



Planning Proposal

Proposed amendments to
Fairfield Local Environmental Plan 2013

HOUSEKEEPING LEP AMENDMENT NO.2 (2017) – VARIOUS SITES
THROUGHOUT FAIRFIELD LGA

JUNE 2017

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Introduction

Executive Summary

Council periodically undertakes housekeeping amendments to the Fairfield Local Environmental Plan (*Fairfield Local Environmental Plan 2013*) to address issues that may have arisen as the result of drafting errors or to respond to issues that have been identified in the application of the provisions of the *Fairfield Local Environmental Plan 2013*.

Since the by *Fairfield Local Environmental Plan 2013* came into effect there have been a number of ‘Housekeeping’ amendments. This latest round of amendments apply to various sites across the Fairfield Local Government Area (LGA) and generally deal with improving consistency of the *Fairfield Local Environmental Plan 2013* provisions, reduce procedural complexity in the case of proposed revised height limits of B1 Neighbourhood Centres and ensure that the original intent of the *Fairfield Local Environmental Plan 2013* provisions are facilitated.

Detailed information of each amendment is provided within this Planning Proposal.

- 1.1. Bonnyrigg, 37 and 51 Bonnyrigg Avenue (Lot 438 DP 701592 and Lot 0 SP 92595)** by allowing ‘Business premises’ as additional permitted uses to the ground floor of the subject sites.
- 1.2. Fairfield West, 84 Tasman Parade (Lot 0 SP 87321)**
 - 1.2.1.** Amending the Land Zoning Map to show the subject site as Zone R4 High Density Residential.
 - 1.2.2.** Remove the development standards shown on the Lot Size Map and Lot Size for Dual Occupancy Development Map.
 - 1.2.3.** Amend the HOB map for the subject site. Applying a maximum Height of Buildings of 18 metres to reflect the existing development.
 - 1.2.4.** Amending the Floor Space Ratio Map by applying the development standard of 2:1 to reflect the existing development.
 - 1.2.5.** Inserting ‘office Premises’ as an additional permitted use.
- 1.3. 512-520 Smithfield Road and 2 Myrtle Road, Prairiewood (Lot 2 & 3 DP 310205 and Lot 105 & 106 DP 778580)** by amending the Lot Size Map to remove the development standard applying to the subject sites which is consistent with Zone R3 Medium Density Development.
- 1.4. Principal Development Standard – To apply minimum subdivision lot size for community title schemes across entirety of LGA** by inserting *Clause 4.1AA* minimum subdivision lot size for community title schemes. Subdivision lot sizes will reflect existing lot sizes within the relevant zoning. This amendment is LGA wide and will apply to existing and future Community title lots.
- 1.5. Smithfield, 302A The Boulevard (Lot 1 DP 35591)**
 - 1.5.1.** Amending the Height of Building Map to apply a development standard of nine (9) metres.
 - 1.5.2.** Amend the Floor Space Ratio Map to apply development standards of 0.45:1.
- 1.6. Wetherill Park, 4 Kellaway Place (Lot 11 DP847242)** by amending the Key Sites Map to make reference to sex services as an additional permitted use.

- 1.7. **Wetherill Park, 13 to 21 Rossetti Street (Lot 5 DP 714281)** by amending the Key Sites Map to make reference to the subject site as referred to in Clause 17A of Schedule 1 of the *Fairfield Local Environmental Plan 2013*
- 1.8. **Wetherill Park, 117A Wetherill Street (Lot 15 DP 27962)** by amending the Lot Size Map to apply a development standard of 450m². Amend the Lot Size for Dual Occupancy Map to apply a development standard of 900m² to the subject site.
- 1.9. **Zone B1 Neighbourhood Centre** by amending the Height of Buildings Map to apply a development standard of 9 metres for sites currently with a maximum height of buildings below 9 metres. To create consistency with surrounding height of building development standard in Zone R2 Low Density Residential and R3 Medium Density Residential.
- 1.10. **Fairfield Showground (Lot 11 DP 1101430, Lot 11 DP 620965, Lot 25 & 26 DP 262525)** by amending the current Heritage Map applying to the 'Showground site' to remove the existing timber grandstand as a heritage listed item. To expand the Local Heritage item I85 Indigenous Flora Park to ensure that the entire Indigenous Flora Park is addressed by one heritage listing.

Part 1 – Objectives

Objectives or Intended Outcomes

The aim of this Planning Proposal is to make various housekeeping amendments to the *Fairfield Local Environmental Plan 2013* and in doing so achieve the following objectives:

- Rezone various parcels to be consistent with the current use of the land;
- Ensure that existing land uses are formalised through the provision of additional permitted uses including sex services and Business/commercial uses;
- Correct map anomalies that have occurred as a result of the adoption of previous Planning Proposals;
- Apply standard land use controls to sites that have been the subject of previous rezoning Planning Proposals.
- Ensuring that certainty exists for community title lots by applying a minimum lot size for subdivision that is applicable LGA wide.

Part 2 – Explanation of Provisions

Proposed amendments to Fairfield Local Environmental Plan 2013

A. Amendments requiring no notification to existing and surrounding Land owners

A.1 – Smithfield, 302A The Boulevard (Lot 1 DP 35591)



302A The Boulevard was previously zoned 6(a) Recreation existing & proposed, under the *Fairfield Local Environmental Plan 1994*. As part of the preparation of the *Fairfield Local Environmental Plan 2013* it was considered that the use of the site did not match the zoning of a public park. The site is a residue lot that was not used for the purpose of a public park.

Given the above, the site was zoned R3 Medium Density Residential under the *Fairfield Local Environmental Plan 2013*. However, other provisions relating to this zone have not been transferred over to *Fairfield Local Environmental Plan 2013*:

- Height of Buildings;
- FSR provisions.

The subject site is currently under Council ownership.

Council officer comment & recommendation

In order to ensure consistency of the application of the R3 Medium Density Residential zone within the Fairfield Local Government Area (LGA), it is recommended that the *Fairfield Local Environmental Plan 2013* be amended as follows:

- Amend the Floor Space Ratio Map to include a maximum FSR of 0.45:1;
- Amend the Height of Building Map to include a maximum height of building of 9 metres.

A.2 – Wetherill Park, 13 to 21 Rossetti Street (Lot 5 DP 714281)



Amendment No 15 amended the *Fairfield Local Environmental Plan 2013* to facilitate the inclusion of ‘multi dwelling housing’ and ‘residential flat building’ as additional permitted uses under Schedule 1. The drafting of this amendment is inconsistent with how additional permitted uses are currently provided under the *Fairfield Local Environmental Plan 2013* where land that is subject to additional permitted uses is referenced under Schedule 1 and on the Key Sites Map.

Council officer comment & recommendation

This amendment seeks to correct the abovementioned inconsistency. It should be noted that the additional permitted uses provided under the Amendment continue to remain in effect and will be unaffected by this proposed amendment. It is recommended that the *Fairfield Local Environmental Plan 2013* be amended as follows:

- Amend the Key Sites Map to identify 13 – 21 Rossetti Street, Wetherill Park as Site 17A
- Amend Schedule 1 by removing the existing wording for site 17A (1) and replace with the following:

(1) *This clause applies to land identified as “17A” on the Key Sites Map.*

A.3 – Wetherill Park, 117A Wetherill Street (Lot 15 DP 27962)



The subject site was rezoned from RE1 Public Recreation to R2 Low Density Residential under amendment No. 7 in the *Fairfield Local Environmental Plan 2013*. Drafting error resulted in the omission of a minimum lot size for dual occupancy not being applied to the subject site.

The subject site is currently under Council ownership.

Council officer comment & recommendation

The Minimum Lot Size for Dual Occupancy Map of the *Fairfield Local Environmental Plan 2013* currently provides a minimum of 900m² for land zoned R2 Low Density Residential west of the Cumberland Highway.

To correct the drafting error mentioned above, and to ensure consistency of the application of the R2 Low Density Residential Zone as it is applied to the west of the Fairfield LGA it is recommend that the *Fairfield Local Environmental Plan 2013* be amended as follows.

- Amend the Minimum Lot Size for Dual Occupancy Map to include 900m² as the minimum lot size for any proposed dual occupancy development.

A.4 – Principal Development Standard – Minimum subdivision lot size for community title schemes

Part 4 Principal Development Standards Clause 4.1AA within *Fairfield Local Environmental Plan 2013* did not adopt any provisions for Minimum Lot Size for subdivision for Community title Schemes.

The lack of any provision for Community Title Schemes creates uncertainty for proponents within the Fairfield LGA who are advocating for Community Title development schemes as no minimum lot size is currently applicable. For existing Community Title schemes redevelopment potential is also unclear.

Council officer comment & recommendation

It is proposed to amend Part 4 Principal Development Standards Clause 4.1AA of *Fairfield Local Environmental Plan 2013* to:

- provide for the subdivision of land under a community title scheme at a density that is appropriate for the site constraints, development potential and infrastructure capacity of the land; and
- Ensure that community title lots are of a sufficient size to accommodate development.

It is proposed to amend Clause 4.1AA in Councils written instrument by applying a minimum lot size for subdivision for community title schemes that is consistent with the current land use zones.

“4.1AA Minimum subdivision lot size for community title schemes

(1) The objectives of this clause are as follows:

(a) To ensure that land to which this clause applies is not fragmented by subdivisions that would create additional dwelling entitlements,

(b) To ensure that lot sizes in community title schemes are consistent with the desired residential density for different locations,

(c) To ensure that lot sizes in community title schemes are able to accommodate development that is suitable for its purpose and consistent with relevant development controls,

(d) To prevent fragmentation of land that would prevent the achievement of the extent of development and nature of uses envisioned for particular locations,

(e) To prevent an increased traffic and safety impact as a result of increased lots on classified roads,

(f) To minimise any likely impact of subdivision and development on the amenity of neighbouring properties,

(g) To ensure that subdivision reflects and reinforces the predominant subdivision pattern of the area,

(h) To ensure that lot sizes in community title schemes allow buildings to be sited to protect natural or cultural features including heritage items and retain special features such as trees and views.

(2) This clause applies to a subdivision (being a subdivision that requires development consent) under the Community Land Development Act 1989 of land in any of the following zones:

(a) Zone RU1 Primary Production,

- (b) Zone RU2 Rural Landscape,*
- (c) Zone RU4 Primary Production Small Lots,*
- (d) Zone RU5 Village,*
- (e) Zone R1 General Residential,*
- (f) Zone R2 Low Density Residential,*
- (g) Zone R3 Medium Density Residential,*
- (h) Zone R4 High Density Residential,*
- (i) Zone B1 Neighbourhood Centre,*
- (j) Zone B2 Local Centre,*
- (k) Zone B3 Commercial Core,*
- (l) Zone B4 Mixed Use,*
- (m) Zone B5 Business Development,*
- (n) Zone B6 Enterprise Corridor,*
- (o) Zone IN1 General Industrial,*
- (p) Zone IN2 Light Industrial,*
- (q) Zone SP1 Special Activities,*
- (r) Zone SP2 Infrastructure,*
- (s) Zone SP3 Tourist,*
- (s) Zone RE1 Public Recreation,*
- (t) Zone RE2 Private Recreation,*
- (u) Zone E2 Environmental Conservation,*
- (v) Zone E3 Environmental Management,*
- (w) Zone W2 Recreational Waterways.*

(3) The size of any lot resulting from a subdivision of land to which this clause applies (other than any lot comprising association property within the meaning of the Community Land Development Act 1989) is not to be less than the minimum size shown on the Lot Size Map in relation to that land.”

B. Consultation limited to owners

B.1 – Fairfield West, 84 Tasman Parade (Lot 0 SP 87321)



The subject site contains an existing residential flat building and a medical centre approved under Development Application (DA) 166.1/2010 which was determined under the provisions of the *Fairfield Local Environmental Plan 1994*.

The site was zoned 2(a) Residential A under *Fairfield Local Environmental Plan 1994*. The existing built form was considered under the provisions of the *Clause 20C Development near zone boundaries* of *Fairfield Local Environmental Plan 1994*. This Clause permitted development to extend no more than 20 metres into the adjoining zone where the development was prohibited. In the case of the subject site, the adjoining zone was 3(c) Local Business Centre, and as a result the current built form was achieved.

Under Modification Application (MA) 166.3/2010 provisions were sought to permit a small amount of non-retail commercial uses and medical centres to be undertaken on the site.

As part of the implementation of the *Fairfield Local Environmental Plan 2013*, the site was zoned R2 Low Density Residential being the equivalent zone to the previous 2(a) Residential zoning provided under the *Fairfield Local Environmental Plan 1994*. The *Fairfield Local Environmental Plan 2013* does not contain equivalent provisions for development near zone boundaries as previously existed under the *Fairfield Local Environmental Plan 1994*. Business Premises are prohibited within the R2 Low Density Residential zone under the *Fairfield Local Environmental Plan 2013*.

Council officer comment & Recommendation

The purpose of this amendment is to ensure that the zoning of the site reflects the existing built form and also enable the non-residential uses as facilitated by DA166.3/2010 to be permissible on the subject site. It is important to note that the proposed changes will not facilitate further intensification of the site as its development potential has been maximised.

It is recommended that the *Fairfield Local Environmental Plan 2013* be amended as follows:

- Rezone the subject site from R2 Low Density Residential to R4 High Density Residential by amending the Land Zoning Map;
- Include an additional permitted use of 'Office Premises' by amending Schedule 1 and the Key Sites map to include the office use;
- Amend the Floor Space Ratio Map to apply a maximum FSR of 2:1;
- Amend the Height of Building Map (HOB) to apply a maximum height of 18 metres;
- Amend the Minimum Lot Size Map to remove any provisions applying to the subject site;
- Amend the minimum lot size for dual occupancy development map to remove any provisions applying to the subject site.

B.2 – Prairiewood, 512-520 Smithfield Road and 2 Myrtle Road (Lot 2 & 3 DP 310205 and Lot 105 & 106 DP 778580)



The above properties were rezoned from R2 Low Density Residential to R3 Medium Density Residential under amendment No 20 to the *Fairfield Local Environmental Plan 2013*.

Under this amendment, the provisions for minimum lot size for subdivision that had previously applied to the subject sites under the previous R2 Low Density Residential zoning were not removed.

Council officer comment & recommendation

The *Fairfield Local Environmental Plan 2013* currently does not contain minimum lot size provisions for land zoned R3 Medium Density Residential.

In order to ensure consistency of the application of the R3 Medium Density Residential zone within the Fairfield Local Government Area (LGA), it is recommended that the *Fairfield Local Environmental Plan 2013* be amended as follows:

- Amend the Lot Size Map to remove any provisions applying to land located at 512-516, 518 & 520 Smithfield Road and 2 Myrtle Road, Prairiewood.

C. Consultation with owners and Adjoining Properties

C.1 – Additional Permitted Use Bonnyrigg Town Centre Precinct

The area comprising Bonnyrigg Town Centre is currently identified as a Deferred Matter under *Fairfield Local Environmental Plan 2013* pending a strategic review of the zoning and development standards for the centre. This means that the previous zoning and development standards under Fairfield LEP 1994 continue apply to the precinct.

The Bonnyrigg Town Centre Strategic Review and Planning Proposal were reported to Council in March 2016. The proposal sought to amend the Fairfield Local Environmental Plan 2013 to rezone various parcels of land in the Bonnyrigg Town Centre from Deferred Matter to a number of appropriate zones as listed below:

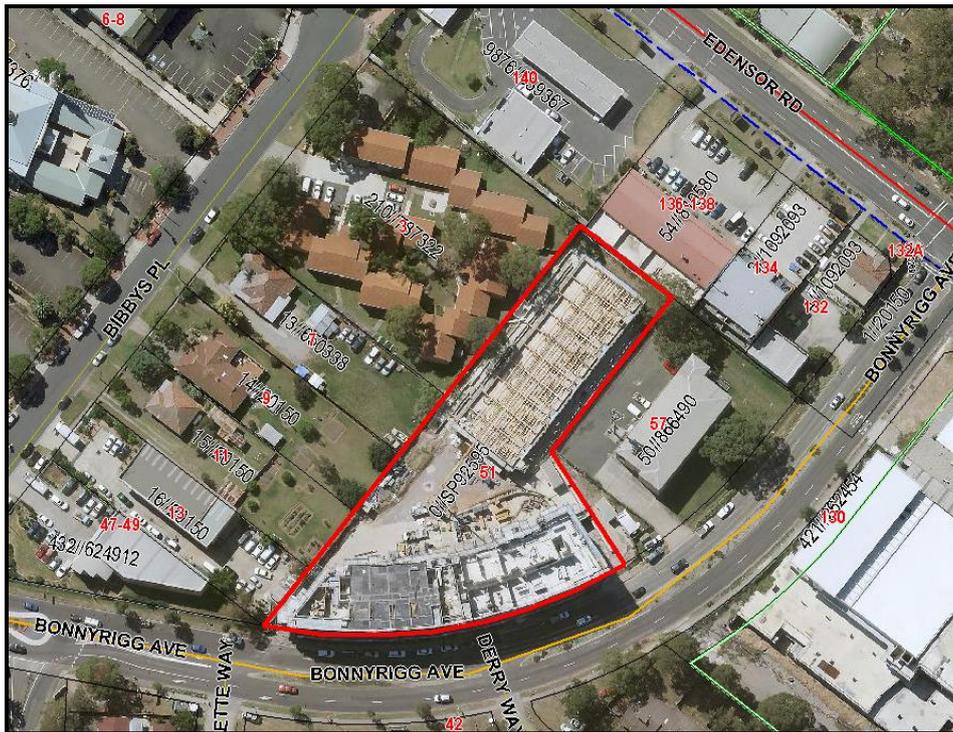
- R4 High Density Residential;
- B1 Neighbourhood Business Centre;
- B4 Mixed Use Development;
- B6 Enterprise Corridor;
- RE1 Public Recreation;
- RE2 Private Recreation; and
- Additional Permitted uses of Residential Flat Buildings and Food and Drink Premises on certain sites proposed to be rezoned B6 – Enterprise Corridor.

The Planning Proposal was endorsed by Council at its March 2016 meeting and the gateway determination was issued on the 7 June 2016 by the Department of Planning and Environment .

To support the draft Planning Proposal, a draft Development Control Plan (DCP) was presented to Councils Outcomes Committee on 11 April 2017 (Item 38). The Bonnyrigg Town Centre Planning Proposal and associated Development Control Plan will be publicly exhibited concurrently.

There are two sites within the town centre that are proposed to be zoned R4 High Density Residential that have approvals for mixed use developments with a business component on the ground floor. These two sites will require additional permitted uses of 'business premises' on top of what has been presented to Council in the Bonnyrigg Town Centre Strategic Review. The details of the two sites are outlined below:

C.1.1 Bonnyrigg, 51 Bonnyrigg Avenue (Lot 51 DP866490)



On 1 March 2011 Council approved DA 1386.1/2015 for the erection of a five (5) storey mixed commercial/residential building comprising six (6) commercial tenancies at ground floor level and thirty-four (34) residential units.

This precinct is proposed to be rezoned R4 High Density Residential. However, the subject site has 6 business tenancies, which are yet to have their first business tenancies. As a result, once the Bonnyrigg Town Centre LEP Amendment comes into force there will be a conflict between what was approved and what is permissible on site. As a result, it is proposed to resolve the issue by introducing an additional permitted use of 'business premises' to the site.

C.1.2 Bonnyrigg, 37 Bonnyrigg Avenue (Lot 438 DP 701592)



On 2 November 2006 Council approved DA 368.1/2005 for the erection of a 6 storey mixed-use development comprising of 142 residential apartments, 21 non-retail/commercial suites.

This precinct is proposed to be rezoned R4 High Density Residential. However, the subject site has 21 commercial tenancies, which are yet to have their first commercial tenancies. As a result, once the Bonnyrigg Town Centre Local Environmental Plan Amendment comes into force there will be a conflict between what was approved and what is permissible on site. As a result, it is proposed to resolve the issue by introducing an additional permitted use of 'business premises' to the site.

Council officer comment & Recommendation

In order to ensure future occupation and use of these commercial suites can occur either via a DA or under the provisions of the *State Environmental Planning Policy Exempt and Complying Development Codes 2008*, it is recommended that 'Business Premises' be included as an additional permitted use for 37 and 51 Bonnyrigg Avenue, Bonnyrigg under *Fairfield Local Environmental Plan 2013*.

To ensure that this does not slow down the rest of the Bonnyrigg Town Centre Strategic Review project, it was determined that this would be best to be included in this Housekeeping Local Environmental Plan Amendment.

The Plan will be amended as follows:

- Amend the *Fairfield Local Environmental Plan 2013* Key Sites Map to add 37 and 51 Bonnyrigg Avenue, Bonnyrigg to permit 'Business Premises' as a permissible use under Schedule 1.

C.2 – Various sites Zoned B1 Neighbourhood Centre

Neighbourhood centres within Fairfield LGA are zoned B1 Neighbourhood Centre under the *Fairfield Local Environmental Plan 2013*.

These centres are generally bordered by low density residential areas that are zoned R2 Low Density Residential and in some instances R3 Medium Density Residential.

The abovementioned residential zones have a height limit of 9 metres, and in some instances this height has resulted in an inconsistency where the height limit of some B1 Neighbourhood Centres are lower than that of the adjoining residential areas.

The existing provisions where a B1 Neighbourhood Centre has a height limit lower than 9 metres, requires applicants to demonstrate that a height of 9 metres will not have detrimental effect on the surrounding residential development by addressing Clause 4.6 Variation of Development Standards of the *Fairfield Local Environmental Plan 2013* resulting in procedural delays.

Council has previously been in receipt of development applications that have exceeded the allowable height limit within B1 neighbourhood centres.

During the assessment of these applications the proposed height was made consistent with the surrounding residential character. Despite this a Clause 4.6 variation to development standard still needed to be submitted as the allowable maximum height limit for B1 Neighbourhood centres in the instance of these applications was 8 metres.

The need for a Clause 4.6 although required through Councils Local Environmental Plan resulted in procedural delay for the timely and efficient processing of these development applications. The proposed heights were deemed consistent with surrounding residential development at 9 metres. In this situation the height variation was considered to have minor visual and amenity impact and grounds for refusal of applications seeking a similar planning outcome at these heights is not justifiable on planning merits.

The intent of Clause 4.6 is to justify on planning grounds a variation of development standards resulting in a significant impact on the surrounding adjoining residents. To ensure that the original intent of the Clause is met it is proposed.”

Council officer comment & recommendation

General planning principals provide for greater heights for land zoned for mixed use purposes such as B1 Neighbourhood Centre (which permits ‘shop top housing’ above ground floor commercial) in relation to land zoned for lower density residential development.

This amendment will ensure that all land zoned B1 Neighbourhood Centre that currently has a height limit of less than 9 metres be amended to this height to match that of the surrounding residential development as well as minimise any procedural delays. It is considered that any impacts of this increase in height will be minor.

It is recommended that:

- *Fairfield Local Environmental Plan 2013* be amended to increase the height limit of the B1 Neighbourhood Centres referenced in Attachment B to 9 metres.

D. Consultation with State Agencies and Other Groups

D.1 – Fairfield Showground - Removal of heritage item and amendment to another item

In December 2016, under preparation of the Fairfield Showground Masterplan, Council resolved to commence investigations into Local Environmental Plan arrangements applying to the showground. As part of this process independent consultants have been engaged to review environmental and heritage considerations applying to the Showground.

In relation to the timber grandstand and Deerbush Park, the Independent Heritage Assessment Report (Attachment B) includes the following advice:

The timber grandstand has no significance in its own right and would not fulfil criterion for individual listing.

The ‘Edwardian’ embellishments on the grandstand are not original and the current grandstand bears little resemblance to its former incarnation at Moorfield. It cannot be seen from the west and the bulky 1980s grandstand and undercover market adjacent to it compromise and obscure views.

The Showground contains remnant vegetation, rehabilitation areas and regrowth areas in a number of locations and is not limited to Deerbush Park. Deerbush Park is not significant in its own right.

In regard to the social and cultural values of both the grandstand and remainder of the Showground facilities the Heritage Assessment states:

The cultural and social values of the Showground are clearly acknowledged and safeguarded in the Plan of Management 2012. These qualities can continue to be considered in future development of the site in accordance with the statutory requirements of the NSW Local Government Act 2003.

Council officer comment & recommendation

Based on the findings and recommendations of the independent Heritage Assessment it is recommended that the timber showground be removed from *Schedule 5 – Heritage Conservation of the Fairfield Local Environmental Plan 2013*.

It is noted that future potential uses of the structure are currently investigated through the Showground Masterplan process by Council’s consultants and will be reported to Council at a later date.

It is noted that the Indigenous Flora and Fauna Park located in the south western corner of the Showground Site comprises a separate item of environmental heritage under *Fairfield Local Environmental Plan 2013*. Accordingly the extent of the existing and proposed heritage listing of the showground site is shown in the following image.

Any changes to the heritage listing of the Showground site will also require endorsement from the NSW Department of Planning and Environment and Heritage Office.



Existing area of heritage listing



Proposed new area of heritage listing

Part 3- Justification

Section A – Need for a Planning Proposal

Is the Planning Proposal a result of any strategic study or report?

Generally there are no specific strategic studies or reports that have been prepared that relate to any of the issues within this Planning Proposal. This Planning Proposal does not have implications for any of the major strategic studies prepared by Council including:

- Residential Development Strategy – East – Phase Two Implementation:
- Employment Lands Study:
- Open Space Strategy 2007:
- Fairfield City Centres Study and Policy 2015:
- Biodiversity Strategy:
- Rural Area – Land use Planning Issues.

This Planning Proposal stems from previously approved development or previously adopted Planning Proposals. In summary these are:

Issue	Comments
A.1	Implementation of <i>Fairfield Local Environmental Plan 2013</i>
A.2	Amendment No - 15 13-21 Rossetti Street
A.3	RE1 Public Recreation to R2 Low Density Residential, amendment No. 7 in the <i>Fairfield Local Environmental Plan 2013</i> .
A.4	Implementation of <i>Fairfield Local Environmental Plan 2013</i>
B.1	Development Consent No. 166.1/2010
B.2	Amendment No 20 Prairiewood 512 to 516, 518, 520 Smithfield Road and 2 Myrtle Road
B.3	Map drafting error
C.1	Development Consent No. 1386.1/2005
C.1.1	Development Consent No. 368.1/2015
C.1.2	
C.2	Implementation of <i>Fairfield Local Environmental Plan 2013</i>
D.1	Error in Heritage Listing and anomaly in Heritage maps

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

Yes, the Planning Proposal is the best means of achieving the objectives and intended outcome.

All of the issues covered by this planning proposal relate to statutory issues under Part 3 of the Environmental Planning and Assessment Act. The Planning Proposal is the only mechanism that can achieve the objectives and intended outcomes related to the sites covered by the Planning Proposal.

Section B – Relationship to strategic planning framework

Is the Planning Proposal consistent with the objectives and actions contained within the applicable regional or sub-regional strategy (including the Sydney Metropolitan Strategy and exhibited draft strategies)?

The Planning Proposal is consistent with the objectives and actions contained within the ‘A Plan for Growing Sydney 2036’.

Table A – Relationship to Strategic Planning Framework

A PLAN FOR GROWING SYDNEY 2036			
STRATEGY	DIRECTION	COMMENTS	✓/X
Economy	Direction 1.1: Grow a more internationally competitive Sydney CBD	Minor amendment housekeeping - no issues relevant	✓
	Direction 1.2: Grow Greater Parramatta as Sydney's second CBD	Minor amendment housekeeping - no issues relevant	✓
	Direction 1.3: Prioritise the growth area from Greater Parramatta to the Olympic Peninsula	Minor amendment housekeeping - no issues relevant	✓
	Direction 1.4: Transform Western Sydney through growth and investment	Minor amendment housekeeping - no issues relevant	✓
	Direction 1.5: Enhance capacity at Sydney's airports and ports	Minor amendment housekeeping - no issues relevant	✓
	Direction 1.6: Expand the Global Economic Corridor to support jobs' growth	Minor amendment housekeeping - no issues relevant	✓
	Direction 1.7: Grow centres that provide more jobs closer to homes	Procedural complexity is reduced as Clause 4.6 for minor height variation in neighbourhood centres removed by increase in allowable HOB to 9 metres. Will allow for simpler and efficient redevelopment.	✓
	Direction 1.8: Provide better links between Sydney and regional NSW	Minor amendment housekeeping - no issues relevant	✓
	Direction 1.9: Support prioritised industries that can provide jobs	Minor amendment housekeeping - no issues relevant	✓
	Direction 1.10: Plan for more education and health services to meet Sydney's growing needs	Minor amendment housekeeping - no issues relevant	✓
	Direction 1.11: Deliver infrastructure	Minor amendment housekeeping - no issues relevant	✓
Housing	Direction 2.1: Improve housing supply across Sydney	Minor amendment housekeeping - no issues relevant	✓
	Direction 2.2: Ensure more homes closer to jobs	Minor amendment housekeeping - no issues relevant	✓
	Direction 2.3: Improve housing choice to suit different needs and lifestyles	Minor amendment housekeeping - no issues relevant	✓
	Direction 2.4: Deliver well planned new areas of housing.	Minor amendment housekeeping - no issues relevant	✓
Communities	Direction 3.1: Revitalise existing suburbs	The enhancement of allowable height to 9 metres in existing B1 zoned neighbourhood centres will allow more flexibility in design approach for existing and proposed development.	✓
	Direction 3.2: Create a network of green and open spaces across Sydney	Minor amendment housekeeping - no issues relevant	✓

A PLAN FOR GROWING SYDNEY 2036			
STRATEGY	DIRECTION	COMMENTS	✓/X
	Direction 3.3: Create healthy built environments	Minor amendment housekeeping - no issues relevant	✓
	Direction 3.4: Promote Sydney's heritage, arts and culture	Proposal will result in the delisting of Heritage item. This item, "grandstand at Fairfield Showground" is not of heritage value "This is supported by Attachment B - "independent heritage assessment". Attachment B also recommends expansion of the boundaries of the Indigenous Flora and Fauna Park, thus enhancing Sydney's Indigenous Flora and Fauna Heritage.	X
Environment	Direction 4.1: Protect Sydney's natural environment and distinct biodiversity	Expansion of the boundaries of the Indigenous Flora and Fauna Park, thus enhancing Sydney's Indigenous Flora and Fauna Heritage.	✓
	Direction 4.2: Plan for natural hazards like fires and floods	Minor amendment housekeeping - no issues relevant	✓
	Direction 4.3: Manage the impact of development on the environment	Minor amendment housekeeping - no issues relevant	✓

Table B – Relationship to Draft South West District Plan

DRAFT SOUTH WEST DISTRICT PLAN			
STRATEGY	OBJECTIVE/ACTIONS	COMMENTS	✓/X
A Productive City	P1: Establish the Western Sydney City Deal	Minor amendment housekeeping - no issues relevant	✓
	P2: Develop and implement an economic development strategy for the western city	Minor amendment housekeeping - no issues relevant	✓
	P3 Develop and implement a centres framework for the district	Minor amendment housekeeping - no issues relevant	✓
	P4 Review the role and staging of the Leppington district centre in the context of the Western Sydney Airport and Western Sydney City Deal.	Minor amendment housekeeping - no issues relevant	✓
	P5: Develop and implement a framework for the enterprise corridor.	Minor amendment housekeeping - no issues relevant	✓
	P6: Identify transport improvements which deliver east west and north south connectivity	Minor amendment housekeeping - no issues relevant	✓
	P7: Build the Badgally transport connection, including an active transport link.	Minor amendment housekeeping - no issues relevant	✓
	P8: Prioritise the planning of spring farm parkway.	Minor amendment housekeeping - no issues relevant	✓
	P9: Develop a threshold for Greenfield dwelling numbers based on transport provision.	Minor amendment housekeeping - no issues relevant	✓
	P10: Encourage and support the use of public transport.	Minor amendment housekeeping - no issues relevant	✓
	P11: Develop specific guidelines to inform the planning of new communities in the land release areas.	Minor amendment housekeeping - no issues relevant	✓
	P12: Develop a South West Priority Growth Area land use and infrastructure plan	Minor amendment housekeeping - no issues relevant	✓
	P13: "Designate Liverpool as a collaboration area".	Minor amendment housekeeping - no issues relevant	✓
	P14: Support the development and delivery for the Campbelltown-Macarthur square strategic centre with a CBD transformation plan.	Minor amendment housekeeping - no issues relevant	✓
	P15: Plan for the Liverpool health and education super precinct as part of the Liverpool Collaboration area.	Minor amendment housekeeping - no issues relevant	✓
	P16: Work with state agencies, especially Sydney water to enable the timely Delivery of infrastructure for employment and urban services land.	Minor amendment housekeeping - no issues relevant	✓
	P17: Set parameters for the delivery of local jobs as a condition of approval for rezoning in new release areas".	Minor amendment housekeeping - no issues relevant	✓
	P18: Plan for and facilitate the attraction of new jobs in Wilton Newtown.	Minor amendment housekeeping - no issues relevant	✓
	P19: Identify and Plan for efficient movement of freight to, from and within the district, with least impact on residents 'amenity.	Minor amendment housekeeping - no issues relevant	✓
A Productive City Cont'd	P20: Provide adequate access to and from the Moorebank intermodal Terminal.	Minor amendment housekeeping - no issues relevant	✓
	P21: Leverage the south west District's potential as a visitor destination".	Minor amendment housekeeping - no issues relevant	✓
	P22: Develop better understanding of the value and operation of employment and urban services land.	Minor amendment housekeeping - no issues relevant	✓
A Liveable City	L1: Prepare Local Housing Strategies.	Minor amendment housekeeping - no issues relevant	✓
	L2: Identify the opportunities to create the capacity to deliver 20-year strategic housing supply targets	Minor amendment housekeeping - no issues relevant	✓
	L3: Councils to increase housing capacity	Minor amendment housekeeping -	✓

DRAFT SOUTH WEST DISTRICT PLAN			
STRATEGY	OBJECTIVE/ACTIONS	COMMENTS	✓/X
	across the District.	no issues relevant	
	L4:Encourage housing diversity	Minor amendment housekeeping - no issues relevant	✓
	L5:Independently assess need and viability	Minor amendment housekeeping - no issues relevant	✓
	L6:Support Councils to achieve additional affordable housing	Minor amendment housekeeping - no issues relevant	✓
	L7: Provide guidance on Affordable Housing Targets	Minor amendment housekeeping - no issues relevant	✓
	L8: Undertake broad approaches to facilitate affordable housing	Minor amendment housekeeping - no issues relevant	✓
	L9:Coordinate infrastructure planning and delivery for growing communities	Minor amendment housekeeping - no issues relevant	✓
	L10: Provide data and projections on population and dwellings for local government areas across greater Sydney	Minor amendment housekeeping - no issues relevant	✓
	L11:Provide design – led planning to support high quality urban design	Minor amendment housekeeping - no issues relevant	✓
	L12:Develop guidelines for safe and healthy built environments	Minor amendment housekeeping - no issues relevant	✓
	L13: Conserve and enhance environmental heritage including, Aboriginal, European and natural.	Minor amendment housekeeping - no issues relevant	✓
	L14: Develop a South West District sport and recreation participation strategy and sport and recreation facility plan.	Minor amendment housekeeping - no issues relevant	✓
	L15: Support planning for shared spaces	Minor amendment housekeeping - no issues relevant	✓
	L16: Planning for School facilities	Minor amendment housekeeping - no issues relevant	✓
	L17: Support the provision of culturally appropriate services.	Minor amendment housekeeping - no issues relevant	✓
	L18: Support planning for emergency services	Minor amendment housekeeping - no issues relevant	✓
	L19: Support planning for cemeteries and crematoria	Minor amendment housekeeping - no issues relevant	✓
A Sustainable City	S1: Protect the Qualities of the scenic hills landscape.	Minor amendment housekeeping - no issues relevant	✓
	S2: Review criteria for monitoring water quality and waterway health	Minor amendment housekeeping - no issues relevant	✓
	S3: Protect the south creek environment and development approaches to achieve excellent environment performance	Minor amendment housekeeping - no issues relevant	✓
	S4: Improve the management of waterways in priority growth areas.	Minor amendment housekeeping - no issues relevant	✓
	S5: Monitor water levels and water quality in Thirlmere Lakes	Minor amendment housekeeping - no issues relevant	✓
	S6: Develop a strategic conservation plan for Western Sydney”	Minor amendment housekeeping - no issues relevant	✓
	S7: Update information on areas of high environmental value.	Minor amendment housekeeping - no issues relevant	✓
	S8: Use funding priorities to deliver the district green grid priorities	Minor amendment housekeeping - no issues relevant	✓
	S9: Develop support tools and methodologies for local open space planning	Minor amendment housekeeping - no issues relevant	✓
	S10: Update the urban green cover in NSW Technical Guidelines to respond to solar access to roofs.	Minor amendment housekeeping - no issues relevant	✓
	S11: Identify land for future waste reuse and recycling.	Minor amendment housekeeping - no issues relevant	✓
	S12: Embed the NSW climate change Policy Framework into local planning decisions	Minor amendment housekeeping - no issues relevant	✓

DRAFT SOUTH WEST DISTRICT PLAN			
STRATEGY	OBJECTIVE/ACTIONS	COMMENTS	✓/X
	S13: Support the development of initiatives for a sustainable low carbon future.	Minor amendment housekeeping - no issues relevant	✓
A Sustainable City Cont'd	S14: Support the development of environmental performance targets and benchmarks.	Minor amendment housekeeping - no issues relevant	✓
	S15: Incorporate the mitigation of urban heat island effect into planning for urban renewal projects and priority growth areas.	Minor amendment housekeeping - no issues relevant	✓
	S16: Review the guidelines for air quality and noise measures for development near rail corridors and busy roads.	Minor amendment housekeeping - no issues relevant	✓
	S18: Address flood risk issues in the Hawkesbury Nepean Valley.	Minor amendment housekeeping - no issues relevant	✓
A Vision Toward Our Greater Sydney 2036	IM1: Align land use planning and infrastructure planning	Minor amendment housekeeping - no issues relevant	✓
	IM2: Develop a framework to monitor growth and change in greater Sydney	Minor amendment housekeeping - no issues relevant	✓
	IM3: Develop an interactive information hub- the greater Sydney Dashboard	Minor amendment housekeeping - no issues relevant	✓
	IM4: Report on Local planning	Minor amendment housekeeping - no issues relevant	✓
	P1: Establish the western Sydney City Deal	Minor amendment housekeeping - no issues relevant	✓
	P2: Develop and implement an economic development strategy for western city.	Minor amendment housekeeping - no issues relevant	✓
	P3: Develop and implement a centres framework for the district	Minor amendment housekeeping - no issues relevant	✓
	P4: Review the role and staging of the Leppington town centre in the context of the Western City Airport and Western Sydney City Deal.	Minor amendment housekeeping - no issues relevant	✓
	P5: Develop and implement a framework for the enterprise corridor	Minor amendment housekeeping - no issues relevant	✓
	P6: Identify transport improvements which deliver east west and north south connectivity	Minor amendment housekeeping - no issues relevant	✓
	P7: Build the Badgally transport connection, including an active transport link.	Minor amendment housekeeping - no issues relevant	✓
	P8: Prioritise the planning of Spring Farm Parkway.	Minor amendment housekeeping - no issues relevant	✓
	P9: Develop a threshold for greenfield dwelling numbers based on transport provision.	Minor amendment housekeeping - no issues relevant	✓
	P10: Encourage and support the use of public transport.	Minor amendment housekeeping - no issues relevant	✓
P11: Develop specific guidelines to inform the planning of new communities in land release areas	Minor amendment housekeeping - no issues relevant	✓	
A Vision Toward Our Greater Sydney 2036 Cont'd	P12: Develop a south west priority growth area land use and infrastructure plan	Minor amendment housekeeping - no issues relevant	✓
	P13: Designate Liverpool as a collaboration area.	Minor amendment housekeeping - no issues relevant	✓
	P14: Support the development and delivery for the Campbelltown- Macarthur strategic centre of a CBD transformation plan.	Minor amendment housekeeping - no issues relevant	✓
	P15: Plan for the Liverpool health and education super precinct as part of Liverpool collaboration area	Minor amendment housekeeping - no issues relevant	✓
	P16: Work with state agencies especially Sydney water to enable the timely delivery of infrastructure for employment and urban services land.	Minor amendment housekeeping - no issues relevant	✓
	P17: Set parameters for the delivery of local	Minor amendment housekeeping -	✓

DRAFT SOUTH WEST DISTRICT PLAN			
STRATEGY	OBJECTIVE/ACTIONS	COMMENTS	✓/X
	jobs as a condition of approval for rezoning in new release areas.	no issues relevant	
	P18: Plan for and facilitate the attraction of new jobs in Wilton New Town	Minor amendment housekeeping - no issues relevant	✓

Is the Planning Proposal consistent with the local Council’s community strategic plan, or other local strategic plans?

Residential Development Strategy RDS 2009

The Fairfield Residential Development Strategy is a 20 year strategy that guides the location and type of future residential development within the eastern half of the city. The Strategy establishes a framework to ensure that the Fairfield Local Government Area (LGA) can accommodate an additional 24,000 dwellings as identified in the draft subregional strategy 2007.

The proposal includes 4 map amendments to residential zoned land under *Fairfield Local Environmental Plan 2013* including:

- A.1 Smithfield, 302A The Boulevard (Lot 1 DP 35591) Floor Space Ratio and Height of Building ;
- A.2 Wetherill Park, 13 to 21 Rossetti Street (Lot 5 DP 714281) Minimum Lot Size Map;
- B.1 Fairfield West, 84 Tasman (Lot 0 SP 87321) Parade Including Height of building maps, Floor Space Ratio Maps, Key sites Map and Zoning Map;
- B.2 Prairiewood, 512-520 Smithfield Road and 2 Myrtle Road Minimum Lot Size Dual Occupancy Development maps.

The Planning Proposal is consistent with the Residential Development Strategy and state strategies which locate greater density to adjoining centres and along public transport routes.

The Planning Proposal will resolve a number of anomalies and facilitate orderly residential development.

Fairfield City Centres Study 2015

The Fairfield City Centres Study 2015 (adopted by Council on 9th February 2016) was undertaken to review the current situation of the existing retail and commercial centres and examine the future demand for retailing and the implications for the centres network. The following recommendations of the study should be considered with regards to Fairfield Heights:

The proposal is not inconsistent with the Fairfield City Centres Study and will permit development of B1 neighbourhood Centres to a height of 9 metres. This ensures consistency with the adjoining residential zoned land. The proposal is consistent with the following objectives of the study.

- Increased building heights should be given serious consideration for medium to high density residential precincts located in close proximity to centres and public transport systems;
- Maintain the centre designations of Local and Neighbourhood Centres.

Fairfield Employment Lands Study 2008

The Fairfield Employment Land Strategy was endorsed by Council in 2008. Its main purpose is to provide the vision as well as the appropriate Planning framework (Development Control Plan and Local Environmental Plan amendments) to attract employment generating uses into the Local Government Area through the employment lands zoned for industrial purposes.

The Planning Proposal for 4 Kellaway Place seeks the correction of a mapping anomaly within Councils Key sites map. This would formalise the use of sex service facilities within area 17 of Councils Key Sites map.

The site falls within Precinct 12 Wetherill Park Industrial Area, as identified by the Fairfield Employment Lands Study. It was recommended that permitted uses be defined by Council that are appropriate to the industrial area. The proposal is consistent with this recommendation.

There is only one site within this Planning Proposal that is within industrial zoned land.

Is the Planning Proposal consistent with the applicable state environmental policies?

Table D: State Environmental Planning Policies

SEPP TITLE	CONSISTENT	COMMENT
SEPP 1 – Development Standards	YES	This Planning Proposal is consistent with State Environmental Planning Policy SEPP 1 Development standards.
SEPP 14 – Coastal Wetlands	N/A	N/A
SEPP 19 – Bushland in Urban Areas	N/A	N/A
SEPP 21 – Caravan Parks	N/A	N/A
SEPP 26 – Littoral Rainforests	N/A	N/A
SEPP 30 – Intensive Agriculture	YES	This Planning Proposal is consistent with the objectives of SEPP 30 Intensive Agriculture
SEPP 33 – Hazardous and Offensive Development	N/A	N/A
SEPP 36 – Manufactured Home Estates	N/A	N/A
SEPP 44 – Koala Habitat Protection	N/A	N/A
SEPP 47 – Moore Park Showground	N/A	N/A
SEPP 50 – Canal Estate Development	N/A	N/A
SEPP 52 – Farm Dams and Other works in Land and Water Management Plan Areas	N/A	N/A
SEPP 55 – Remediation of Land	N/A	N/A
SEPP 62 – Sustainable Aquaculture	N/A	N/A
SEPP 64 – Advertising and Signage	YES	This Planning Proposal is consistent with SEPP 64 – Advertising and Signage
SEPP 65 – Design Quality of Residential Apartment Development	N/A	N/A
SEPP 70 – Affordable Housing (Revised Schemes)	N/A	N/A
SEPP 71 – Coastal Protection	N/A	N/A
SEPP (Affordable Rental Housing) 2009	N/A	N/A
SEPP (Building Sustainability Index: BASIX) 2004	YES	This Planning Proposal is consistent with the objectives of SEPP (Building Sustainability Index: BASIX) 2004.
SEPP (Exempt and Complying Development Codes) 2008	N/A	N/A
SEPP (Housing for Seniors or People with a Disability) 2004	N/A	N/A
SEPP (Infrastructure) 2007	YES	This Planning Proposal is consistent with the objectives of SEPP (infrastructure) 2007
SEPP (Integration and Repeals) 2016	N/A	N/A
SEPP (Kosciuszko National Park – Alpine Resorts) 2007	N/A	N/A
SEPP (Kurnell Peninsula) 1989	N/A	N/A
SEPP (Mining, Petroleum Production and Extractive Industries) 2007	N/A	N/A

SEPP TITLE	CONSISTENT	COMMENT
SEPP (Miscellaneous Consent Provisions) 2007	N/A	N/A
SEPP (Penrith Lakes Scheme) 1989	N/A	N/A
SEPP (Rural Lands) 2008	YES	This Planning Proposal is consistent with the objectives of SEPP (Rural Lands) 2008.
SEPP (State and Regional Development) 2011	N/A	N/A
SEPP (State Significant Precincts) 2005	N/A	N/A
SEPP (Sydney Drinking Water Catchment) 2011	YES	This Planning Proposal is consistent with the objectives of State Environmental Planning Policy (Sydney Drinking Water Catchment) 2011.
SEPP (Sydney Region Growth Centres) 2006	N/A	N/A
SEPP (Three Ports) 2013	N/A	N/A
SEPP (Urban Renewal) 2010	N/A	N/A
SEPP (Western Sydney Employment Area) 2009	YES	This Planning Proposal is consistent with objectives of state Environmental Planning Policy Western Sydney Employment Area.
SEPP (Western Sydney Parklands) 2009	YES	This Planning Proposal is consistent with the objectives of State Environmental Planning Policy Western Sydney Parklands 2009.
<i>Draft Coastal Management SEPP</i>	N/A	N/A

The relevant Sydney Regional Environmental Plans are outlined in the table below:

Table E Sydney Regional Environmental Plans

SREP Title	Relevance	Consistency of Planning Proposal
SREP 8 (Central Coast Plateau Areas)	N/A	N/A
SREP 9 – Extractive Industry (No 2 – 1995)	N/A	N/A
SREP 16 Walsh Bay	N/A	N/A
SREP 20 – Hawkesbury-Nepean River (No 2 – 1997)	N/A	N/A
SREP 24 – Homebush Bay Area	N/A	N/A
SREP 26 – City West	N/A	N/A
SREP 30 – St Marys	N/A	N/A
SREP 33 – Cooks Cove	N/A	N/A
SREP (Sydney Harbour Catchment) 2005	N/A	N/A
GMREP No.2 – Georges River Catchment	YES	This Planning Proposal is consistent with the objectives of the Greater Metropolitan Regional Environmental Plan No 2-Georges River Catchment.

Is the Planning Proposal consistent with applicable Ministerial Directions (s.117 directions)?

The relevant Section 117 Directions contained within *the Environmental Planning and Assessment Act 1979* is outlined in the table below:

Table F Section 117 Directions

Section 117 Direction No. and Title	Contents of Section 117 Direction	Planning Proposal	Comply
1. Employment and Resources			
1.1 Business and Industrial Zones	<ul style="list-style-type: none"> ▪ Encourage employment growth in suitable locations ▪ Protect employment land in business and industrial zones ▪ Support the viability of identified strategic centres. 	The Planning Proposal is consistent with the direction	YES
1.2 Rural Zones	<ul style="list-style-type: none"> ▪ Protect agricultural production value of rural land. 	The Planning Proposal is consistent with the direction	YES
1.3 Mining, Petroleum Production and Extractive Industries	<ul style="list-style-type: none"> ▪ Ensure future extraction of State and regionally 	Planning Proposal is not applicable to this direction	N/A
1.4 Oyster Aquaculture	<ul style="list-style-type: none"> ▪ Protect oyster aquaculture areas 	Planning Proposal is not applicable to this direction	N/A
1.5 Rural Lands	<ul style="list-style-type: none"> ▪ Protect agricultural production value of rural land and facilitate orderly and economic development of rural lands and related purposes. 	Planning Proposal is not applicable to this direction	N/A
2. Environment and Heritage			
2.1 Environment Protection Zones	<ul style="list-style-type: none"> ▪ Protect and conserve environmentally sensitive areas 	The Planning Proposal is consistent with the direction	YES
2.2 Coastal Protection	<ul style="list-style-type: none"> ▪ Implement the principles in the NSW Coastal Policy 	Planning Proposal is not applicable to this direction	N/A
2.3 Heritage Conservation	<ul style="list-style-type: none"> ▪ Conserve items, areas, objects and places of environmental heritage significance and indigenous heritage significance 	Planning Proposal will result in the delisting of Heritage item. This item, “grandstand at Fairfield Showground” is not of heritage value “This is supported by Attachment B - “independent heritage assessment”. Attachment B also recommends expansion of the boundaries of the Indigenous Flora and Fauna Park, thus enhancing Sydney’s Indigenous Flora and Fauna Heritage.	NO
2.4 Recreation Vehicle Areas	<ul style="list-style-type: none"> ▪ Protect sensitive land or land with significant conservation values from adverse impacts from recreation vehicles 	The Planning Proposal is consistent with the direction	YES
<i>Draft Coastal Management</i>	N/A	N/A	YES
3. Housing, Infrastructure and Urban Development			
3.1 Residential Zones	<ul style="list-style-type: none"> ▪ Encourage a variety and choice of housing types to provide for existing and future housing needs ▪ Make efficient use of existing infrastructure and services and ensure that new housing 	The Planning Proposal is consistent with the direction	YES

Section 117 Direction No. and Title	Contents of Section 117 Direction	Planning Proposal	Comply
	<ul style="list-style-type: none"> has appropriate access to infrastructure and services ▪ Minimise the impact of residential development on the environment and resource lands. 		
3.2 Caravan Parks and Manufactured Home Estates	<ul style="list-style-type: none"> ▪ Provide for a variety of housing types ▪ Provide opportunities for caravan parks and manufactured home estates. 	Planning Proposal is not applicable to this direction	N/A
3.3 Home Occupations	<ul style="list-style-type: none"> ▪ Encourage the carrying out of low-impact small businesses in dwelling houses. 	The Planning Proposal is consistent with the direction	YES
3.4 Integrating Land Use and Transport	<ul style="list-style-type: none"> ▪ Improve access to housing, jobs and services by walking, cycling and public transport. ▪ Increase choice of available transport and reducing car dependency. ▪ Reduce travel demand and distance (especially by car) ▪ Support the efficient and viable operation of public transport services ▪ Provide for the efficient movement of freight 	The Planning Proposal is consistent with the direction	YES
3.5 Development Near Licensed Aerodromes	<ul style="list-style-type: none"> ▪ Ensure effective and safe operation of aerodromes ▪ Ensure aerodrome operation is not compromised by development ▪ Ensure development for residential purposes or human occupation, if situated on land within the ANEF contours between 20 and 25, incorporate noise mitigation measures. 	Planning Proposal is not applicable to this direction	N/A
3.6 Shooting Ranges	<ul style="list-style-type: none"> ▪ 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 ranges and rezoning of adjacent land ▪ Identify issues that must be addressed when giving consideration to rezoning land adjacent to an existing shooting range. 	Planning Proposal is not applicable to this direction n	N/A
4. Hazard and Risk			
4.1 Acid Sulfate Soils	<ul style="list-style-type: none"> ▪ Avoid significant adverse environmental impacts from the use of land that has a probability of containing acid sulfate soils. 	The Planning Proposal is consistent with the direction	YES
4.2 Mine Subsidence and Unstable Land	<ul style="list-style-type: none"> ▪ Prevent damage to life, property and the environment on land identified as unstable or potentially subject to mine subsidence 	The Planning Proposal is consistent with the direction	YES
4.3 Flood Prone Land	<ul style="list-style-type: none"> ▪ Ensure that development of 	The Planning Proposal is	YES

Section 117 Direction No. and Title	Contents of Section 117 Direction	Planning Proposal	Comply
	<p>flood prone land is consistent with the NSW Government's Flood Prone Land Policy and the principles of the <i>Floodplain Development Manual 2005</i>.</p> <ul style="list-style-type: none"> ▪ Ensure that the provisions of an LEP on flood prone land are commensurate with flood hazard and includes consideration of the potential flood impacts both on and off the subject land. 	consistent with the direction	
4.4 Planning for Bushfire Protection	<ul style="list-style-type: none"> ▪ Protect life, property and the environment from bush fire hazards, by discouraging the establishment of incompatible land uses in bush fire prone areas. ▪ Encourage sound management of bush fire prone areas. 	The Planning Proposal is consistent with the direction	YES
5. Regional Planning			
5.1 Implementation of Regional Strategies	<ul style="list-style-type: none"> ▪ To give legal effect to the vision, land use strategy, policies, outcomes and actions contained in regional strategies. 	The Planning Proposal is consistent with the direction	YES
5.2 Sydney Drinking Water Catchments	<ul style="list-style-type: none"> ▪ To protect water quality in the hydrological catchment. 	The Planning Proposal is consistent with the direction	YES
5.8 Second Sydney Airport: Badgerys Creek	<ul style="list-style-type: none"> ▪ Avoid incompatible development in the vicinity of any future second Sydney Airport at Badgerys Creek 	The Planning Proposal is consistent with the direction	YES
6. Local Plan Making			
6.1 Approval and Referral Requirements	<ul style="list-style-type: none"> ▪ Ensure LEP provisions encourage the efficient and appropriate assessment of development 	The Planning Proposal is consistent with the direction	YES
6.2 Reserving Land for Public Purposes	<ul style="list-style-type: none"> ▪ Planning Proposal to facilitate the provision of public services and facilities by reserving land for public purposes. Discourage unnecessarily restrictive site specific planning controls ▪ Facilitate the removal of reservations of land for public purposes where the land is no longer required for acquisition. 	The Planning Proposal	YES
6.3 Site Specific Provisions	<ul style="list-style-type: none"> ▪ Discourage unnecessarily restrictive site specific planning controls 	The Planning Proposal is consistent with the direction	YES
7. Metropolitan Planning			
7.1 Implementation of A Plan for Growing Sydney	<ul style="list-style-type: none"> ▪ Planning Proposals shall be consistent with the NSW Government's A Plan for Growing Sydney published in December 2014. 	The Planning Proposal is consistent with the direction.	YES

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 as a result of the proposal?

1. The majority of the sites do not have any critical habitat or environmental significance. The only site that has environmental significance is the Fairfield Showground site and Deer Brush Park. The amendment does not propose any change to environmental significance or critical habitat. It is proposed to reconcile the Heritage Mapping of item (Deer Brush Park) boundary after a survey of the site has been undertaken.
2. No threatened species, populations or ecological communities or their habitats will be adversely affected as a result of the proposal.

The subject sites are currently occupied by the following:

- **512-516 Smithfield Road, Prairiewood** - 18 detached dwellings;
- **518 Smithfield Road & 2 Myrtle Road, Prairiewood** – single storey brick and tile dwellings, horse stables with associated outbuilding;
- **520 Smithfield Road, Prairiewood** – Single storey brick dwelling;
- **84 Tasman Parade, Fairfield West** – Mixed use development
- **51 Bonnyrigg Avenue, Bonnyrigg** - Mixed use commercial residential development;
- **37 Bonnyrigg Avenue, Bonnyrigg** – Mixed Use commercial residential development;
- **4 Kellaway Place, Wetherill Park** – Industrial unit complex
- **13 – 21 Rossetti Street, Wetherill Park** – Car Park associated with commercial development
- **117A Wetherill Street, Wetherill Park**- Vacant Land with no ecological value
- **B1 Neighbourhood Centres** – Various sites consisting shop top housing - Commercial and retail development.
- **Showground Grandstand and Deer Bush Park** – No ecological value for the grandstand. Ecological value for Deer Bush Park precinct will be preserved as it will remain zoned E2 Environmental Conservation

Are there any other likely environmental effects as a result of the Planning Proposal and how are they proposed to be managed?

The Planning Proposal is a housekeeping amendment reconciling a number of anomalies. There are no other environmental effects as a result of the Planning Proposal.

How has the Planning Proposal adequately addressed any social and economic effects?

The Planning Proposal will have minimal social and economic effects. The proposal seeks to provide for greater certainty in relation to implementing the objectives and intended outcomes of currently adopted Planning Proposals.

This provides for greater certainty in relation to the current and future use of the sites affected by this Planning Proposal having regard to current ownership, previous development approvals and intended use of the land parcels.

The Planning Proposal will facilitate more orderly development in the B1 Neighbourhood Centre zoned land as well as reduce procedural complexity.

Section D – State and Commonwealth interests

Is there adequate public infrastructure for the Planning Proposal?

The subject properties are serviced and have access to the full range of public infrastructure to adequately facilitate the Planning Proposal, including road access, water, sewer, and electricity and telecommunications services.

The Planning Proposal will not facilitate intensification of development existing development, current approved uses or future development.

What are the views of State and Commonwealth public authorities consulted in accordance with the gateway determination?

1. Given the minor nature of the housekeeping amendment it is proposed there will be limited consultation with State and Commonwealth public authorities. The only exception would be for the Fairfield Showground site where consultation with the Office of Environment and Heritage.
2. The Gateway determination will determine consultation required.

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.

Appendix C contains maps of existing and proposed zones and development standards applying to this Planning Proposal and includes:

- Key Sites Maps;
- Zoning Maps;
- Floor Space Ratio Maps;
- Land Application Maps;
- Height of Buildings Map.
- Viewing Maps (in relation to B1 Neighbourhood Centres)

The Amendments are listed below by map amendment.

A.1 – 302a the Boulevard (Lot 1 DP 35591)

- Amend the Height of Buildings Map Sheet HOB_015 to apply a height of 9 Metres.
- Amend the Floor Space Ratio Map FSR_015 to apply an FSR of 0.45:1.

A.2 – Wetherill Park, 13 to 21 Rossetti Street (Lot 5 DP 714281)

- To amend Key Sites Map - Sheet KYS_010 to allow the additional permitted use of '*multi dwelling housing*' and '*residential flat building*'.

A.3 – Smithfield, 117A Wetherill Street (Lot 15 DP 27962)

- To amend the Lot Size for Dual Occupancy Development Map - Sheet LSD_015 to remove the subject site.

A.4– Principal Development Standard - Minimum subdivision lot size for community title schemes

- Amend written instrument to apply Clause 4.1AA minimum subdivision lot size for existing and future community title schemes (No Map amendment required)

B.1 - Fairfield West, 84 Tasman Parade: Lot 0 SP 87321

- Amend Land Zoning Map - Sheet LZN_016 to show the subject site as R4 High Density Residential,
- Amend Key Sites map KYS_010 to allow additional permitted commercial use,
- Amend Height of Buildings Map - Sheet HOB_016 to show 18 metre height limit,
- Amend minimum Lot Size for Dual Occupancy Development Map - Sheet LSD_016 to remove the subject site.
- Amend the Floor Space Ratio Map - Sheet FSR_016 to show the subject site as having an FSR of 2:1

B.2 – Prairiewood 512 to 516 (Lot 3 DP 310205) , 518 (Lot 106 DP 778585), 520 Smithfield Road(Lot 105 DP 778586) and 2 Myrtle Road(Lot 2 DP310205)

- Amend Lot Size Map - Sheet LSZ_011 to remove reference to the subject site.

B.3 – 4 Kellaway Place (Lot 11 DP847242)

- To amend Key Sites Map - Sheet KYS_010 to allow additional permitted use of Sex Services.

C.1– Additional permitted uses Bonnyrigg Town Centre

C.1.1 - 51 Bonnyrigg Avenue Lot 0 SP92595

C.1.2 – 37 Bonnyrigg Avenue Lot 438 SP701592

- Amend Key Sites Map - Sheet KYS_012 to include additional permitted uses of Retail and commercial use to the ground floor.

C.2 – Various sites Zoned B1 Neighbourhood Centre. Please refer to Appendix B for individual lots affected.

- Change the Height of Building maps to allow maximum Height of Buildings of 9 metres.

D.1 – Removal of a heritage item and amendment to another item.

- Amend Councils heritage maps to remove reference to number I86 “*Fairfield Showground, original grand stand and trees*”.
- Amend Councils heritage maps to expand boundary of item I85 “*Indigenous flora park*”.

Part – 5 Community Consultations

Community consultation is required under *Sections 56(2)(c) and 57 of the Environmental Planning and Assessment Act 1979*.

The Act determines the requirements for Community consultation for Planning Proposals which is determined during the Gateway process.

The following minimum requirements for notification are set out below:

- Council website and available at the administration building.
- Public notice with the Fairfield City Corporate section of the local newspaper that circulates widely in local government area; and
- Letters with the consultation strategy below to the owners of the sites in accordance with the consultation strategy below.

It is proposed that the Planning Proposal be Exhibited for a minimum period of 28 days.

Consultation Strategy

The following consultation strategy will be in addition to those that may be provided under any Gateway Determination

A. Consultation where no notification is required to existing and surrounding owners

It is recommended that notification is not required for the following issues as the proposed amendments are the result of drafting errors that do not affect the intent of the existing controls and reflect the existing situation:

- **A.1** - Smithfield, 302A The Boulevarde (Lot 1 DP 35591);
- **A.2** - Wetherill Park, 13 to 21 Rossetti Street (Lot 5 DP 714281);
- **A.3** - Wetherill Park, 117A Wetherill Street (Lot 15 DP 27962);
- **A.4** – Principal Development Standard – Minimum Subdivision lot size for community title schemes.

B. Consultation limited to owners

It is recommended that the consultation be limited to the current owners of the subject sites, as the proposed amendments provide additional controls that need to be addressed in any future redevelopment of the subject sites:

- **B.1** - Fairfield West, 84 Tasman Parade (SP 87321)
- **B.2** - Prairiewood, 512-520 Smithfield Road and 2 Myrtle Road
- **B.3** - Wetherill Park, 4 Kellaway Place;

C. Consultation with owners and adjoining properties

It is recommended that consultation include the owners and adjoining owners, whilst the height limit increase is considered inconsequential, the surrounding community should be given the opportunity to comment as the amendment proposes an increase in height, however minor:

- **C.1** - Additional Permitted Use Bonnyrigg Town Centre Precinct;

- **C.1.1** - Bonnyrigg, 51 Bonnyrigg Avenue (Lot 51 DP866490);
- **C.1.2** - Bonnyrigg, 37 Bonnyrigg Avenue (Lot 438 DP 701592);
- **C.2** – Various sites zoned B1 Neighbourhood Centre.

D. Consultation with State Agencies and other groups

It is recommended that the Roads and Maritime Services is notified of the proposed zoning label change as the original intent of the Road Label is changing.

- **D.1** - Removal of heritage item and amendment to another item.

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	s.56 – request for Gateway Determination	<ul style="list-style-type: none"> Prepare and submit Planning Proposal to Department of Planning & Environment 	July 2017
2	Gateway Determination	<ul style="list-style-type: none"> Assessment by Department of Planning & Environment Advice to Council 	August 2017
3	Completion of required technical information and report (if required back to Council)	<ul style="list-style-type: none"> Update report on Gateway requirements (if required) 	September 2017
4	Public consultation for Planning Proposal	<ul style="list-style-type: none"> In accordance with Council resolution and conditions of the Gateway Determination. 	September 2017
5	Government Agency consultation	<ul style="list-style-type: none"> Notification letters to Government Agencies as required by Gateway Determination 	September 2017
6	Public Hearing (if required) following public consultation for Planning Proposal	<ul style="list-style-type: none"> Under the Gateway Determination issued by Department of Planning and Environment public hearing is not required. 	N/A
7	Consideration of submission	<ul style="list-style-type: none"> Assessment and consideration of submissions 	October 2017
8	Report to Council on submissions to public exhibition and public hearing	<ul style="list-style-type: none"> Includes assessment and preparation of report to Council 	November 2017
9	Possible re-exhibition (if required)	<ul style="list-style-type: none"> Covering possible changes to draft Planning Proposal in light of community consultation 	December 2017
10	Report back to Council	<ul style="list-style-type: none"> Includes assessment and preparation of report to Council 	February 2018
11	Referral to by Parliamentary Council and notify Department of Planning and Environment	<ul style="list-style-type: none"> Draft Planning Proposal assessed by Parliamentary Council, legal instrument finalised Copy of the draft Planning Proposal forwarded to Department of Planning and Environment. 	March 2018
12	Plan is made	<ul style="list-style-type: none"> Notified on Legislation web site 	April 2018
Estimated Time Frame			9 months

Centre Name	Address	Suburb	Zoning classification / B1	Lot and DP
Abbotsbury	60-68 Stockdale Crescent	Abbotsbury	Neighbourhood Centre	<ul style="list-style-type: none"> • Lot1:DP:817661
Cabramatta Road West	Corner Cabramatta Road West and Elizabeth Drive	Bonnyrigg	Neighbourhood Centre	<ul style="list-style-type: none"> • Lot: 121 DP: 1074811 • Lot: 0 SP: 81005 • Lot: 21 DP: 859358 • Lot: 0 SP: 56795
Brown Road	Corner Brown Road and Montgomery Road	Bonnyrigg	Neighbourhood Centre	<ul style="list-style-type: none"> • Lot: 1 DP: 700415 • Lot: 0 SP: 20936
Mimosa Road	Intersection of Mimosa Road and Quarry Road	Bossley Park	Neighbourhood Centre	<ul style="list-style-type: none"> • Lot 101 DP 703414 • Lot 102 DP 703414 • Lot 10 DP 861038 • Lot 1 DP 502650 • Lot 1 DP 619032
Cooks Hill Lord Street	465-485 Cabramatta Road West (Corner Lord Street and Boyd Street)	Cabramatta West	Neighbourhood Centre	<ul style="list-style-type: none"> • Lot: 1 DP: 868237 • Lot: 2 DP: 868237 • Lot: C DP: 407244 • Lot: D DP: 407244 • Lot: 1 DP: 549531 • Lot: 100 DP: 813221 • Lot: 101 DP: 813221 • Lot: 2 Sec: 4 DP: 1553 • Lot: 1 Sec: 4 DP: 1553 • Lot: 1 DP: 535114 • Lot: 100 DP: 864126

Centre Name	Address	Suburb	Zoning classification / B1	Lot and DP
John Street	64-66 Satara Street and 259-283 John Street	Cabramatta West	Neighbourhood Centre	<ul style="list-style-type: none"> • Lot 1 DP 1115916 • Lot 92 Sec 7 DP 1553 • Lot 93 Sec 7 DP 1553 • Lot 3 535165 • Lot 1 DP 609751 • Lot 1 DP 874411 • Lot 0 SP 64306
Avoca Road	44-50 Harden Street (Corner Avoca Road)	Canley Heights	Neighbourhood Centre	<ul style="list-style-type: none"> • Lot: 16 DP: 30466 • Lot: 67 DP: 30466
St Johns Road	191-207 St Johns Road	Canley Heights	Neighbourhood Centre	<ul style="list-style-type: none"> • Lot: 35 DP: 30338 • Lot: 36 DP: 30338 • Lot: 37 DP: 30338 • Lot: 38 DP: 30338 • Lot: 39 DP: 30338 • Lot: 40 DP: 30338 • Lot: 1 DP: 46560 • Lot 1DP47090 • Lot: 1 DP: 46559 • Lot: 420 DP: 1053445 • Lot: 421 DP: 1053445 • Lot: 43 DP: 29588 • Lot1 DP 639377
Sackville Street	181 Sackville Street (Corner Malabar Street)	Fairfield	Neighbourhood Centre	<ul style="list-style-type: none"> • Lot: 62 Sec: 17 DP: 1059 • Lot: 63 Sec: 17 DP: 1059 • Lot: 64 Sec: 17 DP: 1059 • Lot: 65 Sec: 17 DP: 1059

Centre Name	Address	Suburb	Zoning classification / B1	Lot and DP
Tangerine Street	105A Tangerine Street (Corner Hercules Street)	Fairfield East	Neighbourhood Centre	<ul style="list-style-type: none"> • Lot: 1 DP: 31634 • Lot: 2 DP: 31634 • Lot: 3 DP: 31634 • Lot: 4 DP: 31634 • Lot: 5 DP: 31634 • Lot: 6 DP: 31634
Corner Hamilton Road and The Boulevard	189A-207 & 222-234 Hamilton Road (Corner of The Boulevard)	Fairfield & Fairfield Heights	Neighbourhood Centre	<ul style="list-style-type: none"> • Lot: 1 DP: 31603 • Lot: 2 DP: 31603 • Lot: 3 DP: 31603 • Lot: 4 DP: 31603 • Lot: 5 DP: 31603 • Lot: 6 DP: 31603 • Lot: 7 DP: 31603 • Lot: 8 DP: 31603 • Lot 1 DP 556479
Hamilton Road	336-338 Hamilton Road (Corner Nangar Street)	Fairfield West	Neighbourhood Centre	<ul style="list-style-type: none"> • Lot:1 DP:510170 • Lot:2 DP:510170
Rawson Street	97 Rawson Street (Corner Ainslie Street)	Fairfield West	Neighbourhood Centre	<ul style="list-style-type: none"> • Lot:110 DP:836629
Ferry Road	139-141 Hollywood Drive (Corner Ferry Road)	Lansvale	Neighbourhood Centre	<ul style="list-style-type: none"> • Lot2:DP203389 • Lot10:584660

Centre Name	Address	Suburb	Zoning classification / B1	Lot and DP
Elizabeth Drive	Intersection of Elizabeth Drive and Meadows Road	Mount Pritchard	Neighbourhood Centre	<ul style="list-style-type: none"> • Lot: 5 DP: 570963 • Lot: 6 DP: 570963 • Lot: 7 DP: 570963 • Lot: 2 DP: 237055 • Lot: 3 DP: 237055 • Lot: 4 DP: 237055 • Lot: 5 DP: 237055 • Lot: 6 DP: 237055 • Lot: 9 DP: 216484 • Lot: 10 DP: 216484 • Lot: 11 DP: 216484 • Lot: 1 DP: 531527 • Lot: 1 DP: 1136546 • Lot: 2 DP: 1136546
Town View Road	170-178 Town View Road (Corner Parkside Place)	Mount Pritchard	Neighbourhood Centre	<ul style="list-style-type: none"> • Lot 81 DP 216461 • Lot 82 DP 216461 • Lot 83 DP 216461 • Lot 84 DP 216461 • Lot 85 DP 216461 • Lot 86 DP 216461
Oliphant Street	1A-3 Drysdale Road (Corner Oliphant Street)	Mount Pritchard	Neighbourhood Centre	<ul style="list-style-type: none"> • Lot: 752 DP: 31465 • Lot: 753 DP: 31465 • Lot: 754 DP: 31465 • Lot: 755 DP: 31465
Hamel Street	33 Hamel Road (Corner Horton Street)	Mount Pritchard	Neighbourhood Centre	<ul style="list-style-type: none"> • Lot: 4 DP: 231687 • Lot: 5 DP: 231687 • Lot: 6 DP: 231687 • Lot: 7 DP: 255234 • Lot: 8 DP: 255234 • Lot: 9 DP: 255234 • Lot: 10 DP: 255234 • Lot: 11 DP: 255234

Centre Name	Address	Suburb	Zoning classification / B1	Lot and DP
Meadows Street	35 Meadows Road and 600-602 Cabramatta Road West,	Mount Pritchard and Cabramatta West	Neighbourhood Centre	<ul style="list-style-type: none"> • Lot 1 DP 1015813 • Lot 11 DP 585067
Broughton Street	71-81 Broughton Street (Corner Whitaker Street)	Old Guildford	Neighbourhood Centre	<ul style="list-style-type: none"> • Lot:1DP:27825 • Lot:2DP:27825 • Lot:3DP:27825 • Lot:4DP:27825 • Lot:5DP:27825
Dublin Street	48-66 Dublin Street (Between Jane Street and Brenan Street)	Smithfield	Neighbourhood Centre	<ul style="list-style-type: none"> • Lot:46 DP: 1014132 • Lot: 45 DP: 1014132 • Lot: 44 DP: 1014132 • Lot: 0 SP: 33740
The Horsley Drive	107 Granville Street (Corner The Horsley Drive)	Smithfield	Neighbourhood Centre	<ul style="list-style-type: none"> • Lot: 1DP:794323
Hassall Street	2A-12 Hassall Street (Between The Horsley drive and Sharland Place)	Smithfield	Neighbourhood Centre	<ul style="list-style-type: none"> • Lot1DP:30941 • Lot7DP30941 • Lot2DP30941 • Lot3DP30941 • Lot4DP30941 • Lot5DP30941 • Lot6DP30941

Centre Name	Address	Suburb	Zoning classification / B1	Lot and DP
Canberra Street	56-70 Canberra Street	St Johns Park	Neighbourhood Centre	<ul style="list-style-type: none"> • Lot:32 DP:713608
Daniel Street	12-16 Daniel Street and 1179-1181 The Horsley Dr	Wetherill Park	Neighbourhood Centre	<ul style="list-style-type: none"> • Lot141DP739551 • Lot142DP739551 • Lot0SP83397
Orchard leigh Street	80 Railway Street Yennora (Corner Orchard leigh St)	Yennora	Neighbourhood Centre	<ul style="list-style-type: none"> • Lot1DP794323
Thorney Road	72-80A Thorney Road	Fairfield West	Neighbourhood Centre	<ul style="list-style-type: none"> • Lot 1 DP 1007226 • Lot 2 DP 1007226 • Lot 3 DP 1007226 • Lot 4 DP 1007226 • Lot 5 DP 1007226 • Lot 1 DP 235600 • Lot 11 DP 235600
Fairfield Street	137 – 143 & 150 – 160 Fairfield Street (intersection of Crown Street and Ellis Parade)	Fairfield East	Neighbourhood Centre	<ul style="list-style-type: none"> • Lot 5 DP:23035

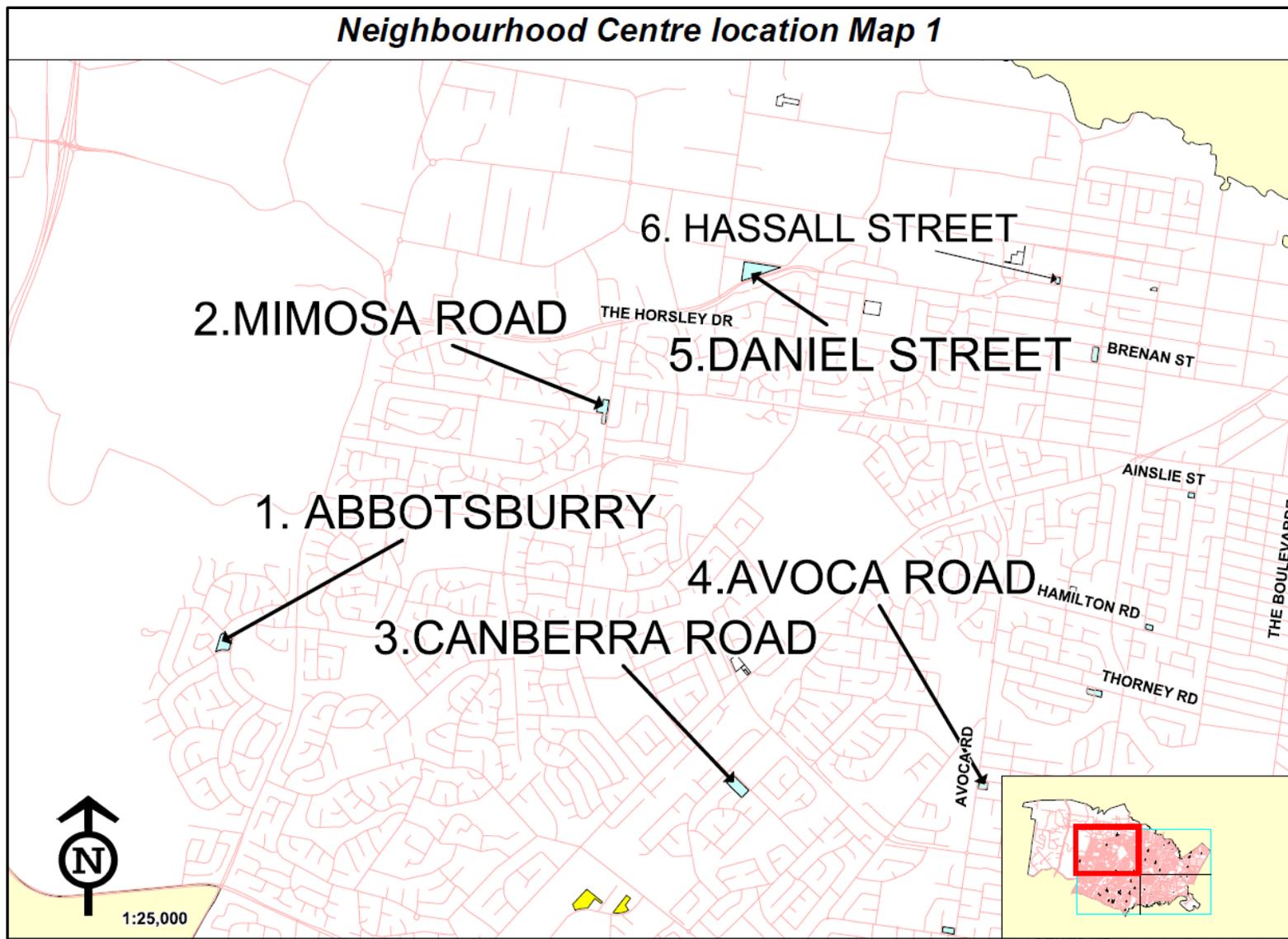


Figure 1 Neighbourhood centre location map 1

Neighbourhood Centre location Map 2

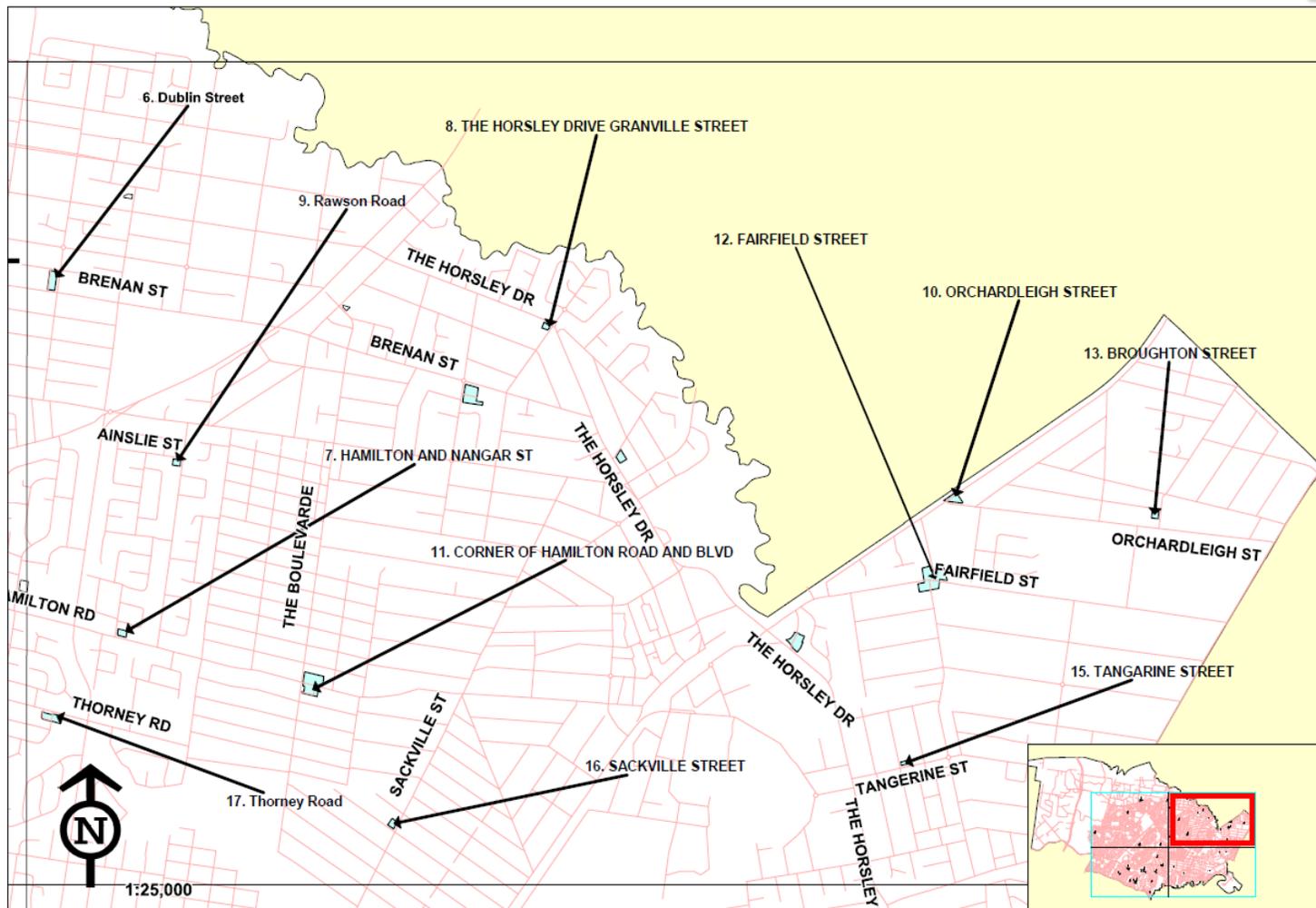


Figure 2 Neighbourhood centre location map 2

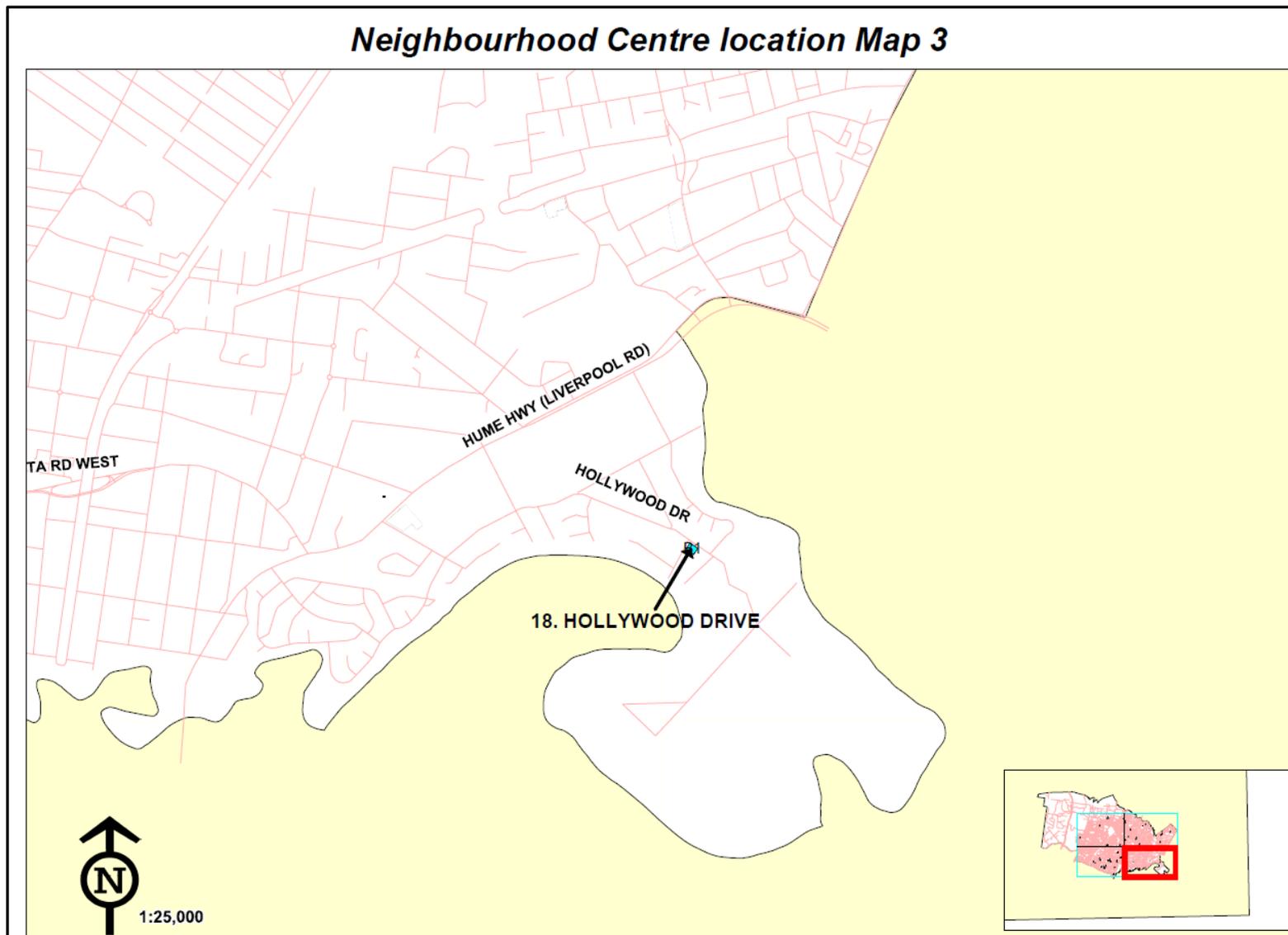


Figure 3 Neighbourhood centre location Map 3

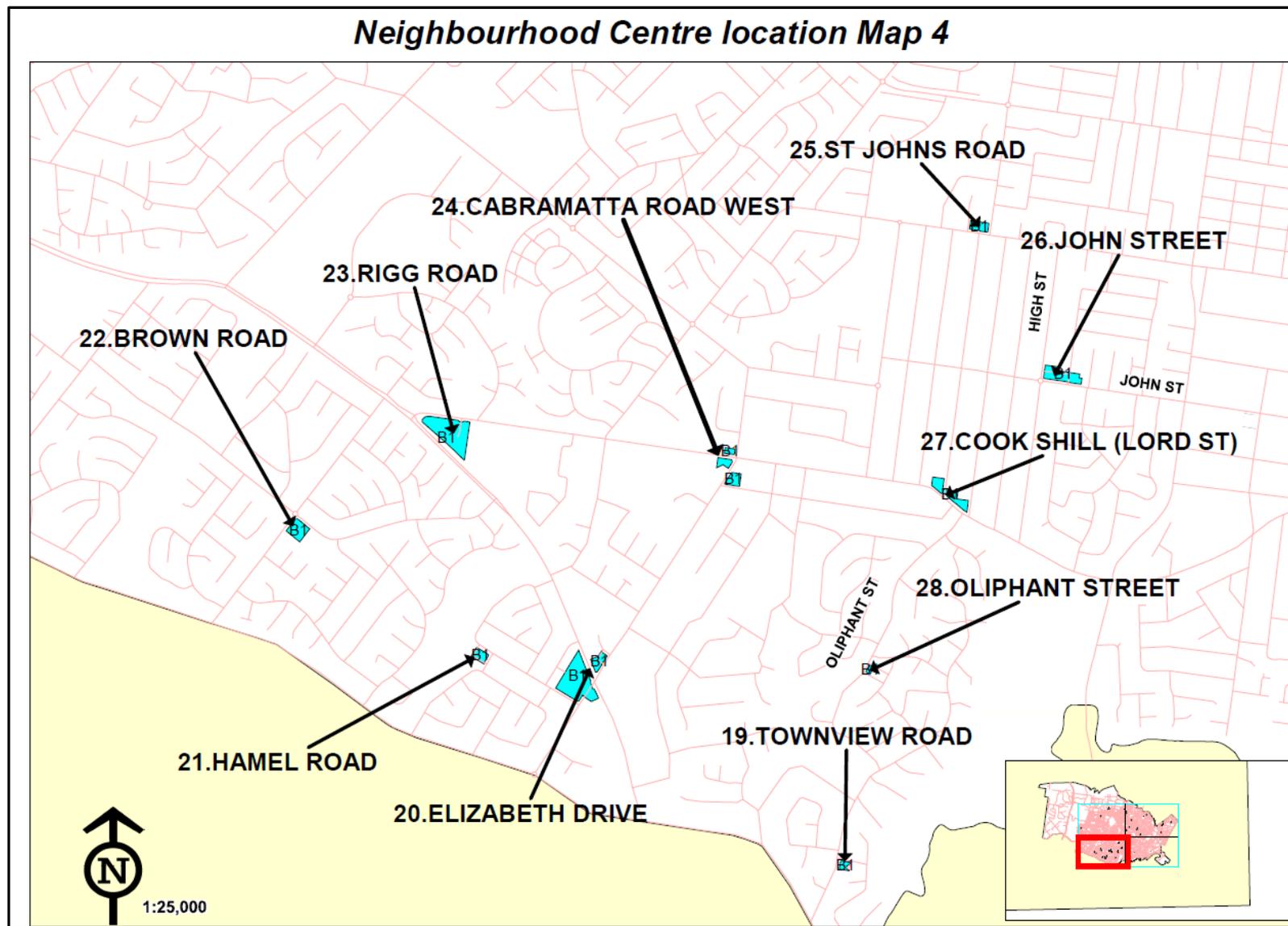
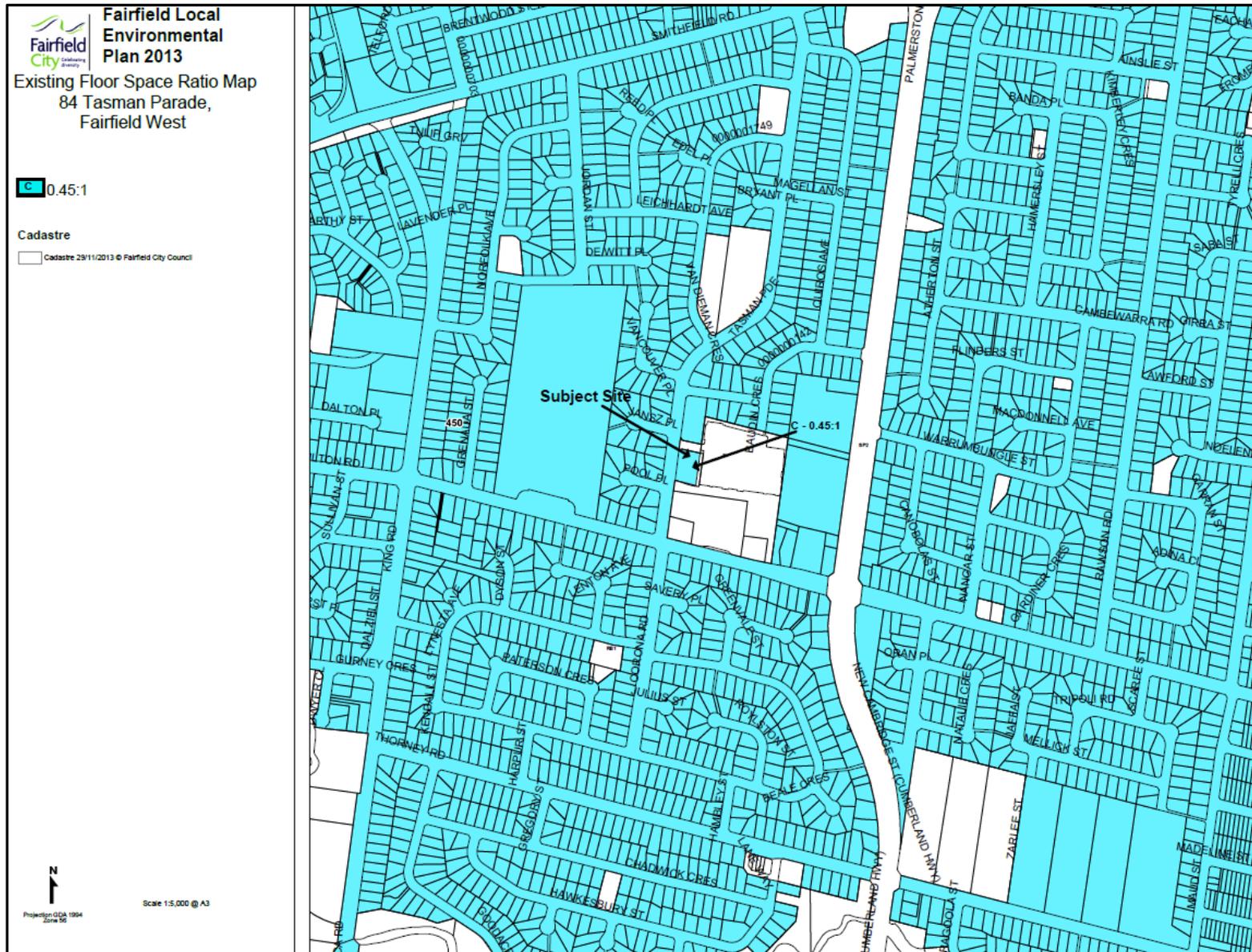


Figure 4 Neighbourhood centre location map 4

Fairfield City Council
Fairfield Local Environmental Plan 2013 House Keeping Amendments



**Figure 5 Existing Floor Space Ratio Map, Fairfield West 84
Tasman Parade**

Fairfield City Council
Fairfield Local Environmental Plan 2013 House Keeping Amendments

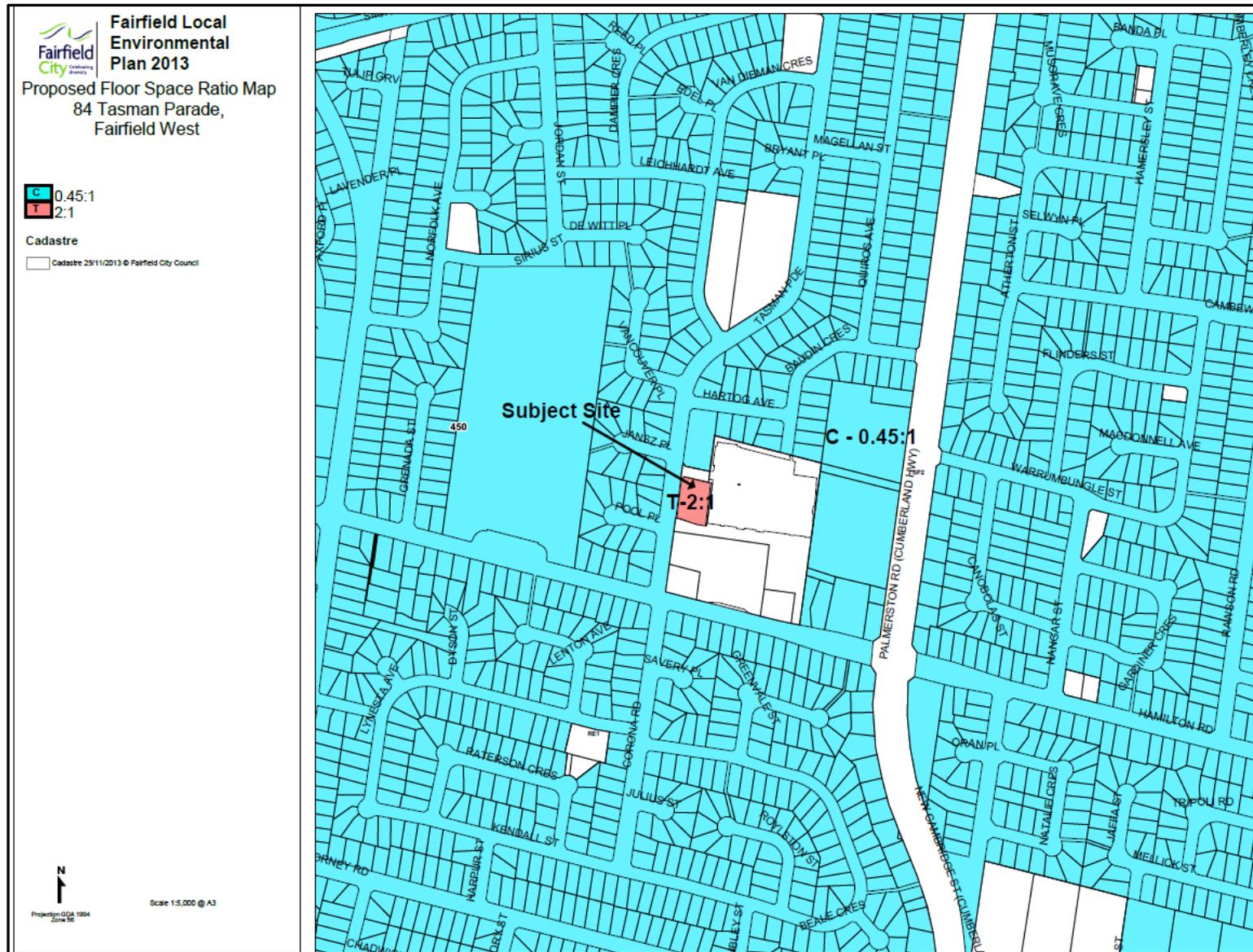


Figure 6 proposed Floor Space Ratio Map Fairfield West,
84 Tasman Parade

Fairfield City Council
Fairfield Local Environmental Plan 2013 House Keeping Amendments

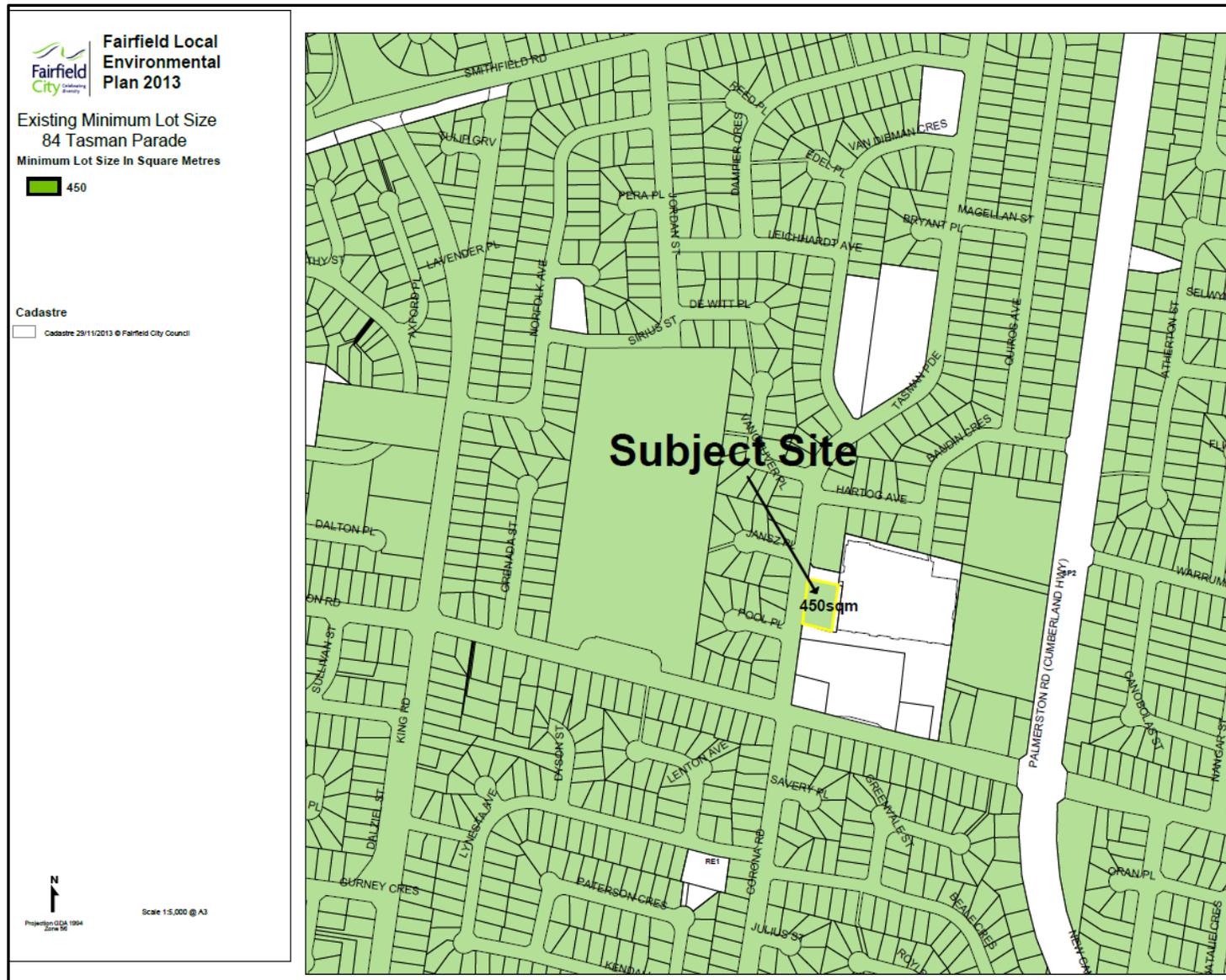


Figure 7 Existing Minimum Lot Size Map Fairfield West 84
Tasman Parade

Fairfield City Council
Fairfield Local Environmental Plan 2013 House Keeping Amendments

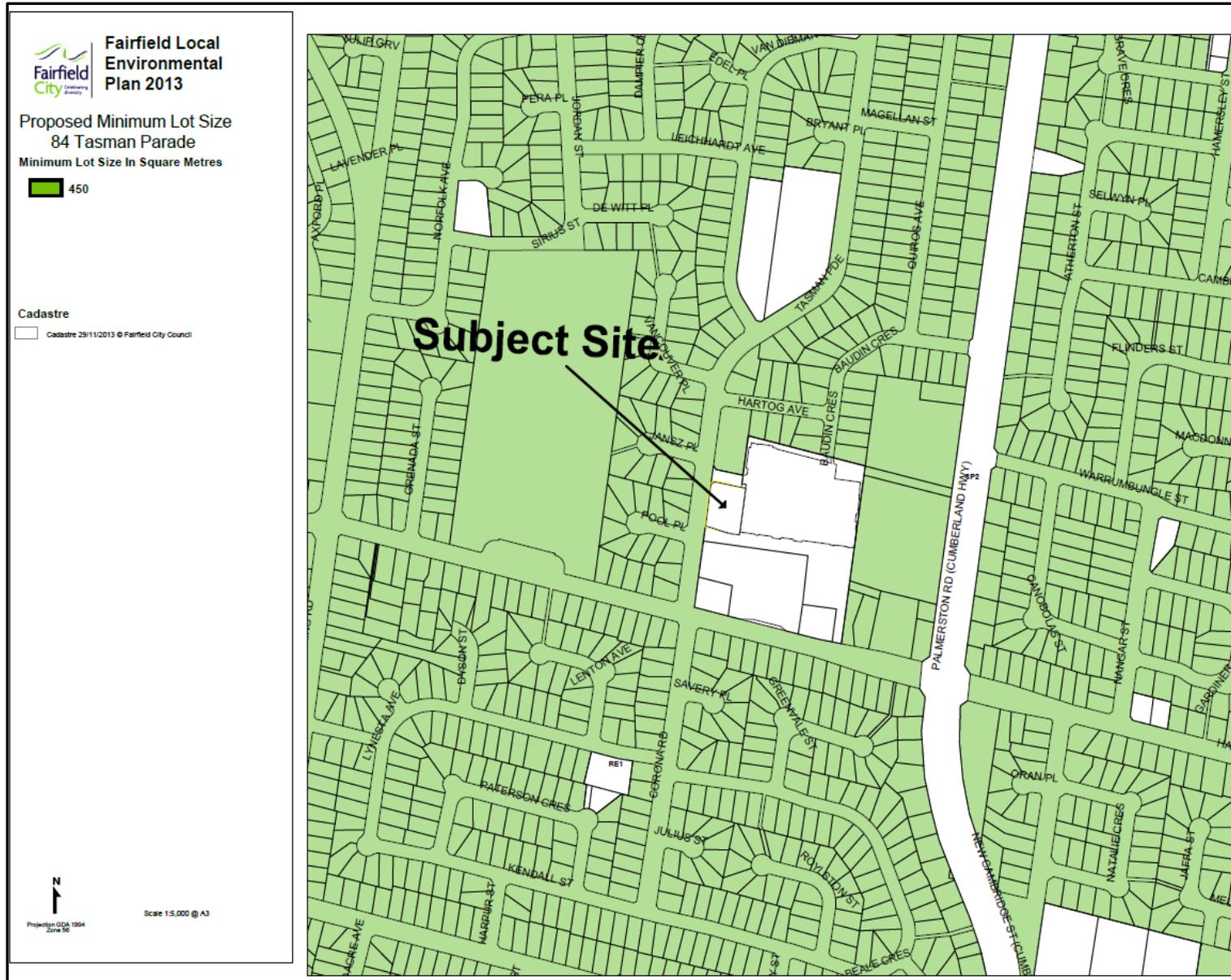


Figure 8 Proposed Minimum Lot Size, Fairfield West 84
Tasman Parade

Fairfield City Council
Fairfield Local Environmental Plan 2013 House Keeping Amendments

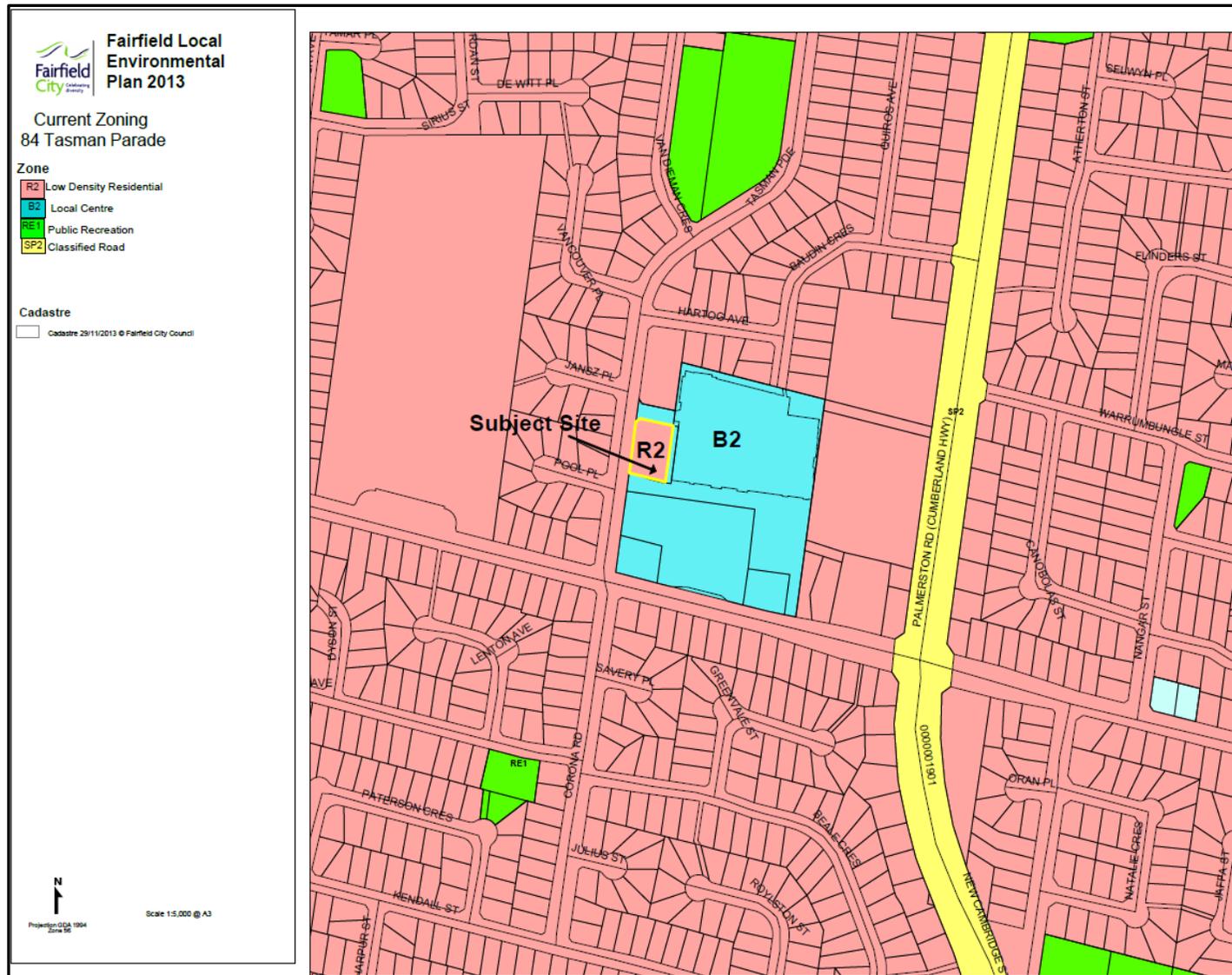
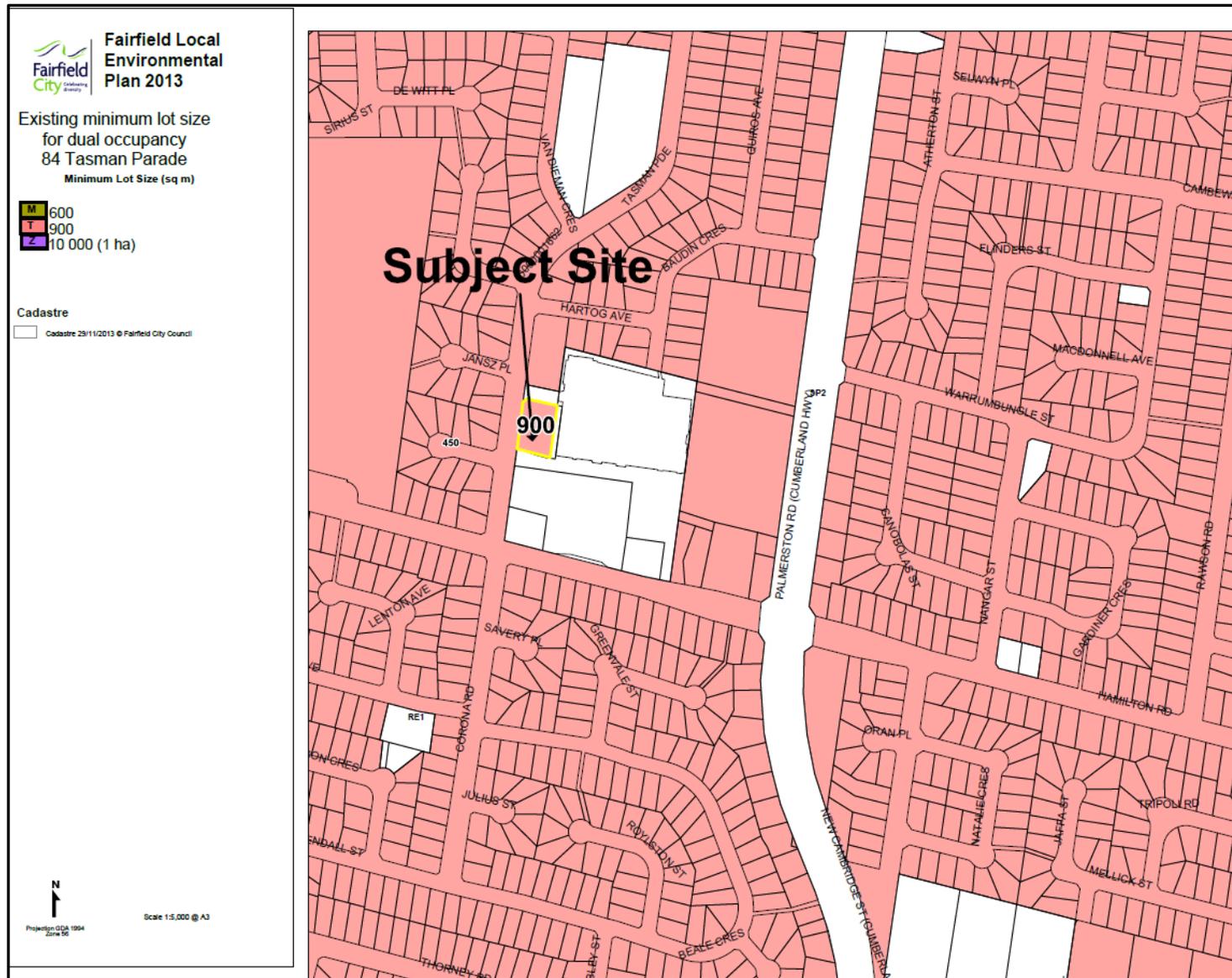


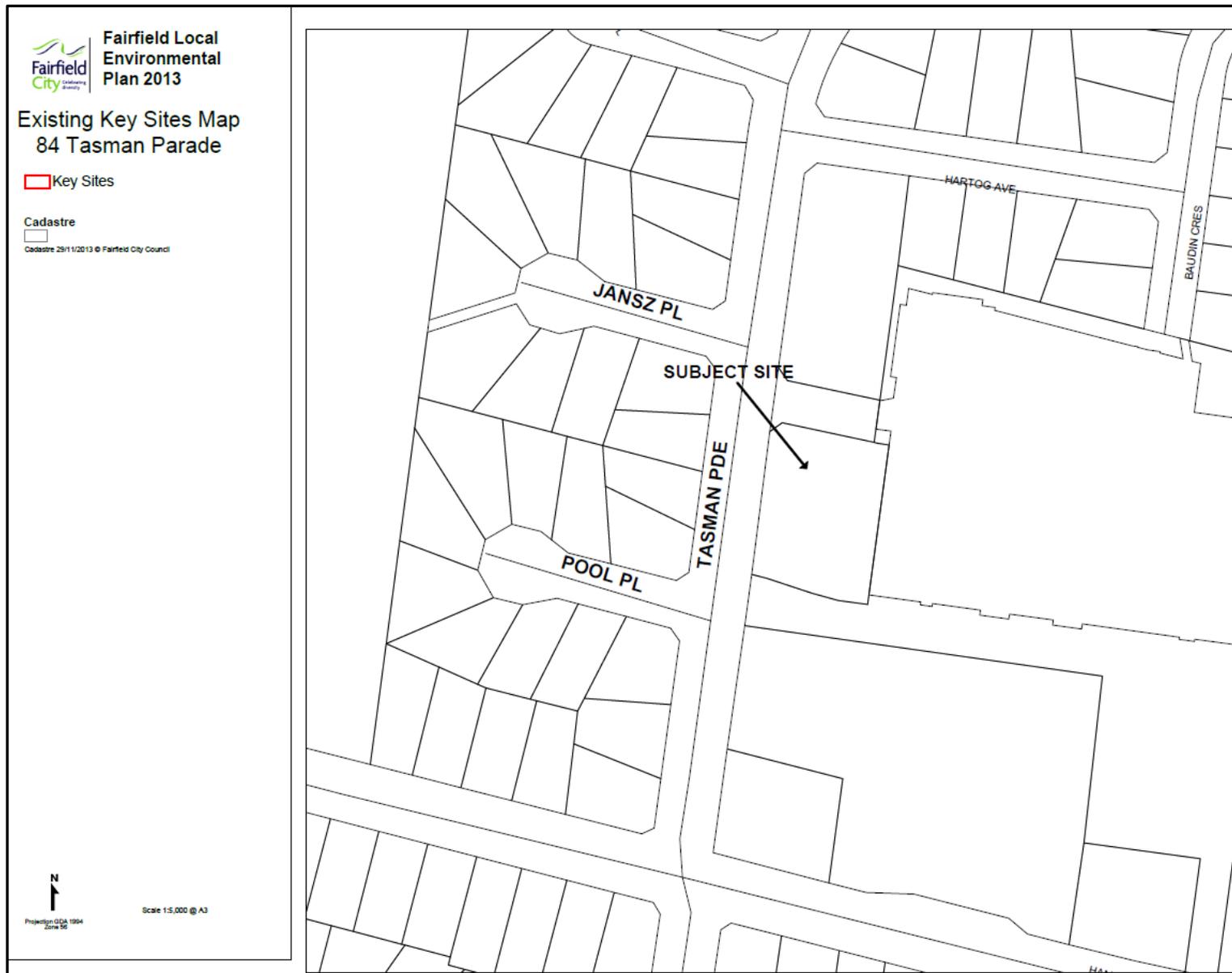
Figure 9 Current Zoning Fairfield West, 84 Tasman Parade

Fairfield City Council
Fairfield Local Environmental Plan 2013 House Keeping Amendments



**Figure 13 Existing Minimum Lot size For Dual Occupancy,
Fairfield west, 84 Tasman Parade**

Fairfield City Council
Fairfield Local Environmental Plan 2013 House Keeping Amendments



**Figure 15 Existing Key Sites Map, Fairfield West, 84
Tasman Parade**

Fairfield City Council
Fairfield Local Environmental Plan 2013 House Keeping Amendments

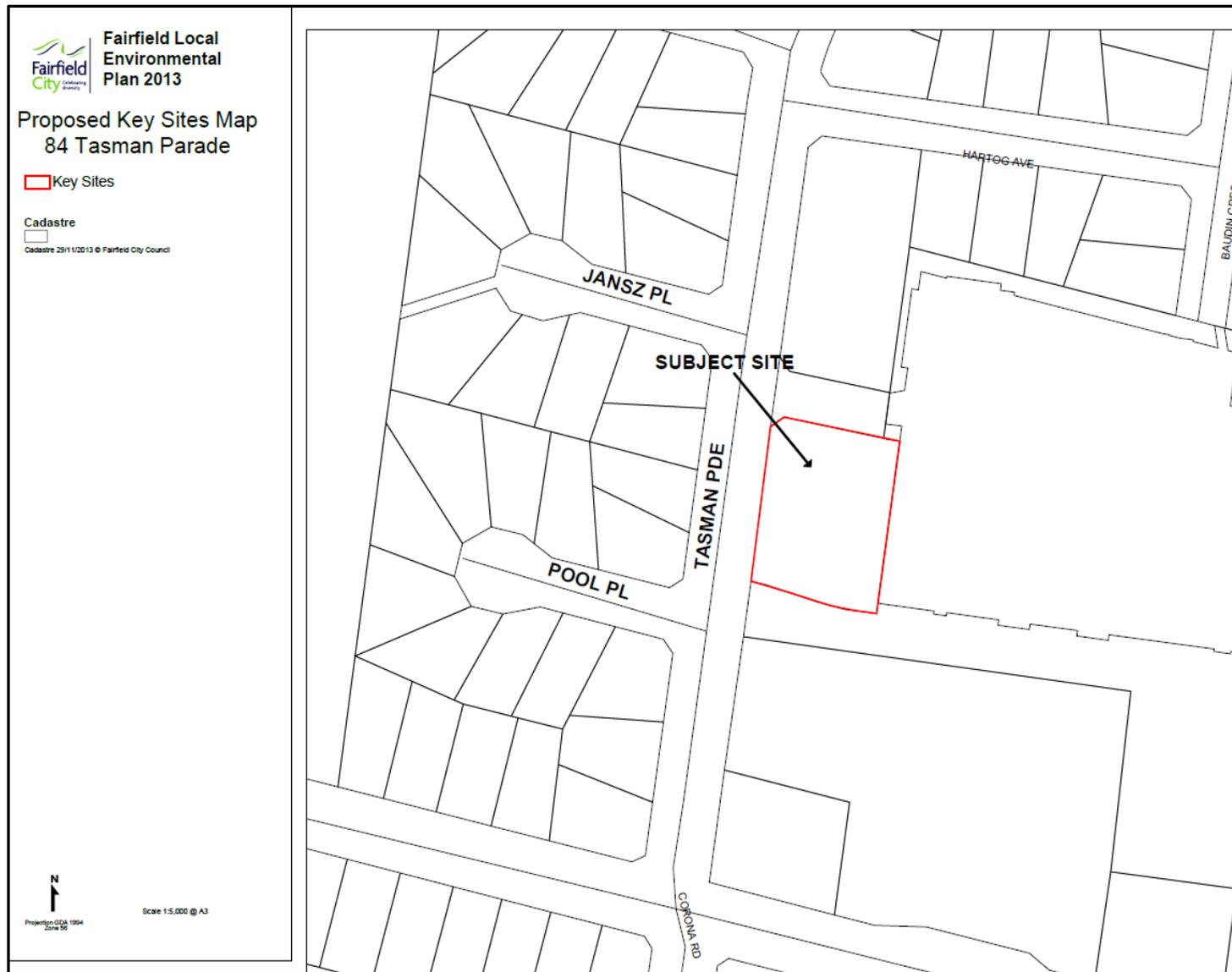


Figure 16 Proposed Key Sites Map, Fairfield West, 84
Tasman Parade

Fairfield City Council
Fairfield Local Environmental Plan 2013 House Keeping Amendments

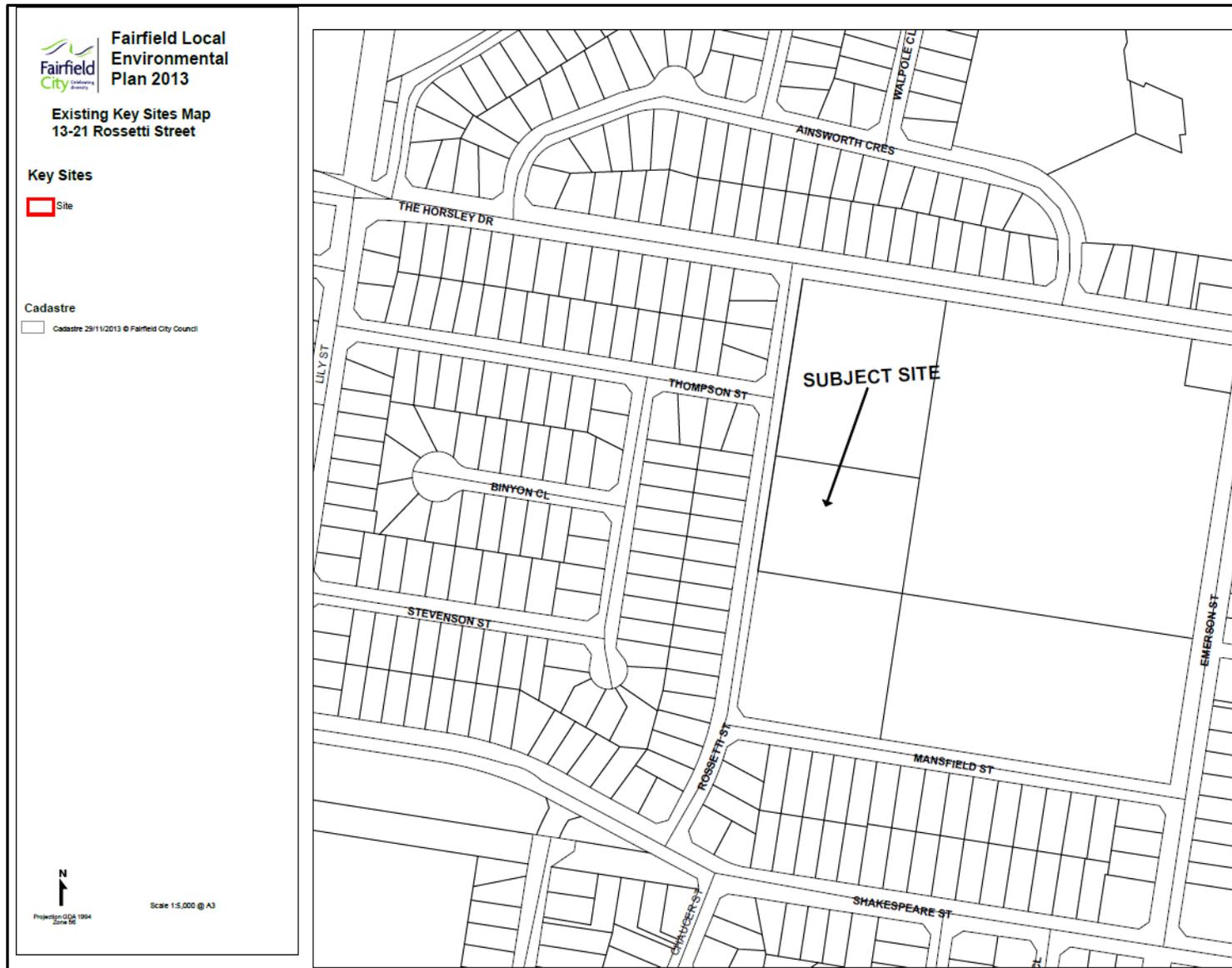


Figure 17 existing Key Sites Map Wetherill Park, 13-21 Rossetti Street,

Fairfield City Council
Fairfield Local Environmental Plan 2013 House Keeping Amendments

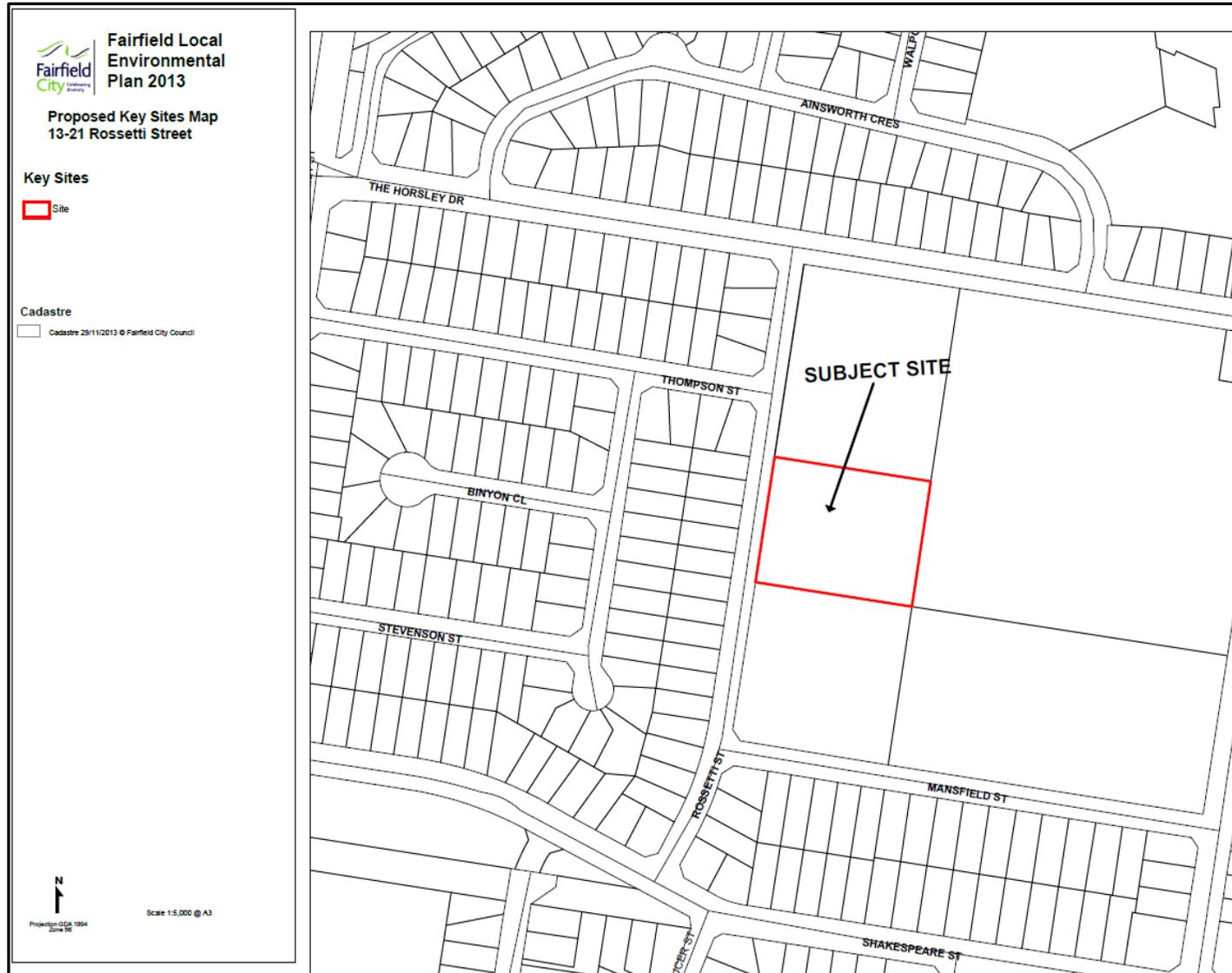


Figure 18 Proposed Key Sites Map, Wetherill Park, 13-21 Rossetti Street

Fairfield City Council
Fairfield Local Environmental Plan 2013 House Keeping Amendments

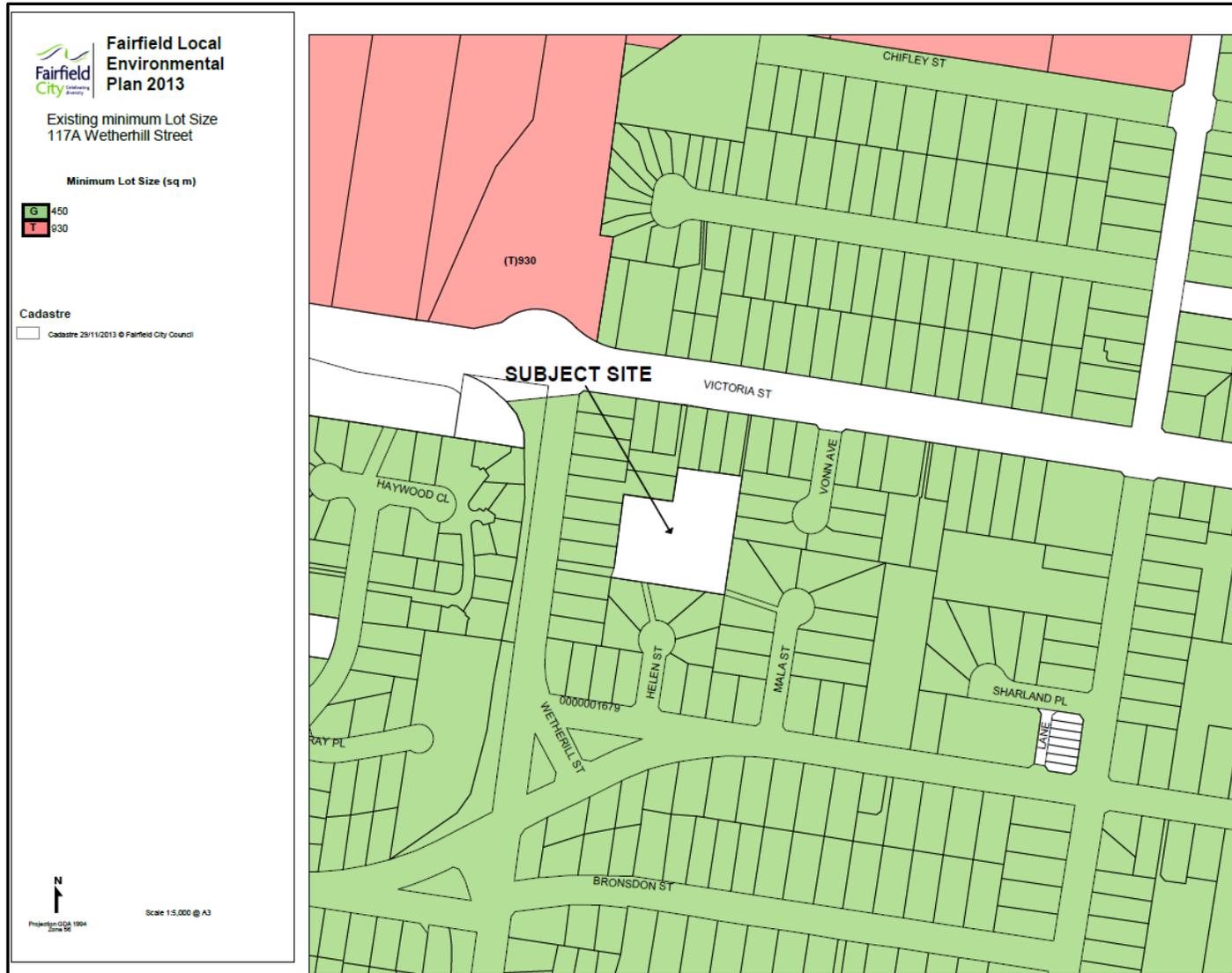
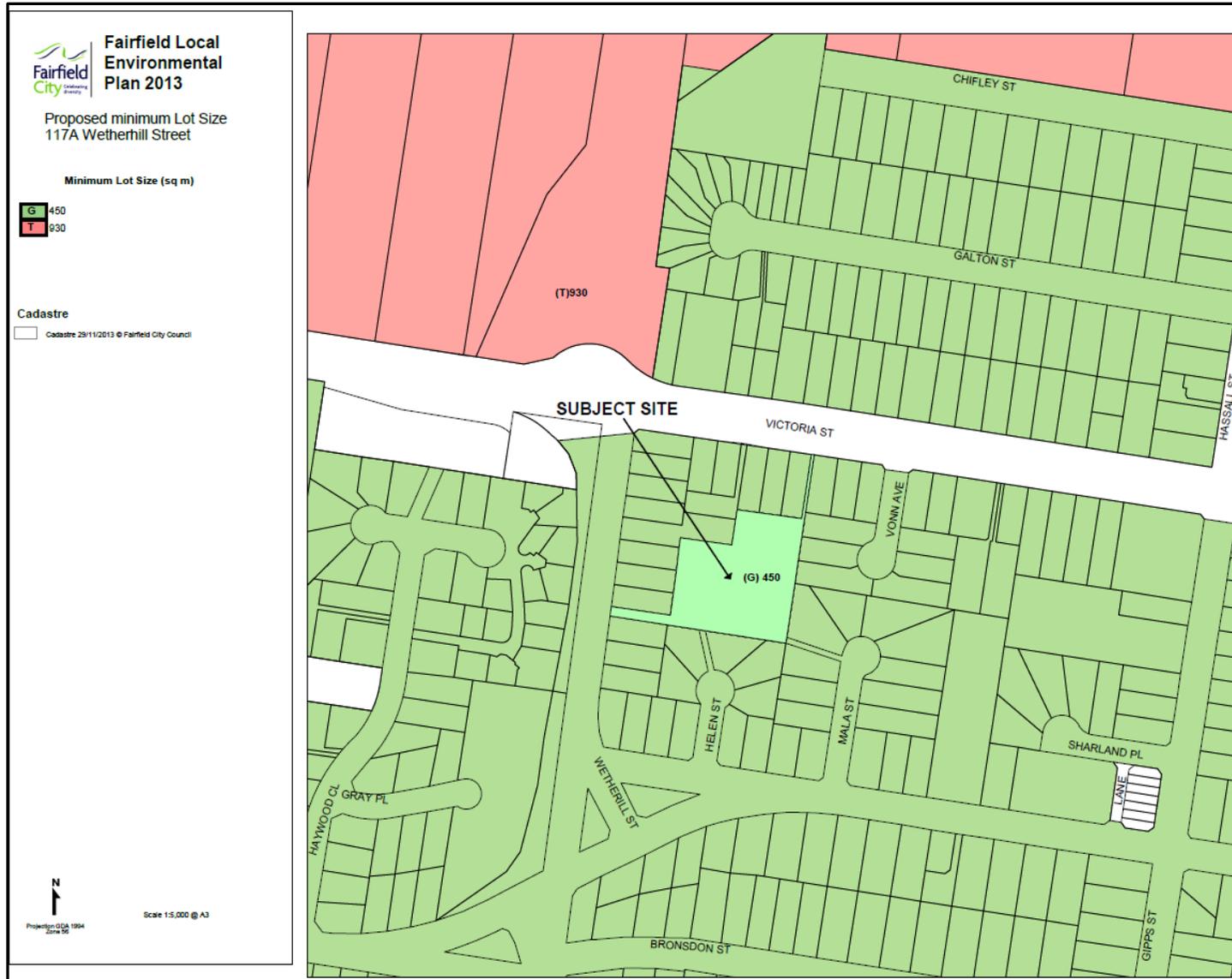


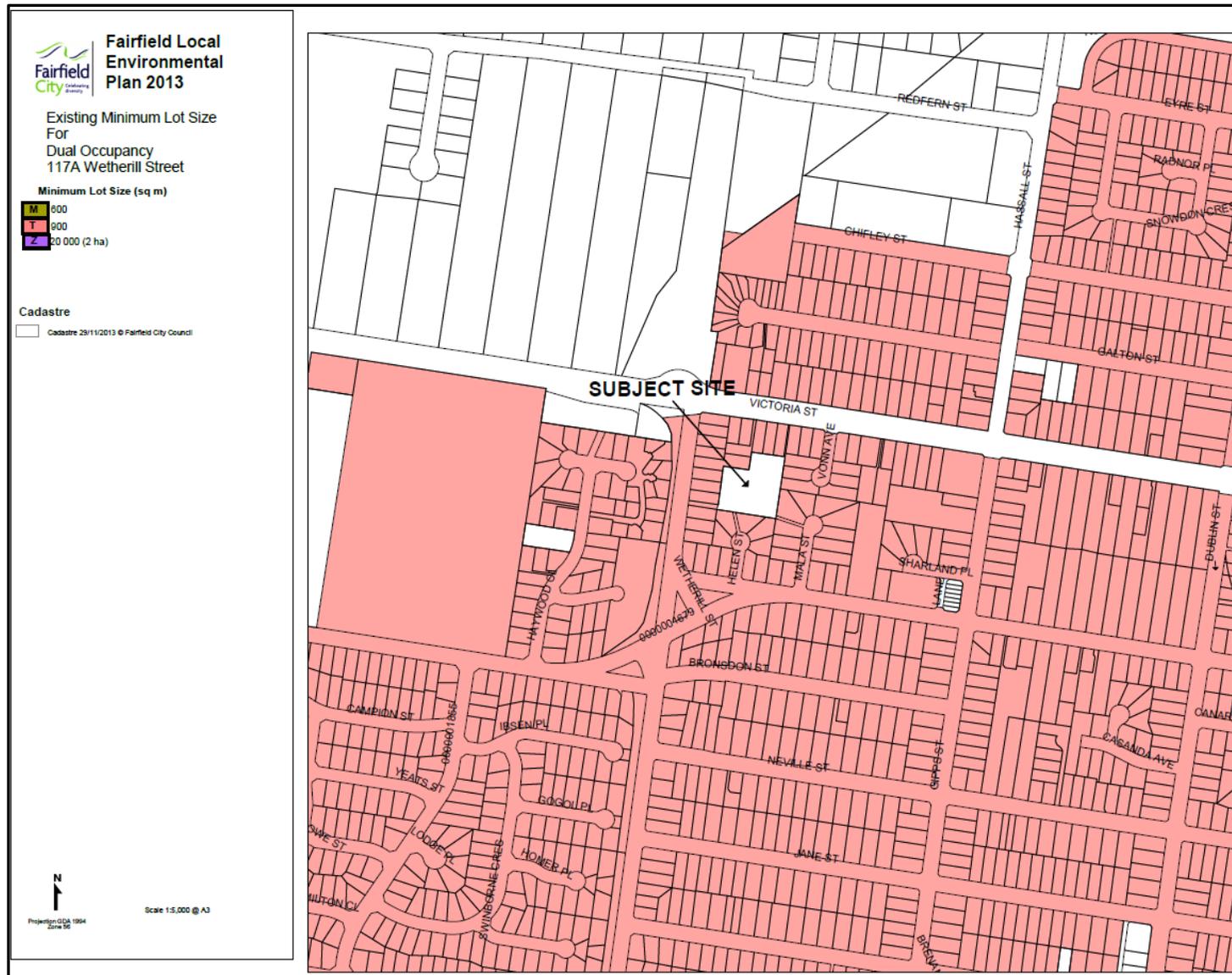
Figure 19 Existing Minimum Lot Size Map , Smithfield,
117A Wetherill Street.

Fairfield City Council
Fairfield Local Environmental Plan 2013 House Keeping Amendments



**Figure 20 Proposed Minimum Lot Size, Smithfield 117A
Wetherill Street**

Fairfield City Council
Fairfield Local Environmental Plan 2013 House Keeping Amendments



**Figure 21 Existing Minimum Lot Size for Dual Occupancy,
Smithfield, 117A Wetherill Street**

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Fairfield Local Environmental Plan 2013 House Keeping Amendments

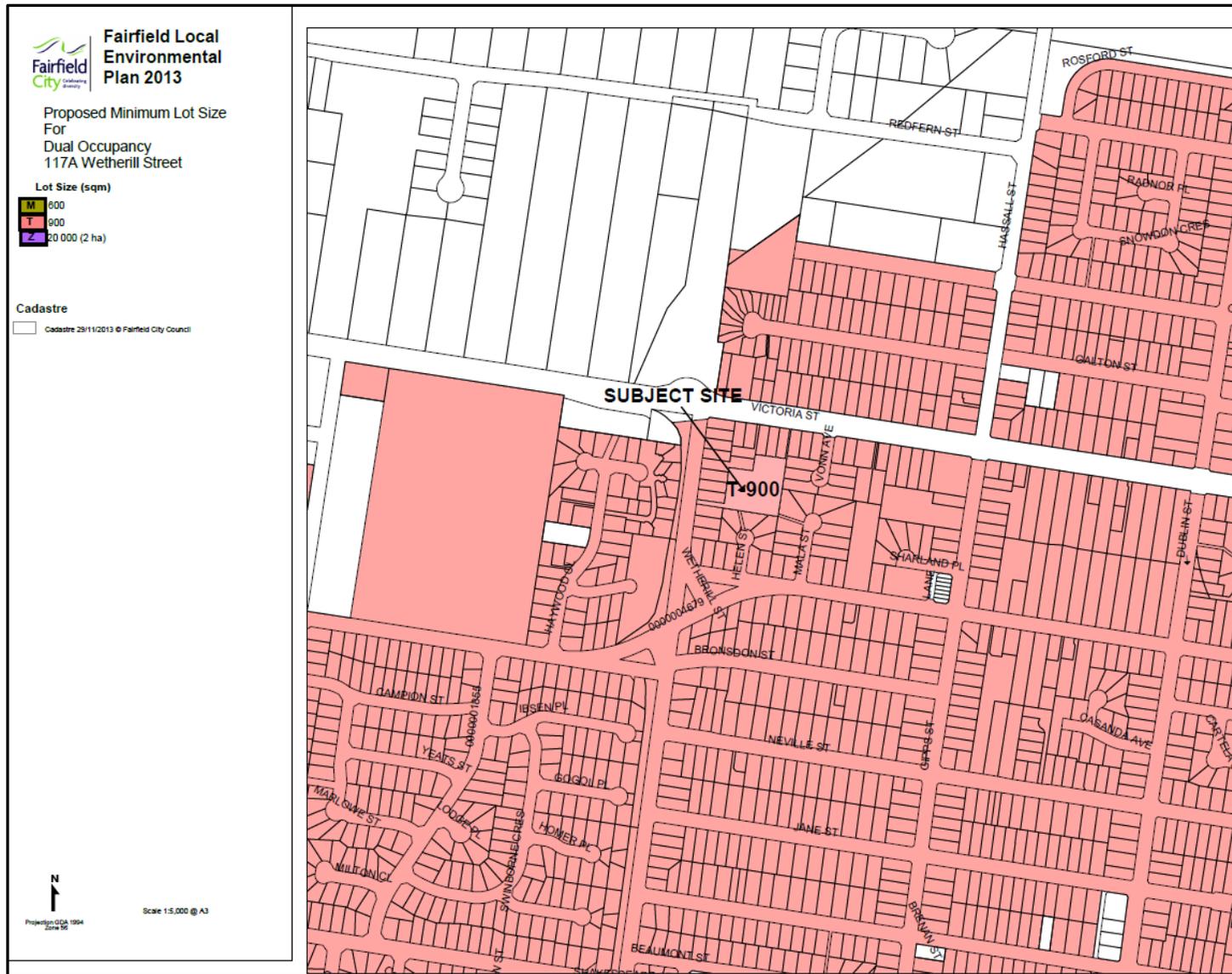


Figure 22 proposed minimum Lot Size for Dual Occupancy, Smithfield, 117A Wetherill Street Smithfield

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Fairfield Local Environmental Plan 2013 House Keeping Amendments

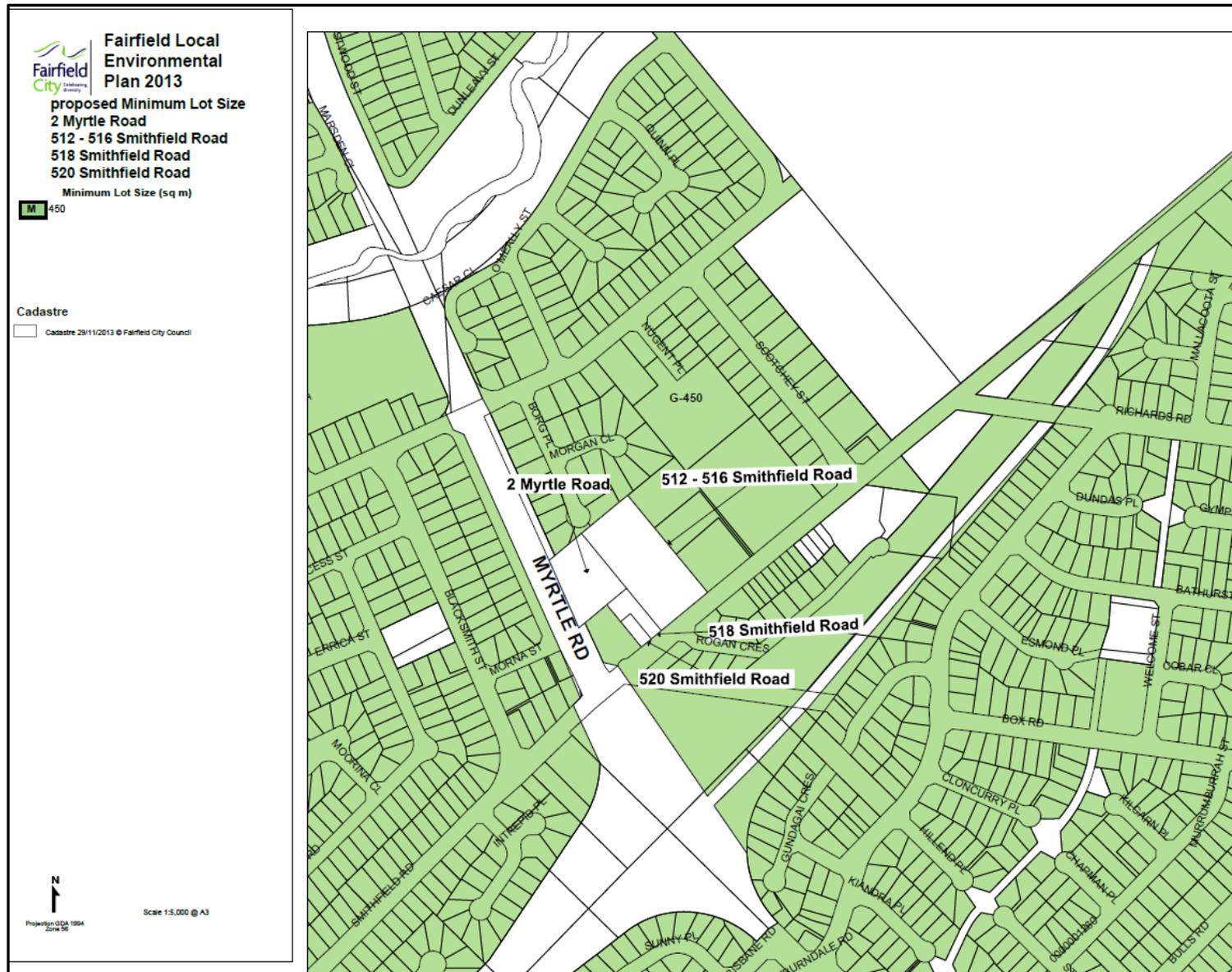


Figure 24 Proposed Minimum Lot Size, Prairiewood, 2 Myrtle Road, 512-516 Smithfield Road, 518 Smithfield Road and 520 Smithfield Road.

Fairfield City Council
Fairfield Local Environmental Plan 2013 House Keeping Amendments

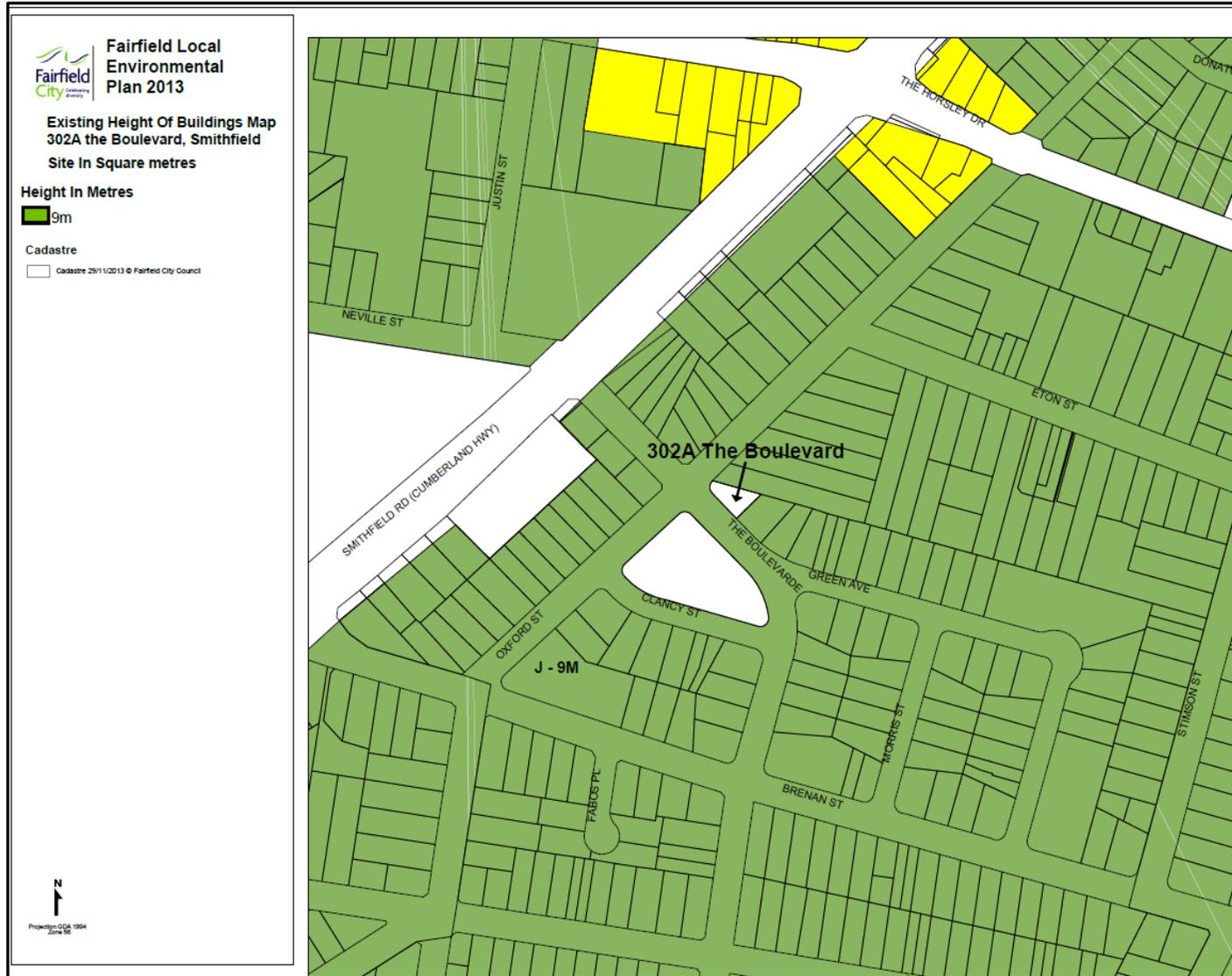


Figure 25 Existing Height of Buildings Map 302A the Boulevard Smithfield

Fairfield City Council
Fairfield Local Environmental Plan 2013 House Keeping Amendments

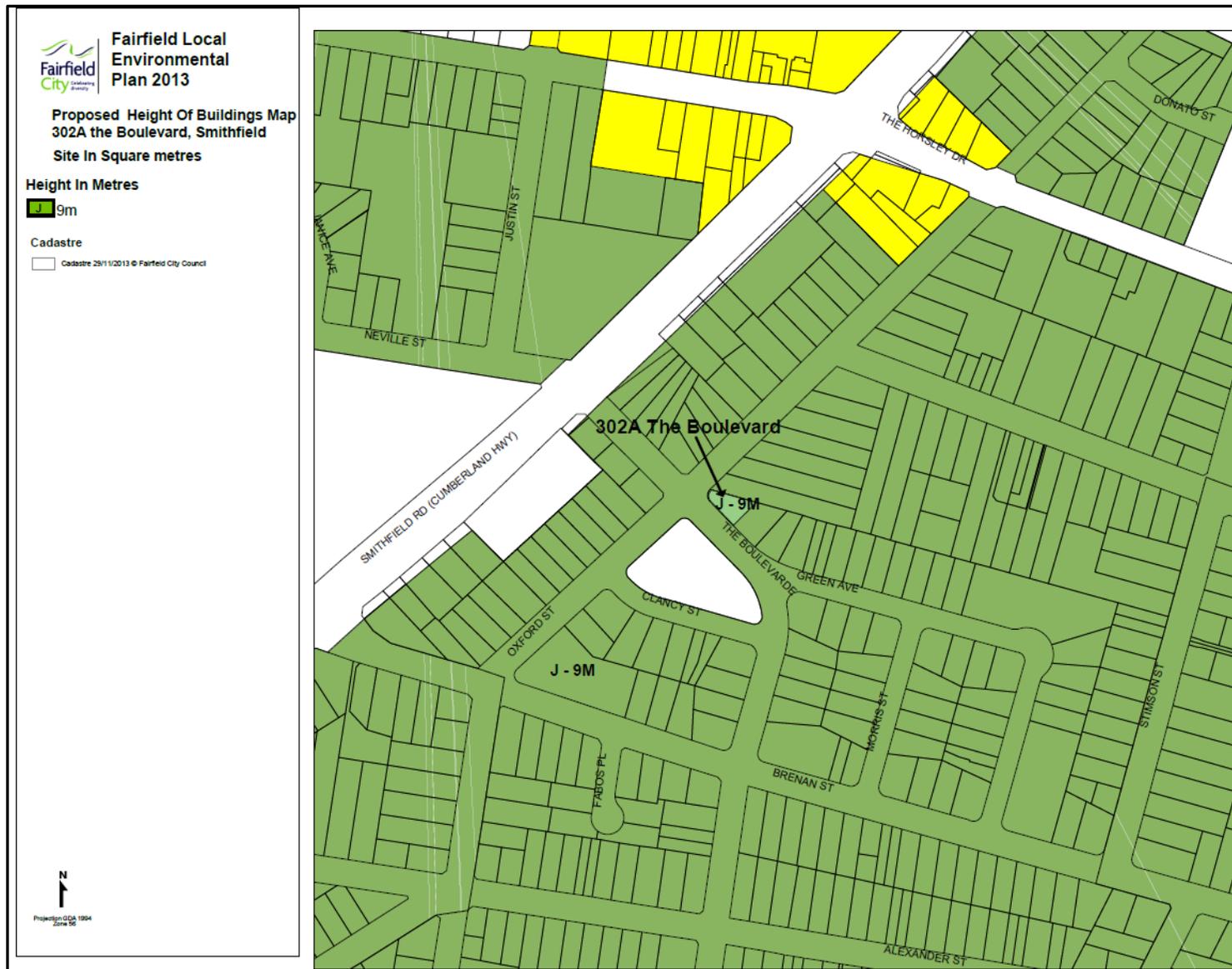


Figure 26 Proposed Height of Buildings Map 302A the Boulevard

Fairfield City Council
Fairfield Local Environmental Plan 2013 House Keeping Amendments

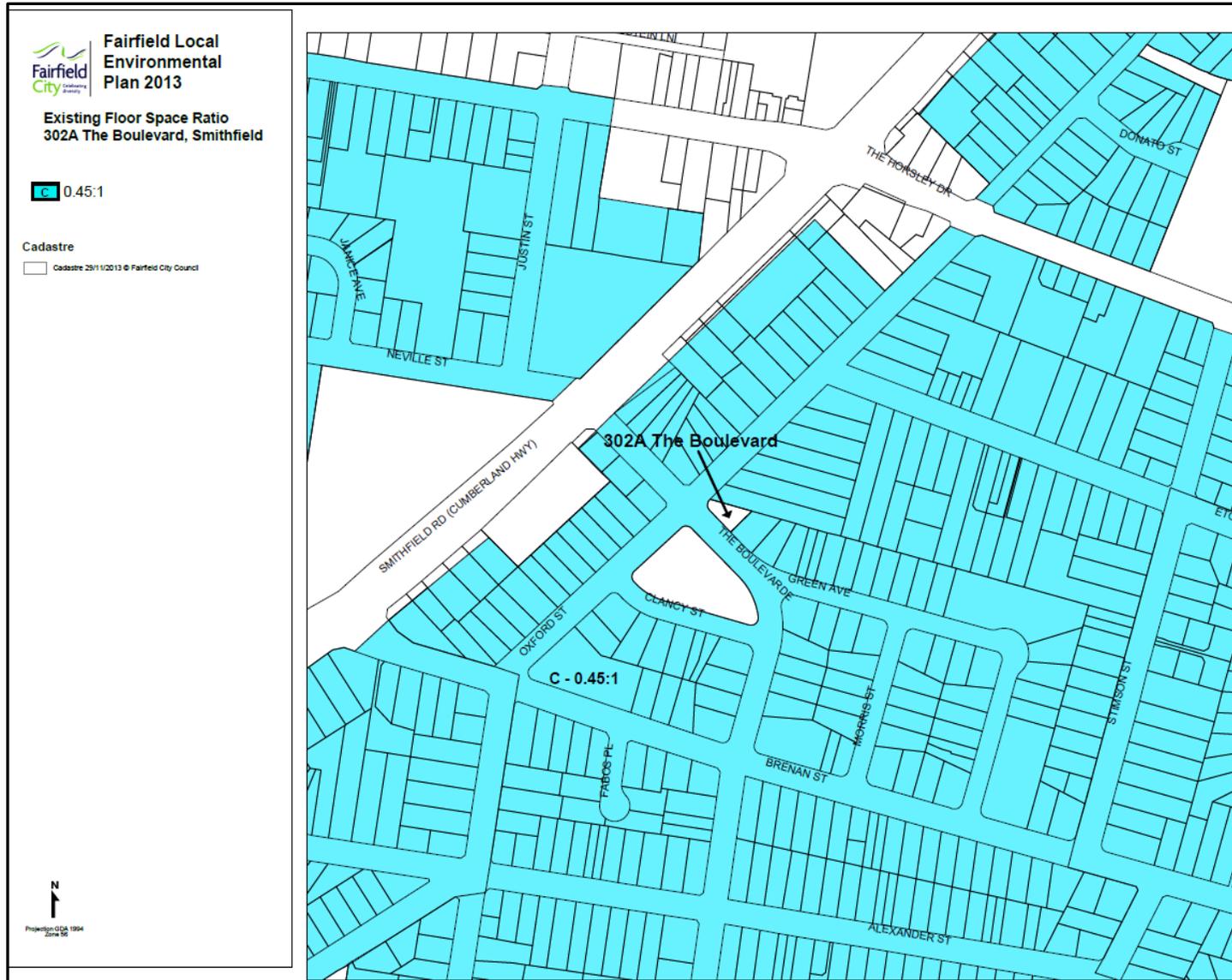


Figure 27 Existing Floor Space Ratio 302A the Boulevard

Fairfield City Council
Fairfield Local Environmental Plan 2013 House Keeping Amendments

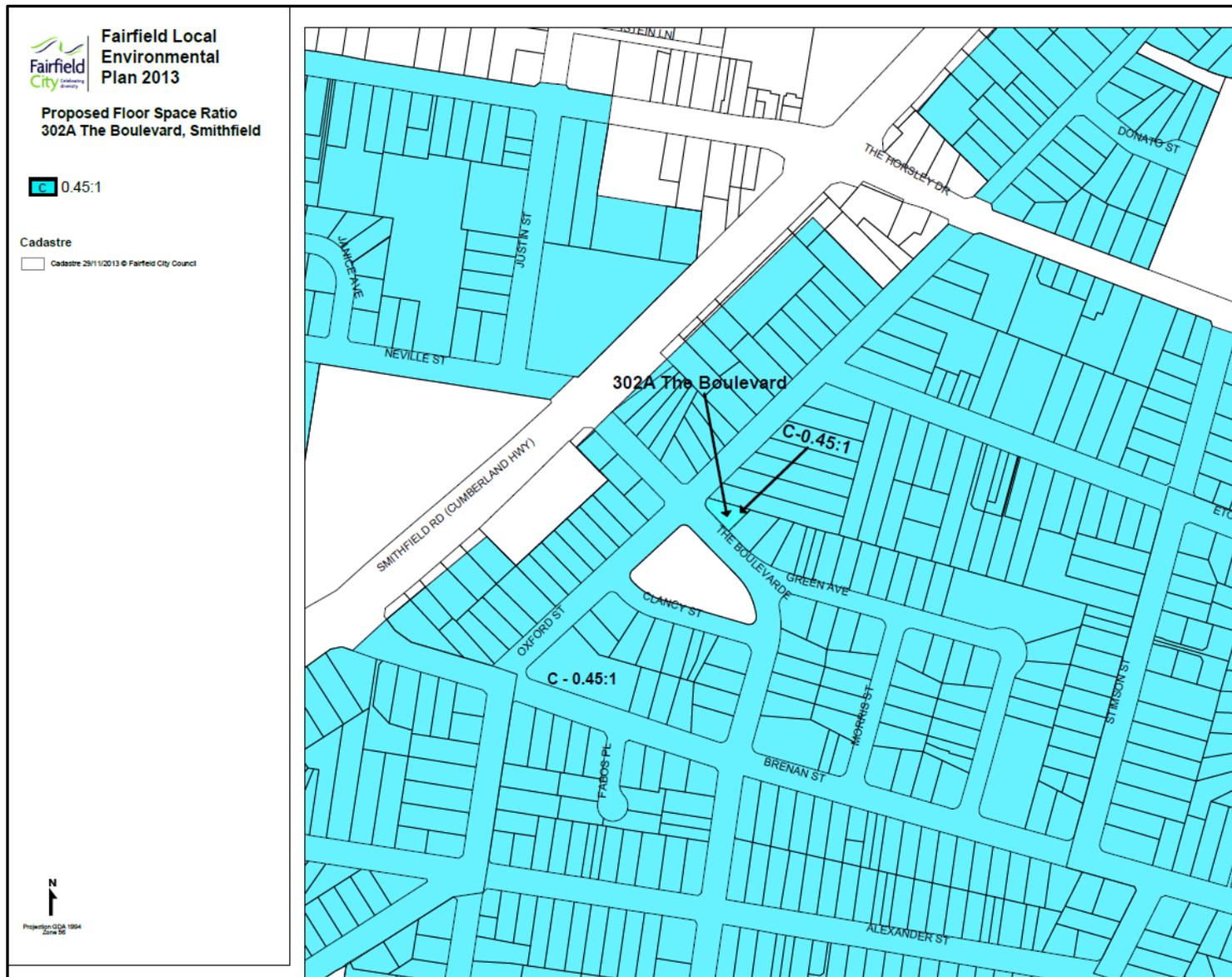


Figure 28 Proposed Floor Space Ratio 302A the Boulevard

Fairfield City Council
Fairfield Local Environmental Plan 2013 House Keeping Amendments

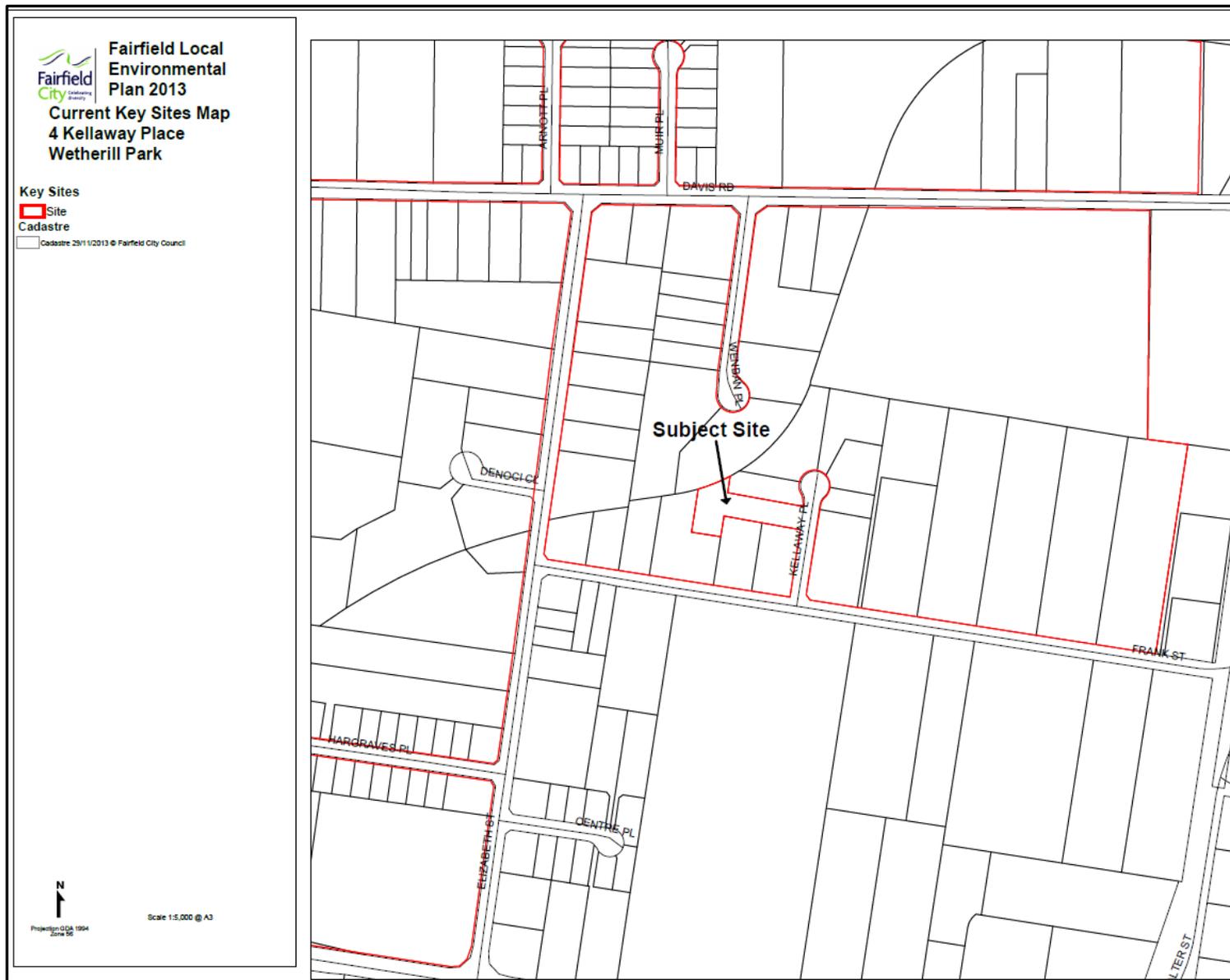


Figure 29 Current Key Sites Map 4 Kellaway Place

Fairfield City Council
Fairfield Local Environmental Plan 2013 House Keeping Amendments

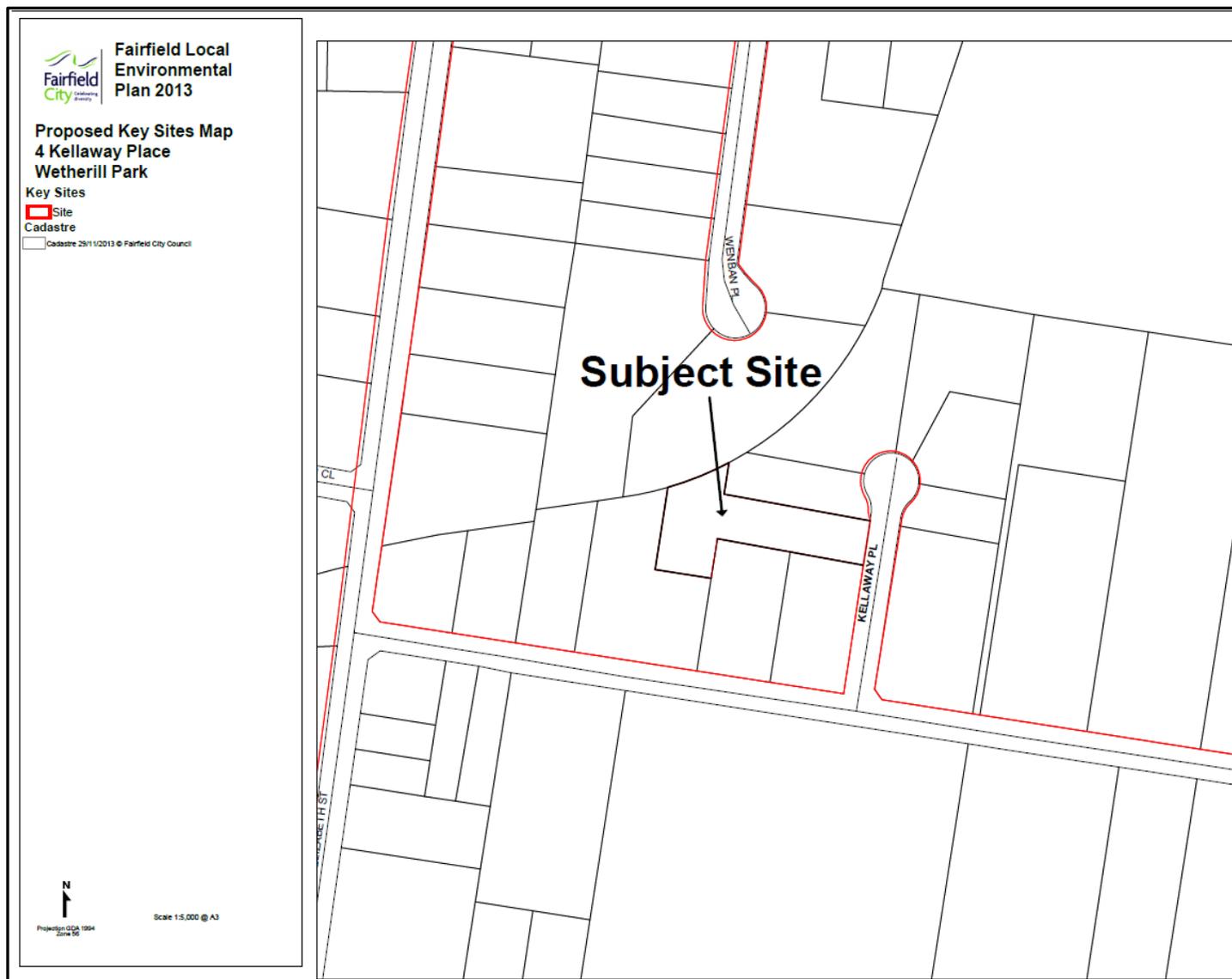
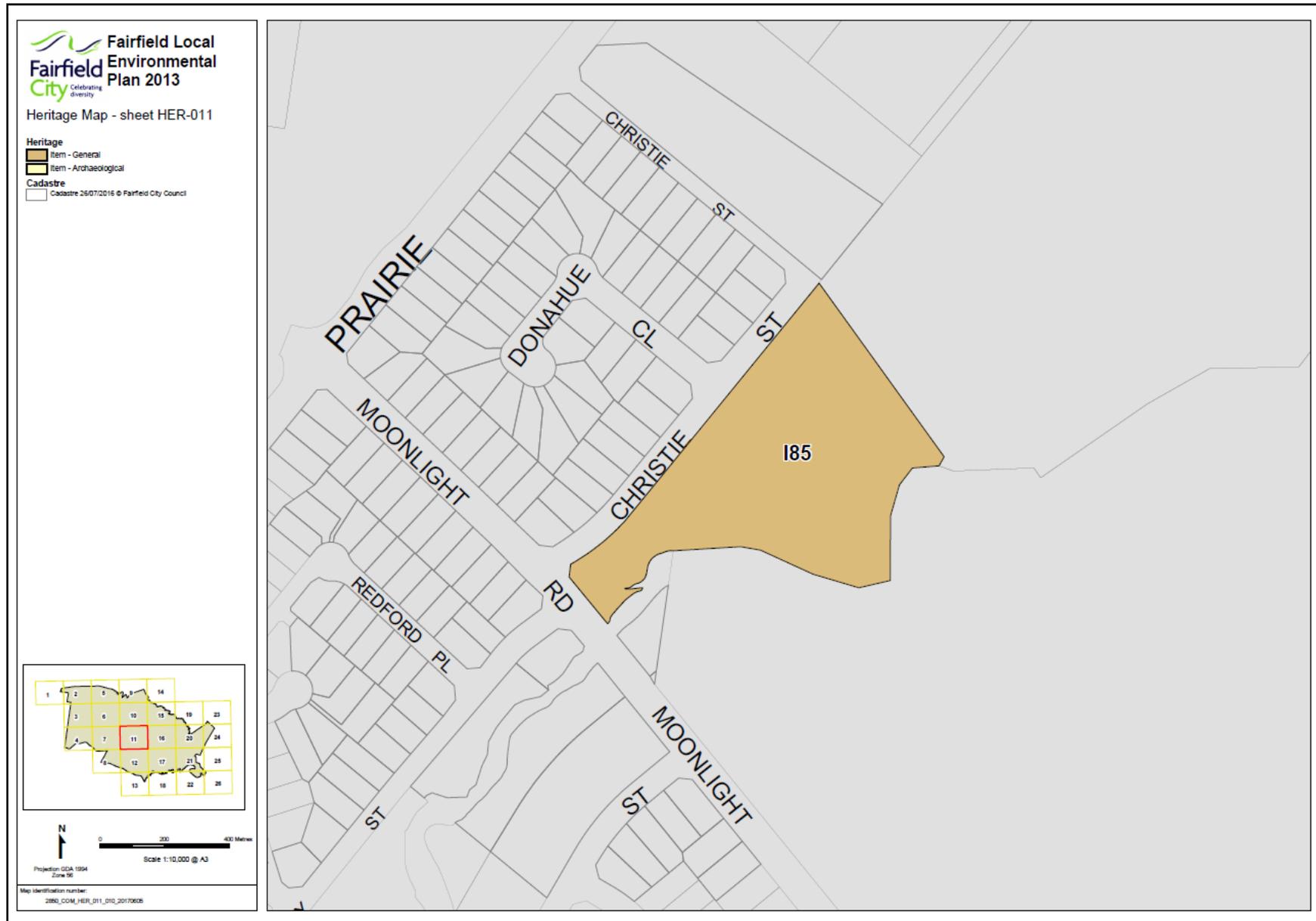


Figure 30 Proposed Key Sites Map 4 Kellaway Place,
Wetherill Park

Fairfield City Council
Fairfield Local Environmental Plan 2013 House Keeping Amendments



**Figure 33 Proposed Heritage Map Indigenous Flora Park
I85**

Fairfield City Council
Fairfield Local Environmental Plan 2013 House Keeping Amendments

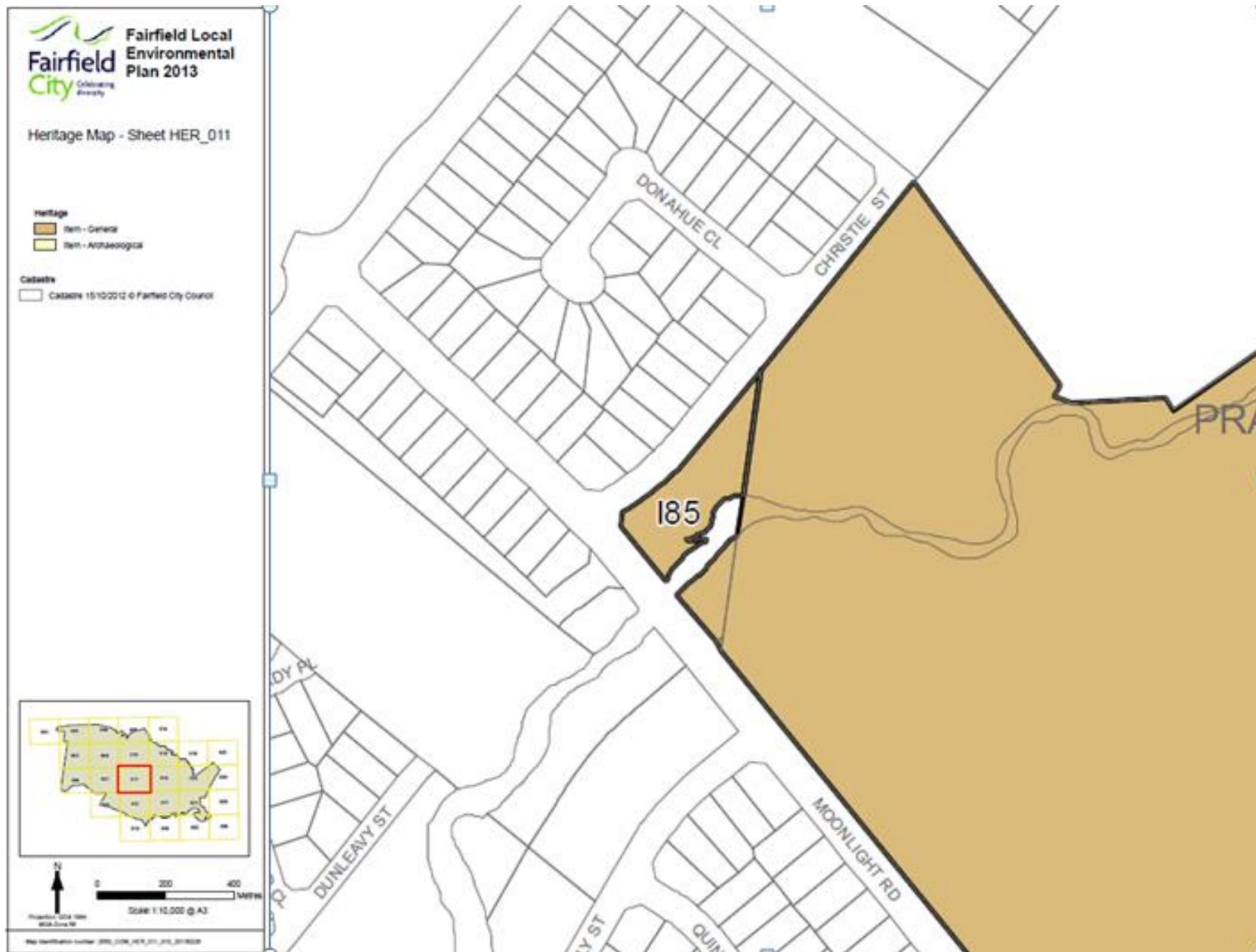


Figure 34 Existing Heritage Item Map for showgrounds and indigenous flora park

Fairfield City Council
Fairfield Local Environmental Plan 2013 House Keeping Amendments

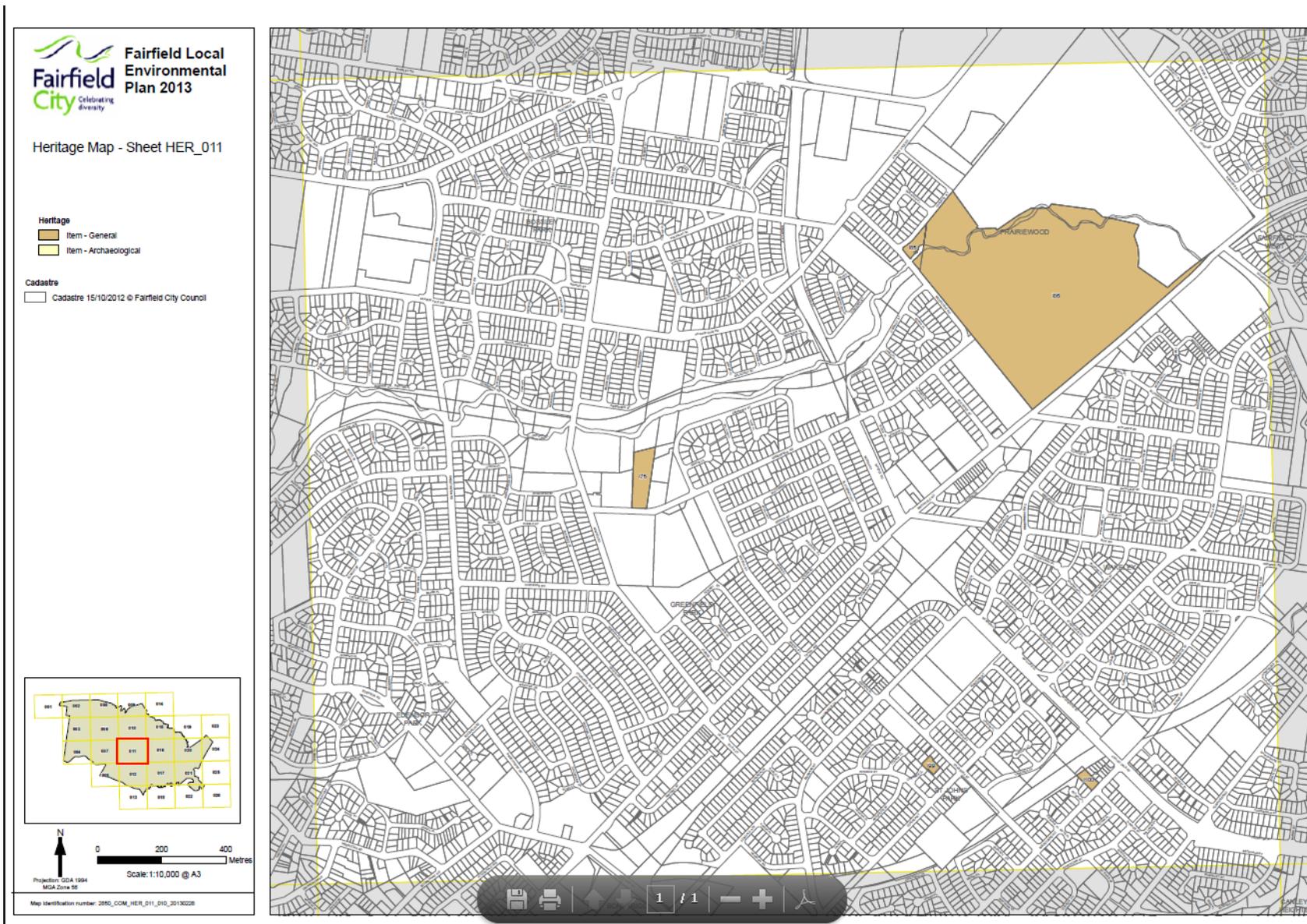


Figure 35 Existing Heritage Map



Fairfield Showground

Heritage Assessment

Prepared for
Fairfield City Council

March 2017



DOCUMENT TRACKING

Item	Detail
Project Name	Fairfield Showground – Heritage Assessment
Project Number	16SYD-6110
Project Manager	Nicole McVicar 02 8536 8657 Suite 1, Level 1, 101 Sussex Street, Sydney NSW 2000
Prepared by	Karyn McLeod
Reviewed by	Lyndon Patterson
Approved by	David Bonjer
Status	FINAL
Version Number	1
Last saved on	12 April 2017
Cover photo	The two grandstands at Fairfield Showground - Karyn McLeod February 2017

This report should be cited as ‘Eco Logical Australia February 2017. *Fairfield Showground - Review of Conservation Significance Layers*. Prepared for Fairfield City Council.’

ACKNOWLEDGEMENTS

This document has been prepared by Eco Logical Australia Pty Ltd with support from Andrew Mooney, Acting Manager of Strategic Planning, Fairfield City Council.

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Template 29/9/2015

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Executive summary

Eco Logical Australia (ELA) has been commissioned by Fairfield City Council (Council) to prepare a Historical Heritage Assessment for the Fairfield Showground. The purpose of this assessment is to clarify and update the heritage listing for the site so that it provides greater certainty for potential future redevelopment of the area.

Fairfield Showground is a locally listed item in Schedule 5 of the Fairfield Local Environmental Plan (LEP) 2013. The 1992 heritage inventory listing includes Fairfield Showground Timber Grandstand and Deerbush Park.

This report considers the present context of the Showground against the 1993 listing, the contribution of vegetation towards the heritage values of the site and the significance of the old grandstand to help inform Council make any necessary amendments to the heritage listing.

Conclusions

- The current listing for the site is inaccurate.
- The significance of Fairfield Showground is considered to rest predominantly in its importance to the community as a sport and recreational facility. This function is both acknowledged and supported under the current Fairfield Showground Plan of Management 2012.
- Any changes to the Showground in the future that will contribute to the aesthetic, amenity and continued use of the Showground will not impact on the social values of the site.
- The timber grandstand has no significance in its own right and would not fulfil criterion for individual listing.
- The timber grandstand could be demolished, moved to another part of the showground or repaired.
- The current heritage curtilage of the Showground does not include Deerbush Park.
- The Showground contains remnant vegetation, rehabilitation areas and regrowth areas in a number of locations and is not limited to Deerbush Park. Deerbush Park is not significant in its own right.

Recommendations

The current listing curtilage should be removed as neither the timber grandstand or Deerbush Park are significant heritage items and Deerbush Park is not part of the current Showground heritage curtilage.

The cultural and social values of the Showground are clearly acknowledged and safeguarded in the Plan of Management 2012. These qualities can continue to be considered in future development of the site in accordance with the statutory requirements of the NSW Local Government Act 2003.

Any future development of the site should aim to retain as many trees as possible. Vegetation in the showground should be managed as per the Conservation Significance Assessment report (ELA 2017).

1 Introduction

1.1 Background

Eco Logical Australia (ELA) has been commissioned by Fairfield City Council (Council) to prepare a Historical Heritage Assessment for the Fairfield Showground. The purpose of this assessment is to clarify and update the heritage listing for the site so that it provides greater certainty for potential future redevelopment of the area.

Fairfield Showground is a locally listed item in Schedule 5 of the Fairfield Local Environmental Plan (LEP) 2013. The 1992 heritage inventory listing includes Fairfield Showground Timber Grandstand and Deerbush Park, however the description of the item's significance appears to rest in Deerbush Park and its trees. The State Heritage Inventory (SHI) listing comprises of Fairfield Showground, grandstand & trees (I86) with the trees being the focus of the significance. Deerbush Park is not included within the curtilage of the Showground as a heritage item in the Fairfield Local Environmental Plan (LEP) 2013.

The Indigenous Flora Park (I85) is also a locally listed item and is located adjacent to the north western corner of the Showground. It is separately listed from the Showground.

This report will consider the present context of the Showground against the 1993 listing, the contribution of vegetation towards the heritage values of the site and the significance of the grandstand to help inform Council make any necessary amendments to the heritage listing and taking into consideration the Plan of Management prepared for the site in 2012.

1.2 Study Area

Fairfield Showground is located within the Fairfield Local Government Area (LGA), approximately 35 kilometres from the CBD in Sydney's South-West. The study area is bounded by Smithfield Road to the south-east, Moonlight Road to the south-west, Christie Street to the west and Fairfield Golf Course to the North.

The study area comprises of two parcels of land, approximately 33 hectares in size. The showground comprises of managed lawn areas, a trotting track, large areas of open and undercover parking, a number of relocated buildings including a grandstand, a large modern function centre and various sheds, outbuildings and toilet blocks. Deerbush Park comprises the second parcel of about five hectares occupied by remnant and regenerated Cumberland Plain Woodland.

The study area is currently zoned as RE1 and E2 in the Fairfield Local Environmental Plan (LEP). The surrounding area is predominantly residential. The land is categorised as a mix of Sportsground, Park, Natural Area – Bushland, and General Community Use in the *Fairfield Showground Plan of Management 2012* (POM). The POM states that Fairfield Showground;

- *attracts the highest visitation of any open space or community facility in Fairfield City*
- *is one of the largest open space areas in Fairfield City*
- *a multi-purpose space incorporating a range of open space and recreation/community settings from natural bushland to event and function facilities.*

1.3 The proposal

No works are currently proposed for the showground, however the POM states that the vision for the showground is;

to provide a first class, contemporary and commercially viable event and recreational facility that is a feature of the City, involving a number of diverse activities, on behalf of Fairfield City Council for the benefit of local residents and tourists.

One of the key issues in the future development of the precinct is the somewhat confusing heritage listing and heritage curtilage for the property. The heritage inventory listing was prepared in 1993 and Council require assessment and clarification of the heritage status of the site.

1.4 Methodology

This SoHI has been prepared in accordance with the NSW Heritage Manual ‘Statements of Heritage Impact’ (2002) and ‘Assessing Heritage Significance’ (2001) guidelines. The philosophy and process adopted is that guided by the *Australia ICOMOS Burra Charter* 1999.

This report also considers the relevant controls and provisions contained within the Fairfield Local Environmental Plan (LEP) 2011 and the Fairfield Development Control Plan (DCP) 2011.

1.5 Author Identification

This report has been prepared by Karyn McLeod, Senior Archaeologist and Heritage Specialist, ELA (BA Hons Archaeology, University of Sydney, Master of Cultural Heritage, Deakin University) and reviewed by Lyndon Patterson, Senior Archaeologist, ELA (BA Hons Archaeology, BSc La Trobe University, Master of Environmental Law, University of Sydney).

All photos were taken by the author unless otherwise referenced.



Figure 1 The study area and the location of the 1956 grandstand (red).



Figure 2 Site configuration. The Fairfield LEP 2013 does not include Deerbush Park (yellow) within the heritage listed Showground curtilage.

2 Statutory context

The conservation and management of historic heritage takes place in accordance with relevant Commonwealth and State legislation and local government planning and development controls. The project area is affected by a number of statutory controls for the planning and management of cultural heritage. The following legislation may apply to the study area;

2.1 State legislation

Heritage Act 1977 (NSW)

The *Heritage Act 1977 (NSW)* provides protection of the environmental heritage of the state which includes places, buildings, works, relics, movable objects or precincts that are of state or local heritage significance. In NSW important items of our environmental heritage are listed on the State Heritage Register (SHR). Any changes to those items should respect and retain those qualities and characteristics that make the heritage place special. Any major works proposed for SHR items therefore need to be assessed and approved by the Heritage Council to ensure that the heritage significance of the item will not be adversely affected.

The Relics Provision

Archaeological features and deposits are afforded statutory protection by the ‘relics provision’. Section 4(1) of the *Heritage Act* (as amended 2009) defines ‘relic’ as follows:

any deposit, artefact, object or material evidence that:

(a) relates to the settlement of the area that comprises New South Wales, not being Aboriginal settlement, and

(b) is of State or local heritage significance.

The ‘relics provision’ requires that no archaeological relics be disturbed or destroyed without prior consent from the Heritage Council of NSW. Therefore, no ground disturbance works may proceed in areas identified as having archaeological potential without first obtaining an Excavation Permit or an appropriate exception or exemption.

Environmental Planning and Assessment Act 1979 (NSW)

The *Environmental Planning and Assessment Act 1979 (NSW)* [EP&A Act] requires that consideration is given to environmental impacts as part of the land use planning process. In NSW, environmental impacts are interpreted as including cultural heritage impact. Proposed activities and development are considered under different parts of the EP&A Act, including:

- Major projects (State Significant Development under Part 4.1 and State Significant Infrastructure under Part 5.1), requiring the approval of the Minister for Planning.
- Minor or routine development requiring local council consent, are usually undertaken under Part 4. In limited circumstances, projects may require the Minister’s consent.
- Part 5 activities which do not require development consent. These are often infrastructure projects approved by local councils or the State agency undertaking the project.

The EP&A Act also controls the making of environmental planning instruments (EPIs) such as Local Environmental Plans (LEPs) and State Environmental Planning Policies (SEPPs). LEP general objectives are to conserve the heritage of the respective LGAs through the protection of the significance of heritage items, conservation areas, archaeological sites and Aboriginal objects and Aboriginal places of heritage significance.

NSW Local Government Act 2003

Fairfield Showground is community land owned by Fairfield City Council. This land must be managed according to the provisions of the Local Government Act 1993 and the Local Government (General) Regulation 2005. Council-owned land is classified as either ‘community’ or ‘operational’ land under the Act. Community land is defined as land that must be kept for the use of the general community, and must not be sold.

Under the provisions of the Local Government Act Council is also required to prepare a Plan of Management for the Showground Site that addresses the core objectives of the Act in relation to ongoing management, categorization of land, provision of improvements to buildings and areas of the site, controlling the scale and intensity of uses on the site, licensing activities and in ensuring stakeholder issues area addressed.

In 2012, pursuant to the provisions of the Local Government Act, Council undertook a comprehensive review of the Fairfield Show which involved extensive consultation with various users and community stakeholders that utilize the site.

An important objective of the review was to update the POM to changing community and Council priorities and issues; to take into account changes in grants and funding, legislation or Ministerial directions; and to recognise completed actions.

Local legislation

Local Environmental Plans (LEPs) are made under the *Environmental Planning and Assessment Act 1979* (NSW) to guide planning decisions by local councils, such as development applications. In relation to heritage, the LEPs general objectives are to conserve the heritage of the respective LGAs through the protection of the significance of heritage items, conservation areas, archaeological sites and Aboriginal objects and Aboriginal places of heritage significance. The Fairfield LEP 2013 is the relevant document in relation to the control of development with regard to heritage within the project area.

- Fairfield Showground, grandstand and trees is a locally listed item in Schedule 5 of the Fairfield Local Environmental Plan (LEP) 2013 (I86).
- Indigenous Flora Park, Moonlight Street, Prairiewood, is a locally listed item in Schedule 5 of the Fairfield Local Environmental Plan (LEP) 2013 (I85).
- Deerbush Park is not included as part of the heritage listed Showground curtilage in the Fairfield LEP 2013.

2.2 Summary

- The study area is not listed on the state heritage register.
- There are no known or potential archaeological sites within the study area.
- The study area is not located in a conservation area.
- There are no known items or areas of indigenous cultural significance in the study area.
- Fairfield Council is the approval body for any changes to listed items or the listing itself.

3 Site Context

3.1 Historical background

The Cumberland Plain and the Fairfield areas was originally home to Aboriginal people from the Cabrogal clan of the Darug Peoples. Archaeological evidence from numerous sites within the LGA suggests that Aboriginal people had inhabited the area for more than 20,000 years (Fairfield City Council, 2010). The Showground site has been subject to vegetation clearance and ground disturbance since the 1950s and there are no known items or areas of indigenous cultural significance within the study area.

In 1803 Governor King granted land for the 'Male Orphan School Estate' in the Fairfield area which provided elementary education, training and residential care within a religious setting. By 1824 a school for boys called 'New Farm' was founded in Smithfield on the road from Parramatta to Liverpool. Another more suitable site was selected at Bulls Hill, now Bonnyrigg and the Male Orphan School soon moved to its new location. The study area is located in one of the first properties to be annexed from the obsolete Male Orphan School land in the 1830s and was then named: 'Edensor Park' by the owner, John Brown Bossley, an English chemist. He constructed the residence, 'Edensor' House, located near the corner of Smithfield and Edensor Roads (now demolished) (Fairfield City Council, Library, Local Studies).

Fairfield station opened on 26 September 1856 when the Main South line was extended from Granville to Liverpool. It was the only intermediate station on the line. The former station master's residence is the oldest surviving railway building in New South Wales (Fairfield station SHR listing). The subdivision around the station called "Township of Fairfield" was sold in the early 1880's and commercial development was established around the station. Fairfield emerged as the main commercial centre, gradually replacing Smithfield, generally due to the train line (Dictionary of Sydney).

Ninety acres of the Bossley Estate, 'Edensor Park', was bequeathed to the Fairfield City Council by Tarburton Bossley in the 1930s. In 1948, Fairfield Council, purchased an additional nine acres of Edensor Park and the major portion of the Showground was resumed from surrounding farm land and vested in Council on 28th July 1950 for the purpose of providing grounds for public recreation (Fairfield City Council, Library, Local Studies). In 1943 the entire showground area consisted of cleared scrub and some small areas of cultivation close to Orphan School Creek. The northern portion of the study area contained a farm house which remained on the site well after the establishment of the showground (post 1965). A trotting track was established and the first trotting race was held on 2 October 1954. The farm house has been replaced by bitumen car parking, however a circular feature (garden?) to the west of the house has been retained and is now a grassed parking area surrounded by trees.

Fairfield and District Agricultural and Horticultural Society was established in 1953 to administer show and field functions. In December 1955, the first Annual Show was held by the Fairfield A&H Society (Fairfield City Council, Library, Local Studies). The Showground became home to a number of community groups with diverse interests such as lapidary, dairy goats, poultry, dog training, pony clubs, model steam train enthusiasts and gardening clubs. A number have club houses or storage facilities within the showground precinct.

Moorefield Racecourse, in Rockdale, was established in the 1880's and closed in 1951. The 1922 Grandstand, Exhibition Hall and Commercial Hall were purchased from the old Moorefield Racecourse, dismantled and re-erected at Fairfield Showground using mostly voluntary labour in 1956. It appears that only the roof trusses of the grandstand might be original. In the same year, volunteers helped to erect running rails and horse stalls at Fairfield Showground from recycled materials sourced from Victoria Park Racecourse.



Figure 3: The site in 1955



Figure 4: The site in 1965



Figure 5 The southern façade of the 1956 grandstand



Figure 6 Grandstand and undercover market area



Figure 7 Old and new grandstands



Figure 8 roof trusses and seating in the old grandstand



Figure 9 Damaged timbers on the northern facade



Figure 10 Undercover markets at the rear of the old grandstand

After the second World War it was common to dismantle, remove, relocate and re-erect structures, as building materials were in short supply. A large brick and concrete Function Centre and grandstand was constructed in 1981 and enabled the race to be viewed by 1000 people in the grandstand (Fairfield City Council, Library, Local Studies).

Fairfield Showground is a venue for community events such as cultural festivals, fundraisers, exhibitions and concerts. Harness racing is held on Wednesday evenings throughout the year. Fairfield City Markets are held every Saturday from 9am to 4pm in the covered area behind the grandstands.

3.2 Site description

Showground

Fairfield Showground comprises two parcels of land which are separated by a through road. The major portion of the Showground occupies an area of approximately 30 hectares, which contains the trotting track, two grandstands and function facilities, community club buildings, market area, Council nursery, bushland and car park. The smaller portion of the Showground site in the south-west, commonly referred to as Deer Bush Park, occupies an area of 2.8 hectares and includes a playground, dog show rings, and additional bushland. Fairfield City Council is the owner and manager of the Showground site.

Fairfield Showground is a relatively flat, low lying site. Orphan School Creek flows through the northern part of the study area from west to east and separates the Showground from the Golf Course and the Indigenous Flora Reserve to the north west. This a first order creek which empties into Prospect Creek and subsequently confluences with the Georges River.

The oval race track is composed of sand and gravel and is 800 m in length. It is surrounded by a low, simple timber post and rail fence. The track is infrequently used. There is a grassed area between the track and the grandstands on the western side and trees and open grassed areas on the eastern side. Views into the Showground are predominantly obscured by bushland surrounding and within the site. A large powered under cover exhibition area, (10,000sq m) accommodates the weekly markets, behind (to the west) the two grandstands. This metal roof structure hinders views of the grandstand and the track. Large areas of open air free parking for more than 600 vehicles are located on the periphery of the site.

Numerous sheds, toilet blocks, club houses, food vending vans and storage containers are spread about in a haphazard manner through the car parking area and the grounds behind the grandstands. Many of the community and Council buildings on site are in poor condition and need to be upgraded or replaced. Derelict structures, dumped materials and the irregular arrangement of buildings detract from the visual amenity of the Showground. There are a number of areas within the Showground that contain remnant vegetation, rehabilitation areas and regrowth areas particularly east of trotting track adjacent to Smithfield Road. A Council controlled horticultural nursery in the north western corner of the study area is the main source of local endemic plants and provides plants and grasses for Council projects.

Grandstand

There are two Grandstands overlooking the main Fairfield Showground and trotting track. The large brick and concrete grandstand and function centre overwhelms and dominates all the other buildings in the showground site. The small timber grandstand was constructed initially in 1922 at Moorefield Racing Track, was dissembled and relocated to its current location at the Fairfield Showground in 1956. Photographs of the Moorfield grandstand (Figure 17), the reconstructed version at Fairfield in the 1950s (Figure 18) and its present situation (Figure 19) demonstrates that very little of the original 1920s grandstand survives.



Figure 11 Rear of the old grandstand and the undercover market area



Figure 12 Rear of the two grandstands and the undercover market area



Figure 13 the two grandstands view to the north



Figure 14 Old storage sheds and clubhouse



Figure 15 car park sheds and rear of the market area



Figure 16 Open carpark west of the showground

The north and south sides of the Moorefield grandstand were originally clad with horizontal bands of light and dark timber as well as a moulded architrave surrounding an access way into the rear lower portion

and a small bank of windows. The Moorfield grandstand was a higher elevation than now, providing more room under the seating for offices and storage space. The proportions of the Moorfield grandstand also appear much larger, and possibly longer (Figure 17)

Early photos of the newly installed grandstand at Fairfield indicates different cladding to the north and south sides, a different shaped roof and gable, no panelling on the gables, new roof covering as well as the addition of decorative woodwork railing and pickets to the north and south facades and around the central access way central opening under the stairs (Figure 18). The existing sheet metal panels at the rear upper part of the grandstand are not original nor is the rear skillion roof covered area.

The exterior of the relocated grandstand was reclad using fibrous cement boards in lieu of timber weather boards, the fenestration was arranged to provide “Tote” betting windows, and the interior layout of the rear skillion was changed. A central access was part of the original arrangement for the Moorefield grandstand and this was replicated in the 1956 reconstruction at Fairfield, but has now been removed and replaced with hardwood seating and step boards. The existing barriers to the sloping sides of the 1956 grandstand are currently of vertical timbers and are not original.

It is likely that the only portion of the grandstand moved from Moorefield was the roof trusses. Roof trusses could be dismantled as whole elements, but the framed structure for the seating would need to have been cut into large panels. This would not preclude relocating the dismantled seating and framing, but simply reassembling the complete former grandstand on a different site has clearly not occurred.

The 1956 grandstand currently has defects affecting safety and requires substantial maintenance works. A cyclone fence barrier has been installed to prevent access. Some of the hardwood seating and step boards require replacement. The timber joists supporting the seating are rotting and unstable and the existing barriers on the northern and southern facades are in poor condition. In addition, reversion to the original configuration has been proposed, which would include the removal of the rear panelling and the replacement of the central access way. Others changes to the grandstand are necessary to ensure compliance with current regulations. These would include change in lay out of the rear area and replacement of lining and interior walls for fire rating, the provision of handrails, wheel chair access and tactile ground indicators and modification of the sloping edge barriers on the northern and southern facades.

Deerbush Park

Deerbush Park adjoins the showground to the south west and includes cleared open space and indigenous vegetation regrowth including Ironbark, Spotted Gum, Grey Box and Paperbark. These are representative of former native forest that was common on the Cumberland Plain prior to European settlement. The northern end of the park contains a fenced dog training area and sheds. In the 1943, 1955 and 1965 aerial imagery at least five buildings were located in the park and the northern part appeared to be cleared for cultivation. The buildings have all been removed and there is now a playground in the location of one of the former houses. Deerbush Park is a separate allotment to the Showground and is not included in the heritage curtilage of the Showground.

Indigenous Flora Park

The Indigenous Flora Park adjoins the north western corner of the study area, on the opposite side of Orphan School Creek. It is a small (2 ha) area of flat land which conserves an intact, remnant section of indigenous forest, complete with understorey species. The park is protected by a high chain wire fence and managed by a group of community volunteers. The flora park is not included as part of the heritage

curtilage of the showground and is separately listed on the Fairfield LEP. Historic aerial imagery demonstrates that this area was vegetated and not used for cultivation prior to 1965.



Figure 17 Moorfield racing track grandstand prior to removal (Source: Fairfield City Library, Local Studies, A000842)



Figure 18 The grandstand reinstated at Fairfield 1950s (Source: Fairfield City Library, Local Studies, A000842)



Figure 19 Current condition of the grandstand (2017)



Figure 20 North western part of the study area - view toward Orphan School Creek



Figure 21 Deerbush Park from the Showground car park - mostly cleared land with indigenous regrowth



Figure 22 Indigenous Flora Park including walking track

4 Heritage Assessment

4.1 Significance

In 1992, the Fairfield Heritage Study (Perumal Murphy Wu Pty Ltd, 1992) recorded the Fairfield Showground Grandstand and Deerbush Park as being of Local Significance. This significance is reflected in the listing of these items in Schedule 4 of the Fairfield Local Environmental Plan 2013. The heritage inventory description is ambiguous and requires clarification as the heritage curtilage for the showground within the LEP does not include Deerbush Park.

Statements of heritage significance summarise a place's heritage values – why it is important, why a statutory listing was made to protect these values. This leads to decisions that will retain these values in the future.

The Showground as a whole does not appear to have been assessed in any detail and only items associated with the Showground have descriptions and statements of significance in the Fairfield Heritage Study Inventory record.

The Fairfield Heritage Study (Perumal Murphy Wu, 1993) statement of significance states:

Original Edwardian grandstand, relocated from Moorefield Race Track in about 1956, when the Showground was first developed. The grandstand is of very limited architectural merit and degraded authenticity, but has relatively high nostalgic value to the community. It could be restored, but at a relatively high cost.

Large area which includes considerable quantity of indigenous regrowth forest, evidence of former native forest.

The heritage study maintains that the grandstand is historically rare, and has representative, aesthetic and social values despite stating it has limited architectural merit and degraded authenticity.

The Heritage Study recommended conserving the existing bushland in Deerbush Park and stated that the park has representative, aesthetic and scientific value.

4.2 Significance assessment

The Heritage Council of NSW has developed a set of seven criteria for assessing heritage significance, which can be used to make decisions about the heritage value of a place or item. There are two levels of heritage significance used in NSW: state and local.

The following assessment of heritage significance has been prepared in accordance with the NSW Heritage Manual 'Assessing Heritage Significance' (2001) guidelines.

Table 1 Significance assessment Fairfield Showground

Criteria	Significance assessment
A – Historical Significance <i>An item is important in the course or pattern of the local area's cultural or natural history.</i>	The current Showground has been in place since the mid-1950s as a sporting and recreational facility. It is not connected with historically important activities or events but continues to function as a community recreation space.

	<p>The original grandstand while constructed in the 1920s has been relocated, reconstructed and so altered that it has little original fabric or historical association.</p>
<p>B – Associative Significance</p> <p><i>An item has strong or special associations with the life or works of a person, or group of persons, of importance in the local area's cultural or natural history.</i></p>	<p>The Showground is regularly the venue for community events, but has incidental connections with historically important people or events.</p> <p>The old grandstand was relocated and rebuilt in the 1950s and is not associated with a significant person, group of persons or event.</p>
<p>C – Aesthetic Significance</p> <p><i>An item is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in the local area.</i></p>	<p>The Showground comprises of a haphazard mix of practical, temporary or aging buildings of various styles and periods none of which is aesthetically distinctive.</p> <p>The old grandstand is not a major work by an important designer. Its visual appeal has been compromised by its poor condition and lack of original fabric and the adjacent undercover markets and bulky, over bearing function centre dominate the grandstand and obscure views.</p> <p>Bushland between Smithfield Road and the trotting track as well as plantings throughout the site screen the showground from its surroundings and places the track and grandstands in an attractive bushland setting.</p>
<p>D – Social Significance</p> <p><i>An item has strong or special association with a particular community or cultural group in the local area for social, cultural or spiritual reasons.</i></p>	<p>The Showground is likely to be important to the community's sense of place, and supports a number of special interest groups, however the demographic of the area has changed significantly since the inception of the grounds and the Showground is not generally used in the way it was in the past.</p> <p>The old grandstand has been out of use for some time and appears to have been retained in preference to any other alternative. The trotting track is infrequently used and does not attract an audience.</p> <p>The framework of the Fairfield Plan of Management concerns the social aspects of the Showground and will retain and enhance these values in the future.</p>
<p>E – Research Potential</p> <p><i>An item has potential to yield information that will contribute to an understanding of the local area's cultural or natural history.</i></p>	<p>The Showground has little or no archaeological or research potential.</p> <p>The old grandstand is not an important benchmark or reference type and would not yield new or further substantial scientific or technical information.</p>
<p>F – Rarity</p> <p><i>An item possesses uncommon, rare or endangered aspects of the local area's cultural or natural history.</i></p>	<p>The Fairfield Showground is not rare. Numerous local government areas within the Sydney region and NSW have listed and unlisted Showgrounds, many of which are much older, contain significant historical and social associations as well as aesthetic values.</p> <p>The old grandstand is not rare, numerous sporting grounds and recreational facilities within the Sydney region and NSW contain have listed and unlisted grandstands that are</p>

	have not been relocated and retain their historical social and aesthetic qualities.
<p>G – Representative</p> <p><i>An item is important in demonstrating the principal characteristics of a class of NSWs (or the local area's):</i></p> <ul style="list-style-type: none"> ▪ <i>cultural or natural places; or</i> ▪ <i>cultural or natural environments.</i> 	<p>The Showground has attributes typical of Showgrounds around the state, providing sporting and recreational facilities to the community. It is not a significant or outstanding variation of its type.</p> <p>The old grandstand has the principal characteristics of a grandstand, but does not represent well the characteristics that make up a significant variation of a type.</p>

4.3 Statement of Significance

Fairfield Showground is not considered to be a significant heritage item. While it is likely to have some social value as a Council owned place that has provided sporting and recreational facilities to the community, the demographic of the area has changed significantly and the Showground is now used for a range of different functions and events. The trotting track is infrequently used and trotting clubs and meets are no longer associated with the Showground.

The original grandstand was constructed at Moorefield in the 1920s, has been relocated, reconstructed and so altered that it has little historical, associative, social or aesthetic significance. The trotting meets the grandstand was erected for no longer take place.

Fairfield Showground contains and is surrounded (predominantly to the east and west) by remnant native vegetation, rehabilitation areas and regrowth areas that screen the Showground from the surrounding busy roads. This bush land is not considered to be a heritage item.

4.4 Comment

The significance of Fairfield Showground is considered to rest predominantly in its importance to the community as a sport and recreational facility. It has social significance, but no historical, aesthetic, associative or scientific values. These values are addressed under the current Plan of Management for the site. Any changes to the showground in the future that will contribute to the aesthetic, amenity and continued use of the showground will not impact on the values of the site.

The timber grandstand has no significance in its own right and would not fulfil criterion for individual listing. The 'Edwardian' embellishments on the grandstand are not original and the current grandstand bears little resemblance to its former incarnation at Moorfield. It cannot be seen from the west and the bulky 1980s grandstand and undercover market adjacent to it compromise and obscure views. The nostalgic value to the community has not been tested or proven and its poor condition has restricted its use.

In order to allow for further use of the timber grandstand and its continued retention into the future, changes will be necessary that will result in further modifications, addition of new materials as well as repair of non-original fabric at a significant cost. The timber grandstand is not rare, there are at least 25 locally listed grandstands on the State Heritage Inventory (SHI) and numerous others that are associated with listed showgrounds. There are also hundreds of grandstands around the state that are not listed items. A number of grandstands have also been relocated. The timber grandstand could be demolished, moved to another part of the showground or repaired. The social significance and continued use of the Showground will not be impacted by the removal or relocation of the timber grandstand.

The current heritage curtilage of the Showground does not include Deerbush Park. It is possible that the heritage inventory listing confused the bushland between the track and Smithfield Road with Deerbush

Park. A number of areas within the Showground contain remnant vegetation, rehabilitation areas and regrowth areas including the Indigenous Flora Reserve, Orphan Creek and adjacent drainage swale, the area east of the trotting track and the area adjacent to Moonlight Road.

Deerbush Park comprises of cleared land and indigenous vegetation regrowth and is located on a separate allotment to the southwest of the Showground, is not clearly associated with it and is separated by a road and a large car park. Deerbush Park would not satisfy the significance criteria for listing as a stand-alone item. The contribution of Deerbush Park to the Showground is considered to be minor, however Deerbush Park should be retained as additional open space in the urban environment.

5 Conclusions and recommendations

Conclusions

- The current listing for the site is inaccurate.
- The significance of Fairfield Showground is considered to rest predominantly in its importance to the community as a sport and recreational facility. This function is both acknowledged and supported under the current Fairfield Showground Plan of Management 2012.
- Any changes to the Showground in the future that will contribute to the aesthetic, amenity and continued use of the Showground will not impact on the social values of the site.
- The timber grandstand has no significance in its own right and would not fulfil criterion for individual listing.
- The timber grandstand could be demolished, moved to another part of the showground or repaired.
- The current heritage curtilage of the Showground does not include Deerbush Park.
- The Showground contains remnant vegetation, rehabilitation areas and regrowth areas in a number of locations and is not limited to Deerbush Park. Deerbush Park is not significant in its own right.

Recommendations

The current listing curtilage should be removed as neither the timber grandstand or Deerbush Park are significant heritage items and Deerbush Park is not part of the current Showground heritage curtilage.

The cultural and social values of the Showground are clearly acknowledged and safeguarded in the Plan of Management 2012. These qualities can continue to be considered in future development of the site in accordance with the statutory requirements of the NSW Local Government Act 2003.

Any future development of the site should aim to retain as many trees as possible. Vegetation in the showground should be managed as per the Conservation Significance Assessment report (ELA 2017).

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Trove - National Library of Australia

<http://trove.nla.gov.au/>

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