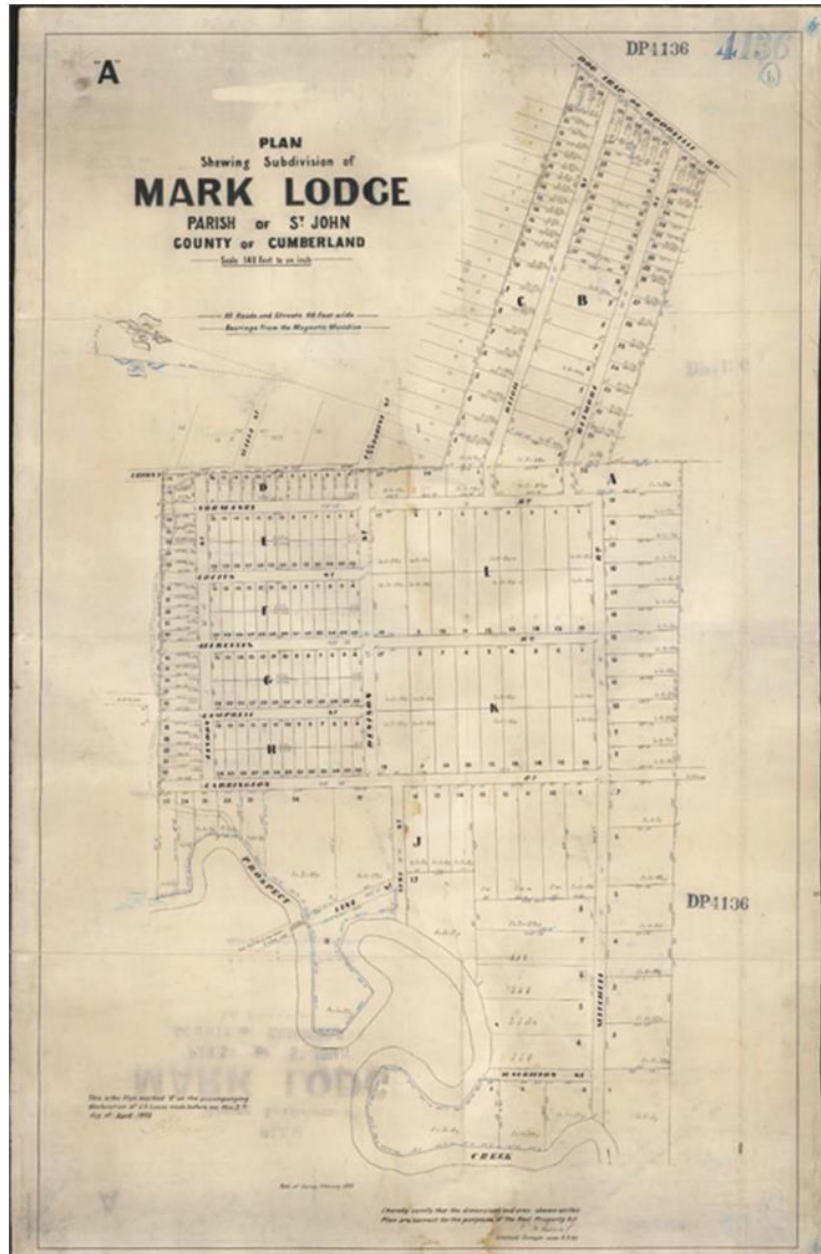


Figure 3 – Deposited Plan 4163 of 1903, being a subdivision of part of Mark Lodge. [LRS: DP4163]

⁸ LRS: CT Vol. 1030 Fol. 83; DP4163

DRAFT HERITAGE ASSESSMENT

97 VINE STREET, FAIRFIELD

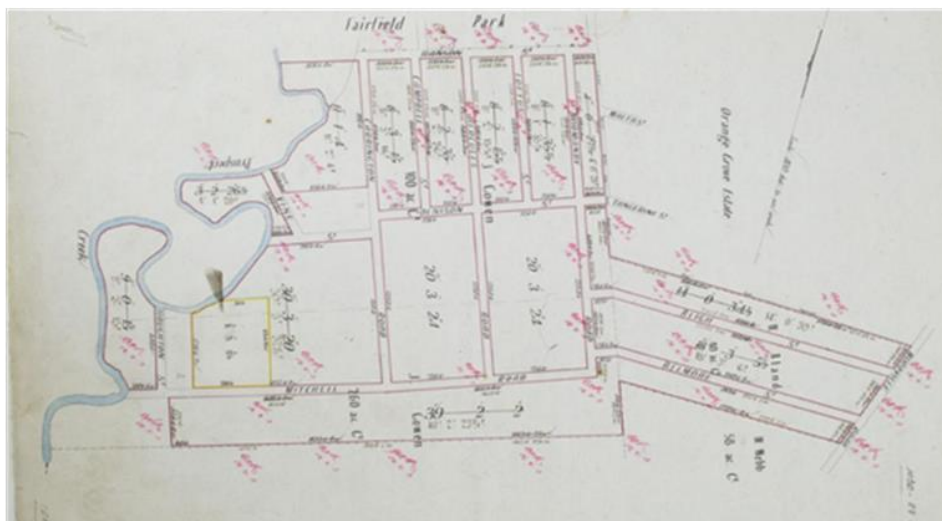


Figure 4 – 1891 certificate of title plan of the land belonging to Archibald Colquhoun Fraser, Clerk of the peace and Francis Edward Rogers barrister. They had surveyed and subdivided the land and started selling it in 1892. [LRS: CT Vol.1030 Fol. 83]



Figure 5 – 1903 certificate of title plan of the land belonging to Robert Hamilton, John Hamilton and George Lea Wilson, all gentlemen of Sydney, noting it is Deposited Plan 4136. The study site is Lot 18 in Section J. [LRS: CT Vol. 1490 Fol. 151]

On the 24th January 1895, the mortgagees of the land, being Robert Hamilton, John Hamilton and George Lea Wilson became the registered proprietors of the residue of the subdivision. The study site was Lot 18 of Section J of DP 4136 and had not been sold by the September 1903 production date of the title.⁹

⁹ LRS: CT Vol. 1030 Fol. 83; CT Vol. 1490 Fol. 151

DRAFT HERITAGE ASSESSMENT

97 VINE STREET, FAIRFIELD

2.1.4 Lot 18 / Section J / DP 4136

In April 1911, the certificate of title was produced for the 4 acre portion that contains the study site in the bend of Prospect Creek. Fairfield fitters labourer Leigh Broughton was the first owner, and held the property until September 1913, when he transferred the bulk of the property to Carl Konemann, farrier of Fairfield.¹⁰

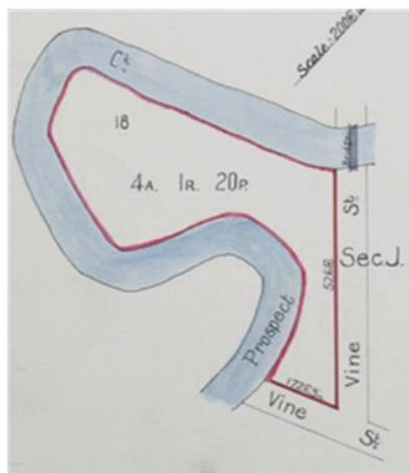


Figure 6 – 1 April 1911 title plan of the land belonging to original site owner Leigh Broughton. [LRS: CT Vol. 2136 Fol. 99]

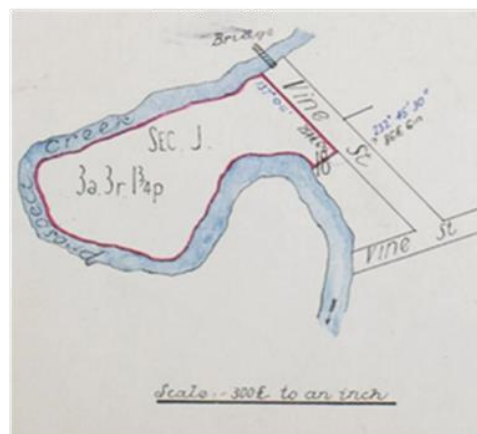


Figure 7 – October 1913 title plan of the part of Lot 18 Section J DP 4136 purchased from Broughton by naturalised German Carl Konemann [LRS: CT Vol. 2407 Fol. 77]

Carl Wilhelm Heinrich Konemann was born on 26 July 1875 in Neukirchen, Pommern, then part of Germany and now located in modern-day Poland. He was the son of Heinrich Konemann and Amalia Radtke, and spent his early years in Imperial Germany, a nation that, by the late 19th century, was asserting its global presence both militarily and economically.¹¹

At the age of 19, Carl joined the Imperial German Navy, serving aboard the SMS Möwe, a Hawk-class gunboat involved in hydrographic surveys across the South Pacific. During a maintenance stop in Sydney in October 1899, Carl “jumped ship”, and without leave, remained in Australia.¹²

¹⁰ LRS: CT Vol. 2136 Fol. 99

¹¹ Fairfield City Library: David Le Roy, *Neukirchen to New South Wales; The Konemann family in Australia*, n.d., p.3

¹² Fairfield City Library: David Le Roy, p.3

DRAFT HERITAGE ASSESSMENT

97 VINE STREET, FAIRFIELD



Figure 8 – (Right) Photo of Carl Konemann in his German Naval uniform [Fairfield Council; H Teirney, 'Statement of significance: Carl Konemann's blacksmithing tongs and forged crowbar', Fairfield Museum and Gallery, 2009, p.2]

Settling initially in North Sydney, Carl met Jessie Morrison Scott, a Scottish immigrant who had arrived in Australia with her family in 1885. The two married on 23 June 1900 in St Leonards.¹³ Their only child, Doris Amelia Konemann, was born in April 1901. Sadly, Jessie passed away just weeks later, on 3 May 1901, due to puerperal septicaemia.¹⁴

Around 1904, Carl relocated to Fairfield, where he established a blacksmith shop in The Crescent, near the Bosc's sawmill in the rail goods yard. He soon became a well-known figure in the area, both for his skilled craftsmanship and community involvement.¹⁵ In 1906, he married Alice Emilie Lenal Jentsch, daughter of Paul Gerhard Jentsch and Emily Jane Upton.

¹³ Fairfield City Library: David Le Roy, p.3

¹⁴ Fairfield City Library: David Le Roy, p.4

¹⁵ Fairfield City Heritage Collection: David Le Roy, p.5; Stephen Gapps, *Cabrogal to Fairfield City: A History of a Multicultural Community*, Fairfield City Council, 2009, p.237

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Together, they had 15 children. Alice's brother, Gustavus Jentsch was the Mayor of Fairfield from December 1925 to June 1928.¹⁶

In 1907, Carl was officially naturalized as an Australian citizen. His application was supported by local civic leader and former mayor Walter Stimson, reflecting Carl's growing integration into Australian society.¹⁷ During this time, he also became involved with the Rebekah Lodge, part of the Independent Order of Odd Fellows, demonstrating his commitment to community service and mutual aid associations.¹⁸

Konemann commissioned Authur Patmore to build him a timber weatherboard cottage at 97 Vine Street as his family home following the purchase of the land in 1913.¹⁹

His German heritage became a point of contention during World War I. In 1916, Carl faced accusations of making disloyal statements and was convicted of using "insulting language" toward a neighbor. Though fined, he narrowly avoided internment, a fate that befell many naturalized Germans during the war.²⁰ Community pressure escalated, with some residents petitioning for his internment, and the fallout forced him to move his blacksmith business from The Crescent to his own property on Vine Street. Konemann family stories relate that Carl was also 'required' to build the wool-scouring weir nearby at Prospect Creek in order to avoid internment.²¹

The weir, built to separate the creek's tidal salt water from the fresh water that was needed for washing the wool at the wool scourers on the northern bank of Prospect Creek, also had the added benefit of ensuring a source of fresh water for the Konemann property at Vine Street. Accounts noted that after the water was used for washing the wool, Carl had built drains for the water to run onto his property to irrigate his vegetables and orchards; relatively self-sufficient, the Konemann's 3¾ acres produced home grown vegetables and fruit, as well as cows, pigs, fowls and ducks. The weir has since been demolished.²²

¹⁶ Fairfield City Library: David Le Roy, pp.5-6; Fairfield Museum and Gallery: H Teirney, 'Statement of significance: Carl Konemann's blacksmithing tongs and forged crowbar', 2009, p.5

¹⁷ Fairfield City Library: David Le Roy, p.5

¹⁸ Fairfield City Library: David Le Roy, p.5

¹⁹ Stephen Gapps, *Cabrogal to Fairfield City: A History of a Multicultural Community*, Fairfield City Council, 2009, p.268

²⁰ Fairfield City Library: David Le Roy, pp.7-10

²¹ Fairfield City Library: David Le Roy, p.12; Stephen Gapps, *Cabrogal to Fairfield City: A History of a Multicultural Community*, Fairfield City Council, 2009, p.268

²² Fairfield Museum and Gallery: H Teirney, 'Statement of significance: Carl Konemann's blacksmithing tongs and forged crowbar', 2009, p.5

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Konemann improved the Vine Street property, building and operating a smithy with a forge and carpentry bench; the blacksmith shop was located on the site of now-101 Vine Street, but no longer exists. A building application was made in 1925 for 'C. Konemann, additions to Workshop, wood with iron roof, part of lot 18, Section J, in Vine Street.'²³ Konemann has been credited with building (and rebuilding) the once timber Vine Street bridge over Prospect Creek, which succumbed to flooding variously over time; the now-concrete bridge built in 1995 is named after him.²⁴

The blacksmith's shop operated on the Vine Street site by Carl, and later his son Paul, until the 1940s. The Statement of Significance for Carl Konemann's Farrier's pincers and crowbar which are collection objects held by the Fairfield City Museum and Gallery note the following about Konemann's blacksmith business at Vine Street:

"The blacksmithing business operated out of a large galvanised shed supported by roughly hewn tree posts. On his "Bill Head" (Invoice Statement), Carl referred to himself as a Blacksmith, Farrier and Coach Builder.

Carl Konemann's smithery had a coal fired Champion forge with bellows and a chimney flue to allow the gas fumes from the coal to escape. The coal was delivered regularly, and the iron and steel were sent by train in the early days from William Aitkins, Sussex Street, Sydney. His son, Cecil recounts the standard equipment of swages, vices, anvils and grindstones for sharpening, with all his tools hung on racks ready for quick retrieval so that there was no delay when working with molten metal.

In an extension at the back of the blacksmith's shop, Carl had a carpenter's bench with coach building tools to build sulkies fitted with carbide lamps. He would make the metal wheel on an iron wheelplate heated over a bark fire, then doused in cold water to shrink the wheel to the required size and thickness. Sledgehammers would have been used to drive the tyre onto the wheel. Harry Clements would do the painted finish. Carl made a sulky for his eldest son Carl, so that he could carry his drum kit to play in his band at local dances in Fairfield, Gullford and Liverpool.²⁵

²³ Fairfield City Library: 1925 Municipality of Smithfield and Fairfield Council Minutes, BA 1925/141

²⁴ Fairfield Museum and Gallery: H Teirney, 'Statement of significance: Carl Konemann's blacksmithing tongs and forged crowbar', 2009, p.5

²⁵ Fairfield Museum and Gallery: H Teirney, 'Statement of significance: Carl Konemann's blacksmithing tongs and forged crowbar', 2009

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Figure 8 – Carl Konemann on the right wearing his protective leather apron, outside the blacksmith's shop [Fairfield Council; H Teirney, 'Statement of

significance: Carl Konemann's blacksmithing tongs and forged crowbar', Fairfield Museum and Gallery, 2009, p.3]

Kim McKerihan collected oral accounts from long-time residents of Fairfield of their childhood memories for about Konemann's paddock and the blacksmith's shop in *Reflections of Fairfield*:

*"From Konemann's paddock you could walk over to the wool wash where the wool was washed and sorted. Konemann's blacksmith shop used to be another favourite spot to spend some time when kids. You could watch them shoe the horses from the various bakers' yards or play in the horse drawn sanitary carts that were there for repair. Then when you got home you were in big trouble because of the smell of your clothes."*²⁶

When Konemann's business closed, most of the smithing and farriering equipment was sold to the local sanitary contractor, EC (Jim) Goodsell of Wentworthville, and the shop was dismantled. The smithy was visible in a 1943 aerial but gone by 1947.²⁷

²⁶ Kim McKerihan, Mr Ken Morris' account in *Reflections of Fairfield*. A Fairfield City Council Project. 1989

²⁷ Fairfield Museum and Gallery: H Teirney, 'Statement of significance: Carl Konemann's blacksmithing tongs and forged crowbar', 2009, p.2

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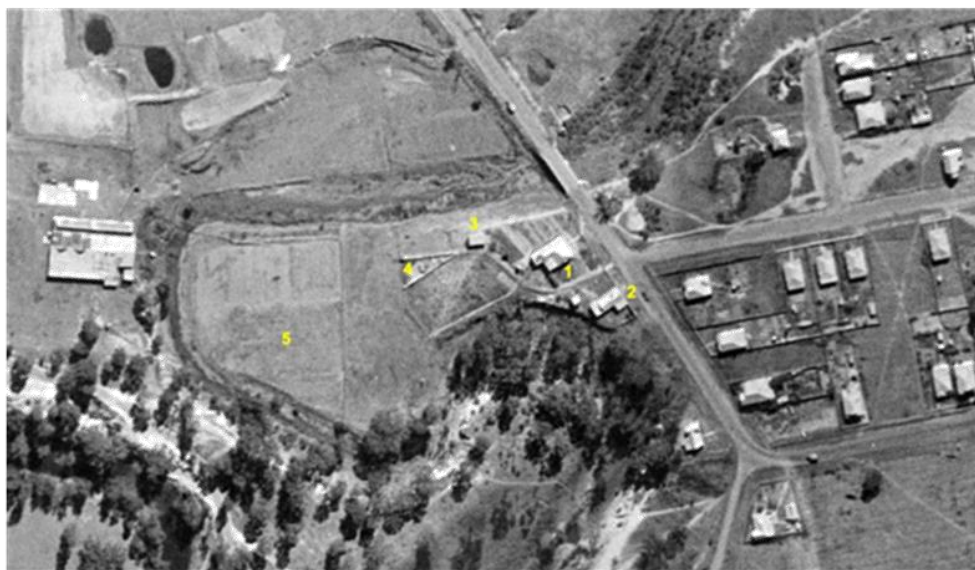


Figure 9 – 1943 aerial of the study site. Konemann's allotment contains the cottage (1) as well as the smithy workshop (2). There is a garage/shed (3) to the side of the cottage, and a fenced enclosure in the rear yard (4). The back paddock (5) shows evidence of agricultural use either as an animal enclosure and/or a market garden. [Six Maps]



Figure 10 – 1947 aerial of the study site. The Smithy has been demolished by this time. The back paddock has been planted out with crops, and land cleared/managed near the triangular enclosure at the rear of the cottage. There are fruit trees apparent. [NSW Spatial Services Historical Imagery Viewer]

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Figure 11 – Undated photo of Alice and Carl Konemann, with some of their sons. Photo titled 'Grandma & Grandpa Konemann & boys'. [Ancestry.com.au; shared by user 'wkonemann' on 4 Jan 2017]

Carl celebrated his 80th birthday in 1955. The local paper reported:

"80th BIRTHDAY: MR. C. KONEMANN

At gathering of over fifty close members of his family and relatives tendered a party in honour of Mr. C. Konemann, to celebrate his 80th birthday, on Saturday night, July 23, at his home in Vine Street, Fairfield. Many speeches of congratulation were made by old friends and identities, including Messrs. Cashin and W. Quinn. It was mentioned that the guest of honour had carried on blacksmith and coach building (the first successful business of its kind in Fairfield) where the Municipal Markets now are, employing many hands, in the era before motoring, having settled in Fairfield in 1904. His wife has resided in the district since she was six weeks old. Mrs. Armstrong, oldest friend in Australia of Mr. Konemann, was present. Among telegrams was one from his homeland, from which he has been absent for over 60 years. Congratulations came from near and far. A delicious supper was served, and usual toasts honored. That to the guest of honor was enthusiastically received, and suitably responded to by the grand old man (who appears to have easily 20 more birthdays to come), being erect, bright, alert and active. Son Max was M.C., and also presented the appropriately decorated cake to his father (which was cut by two sailors, father and son Percy, Australia Navy). Mrs. Stan Loveday was the excellent pianist and also assisted with the catering. The party carried on till 2 a.m., with dancing, songs and games — until the National Anthem brought a happy occasion to a close."²⁸

²⁸ The Biz, 27 July 1955, p.7

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2.1.5 Lot A/ DP 421667

Sadly, Carl's wife Alice passed away in 1956. In 1958 Konemann went about subdividing the property into three lots, retaining the largest, Lot A, which contained his house. Lot B was transferred to his daughter Marie Violet and her husband David Shaw, and Lot C to his son Carl Heinrich Gerhard Konemann, both on the 23rd of March 1959.²⁹

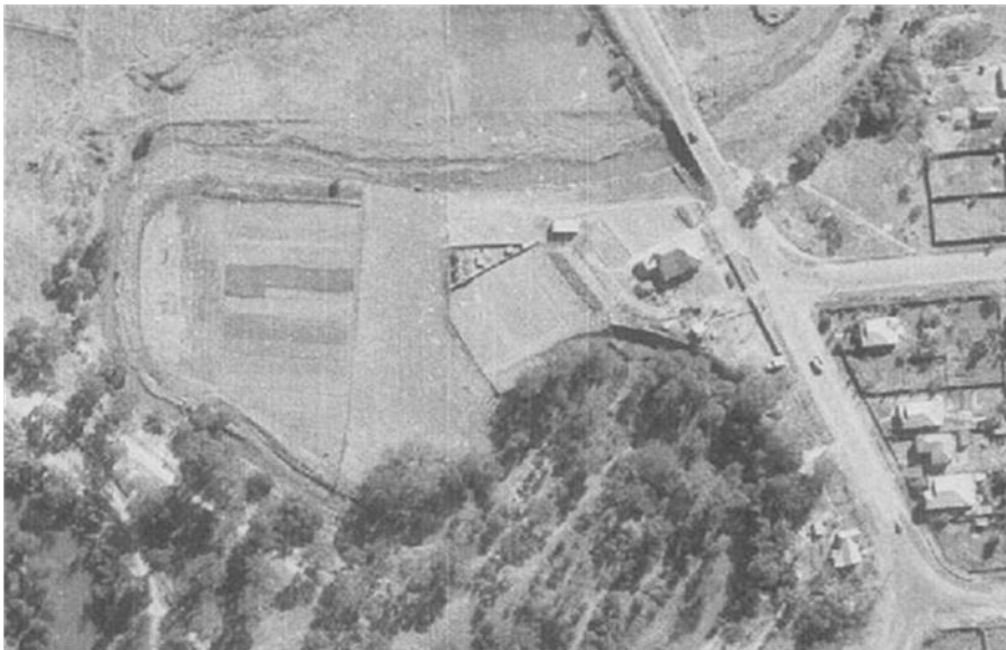


Figure 12 – August 1955 aerial of the study site. Carl and Alice Konemann own and occupy the study site at 97 Vine Street. [NSW Spatial Services Historical Imagery Viewer: image 227_22_11]

²⁹ LRS: CT Vol. 2407 Fol. 77

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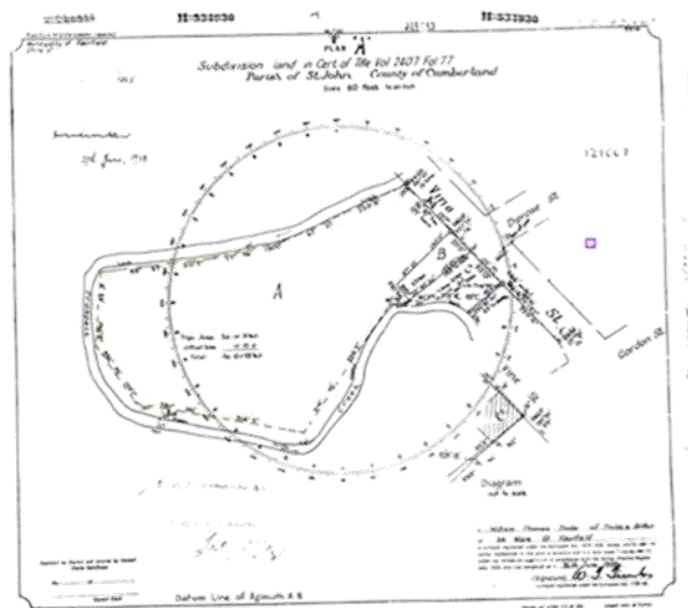


Figure 13 – June 1958 survey plan showing the subdivision of the Konemann's property into 3 allotments. Lot A containing the cottage was retained by Carl Wilhelm. Lot B was transferred to their daughter Marie. Lot C was transferred to their son Carl Heindrich. [LRS: DP421667]

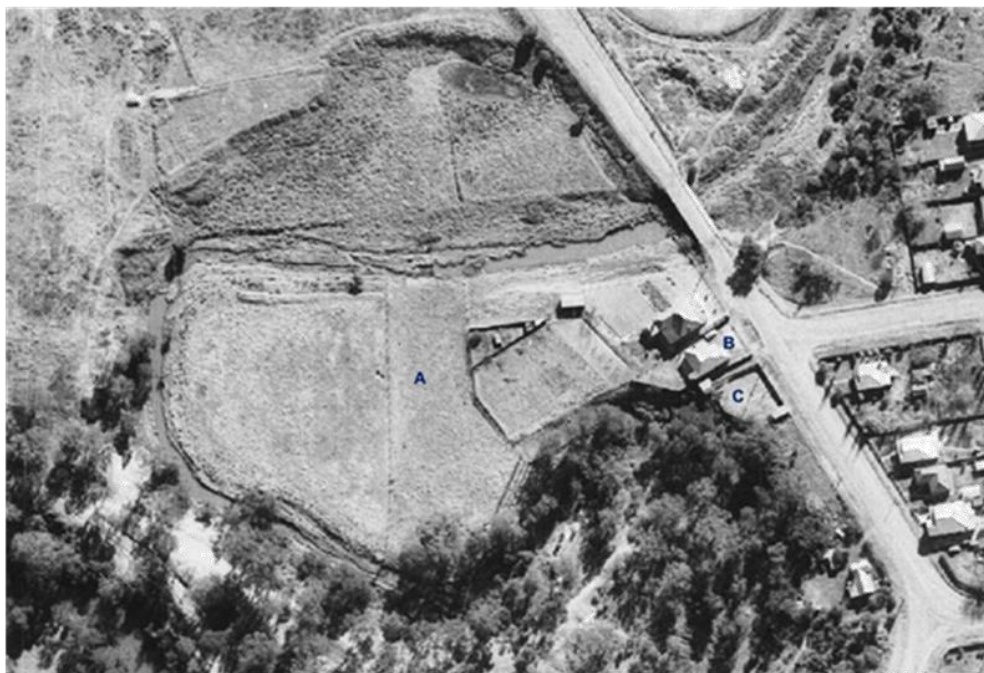


Figure 14 – July 1961 aerial of the now-subdivided Konemann property: Lot A containing the cottage was retained by Carl Wilhelm. Lot B was transferred to daughter Marie & husband David; the house is now built. Lot C, belonging to son Carl Heindrich, has been fenced. [NSW Spatial Services Historical Imagery Viewer: image 1058_35_115]

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Figure 15 – 1965 aerial of the now-subdivided Konemann property: Lot A containing the cottage was retained by Carl Wilhelm. Lot B was transferred to daughter Marie & husband David; the house is now built. Lot C, belonging to son Carl Heindrich, has been fenced. [NSW Spatial Services Historical Imagery Viewer]

Carl Konemann passed away, on the 1st of October 1967, aged 92. He was remembered fondly in the local press as a man of “no peer” in his trade, someone who “thoroughly enjoyed his long life” and left behind a legacy of skilled craftsmanship, community spirit, and family devotion:

“Time and again in later years, Biz has reported that Charlie Konemann ‘is confined to his bed’, but in the following edition has reported that the old timer was ‘back on deck’, as well as ever. Born in Germany, deceased first came to Australia in 1899 as a member of the German Navy. He settled in Queensland roamed around Australia and in 1904 he became a citizen of Fairfield. He had resided there for the past 63 years. He was a blacksmith and wheelwright, and it was generally accepted that he had no peer in this trade. He was a good mixer and a man who thoroughly enjoyed his long life. He leaves in this district a large family. They have happy memories of a father who will be remembered and spoken of in terms of admiration in the years ahead. At the funeral, held at Rookwood Crematorium on October 5, many district folk were present to hear testimony paid at the service, to a gent whose passing the district mourns. We extend our condolence to the bereaved members of the family sons Carl, Paul, Rudolph, Max, Arthur, Victor, Cecil, Roy and Percy, and daughters Doris (Mrs. Garlick) Freda (Mrs. Charlie Bannister), Augusta (Mrs Ken Cantrell) and Marie (Mrs. Dave Shaw).”³⁰

³⁰ *The Biz*, 12 October 1967, p.2

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Lot A at 97 Vine Street was transferred to son Carl Heindrich Konemann on the 8th of March 1968. It passed out of family hands in January of 1970, when it was sold to Leslie Roy Davison, Fairfield crane driver.³¹



Figure 16 – January 1970 aerial of 97 Vine Street, which would be sold to Leslie Davison that month, passing out of Konemann ownership: [NSW Spatial Services Historical Imagery Viewer; image 1909_17_132]



Figure 17 – Detail from 1970s panoramic photograph showing the flood at Horseshoe Bend at Fairfield Park. 97 Vine Street, now owned by Leslie Davison is indicated. [Fairfield City Heritage Collection: Flooding at Horseshoe Bend in Fairfield Park (1970s)]

³¹ LRS: CT Vol 8399 Fol. 171

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Figure 18 –1975 aerial of 97 Vine Street. [NSW Spatial Services Historical Imagery Viewer]



Figure 19 –1978 aerial of 97 Vine Street [NSW Spatial Services Historical Imagery Viewer]

Davidson kept horses and had a training track in the rear paddock, visible in the 1970s aerials, and letters to the council record its presence into the 1990s. Correspondence from Council in

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1983 also note that flood mapping has identified the property as being liable to flood water inundation.³² In February 1991, Fairfield Council's Lower Prospect Creek Floodplain Management Study identified that 97 Vine Street had been identified as being eligible for the voluntary purchase scheme under the Flood Mitigation Programme. The offer was extended to Davison if he wanted to sell to Council.³³ This offer was not taken up, and Davison retained the property.



Figure 20 – 1995 view to the front and side of 97 Vine Street with the new concrete Konemanns Bridge in the foreground. [H Teirney, 'Statement of significance: Carl Konemann's blacksmithing tongs and forged crowbar', 2009, p.4]

³² Fairfield City Council: Fairfield Vine Street 97 – Property Historical File, Fairfield City Council Letter to Mr L R Davison, 20 January 1983, Ref 9.28796

³³ Fairfield City Council: Fairfield Vine Street 97 – Property Historical File, Fairfield City Council Letter to Mr L R Davison, 28 February 1991, Ref G03-26-010, 28796 SF:LK

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Figure 21 – 1995 photo of Carl Heinrich Konemann at the official opening of Konemann's Bridge, with 97 Vine Street in the background [Ancestry.com.au; shared by user 'wkonemann' on 4 Jan 2017]



Figure 22 – 1998 aerial of 97 Vine Street [NSW Spatial Services Historical Imagery Viewer: Image 4724_10_125]

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2.1.6 Council Acquisition

Council offered again in January 1999, this time for the rear paddock as part of the Open Space Land Acquisition Program in late 1998/early 1999. After an extended period of negotiation and valuation, it was agreed in May 2001 that the land would be subdivided into two lots: 1 would contain the house and immediate garden, with the remainder of the acreage to be Lot 2, which Council would purchase for \$400,000. The application to subdivide was approved October 2001.³⁴

In March 2002, Deposited Plan 1038743 was registered: Lot 1 is the boundary profile of 97 Vine Street at the time of this report.³⁵

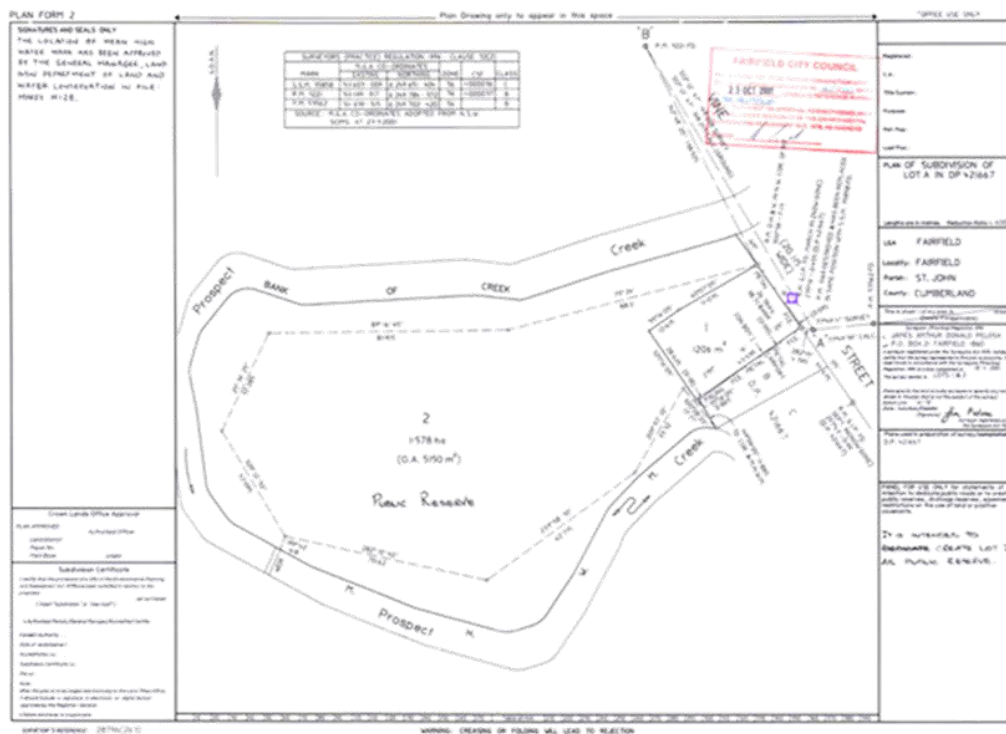


Figure 23 – 2001 subdivision plan of Lot A DP421667 into 2 Lots. Council purchased Lot 2 for \$400,000. Davison retained Lot 1. [Fairfield City Council: DP1038743]

³⁴ Fairfield City Council: Fairfield Vine Street 97 – Property Historical File; DA1827/2001, Notice of Determination of a Development Application for Subdivision, 23 October 2001

³⁵ LRS: 1/1038743

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Figure 24 – March 2002 aerial of 97 Vine Street [NSW Spatial Services Historical Imagery Viewer: Image 4724_10_125]

In July 2002, Council applied and was approved to demolish the stable shed, as well as a timber lean-to and a carport on Lot 2. This cleared the site of structures, and remaining possessions of the former (and deceased) tenant of 97 Vine Street, Mr Maurice Pearce, from the site to proceed with the floodway construction.³⁶

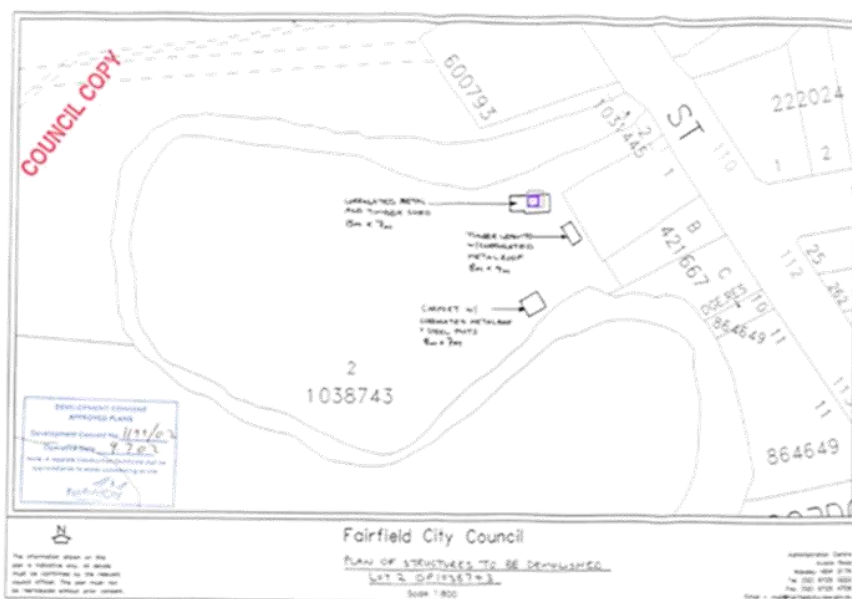


Figure 25 – Plan to demolish the structures on Council's Lot 2/1038743 [Fairfield City Council: Fairfield Vine Street 69-85 - Development Application - 11_07_2002 - Historical File (KV) note Demolition of outbuildings]

³⁶ Fairfield City Council: Fairfield Vine Street 97 – Property Historical File, Services Committee Minutes 12 November 2002, Item 320

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In 2006, Fairfield Council purchased Lot 1 of DP1038743 being the study site at 97 Vine Street under the flooding voluntary purchase scheme. Following the purchase, the potential heritage significance of the place was assessed by heritage architect Graham Hall, and he concluded that despite various alterations, it could be considered for heritage listing; this did not go ahead in 2006. After leaving the house vacant for a few years, Council leased the site out in 2011 and the Vietnamese Mutual Support Association became the tenants, using the place as a 'centre to enhance the well-being of elderly persons including holding Tai-Chi and computer classes'.³⁷



Figure 26 – December 2005 aerial of 97 Vine Street [NSW Spatial Services Historical Imagery Viewer: Image 4937_10_199]

³⁷ Fairfield City Council: Fairfield Vine Street 87-97 – Property (Part 1) - Historical File

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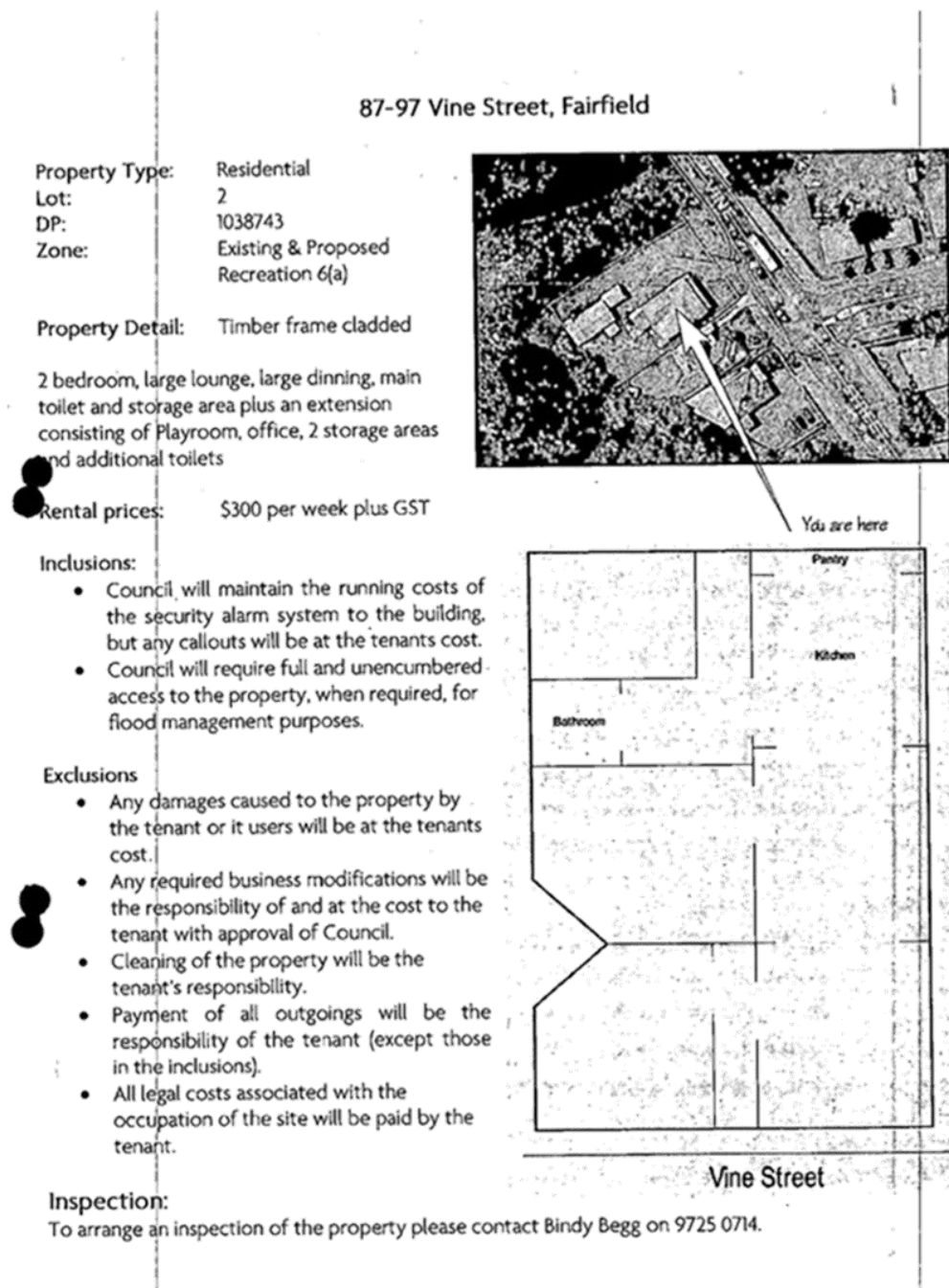


Figure 27 – 2011 details of 87-97 Vine Street lease.

[Fairfield City Council: Fairfield Vine Street 87-97 – Property (Part 1) - Historical File, July 2011]

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Figure 28: Front of 97 Vine Street (Realestate.com May 2014)



Figure 29 Externals (Realestate.com May 2014)



Figure 30 Internals (Realestate.com May 2014)



Figure 31 Internals (Realestate.com May 2014)



Figure 32 Internals (Realestate.com May 2014)

97 Vine Street has since, and most recently (to January 2025), was leased out to tenants as a residential property. Property inspection photos above show the details of the house

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3 PHYSICAL ANALYSIS

3.1 INTRODUCTION

This section provides a brief physical analysis of the property based on an external and internal inspection following the vacancy of the most recent tenants. At the time of inspection, there was considerable rubbish on the premises including within the dwelling and the windows and doors had been covered in plywood to prevent unwanted entry. However, it appeared that much of "mess" was superficial and that the dwelling and grounds themselves had not been damaged nor deteriorated to any great degree.

3.2 SUMMARY EXTERNAL ANALYSIS

Dating from the Federation period, this timber weatherboard dwelling has a principal frontage to Vine Street and is located on the edge of Orphan School Creek and a substantial vegetation corridor. As the former home of well-known local immigrant Carl Konemann, the house is also located alongside Konemann's Bridge. The dwelling remains highly intact externally with the principal front rooms enclosed within a corrugated hip roof with chimney to the south-eastern slope. The kitchen/service wing is enclosed within a lower scale roof.

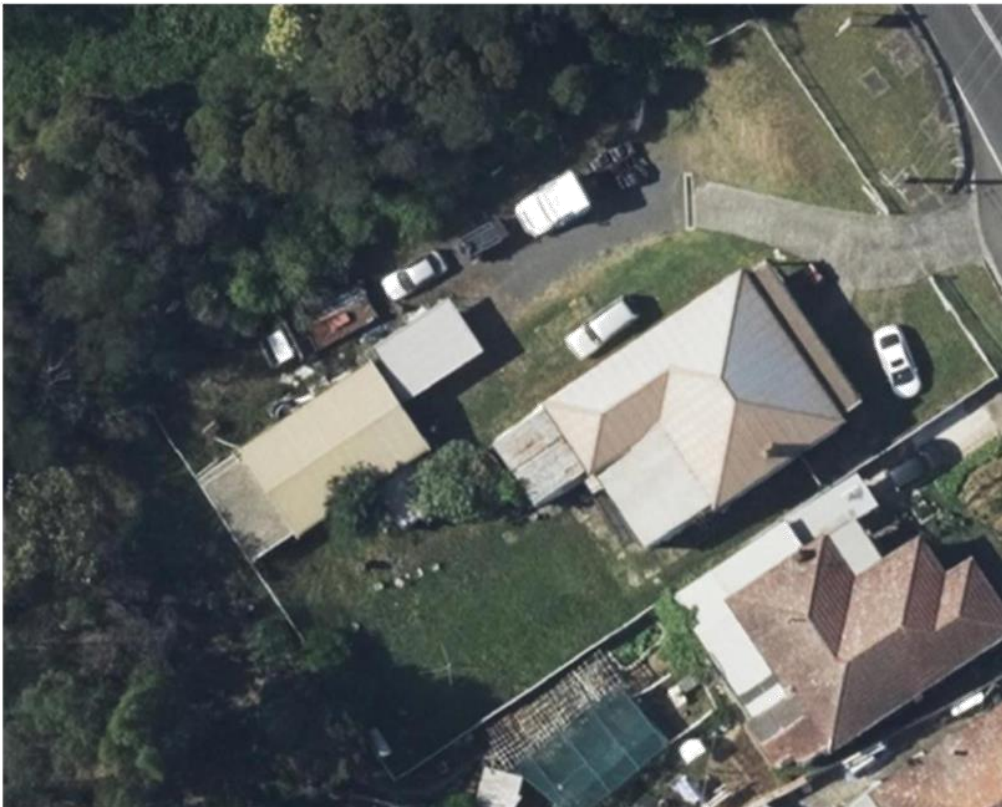


Figure 33: Aerial photograph of 97 Vine Street (Source: Six Maps, NSW Spatial Services.)

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Figure 34:: Current front of the subject property.

3.2 SUMMARY INTERNAL ANALYSIS

Internally, the property retains original ceilings, walls, and floor fabric, although the latter two have been mostly overlaid in later cladding. Originally, four principal rooms within the front section of the house were under the main hip roof, however two of these rooms have been combined and extend into the rear kitchen area on northern side of the house. Once tidied up and over cladding removed, the full integrity of the extant heritage fabric will be evident.



Figure 35: Extant ceiling.

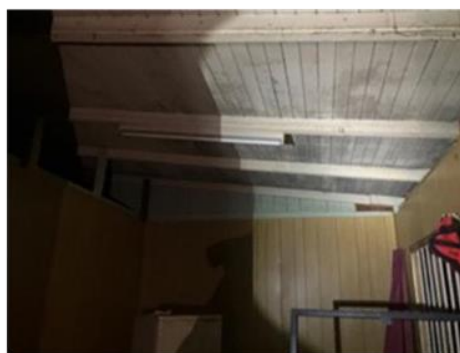


Figure 36: Ceiling over south-western corner

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Figure 37: Extant ceiling.



Figure 38: Extant ceiling.



Figure 39: Extant ceiling.



Figure 40: Extant ceiling.

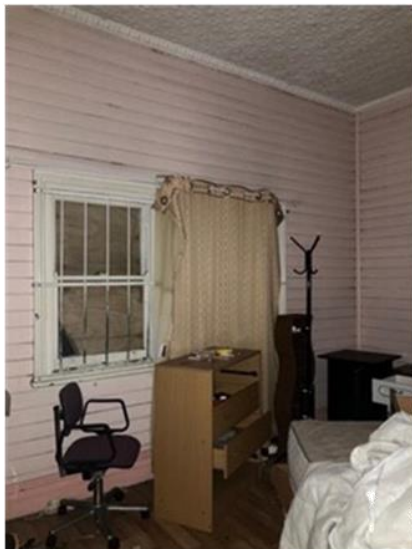


Figure 41: Original wall cladding/window.



Figure 42: Wall cladding underlain.

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4. SUMMARY COMPARATIVE ANALYSIS

4.1 INTRODUCTION

The following summary comparative analysis outlines most of the other early 20th Century heritage-listed cottages and dwellings in the Fairfield Local Government Area. The significance of these places is recognised through the heritage listing process, either at state level on the State Heritage Register and/or at local level on the Local Environmental Plan. The images below are from Real Estate.com, Google Streeview, Property Value.com and the SHI/SHR and the significance has also been informed by the SHI/SHR.

4.2 SUMMARY OF EARLY 20th CENTUARY DWELLINGS & COTTAGES

Building	Significance	Listing
Interwar House, Carramar 	Located at 13 Artie Street, Carramar this Inter-War house is significant for its individual design and unusual style, which is uncommon in the Fairfield area. The dwelling presents a double gable to the street and incorporates timber wall cladding with brick verandah.	FLEP-Local
Federation House, St Johns Park 	Located at 5 Chalmer Close St Johns Park, listed as 4-8 Chalmer Close this house is one of the oldest in the suburb, existing prior to subdivision and suburbanisation of the area. Despite reduced curtilage, the dwelling remains a good example of a Federation house.	FLEP-Local
Federation House, Carramar 	Located at 7 Houghton Street, Carramar this dwelling is an imposing example of a Federation period, weatherboard house, noted as being in traditional Georgian style including bell cast roof form.	FLEP-Local
Bungalow, Canley Vale 	Located at 89 Cardwell Street, Canley Vale, this dwelling presents a typical bungalow style double gable to the street and formed of timber cladding and brick and timber verandah.	FLEP-Local

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Inter-war House, Fairfield. 	Located at 43 Myddleton Avenue Fairfield, this Inter-War weatherboard house is a good example of a symmetrical, square plan building with verandah on four sides, derived from traditional Georgian form. The building retains original features such as a central gablet over entry, simple bracketed verandah posts and chimney.	FLEP-Local
Inter-war bungalow, Fairfield 	Located at 11 Hunter Street, Fairfield, this house is a good example of a Bungalow in weatherboard. Outstanding leadlight Windows and interesting extension of verandah roof over window bay.	FLEP-Local
Federation House, Fairfield 	Located at 59 Hamilton Road, this weatherboard house in good condition. Bull nosed verandah and detailed timber joinery and recorded with little altered.	FLEP-Local
Inter-war Bungalow 	Located at 118 Nelson Street, this dwelling presents an impressive pair of large, crossed ridge gables. Much original detail typical standard of the Inter-War period.	FLEP-Local
Federation House, Fairfield 	Located at 87 Thorney Road, Fairfield Substantial, early Federation period residence. One of the first built in this area, and one of the City's few early brick houses. Good example of a traditional Georgian design.	FLEP-Local
Inter-war Bungalow	Located at 452 The Horsley Drive, Fairfield	FLEP-Local

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	A good example of the transition from the standard Federation form to the standard double gabled Bungalow of the 1920's. Essential Bungalow form, with fine timber detailing characteristic of the earlier Federation period. In excellent condition.	
Federation House, Fairfield 	Located at 5 Waratah Street, Old Guildford Large, Late Federation period house of unusual oriental character. Distinctive features include corner tower and casement windows. It has historical interest, reputed as former the home of the Australian Japanese ambassador.	FLEP-Local
Federation Cottage, Fairfield 	Located at 16 North Street, this house is an outstanding example of a Federation period weatherboard house, designed for its corner site. One of the best in Fairfield. Good condition, essentially unaltered and with much fine quality detail. The cottage is set within a generous landscape setting.	FLEP-Local
Federation House, Canley Vale 	Located at 2 Malouf Street, Canley Vale Fine example of an early Federation period weatherboard house. Adopts a traditional Georgian form and is set on a large corner block. Little altered and well maintained. Much noteworthy detail.	FLEP-Local
Federation House, Fairfield West 	Located at 9 Hawkesbury Street, this house is one of the earliest houses in the Fairfield area. It has high-quality interior and external detail, including dichromatic brickwork, representing early agricultural activity. Significant for its association with Walter Stimson, an influential property holder and alderman.	FLEP-Local

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Federation House, Smithfield 	Located at 716 Horsley Drive, this house is of architectural significance as a rare local example of an attic storey, Federation period, brick residence. Prominent location close to property alignment on The Horsley Drive. Substantially altered but retains some high-quality ornament, rare for the city. This includes the terracotta roof tiles and ridge capping.	FLEP-Local
Federation House, Cabramatta 	Located at 13 Prout Street, Cabramatta, the house is of significance for the local area for historical and aesthetic reasons, and as a representative example of early cottages in the area. The house is readily identifiable as part of the historical building stock of the area and contributes to streetscape character, enhanced by the recognisable features of the transitional Federation/Victorian period architecture and the garden setting.	FLEP-Local

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5. ASSESSMENT OF HERITAGE SIGNIFICANCE

5.1 INTRODUCTION

This section considers the heritage significance of Edensor House based on the available information including historical background and basic physical analysis.

5.2 HISTORICAL THEMES

The Heritage Council of NSW provides a document that was prepared in October 2001 in relation to the relevant themes to consider when assessing heritage significance. The following three themes are considered relevant to the subject site.

NATIONAL THEME	STATE THEME	LOCAL THEME/EXAMPLE
2. Peopling Australia	Ethnic Influences	German immigrant Carl Konemann as early Fairfield settler, living and working at the site as a blacksmith and farrier. Property also has an association with other German families/properties namely the von Heidens
2. Peopling Australia	Migration	German immigrant Carl Konemann as early Fairfield settler, living and working at the site as a blacksmith and farrier.
3. Developing local, regional and national economies	Agriculture	Rear paddocks and gardens of the property as the Konemann's self-sustaining 'kitchen' farm including fruit, vegetables and livestock.
3. Developing local, regional and national economies	Commerce	Konemann's smithy and coach building workshop on the original allotment.
3. Developing local, regional and national economies	Industry	Konemann's smithy and coach building workshop on the original allotment.
3. Developing local, regional and national economies	Pastoralism	Konemanns kept cows, pigs and poultry at the site

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4. Settlement	Accommodation	Konemann's cottage – residential use from c1913
4. Settlement	Land Tenure	Changing land uses - from rural to suburban.
4. Settlement	Towns, Suburbs and villages	Subdivision pattern and changes, association with Mark Lodge Estate, and formation of Vine Street.
8. Developing Australia's cultural life	Domestic life	Floorplan of house demonstrates the response of house design to patterns of use, required amenities and expectations of the time.
8. Developing Australia's cultural life	Social Institutions	The house was likely formerly known as a community centre especially with the establishment of the Smithy.
9. Marking the phases of life	Persons	Association with Carl Wilhem Konemann, noteworthy and long-standing Fairfield community member. Vine St Bridge named after him.

DRAFT HERITAGE ASSESSMENT

97 VINE STREET, FAIRFIELD

5.3 NSW HERITAGE CRITERIA

An assessment of cultural significance of 97 Vine Street, has been undertaken below against the seven NSW Heritage Criteria. This assessment is based wholly on the historical information available as well as the physical and comparative analysis.

a) Historical Significance

An item is important in the course, or pattern, of NSW's cultural or natural history (or the cultural or natural history of the local area)

The site is associated with the historical agricultural use of the area and early blacksmith workshop/retail premises through Konemann's established Smithy.

b) Historic Associational Significance

An item has strong or special associations with the life or works of a person, or group of persons, of importance in NSW's cultural or natural history (or the cultural or natural history of the local area).

The site and house are directly linked to notable local historic figure Carl Konemann, who was an early German immigrant, instrumental in local business and agricultural. Konemann was also known for constructing the former timber bridge over Prospect Creek, which is located adjacent to the dwelling and now known as Konemann's Bridge.

c) Aesthetic and/or Technical Significance

An item is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in NSW (or the local area)

The dwelling is substantially intact in form and despite having undergone upgrades to the fabric it retains original internal fabric and presents as a typical weatherboard, Federation-style dwelling.

d) Social and/or Cultural Significance

An item has strong or special association with a particular community or cultural group in NSW (or the local area) for social, cultural or spiritual reasons.

The dwelling is associated with German immigration in the Fairfield Local Government Area and is noted as being of some significance to living relatives of Carl Konemann.

e) Research Potential

An item has potential to yield information that will contribute to an understanding of NSW's (or the local area's) cultural or natural history.

It is not known whether the site has research potential however it is possible due to the historic agricultural and blacksmith uses as well as its proximity to Orphan School (Prospect) Creek.

DRAFT HERITAGE ASSESSMENT

97 VINE STREET, FAIRFIELD

f) *Rarity*

An item possesses uncommon, rare or endangered aspects of NSW's cultural or natural history (or the cultural or natural history of the local area).

This timber weatherboard Federation style dwelling are becoming increasingly rare in the Fairfield Local Government Area.

g) *Representativeness*

An item is important in demonstrating the principal characteristics of a class of NSW's cultural or natural places; or cultural or natural environments (or a class of the local area's cultural or natural places; or cultural or natural environments).

The dwelling represents a typical timber weatherboard Federation style dwelling which are now relatively rare in the Local Government Area.

5.4 STATEMENT OF SIGNIFICANCE

The site and house are directly linked to notable local historic figure Carl Konemann, who was an early German immigrant, instrumental in local business and agricultural. Konemann was also known for constructing the former timber bridge over Prospect Creek, which is located adjacent to the dwelling and now known as Konemann's Bridge.

The site is associated with the historical agricultural use of the area and early blacksmith workshop/retail premises through Konemann's established Smithy.

Representing a typical timber weatherboard Federation style dwelling which is now relatively rare in the Local Government Area, the dwelling is substantially intact in form and despite having undergone upgrades to the fabric it retains original internal fabric and presents as a typical weatherboard, Federation-style dwelling.

The dwelling is associated with German immigration in the Fairfield Local Government Area and is noted as being of some significance to living relatives of Carl Konemann.

It is not known whether the site has research potential however it is possible due to the historic agricultural and blacksmith uses as well as its proximity to Orphan School (Prospect) Creek.

DRAFT HERITAGE ASSESSMENT

97 VINE STREET, FAIRFIELD

6. HERITAGE CURTILAGE REVIEW

6.1 INTRODUCTION

This section has been included to provide guidance in relation to curtilage of 97 Vine Street.

6.2 DISCUSSION OF CURTILAGE

The publication *Heritage Curtilages, prepared by the (former) Heritage Office, Department of Urban Affairs and Planning, 1996* ('publication') has been used as a guide to the determination of an appropriate curtilage for 97 Vine Street, Fairfield.

This publication defines "heritage curtilage" as:

'...the area of land surrounding an item or area of heritage significance, which is essential for retaining and interpreting its heritage significance. It can apply to either:

- *land which is integral to the heritage significance of items of the built heritage;*
- or*
- *a precinct which includes buildings, works, relics, trees or places and their setting.'* (p3).

The document describes *Lot Boundary, Reduced, Expanded and Composite* curtilages. Of most relevance to this assessment is the *Lot Boundary Curtilage*.

The publication describes a *Lot Boundary Curtilage* as extending to the boundary of the property containing the heritage item and outlines that this is the most common type of curtilage. The following commentary is provided in relation to *Lot Boundary Curtilage*:

'The property may also contain associated buildings, gardens and other significant features including walls, fences, driveways, or tennis courts, which contribute to the heritage significance of the property.' (p5)

This type of curtilage can allow for the maintenance of links between remaining extant built and landscape elements, which are necessary to provide an understanding of the evolution and historic and social significance of the heritage item.

The historical analysis indicates that the property associated with the original dwelling and property has been continually subdivided and reduced in size over time.

The house clearly occupies a curtilage defined by the current property boundaries. It is therefore recommended that the curtilage of the heritage item proposed as *'97 Vine Street, grounds and interior'* should be defined by the existing property boundary as shaded below.

DRAFT HERITAGE ASSESSMENT

97 VINE STREET, FAIRFIELD

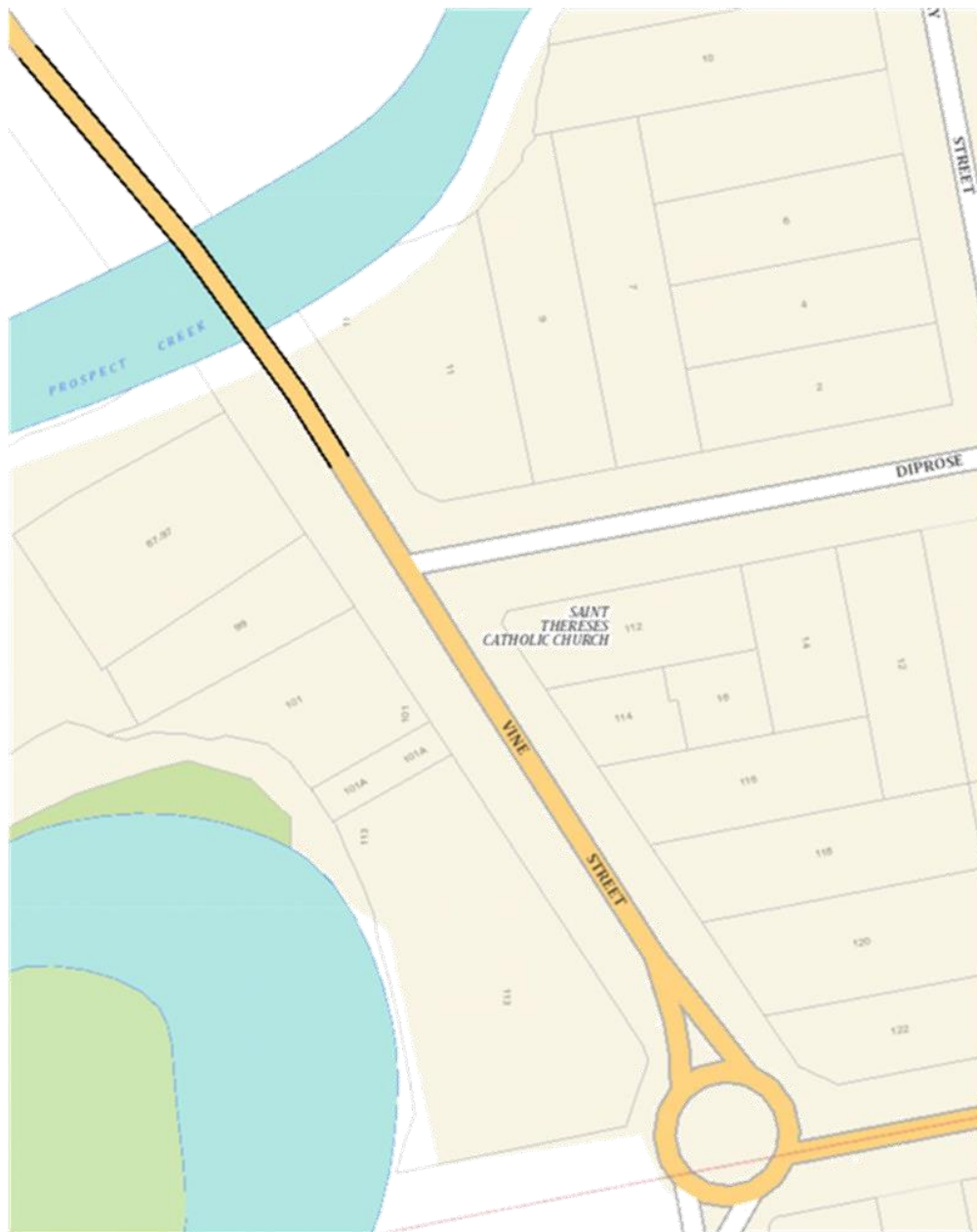


Figure 43 - Suggested Lot Boundary Curtilage for 97 Vine Street, Fairfield.

Whilst historical research does indicate that adjacent allotments are associated with the former farmhouse, the context has changed significantly, and the area has developed with little indication of the original or wider historic parcel.

DRAFT HERITAGE ASSESSMENT

97 VINE STREET, FAIRFIELD

7. CONCLUSION AND RECOMMENDATION

Based on the available historical and physical evidence, as well as a comparative analysis of similar properties, it is evident that 97 Vine Street, Fairfield meets the threshold for heritage listing at least at a local level and should be recognised for its significance to the Fairfield Local Government Area.

It is therefore suggested that Schedule 5 of FLEP be amended to include:

Suburb	Item Name	Address	Property Description	Significance	Item No.
Fairfield	'97 Vine Street' (including grounds and interiors).	97 Vine Street, Fairfield	Lot 1 DP 1038743.	Local	Item 112

The FLEP heritage map should also be amended in accordance with the curtilage map shown at Figure 25 above.

The following simple works could further enhance the integrity of heritage item:

- Clearing rubbish, overgrown vegetation, and extraneous materials.
- Removal of hoardings to openings and making windows and doors operable.
- Removal of redundant services like air conditioning unit on front verandah.
- Removal of over cladding to expose original extant walls, floors, and ceilings.
- Reinstall more traditional style front fence and gates, likely timber picket.
- Investigate origins of likely cast iron verandah posts to determine authenticity.
- Reconstruct authentic Federation verandah, removing intrusive elements.
- Undertake ongoing repair and maintenance as required.

OUTCOMES COMMITTEE

Meeting Date 14 July 2026

Item Number. 64

SUBJECT: Heritage Grants Program and Heritage Rate Relief Program 2026-2027
Funding Allocation

FILE NUMBER: 09/01351, 26/06342

REPORT BY: Kerren Ven, Senior Strategic Land Use Planner

RECOMMENDATION:

That:

1. The funding allocation of the Heritage Grants 2026-2027 budget to the following heritage items as shown in Attachment A of the report, be approved:
 - 1.1. Three thousand, three hundred and ninety nine dollars (\$3,399.00) to 1900-1904 The Horsley Drive Horsley Park (Horsley Homestead) to resolve the water ingress at the roof level affecting the house and repair the veranda posts to prevent further movement.
 - 1.2. Two thousand and eighty dollars (\$2,080.00) to 43 Stimson Street Smithfield (Victorian Georgian House) for termite risk management works.
 - 1.3. Three thousand, three hundred and ninety nine dollars (\$3,399.00) to 5 Chalmer Close St Johns Park (Federation House) to repair and restoration works to the original chimney fireplace.
 - 1.4. Three thousand, three hundred and ninety nine (\$3,399.00) to 7 Haughton Street Carramar (Federation Georgian House) to repair the sunken footings and relace brickwork around the heritage item.
 - 1.5. Three thousand, three hundred and ninety nine dollars (\$3,399.00) to 62 Campbell Street Fairfield East (Federation Cottage) to restore flooring under the front veranda and repair the external side window frame.
 - 1.6. Three thousand, three hundred and ninety nine (\$3,399.00) to 9 Hawkesbury Street Fairfield West (Federation House) to clean and paint the bullnose roof.
 2. The Heritage Rate Relief Program amounting to forty seven thousand one hundred and fourteen dollars and sixty one cents (\$47,114.61) for the 2026-2027 financial period for eligible heritage listed properties shown in Attachment B of the report, be approved.
-

OUTCOMES COMMITTEE

Meeting Date 14 July 2026

Item Number. 64

SUPPORTING DOCUMENTS:

AT-A ↓	Heritage Advisor's Assessment of Grant Applications	6 Pages
AT-B ↓	Heritage Rate Relief Rebate	2 Pages

CITY PLAN

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

SUMMARY

Related Parties: A list of the relevant heritage property owners that are being considered for a heritage grant and receiving rate relief will be sent to the Mayor and councillors via a confidential memorandum prior to the meeting.

Maintaining the City's heritage is achieved through several initiatives identified in the Fairfield Heritage Strategy 2025-2027. These are identified in Council's Operational Plan and supported by Heritage NSW via grant funding.

The initiatives within the Strategy that include funding and financial assistance to operate the Heritage Program comprise:

- Heritage Grants Program (partly supported by State Government funding)
- Heritage Rate Relief Program (funded by Council) and
- Employment of a Heritage Advisor (partly supported by State Government funding).

The recommendations to this report will facilitate rate relief to heritage listed properties and allocate funding under the Fairfield Heritage Grants Program for works to contribute to the protection of the City's heritage.

BACKGROUND

The Fairfield Heritage Strategy 2025-2027 identifies a number of initiatives to increase community participation, knowledge, awareness and appreciation of heritage of the local area, whilst ensuring the proactive management and conservation of the City's heritage.

Key components in operating the Heritage Program include providing the community with a heritage advisor service, grants for building maintenance and rate relief to properties listed within the local heritage schedule of the Fairfield Local Environmental Plan 2013.

Each year, Council writes to owners of heritage listed properties informing them of the Heritage Grants Program and the opportunity to apply for a grant to fund maintenance or protection works to a heritage item. Owners are also informed of their eligibility for a rate subsidy under the Heritage Rate Relief Program subject to an annual pest inspection and the carrying out of routine maintenance.

OUTCOMES COMMITTEE

Meeting Date 14 July 2026

Item Number. 64

HERITAGE GRANT PROGRAM 2026-2027

The Heritage Grants Program provides financial assistance to the owners of heritage properties for maintenance and repairs to the item. This is achieved through the provision of a grant on a dollar-for-dollar basis up to \$5,000.00. Where Council's budget funds are available and works are deemed essential, a 2 dollar-for-dollar amount may be considered by Council.

The total available funds for the Heritage Grants Program for the 2026-2027 financial year is \$19,075.00. This comprises Council's assigned budget of \$12,825.00 and the Heritage NSW Local Government Grant of \$6,250.00.

Council's Heritage Advisor undertakes an assessment of each application according to the criteria set out in Figure 1 below. This is to ensure funds are being spent where needed most, prioritising essential works for restoration of owner-occupied heritage listed properties, followed by private properties that are leased and community and commercial property landowners.

Priority of work				Priority of allocation	
Essential work for structural integrity		High	Low	1 st	Owner occupiers of residential properties
	High	1. Essential	2. Desirable	2 nd	Residential properties that are leased
	Low	2. Desirable	3. Optional	3 rd	Community groups and commercial properties
	Impact of work on heritage item and its value to community			4 th	Council properties if there are any unallocated funds

Figure 1

Six applications were received for this financial year. All of the applications are considered eligible.

It is recommended that Council approve the total funding valued at \$19,075.00 of the Heritage Grants 2026-2027 budget to the following heritage items based on its level of priority:

1. Three thousand, three hundred and ninety nine dollars (\$3,399.00) to 1900-1904 The Horsley Drive Horsley Park (Horsley Homestead) to resolve the water ingress at the roof level affecting the house and repair the verandah posts to the prevent further movement.
2. Two thousand and eighty dollars (\$2,080.00) to 43 Stimson Street Smithfield (Victorian Georgian House) for termite risk management works.
3. Three thousand, three hundred and ninety nine dollars (\$3,399.00) to 5 Chalmer Close St Johns Park (Federation House) to repair and restoration works to the original chimney fireplace, subject to completion of restoration works to be completed as part of the Heritage Grants 2025-26 Program.

OUTCOMES COMMITTEE

Meeting Date 14 July 2026

Item Number. 64

4. Three thousand, three hundred and ninety nine dollars (\$3,399.00) to 7 Haughton Street Carramar (Federation Georgian House) to repair the sunken footings and relace brickwork around the heritage item.
5. Three thousand, three hundred and ninety nine dollars (\$3,399.00) to 62 Campbell Street Fairfield East (Federation Cottage) to restore flooring under the front veranda and repair the external side window frame.
6. Three thousand, three hundred and ninety nine dollars (\$3,399.00) to 9 Hawkesbury Street Fairfield West (Federation House) to clean and paint the bullnose roof.

Should any of the above projects not proceed, a further report will be referred to Council seeking to redirect funding toward potential applications that may be submitted for other heritage listed properties in the City wanting to undertake conservation works.

A copy of the Heritage Advisor's assessment of the grant applications is at Attachment A of this report.

HERITAGE RATE RELIEF PROGRAM 2026-2027

The Heritage Rate Relief Program supports the ongoing maintenance of heritage items listed on the local heritage schedule through the provision of 50% rate relief up to a maximum of \$3,000.00 on rates payable. In order to receive rate relief, an annual pest inspection and routine maintenance of the heritage item is to be undertaken to detect early damage for intervention, thereby saving the heritage item from potential harm or loss.

Heritage items that receive the heritage rate relief are inspected by Council's Heritage Advisor from time to time to ensure owners are maintaining items based on the criteria set within the Heritage Rate Relief Policy.

During the present auditing period, no properties were identified for discontinuation of heritage rate relief. The total amount of rate relief rebate identified for 51 eligible properties is \$47,114.61 for the 2026-2027 financial year. It is recommended that Council approve the rate relief for the 2026-2027 financial period to eligible heritage listed properties as per Attachment B of the report.

CONCLUSION

Council's objective in maintaining the City's heritage is achieved through several local strategies and initiatives striving to continue to deliver successful heritage program, tailored to preserving the City's heritage items. It is recommended that Council approve the Heritage Grants and Rate Relief as per the recommendations to this report.

OUTCOMES COMMITTEE

Meeting Date 14 July 2026

Item Number. 64

Kerren Ven
Senior Strategic Land Use Planner

Authorisation:
Executive Strategic Planner
Manager Strategic Land Use Planning
Director City Strategy

Outcomes Committee - 14 July 2026

File Name: **OUT14072026_6.DOCX**
***** END OF ITEM 64 *****



Heritage Grant Application Assessment by Council's Heritage Advisor 2026-2027

Granted under Fairfield City Council Heritage Grants Program – Policy No 0-063 and
Minor and Maintenance Works under Fairfield LEP 2015 Clause 5.10.(3)

Address of heritage item

1900-1904 The Horsley Drive, Horsley Park (Horsley Homestead)

Proposed work

Resolve the water ingress issue affecting the house and rectify works to stump posts where settlement has caused structural movement and visible lateral roof deflection.

Cost of work and value of grant sought

Total Cost of Works Value of Heritage Grant

Quote reviewed Yes | Date

Site visit by Heritage Advisor

Date of site inspection Date photos uploaded

Assessment: refer to table below

		Lower Priority	Higher Priority		
Essential work for structural integrity - secure building against rainwater ingress - slow the deterioration of building fabric by painting, etc.	Higher Priority	Desirable	Essential May be considered for two dollar for dollar funding	Higher Priority	
	Lower Priority	Optional	Desirable	Lower Priority	
		Lower Priority	Higher Priority		
Impact of work on heritage item and its value to community. - is sympathetic of historic built fabric - reinstates previously lost architectural features - improves style of architecture appropriate to period of the building - maintains an item of state significance.					

Recommendation:

The work to the roof is essential to ensure the longevity of the heritage item and prevent water ingress. The works to the verandah posts will prevent further movement of the building.

Sign: Date: 27 June 2026

File No. 26/06342



Heritage Grant Application Assessment by Council's Heritage Advisor 2026-2027

Granted under Fairfield City Council Heritage Grants Program – Policy No 0-063 and
Minor and Maintenance Works under Fairfield LEP 2015 Clause 5.10.(3)

Address of heritage item

43 Stimson Street Smithfield (Victorian Georgian House)

Proposed work

Termite risk management works.

Cost of work and value of grant sought

Total Cost of Works Value of Heritage Grant

Quote reviewed Yes | Date

Site visit by Heritage Advisor

Date of site inspection Date photos uploaded

Assessment: refer to table below

		Lower Priority	Higher Priority		
Essential work for structural integrity - secure building against rainwater ingress - slow the deterioration of building fabric by painting, etc.	Higher Priority	Desirable	Essential May be considered for two dollar for dollar funding	Higher Priority	
	Lower Priority	Optional	Desirable	Lower Priority	
		Lower Priority	Higher Priority		
Impact of work on heritage item and its value to community. - is sympathetic of historic built fabric - reinstates previously lost architectural features - improves style of architecture appropriate to period of the building - maintains an item of state significance.					

Recommendation:

Termite management is an imperative responsibility of heritage item owners where the item contains timber structure, cladding and features and where termites are prevalent.

Sign: 

Date: 27 June 2026

File No. 26/06342



Heritage Grant Application Assessment by Council's Heritage Advisor 2026-2027

Granted under Fairfield City Council Heritage Grants Program – Policy No 0-063 and
Minor and Maintenance Works under Fairfield LEP 2015 Clause 5.10.(3)

Address of heritage item

5 Chalmer Close, St Johns Park (Federation House)

Proposed work

Repair and restoration work to the original chimney fireplace.

Cost of work and value of grant sought

Total Cost of Works Value of Heritage Grant

Quote reviewed | Date

Site visit by Heritage Advisor

Date of site inspection Date photos uploaded

Assessment: refer to table below

		Lower Priority	Higher Priority		
Essential work for structural integrity - secure building against rainwater ingress - slow the deterioration of building fabric by painting, etc.	Higher Priority	Desirable	Essential May be considered for two dollar for dollar funding	Higher Priority	
	Lower Priority	Optional	Desirable	Lower Priority	
		Lower Priority	Higher Priority		
Impact of work on heritage item and its value to community. - is sympathetic of historic built fabric - reinstates previously lost architectural features - improves style of architecture appropriate to period of the building - maintains an item of state significance.					

Recommendation:

The repair of the chimneys as an extant original feature is essential for the dwelling.

Sign: Date: 27 June 2026

File No. 26/06342



Heritage Grant Application Assessment by Council's Heritage Advisor 2026-2027

Granted under Fairfield City Council Heritage Grants Program – Policy No 0-063 and
Minor and Maintenance Works under Fairfield LEP 2015 Clause 5.10.(3)

Address of heritage item

62 Campbell Street, Fairfield East (Federation Cottage)

Proposed work

Restore flooring under the front verandah and repair the external side window frame.

Cost of work and value of grant sought

Total Cost of Works Value of Heritage Grant

Quote reviewed Yes | Date

Site visit by Heritage Advisor

Date of site inspection Date photos uploaded

Assessment: refer to table below

		Lower Priority	Higher Priority		
Essential work for structural integrity - secure building against rainwater ingress - slow the deterioration of building fabric by painting, etc.	Higher Priority	Desirable	Essential May be considered for two dollar for dollar funding	Higher Priority	
	Lower Priority	Optional	Desirable	Lower Priority	
		Lower Priority	Higher Priority		
Impact of work on heritage item and its value to community. - is sympathetic of historic built fabric - reinstates previously lost architectural features - improves style of architecture appropriate to period of the building - maintains an item of state significance.					

Recommendation:

The replacement of verandah flooring is desirable however not considered as essential as structural repair. Notwithstanding this, an equal amount of funding has been allocated to this owner. It is recommended that the verandah floor must be laid to match historic detailing.

Sign: 

Date: 27 June 2026

File No. 26/06342



Heritage Grant Application Assessment by Council's Heritage Advisor 2026-2027

Granted under Fairfield City Council Heritage Grants Program – Policy No 0-063 and
Minor and Maintenance Works under Fairfield LEP 2015 Clause 5.10.(3)

Address of heritage item

7 Haughton Street, Carramar (Federation Georgian House)

Proposed work

Repair the sunken footings and relace brickwork around the heritage item

Cost of work and value of grant sought

Total Cost of Works \$8,250.00 Value of Heritage Grant \$3,399

Quote reviewed Yes Date 30 May 2026

Site visit by Heritage Advisor

Date of site inspection N/A Date photos uploaded N/A

Assessment: refer to table below

		Lower Priority	Higher Priority		
Essential work for structural integrity - secure building against rainwater ingress - slow the deterioration of building fabric by painting, etc.	Higher Priority	Desirable	Essential May be considered for two dollar for dollar funding	Higher Priority	
	Lower Priority	Optional	Desirable	Lower Priority	
		Lower Priority	Higher Priority		
Impact of work on heritage item and its value to community. - is sympathetic of historic built fabric - reinstates previously lost architectural features - improves style of architecture appropriate to period of the building - maintains an item of state significance.					

Recommendation:

This area was reviewed at a previous inspection and missing mortar and settlement was noted. These works are essential to the longevity of the heritage item and would be important for any building in an area, especially one that is flood prone.

Sign:

Date: 27 June 2026

File No. 26/06342



Heritage Grant Application Assessment by Council's Heritage Advisor 2026-2027

Granted under Fairfield City Council Heritage Grants Program – Policy No 0-063 and
Minor and Maintenance Works under Fairfield LEP 2015 Clause 5.10.(3)

Address of heritage item

9 Hawkesbury Street, Fairfield West (Federation House)

Proposed work

Clean and paint the bullnose roof.

Cost of work and value of grant sought

Total Cost of Works Value of Heritage Grant

Quote reviewed Yes | Date

Site visit by Heritage Advisor

Date of site inspection Date photos uploaded

Assessment: refer to table below

		Lower Priority	Higher Priority		
Essential work for structural integrity - secure building against rainwater ingress - slow the deterioration of building fabric by painting, etc.	Higher Priority	Desirable	Essential May be considered for two dollar for dollar funding	Higher Priority	
	Lower Priority	Optional	Desirable	Lower Priority	
		Lower Priority	Higher Priority		
Impact of work on heritage item and its value to community. - is sympathetic of historic built fabric - reinstates previously lost architectural features - improves style of architecture appropriate to period of the building - maintains an item of state significance.					

Recommendation:

The cleaning, painting and upkeep of the roof is desirable however not considered as essential as structural repair. Notwithstanding this, an equal amount of funding has been allocated to this owner.

Sign: Date: 27 June 2026

File No. 26/06342

List of eligible properties for the Heritage Rate Relief 2026-2027 period

No	Property Address	Total Levy	Heritage Rebate 2026-2027
1.	13 Artie Street CARRAMAR NSW 2163	990.54	495.27
2.	161 Polding Street FAIRFIELD HEIGHTS NSW 2165	2,123.80	1,061.90
3.	12 Bowden Street CABRAMATTA NSW 2166	1,399.04	699.52
4.	62 Campbell Street FAIRFIELD EAST NSW 2165	1,055.60	527.80
5.	6 Canley Vale Road CANLEY VALE NSW 2166	1,874.05	937.03
6.	8 Canley Vale Road CANLEY VALE NSW 2166	2,753.45	1,376.72
7.	89 Cardwell Street CANLEY VALE NSW 2166	1,225.26	612.63
8.	30 Frederick Street FAIRFIELD NSW 2165	848.06	424.03
9.	28 Frederick Street FAIRFIELD NSW 2165	848.06	424.03
10.	26 Frederick Street FAIRFIELD NSW 2165	848.06	424.03
11.	16 Granville Street FAIRFIELD HEIGHTS NSW 2165	1,149.49	574.75
12.	7 Haughton Street CARRAMAR NSW 2163	1,183.26	591.63
13.	9 Hawkesbury Street FAIRFIELD WEST NSW 2165	1,171.73	585.87
14.	11 Hunter Street FAIRFIELD NSW 2165	1,102.55	551.27
15.	2 Kay Street OLD GUILDFORD NSW 2161	1,120.67	560.33
16.	1 Matthews Street CARRAMAR NSW 2163	1,013.60	506.80
17.	8 Megan Avenue SMITHFIELD NSW 2164	1,086.08	543.04
18.	43 Myddleton Avenue FAIRFIELD NSW 2165	1,596.70	798.35
19.	118 Nelson Street FAIRFIELD HEIGHTS NSW 2165	1,298.56	649.28
20.	16 North Street FAIRFIELD NSW 2165	988.89	494.45
21.	275 River Avenue CARRAMAR NSW 2163	1,165.97	582.98
22.	10 Riverview Road FAIRFIELD NSW 2165	1,003.72	501.86
23.	10 Rosedale Street CANLEY HEIGHTS NSW 2166	1,308.45	654.22
24.	24 Shackel Avenue OLD GUILDFORD NSW 2161	1,123.14	561.57
25.	43 Stimson Street SMITHFIELD NSW 2164	984.78	492.39
26.	35A The Crescent FAIRFIELD NSW 2165	1,861.25	930.62
27.	87 The Crescent FAIRFIELD NSW 2165	4,695.80	2,347.90

List of eligible properties for the Heritage Rate Relief 2026-2027 period

No	Property Address	Total Levy	Heritage Rebate 2026-2027
28.	93 The Crescent FAIRFIELD NSW 2165	1,733.18	866.59
29.	95 The Crescent FAIRFIELD NSW 2165	9,220.85	3,000.00
30.	542 The Horsley Drive SMITHFIELD NSW 2164	1,201.38	600.69
31.	716 The Horsley Drive SMITHFIELD NSW 2164	1,095.14	547.57
32.	87 Thorney Road FAIRFIELD WEST NSW 2165	1,011.95	505.98
33.	41-51 Warana Road CECIL PARK NSW 2178	4,232.18	2,116.09
34.	5 Waratah Street OLD GUILDFORD NSW 2161	1,139.61	569.81
35.	3 William Street FAIRFIELD NSW 2165	9,306.23	3,000.00
36.	63 Wolseley Street FAIRFIELD NSW 2165	1,143.73	571.86
37.	68 Tarlington Parade BONNYRIGG NSW 2177	2,057.91	1,028.95
38.	711-715 Smithfield Road EDENSOR PARK NSW 2176	2,024.97	1,012.48
39.	19-21 Cartwright Street BONNYRIGG HEIGHTS NSW 2177	1,687.30	843.65
40.	440 Cabramatta Road West CABRAMATTA NSW 2166	17,052.84	3,000.00
41.	452 The Horsley Drive FAIRFIELD NSW 2165	918.07	459.03
42.	1 Kay Street OLD GUILDFORD NSW 2161	1,155.26	577.63
43.	31 The Crescent FAIRFIELD NSW 2165	2,360.71	1,180.35
44.	13 Prout Street CABRAMATTA NSW 2166	1,662.59	831.29
45.	63 Hamilton Road FAIRFIELD NSW 2165	871.95	435.97
46.	2 Malouf Street CANLEY HEIGHTS NSW 2166	1,118.20	559.10
47.	1900-1904 The Horsley Drive HORSLEY PARK NSW 2175	3,746.26	1,873.13
48.	2-4 Canley Vale Road CANLEY VALE NSW 2166	2,727.84	1,363.92
49.	5 Chalmer Close ST JOHNS PARK NSW 2176	1,133.02	566.51
50.	2 Second Avenue CANLEY VALE NSW 2166	4,158.05	2,079.03
51.	59 Hamilton Road FAIRFIELD NSW 2165	1,229.38	614.69
		111,809.14	47,114.61

OUTCOMES COMMITTEE

Meeting Date 14 July 2026

Item Number. 65

SUBJECT: Major Projects Update - June 2026

FILE NUMBER: 23/34318, 23/13402

REPORT BY: Mario Rajanayake, Senior Contracts and Planning Engineer; Suhail Sayeed, Contracts and Planning Co-ordinator; Mark Gray, Major Projects Co-ordinator; Nina Tran, Project Manager

RECOMMENDATION:

That the report be received and noted.

SUPPORTING DOCUMENTS:

AT-A [↓](#) Fairfield Showground Community and Events Centre - 2 Pages
RESTRICTED - It is recommended that the Council resolve into Closed Session with the press and public excluded to allow consideration of this item, as provided for under Section 10A(2)(d(i)) of the Local Government Act, 1993, on the grounds that:
(d(i)) commercial information of a confidential nature that would, if disclosed prejudice the commercial position of the person who supplied it.
and dealing with the matter in Open Session would be, on balance, contrary to the public interest.

CITY PLAN

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

SUMMARY

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

Project	Status	Summary of Critical or Evolving Risk
Fairfield Showground Community and Events Centre		Contractor appointed for the new access road, car parking and bin wash/storage area. Tender for main building construction closed at the end of June 2026.

OUTCOMES COMMITTEE

Meeting Date 14 July 2026

Item Number. 65

Project	Status	Summary of Critical or Evolving Risk
Fairfield Showground AFL Stage		Construction tender under assessment.
Fairfield Showground – Overflow Parking		Project start up commenced (Design)
Fairfield Showground – Multi-Storey Car Park		Project start up commenced (Feasibility)
Brenan Park		Detailed design and tender preparation continue. Additional work to address NSW Environment Protection Authority (EPA) requirements has delayed tender issue.
Avenel Park		The Aboriginal Heritage Impact Permit (AHIP) has been resubmitted to Heritage NSW for evaluation. The above permit has significantly delayed the original schedule.
Bold Park Remediation		Construction activities resumed in early July 2026.
Powhatan Park Floodlight Renewal		The final 2 light poles have been installed and are operational. Communication issues with the control software are being resolved and the old timber poles are yet to be demolished.

Key:

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

PROJECT: FAIRFIELD SHOWGROUND COMMUNITY AND EVENTS CENTRE (FCEC)

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

In November 2023, the 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 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. A modification to this REF to allow for a revised sewer design is approved.

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- Contractor appointed for RFT 117-26 Fairfield Showground Construction of Roads, Carpark and Underground Services.
- Contractor appointed for the construction of the bin wash and storage area.
- Request for tender for the main building construction closed on 30 June 2026.
- Demolition of facilities not used under the new facilities footprint completed.
- Authority approvals for sewer, water and power obtained.
- Adjustments to power distribution across the site to facilitate new building and modular amenities underway.

Significant civil works are scheduled to commence in late July 2026. These works will change the circulation roads and reduce parking availability over the next 6 months.

Resolution of RFT 117-26 has occurred with further confidential advice on this process and outcome included in Attachment AT-A.

Project Scope

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

The landscaping plan for the area between the new FCEC structure and the market awning is being developed. The extent, funding and timing for this work are being assessed for inclusion in the project delivery.



Figure FCEC 1: Renders of the new facility.

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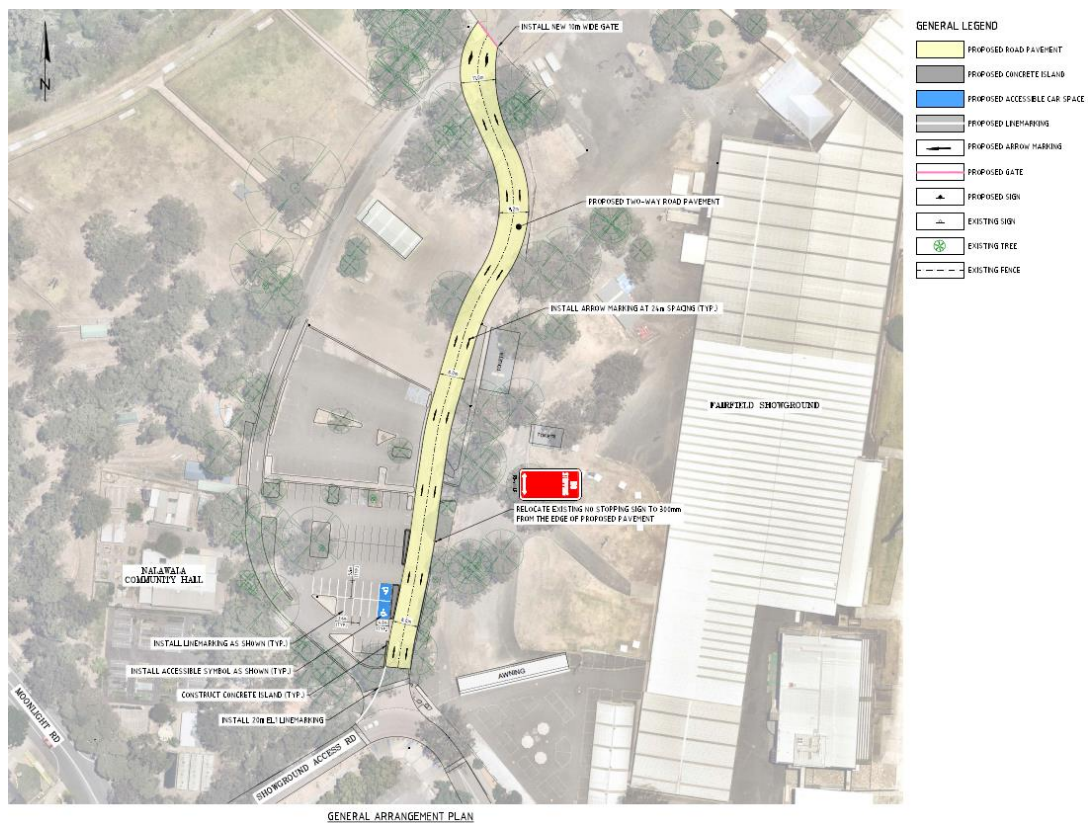
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Construction Staging

To ensure the continued operation of the Showground during construction of the new road, a temporary 2-way access road is being established within the site (see following Figure).

This temporary arrangement allows contractors to separate construction traffic from public and event-related movements, significantly reducing disruption to ongoing activities at the Showground.

It enables works to proceed safely while maintaining uninterrupted access for staff, visitors, and event operations. This approach also improves site safety, by minimising interaction between construction traffic and the public.



Grant Agreement

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

Council has had a response from the funding body to previously asked questions:

1. No additional funding is being made available through the grant program to offset recent inflationary pressures arising from the fuel shortage. This was also a request from several other Councils involved in the program.

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2. Extensions of time would be assessed on a case-by-case basis with the funding expiry date under the grant agreement unchanged.

Project Funding

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

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

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.

Project Milestones

Key Milestones	Target Date	Status
MAIN FACILITY		
Concept Design Revision	Jun 2024	Complete
Consultant Reports for SSDA submission	May 2025	Complete
SSDA Lodgement	Sep 2025	Complete
Expression of Interest (EOI)	Sep 2025	Complete
Detailed Design Completion	Dec 2025	Complete
Release Select RFT for Main Building Construction	May 2026	Complete
Head Contractor Appointment	Oct 2026	On Track
Construction Commencement	Feb 2027	On Track
Construction Completion for Main Building Works	Aug 2028	On Track
Modular Toilets		
Procurement of Modular Toilets (Exemption)	May 2026	Complete
Manufacture (lead time of 15 weeks)	Sep 2026	On Track
Delivery and Installation of Modular Toilets	Oct 2026	On Track
Completion of Modular Toilets	Oct 2026	On Track
ROADS AND CARPARKING		
Concept Design for Carparking	May 2025	Complete
REF Submission	Sep 2025	Complete
REF Authorisation	Dec 2025	Complete
Contractor Procurement Released to Market	Mar 2026	Complete

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Key Milestones	Target Date	Status
Negotiations	June 2026	On Track
Construction Start for Roads and Carparking	Aug 2026	Not Commenced
Completion of Roads and Carparking	Dec 2026	Not Commenced
Bin Wash and Collection Area		
RFT released to market	Apr 2026	Complete
Construction Start	July 2026	On Track
Construction Completion	Oct 2026	On Track

Construction commencement for the new road and car park is expected to commence in late July.

Project Status

MAIN FACILITY										
Concept Design										100%
Planning Approval										100%
Detailed Design										100%
Procurement										50%
Construction										0%
ANCILLARY BUILDINGS (Temporary Toilets)										
Concept Design										100%
Planning Approval										100%
Detailed Design										100%
Construction										0%
ROADS AND CARPARKING										
Concept Design										100%
Planning Approval										100%
Detailed Design										100%
Construction										0%

Procurement Activity

The current procurement activity is:

- Assessment and award of the RFT for the head contractor (closed 30 June and under assessment).

Project Cost Estimate and Contingencies

Project Commitments	\$4,710,000.00
Projects Actuals to 27 March 2026	\$4,600,000.00
Project Limit	\$60,000,000.00

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Budget Summary 2025/2026 Operational Plan

Project (CAPEX) Budget 25/26	\$8,000,000.00
Projects Actuals to 27 March 2026	\$4,600,000.00
Forecast Expenditure 25/26 (April 2026 – Jun 2026)	\$600,000.00
Budget Position 25/26	Within Budget

Project Risks

The current significant risks for the project are:

- Impact on Showground Operations

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

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

- Authority Approvals

Authority approvals have been obtained and this risk resolved.

- Fuel Shortage

The fuel shortage has escalated the cost of fuel and impacted transport costs, manufacturing where fuel is a key ingredient and supply chain costs. This instability has arisen from the Iran/US conflict and affected short term outlooks.

This risk has been considered in deciding the timing of the release of the tender for the main building construction.

This is a type of risk to be monitored to assess impact on pricing and cost management.

- Completion of Access Road and Car Park Construction

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

Completion of this work is on the critical path.

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

- Resolution of the Head Contractor RFT

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

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PROJECT: FAIRFIELD SHOWGROUND – AFL STAGE

The upgrade to the existing stage area located near the AFL field is to assist event holders by providing an all-weather stage for events.

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



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

Project Milestones

Key Milestones	Target Date	Comment
REF Planning Approval	May 2026	Completed
Release of Tender to Market	May 2026	Completed
Construction Commencement	August 2026	On Track
Construction Completion	December 2026	On Track

Procurement Activity

A tender has been released to Council's pre-qualified panel of contractors. The RFT closed in mid-June 2026 and is under assessment. A report to award the contract is scheduled for the July 2026 Council Meeting.

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Project Status

Planning Approval											100%
Detailed Design											100%
RFT for Builder											70%
Construction											0%

Project Cost Estimate and Contingencies

Project Commitments	\$33,587.00
Projects Actuals to June 2026	\$33,587.00

Budget Summary 2025/2026 Operational Plan – Project ID IN261191

Project (CAPEX) Budget 25/26	\$950,000.00
Projects Actuals to June 2026	33,587.00
Forecast Expenditure 25/26 (April 2026 – Jun 2026)	\$23,000.00
Budget Position 25/26	Within Budget

Project Risks

- Outcome of tender pricing.
- Minimising changes to the scope as the project enters construction.
- Timeframe for steel availability, manufacture and galvanising.
- Current event calendar.
- Weather Constraints.

PROJECT: FAIRFIELD SHOWGROUND – MULTI-STOREY CAR PARK

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

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

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

The planning pathway has been identified as

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

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

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

Project Milestones

To be determined (TBD).

Procurement Activity

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

Project Status

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

Project Cost Estimate and Contingencies

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

Budget Summary 2026/2027 Operational Plan – SP1230

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

Project Risks

The current significant risks for the project are:

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

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PROJECT: FAIRFIELD SHOWGROUND – OVERFLOW PARKING AT GOLF COURSE

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

The planning approval pathway for the proposal has been identified as

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

Consideration will be given to staging the works as follows:

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

Project Milestones

To be determined.

Procurement Activity

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

Project Status

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

Project Cost Estimate and Contingencies

Project Commitments	TBD
Projects Actuals	TBD

Budget Summary 2026/2027 Operational Plan – SP1231

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

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Project Risks

The current significant risks for the project are:

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

PROJECT: BRENNAN PARK PLAYGROUND

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

The landscape design is being integrated with the Remediation Action Plan (RAP) requirements. NSW EPA approval of the Chemical Control Order is essential to the finalisation of the RAP with the design for the cap to be provided underneath the new playground. Additional investigation work is being undertaken to resolve the RAP and it is expected field work will be completed by the end of July.

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 Brennan Park

Council is also programming the construction of an off-leash dog park and improved lighting around the walking path within Brennan 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	
Construction Procurement	April 2026 – June 2026	
Construction Commencement	July 2026	
Construction Completion	March 2027	



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



Figure Brennan 2: Playground Site Layout.

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Procurement Activity

Procurement falls into 3 main packages:

1. Brennan Park – Main Construction (RFT to be released to market).
2. Main Play Tower (existing contract).
3. Long Lead Play Equipment (RFQs).

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 forecasted costs.
- NSW EPA varying requirements.

PROJECT: POWHATAN PARK

The lighting renewal works at Powhatan Park, Greenfield Park, was delivered in 2 stages. The expected practical completion date was May 2026, however, the inclement weather and rain impact onsite extended the completion date to July 2026 (the delay avoided damage to the playing surface with required crane access).

All of the new poles and lights are installed, with teething issues with the software to turn the lights on and off remotely being resolved.

The demolition of the existing timber poles is the remaining activity for the project.

Project Status

- The 3rd and 4th poles and lights have been installed.
- The software to manage the lights remotely is being rectified.
- Two timber poles remain to be demolished and ground reinstated.

Design											100%
Construction											95%

Budget Summary

Project CAPEX Budget	Committals	Actuals	Budget Position
\$250,000.00	\$252,141.00	\$218,660.00	Overbudget

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Project Timeline

Key Milestone	Target Date	Status
RFQ Released to Market	18 November 2025	Complete
Construction Commencement	February 2026	Complete
Construction Completion	July 2026	On Track



Figure 2 Stage 1: Lights installed and operational.

Project Risks

- Budget overrun.
- Damage to field due to wet weather and heavy vehicles.

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.

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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 of remediating the site of hazardous material, renewal of pre-procured playground equipment and optional works to install sandstone block seating around the site.

Early staged works have commenced, with demolition works to follow shortly.

Project Status

- Construction scheduled to commence in early July

Design											95%
Procurement											100%
Construction											10%

Budget Summary

Project CAPEX Budget	Committals	Actuals	Budget Position
\$590,000.00	\$385,344.00	\$194,625.00	Within budget

Project Timeline

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

Project Risks

- Management of contaminated material on site.

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Mario Rajanayake
**Senior Contracts and Planning
Engineer**

Suhail Sayeed
**Contracts and Planning Co-
ordinator**

Mark Gray
Major Projects Co-ordinator

Nina Tran
Project Manager

Authorisation:
Manager Major Projects and Planning
Director City Delivery

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***** END OF ITEM 65 *****

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SUBJECT: Monthly Investment Report - June 2026

FILE NUMBER: 25/23527

REPORT BY: Jennifer Lim Hernandez, Manager Finance

RECOMMENDATION:

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

SUPPORTING DOCUMENTS:

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

18 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 5.10% per annum (pa.) for the month of June 2026 versus the bank bill index benchmark return of 4.85% pa. For the past 12 months, the portfolio has returned 4.37% pa. on a marked-to-market basis versus the benchmark's 3.86% pa.

Excluding marked-to-market influences, the portfolio yielded 4.92% pa. for the month of June 2026, up from 4.84% pa. last month, with interest income of \$939,069.00 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.

For the second month in a row, monthly inflation data came in below market expectations at -0.7% (4% year on year (yoy)), with fuel prices, transport and recreation sectors having the biggest falls. However, underlying or trimmed mean inflation edged up again 3.6% yoy from 3.4% yoy and is still tracking in line with the RBA's forecast for a 3.8% yoy rise in the June quarter.

Latest jobs data was solid, reversing the weakness seen in April. Employment rebounded by 40,300 after a revised fall of 40,700 in April, unemployment fell back to 4.4% from 4.5% and underemployment fell to 10.2% from 10.3%.

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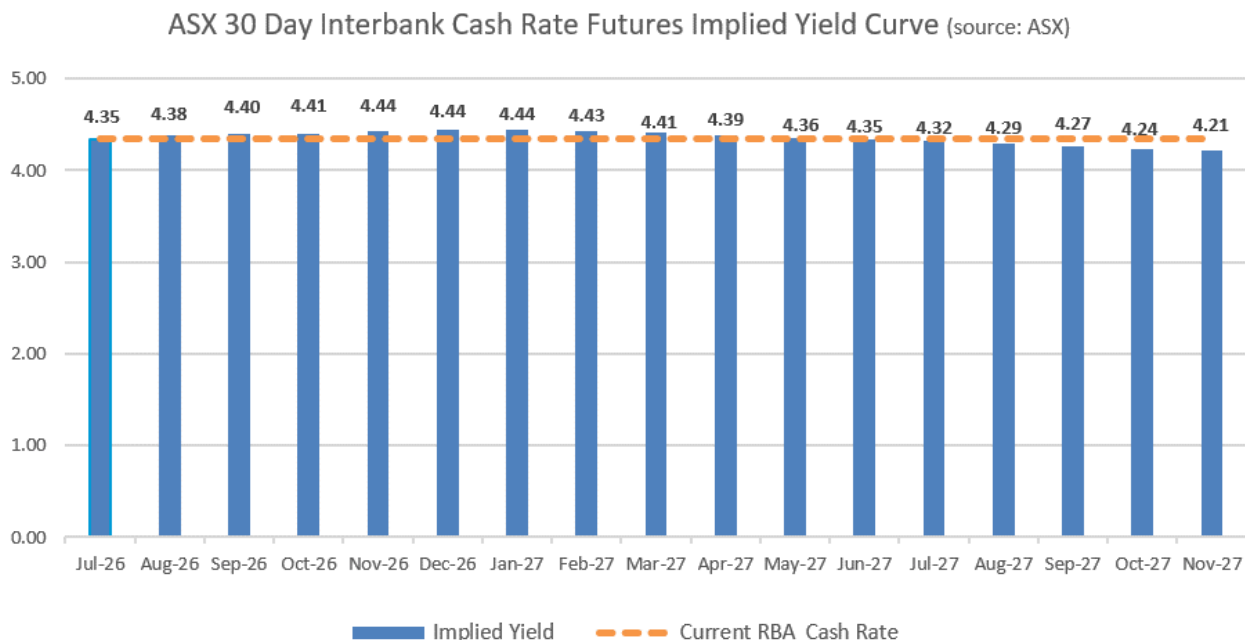
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Despite consumer confidence at recessionary lows and cost of living concerns still prevalent, the most recent household spending data showed a strong increase and business conditions surveys also rose slightly.

At its June meeting, the RBA kept the official cash rate unchanged at 4.35%. However, the central bank's meeting minutes statement noted that *'information received since the previous meeting had supported the view that the economy was operating with excess demand and widespread inflationary pressures. Inflation was still materially above the Board's target and the staff's expectation remained for underlying inflation to increase in the June quarter'*.

Despite the hawkish tone coming out of the RBA, the market is pricing in only a 36% chance of another rate hike during this cycle:



There was little change in term deposit rates across the 3-12 month range during June, but rates on longer dated terms, 2-5 years, retreated by an average of 15bps for the month taking them down by ~35bps since April:

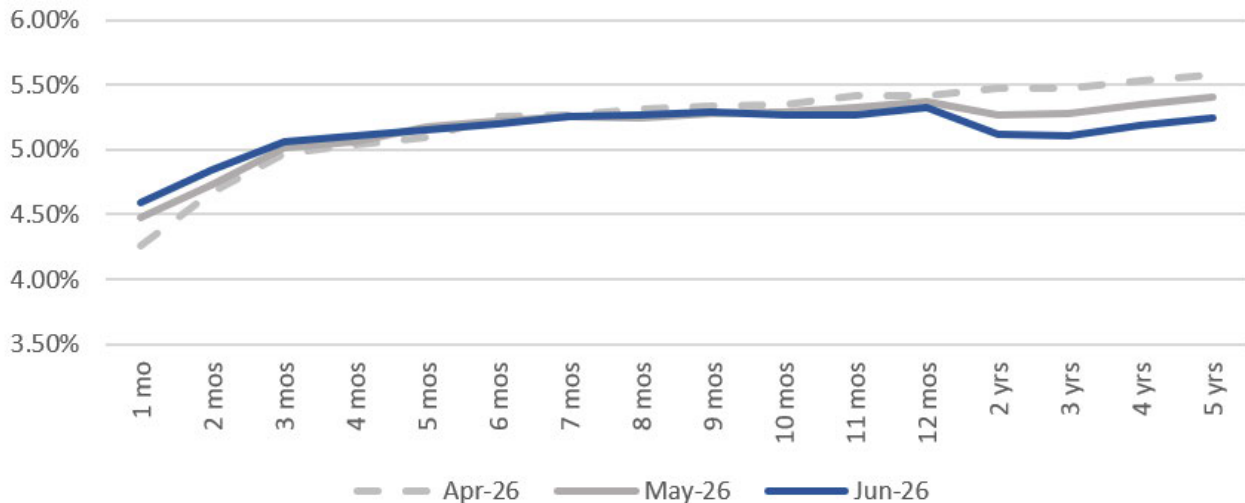
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Change in Term Deposit rates over past 3 months

(Avg of 3 highest rates among 20 largest Australian banks)



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.

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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 30 June 2026.

Investment Update

During the month of June 2026, Council's overall cash and investment portfolio of \$243,227,884.00 (carrying value as at 30 June 2026) returned 5.10% pa. against the bank bill benchmark of 4.85% 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 5.10% pa. for the month of June 2026 against the bank bill benchmark of 4.85% 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

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***** END OF ITEM 66 *****



**Investment Summary Report
June 2026**



Fairfield City Council

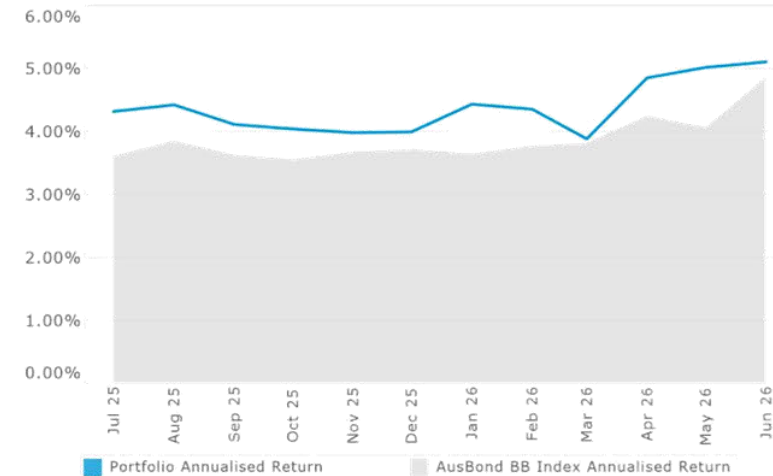
Executive Summary - June 2026



Investment Holdings

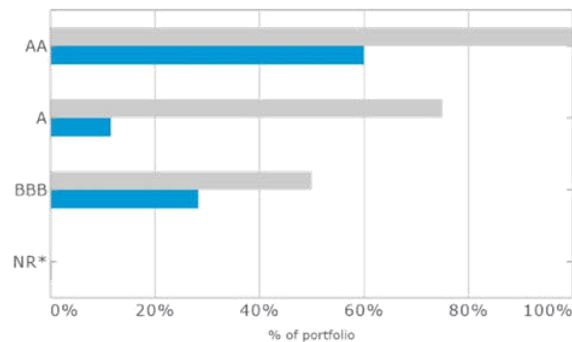
	Face Value (\$)	Current Value (\$)	Current Yield (%)
Bonds	7,400,000	7,524,206	4.8580
Cash	37,747,737	37,747,737	4.5482
Floating Rate Note	66,650,000	67,340,482	5.3936
Mortgage Backed Security	500,000	230,147	5.2920
Term Deposit	131,200,000	132,654,067	5.0240
	243,497,737	245,496,639	5.0469

Investment Performance

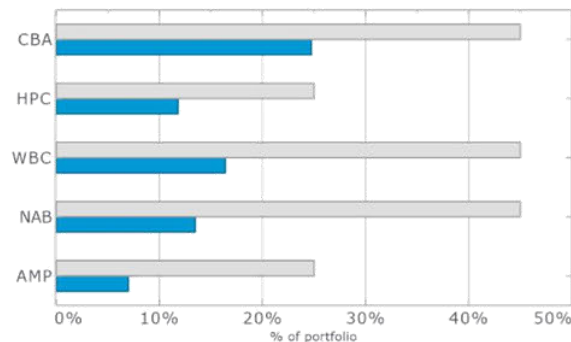


Investment Policy Compliance

Total Credit Exposure



Individual Institutional Exposures



Term to Maturities

	Face Value (\$)	Policy Max
Between 0 and 1 years	189,647,737	78% 100% ^a
Between 1 and 5 years	53,350,000	22% 60% ^a
Greater than 5 years*	500,000	0% 0%
	243,497,737	

* Complying grandfathered investment

Specific Sub Limits

Between 3 and 5 years	28,850,000	12% 30% ^a
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Portfolio Exposure

Investment Policy Limit

Fairfield City Council

Investment Holdings Report - June 2026

**Cash Accounts**

Face Value (\$)	Current Rate (%)	Institution	Credit Rating	Current Value (\$)	Deal No.	Reference
12,072.55	4.6500%	Macquarie Bank	A+	12,072.55	540388	Accelerator
15,002,054.79	5.0000%	AMP Bank	BBB+	15,002,054.79	545751	31d Notice
22,733,609.79	4.2500%	Commonwealth Bank of Australia	AA-	22,733,609.79	538855	BOS
37,747,737.13	4.5482%			37,747,737.13		

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
25-Aug-26	10,000,000.00	4.5100%	Bank of Queensland	A-	10,000,000.00	20-Jan-26	10,200,169.86	547042	200,169.86	At Maturity	
11-Sep-26	20,000,000.00	5.2000%	People First Bank	BBB+	20,000,000.00	16-Jun-26	20,042,739.73	547585	42,739.73	At Maturity	
14-Sep-26	30,000,000.00	5.0300%	Commonwealth Bank of Australia	AA-	30,000,000.00	24-Jun-26	30,028,939.73	547621	28,939.73	At Maturity	
13-Oct-26	12,000,000.00	5.4000%	Bank of Queensland	A-	12,000,000.00	14-Apr-26	12,138,476.71	547296	138,476.71	At Maturity	
20-Oct-26	10,000,000.00	4.5600%	Westpac Group	AA-	10,000,000.00	20-Jan-26	10,202,389.04	547040	202,389.04	At Maturity	
15-Dec-26	7,200,000.00	5.2300%	National Australia Bank	AA-	7,200,000.00	18-Mar-26	7,308,325.48	547225	108,325.48	At Maturity	
12-Jan-27	7,000,000.00	4.6200%	National Australia Bank	AA-	7,000,000.00	13-Jan-26	7,149,738.63	547028	149,738.63	At Maturity	
20-Jan-27	15,000,000.00	5.2500%	National Australia Bank	AA-	15,000,000.00	19-Mar-26	15,224,383.56	547228	224,383.56	At Maturity	
23-Feb-27	20,000,000.00	5.0000%	Westpac Group	AA-	20,000,000.00	20-Feb-26	20,358,904.11	547136	358,904.11	At Maturity	
	131,200,000.00	5.0240%			131,200,000.00		132,654,066.85		1,454,066.85		

Floating Rate Notes

Maturity Date	Face Value (\$)	Current Rate (%)	Security Name	Credit Rating	Purchase Price (\$)	Purchase Date	Current Value (\$)	Deal No.	Accrued Interest (\$)	Next Coupon Date	Reference
14-Sep-26	1,600,000.00	5.3166%	MAC Snr FRN (Sep26) BBSW+0.85%	A+	1,600,000.00	14-Sep-23	1,605,172.48	544498	3,728.90	14-Sep-26	
15-Sep-26	1,500,000.00	4.9466%	SUN Snr FRN (Sep26) BBSW+0.48%	AA-	1,500,000.00	15-Sep-21	1,503,570.20	541882	3,252.56	15-Sep-26	
23-Oct-26	1,200,000.00	5.9500%	GSB Snr FRN (Oct26) BBSW+1.60%	BBB+	1,200,000.00	23-Jan-24	1,216,768.73	544800	13,497.53	23-Jul-26	

Fairfield City Council

Investment Holdings Report - June 2026



Maturity Date	Face Value (\$)	Current Rate (%)	Security Name	Credit Rating	Purchase Price (\$)	Purchase Date	Current Value (\$)	Deal No.	Accrued Interest (\$)	Next Coupon Date	Reference
25-Jan-27	3,900,000.00	5.0677%	WBC Snr FRN (Jan27) BBSW+0.70%	AA-	3,900,000.00	25-Jan-22	3,942,103.74	542256	34,654.74	27-Jul-26	
25-Jan-27	5,000,000.00	5.1477%	SUN Snr FRN (Jan27) BBSW+0.78%	AA-	5,009,450.00	14-Feb-22	5,055,230.52	542332	45,130.52	27-Jul-26	
27-Jan-27	1,600,000.00	5.7177%	BEN Snr FRN (Jan27) BBSW+1.35%	A-	1,600,000.00	27-Jan-23	1,623,544.89	543706	16,040.89	27-Jul-26	
13-Sep-27	1,000,000.00	5.7966%	AusW Snr FRN (Sep27) BBSW+1.33%	Baa2	1,000,000.00	13-Sep-24	1,008,200.98	545464	2,540.98	14-Sep-26	
13-Sep-27	2,000,000.00	5.7366%	AMP Snr FRN (Sep27) BBSW+1.27%	BBB+	2,000,000.00	13-Sep-24	2,014,949.35	545480	5,029.35	14-Sep-26	
14-Dec-27	1,600,000.00	5.7166%	SUN Snr FRN (Dec27) BBSW+1.25%	AA-	1,600,000.00	14-Dec-22	1,620,713.45	543633	4,009.45	14-Sep-26	
31-Mar-28	500,000.00	5.5215%	ANZ Snr FRN (Mar28) BBSW+1.06%	AA-	500,000.00	31-Mar-23	504,980.64	543964	75.64	30-Sep-26	
12-May-28	2,000,000.00	5.4379%	NAB Snr FRN (May28) BBSW+1.00%	AA-	2,000,000.00	12-May-23	2,032,798.36	544072	14,898.36	12-Aug-26	
17-Aug-28	2,500,000.00	5.4043%	CBA Snr FRN (Aug28) BBSW+0.95%	AA-	2,500,000.00	17-Aug-23	2,538,736.93	544382	16,286.93	17-Aug-26	
19-Sep-28	1,500,000.00	5.3950%	WBC Snr FRN (Sep28) BBSW+0.93%	AA-	1,500,000.00	19-Sep-23	1,515,818.55	544505	2,660.55	21-Sep-26	
3-Oct-28	2,500,000.00	5.2673%	TMB Snr FRN (Oct28) BBSW+0.95%	BBB+	2,500,000.00	3-Oct-25	2,529,065.79	546596	30,665.79	3-Jul-26	
3-Nov-28	3,400,000.00	5.3136%	GSB Snr FRN (Nov28) BBSW+0.93%	BBB+	3,400,000.00	3-Nov-25	3,423,390.16	546742	28,213.03	3-Aug-26	
27-Nov-28	2,500,000.00	5.4800%	BOz Snr FRN (Nov28) BBSW+1.03%	BBB+	2,500,000.00	27-Nov-25	2,514,111.99	546854	13,136.99	27-Aug-26	
9-Apr-29	3,500,000.00	5.4743%	MYS Snr FRN (Apr29) BBSW+1.15%	Baa2	3,500,000.00	9-Apr-26	3,546,159.43	547272	43,569.43	9-Jul-26	
5-Nov-29	3,750,000.00	5.4336%	HPC Snr FRN (Nov29) BBSW+1.05%	BBB+	3,750,000.00	5-Nov-25	3,774,582.55	546769	31,820.05	5-Aug-26	
21-Jan-30	500,000.00	5.5920%	NPBS Snr FRN (Jan30) BBSW+1.25%	BBB+	507,675.00	11-Dec-25	508,278.79	546921	5,438.79	21-Jul-26	
21-Jan-30	2,500,000.00	5.5920%	NPBS Snr FRN (Jan30) BBSW+1.25%	BBB+	2,538,375.00	11-Dec-25	2,541,393.97	546920	27,193.97	21-Jul-26	
18-Mar-30	1,600,000.00	5.2974%	NAB Snr FRN (Mar30) BBSW+0.83%	AA-	1,600,000.00	18-Mar-25	1,614,313.19	545900	3,018.79	18-Sep-26	
13-Jun-30	1,500,000.00	5.4166%	ING Snr FRN (Jun30) BBSW+0.95%	A	1,500,000.00	13-Jun-25	1,513,656.60	546127	3,561.60	14-Sep-26	
2-Dec-30	2,000,000.00	5.2622%	SUN Snr FRN (Dec30) BBSW+0.80%	AA-	2,004,760.00	11-Dec-25	2,016,138.63	546922	8,361.85	2-Sep-26	
15-Jan-31	3,500,000.00	5.0642%	CBA Snr FRN (Jan31) BBSW+0.74%	AA-	3,500,000.00	15-Jan-26	3,551,252.46	547002	37,391.83	15-Jul-26	
23-Jan-31	2,700,000.00	5.4800%	NPBS Snr FRN (Jan31) BBSW+1.13%	BBB+	2,718,630.00	19-Mar-26	2,720,167.52	547235	27,970.52	23-Jul-26	
23-Jan-31	3,300,000.00	5.4800%	NPBS Snr FRN (Jan31) BBSW+1.13%	BBB+	3,300,000.00	23-Jan-26	3,324,649.19	547030	34,186.19	23-Jul-26	
30-Apr-31	2,500,000.00	5.6531%	HPC Snr FRN (Apr31) BBSW+1.28%	BBB+	2,500,000.00	30-Apr-26	2,528,956.32	547350	24,006.32	30-Jul-26	
30-Apr-31	2,500,000.00	5.6531%	HPC Snr FRN (Apr31) BBSW+1.28%	BBB+	2,501,075.00	30-Apr-26	2,528,956.32	547339	24,006.32	30-Jul-26	
12-May-31	2,500,000.00	5.1479%	ANZ Snr FRN (May31) BBSW+0.71%	AA-	2,500,000.00	12-May-26	2,522,819.79	547367	17,629.79	12-Aug-26	
66,650,000.00		5.3936%			66,729,965.00		67,340,481.52		521,977.66		

Fairfield City Council

Investment Holdings Report - June 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	3,056,173.42	544369	56,088.40	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	1,526,328.82	544384	26,374.31	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	1,420,421.12	544496	20,354.69	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	1,521,282.74	544510	20,967.74	5.01700%	
7,400,000.00		4.8580%			7,394,015.00		7,524,206.10		123,785.14	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	5.2920%	Emerald Reverse Mortgage (2007C)	NR*	500,000.00	6-Jul-07	230,147.01	310293	5,147.01	
500,000.00		5.2920%			500,000.00		230,147.01		5,147.01	



Fairfield City Council

Accrued Interest Report - June 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	0.00	30	11,933.70	4.84%
CBA Snr Bond (Aug26) 4.75%	544384		1,500,000.00	17-Aug-23	17-Aug-26	0.00	30	5,904.70	4.79%
MAC Snr Bond (Sep26) 4.946%	544496		1,400,000.00	14-Sep-23	14-Sep-26	0.00	30	5,706.92	4.96%
WBC Snr Bond (Sep28) 5.00%	544510		1,500,000.00	19-Sep-23	19-Sep-28	0.00	30	6,048.39	4.91%
						0.00		29,593.71	4.87%
Cash									
Commonwealth Bank of Australia	538855					64,727.26	0	72,753.68	4.25%
Macquarie Bank	540388					48.96	0	48.96	4.65%
AMP Bank	545751					0.00	0	2,054.79	5.00%
						64,776.22		74,857.43	4.27%
Floating Rate Note									
MAC Snr FRN (Sep26) BBSW+0.85%	544498		1,600,000.00	14-Sep-23	14-Sep-26	20,040.54	30	6,812.06	5.18%
SUN Snr FRN (Sep26) BBSW+0.48%	541882		1,500,000.00	15-Sep-21	15-Sep-26	17,404.31	30	5,930.15	4.81%
GSB Snr FRN (Oct26) BBSW+1.60%	544800		1,200,000.00	23-Jan-24	23-Oct-26	0.00	30	5,868.49	5.95%
WBC Snr FRN (Jan27) BBSW+0.70%	542256		3,900,000.00	25-Jan-22	25-Jan-27	0.00	30	16,244.41	5.07%
SUN Snr FRN (Jan27) BBSW+0.78%	542332		5,000,000.00	14-Feb-22	25-Jan-27	0.00	30	21,154.93	5.15%
BEN Snr FRN (Jan27) BBSW+1.35%	543706		1,600,000.00	27-Jan-23	27-Jan-27	0.00	30	7,519.17	5.72%
AusW Snr FRN (Sep27) BBSW+1.33%	545464		1,000,000.00	13-Sep-24	13-Sep-27	14,183.70	30	4,653.45	5.66%
AMP Snr FRN (Sep27) BBSW+1.27%	545480		2,000,000.00	13-Sep-24	13-Sep-27	28,058.36	30	9,208.26	5.60%
SUN Snr FRN (Dec27) BBSW+1.25%	543633		1,600,000.00	14-Dec-22	14-Dec-27	21,636.16	30	7,338.09	5.58%
ANZ Snr FRN (Mar28) BBSW+1.06%	543964		500,000.00	31-Mar-23	31-Mar-28	6,691.62	30	2,208.14	5.37%
NAB Snr FRN (May28) BBSW+1.00%	544072		2,000,000.00	12-May-23	12-May-28	0.00	30	8,939.02	5.44%
CBA Snr FRN (Aug28) BBSW+0.95%	544382		2,500,000.00	17-Aug-23	17-Aug-28	0.00	30	11,104.72	5.40%
WBC Snr FRN (Sep28) BBSW+0.93%	544505		1,500,000.00	19-Sep-23	19-Sep-28	19,643.26	30	6,503.80	5.28%
TMB Snr FRN (Oct28) BBSW+0.95%	546596		2,500,000.00	3-Oct-25	3-Oct-28	0.00	30	10,823.22	5.27%
GSB Snr FRN (Nov28) BBSW+0.93%	546742		3,400,000.00	3-Nov-25	3-Nov-28	0.00	30	14,848.96	5.31%

Fairfield City Council

Accrued Interest Report - June 2026



Investment	Deal No.	Comments	Face Value (\$)	Settlement Date	Maturity Date	Interest Received (\$)	Days	Interest Accrued (\$)	Yield (% pa)
BOz Snr FRN (Nov28) BBSW+1.03%	546854		2,500,000.00	27-Nov-25	27-Nov-28	0.00	30	11,260.28	5.48%
MYS Snr FRN (Apr29) BBSW+1.15%	547272		3,500,000.00	9-Apr-26	9-Apr-29	0.00	30	15,747.99	5.47%
HPC Snr FRN (Nov29) BBSW+1.05%	546769		3,750,000.00	5-Nov-25	5-Nov-29	0.00	30	16,747.39	5.43%
NPBS Snr FRN (Jan30) BBSW+1.25%	546920		2,500,000.00	11-Dec-25	21-Jan-30	0.00	30	11,490.41	5.59%
NPBS Snr FRN (Jan30) BBSW+1.25%	546921		500,000.00	11-Dec-25	21-Jan-30	0.00	30	2,298.08	5.59%
NAB Snr FRN (Mar30) BBSW+0.83%	545900		1,600,000.00	18-Mar-25	18-Mar-30	20,521.70	30	6,810.85	5.18%
ING Snr FRN (Jun30) BBSW+0.95%	546127		1,500,000.00	13-Jun-25	13-Jun-30	19,807.60	30	6,511.67	5.28%
SUN Snr FRN (Dec30) BBSW+0.80%	546922		2,000,000.00	11-Dec-25	2-Dec-30	24,029.39	30	8,623.04	5.25%
CBA Snr FRN (Jan31) BBSW+0.74%	547002		3,500,000.00	15-Jan-26	15-Jan-31	0.00	30	14,568.24	5.06%
NPBS Snr FRN (Jan31) BBSW+1.13%	547030		3,300,000.00	23-Jan-26	23-Jan-31	0.00	30	14,863.56	5.48%
NPBS Snr FRN (Jan31) BBSW+1.13%	547235		2,700,000.00	23-Mar-26	23-Jan-31	0.00	30	12,161.10	5.48%
HPC Snr FRN (Apr31) BBSW+1.28%	547339		2,500,000.00	30-Apr-26	30-Apr-31	0.00	30	11,615.96	5.65%
HPC Snr FRN (Apr31) BBSW+1.28%	547350		2,500,000.00	30-Apr-26	30-Apr-31	0.00	30	11,615.96	5.65%
ANZ Snr FRN (May31) BBSW+0.71%	547367		2,500,000.00	12-May-26	12-May-31	0.00	30	10,577.87	5.15%
						192,016.64		294,049.27	5.37%
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	30	2,174.79	5.29%
						0.00		2,174.79	5.29%
Term Deposits									
National Australia Bank	546451		5,000,000.00	9-Sep-25	9-Jun-26	155,946.58	8	4,569.87	4.17%
National Australia Bank	546348		10,000,000.00	18-Aug-25	18-Jun-26	343,978.08	17	19,235.61	4.13%
Suncorp Bank	546857		5,000,000.00	19-Nov-25	23-Jun-26	126,641.10	22	12,898.63	4.28%
Bank of Queensland	547041		25,000,000.00	20-Jan-26	23-Jun-26	464,109.59	22	66,301.37	4.40%
National Australia Bank	546391		10,000,000.00	29-Aug-25	29-Jun-26	341,479.45	28	31,452.05	4.10%
Bank of Queensland	547042		10,000,000.00	20-Jan-26	25-Aug-26	0.00	30	37,068.49	4.51%
People First Bank	547585		20,000,000.00	16-Jun-26	11-Sep-26	0.00	15	42,739.73	5.20%

Fairfield City Council

Accrued Interest Report - June 2026



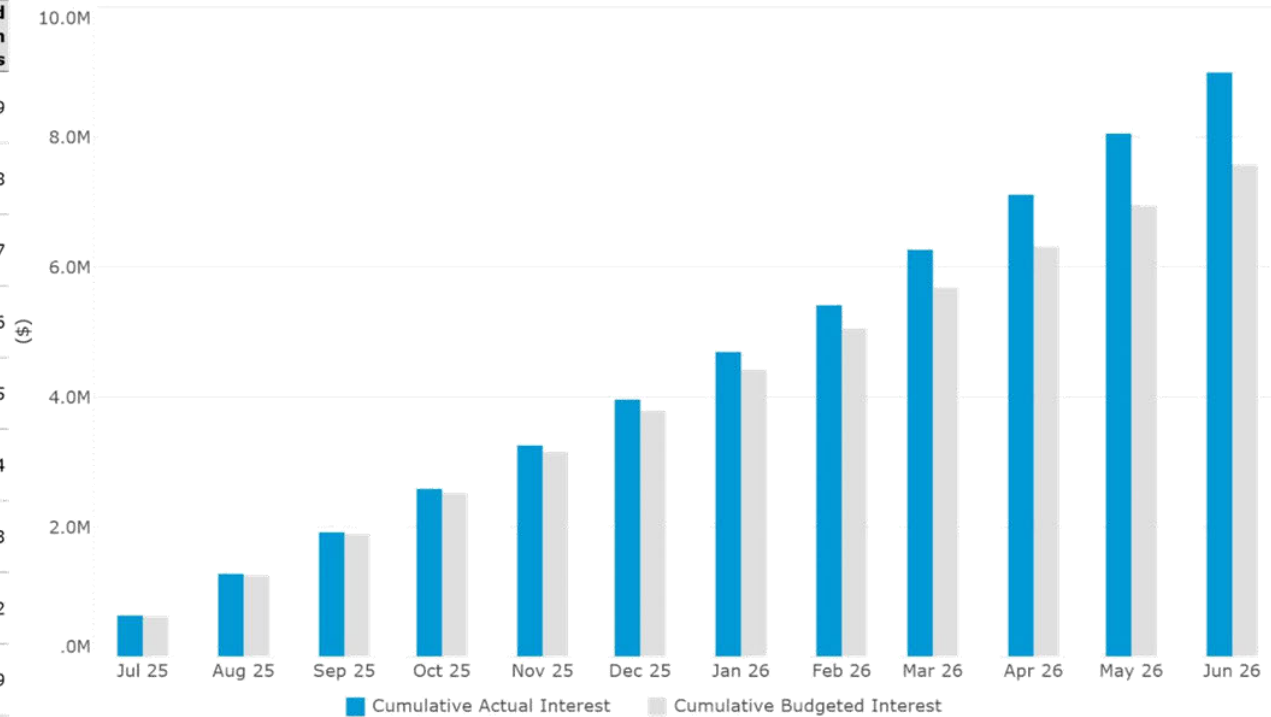
Investment	Deal No.	Comments	Face Value (\$)	Settlement Date	Maturity Date	Interest Received (\$)	Days	Interest Accrued (\$)	Yield (% pa)
Commonwealth Bank of Australia	547621		30,000,000.00	24-Jun-26	14-Sep-26	0.00	7	28,939.73	5.03%
Bank of Queensland	547296		12,000,000.00	14-Apr-26	13-Oct-26	0.00	30	53,260.27	5.40%
Westpac Group	547040		10,000,000.00	20-Jan-26	20-Oct-26	0.00	30	37,479.45	4.56%
National Australia Bank	547225		7,200,000.00	18-Mar-26	15-Dec-26	0.00	30	30,950.14	5.23%
National Australia Bank	547028		7,000,000.00	13-Jan-26	12-Jan-27	0.00	30	26,580.82	4.62%
National Australia Bank	547228		15,000,000.00	19-Mar-26	20-Jan-27	0.00	30	64,726.03	5.25%
Westpac Group	547136		20,000,000.00	20-Feb-26	23-Feb-27	0.00	30	82,191.78	5.00%
						1,432,154.80		538,393.97	4.80%
Grand Totals						1,688,947.66		939,069.17	4.92%

Fairfield City Council

Investment Budget Report - June 2026

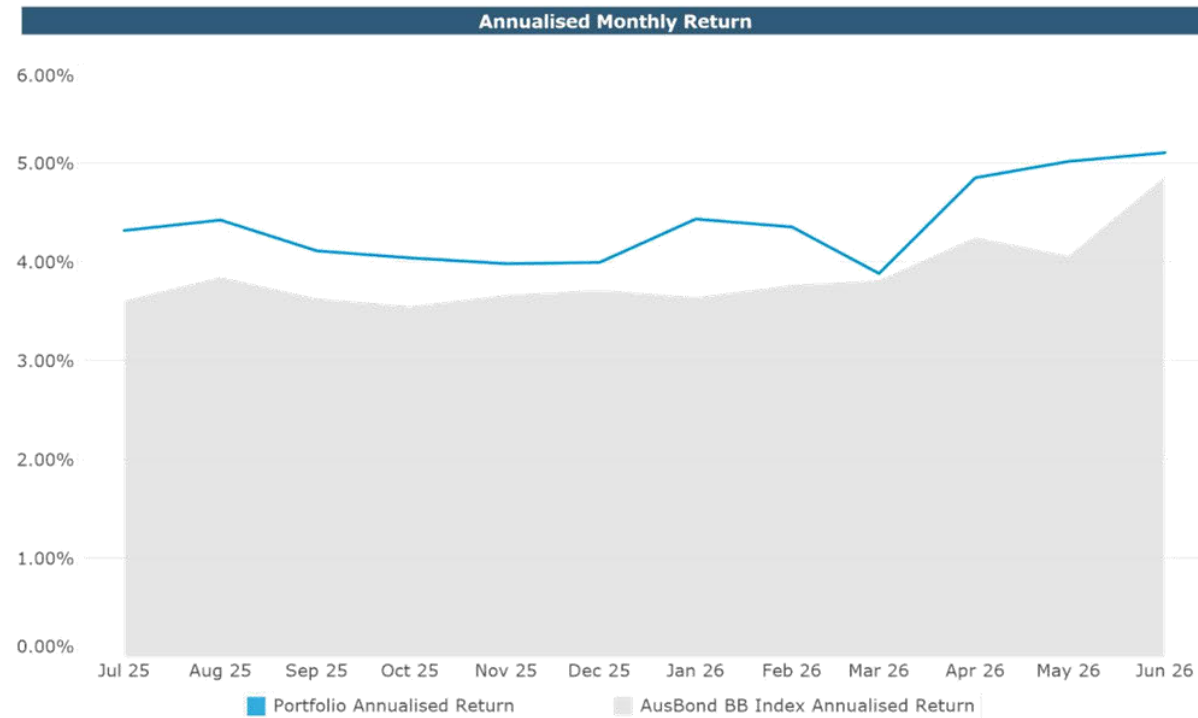
**Budgeted vs Actual Returns**

	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
March 2026	6,264,025	5,682,809
April 2026	7,109,685	6,314,906
May 2026	8,050,532	6,947,003
June 2026	8,989,601	7,579,101



Fairfield City Council

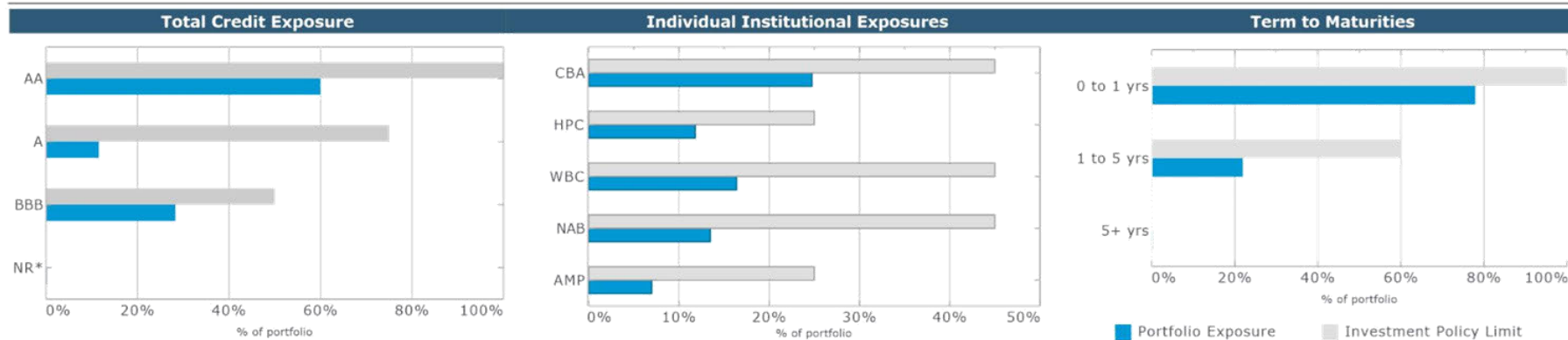
Investment Performance Report - June 2026



Historical Performance Summary (%pa)			
	Portfolio	Annualised BB Index	Outperformance
Jun 2026	5.10%	4.85%	0.25%
Last 3 months	4.99%	4.38%	0.61%
Last 6 months	4.61%	4.06%	0.55%
Financial Year to Date	4.37%	3.86%	0.51%
Last 12 months	4.37%	3.86%	0.51%

Fairfield City Council

Investment Policy Compliance Report - June 2026



Credit Rating Group	Face Value (\$)	Policy Max
AA	146,033,610	60% 100% a
A	28,112,073	12% 75% a
BBB	68,852,055	28% 50% a
NR*	500,000	
	243,497,737	

* Complying grandfathered investment

Institution	% of portfolio	Investment Policy Limit	
Commonwealth Bank of Australia (AA-)	25%	45%	a
Heritage and People's Choice (BBB+)	12%	25%	a
Westpac Group (AA-)	16%	45%	a
National Australia Bank (AA-)	13%	45%	a
AMP Bank (BBB+)	7%	25%	a
Bank of Queensland (A-)	9%	35%	a
Newcastle Greater Mutual Group (BBB+)	4%	25%	a
Suncorp Bank (AA-)	4%	45%	a
Great Southern Bank (BBB+)	2%	25%	a
MyState Bank (Baa2)	2%	25%	a
Bank Australia (BBB+)	1%	25%	a
Teachers Mutual Bank (BBB+)	1%	25%	a
Macquarie Bank (A+)	1%	35%	a

	Face Value (\$)	Policy Max
Between 0 and 1 years	189,647,737	78% 100% a
Between 1 and 5 years	53,350,000	22% 60% a
Greater than 5 years*	500,000	
	243,497,737	

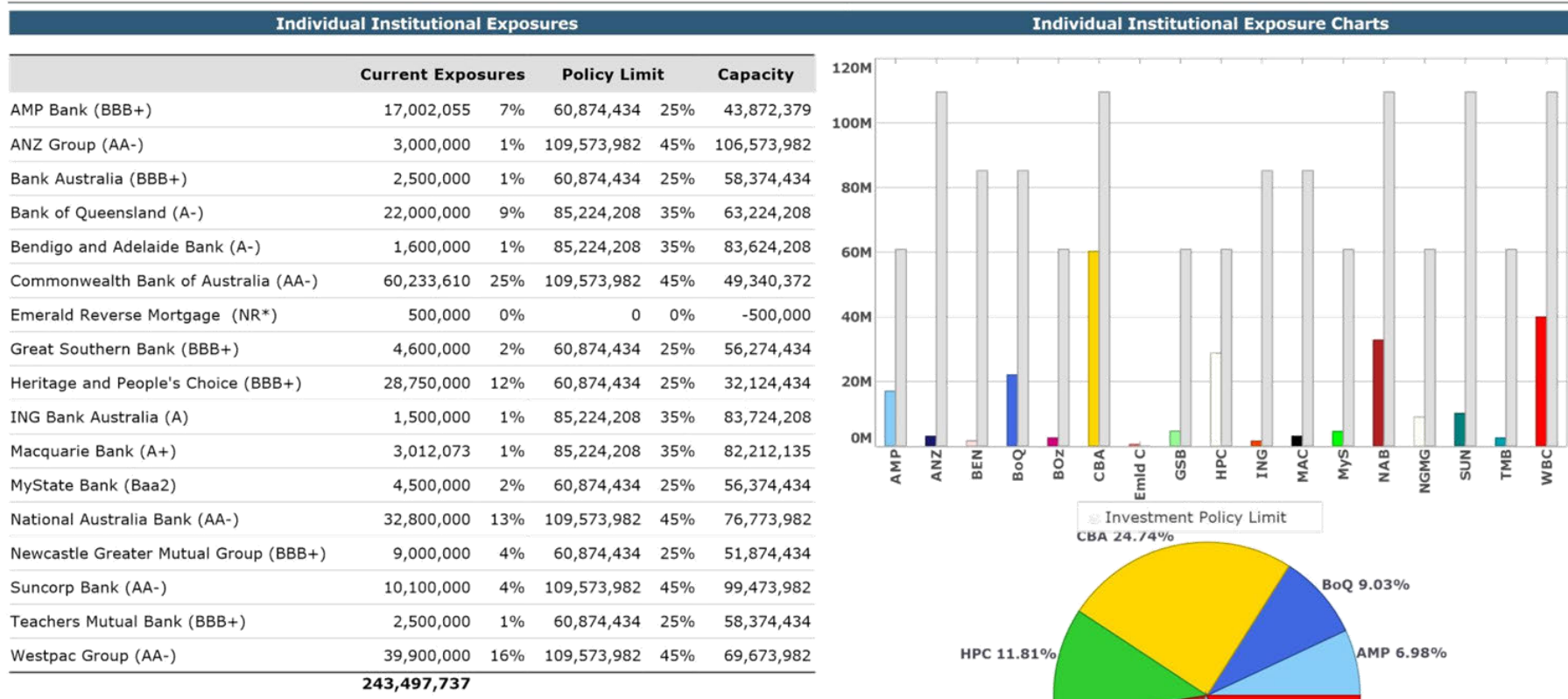
* Complying grandfathered investment

Specific Sub Limits			
Between 3 and 5 years	28,850,000	12%	30% a

a = compliant
r = non-compliant

Fairfield City Council

Individual Institutional Exposures Report - June 2026



* Complying grandfathered investment

Fairfield City Council

Cashflows Report - June 2026



Actual Cashflows for June 2026

Date	Deal No.	Cashflow Counterparty	Asset Type	Cashflow Description	Amount
2-Jun-26	546922	SUN Snr FRN (Dec30) BBSW+0.80%	Floating Rate Note	Coupon Date	24,029.39
				<u>Deal Total</u>	<u>24,029.39</u>
				Day Total	24,029.39
9-Jun-26	546451	National Australia Bank	Term Deposit	Maturity: Face Value	5,000,000.00
		National Australia Bank	Term Deposit	Maturity: Interest Received/Paid	155,946.58
				<u>Deal Total</u>	<u>5,155,946.58</u>
				Day Total	5,155,946.58
15-Jun-26	541882	SUN Snr FRN (Sep26) BBSW+0.48%	Floating Rate Note	Coupon Date	17,404.31
				<u>Deal Total</u>	<u>17,404.31</u>
15-Jun-26	543633	SUN Snr FRN (Dec27) BBSW+1.25%	Floating Rate Note	Coupon Date	21,636.16
				<u>Deal Total</u>	<u>21,636.16</u>
15-Jun-26	544498	MAC Snr FRN (Sep26) BBSW+0.85%	Floating Rate Note	Coupon Date	20,040.54
				<u>Deal Total</u>	<u>20,040.54</u>
15-Jun-26	545464	AusW Snr FRN (Sep27) BBSW+1.33%	Floating Rate Note	Coupon Date	14,183.70
				<u>Deal Total</u>	<u>14,183.70</u>
15-Jun-26	545480	AMP Snr FRN (Sep27) BBSW+1.27%	Floating Rate Note	Coupon Date	28,058.36
				<u>Deal Total</u>	<u>28,058.36</u>
15-Jun-26	546127	ING Snr FRN (Jun30) BBSW+0.95%	Floating Rate Note	Coupon Date	19,807.60
				<u>Deal Total</u>	<u>19,807.60</u>
				Day Total	121,130.67
16-Jun-26	547585	People First Bank	Term Deposit	Settlement: Face Value	-20,000,000.00
				<u>Deal Total</u>	<u>-20,000,000.00</u>
				Day Total	-20,000,000.00
18-Jun-26	545900	NAB Snr FRN (Mar30) BBSW+0.83%	Floating Rate Note	Coupon Date	20,521.70
				<u>Deal Total</u>	<u>20,521.70</u>
18-Jun-26	546348	National Australia Bank	Term Deposit	Maturity: Face Value	10,000,000.00

Fairfield City Council

Cashflows Report - June 2026



Date	Deal No.	Cashflow Counterparty	Asset Type	Cashflow Description	Amount
18-Jun-26	546348	National Australia Bank	Term Deposit	Maturity: Interest Received/Paid	343,978.08
Deal Total					10,343,978.08
Day Total					10,364,499.78
19-Jun-26	544505	WBC Snr FRN (Sep28) BBSW+0.93%	Floating Rate Note	Coupon Date	19,643.26
Deal Total					19,643.26
Day Total					19,643.26
23-Jun-26	546857	Suncorp Bank	Term Deposit	Maturity: Face Value	5,000,000.00
		Suncorp Bank	Term Deposit	Maturity: Interest Received/Paid	126,641.10
		Deal Total			5,126,641.10
23-Jun-26	547041	Bank of Queensland	Term Deposit	Maturity: Face Value	25,000,000.00
		Bank of Queensland	Term Deposit	Maturity: Interest Received/Paid	464,109.59
		Deal Total			25,464,109.59
Day Total					30,590,750.68
24-Jun-26	547621	Commonwealth Bank of Australia	Term Deposit	Settlement: Face Value	-30,000,000.00
Deal Total					-30,000,000.00
Day Total					-30,000,000.00
29-Jun-26	546391	National Australia Bank	Term Deposit	Maturity: Face Value	10,000,000.00
		National Australia Bank	Term Deposit	Maturity: Interest Received/Paid	341,479.45
		Deal Total			10,341,479.45
Day Total					10,341,479.45
30-Jun-26	543964	ANZ Snr FRN (Mar28) BBSW+1.06%	Floating Rate Note	Coupon Date	6,691.62
Deal Total					6,691.62
Day Total					6,691.62
Total for Month					6,624,171.43

Forecast Cashflows for July 2026

Fairfield City Council Cashflows Report - June 2026



Date	Deal No.	Cashflow Counterparty	Asset Type	Cashflow Description	Amount
3-Jul-26	546596	TMB Snr FRN (Oct28) BBSW+0.95%	Floating Rate Note	Coupon Date	31,387.34
				<u>Deal Total</u>	<u>31,387.34</u>
Day Total					31,387.34
9-Jul-26	547272	MYS Snr FRN (Apr29) BBSW+1.15%	Floating Rate Note	Coupon Date	47,768.89
				<u>Deal Total</u>	<u>47,768.89</u>
Day Total					47,768.89
15-Jul-26	547002	CBA Snr FRN (Jan31) BBSW+0.74%	Floating Rate Note	Coupon Date	44,190.35
				<u>Deal Total</u>	<u>44,190.35</u>
Day Total					44,190.35
21-Jul-26	310293	Emerald Reverse Mortgage (2007C)	Mortgage Backed Securities	Coupon Date	6,596.88
				<u>Deal Total</u>	<u>6,596.88</u>
21-Jul-26	546920	NPBS Snr FRN (Jan30) BBSW+1.25%	Floating Rate Note	Coupon Date	34,854.25
				<u>Deal Total</u>	<u>34,854.25</u>
21-Jul-26	546921	NPBS Snr FRN (Jan30) BBSW+1.25%	Floating Rate Note	Coupon Date	6,970.85
				<u>Deal Total</u>	<u>6,970.85</u>
Day Total					48,421.97
23-Jul-26	544800	GSB Snr FRN (Oct26) BBSW+1.60%	Floating Rate Note	Coupon Date	17,801.10
				<u>Deal Total</u>	<u>17,801.10</u>
23-Jul-26	547030	NPBS Snr FRN (Jan31) BBSW+1.13%	Floating Rate Note	Coupon Date	45,086.14
				<u>Deal Total</u>	<u>45,086.14</u>
23-Jul-26	547235	NPBS Snr FRN (Jan31) BBSW+1.13%	Floating Rate Note	Coupon Date	36,888.66
				<u>Deal Total</u>	<u>36,888.66</u>
Day Total					99,775.89
27-Jul-26	542256	WBC Snr FRN (Jan27) BBSW+0.70%	Floating Rate Note	Coupon Date	48,733.22
				<u>Deal Total</u>	<u>48,733.22</u>
27-Jul-26	542332	SUN Snr FRN (Jan27) BBSW+0.78%	Floating Rate Note	Coupon Date	63,464.79
				<u>Deal Total</u>	<u>63,464.79</u>



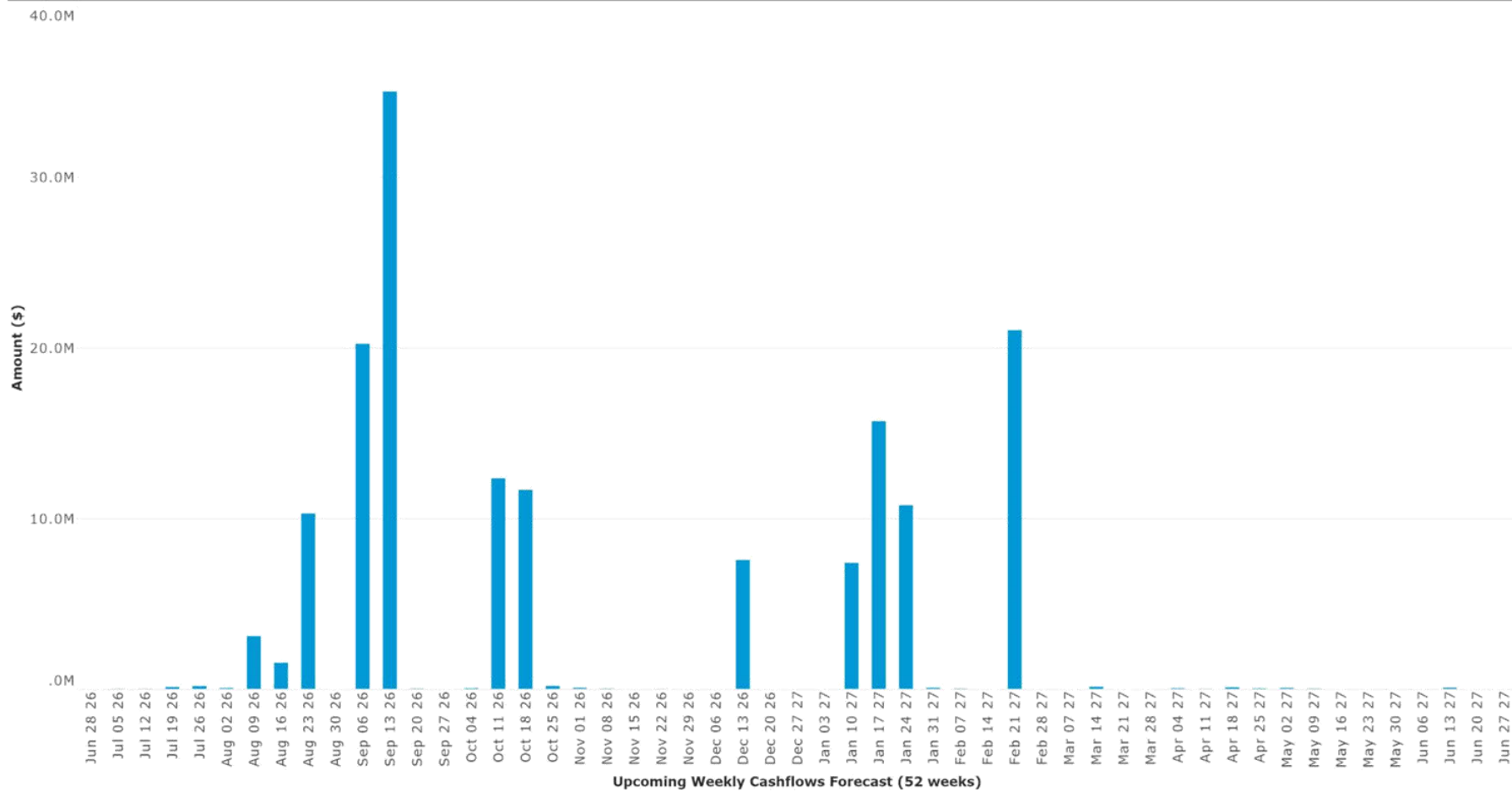
Fairfield City Council
Cashflows Report - June 2026



Date	Deal No.	Cashflow Counterparty	Asset Type	Cashflow Description	Amount
27-Jul-26	543706	BEN Snr FRN (Jan27) BBSW+1.35%	Floating Rate Note	Coupon Date	22,557.50
				<u>Deal Total</u>	<u>22,557.50</u>
				Day Total	134,755.52
30-Jul-26	547339	HPC Snr FRN (Apr31) BBSW+1.28%	Floating Rate Note	Coupon Date	35,235.08
				<u>Deal Total</u>	<u>35,235.08</u>
30-Jul-26	547350	HPC Snr FRN (Apr31) BBSW+1.28%	Floating Rate Note	Coupon Date	35,235.08
				<u>Deal Total</u>	<u>35,235.08</u>
				Day Total	70,470.15
				Total for Month	476,770.11

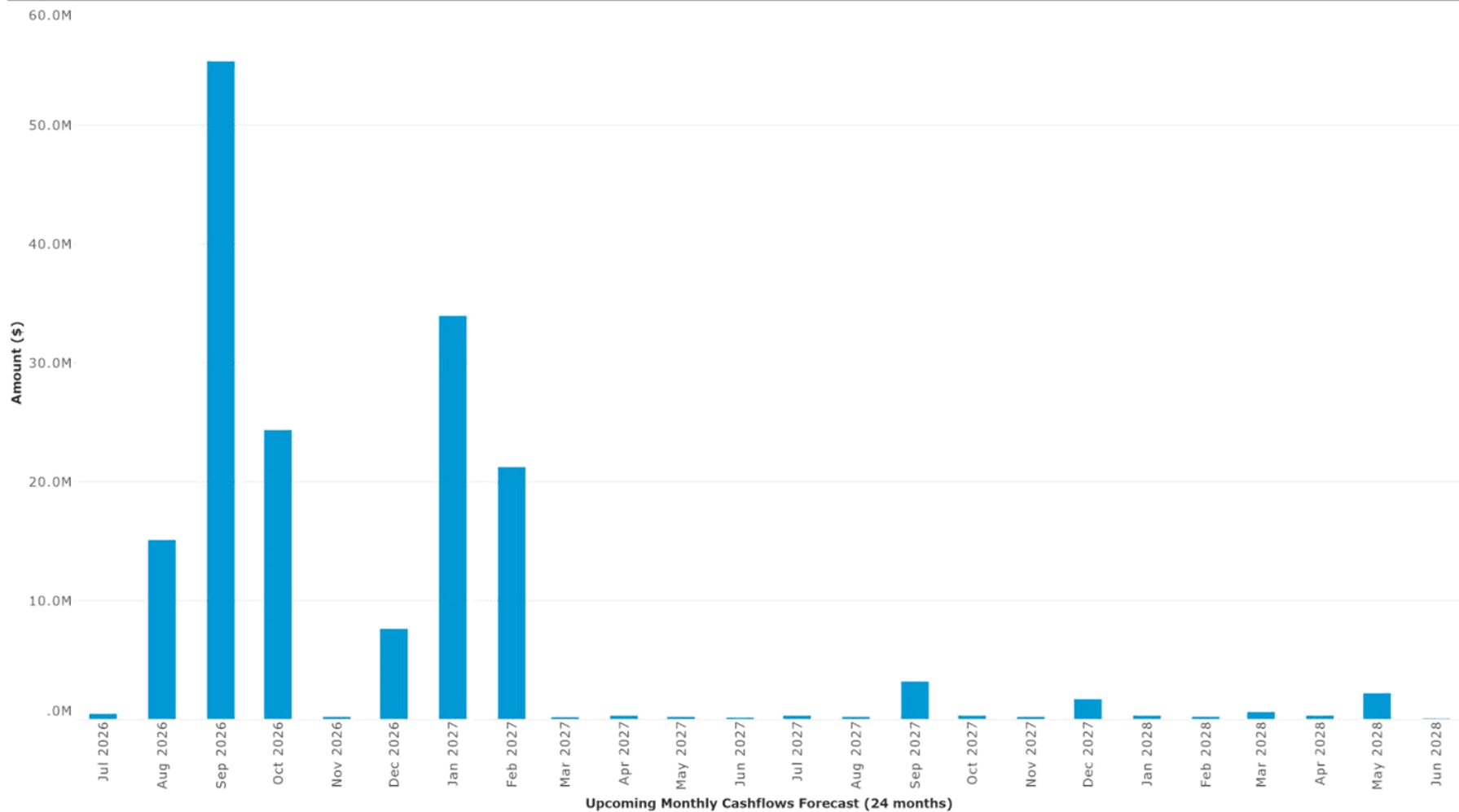
Fairfield City Council

Cashflows Report - June 2026



Fairfield City Council

Cashflows Report - June 2026



OUTCOMES COMMITTEE

Meeting Date 14 July 2026

Item Number. 67

SUBJECT: Arts Advisory Committee Minutes - June 2026

FILE NUMBER: 25/19170

REPORT BY: Josie Cavallaro, Community Projects and Partnerships Officer

RECOMMENDATION:

That the minutes of the Arts Advisory Committee meeting held on Wednesday 10 June 2026 be received and noted.

SUPPORTING DOCUMENTS:

AT-A [↓](#) Arts Advisory Committee Minutes June 2026

3 Pages

CITY PLAN

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

The Arts Advisory Committee (AAC) is comprised of community representatives, councillors and Council officers who have a commitment to arts and cultural development in the Fairfield Local Government Area (LGA).

The AAC provides advice on the Fairfield City Culture and Creativity Plan and other relevant strategic documents. This includes advice on possible funding sources for creative and cultural projects, strategic partnerships and the growth of arts and cultural development opportunities within the LGA.

The AAC met on Wednesday 10 June and the minutes are provided in Attachment A.

Key points discussed at the meeting include:

- Creatives in the Neighbourhood Update
- Fairfield Artist Directory Discussion Update

OUTCOMES COMMITTEE

Meeting Date 14 July 2026

Item Number. 67

CONCLUSION

It is recommended that the minutes of the Arts Advisory Committee meeting held on 10 June 2026 be received and noted.

The next AAC meeting will take place on 5 August 2026.

Josie Cavallaro
**Community Projects and
Partnerships Officer**

Authorisation:

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

Outcomes Committee - 14 July 2026

File Name: **OUT14072026_7.DOCX**

***** END OF ITEM 67 *****



ARTS ADVISORY COMMITTEE
Minutes
10 JUNE 2026

Time: 5:45pm to 7:28pm

Venue: Fairfield City HQ, 17 Kenyon Street Fairfield

Chair: Josie Cavallaro

Minutes: Giandel De Leon

Next meeting: 5 August 2026

Attendance: Giandel De Leon (Administration Support Officer), Josie Cavallaro (Community Projects and Partnerships Officer), Sonja Drca (Manager Governance and Audit), Alex Stefan, Caroline Lie, Juan Guillermo Robayo Gomez and Kawssar Hanbourny.

Apologies: Councillor Dai Le, Councillor Kate Hoang, Amy La, Helena Citroni, Kiriaki Zakynthinos, Michelle Huynh and Thuy Nguyen

Meeting commenced at 6:00PM

1. Acknowledgement of Country and Welcome

An Acknowledgement of Country was given.

2. Introducing the Agenda and Apologies

The agenda was explained and apologies were stated.

3. Review of Previous Minutes

Moved: Juan Guillermo Robayo Gomez

Seconded: Caroline Lie

4. Code of Conduct

The Code of Conduct training provided by Council Governance and Audit.

5. Creatives in the Neighbourhood Update

An update was provided on upcoming *Creatives in the Neighbourhood* activities including:

- 27 June – *On Location: Make Film with Us* a filmmaking workshop at the Vintage Village at Fairfield Museum & Gallery (FCMG)

- 4 August – *Fairfield Artist Trivia Night* at Bar 53

AI, Ethics and Your Creative Practice panel discussion, which explored artists' perspectives on artificial intelligence, ownership, and creative practice, was delivered successfully at Fairfield City Headquarters. The session was well received, with a total of 28 participants attending.

Planning is currently underway for the July edition of the *Creatives in the Neighbourhood* newsletter. Nominations of creatives beyond the existing committee network are being sought to broaden representation and increase artist visibility across the local government area.

The session also provided an opportunity for feedback to Council and reflection on future program priorities. Key themes identified included a strong interest in initiatives supporting artists' professional development, particularly in the areas of marketing and promotion. These insights will inform the development of program focus areas for 2027.

6. Fairfield Artist Directory – Discussion Update

The potential establishment of a Fairfield Artist Directory (FAD), including artist self-listing via Council's Community Directory, was revisited. A SWOT analysis drawing on previous discussions and sector research was presented to assess feasibility.

Key limitations were identified, including challenges related to quality control and the extent of Council's role in facilitating connections between local businesses and artists. It was noted that formal endorsement of individual artists is not aligned with Council's role, due to the need for neutrality and limitations in quality oversight. This differs from Council's role in promoting and showcasing artists through established communications channels.

A proposal was presented to implement the Fairfield Artist Directory as a 24-month pilot, supported by key performance indicators to evaluate outcomes. While there is an opportunity to progress the initiative, differing perspectives were noted.

Further consultation on the directory will continue at the next meeting. Exploration to scope interest with local arts organisations will be undertaken to assess support for the proposed pilot.

7. Scoping a Creative Hub. What does benchmarking look like?

Further discussion on this item has been deferred to the next meeting.

8. Meeting Close and Next Meeting

Meeting closed at 7:28pm

Next meeting: Wednesday 5 August 2026.

Actions arising from this meeting

Item	Action	Responsibility	Timeframe	Status
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ATTACHMENT A

Item: 67

Arts Advisory Committee Minutes June 2026

2025/1	Consult with local government and arts sectors advisors on methodologies for benchmarking creative hubs.	CPPO	August	In progress
2026/2	The Committee will further develop the FAD concept at the next meeting to confirm the purpose of the directory and identify community need.	CPPO	August	In progress
2026/3	Undertake scoping to gauge buy-in from local organisations and assess interest in supporting the FAD pilot through partnerships.	CPPO	August	In progress

OUTCOMES COMMITTEE

Meeting Date 14 July 2026

Item Number. 68

SUBJECT: Youth Advisory Committee - June 2026 Meeting and Membership for 2026/2027

FILE NUMBER: 25/19063

REPORT BY: Sean Ly, Community Projects and Partnerships Officer

RECOMMENDATION:

That:

1. The minutes and Spotlight Discussion report of the Youth Advisory Committee meeting held on 3 June be received and noted.
 2. Membership of the 2026/2027 Youth Advisory Committee, as outlined in the report, be endorsed.
-

SUPPORTING DOCUMENTS:

AT-A ↓	Fairfield Youth Advisory Committee Minutes - June 2026	2 Pages
AT-B ↓	YAC Spotlight Discussion June 2026 - Consultation on NSW Youth Strategy	3 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. Each YAC term lasts 12 months, with the 2025/2026 YAC starting in August 2025 and ending in July 2026.

The YAC met on Wednesday 3 June 2026 at Council's Administration Building, Wakeley. The minutes of the meeting are attached to this report (Attachment A). This was the second-last meeting of the current YAC term, with the final meeting taking place on 1 July 2026.

OUTCOMES COMMITTEE

Meeting Date 14 July 2026

Item Number. 68

Items at this meeting included:

- A Spotlight Discussion on the *NSW Strategic Plan for Children and Young People 2027-2030* being developed by the NSW Office for Youth (the Office). An account of this discussion has been included as Attachment B and the results of this discussion will be fed back to the Office.
- Updates on the Fairfield City Mayor's Youth Achievement Awards.
- Updates on the YAC application process for new members of the 2026/2027 term.

Selection of 2026/2027 YAC

In accordance with the Terms of Reference, new members are recruited to the YAC annually. In June 2026, applications were opened for local young people to apply for the 2026/2027 YAC term. New members are selected from these applications to join existing YAC members who have re-applied to serve an additional term. Members are selected based on their strengths and commitment to their community, as well as ensuring a diversity of cultures, suburbs and personal experiences are represented.

An assessment panel consisting of Council officers and current YAC members met on 2 July 2026 to assess the 29 eligible applications received this year. Fourteen successful applicants were selected and a further 14 continuing members have been carried over into the new YAC term, totalling 28 YAC members for 2026/2027.

Listed below is the proposed Youth Advisory Committee for 2026/2027 including ages and suburbs of residence.

Continuing Members			New Members		
Name**	Age	Suburb	Name	Age	Suburb
Alyvia	17	Canley Vale	Alex Stefan	21	Greenfield Park
Annabel Lim	18	Mount Pritchard	Angelina	15	Canley Vale
Benjamin	17	Mount Vernon*	Angelo	16	Fairfield
Catherine	17	Fairfield	Annalise	17	Canley Heights
Declan	16	Fairfield	Jayden Le	22	Bossley Park
Edward Tat	18	Wakeley	Jessica	15	Prairiewood
Elizabeth	17	Canley Vale	Kepueli Hanisi	21	Fairfield
Georgie Ngoc Trang Lam	18	Bonnyrigg Heights	Paige	17	Bonnyrigg Heights
Henry Tran	19	Cabramatta	Mikayla	15	Smithfield
Jonathan Prak	18	Bonnyrigg	Maharani Sirris	21	Smithfield
Leanne Huynh	20	Canley Heights	Rahaf	16	Bonnyrigg
Sara	17	Prairiewood	Sophie	17	Fairfield West
Sienna	17	Wetherill Park	Yasir Juweideh	19	Fairfield
Sonny Yng	24	Cabramatta	Jenny	17	Warwick Farm*

OUTCOMES COMMITTEE

Meeting Date 14 July 2026

Item Number. 68

*Note 1: These members have spent most of their lives living in Fairfield City but have recently moved with family to neighbouring Local Government Areas. These members demonstrate a continuing and meaningful connection to the Fairfield City through schooling, social engagement, personal identity, cultural participation, volunteering and sports.

**Note 2: The surnames of members under 18 have been omitted from this report to protect the privacy of young people under the age of 18 in the Fairfield YAC.

CONCLUSION

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

The next and final meeting of the 2025/2026 YAC term is scheduled for Wednesday 1 July 2026 from 5.30pm at Council's Administration Building Wakeley. An induction session for the incoming 2026/2027 YAC will be held on Wednesday 29 July 2026, before the first formal meeting of the new YAC on Wednesday 5 August 2026.

Sean Ly
**Community Projects and
Partnerships Officer**

Authorisation:

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

Outcomes Committee - 14 July 2026

File Name: **OUT14072026_9.DOCX**

***** END OF ITEM 68 *****



FAIRFIELD YOUTH ADVISORY COMMITTEE
Minutes
Wednesday 3 June 2026

Time: 5:30pm – 8:00pm

Venue: Fairfield City Council Administration Centre

Chair: Aiden Tamen

Minutes: Caroline Lie

Present: Aiden Tamen, Alyvia, Annabel Lim, Benjamin, Caroline Lie, Catherine, Declan, Dominic, Ethan, Henry Tran, Issabella Ferraro, Laleiah Lakisoe-Mapuna, Leanne Huynh, Sara, Sienna, Tina Tran, Sean Ly (Community Projects and Partnerships Officer)

Apologies: Clr Dai Le, Clr Kate Hoang, Clr Kevin Lam, Clr Marie Saliba, Allie Hang, Edward Tat, Elizabeth, Ella-Rose, Fuamaila Jacob, Lilly Lam, Heather Sengmany, Jonathan Prak, Mazin Mkhi, Nghi, 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. Spotlight Discussion: Consultation on the NSW Strategic Plan for Children and Young People 2027-2030

The NSW Office for Youth (the Office) is developing a Strategic Plan for Children and Young People, which will outline the key priorities, gaps and systemic issues impacting children and young people in NSW. It will ensure young people's voices inform decision making, advocacy and initiatives at the state government level.

The Office for Youth is responsible for leading the development and implementation of the plan by working alongside other NSW Government agencies to work towards a vision where young people are supported and thriving.

The Office released a consultation paper identifying five key themes based on existing data and previous consultations. Using this consultation paper, the Fairfield Youth Advisory Committee (YAC) held a Spotlight Discussion to explore the experiences of young people in Fairfield City.

These 5 themes are:

- Educated and thriving
- Community connection
- Supported and safe
- Healthy and well
- Voice and influence

An account of this discussion has been included as an attachment (Attachment B) and results from the discussion will be fed back to the Office.

4. Youth Week Feedback

Due to time constraints, this item had been moved to the next meeting on 1 July.

5. Other Items

The annual *Mayor's Youth Achievement Awards* will be held on Wednesday 24 June 2026 at Fairfield City Council Chambers. Five YAC members are volunteering at the event taking on roles such as stage assistance, wayfinding and social media filming.

Applications for new members of the next YAC term in 2026/2027 are currently open. Members have been encouraged to share the application with their peers and communities. Applications will close on 30 June and a panel consisting of current YAC members and Council staff will assess all applications on 2 July.

Meeting closed at 8:00pm.

Next meeting – Wednesday 1 July 2026, 5.30pm at Fairfield City Council Administration Building, Wakeley.



Spotlight Discussion

Consultation for the NSW Strategic Plan for Children and Young People Wednesday 3 June 2026

The NSW Office for Youth (the Office) is developing a Strategic Plan for Children and Young People, which will outline the key priorities, gaps and systemic issues impacting children and young people in NSW. It will ensure young people's voices inform decision making, advocacy and initiatives at the state government level.

The Office released a consultation paper identifying five key themes based on existing data and previous consultations. Using this consultation paper, the Fairfield Youth Advisory Committee (YAC) held a Spotlight Discussion to explore the experiences of young people in Fairfield City. A summary of members' responses is provided below.

Educated and thriving

This theme discusses access to post-school pathways, equitable engagement in secondary and tertiary education and cost of living pressures on staying in education.

- Transport is a key barrier to tertiary education, with long commutes and travel costs impacting low-income students. There were calls to expand free public transport for tertiary students, in line with other states.
- Parental expectations of what constitutes a "good" education can conflict with young people's needs, aspirations and goals.
- Alternative schools provide important pathways for students who struggle to engage in mainstream education. Participants called for increased funding, greater visibility and efforts to reduce stigma.
- A need to provide more accessible and appropriate school learning environments for students with disability.
- Calls to increase the Youth Allowance support payment to come into line with inflation and current cost of living.
- Calls to expand paid placements for university degrees (e.g. health degrees and education degrees). Unpaid placement is a barrier to students from lower income households completing their studies.

Community connection

This theme highlights the factors which create community cohesion, a sense of pride, belonging and inclusion, youth spaces, connection to culture access to transport.

- Youth centres play an important role as an accessible and free gathering places for young people in the community. They allow young people to build social connection, explore their identity and find support. Active and inclusive youth spaces directly tackle issues of loneliness, isolation and social cohesion.
- Mental health services need to consider more integration of traditional cultural wellbeing practices to be more inclusive of diverse young people.
- Public transport is particularly disconnected in certain areas of Fairfield City. This is a direct barrier to young people accessing spaces for connection.

Supported and safe

This theme focuses on creating safe and supportive environments for young people. Discussions covered safe and affordable housing, healthy relationships, domestic and family violence (DFV), out-of-home care (OOHC) and the youth justice system.

- Youth spaces, centres and other “third spaces” foster safety and belonging.
- Trust between young people and police is low, with many reporting that visible policing makes them feel less safe rather than protected.
- Social media blocking tools help young people manage online safety by allowing them to control who can contact them.
- Financial stability supports safer home environments, with low-cost grocery initiatives such as community pantries helping to reduce household stress.
- Support networks, such as positive family relationships, supportive teachers, youth workers and supportive friends create a sense of safety.
- Underreporting of DFV is a concern for young people. Current coercive control laws apply only to intimate partner relationships, leaving gaps in protection for children and young people experiencing violence from family members.
- Increase investment in Youth Justice, OOHC and DFV services, including more support workers and shorter wait times.
- Address inequities in the NDIS system, particularly for people with less visible disability, who report more difficulty accessing support.
- Young carers need greater access to respite services and bursaries.

Healthy and well

This theme discussed ways which children and young people can stay physically healthy, mentally strong and resilient to difficult times. Topics include social media, mental health, healthy habits, climate action, help seeking and impacts of AI.

- The number of sessions available through mental health care plans under Medicare is insufficient for most people needing ongoing mental health support. High costs and long waitlists make continued care difficult.
- Expand access to gender affirming healthcare for trans and gender diverse people.

- Improve access to healthcare for children and young people who need to navigate the system independently. Services such as FLHYT were highlighted as effective entry points for young people without safe parental support.
- Expand school-based support services, including welfare units and external providers. Enable school counsellors to refer directly to psychologists and psychiatrists, instead of young people needing to speak to a GP.
- Invest in community connection, youth spaces and prevention to support mental wellbeing and build resilience before crisis points are reached.
- Access to healthy food options in school canteens and exercise programs in school have been effective in promoting healthy habits.
- Young people feel the social media ban has been ineffective, advocating instead for stronger accountability of technology companies to keep their platforms safe.
- Greater regulation of the AI industry is needed to address concerns about the environmental, social and heat impacts of data centres in Western Sydney.
- Advocate for increasing the Disability Support Pension to create liveable support for young people living with disability.

Voice and influence

This theme recognises that young people are experts in their own lives and have a right to influence decisions impacting them. It explores how institutions such as government can better engage young people and ensure their voices are heard.

- Increase engagement with young people through local YACs, community youth groups, student representative councils, sports and martial arts clubs and arts organisations to capture more diverse perspectives.
- Strengthen engagement with young people who are often underrepresented, including those outside mainstream school and those in out-of-home care.
- Continue to prioritise diverse representation in YACs and focus groups, including diversity of culture, experience, location, gender, ability, age and socioeconomic background.
- Expand opportunities for YACs and similar groups across NSW to connect, collaborate and share their views with decision-makers, including through conferences and statewide forums.
- Use digital channels such as social media and e-newsletters to keep young people informed about initiatives, policy and opportunities to have a say.

The Office for Youth will work alongside young people, the youth sector and other NSW Government agencies to ensure the NSW Strategy for Children and Young People can be delivered and implemented, working towards a vision where young people are supported and thriving. Results of this discussion will be fed back to the Office and, over the life of the plan, the YAC will look to engage with opportunities to have a say and ensure the needs of young people in Fairfield City are part of the conversation.

OUTCOMES COMMITTEE

Meeting Date 14 July 2026

Item Number. 69

SUBJECT: Divisional Update Report - Quarter 3 - Economic Development

FILE NUMBER: 14/09936

REPORT BY: Holden Frisoli, Manager Economic Development

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 4 Strong and Resilient Economy* in the Fairfield City Plan.

SUMMARY

Economic Development focuses on 4 core priorities being:

1. Supporting small businesses and local job creation.
2. Supporting key industries.
3. Developing the visitor economy.
4. Creating vibrant precincts.

This report provides an update on activities and initiatives delivered in Quarter 3 by the Economic Development Division.

Purpose

This report is structured into 4 sections – 1 for each of the economic development priorities set out in Council's Economic Development Strategy (EDS) actions and outcomes adopted in September 2025.

Priority 1 – Support Small Businesses And Creating Local Jobs: *Assist small and medium sized businesses grow and scale through training programs and workshops.*

OUTCOMES COMMITTEE

Meeting Date 14 July 2026

Item Number. 69

In the quarter Economic Development has directly supported 173 local businesses through a range of programs and initiatives as outlined throughout this report.

General Business Assistance

Economic Development promotes a range of workshops and grants through our regular business newsletter. Programs and grants promoted this quarter include:

1. National Energy Bill Relief for Small Businesses
2. Quick Response Fashion Grants of up to \$10,000.00
3. How to keep your small business secure from common cyber threats
4. Local Audience Development Grants – Live Music Events – up to \$100k
5. Women in Business NSW – Fully Funded Support to Start or Grow your Business



**Women in Business NSW
Fully Funded Support to Start or Grow Your Business**

Women across New South Wales can now access a fully subsidised online program designed to help start, strengthen and grow small businesses.

Women in Business NSW provides practical training, expert insights and ongoing support to help women turn business ideas into reality — or take existing businesses to the next level.

What's included?

Participants receive:

- 24/7 access to flexible online business training modules
- Insights and advice from some of Australia's leading female entrepreneurs
- Access to small business events
- Additional tools, resources and support services

The program is designed to be tailored to your needs, allowing you to mix and match topics relevant to your stage of business.



**— Keeping Your Small Business Cyber Safe in 2026 —
How to keep your small business secure from common cyber threats.**

Cyber security is no longer just a concern for large organisations. Small businesses are increasingly targeted by cybercriminals, often because simple protections are not in place. A cyber incident can lead to financial loss, downtime and damage to customer trust, but many risks can be reduced with a few practical steps.

Simple Steps to Stay Cyber Safe

- Use strong passwords and enable multi-factor authentication (MFA) on key accounts
- Keep software and devices updated to fix known security weaknesses
- Back up important data regularly so information can be restored if something goes wrong
- Install security software such as antivirus and ransomware protection
- Secure your Wi-Fi and website with strong passwords and regular updates

Be Prepared

Having a basic cyber incident plan helps your business respond quickly if systems are compromised. Make sure staff know who to contact and what steps to take.

Examples of workshops promoted through Fairfield City Business Newsletter

The Economic Development Division promotes a range of workshops through the Fairfield City Business (FCB) website. Programs promoted this quarter include:

1. How to start a business: The mindset online tutorial
2. Southern Strength Networking Breakfast – Factory of the Future
3. Future Proof your Business
4. Modernising the frontline for stronger, smarter supply chain operation

Future-Proof Your Business

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Delivered by Skills Lab, in partnership with Microsoft and Training Services NSW, this program empowers your business to embrace digital transformation with confidence.



 Factory of the Future, Western Sydney University (Bankstown Campus), 74 Rickard Road, Bankstown, 2200

 1 more date

Tagged as: Business events, Talks & workshops

Modernising the frontline for stronger, smarter supply chain operation

**12
MAR**

Join this expert panel discussion to hear how Australian logistics teams are connecting the frontline to stabilise operations, lift throughput and reduce risk – from warehouse scanning to last-mile delivery.



Tagged as: Business events, Talks & workshops

Examples of workshops promoted through FCB Website

Lifetime Business Awards

Council's Lifetime Business Awards recognises the owners of businesses throughout the Fairfield City Local Government Area (LGA) that have stood the test of time, having traded for at least 25 years. The following businesses were issued with this Award in Quarter 3:

Musicians Avenue Pty Ltd - Musicians Avenue has been a valued part of Fairfield's community for over 30 years. Owned by local musician and performer Mr Sam Haifawi, the business has supported generations of musicians, schools and community groups across Western Sydney. Through its long-standing commitment to music, creativity and customer service, Musicians Avenue has made a significant contribution to Fairfield's cultural life.

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*Lifetime Business Awards: Musicians Avenue Pty Ltd
Permission granted to publish photograph*

Ron Partletts Smash Repair - Established over 45 years ago in Wetherill Park and owned by Robert Mansour since 1996, Ron Partlett's Auto Repair Centre is a trusted local business specialising in vehicle body repairs and accident restoration. For decades, the business has provided quality automotive services, supported local employment and built a strong reputation within the community. With Robert's sons preparing to take over, the family legacy is set to continue for generations to come.



*Lifetime Business Awards: Ron Partletts Smash Repair
Permission granted to publish photograph*

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EDS Priority 1 Action: Promote vocational and prevocational training to support a future ready workforce.

Economic Development is currently working with the Western Sydney International Airport (WSI) on partnership opportunities connected to the inaugural Western Sydney Airport Careers Expo. The WSI Careers Expo will target both long-term career opportunities for students as well as immediate job opportunities connected to airport operations.

EDS Priority 1 Action: Share grant opportunities with local businesses to encourage economic resilience and business investment.

Economic Development promotes a range of grant opportunities to local businesses through direct 1:1 engagement, via the Business newsletter and through the Fairfield City Business website. In this quarter Economic Development promoted 5 business grants through the newsletter and 15 grants via the FCB website.

EDS Priority 1 Action: Deliver local activations in town centres that drive economic prosperity to local businesses.

Canley Heights Purple Flag Activation – 30.01.2026

15+ local businesses engaged to create this smaller community event.

Canley Vale Purple Flag Activation – 06.02.2026

11 local businesses engaged to create this community event.

The Canleys Valentines Day – 14.02.2026

15+ local businesses engaged to create this community event.

East Vibes @ The Canleys – 27.03.2026

15+ local businesses engaged to create this community event.

Further details on all activations are outlined later in this report.

PRIORITY 2 – INDUSTRY DEVELOPMENT

EDS Priority 2 Action: *Integrate food and beverage businesses with the Major Events and Place Activations run by Council.*

A total of 55 local food and beverage businesses were integrated with the activations held in the quarter.

PRIORITY 3 – VISITOR ECONOMY

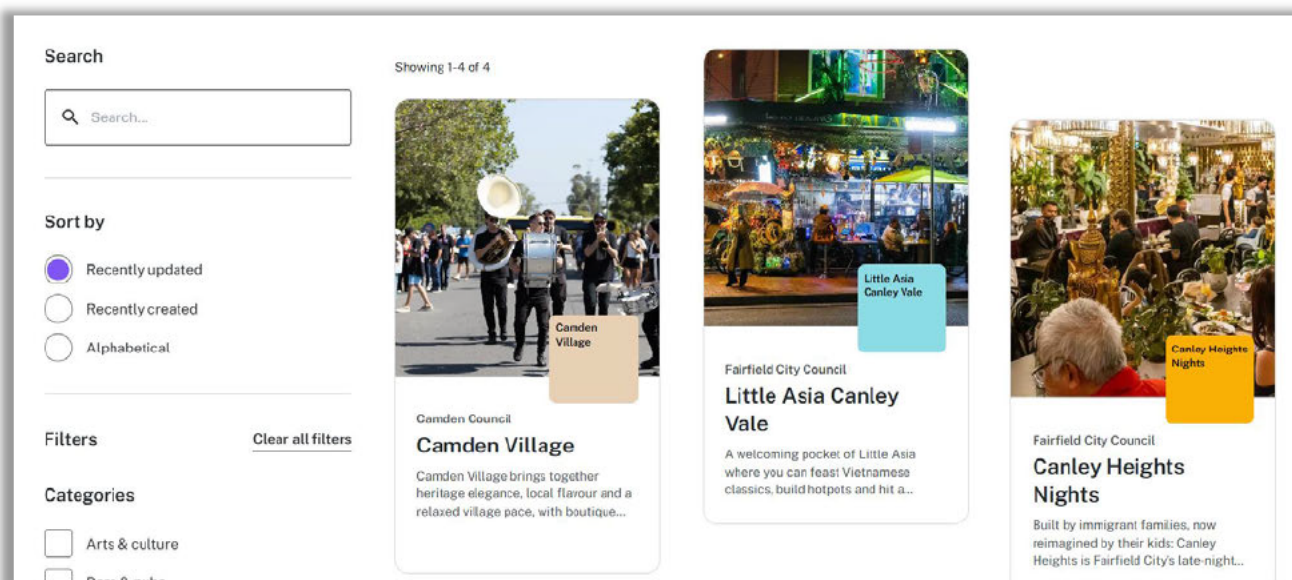
EDS Priority 3 Action: *Collaborate with the 24-Hour Economy Commissioner to create a vibrant and safe night-time economy through grants, streamlined regulations and business support.*

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Economic Development works on a range of advocacy initiatives to ensure a productive and long-term relationship can be established with the office of the 24-Hour Economic Commissioner and to support local businesses operating in this sector. Examples include participation as Special Entertainment Precinct Community of Practice member, supporting local businesses and business associations in their grant submissions and ensuring Fairfield Council is prominent on 24-Hour Economy Commissioner platforms such as the NEON Marketplace.



Fairfield City Council precincts on the NEON Marketplace

EDS Priority 3 Action: *Deliver a Special Entertainment Precinct.*

SPECIAL ENTERTAINMENT PRECINCTS

On 28 November 2025, the Canley Heights and Canley Vale Special Entertainment Precincts (SEPs) were formally established under Sections 202-203 of the Local Government Act 1993. The SEPs support entertainment activity and the night-time economy through extended trading hours for businesses within the precincts.

Canley Heights and Canley Vale are the first Special Entertainment Precincts in Western Sydney and Fairfield City Council is the second local government area in NSW to establish SEPs. The precincts are operating as a 12-month trial.

Both SEPs are supported by a Precinct Management Plan (PMP) and a Good Neighbour Policy. The PMP provides operational certainty for existing and future businesses and establishes a clear noise and operating framework. Businesses within the SEPs may operate within the approved trading hours without the need for additional Council approval.

SPECIAL ENTERTAINMENT PRECINCTS – ACTIVATION PROGRAM

Following a successful launch of the Special Entertainment Precincts in November, Council is now focussed on an activation program to ensure the precincts remain lively and the business community is engaged.

On 30 January and 6 February, Economic Development put on small live performances in the Canley Heights and Canley Vale town centres respectively. These were delivered to coincide with the Purple Flag Accreditation Assessment nights to demonstrate the impact live music in the town centres can have on community amenity.

On 14 February 2026, Valentine's Day in The Canleys was a vibrant evening activation celebrating love, community and local business. The event featured live local music performers, Love in The Canleys Photobooth, dancing and a romantic atmosphere throughout the precinct, encouraging visitors to dine, explore and support local businesses while enjoying a memorable night out.



Valentine's Day in The Canleys

On 27 March 2026, East Vibes in The Canleys brought the community together for a lively evening of culture, music and entertainment. Featuring live local performers, dancing and a vibrant atmosphere, the event celebrated the diverse cultures of the precinct while encouraging visitors to explore local businesses and enjoy a unique night out in The Canleys.



East Vibes in The Canleys

Local businesses reported increased patronage and sales during both event period. Social media engagement and visitation to both town centres increased following the launch, based on available metrics and anecdotal business feedback.

EDS Priority 3 Action: Advocate to and work closely with, Destination NSW to promote Fairfield as a Tourism Destination in the lead up to the opening of the Western Sydney International Airport in 2026 and beyond.

The Economic Development Division has ongoing engagement with Destination NSW to advocate for key tourism areas to be promoted through their networks. Economic Development is currently working with DNSW to undertake a marketing campaign video and photo shoot in Cabramatta and Canley Vale.

EDS Priority 3 Action: Create a vibrant, safe and culturally inclusive night-time economy by establishing a working group, identifying and promoting our night-time economy precincts and working in partnership with the local police.

EDS Priority 3 Action: Assess the viability of a town centre to be considered for a Purple Flag.

PURPLE FLAG ACCREDITATION

Council sought to obtain Purple Flag accreditation for Canley Heights and Canley Vale. Purple Flag NSW is a program led by the Office of the 24-Hour Economy Commissioner in partnership with the UK Association of Town and City Management.

The Purple Flag is an internationally recognised accreditation program that identifies precincts achieving high standards of excellence in managing their night-time precincts.

The Economic Development Team successfully hosted two Purple Flag assessment events in January and February. Through the strong collaboration between the Economic Development Team, local businesses, community stakeholders and key partners, both Canley Heights and Canley Vale achieved Purple Flag Accreditation. This significant achievement recognises the precincts as safe, vibrant, and well-managed destinations and reflects the collective commitment and hard work of all involved.

PRIORITY 4 – CREATING VIBRANT PRECINCTS

EDS Priority 4 Action: Leverage Fairfield City HQ and continue to create more spaces for business start-ups and social enterprises.

BUSINESS NETWORK EVENT

The Economic Development Team hosted a Global Sisters Workshop at Fairfield HQ on 10 February 2026, attended by 27 local women in business. The session included the Plan for Profit training workshop, delivered in person, providing practical tools and strategies to help participants improve business planning, increase profitability and build long-term business success. The event also offered valuable networking opportunities and peer support, empowering women entrepreneurs across the Fairfield LGA.



Global Sisters Workshop at Fairfield HQ

The Economic Development Team hosted a successful Business Networking Event at Fairfield HQ on 25 March 2026, bringing together more than 85 local business owners and professionals from across the Fairfield LGA. The event provided valuable opportunities for networking, knowledge sharing and business collaboration, while strengthening connections between local businesses and Council.

EDS Priority 4 action: *Continue to grow and support Cabramatta, Canley Heights and Canley as a food and cultural hub.*

THE JEEPNEY TRANSPORTATION VEHICLE

Work and coordination with our overseas counterparts are continuing to import the Jeepney to Sydney and prepare it for operational use. Once fitted out, the Jeepney will provide a unique transport link between the Canley Heights and Canley Vale Special Entertainment Precincts, helping to improve connectivity and support visitor movement between the two centres.

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CONCLUSION

This report outlines the delivery of activities in Quarter 3 by the Economic Development Division, aligned with Council's 4 core priorities of supporting small businesses and local employment, strengthening key industries, developing the visitor economy and creating vibrant precincts.

The initiatives delivered during the reporting period reflect a continued focus on practical actions that support local economic activity and small businesses, bringing vibrancy to the area.

Holden Frisoli
Manager Economic Development

Authorisation:
Director City Strategy

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File Name: **OUT14072026_13.DOCX**
***** END OF ITEM 69 *****

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SUBJECT: Divisional Update Report - Quarter 3 - 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

REPORT BY: Chris Shinn, Co-ordinator Strategic Land Use Planning

RECOMMENDATION:

That the report be received and noted.

SUPPORTING DOCUMENTS:

There are no supporting documents for this report.

CITY PLAN

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

SUMMARY

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

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

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

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1. FAIRFIELD LOCAL ENVIRONMENTAL PLAN (FLEP)

During the last quarter Strategic Planning managed a number of significant planning proposals, planning proposal enquiries and pre-lodgement meetings with applicants.

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

Current status: Flooding modelling and investigations into flood evacuation issues to progress the Stage 2 Planning Proposal (PP) is nearing completion and due to be reported to Council in the next quarter.

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

Current status: Awaiting finalisation of a site-specific development control plan that is due to be reported to the August 2026 Outcomes Meeting.

- c) Special Entertainment Precincts - Incentives for additional nighttime trading and live entertainment in the town centres.

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

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

Current Status: NSW Department of Planning, Housing and Infrastructure (DPHI) issued the Gateway Determination on 15 May 2026. The PP is on public exhibition from 15 June 2026 to 24 July 2026. Following the exhibition, Council officers will prepare a report to Council's Outcomes Committee outlining the results of the exhibition.

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

Current Status: The DPHI issued the Gateway Determination on 8 April 2026. Public exhibition occurred between 13 April 2026 and 22 May 2026. A report on the results of public exhibition is subject to a separate report on this Outcomes Committee Agenda.

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f) Endeavour Energy Substation Sites

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

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

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

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

Current Status: DPHI are progressing the Section 3.22 amendment and it is expected to be finalised within the next month.

g) Planning Proposal Pre-lodgement Meetings

During the reporting period, Strategic Planning staff have consulted with an applicant for one proposal at 51 Whitaker Street Yennora where they are seeking an additional permitted use for industrial activities. Once the applicant lodges a scoping report a more formal Planning Proposal Pre-Lodgement Meeting will be held.

2. FAIRFIELD POLICY REVIEW AND STRATEGY FORMULATION

Urban Investigation Area (Horsley Park and Cecil Park)

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

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

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A letter regarding these changes and Council's intention to pursue the removal of the remaining restrictions applying to subdivision of land for residential housing and dual occupancy development was sent to affected landowners.

Current Status: 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

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

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

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

b) Draft Sydney Plan

Current Status: Council's submission to the draft Plan covers a broad range of land use planning issues that are also relevant to the future review of the Fairfield Local Strategic Planning Statement 2040. The submission places particular emphasis on the lack of actions and strategies in the regional plan that address the housing and public transport needs of the City.

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

The NSW Government are pursuing on-going 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, HDA, local planning panel reforms, etc.

The Strategic Planning team reviewed and provided detailed submissions on the proposed reforms.

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On 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.

On 16 January 2026, the second tranche of amendments came into effect, primarily around planning panel reform which primarily relates to the Development Assessment team.

On 21 March 2026, the third tranche of amendments came into effect. The reforms 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 Development Application (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 DAs 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.

d) Policy Reforms

Strategic Planning monitors the NSW Legislation website and DPHI website for proposed policy changes that will affect the Fairfield community. During the reporting period, the draft Statewide Community Participation Plan was publicly exhibited by the DPHI.

Council considered and endorsed a submission at the Ordinary Council on 19 May 2026.

e) State and Other Major Infrastructure

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

Western Sydney Major Infrastructure Projects: Council officers are participating in working parties relating to the 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.

CoNEXA Recycled Water Expansion Project: The Strategic Planning team are working with Council's Assets Division in responding to the CoNEXA Recycled Water Expansion Project.

CoNEXA are a private recycled water provider seeking to expand their recycled water network from Smithfield to Horsley Park industrial area. Strategic Planning have provided supplementary advice to CoNEXA on a range of issues including the proposals impact on the proposed Southern Link Road and the redevelopment of the Keyhole Lands in Horsley Park.

Strategic Planning will continue to be involved and provide a support role to Council's Assets Division as the matter progresses to exhibition.

4. DEVELOPMENT CONTROL PLANS (DCP) & LOCAL POLICYHousing 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 made a number of changes to the FCW DCP to ensure that the DCP is current and addresses current and emerging issues, including introducing clearer and updated controls for waste management.

The Strategic Planning Division are currently preparing Fairfield City Wide DCP Amendment No.3 which is scheduled to be reported to Council in the next quarter seeking endorsement for public exhibition.

Local Policy

- Town Centre Local Approval Policy (LAP) - A report in relation to a draft Town Centre LAP for public exhibition is included in a separate report to the July Outcomes Meeting.

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- Outdoor Dining, Goods of Footpath and Busking Policies - These policies are now due for review. Internal review and feedback from relevant areas of Council have been requested.

5. STRATEGIC ASSESSMENTS

Review of Environment Factors

The Strategic Land Use Planning team 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.

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

State Significant Development Applications

The Division is currently responding to 9 State Significant Development (SSD) applications being assessed by the DPHI. These applications are at various stages of consideration, including early engagement with proponents, public exhibition, preparation of responses to submissions and assessment of proposed modifications to existing approvals.

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

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

A summary of the 9 SSD proposals and their current status is provided below.

SSD No.	Address	Proposal	Status
SSD-50972718	97-151 Wallgrove Road Cecil Park	Wallgrove Business Hub concept proposal is for the staged redevelopment of the approximately 4.7-hectare site within the Western Sydney Parklands as an industrial business hub.	The application is in the final assessment stage. Council officers provided a response to the NSW DPHI on the remaining outstanding matters in June 2026.
SSD-57830709	136 Hassall Street Wetherill Park	SWS Wetherill Park Transfer Station is a proposed combined Waste Transfer Station and Resource Recovery Facility with a processing capacity of 200,000 tonnes per annum of municipal solid waste, commercial and industrial waste and food organics and garden organics waste.	The application is in the final assessment stage. Council officers provided a response to the NSW DPHI on the remaining outstanding matters in June 2026.

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SSD No.	Address	Proposal	Status
SSD-120888992	5 Keystone Drive Horsley Park	'Project Silverback' is an amendment to the original Oakdale East Industrial Estate Concept approval and Stage 2 infrastructure works under SSD-37486043. The proposal seeks construction, fit-out and operation of 2 warehouse buildings.	Applicant is seeking the Secretary's Environmental Assessment Requirements (SEARs) from the NSW DPHI. The applicant has been consulting with Council to determine matters to be address as part of their SEARs request.
SSD-7267 (Mod-5)	20 Davis Road Wetherill Park	Wetherill Park Waste Transfer Station Modification 5 – FOGO Handling for use of part of the facility for source separated food organics and garden organics (FOGO) handling, within the approved Stage 2 general solid waste (putrescible) limits.	The applicant is currently preparing the Modification Report. Council officers will be required to respond to each phase of the application as they are lodged.
SSD-62947958	10 Davis Road Wetherill Park	Halgan Liquid Waste Treatment Facility is proposing an increase in throughput to an existing Liquid Waste Facility to allow for 120,000 tons per annum (pa) of liquid waste comprising of 50,000 tpa of grease trap waste as already approved and an additional 70,000 tpa of industrial and other liquid waste streams 24/7.	The application is in the Response to Submission stage. Council officers made a submission to the application in June 2025. The applicant is reviewing all submissions and will prepare a Response to Submissions report. When the RTS is provided to Council, officers will review and provide a response to the NSW DPHI.
SSD-63741210 (Mod-1)	16 Johnston Crescent Horsely Park	Modification 1 to the NEXTDC Data Centre to increase to the size of pump house and fire bump buildings, increase in height of water tanks, amendments to acoustic walls including new acoustic wall, increase in bulk fuel capacity and minor changes to site landscaping.	The application is in the assessment stage. Council officers made a detailed submission to the Modification in May 2026.
SSD-108864209	6 Johnston Crescent Horsley Park	Development of Phase 2 of the NEXTDC Data Centre. Construction and operation of a data centre facility with a maximum power consumption of 134.4 megawatts comprising of two data centre buildings, plant and equipment, diesel storage and associated site infrastructure.	Council officers held a Development Advisory Meeting with the applicant in May 2026 and provided detail minutes and advice. The applicant is currently preparing the EIS.
SSD-76397489	1647-1671 The Horsley Drive 157-213 And 136- 170 Redmayne Road and 137- 209 Chandos Road Horsley Park	Redevelopment of the 'Keyhole Lands' in Horsley Park, now known as Canopy Warehousing Estate. Proposal seeks demolition of existing structures and construction and 24-hour operation of 8 warehouses, ancillary office spaces, café, car parking, site preparation, infrastructure works and subdivision.	The application is in the assessment stage. Council officers made a detailed submission to the applicants Response to Submissions in June 2026.

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SSD No.	Address	Proposal	Status
SSD-108781221	224 Railway Parade Cabramatta	This proposal was considered by NSW Government's HDA who recommended that this application proceed through the State Significant Development application pathway. The applicant is seeking construction of a mixed-use development comprising shop top housing tower over 2 levels of retail.	The applicant is currently preparing the EIS. Once the application progresses to the next stage, Council officers will be able to review, provided more detailed information to Council and provide a response to the NSW DPHI.

In the previous quarter, 7 State Significant Development Applications or Modifications were determined by the DPHI for sites within Fairfield LGA.

Housing Development Authority

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

As of June 2026, there were a total of 11 proposals that had been submitted to the HDA located within Fairfield LGA. Seven of those proposals had been considered by the HDA, with 3 being recommended to proceed to the next phase while 4 were not recommended to proceed through the HDA pathway.

The remaining 4 proposals have yet to be determined by the HDA.

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

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

The 3 proposals that have been recommended by the HDA to proceed through the State Significant Development pathway are:

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

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

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

6. LOCAL INFRASTRUCTURE CONTRIBUTIONS AND VOLUNTARY PLANNING AGREEMENTS

The Local Infrastructure Contributions Annual Update is subject to a separate report on this agenda.

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Local Infrastructure Contributions Plan 2023 – Projects

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

The consultant brief will be released on the Vendor Panel in the coming weeks.

Local Infrastructure Contributions Management

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

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

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

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

New Local Infrastructure Contributions Register

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

Monitoring and Recoupment of Outstanding Contributions

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

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

Discussion with NSW DPHI

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

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

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

Keyhole Lands

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

The draft planning agreement will be subject to a separate report to Council later this year.

Smithfield RSL

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

An initial letter of offer has been received and is currently being reviewed by Council officers. It is expected to be reported to the Council in the next couple of months along with the site-specific development control plan so that the letter can be exhibited with the planning proposal.

The draft planning agreement will be subject to a separate report to Council later this year.

7. HERITAGE PROGRAM

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

- See separate report to the July Outcomes Meeting regarding:
 - 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 a number of 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 scheduled for the same Meeting as this report.

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

8. LAND INFORMATION SYSTEMS

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

In the last quarter the team added 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 Strategic Land Use Planning & Land Information Systems teams are currently 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 teams continue to progress these projects in accordance with legislative requirements and will report items to Council at key milestones of each project.

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

Authorisation:
Manager Strategic Land Use Planning
Director City Strategy

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***** END OF ITEM 70 *****

OUTCOMES COMMITTEE

Meeting Date 14 July 2026

Item Number. 71

SUBJECT: Information Report - Sponsorship - Cabramatta Moon Festival 2026

FILE NUMBER: 24/19863

REPORT BY: Edward Saulig, Manager Cabramatta Place; Lisa Peters, Major Events Sponsorship Officer

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 4 Strong and Resilient Economy* in the Fairfield City Plan.

SUMMARY

Planning for the Cabramatta Moon Festival 2026 event, to be held on Sunday 20 September 2026, is underway. A report will be submitted to the July 2026 Ordinary Council Meeting outlining the major sponsorship Expression of Interest (EOI). The report will seek adoption by Council of the recommended sponsors for the Cabramatta Moon Festival 2026 that will provide cash and in-kind sponsorship which are for a 3-year period and/or over \$20,000.00 per year.

Background

The Major Events service delivers an integrated portfolio of major events across the City. The Cabramatta Moon Festival is the foremost event within Council's annual events calendar. To meet the financial needs of the event, it is necessary to obtain sponsorship from local businesses, associations and external corporates, as well as income from stallholders.

Planning for the Cabramatta Moon Festival 2026 is well in progress and on track in accordance with the Major Events Plan.

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Council's Sponsorship Policy Procedures and Guidelines

Council has a policy in place to guide sponsorship. In accordance with Council's Sponsorship Policy Procedures and Guidelines (the Policy), a Major Sponsorship EOI for a 3-year period and/or over \$20,000.00 per year (including in-kind sponsorship) requires Council approval.

The main points of the Policy are concerned with:

1. Assessing and managing risk and probity;
2. Setting guidelines for entering into sponsorship agreements and what sponsorships Council will and will not undertake;
3. The methods to be used in seeking and negotiating sponsorship; and
4. Monitoring procedures to be used to measure sponsorship outcomes for Council, the general public and the sponsor.

A risk assessment will be undertaken of responses received valued over \$20,000.00 in accordance with Council Policy.

CONCLUSION

A Supplementary Outcomes Chairperson's Report will be submitted to the Ordinary Council Meeting scheduled for Tuesday 28 July 2026 for Council to consider the major sponsorship Expression of Interest (EOI). The report will seek adoption by Council of the recommended sponsors that will provide cash sponsorship and in-kind sponsorship for the event.

Edward Saulig
Manager Cabramatta Place

Lisa Peters
Major Events Sponsorship Officer

Authorisation:
Director City Living

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File Name: **OUT14072026_11.DOCX**
***** END OF ITEM 71 *****