



PLANNING PROPOSAL REQUEST

on behalf of
THE LEO MCCARTHY MEMORIAL SMITHFIELD RSL SUB-BRANCH LIMITED

Incorporating 21 lots of land bounded by Neville, O'Connell and
Brenan Streets and the Cumberland Highway at SMITHFIELD NSW

'Chisholm Place'

21 June 2024

We acknowledge the Cabrogal of the Darug Nation as the traditional Custodians of the land upon which the sites that are the subject of this planning proposal stand. We respect their Elders both past and present and extend that respect to other Aboriginal and Torres Strait Islander Australians.

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EXECUTIVE SUMMARY

This planning proposal request has been prepared by Capital Syndications Pty Ltd (t/a 'Innova Capital') as the proponent on behalf of The Leo McCarthy Memorial Smithfield RSL Sub-Branch Limited ('Smithfield RSL Club'). The structure and content of this document is consistent with the August 2023 NSW Planning & Environment guideline "*A guide to preparing Planning Proposals*" and has been prepared pursuant to section 3.33 of the Environmental Planning and Assessment Act 1979 No.203.

This planning proposal request seeks to environmentally justify amendments to zoning, minimum lot size, height of buildings, floorspace ratio and permitted use controls for a consolidated site holding in Smithfield covering an area of 4.3ha. By reference to the August 2023 NSW Government Local Environmental Plan Making Guideline, the proposal is categorised as complex because it:

- proposes a change of land uses and uplift to principal development density standards inclusive of map changes
- responds to the recently released Smithfield Urban Design Study (July 2023) and other planning-related documents of Fairfield City Council
- contributes to the considerable local shortfall in housing supply within the Smithfield area which is otherwise suppressed under the existing zonings for the consolidated site
- delivers targeted non-residential local land uses including a hotel, business centre and potential medical centre, the latter two of which are not presently permissible.
- proposes a small neighbourhood retail offering to meet the immediate convenience and/or ancillary needs associated with the other land uses above

The proposal necessitates a number of changes to the Fairfield Local Environmental Plan 2013 ('FLEP2013'). Changes to five planning maps are proposed. A site-specific development control plan ('SSDCP') draft is now in the process of being prepared and will follow the rezoning timetable to allow for the exhibition of the proposed FLEP2013 amendments to be issued concurrently with a refined draft of that SSDCP.

The environmental outcomes from this planning proposal request will allow for:

- a total of 465 new residential units across two zones of R4 'High Density Residential' and MU1 'Mixed Use'
- a 168-room hotel (MU1), noting that this land use is presently permissible in the location earmarked under the existing zoning
- a small retail precinct of 353m² (MU1)
- space for a medical centre of up to 485m² (MU1)
- commercial/business centre adaptable space allowance of up to 1,985m² to be located on two floors of the hotel (MU1)
- all associated car parking within both zones, as well as for development staging purposes

The Fairfield Local Government Area ('LGA') is located between the Metropolis Central City (Parramatta) and the future Western Sydney Aerotropolis. The forces of change based on the way the future Sydney Metropolis will shape provides strategic opportunities for future planning, including for the establishment of new strategic centres. The location of Smithfield to the north-east of the LGA geographically positions it within easy reach of the Central City. It is also the urban area within the Fairfield LGA that is the closest to that city. It is a suburb already synonymous with its industrial economy, but through this planning proposal, presents greater opportunity for a more diverse economy with more employment opportunities and much needed housing density. The possible alignment of the potential passenger rail corridor (as referenced in the NSW Future Transport 2056 Strategy) also represents a major opportunity to help implement an important cornerstone of the Greater Sydney Region Plan of the 30-minute city.

The greater the investment in Smithfield as a locality, the greater the stimulus for it to become recognised as a future strategic centre. The planning proposal is highly likely to result in positive social and economic impacts for Smithfield and the Fairfield LGA as a whole, particularly given the existing level of significant socio-economic disadvantage that is prevalent for both relative to the rest of Australia. The proposal includes the provision of commercial and retail space that would support an additional 190 local jobs or more. It will also increase the supply, diversity, and affordability of housing, provide potential medical services and short-stay accommodation to fill a gap in the existing supply of each, as well as enhance existing open space with developer contributions for additional community facilities. Adverse impacts are likely to be relatively minor, and able to be mitigated.

The lodgement of this request follows a pre-lodgement Scoping Meeting that was held at Council on 1st August 2023 and a consultation process that spans many months either side of that meeting particularly for the traffic/transport and hydrology engineering disciplines, as well as the environmental assessment and detailed geotechnical investigation.

We therefore seek the considered and meritorious recommendation of Fairfield City Council to provide their support for this planning proposal request so that it may be endorsed by Council and forwarded to the Minister for the Department of Planning & Environment for a Gateway determination in accordance with section 3.34 of the Environmental Planning & Assessment Act 1979 No.203.

INTRODUCTION

This planning proposal request is submitted to Fairfield City Council to seek and environmentally justify a planning vision for a unique urban land consolidation at Smithfield NSW. The adjoining parcels (hereafter ‘the englobo site’) comprise the majority of the urban block defined by Neville Street to the north, Cumberland Highway to the east, part of Brenan Street to the south and part of O’Connell Street to the west. The aggregated land area is 43,158m² (4.3 hectares), and 98.5% of that area is owned by The Leo McCarthy Memorial Smithfield RSL Sub-Branch Limited (hereafter ‘the Club’). Just one residential lot owned by two persons unrelated to the Club makes up the 1.5% residue.

The Club has a strong local brand identity and is a highly valued social, cultural and community Titan within the Fairfield Local Government Area (‘LGA’). The Club is undeniably the most significant leisure and entertainment provider in Smithfield, and one of the most significant for the LGA as a whole. The planning objectives of this request are numerous, as are the likely benefits, and thus expected to have wide stakeholder appeal. The vision has been an initiative of the Club for over three decades.

The prevailing planning instrument is the Fairfield Local Environmental Plan 2013 (‘FLEP2013’), and the intent of this planning proposal request is to seek rezoning and other amendments to prevailing planning controls that pertain to the englobo site. The prevailing zoning consists of R3 Medium Density Residential (to the west) and RE2 Private Recreation (to the east). The site coverage for these zones are 52% and 48% respectively. The englobo site presently comprises 21 connected lots of land, of which 20 are owned by the Club and 19 of these lots are residential. They are in their own right the largest residential landowner of adjoining sites in Smithfield, hence the significance of this rezoning opportunity cannot be understated.

This planning proposal has been prepared by Innova Capital on behalf of the Club (the proponent). It is presented in six parts and addresses the following specific matters in the existing guideline in accordance with section 3.33(2) of the Environmental Planning & Assessment Act 1979 (‘EP&A Act’) No.203 for the first five parts.

- Part 1 - A statement of the objectives and intended outcomes of the proposed amendments to FLEP2013
- Part 2 - An explanation of the provisions that are to be included in FLEP2013
- Part 3 - The justification of strategic and potential site-specific merit, outcomes, and the process for implementation for those objectives, outcomes and the process for their implementation
- Part 4 - Maps, where relevant, to identify the effect of the planning proposal and the area to which it applies
- Part 5 - Details of the community consultation that is to be undertaken on the planning proposal
- Part 6 - Project timeline to detail the anticipated timeframe for the proposed FLEP2013 amendments to be made in accordance with the benchmarks in the August 2023 Local Environmental Plan Making Guideline

The sites that adjoin the englobo site to the south-west fronting the remainder of O’Connell and Brenan Streets comprise eight separate lots with an aggregate rectangular area of 6,025.8m² inclusive of 22 existing dwellings in total. These sites are not proposed for rezoning. Only one of these sites (at 3 O’Connell Street) belongs to the Club and that site shares its northern boundary with the englobo site. Five sites to the immediate south addressed as 1, 1A, 1B, 1C and 1D O’Connell Street contain single dwellings of modern construction, as does 162 Brenan Street which presents to the corner of O’Connell Street. The remaining dwellings are within one older strata scheme addressed as 156-160 Brenan Street on a site of 4,165.2m². This scheme is inclusive of 15 homes and occupies some 69.1% of the 6,025.8m² aggregate area. That scheme also shares its northern and eastern boundaries with the englobo site. The existing R3 ‘Medium Density’ zoning that applies to these eight sites in total is considered ‘appropriate’ and not within the scope of what is sought by this planning proposal.

The 21 connected Lots that comprise the englobo site are illustrated at Figure 1 and are contextually and technically discussed immediately after. For completeness purposes, we disclose that:

- (i) Lot 1 in DP542629 addressed as 3 O’Connell Street is also owned by the Club but is deliberately excluded from this planning proposal. This is because the prevailing zoning and other planning controls for that specific site are considered appropriate and maintains consistency with the adjoining cluster of established dwellings to the immediate south and the established medium density strata scheme to the east.
- (ii) Lot 1 in DP567165 addressed as 152 Brenan Street (and identified as “17” in Figure 1) is not owned by the Club. This planning proposal takes care to provide an appropriate development staging strategy that sensibly addresses the potential for the procurement of that property to become protracted in any way so as to safeguard the urban character of Brenan Street from the risk of lot isolation.

Figure 1: The aggregated 21 land lots forming the englobo site (underlying image sourced from Nearmap dated 13 March 2024)



The registered titles of the 21 Lots illustrated at Figure 1 together with their associated street addresses and existing improvements are summarised and individually identified at Table 1 below. The author discloses that seven of these Lots presently contain unapproved bitumen surfacing works in part or whole as identified below which has not served any use to date, and understands that Fairfield City Council already has prior knowledge of this.

Table 1: Lot definitions of properties that are the subject of this planning proposal request

Ref	Lot	DP	Smithfield Address	Size m ²	Existing improvements
1	1	1254549	88 Neville St	20,709	Smithfield RSL Club and surface car park.
2	20	575281	31 Neville St	2,072	Fully bitumen surfaced.
3	21	598459	33 Neville St	2,037	Fully bitumen surfaced.
4	22	605517	35A Neville St	1,174	Fully bitumen surfaced.
5	21	605517	35 Neville St	938	Fully bitumen surfaced.
6	4	582485	37A Neville St	1,456	Vacant land.
7	1	582485	37 Neville St	620	Vacant land.
8	4	26819	39 Neville St	993	Club maintenance shed and one outbuilding. Residue is vacant land.
9	3	26819	41 Neville St	1,061	Single dwelling with mid-lot fencing. Rear contains another Club maintenance shed.
10	2	815265	43 Neville St	497	One dwelling.
11	1	815265	45 Neville St	588	One dwelling.
12	2	882031	13 O'Connell St	478	One dwelling.
13	1	882031	11 O'Connell St	532	One dwelling and inground swimming pool.
14	5	26819	7 O'Connell St	896	Vacant land.
15	6	26819	5 O'Connell St	912	Two stand-alone dwellings on one Lot.
16	4	1059050	154 Brenan St	2,054	Vacant land.
17	1	567165	152 Brenan St	666	One dwelling and outbuilding. This is the only property not owned by the Club.
18	2	567165	152A Brenan St	1,396	Partially bitumen surfaced. Residue is vacant land.
19	4	567165	150 Brenan St	672	Two stand-alone dwellings on one Lot.
20	3	567165	150A Brenan St	1,347	Partially bitumen surfaced. Residue is vacant land.
21	7	1037645	148 Brenan St	2,060	Partially bitumen surfaced. Residue is vacant land.
Area total				43,158	

All 21 Lots have an aggregate area of 4.3 hectares, and as the englobo site enjoys substantial approximated frontages to each of Neville St (325-metres), O'Connell Street (83-metres), Brenan Street (80-metres) and Smithfield Rd/Cumberland Highway (265-metres), it thus affords a future development the best possible prospects to address traffic distribution to and from future development. The site is also large enough to accommodate a new internal road within the greater masterplan solution.

The location of this site within the greater Sydney Metropolitan area is illustrated at Figure 2.

Figure 2: Site location (greater Sydney Metropolitan Area – Location Plan 01)



Smithfield is located 31 kilometres west of the Sydney CBD and is one of the largest in the Fairfield LGA when measured by land area. Within the three cities strategy, the close proximity of Smithfield to the major and future central business district of Parramatta being just 7km away, as well as the Industrial estate to the immediate north provides excellent access to the widest possible reach of employment and services sectors. As a suburb relative to all others in the greater Sydney Metropolitan area, Smithfield today is noticeably underinvested and in need of a catalyst urban renewal project to encourage and instill future investor confidence in the area.

The site location within its more immediate context is illustrated at Figure 3.

The suburb itself comprises a mix of residential, industrial, retail, leisure and commercial areas. The residential area dominates and is mostly characterised by low density single dwelling post war housing, most of which is also single level. Smithfield has historical significance for Fairfield City as it was the location of the first major settlement within the area that is today defined as the Fairfield LGA. From a geological perspective, the suburb sits upon the Cumberland Plain.

In terms of public recall as to what the suburb name is most known for, the industrial association would be the greatest. To the north of the site, the Smithfield-Wetherill Park Industrial Estate is the largest industrial estate in the southern hemisphere, and for now remains the centre of manufacturing and distribution in greater western Sydney.

Figure 3: Site location (immediate locality – Location Plan 02)

There is a likelihood that future development within the area defined as the aerotropolis around Badgerys Creek will challenge the existing status and composition of that Industrial Estate, despite it being located some 20km to the west. There is presently no pedestrian or freight rail corridor that runs through Smithfield, however, at the time of writing, we understand that the NSW State Government do have the suburb in mind as a potential location for either or both forms of rail transport. In the meantime, the site is well serviced by the long-established bus corridor and stops immediately adjacent to the site along the Cumberland Highway.

In terms of environmental constraints, the various expert studies that are appended to this planning proposal have determined that nothing is likely to be prohibitive or would otherwise inhibit the amendments being sought to FLEP2013 to enable the intended reorganisation of land boundaries and future development of land in line with the vision that underpins the specific changes to FLEP2013 that are justified by this planning proposal.

The remainder of this document responds to the prescribed six parts of the NSW DPIE guideline for preparing a planning proposal as listed below.

- Part 1: Objectives & Intended Outcomes
- Part 2: Explanation of Provisions
- Part 3: Justification
- Part 4: Mapping
- Part 5: Community Consultation
- Part 6: Timeline

Our Conclusion for this planning proposal request follows Part 6.



PART 1 - OBJECTIVES AND INTENDED OUTCOMES

The vision behind the masterplan underpinning this planning proposal is to create a new signature place within Smithfield NSW which we propose would be named 'Chisholm Place'. The proponent is Smithfield RSL Club, and the concepts behind the proposal have emerged over the last 30-years as the Club has progressively acquired the residential allotments to the immediate west of the club site in one line, ultimately amounting to the entire southern frontage of Neville Street between Cumberland Highway and O'Connell Street, as well as substantial frontages to the eastern side of O'Connell Street and the northern side of Brenan Street.

In order to gain an understanding as to how the masterplan vision responds to the existing englobo site structure, titles, constraints and conditions as illustrated at Figure 1, an understanding of what is intended at a macro level in terms of site consolidation and development staging is important. The masterplan vision necessitates a re-organisation of the 21 landholdings into a total of four superlots to align with the land uses, staging, proposed zoning (and other development controls) and informed placement of buildings as shaped by existing local and state planning legislation. These are defined as stages 1, 2, 3A and 3B. An illustration of this is provided at Figure 4 and discussed further in this document. The development of Stage 1 will deliver a dedicated public recreation area and new internal road as illustrated at Figure 4 to provide vehicular access for developments associated with Stages 1 and 2. Stages 3A and 3B will have a dedicated vehicular access on Brenan Street.

Stage 3B is inclusive of the 666m² site addressed as 152 Brenan St (Lot 1 in DP 567165). This site is the only one within all the stages that is not in the ownership of the Club, however, it is already isolated by the clubs' ownership of land to all three common boundaries. Depending on the timing, the Stage 3B portion may require a transitional adjustment to initially reorganise the stage into 3 separate lots (inclusive of the retention of Lot 1 in DP 567165 as is) pending the likely future acquisition or joint venture with the owner of that Lot to enable the development of Stage 3B in line with the masterplan, with final site consolidation to occur concurrent with that future development approval. This would also necessitate a right of carriageway benefitting Stage 3A over the adjusted 154 Brenan Street.

The proposed structure and staging pattern is shaped by the complex mix of the various environmental opportunities and constraints that inform the most optimised development outcomes for this site. Accordingly, the site areas and basic structure of the proposed superlot subdivision and staging plan underpins every other planning image illustrated in this document, particularly the proposed amendments to development planning maps within FLEP2013 discussed at Part 4 of this document.

For the avoidance of any doubt regarding the site reorganisation intentions, the proposed future Deposited Plan for the englobo site is provided at Figure 5. Lodgement of the subdivision application is obviously subject to the endorsement of Council for the structure plan proposed.

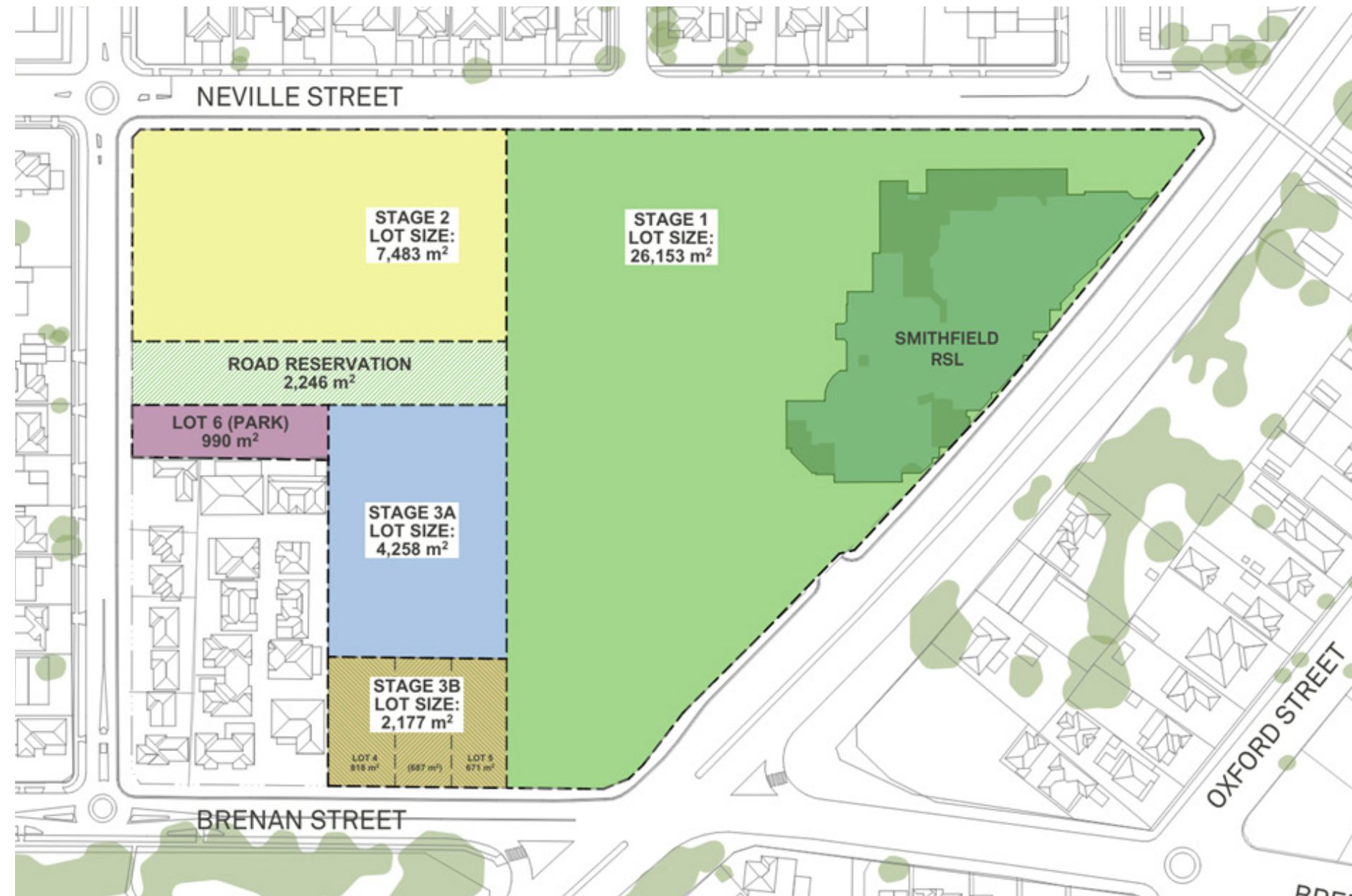
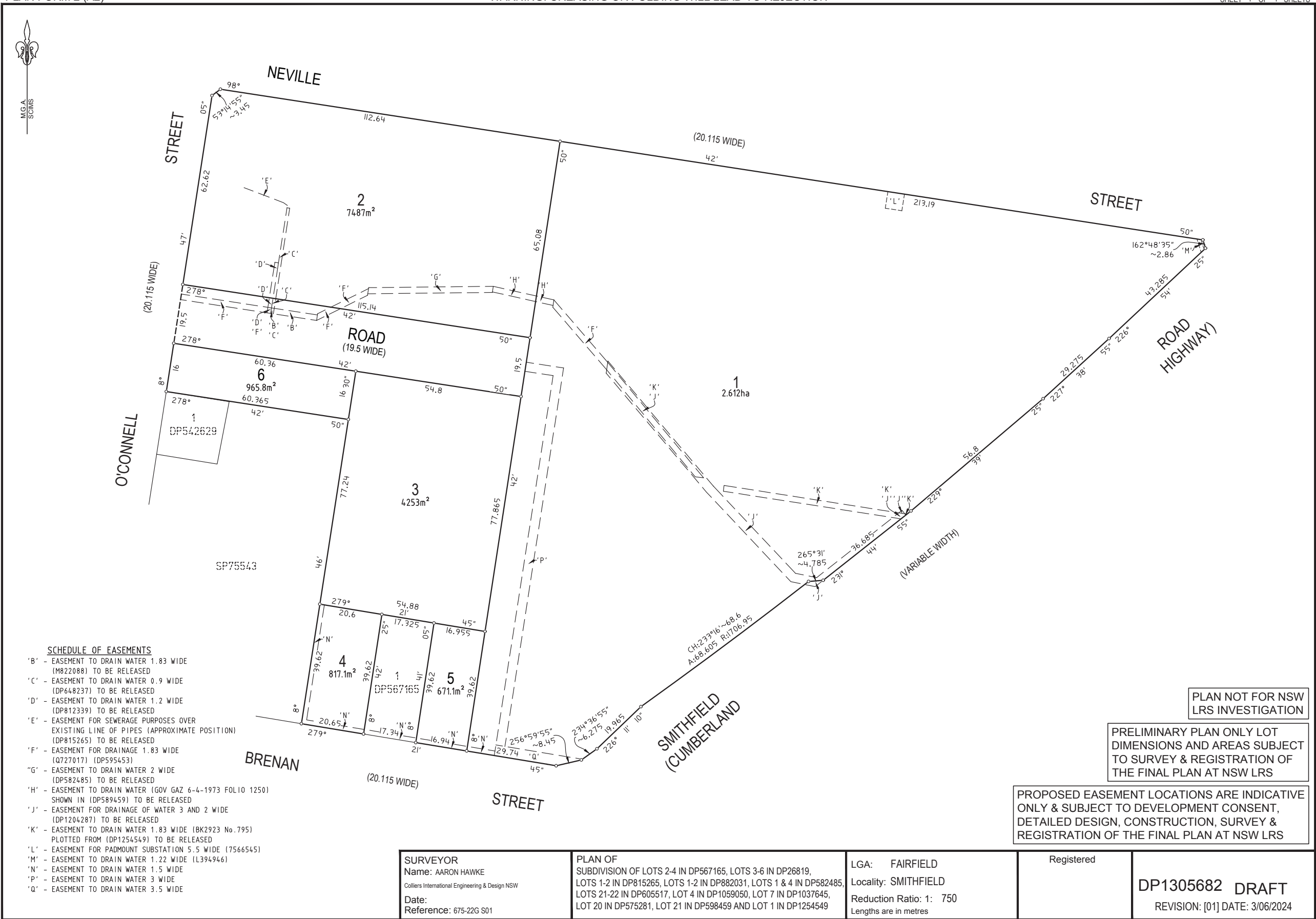


Figure 4: Proposed reorganisation of boundaries into four superlots, park and public road

Figure 5: Proposed future deposited plan for the englobo site



This planning proposal request seeks to:

- (i) consolidate and reorganise the 20 residential lots (presently zoned R3) plus the one (1) private recreation Lot (presently zoned RE2) into four or six lots consistent with the staging plan at Figure 4
- (ii) rezone all the land such that Stage 1 will become the MU1 Mixed Use zone, and Stages 2, 3A and 3B would be zoned R4 High Density Residential.
- (iii) identify the total of these 21 sites (collectively 'the englobo site') as a key site within Fairfield City.
- (iv) afford the englobo site a development density floor space ratio control in the range of 1.5:1 to 1.99:1.
- (v) allow for a graduated range of building heights of between 4 and 14 stories that respond to the surrounding context so as to efficiently and effectively meet the objectives of the masterplan.
- (vi) apply a minimum Lot size control for the R4 High Density Residential zone of 2,000m² to incentivise and assure the intended staging plan.
- (vii) allow for a range of building heights graduating towards the Cumberland Highway for a maximum of 24, 42 and 51-metres.

The planning purposes behind the proposal respond directly to the various State and Local government planning policies, strategies, plans and studies that inform it and these are discussed in detail at Part 3 of this document. The desired outcomes from the proposal will deliver the following benefits for the Fairfield LGA and its constituents:

- a new housing yield of up to 465 new homes to assist the considerable housing supply gap that is well documented in the area, as well as greater Sydney as a whole.
- a housing typology that is presently non-existent in Smithfield in the form envisaged, or otherwise significantly underrepresented within the high-density living category.
- a future hotel that is expected to draw strong occupancy from the closely proximated Industrial Park to the north, visitation stimulated by the cultural diversity of the local population (particularly international visitors), club members and local residents.
- a modern small business centre that would support co-working needs and other support service requirements for the many small-medium sized businesses operating out of residential homes or premises where office separation from operational activities has attraction.
- a medical centre, as this is another recognised area need that is undersupplied most likely because of the lack of available premises that are suitable for this purpose.
- minimal retail space is also allowed for the immediate convenience needs of the future residential village population.
- a significant outdoor civic place that will be suitably landscaped and provide opportunities for place-based activities, including cultural/community events and night time economy.
- pedestrian links and a new neighbourhood park all of which will be extensively landscaped to support sustainability objectives, address heat island impacts and encourage future habitat.
- the application of water sensitive urban design principles to take advantage of the carriage of stormwater from within and from runoff through the site to support habitat establishment and sustainment.

It should be noted that while Smithfield RSL Club is the ultimate proponent for this planning proposal, the only modifications to the club itself that arises as a consequence of the proposal includes the relocation of its car parking into two levels of basement, as well as an adjustment to its front door and lobby area in response to the necessary change in levels in that location and to provide for a central point of entry for both the club and future hotel. These modifications are permissible development within the existing RE2 zoning of the Club and therefore not dependent upon the rezoning proposal in any way, and the Club already holds an alternative car parking development consent.

The associated amendments to prevailing planning maps that accompany FLEP2013 are illustrated and discussed further at Part 4 of this document. The author and greater planning team associated with this proposal acknowledge that the urban area of Smithfield to the immediate north of the englobo site will also be of environmental planning interest to Fairfield Council with the submission of this proposal, whether that occurs now or at some point in the medium-term future. The consolidation of small-lot land holdings by the Club has taken in excess of 30-years to acquire, hence the opportunity for Fairfield City with the englobo site is unique and unlikely to be unrivalled for a considerable number of years. It responds as best as possible to the housing supply demands of the area which are well publicised at the time of writing.

Computer generated imaging (CGI) of the intended development outcomes are provided with this planning proposal, all of which are provided at Figures 6, 7, 8 and 9.



Figure 6: CGI Plate 1 - Looking south from Neville Street into the future civic square.



This image illustrates the hotel to the left inclusive of lobby, business centre at levels 1 and 2, and accommodation above. To the rear and right side of the landscaped civic spaces are multi-level car parking and shop top residential flat buildings containing a proposed future medical centre and minimal local convenience retail. The civic heart of these land uses is a defining feature of the Village masterplan that supports this proposal and expected to become a highly prized and accessible community space. The front door of the club is located to the rear of the hotel and will no longer be visible from Neville Street.

Figure 7: CGI Plate 2 - Looking east from O'Connell Street

New internal boulevard-style road off O'Connell Street flanked by Stage 2 residential housing to the left, and a new neighbourhood park and Stage 3A housing to the immediate right. At the end of the boulevard is a vehicular circus with a set-down and collection point at the common entry to the hotel and club. This then circulates towards the car park for those facilities as well as the Stage 1 shop top residential housing building to the rear (coloured blue). The park is intended to be publicly dedicated, as is most of the internal road.





Figure 8: CGI Plate 3 - Looking south-west from within the Village

This image illustrates the southern section of the north-south landscaped pedestrian link with the Stage 3A and 3B residential flat buildings behind. It is anticipated that the local community beyond those living within the Village will take advantage of the opportunity to enjoy the usage of these links.

Figure 9: CGI Plate 4: Looking south-east from the corner of Neville and O'Connell Streets



The foreground of the development from this sightline perspective takes in the entirety of the Stage 2 residential development frontages to Neville and O'Connell Streets. Stage 1 residential and hotel appears in the background. The image demonstrates the transitional heights graduating from four stories at the corner (immediately across the road from R3 medium density zoning but mostly characterised by single dwelling housing) to a maximum of fourteen stories in height as the scheme moves closer to Cumberland Highway. At street level, the fourteen-storey development to the centre of the estate is barely visible from this lower density residential location.

PART 2 - EXPLANATION OF PROVISIONS

This Part provides a simple explanation of the necessary amendments needed to FLEP2013.

Amendments are required to five of the prevailing planning maps that apply to the subject sites that are contained within that instrument, and this is discussed further at Part 4. These maps include:

- (i) Zoning, specifically to Map LZN_015
- (ii) Floor Space Ratio, specifically to Map FSR_015
- (iii) Height of Buildings, specifically to Map HOB_015
- (iv) Minimum Lot Size, specifically to Map LSZ_015
- (v) Key Sites, specifically to Map KYS_015

The mapping changes required are detailed at Part 4 of this document and also provided as thumbnails in the Urban Design Statement at Appendix 4. In summary, the amendments required are to:

- change the existing zoning of properties for the englobo site from RE2 Private Recreation and R3 Medium Density Residential to MU1 Mixed Use and R4 High Density Residential, inclusive of an amendment to the division between these new zones.
- specify a floor space ratio for the whole site of 1.5-1.99:1
- specify height of building overlays graduating from the interface with existing development to the north and west that will allow maximum heights of 24, 42 and 51-metres
- specify a minimum lot size for the R4 High Density Residential portion of 2,000m² and no minimum for the MU1 Mixed Use portion.
- identify the R4 High Density Residential zone area of the englobo site as a Key Site to allow an additional land use, or deal with this by way of a Schedule 1 amendment to FLEP2013 (discussed below)

An additional site-specific land use is proposed for one of the destination zones that is not a permissible land use in FLEP2013. In the absence of a Key Site inclusion as suggested above, it is proposed that this be dealt with by way of an amendment to Schedule 1 ‘Additional permitted uses’ of FLEP2013. Specifically, this is for ‘Car parks’ to be an additional permitted use for the land to be zoned R4 High Density Residential. In light of the existing subdivision pattern, this could either apply to the existing land titles that are either wholly or partly eclipsed by the proposed R4 zoning overlay, or applied to the future reorganised subdivision explained in the Introduction and illustrated at Figure 5. Given that the latter cannot be properly reported until approved and ultimately registered, the legally correct approach for now would be to apply the land use permission to 18 of the 20 existing residential Lots within the englobo site. For the completeness of information in satisfaction of the requirement of this Part, the specific addresses in Smithfield that would need to be referenced at Schedule 1 are summarised in Table 2.

Table 2: Addresses requiring ‘Car parks’ to be an additional permitted land use for the proposed R4 High Density Residential zoning

Local Street	House Number
Neville Street	33, 35, 35A, 37, 37A, 39, 41, 43, 45
O’Connell Street	5, 7, 11, 13
Brenan Street	150, 150A, 152, 152A, 154

The omitted addresses are 33 Neville Street and 148 Brenan Street, both of which fall wholly within the proposed MU1 zone which already permits ‘Car parks’ as a use.

With respect to the development staging pattern illustrated at Figure 4, the R4 zoning specifically applies for the portions identified as Stages 2, 3A and 3B, as well as the portion of the access handle for Stage 1 from O’Connell Street which would also carry that proposed zoning. The planning purpose behind the site-specific land use request is to enable the Club to meet its transitional car parking obligations while the Stage 1 development is underway. It would not be necessary for Council to maintain this land-use permission following the completion of Stage 1 works.

We have not identified the need for any other FLEP2013 provisions to be amended, but recognise that Council may wish to make express reference to the Smithfield town centre under a new additional local clause at Part 7 of that instrument as it considers the greater town centre strategy in its assessment of this planning proposal.

PART 3 - JUSTIFICATION

This planning proposal provides Fairfield City Council with a uniquely unrivalled and unprecedented opportunity to deliver on its community, place-making, housing, economic and environmental objectives. It is unique because:

- it has taken more than 30-years to achieve the 20-site consolidation that is in the full ownership of Smithfield RSL Club
- the location of the consolidated site provides a compelling opportunity to establish a catalyst public domain outcome that will set the stage for the future renewal and potential rezoning of the Smithfield Town Centre
- it is founded upon affordable environmentally sustainable design principles at its core
- it establishes a Village within the town centre with an emphasis on habitat landscaping and pedestrian connectivity expected to benefit from the active and passive surveillance provided by the built form uses proposed
- it will provide significant housing supply in an area where housing is greatly needed
- it will provide a housing typology that does not presently exist in Smithfield
- the place-making strategy applied is inclusive of a significant civic square that will invite cultural and community events and is likely to become the focus for future day and/or night time economy events
- the plan has been informed by over 18-months of extensive environmental assessment to determine the most optimal place-making structure for the site
- the mix of uses proposed for the greater site will establish an economy that will assist to stimulate the revitalisation of the Horsley Road shopping precinct
- it delivers a Village-style precinct that will deliver an attractive leisure and recreation setting for the greater community which has the potential to assist better health outcomes for individuals
- the proximity of the site to the industrial park to the north is likely to stimulate reciprocal investment between precincts through all proposed land uses

The remainder of this Part responds where relevant to the twelve specific questions provided in ‘A guide to preparing planning proposals’, each having a relationship to one of five areas of environmental planning interest and summarised in Table 3.

Table 3: Guideline questions to consider to demonstrate justification

Section	Question
A. Need for the planning proposal	1. Is the planning proposal a result of an endorsed local strategic planning statement, strategic study or report? 2. Is the planning proposal the best means of achieving the objectives or intended outcomes, or is there a better way?
B. Relationship to strategic planning framework	3. Will the planning proposal give effect to the objectives and actions of the applicable regional, or district plan or strategy (including any exhibited draft plans or strategies)? 4. Is the planning proposal consistent with council’s local strategic planning statement that has been endorsed by the Planning Secretary or Greater Cities Commission, or another endorsed local strategy or strategic plan? 5. Is the planning proposal consistent with any other applicable State and regional studies or strategies? 6. Is the planning proposal consistent with applicable State Environmental Planning Policies? 7. Is the planning proposal consistent with applicable Ministerial Directions (s.9.1 directions) or key government priority?
C. Environmental, social and economic impact	8. Is there any likelihood that critical habitat or threatened species, populations or ecological communities, or their habitats, will be adversely affected because of the proposal? 9. Are there any other likely environmental effects as a result of the planning proposal and how are they proposed to be managed? 10. Has the planning proposal adequately addressed any social and economic effects?
D. Infrastructure (Local, State and Commonwealth)	11. Is there adequate public infrastructure for the planning proposal?
E. State and Commonwealth Interests	12. What are the views of state and federal public authorities and government agencies consulted in order to inform the Gateway determination?

Our detailed responses to each of these questions follows. As per the overarching principles guiding the preparation of a planning proposal, where we consider that the question is of no or limited relevance to this planning proposal request, we have provided a brief explanation as to why we have formed that view.

1. Is the planning proposal a result of an endorsed local strategic planning statement, strategic study or report?

The planning proposal draws much of its foundational stimulus from the following three instruments in particular:

- (i) Fairfield City 2040 A Land Use Vision, Local Strategic Planning Statement 2020 ('LSPS 2020')
- (ii) Draft Smithfield Urban Design Study, Fairfield City Council, 2020 ('DSUDS 2020')
- (iii) Fairfield City Local Housing Strategy, Fairfield City Council, 2022 ('FCLHS 2020')

The vision, masterplan and detailed independent environmental assessment that informs it belongs to the proponent. The intent is nonetheless consistent with the objects and direction contained within all three instruments, and the outcomes are significantly aligned with the objects or suggested direction in each case. As these instruments did not have the benefit of the additional environmental study that informs this planning proposal, the proponent would expect that Council may seek to further inform the further drafting or future iterations of these instruments, particularly DSUSD 2020.

LSPS 2020 details the 20-year land use planning vision of Fairfield City and how this vision gives effect to A Metropolis of Three Cities – The Greater Sydney Region and the Western City District Plan, based on local characteristics and opportunities, and Fairfield City Council's own priorities in the Fairfield City Plan (community strategic plan) prepared under the Local Government Act 1993. It is therefore a valuable reference for this planning proposal. That document states that over the next 20 years, Council will facilitate urban renewal and potential growth by planning for a diversity of homes, access to jobs and services, and a green environment for an estimated population of 245,145 across the City by 2036. A number of opportunities have been identified for the local centre of Smithfield, most of which have been incorporated into the proposed masterplan for the englobo site. These particular opportunities include:

- the need for improved bike/pedestrian links in parts of the area.
- ensuring there is no net loss of open space and new infrastructure does not further reduce connectivity within the area.
- continuing to enhance the public domain of the town centres and seek design excellence in private development.
- providing opportunities for place-based activities, including cultural/community events and night time economy.
- providing future diversity of housing primarily in town centres well serviced by public transport and the least environmental constraints.
- implementing the Parkland City Vision through increased tree planting and canopy cover.
- using water sensitive urban design and acquire land where necessary to create new parks/detention basins to address increased demand on an ageing stormwater system by infill development.

Despite the fact that a significant number of residential occupants within Smithfield own their homes, Smithfield is not generally regarded as being a sought after place to live. The structure plans for Fairfield City contained in LSPS 2020 clearly identifies the englobo site as a Housing Investigation Area illustrating it as a part of the Smithfield Town Centre subject to the associated Urban Design Study. DSUS 2020 is therefore an outworking of that strategic planning statement, and at the time of writing, we understand that DSUDS 2020 has not been finalised or framed as a plan or strategy. We acknowledge that it was nonetheless prepared to underpin a future strategic direction for the Smithfield Town Centre, and has been an important reference document for this proposal. This planning proposal is inclusive of its own independent Urban Design Study which is attached at Appendix 4. That document speaks directly to DSUDS 2020 and compares the existing context with the illustrations and directions of both DSUDS 2020 and the planning proposal UDS dated June 2024.

Under FCLHS 2020, an additional 27,500 dwellings are required in the Fairfield LGA to accommodate growth to 2041. FCLHS 2020 identifies the Smithfield Town Centre as an opportunity to deliver housing in the medium term (2021-2026) with an estimated capacity of 1,980 new dwellings. This planning proposal seeks to contribute 465 dwellings (23%) towards that target, but these are more likely to be delivered between 2028-2030 after allowing for the timing associated with prevailing rezoning, development application and construction planning pathways, as well as future construction.

According to FCLHS 2020, the expected growth of single person households is likely to account for 18% all new dwellings. Despite this instrument, it is noted that the Fairfield LGA population is expected to increase by an average of 1,850 people per year in the 20-year period between 2021-2041. This brings significant new dwelling demand pressures for an LGA that is already supply-pressured. It is also noted that the Smithfield area is presently undersupplied with residential flats/apartments with these being 8% of dwellings compared to 33% for Greater Sydney. In its own right, the proposal therefore has the potential to contribute 1.7% of the total Fairfield LGA target and 23% of the total Smithfield target within the next 6 years. As the residential element of the proposal is concerned with high-density residential development, this also contributes dwelling types that are significantly under-represented in Smithfield and indeed the LGA as a whole compared to the Sydney average, and are likely to be highly sought.

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

There is no other way to achieve the objectives and outcomes sought by this proponent-led vision given its scale and complexity.

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

The NSW Government’s plans and strategies inform and guide local government planning and decision-making. The relevant documents identified for this planning proposal include the:

- Greater Sydney Region Plan, A Metropolis of Three Cities – A vision to 2056 (released 2018)
 - Western City District Plan (released 2018)
- Environmental Planning and Assessment Act 1979 NSW and the EP&A Regulation 2000
 - Fairfield Local Environmental Plan 2013 (FLEP2013)

These NSW Government plans and strategies inform and guide state, regional and local government planning and decision-making to address future growth in Sydney and the Fairfield LGA. A discussion about the planning proposal in the context of each of the plans or strategies identified above is provided in the remainder of this section responding to question (iii).

Greater Sydney Region Plan

The Greater Sydney Region Plan (‘GSRP’) creates a metropolis of three cities, rebalancing growth and opportunities for people across greater Sydney. The plan contains 38 objectives. At its core, it is conceived from a vision where the people of Sydney (inclusive of greater Sydney) will all eventually live within 30 minutes of their jobs, education, health facilities, services and great places. Under the GSRP, Fairfield is part of the Western Parkland City with Smithfield being situated between the Greater Parramatta Metropolitan Centre and the Liverpool Metropolitan Cluster.

The GSRP recognises the emerging evolution of a three-city structure for Sydney inclusive of the existing harbourside CBD, the Greater Parramatta CBD (being the closest to Smithfield) and the planned Aerotropolis-style city that will emerge around the present development of Western Sydney Airport. The plan sets a 40-year vision through to 2056. It contains four themes concerned with Infrastructure and Collaboration, Liveability, Productivity and Sustainability, and 36 individual objectives are described across all of these. A further two (2) objectives are concerned with implementation. Based on a review of those directions, the planning proposal is relevant to three of those directions and fifteen of their associated objectives. These are captured in Table 4.

Table 4: Relationship of planning proposal request with objectives of the GSRP

Direction	Objectives of relevance that have informed this proposal
Theme 3: Infrastructure and Collaboration	4: Infrastructure use is optimised
Theme 4: Liveability	6: Services and infrastructure meet communities’ changing needs. 7: Communities are healthy, resilient and socially connected. 8: Greater Sydney’s communities are culturally rich with diverse neighbourhoods 9: Greater Sydney celebrates the arts and supports creative industries and innovation 10: Greater housing supply 11: Housing is more diverse and affordable 12: Great places that bring people together
Theme 6: Sustainability	30: Urban tree canopy cover is increased 31: Public open space is accessible, protected and enhanced 33. A low-carbon city contributes to net-zero emissions by 2050 and mitigates climate change 34. Energy and water flows are captured, used and re-used 35. More waste is re-used and recycled to support the development of a circular economy 36. People and places adapt to climate change and future shocks and stresses 38. Heatwaves and extreme heat are managed

The plan informs the Western City District Plan which is discussed below. We have sought to elaborate on the directions and objectives identified above through the discussion on the Western City District Plan and the Fairfield Local Strategic Planning Statement, as these have more granular application for this proposal.

Western City District Plan

The Greater Sydney Commission finalised its District Plans in March 2018, one for each of Greater Sydney’s five Districts. The Fairfield LGA falls within the Western City District. Councils are required to give effect to District Plans, including the reference to these to guide the preparation of planning proposals under Part 3 of the Act. This is established by the Department of Planning and Environment’s Guide to Preparing Planning Proposals (August 2023).

The Western City District Plan (‘WCDP’) aligns with the 10 directions of the GSRP and establishes priorities and actions for the Western City District. The purpose of District Plans is to have well-coordinated, integrated and effective planning for land use, transport and infrastructure. They are intended to be the link between the State Government’s GSRP, A Plan for Growing Sydney and the Local Environmental Plans of each Council. The District Plans set out the opportunities, priorities and actions and provide the means by which they can be put into action at a local level. Under the WCDP, Smithfield is identified as a local centre.

The WCDP sets out aspirations and proposals for Greater Sydney’s Western District. Like the GSRP, the WCDP was developed by the former Greater Sydney Commission (now the Greater Cities Commission). The WCDP contains 92 actions with a total of 22 planning priorities for developing the western city. These together with the umbrella of the GSRP provided the backbone for the Fairfield Local Strategic Planning Statement. Amongst the twenty-two overarching priorities contained within the WDCP, sixteen of these are substantially or completely supported by the planning proposal. These are explained in Table 5.

Table 5: Relationship of planning proposal with WCDP

Theme & planning priority	Planning proposal request impact
INFRASTRUCTURE AND COLLABORATION	
1. Planning for a city supported by infrastructure	Yes. The environmental assessment and studies that are provided with this plan have determined that developer funded infrastructure will be needed within and immediately around the englobo site. See Appendix 3, 5, 6 and 7 which address Utilities, Transport, Stormwater, Social and Economic impacts respectively.
2. Working through collaboration	
LIVEABILITY	
3. Providing services and social infrastructure to meet people’s changing needs	Yes. The proposal is conceived at its core with a vision to create a signature place in Smithfield that provides multi-stimuli to attract people of all cultures and ages.
4. Fostering healthy, creative, culturally rich and socially connected communities	Yes. The proposal provides for civic, public park and landscaped pedestrian-links to encourage outdoor engagement and provides valuable connectivity for the Smithfield Town Centre and Brenan Park to the south.
5. Providing housing supply, choice and affordability, with access to jobs, services and public transport	Yes. Smithfield is grossly undersupplied for high-density unit housing. The proposal significantly contributes towards the housing supply objective and the greater place is expected to generate a significant number of new full time and part-time/casual jobs. See Appendix 7 in particular.
6. Creating and renewing great places and local centres, and respecting the District’s heritage	Yes. The proposal seeks to establish a significant new place to be called Chisholm Place as a nod to the former name of Smithfield which was Chisholm’s Bush. The proposal will also have minimal impact on nearby Heritage buildings. See Appendix 10.
PRODUCTIVITY	
7. Establishing the land use and transport structure to deliver a liveable, productive and sustainable Western Parkland City	Yes. The proposal is supported by a comprehensive Transport and car parking impact assessment. See Appendix 5.
8. Leveraging industry opportunities from the Western Sydney Airport and Badgerys Creek Aerotropolis	Yes. The proposal is considered to be a satellite leverage opportunity with Western Sydney Airport and Aerotropolis, although more likely to be a stronger complimentary fit with the Smithfield-Wetherill Park industrial area.
9. Growing and strengthening the metropolitan cluster	Yes. The development mix, intensity and investment required will all serve to support this priority.
10. Maximising freight and logistics opportunities and planning and managing industrial and urban services land	None. The proposal has no direct relevance for this planning priority.
11. Growing investment, business opportunities and jobs in strategic centres	Yes. The proposal is expected to come at a future development cost in excess of \$300m delivering a community place, hotel, business/medical/ retail facilities, public park and other infrastructure.

Theme & planning priority	Planning proposal request impact
SUSTAINABILITY	
12. Protecting and improving the health and enjoyment of the District's waterways	None. The land that is the subject of the planning proposal is not in proximity to a waterway.
13. Creating a Parkland City urban structure and identity with South Creek as a defining spatial element	Yes. The Urban Design Study underpins a proposed masterplan vision that will create a parkland corridor connecting with Brenan Park to the south. The vision contemplates generous civic space and public park areas as well. South Creek is in the Hawkesbury-Nepean catchment area.
14. Protecting and enhancing bushland and biodiversity	Yes. There is no existing bushland or biodiversity value within the englobo site, and only one small pocket of remnant biodiversity habitat within Brenan Park to the south of the site. The ESD principles and landscape masterplan seeks to promote new biodiversity habitat within the existing site that provides connectivity to Brenan Park. This is likely to create an extension of that remnant pocket to ultimately encourage more habitat to the area.
15. Increasing urban tree canopy cover and delivering Green Grid connections	Yes. As above. See also Appendix 11, 3 and 4.
16. Protecting and enhancing scenic and cultural landscapes	None. The site does not benefit from any existing scenic or cultural landscapes.
17. Better managing rural areas	None. The site is not located within or near a rural area.
18. Delivering high quality open space	Yes. As explained at item 13. See also Appendix 3, 4 and 11 in particular.
19. Reducing carbon emissions and managing energy, water and waste efficiently	Yes. A fundamental design feature of this proposal is in the attitude taken to ESD Principles. See Appendix 3 and how these have been considered in the Urban Design Study at Appendix 4.
20. Adapting to the impacts of urban and natural hazards and climate change	Yes. The proposal has been conceived with environmental sustainability and climate change impacts at its genesis. The Hydraulic engineering concept has also considered these impacts from the perspective of flooding in the stormwater system design which has in turn provided opportunity for the landscape design plan and ESD principles to be determined. See Appendix 3, 6 and 11.
IMPLEMENTATION	
21. Preparing local strategic planning statements informed by local strategic planning	N/A. Both these priorities are a matter for Fairfield Council and not relevant to the planning proposal.
22. Monitoring and reporting on the delivery of the plan	

Apart from what has been provided in the discussion above, there are no other significant Commonwealth or State instruments or other documentation to which the planning proposal needs to respond. It supports the overarching general initiative to deliver an appropriate planning and development outcome for the site consistent with the State's regional and district planning frameworks described above.

Finally, as at the date of this planning proposal request, the proponent is unaware of any other publicly available draft State plans or other public exhibitions of instruments of relevance to this site not otherwise covered by the discussion above or that follows in the remainder of this document.

Environmental Planning and Assessment Act 1979 NSW (‘EP&A Act’) No.203 and the EP&A Regulation 2000

The EP&A Act institutes a system of environmental planning and assessment for the state of NSW. The preparation and progression of this planning proposal follows the requirement and prescription of that instrument. The Act recognises the critical strategic planning role that local government plays for their local area, with Division 3.4 of the Act being expressly concerned with planning proposals. This proponent-led planning proposal has been prepared in accordance with section 3.33 of the Act. It is also noted that the associated guidelines for preparing a planning proposal provide specific direction in that regard. The proponent is ultimately aware that development proposals for any future built forms upon the land within their ownership will need to consider Section 79C of the EP&A Act. This requires that consent authorities take into consideration for their determinations all likely impacts of a proposed development including the social and economic impacts where relevant. The justification case for a planning proposal rightly brings that assessment forward into the strategic domain, and as the scale and complexity of this proposal is unprecedented, it has been thoroughly considered in a recent Social and Economic Impact Assessment prepared by Judith Stubbs & Associates which is attached at Appendix 7.

None of the land uses or development outcomes in this planning proposal meet the definition of designated development contained within Part 1 of Schedule 3 of the EP&A Regulation 2000. Much of this instrument is procedural and inclusive of the requirements for Local Environmental Plan making, being obligations that apply to Council and not the proponent.

Fairfield Local Environmental Plan 2013 (‘FLEP2013’)

The planning proposal directly impacts upon FLEP2013 and necessitates amendments to five planning maps. These are: zoning; floor space ratio; height of buildings; minimum lot size; and key sites. The last of these is for an additional permitted use sought for one of the proposed zonings, the purpose of which is to enable the staging of development to be possible given the scale of the end-development envisaged. The FLEP2013 control amendments are explained in more detail at Part 4 of this document. The site rezoning seeks to change the existing mix of RE2 Private Recreation and R3 Medium Density Residential into a new two-zoning division that would be comprised of MU1 Mixed Use Residential and R4 High Density Residential. The objectives for both these intended zones as stated in FLEP2013 are provided at Table 6.

Table 6: FLEP2013 objectives of proposed zonings

MU1 Mixed Use zoning objectives	R4 High Density zoning objectives
To: (i) encourage a diversity of business, retail, office and light industrial land uses that generate employment opportunities. (ii) ensure that new development provides diverse and active street frontages to attract pedestrian traffic and to contribute to vibrant, diverse and functional streets and public spaces. (iii) minimise conflict between land uses within this zone and land uses within adjoining zones. (iv) encourage business, retail, community and other non-residential land uses on the ground floor of buildings. (v) support the development of Bonnyrigg, Prairiewood, Fairfield and Cabramatta as the principal locations for specialist cultural, retail, business, tourist and entertainment facilities and services.	To: (i) provide for the housing needs of the community within a high density residential environment (ii) provide a variety of housing types within a high density residential environment. (iii) enable other land uses that provide facilities or services to meet the day to day needs of residents. (iv) maximise opportunities for increased development on all land by encouraging site amalgamations.

The planning proposal is consistent with these zoning objectives with the exception of item (v) for MU1, as Smithfield is not presently a named location for that particular objective.

4. Will the planning proposal give effect to a council’s endorsed local strategic planning statement (‘LSPS’), or another endorsed local strategy or strategic plan?

The prevailing LSPS at the time of writing is Fairfield City 2040: A Land Use Vision - Local Strategic Planning Statement 2040. It was published in March 2020. This LSPS details the 20-year land use planning vision of Fairfield City and how this vision gives effect to A Metropolis of Three Cities – The Greater Sydney Region and the Western City District Plan, based on local characteristics and opportunities. It also addresses Fairfield City Council’s own priorities in the Fairfield City Plan (community strategic plan) prepared under the Local Government Act 1993. The Fairfield City LSPS is considered to be the key point of reference to understanding how strategic and statutory plans, including the Local Environmental Plan, Development Control Plans and Development Contribution Plans will be implemented at the local level. There are also three other plans within Council and one further strategy we have identified that are likely to be of relevance for this Part. These have also been considered in response to this question beneath the LSPS response below.

Fairfield City 2024: A Land Use Vision – Local Strategic Planning Statement 2040

This instrument speaks to five themes and an aggregate of 16 planning priorities that set the stage for how the 20-year strategic vision will be achieved. These are:

- Theme 1: Community wellbeing - healthy and liveable places
- Theme 2: Infrastructure and places - supporting growth and change
- Theme 3: Environmental sustainability
- Theme 4: Strong and resilient economy
- Theme 5: Good governance - advocacy and consultation

The planning proposal is significant for most of these 16 planning priorities. To enable a succinct capture of how this planning proposal request responds to the LSPS, our perspectives are provided alongside these themes and priorities where they are either directly or indirectly relevant to each of these as set out in Table 7.

Table 7: Relationship of planning proposal with objectives of Fairfield City 2040 LSPS

LSPS Theme & planning priority	Impact of planning proposal
COMMUNITY WELLBEING - HEALTHY & LIVEABLE PLACES	
1. Provide housing that accommodates the needs of existing and future residents	The masterplan allows for a scheme that will provide 465 homes in Smithfield by consolidating 20 sites zoned R3 and the one site zoned RE2 with readjusted boundaries to create three or four superlots with one to be zoned MU1 and the remainder to be zoned R4.
2. Deliver greater housing diversity and affordability to meet the changing needs of the community	The Smithfield urban area is vastly characterised by aging single or double storey freestanding homes of various construction types. The degree of housing that is in the form of residential flat buildings is almost negligible. As well as providing much needed housing stock to respond to the present-day housing supply shortages for buyers and renters, it is expected that many of these units upon the englobo site will encourage existing homeowners to affordably trade-up their lifestyle and liberate their existing homes which may also incentivise future redevelopment.
3. Plan for and manage areas identified for future urban development	The Smithfield Town Centre has been identified as a key area of interest for urban design planning and outcomes. The draft Smithfield Town Centre Urban Design Study (dated April 2020) is the prevailing point of reference that this planning proposal otherwise responds to.
4. Provide attractive, healthy and safe places for the whole community	The scale and mix of development intended demands a planning attitude that ultimately creates a desirable, safe and attractive sense of place that will attract people to the precinct.
5. Protect the city’s heritage	A Heritage impact assessment has been undertaken for two minor heritage items (church buildings) to the north of the englobo site. See Appendix 10. The site itself is not listed as a heritage item on any statutory or non-statutory heritage register, and consists of club facilities and residential dwellings dating from the Post-War period and late twentieth century. There are no direct impacts to heritage from the proposal. See also Appendix 10.
INFRASTRUCTURE & PLACES - SUPPORTING GROWTH & CHANGE	
6. Ensure infrastructure is aligned to accommodate planned growth and community needs	The planning proposal is supported by a surrounding infrastructure assessment prepared by Colliers Engineering. See Appendix 2. It has been determined that the site can be adequately serviced in line with the intended staging plan with any upgrade requirements being subject to the relevant agency applications for each of Sydney Water, Endeavour Energy, Jemena and NBN with each stage.
7. Leverage opportunities from major new district Infrastructure and services and technological developments	At the time of writing, there are no definite local or state infrastructure upgrades planned that would be of direct or indirect benefit to the site. Consultation with TfNSW has occurred to discuss the much ‘teased’ planning illustrations of the potential freight rail and passenger rail corridors for the relevant investigation areas that may potentially include the englobo site or the area to the north of it inclusive of the industrial area. At the very least, that Department has been made aware of the planning intentions for the Club site, but were not in any position to express any definite interest, particularly for the east-west passenger rail connection and potential stops as the investigation of those opportunities was still to be properly resourced and funded.

LSPS Theme & planning priority	Impact of planning proposal
ENVIRONMENTAL SUSTAINABILITY	
8. Protect areas of high natural value and environmental significance and improve the health of catchments and waterways	Brenan Park to the immediate south provides scattered significant vegetation. The masterplan proposes a north-south pedestrian link with that park that will be significantly landscaped inclusive of tree species that will reach complementary tree heights. It is expected that over time, the corridors within the site will assist to attract fauna and other habitat to the area because of the expansion of that natural setting.
9. Realise the Parkland City Vision	The predominant areas of focus for that vision are not in immediate proximity to the englobo site, but to the extent that the masterplan responds to the natural environment to the south, stormwater hazards, heat island effects and other sustainability planning inputs, the site is likely to become its own satellite for the Parkland City Vision.
10. Adapt to natural hazards and environmental impacts	Much of the site is mapped as being of low to medium risk of overland flow path flooding in extreme weather events. The masterplan has been heavily informed by contemporary flood modelling and hydraulic engineering analysis to determine how best to optimise the risk of that hazard within the structural design of the 'place', as well as the intended landscape architecture and deep soil placement throughout the site. The landscape architecture design principles (plan) also responds to urban heat island risks and environmental, social and governance planning inputs. See Appendices 3 and 11.
STRONG & RESILIENT ECONOMY	
11. Promote a robust economy which generates diverse services and job opportunities	The masterplan introduces the first 3-4 star rated hotel to the suburb, as well as an integrated business centre to affordably provide for the diverse needs of small businesses with registered addresses in the LGA, and also provide casual gathering and temporary spaces for larger businesses to assist growth, temporary displacement and conferencing needs. The facility will create new employment opportunities adjacent to the club which is already a significant local employer. Other employment opportunities are expected to include strata management servicing and building maintenance/upkeep, home servicing, landscape management and car park management/monitoring. The possible addition of a medical centre and the proposed constrained retail footprint will also bring further employment into the precinct.
12. Plan for and manage urban services land	The largest precinct within this category in proximity to the englobo site is the Wetherill Park/ Smithfield Industrial Precinct. That Precinct has economic significance that is both local and national (as it is said to be the largest industrial precinct in the southern hemisphere). It is considered that the masterplan vision will assist to stimulate that economy as the area is presently absent of options to reside or visit an attractive 'place' for business owners, staff and visitors of that Precinct that is in closer proximity to it than the Central City (Parramatta) otherwise is.
GOOD GOVERNANCE - ADVOCACY & CONSULTATION	
13. Ensure a well-engaged and informed community	These planning priorities belong to Council. It is considered that the extensive environmental assessment that has informed the masterplan vision and Urban Design Study would provide Council with a compelling proof point of its advocacy and endorsement of this proponent-initiated planning proposal request.
14. Monitor and report on the delivery of the LSPS actions	
15. Review the LSPS to adapt to changing priorities and circumstances	
16. Advocate for and represent the Fairfield City community	

Other endorsed plans of Council that are considered of relevance to this planning proposal include:

- Fairfield City Plan 2022-2032
- Fairfield City Wide Development Control Plan 2013
- Smithfield Public Domain Plan 2020

A discussion of the relationship of the planning proposal to each of these plans and strategies follows.

Fairfield City Plan 2022-2032

The Fairfield City Plan ('FCP') is informed by considerable macro, micro and consultative data and is serving an ethnically diverse population of over 210,000 people at the time of writing. Most speak a language other than English at home with some 52% having emigrated from other countries where English was not the first language. Most households are families with children, and detached dwellings represent over 70% of all existing dwellings in the Fairfield LGA. The Plan takes a measured attitude to 'bottom line' perspectives, espousing a balance of four objectives that include Social, Environmental, Economic and Civic Leadership. The Plan is structured around five themes and ten priorities. These are captured within Table 8 with an explanation as to how the planning proposal seeks to provide for a future a future tangible or intangible proof point in each case.

Table 8: Relationship of planning proposal with objectives of Fairfield City Plan 2022-2023 ('FCP')

FCP 2022-2032 Themes		Impact of planning proposal
1. Community Wellbeing	The creation of a vibrant, active, inviting and attractive place will provide quality of life options for dwellers and visitors to the future Chisholm Place. It is likely to become a place that the community will feel proud to have to the benefit of and appreciate, and be referenced as an environmental and sustainable design proof point that has the potential to be the benchmark for Fairfield City. It is expected that people of all ages and cultures will be attracted by the walking paths, neighbourhood park and civic square, as well as the built form facilities.	
2. Places and Infrastructure	It is expected that Chisholm Place will become a destination in its own right, and through its connectivity with the existing Smithfield Town Centre, provide the stimulus for other renewal and investment to draw attraction to what surrounds it as well and ultimately re-shape local pride in Smithfield as a whole.	
3. Environmental Sustainability	The masterplan revolves around extensive environmental sustainability design (ESD) principles that underpin it. These, together with all other environmental inputs that have informed the masterplan (particularly hydrology and landscape design) have culminated in a design solution that will ultimately stimulate and attract local wildlife into the future Village and result in water, energy and waste efficiency benchmarks for future development in the LGA.	
4. Strong and Resilient Economy	The vision and justification for this proposal will (in its own right) bring a new and significant economy to Smithfield. With its various elements, all proposed land uses (except for the retail element) are new for Smithfield. This will bring new employment to the city and more visitors from within and beyond the LGA in particular, and the business centre is expected to become a valued asset for the significant number of small and home-based businesses in the area.	
5. Good Governance and Leadership	Despite this theme speaking very much to Council leadership, we have conceived the masterplan to be a modern, leading, ethical and environmentally sustainable example of well-planned and desirable development that the proponents anticipate will be a benchmark for future development planning in the Fairfield LGA.	
FCP 2022-2032 Priorities		Impact of planning proposal
1. Connected transport system, including regional links	The englobo site is already within immediate proximity to bus services. It is expected that this will appeal to many future residents and workers at the site, and discourage the use of private vehicles. The proposal also offers significant stimulus for Council to encourage TfNSW to consider Smithfield as a future location for a Commuter train stop.	
2. Community safety	The jewel in the masterplan is the establishment of a new signature and vibrant place inclusive of a civic space, neighbourhood park and landscaped footways providing for 24/7 active and passive surveillance of public areas both within and around its perimeter.	
3. Car parking spaces	The proposal seeks to over-provide for car parking with other 1,700 off-street spaces allowed.	
4. Cleaner streets and public areas	As explained for priority 2. The artist impressions that are provided with this proposal derive from the Urban Design Study and Landscape Masterplan. This will set a new benchmark for Smithfield and the LGA as whole.	
5. Attractive and lively town centres	As explained for priorities 2 & 4. The addition of the hotel as well as limited retail and a medical centre around the extensively landscaped civic square together with the club will assure both day and night vibrancy. It is also expected to stimulate public association of the place as an 'instagrammable location' which is expected to auger well for both day and night economy attraction.	
6. Inviting and well used community places and parks	As above. The plan also allows for a neighbourhood park which is deliberately located at the O'Connell Street entrance so as to also benefit existing residents in other surrounding homes.	
7. Local shopping variety	The plan deliberately avoids any material retail conflict with the Smithfield Town Centre. The space allowance for this land use is for immediate conveniences or restaurants and expected to principally serve the local 'village' population as well as Hotel visitors. The combined total of 'located-persons' with full occupancy of dwellings and rooms is likely to exceed 1,100 on a daily basis.	
8. Activities and facilities for children and youth	As well as future dwellings being located in immediate proximity to Brenan Park, the inclusion of a neighbourhood park and the civic square will provide for attractive outdoor spaces for young children, youth and parents/carers that will also benefit from active surveillance by occupants of surrounding dwellings and others using the same public spaces.	
9. More job opportunities	The hotel, retail, business centre, medical centre, home servicing needs and landscape management is expected to provide for a significant volume of new employment for the Smithfield economy.	
10. Local traffic flow and road safety	The proposal has considered this extensively with inputs from Stantec, TfNSW and Fairfield Council to assure the most optimum traffic and road safety outcomes upon completion.	

Fairfield City Wide Development Control Plan 2013 (FDCP2013)

The significance of this complex planning proposal warrants its own Urban Design Study which is attached at Appendix 4. To ensure delivery of the scheme as envisaged in a manner and layered-form consistent with the masterplan and computer-generated images within this planning proposal request, the englobo site warrants its own Site-specific Development Control Plan (‘SSDCP’). Unless requested earlier, a draft of this proposed instrument will follow lodgement of the planning proposal request and will be issued once Fairfield Council makes its own determination about the proposal and proceeds to seek a Gateway determination from NSW Planning. On its face, the proposal otherwise has a number of departures from the city-wide Development Control Plan and there is little value in cross-referencing that instrument at this time.

Smithfield Public Domain Plan (2020)

The Smithfield Public Domain Plan 2020 (‘SPDP2020’) has been an important reference document for the planning proposal as the masterplan vision that underpins it began with the formulation of a place-led structural plan concept within the environmental constraints of the site, particularly hydrology constraints. Being identified mostly for its industrial lands and spatial residential rawness, Smithfield is nonetheless still relatively cohesive and inclusive of protected historical assets. It is absolutely eclectic, and the planning proposal will only add further to that identity, although likely to become the signature precinct for the town centre because of its scale, land use mix and future concentration of both a permanent population and likely level of visitation. The planning proposal accompanied by the Urban Design Study and all other reference documents that have informed these documents follows the 7-step process-sequence for place-based planning.

The primary proof points that evidence the link between the SPDP2020 and this planning proposal are provided in Table 9.

Table 9: Relationship of planning proposal with objectives of Smithfield Public Domain Plan (2020)

SPDP2020 Chapter	How this planning proposal responds
Research Foundation	The Plan expressly speaks to the “Development of RSL site, multi-level carpark plus hotel/motel” as a key influence. Significantly, the urban framework within the plan defines the Smithfield Town Centre as being inclusive of the englobo site as defined in this planning proposal. The structure plan contained in SPDP2020 is provided at Figure 10 for reference purposes. It illustrates an overall layout for the englobo site that has directional similarity with this planning proposal, except less intensive. The public domain and landscape plan similarly speaks to a pedestrian link through the site to enable connectivity to Brenan Park, and this is a key public benefit of the masterplan underpinning this planning proposal.
Place Identity	The area presently has challenged perceptions of public safety. The village concept proposed with its landscaped, civic and neighbourhood park spaces will benefit greatly from both active and passive surveillance from surrounding dwellings within the place-setting, as well as activity from the other proposed land uses. The plan has been conceived with the principles of physical, social and economic connections at its heart.
Place Framework	The Urban Design Study at Appendix 3 demonstrates the thoughtfulness of the masterplan in responding to all eight principles within this Chapter.
Activation & Economic Development	The provision of a significant civic/community square that will remain in the ownership of the Club is a central feature of the proposal.
Design Implementation Framework	The plan has broadly followed the ten key public domain strategies within the suggested design toolkit.
Structure Plan	The themes suggested to be integrated into ongoing design development have been incorporated in the masterplan, with an obvious emphasis made on a structural outcome that delivers excellent pedestrian and vehicular accessibility, green spaces that provide for social engagement, future ecological value and heat island suppression. The Village atmosphere is expected to attract and appeal to people of all ages and cultures.
Public Domain Typologies	The masterplan has been extensively informed by the typology mix desired for the proposed future Village. It is considered that the planning proposal sensibly responds to all ten principles contained in the design toolkit. The masterplan also proposes its own merit-based setbacks and dimensional proportions that responds to the environmental context, and are not necessarily aligned with all of the suggested allowances in the toolkit.
Supplementary Design Requirements	The Landscape Masterplan Design and Environmentally Sustainable Design Principles at each of Appendix 3 and 11 incorporate these principles.
Materials & Finishes Framework	These are obviously more concerned with future development applications, however, the abovementioned documents together with the Urban Design Study at Appendix 4 collectively provide the necessary response for a complex planning proposal of this nature.
Vision Concepts & Priorities 2021-2040	It would be possible to materially deliver the planning proposal outcomes by 2030 provided the planning pathway timetable does not protract beyond benchmark state and local government assessment and approval timeframes.

Figure 10: Urban framework plan reference image contained in SPDP2020



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

No further State or regional studies and strategies have been identified to be applicable for this planning proposal. We have also determined that nothing in the planning proposal will serve to detrimentally impact or stifle the objectives of these studies and strategies. This includes the: Future Transport Strategy 2056; Cumberland Conservation Plan; Net Zero Plan; Water Resource Plan; and State Infrastructure Strategy.

6. Is the planning proposal consistent with applicable State Environmental Planning Policies?

State Environmental Planning Policies (SEPPs) deal with matters of State or Regional environmental planning significance. These policies are summarised below in Table 10 together with our initial observations on the applicability of these and vice versa to the planning proposal.

Table 10: Consistency of planning proposal request with NSW SEPPs

SEPP (all 2021)	Consistency perspective ‘at a glance’
1. Planning Systems	N/A. This SEPP ties in three former SEPPs including State and Regional Development 2011, Aboriginal Land 2019 and Concurrences and Consents 2018. None are relevant to the planning proposal.
2. Biodiversity and Conservation	N/A. None of the 21 Lots that comprise the englobo site contain any mapped or identified biodiversity values. On the contrary, all sites have been historically developed and a number will require decontamination. There are remnant trees on the englobo site that have been documented within the arboricultural assessment. None of these are situated within a habitat corridor, nor do any surround the site.
3. Resilience and Hazards	This SEPP is definitely relevant as the englobo site has been identified as contaminated in various locations. The remainder of the SEPP is otherwise irrelevant as the site is not located in a coastal area, and nor is the planning proposal concerned with any hazardous or offensive development of the land.
4. Transport and Infrastructure	Nothing is expected to alter the way in which future transport infrastructure impacts might be changed as a result of this planning proposal that is not otherwise possible in the absence of the planning proposal.
5. Industry and Employment	N/A - This ties in the former Western Sydney Employment Area SEPP 2009 and Policy 64 - Advertising and Signage.
6. Resources and Energy	N/A - this SEPP ties in the two former 2007 and 1995 SEPPs concerned with Extractive Industries and Mining Petroleum Production. The landholdings that are the subject of this request are zoned R3 Medium Density Residential and RE2 Private Recreation. These and the intended zonings are not applicable for this SEPP.
7. Primary Production	N/A - this SEPP ties in the former Primary Production and Rural Development SEPP 2019 and the Sydney Regional Environmental Plan No 8 (Central Coast Plateau Areas). The existing and proposed zonings are not applicable for Primary Production.
8. Precincts - Eastern Harbour City	N/A as the Fairfield LGA does not fall within the defined geography of this city.
9. Precincts - Central River City	N/A as the Fairfield LGA does not fall within the defined geography of this city.
10. Precincts - Western Parkland City	The Western Parkland City (WPC) is the economic powerhouse of Greater Sydney contributing to the national economy. It includes Fairfield as well as seven other local government areas including: the Blue Mountains, Camden, Campbelltown, Hawkesbury, Liverpool, Penrith and Wollondilly. Despite the inclusion of Fairfield, it is only the western side of the LGA that is included within prevailing SEPP maps, and these do not include Smithfield.
11. Precincts - Regional	N/A as Fairfield is not located in a Regional area, and the landholdings do not have a regional zoning.

A further two SEPPs stand apart from the eleven thematic SEPPs presented above. These include:

- (i) Housing 2021; and
- (ii) Exempt and Complying Development Codes 2008

The Housing 2021 SEPP is relevant to this planning proposal request, and the proponent draws to the attention of Council the reality that the environmental constraints of this site (particularly traffic, parking and hydrology) are likely to nullify or significantly limit the extent of any further development incentives with the application of this instrument. These incentives otherwise include additional:

- floor space ratio ('FSR') allowance of up to 30% based on a minimum Affordable Housing component of at least 10% (clause 16)
- height of building ('HOB') allowance of up to 30% based on a minimum Affordable Housing component of at least 10% (clause 18)
- FSR allowance of up to 30% for provision of a Boarding House in a zone in which residential flat buildings or shop top housing is permitted (clause 24)
- FSR allowance of up to 10% and a further 3.8m HOB allowance for provision of Co-Living Housing in a zone where residential flat buildings are permitted (clause 68)
- FSR allowance of up to 15% and a further 3.8m HOB allowance for Seniors Housing/Independent Living Units (clause 87)
- FSR allowance of up to 20% and a further 3.8m HOB allowance for Residential Care Facilities (clause 87)
- FSR allowance of up to 25% and a further 3.8m HOB allowance for Seniors Housing/Independent Living Units and Residential Care Facilities combined (clause 87)

There is little doubt that the public interest test would weigh heavily for the Fairfield LGA which is known to be significantly undersupplied for housing and for its greater disadvantages. This of course needs to be measured against environmental constraints, consideration of the desired planning outcomes for Smithfield and the financial feasibility as a whole. A preliminary assessment of the ability of the site to provide an Affordable Housing Contribution has been undertaken using the Affordable Housing Viability Tool developed by the NSW Department of Planning, and it was determined that there is no viability with any uplift incentive. It is noted that the tool is conservative in its assessment of costs, and more detailed modelling by a qualified quantity surveyor would be needed with any future development proposal. We are nonetheless confident in our view because end-sale/rental dynamics in Smithfield will already be heavily constrained for 'at market' outcomes relative to prevailing planning, construction and market delivery costs. Add to this the average household incomes and other socio-economic dynamics synonymous with the area, it is highly unlikely that a business case could be made to support the uplifts available in the context of this planning proposal.

Given the land uses intended by the rezoning proposal, the Exempt and Complying Development Codes 2008 SEPP is considered irrelevant.

On 1 October 2023, the Sustainable Buildings SEPP also came into effect, and this of course is highly relevant. The Sustainable Buildings SEPP applies to all of NSW and:

- incorporates and updates BASIX standards for residential development;
- has introduced sustainability provisions for some non-residential development; and
- has introduced a requirement for residential and some non-residential development forms to calculate and report on embodied emissions of key building materials.

The changes for residential development in the Sustainable Buildings SEPP have been designed to align with the energy efficiency updates to the National Construction Code which also commenced on 1 October 2023.

The environmentally sustainable design principles that underpin this proposal takes much of its input from the SEPP and other planning policies, frameworks and proven case studies as recommended by the firm of Atelier10. See Appendix 3.

7. Is the planning proposal consistent with applicable Ministerial Directions (s.9.1 directions)?

The list of directions at Table 11 as issued by the Minister for Planning under section 9.1(2) of the Environmental Planning and Assessment Act 1979 are applicable to all planning proposals that may be placed before the Department at the time of writing. Our perspectives or responses with regards to each in consideration of this specific planning proposal request at Smithfield are provided in each case as follows.

Table 11: Consistency of planning proposal with NSW State Government Ministerial Directions

PLANNING DIRECTION	PROPONENT RESPONSE
Focus area 1: Planning Systems	
1.1 Implementation of Regional Plans	This direction is relevant. It requires planning proposals to be consistent with the regional plan(s) relevant to its location. This has been addressed at question 3 of the Justification case above as per the NSW Government Guidelines.
1.2 Development of Aboriginal Land Council land	The site is not owned by the Aboriginal Land Council or the subject of any known claim.
1.3 Approval and Referral Requirements	This planning proposal has Ministerial and public authority referral impacts but does not seek to minimise the inclusion of any provisions or contain any provisions that would not otherwise be properly addressed prior to undertaking community consultation in satisfaction of Schedule 1 to the EP&A Act 1979.
1.4 Site Specific Provisions	The planning proposal requires the amendment of planning controls in the Fairfield Local Environmental Plan 2013 pertaining to zoning, minimum lot size, height of buildings and floor space ratio. An additional site-specific land use permission is also sought for one of the proposed zones. It is also expected that a future site-specific Development Control will apply to the masterplan as proposed as the existing city-wide plan will not have anticipated the masterplan vision when drafted.
1.4A Exclusion of Development Standards from Variation	This direction only applies with the proposal to introduce or alter an existing exclusion to clause 4.6 of FLEP2013 or an equivalent provision of any other environmental planning instrument. This planning proposal does not seek to do this.
Focus area 1: Planning Systems - Place-based	
1.5 Parramatta Road Corridor Urban Transformation Strategy	The site is not in proximity to the Parramatta Road Corridor.
1.6 Implementation of North West Priority Growth Area Land Use and Infrastructure Implementation Plan	The site is not in proximity to the North West Priority Growth Area.
1.7 Implementation of Greater Parramatta Priority Growth Area Interim Land Use and Infrastructure Implementation Plan	The site is located within the Fairfield LGA and does not form part of the Greater Parramatta Priority Growth Area which is at least 8km away.
1.8 Implementation of Wilton Priority Growth Area Interim Land Use and Infrastructure Implementation Plan	The site does not form part of the Wilton Priority Growth Area
1.9 Implementation of Glenfield to Macarthur Urban Renewal Corridor	The site is located in the Fairfield LGA and hence not within the Glenfield to Macarthur Urban Renewal Corridor which is in the Campbelltown LGA.
1.10 Implementation of the Western Sydney Aerotropolis Plan	The site is not located within the area identified as the future Aerotropolis of Western Sydney.
1.11 Implementation of Bayside West Precincts 2036 Plan	Bayside West is in the Rockdale LGA, hence not applicable.
1.12 Implementation of Planning Principles for the Cooks Cove Precinct	Cooks Cove forms part of the Bayside Precinct above.
1.13 Implementation of St Leonards and Crows Nest 2036 Plan	This plan relates to adjoining suburbs situated on the lower north shore of Sydney and thus are not within the Fairfield LGA.
1.14 Implementation of Greater Macarthur 2040	This site in the Fairfield LGA is not located in the greater Macarthur area.
1.15 Implementation of the Pyrmont Peninsula Place Strategy	The Pyrmont Peninsula is in the Sydney City LGA and hence not relevant to this planning proposal.
1.16 North West Rail Link Corridor Strategy	The site is not located anywhere near the North West Rail Link.
1.17 Implementation of the Bays West Place Strategy	This is an initiative of Inner West Council around the White Power Station precinct and therefore not relevant for this planning proposal.
1.18 Implementation of the Macquarie Park Innovation Precinct	The site is not located at or near the Macquarie Park Innovation Precinct.
1.19 Implementation of the Westmead Place Strategy	The site is not located at or near Westmead.
1.20 Implementation of the Camellia-Rosehill Place Strategy	The site is not located at or near Camellia-Rosehill.
1.21 Implementation of South West Growth Area Structure Plan	The site is not located within the South West Growth Centre area.
1.22 Implementation of the Cherrybrook Station Place Strategy	The site is not located at or near Cherrybrook Station.

PLANNING DIRECTION	PROPONENT RESPONSE
Focus area 2: Design and Place	There are no stated directions here.
Focus area 3: Biodiversity and Conservation	The objective of this direction is to protect and conserve environmentally sensitive areas of which the planning proposal site is not.
3.1 Conservation Zones	
3.2 Heritage Conservation	The site is not the subject of any heritage conservation, but is in proximity to heritage items (two buildings). A Heritage Impact Assessment has been undertaken and is provided at Appendix 10.
3.3 Sydney Drinking Water Catchments	The site is not located in proximity or within a location that forms a part of the greater Sydney drinking water catchment which takes in the Warragamba, Shoalhaven, Woronora, Upper Nepean and Blue Mountains areas.
3.4 Application of C2 and C3 Zones and Environmental Overlays in Far North Coast LEPs	This specific provision does not apply to the Fairfield LGA. It relates to Local Environmental Plans attaching to local government areas situated in the far north coast of NSW.
3.5 Recreation Vehicle Areas	The individual sites are privately owned with existing habitational or residential land uses. It does not offer public access or temporary stays for recreation vehicles.
3.6 Strategic Conservation Planning	The objective of this direction is to protect, conserve or enhance areas with high biodiversity value. No such values are recorded or have been identified anywhere within the englobo site.
3.7 Public Bushland	There is no existing Bushland or biodiversity habitat within the englobo site or immediately around it. There is only one small isolated pocket of trees within Brenan Park to the south of the site that has a small disconnected 'island' of mapped terrestrial biodiversity. The planning proposal seeks to promote a new corridor within the englobo site which has the potential to provide for a future enhanced connection with this isolated pocket within Brenan Park.
3.8 Willandra Lakes region	The site is not located in the Willandra Lakes Region.
3.9 Sydney Harbour Foreshores and Waterways Area	The site is not located in the Sydney Harbour Foreshores and Waterways Area.
3.10 Water Catchment Protection	The proposal has carefully considered the opportunity to greatly improve the quality of stormwater running through and off the site, however the site is not located within a regulated catchment area.
Focus area 4: Resilience and Hazards	Appendix 6 provides the Hydraulic Engineering Assessment which has been prepared by Colliers Engineering based on modelling data supplied by BMT. The assessment has considered the potential flood impacts both on and off the subject land and how development could proceed in a sustainable way with the redirection, harvesting, and capture of water through the areas designated for landscape and public recreation purposes.
4.1 Flooding	
4.2 Coastal Management	The site is not coastal or anywhere near the NSW state coast.
4.3 Planning for Bushfire Protection	The site is not bushfire prone or located near or within a greater bushfire hazard area.
4.4 Remediation of Contaminated Land	A significant area of the englobo site will require remediation for contaminants, inclusive of asbestos. A detailed Geotechnical Site Investigation has been completed together with a Remedial Action Plan. These documents, together with the Preliminary Site Contamination Investigation that preceded them are attached at Appendix 13, 14 and 15.
4.5 Acid Sulfate Soils	The site is not mapped to contain acid sulphate soils.
4.6 Mine Subsidence and Unstable Land	The site is not located in a mine subsidence area.
Focus area 5: Transport and Infrastructure	This direction applies because the LEP variation sought relates to urban land zoned or intended to be zoned for residential, business, and tourist purposes. The intended outcomes will have a marginal impact on transport and infrastructure planning as independently determined in the Transport Impact Assessment prepared by 'Stantec' attached at Appendix 5.
5.1 Integrating Land Use and Transport	
5.2 Reserving Land for Public Purposes	The planning proposal is not concerned with altering the status of any land reserved for a public purpose.
5.3 Development Near Regulated Airports and Defence Airfields	The site is not located in close proximity to a regulated airport or defence airfield.
5.4 Shooting Ranges	The site is not located adjacent or in close proximity to a shooting range.
Focus area 6: Housing	The site contains a significant residential zone, and the proposed zonings are also residential and mixed use, with the latter allowing for residential. The direction therefore applies.
6.1 Residential Zones	
6.2 Caravan Parks and Manufactured Home Estates	The planning proposal is not seeking an amendment to accommodate a caravan park or manufactured home estate. It is noted that these land uses are also not permitted under the proposed zonings or the existing R3 zoning, but are permitted under the existing RE2 zoning upon which the existing club and hardstand car park are located.

PLANNING DIRECTION	PROPONENT RESPONSE
Focus area 7: Industry and Employment 7.1 Business and Industrial Zones	The site is not zoned business or industrial.
7.2 Reduction in non-hosted short-term rental accommodation period	This direction applies to the Byron Shire Council local government area only.
7.3 Commercial and Retail Development along the Pacific Highway, North Coast	The site is not located along the Pacific Highway of the North Coast of NSW.
Focus area 8: Resources and Energy 8.1 Mining, Petroleum Production and Extractive Industries	The site is not within a target area of interest for mining, petroleum production and extractive industries, nor is the PPR seeking any control modification that would otherwise give rise to a land use conflict with such pursuits.
Focus area 9: Primary Production 9.1 Rural Zones	The existing and proposed future zoning are not rural zones.
9.2 Rural Lands	The site is not rural land, and the existing and proposed future zoning expressly or indirectly prohibits rural industries.
9.3 Oyster Aquaculture	The site is within the Fairfield LGA and hence not part of or anywhere near a Priority Oyster Aquaculture Area.
9.4 Farmland of State and Regional Significance on the NSW Far North Coast	The site is not located on the NSW Far North Coast.

It is not yet known whether any further specific directions under s.9.1(2) of the Environmental Planning and Assessment Act 1979 may arise unless Fairfield City Council choose to process this request as a formal planning proposal with referral to the Minister for a Gateway Determination. Should that occur, these (if any) would be addressed at that time with the furnishing of a revised planning proposal.

8. 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?

There is no likelihood of any of this occurring as the site is not in immediate proximity to any mapped critical habitat or threatened species, populations or ecological communities, or their habitats, nor have any been identified. The Terrestrial Biodiversity map extract provided at Figure 11 identifies a mapped biodiversity island within Brenan Park to the south-west of the englobo site. It is likely that the landscape design that is a signature of the masterplan concept would allow for the extension of that island to permeate through the landscaped corridors of the englobo site in future, thus expanding the value and extent of the existing limited habitat areas in Smithfield.

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

The environmental assessment that has informed the planning underpinning the masterplan vision has been extensive. It has included the appointment of independent experts across seventeen unique streams of work, with some of these workstream experts collaborating with other experts as required by the development planner where appropriate. The seventeen workstreams, appointed experts and collaboration of parties is summarised in Table 12.

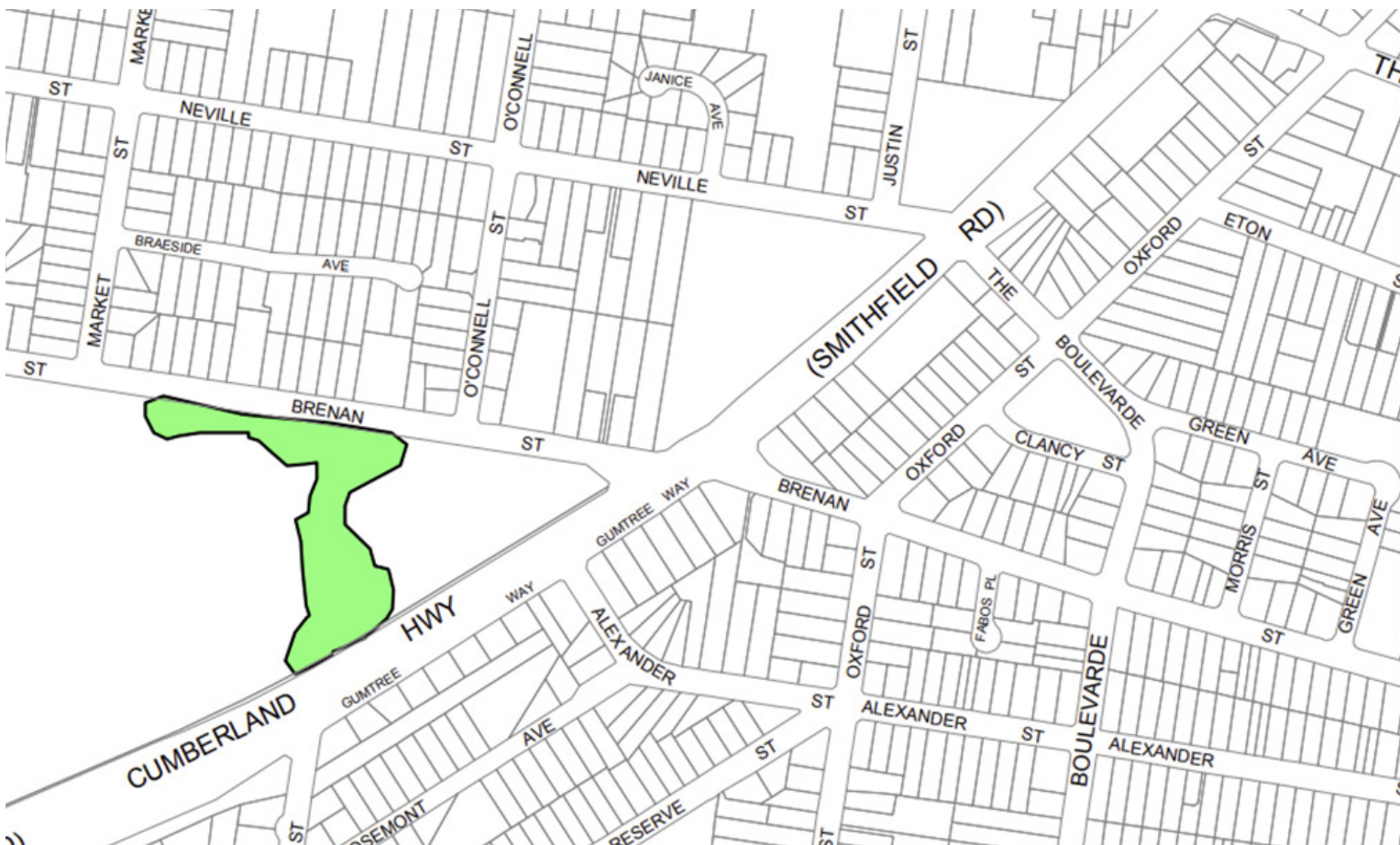


Table 12: Areas of environmental focus, assessment and collaborative planning

Figure 11: Terrestrial Biodiversity map BIO_015 extract - dated 31 May 2013

Environmental Planning Input	Appointed Experts	Collaboration
(i) Survey and subdivision planning	Colliers Engineering (Craig & Rhodes)	
(ii) Utility Servicing Report	Colliers Engineering (Craig & Rhodes)	with (vi)
(iii) Sustainability Framework	atelier ten	with (vi) and (xi).
(iv) Urban Design Statement and Masterplan	Benson McCormack Architects	with (iv), (vi), (ix), (x) (xi), (xii) & (xvi)
(v) Transport Impact Assessment	Stantec	with (iv)
(vi) Hydraulic Engineering Assessment	Colliers Engineering (Craig & Rhodes)	with (iii), (iv) and (xi)
(vii) Social & Economic Impact Assessment	Judith Stubbs & Associates	
(viii) Quantity Surveyor Elemental Estimate	Construction Consultants	
(ix) Preliminary Arboricultural Assessment Report	TALC	
(x) Statement of Heritage Impact	Extent Heritage	with (iv)
(xi) Landscape Masterplan Design Principles	Jane Irwin Landscape Architecture	with (iv), (vi) and (xvi)
(xii) Acoustic Assessment	Day Design	with (iv)
(xiii) Stage 1 Preliminary Site Contamination Investigation	Geo-environmental Engineering	
(xiv) Detailed Geotechnical Site Investigation	Geo-environmental Engineering	
(xv) Remedial Action Plan	Geo-environmental Engineering	
(xvi) Computer Generated Imaging	Choi Render	with (iv), (vi) and (xi)
(xvii) Development planning and alignment	Innova Capital	inputs drawn from all of (i) - (xvi)

All other potential areas of possible environmental significance such as biodiversity impacts, bushfire protection planning, acid sulphate soils etc have all been determined as being not applicable to the site or the planning proposal.

10. Has the planning proposal adequately addressed any social and economic effects?

This planning proposal request is accompanied by an independent Social and Economic Impact Assessment ('SEIA') conducted by Judith Stubbs & Associates Pty Ltd. This is provided at Appendix 7. Fairfield City is noteworthy for its very high level of ethnic diversity relative to the rest of greater Sydney. The major languages spoken at home other than English are significantly Vietnamese, followed by a variety of European languages, Chinese and Arabic. Collectively, these groups account for around 50% of all households. The concentration of fluent Vietnamese households in the area is almost as high as those households where English is the only language spoken. It is also significantly the case that over 40% of refugee arrivals to NSW initially settle in Fairfield City and it is well known that these levels are crippling when it comes to the lack of housing capacity and other infrastructure to meet the needs of that rapidly growing population. The dominant employment profile of the city is characterised by a high proportion of its residents being employed as technicians, labourers and administrative workers within the manufacturing, retail trade, construction and social/health assistance sectors. A low proportion of workers are involved in the office sector.

The SEIA concludes that the planning proposal is likely to result in positive social and economic impacts in the area with any potential adverse impacts considered as being likely to be relatively minor.

The key findings of the SEIA in no particular order are:

- the commercial, medical and retail spaces allowed are likely to create 190-329 new local jobs
- the proposal supports a much-needed increase in area medical services for the LGA
- the housing outcomes delivers a sizeable increase in supply, typology and affordability relative to other housing stock in Smithfield
- the existing inventory of open space in Smithfield exceeds benchmarks
- the Fairfield LGA is significantly undersupplied for tourist accommodation.
- some 69% of homes in Smithfield are rented
- the enhancement of existing open space together with the provision of new open spaces is a strength
- future funding contributions for additional community facilities will contribute to existing shortfalls
- uplifts to permissible development density through the Housing SEPP will not be financially viable because the economic dynamics relative to scale would require the base scheme to be considerably larger

The proponent also acknowledges the finding of the *Business Employment Lands Economic Report*, prepared for FCC by Norling Consulting dated October 2020. The report provided advice on eight prominent and mostly unique issues, none of which are considered to be of any direct relevance for this planning proposal. However, one of these issues, specifically 'Establishing a Night-Time Economy (NTE)' may be of possible future relevance for the mixed-use zone given the collective of masterplan uses intended and the notable anchor of the existing Smithfield RSL Club which already provides the largest indoor night-time economy in Smithfield. Such an economy is typically defined as economic activity occurring between 6pm and 6am and often associated with food, beverage and entertainment. Central to a future NTE strategy is place-making

and diversity of activities that appropriately offers community and cultural attraction. It is acknowledged that the economic centres emphasis in the local government area presently rests with Fairfield City Centre, Cabramatta, Prairiewood and Bonnyrigg, however none of these locations other than perhaps the Fairfield CBD and Prairiewood in part have a NTE to speak of. The proposed mixed-use zoning for most of the englobo site provides a unique opportunity to put Smithfield in the box-seat as a case study for a future NTE strategy in addition to the place-making (as imagined) to also establish it as an active multicultural destination during the day.

11. Is there adequate public infrastructure for the planning proposal?

A utility servicing assessment has been completed by Colliers Engineering (formerly Craig & Rhodes) and is provided at Appendix 2. The assessment considered potable water connections and capacity, wastewater, energy (electrical and gas) capacity and telecommunications. The assessment included consultation and advices with the relevant authorities and concluded that the future development uses and scale envisioned is capable of servicing subject to specified upgrades where stated. The assessment also considered the staging plan. It is of course acknowledged that this initial determination is subject to future formal applications with each of the necessary utility providers.

The proximity of the site to Brenan Park together with the provision of pedestrian connectivity and open space allowances within the masterplan and neighbourhood park dedication proposed is considered to be a collectively responsible position for the open space contribution to the city. It is also expected that contributions applicable for future development approvals pursuant to section 7.11 and 7.12 of the Environmental Planning & Assessment Act 1979 will be payable to contribute towards the cost of other local public infrastructure and facilities that may be required as a consequence of increased future housing density and other non-housing approvals. Combined, this includes community and recreation facilities, open space acquisition, open space embellishment, public domain improvements, stormwater detention, car parking, traffic management/access, plan administration and local infrastructure contribution planning management and studies.

The Local Infrastructure Contribution Plan (2023-2024) refers to a range of actions to address future population demand and requirements for infrastructure. Specific actions have been identified for Smithfield itself likely to be either directly or indirectly relevant to this planning proposal include the need or desire for:

- a further 2,000m² increase to existing community centre floorspace
- a multi-sports hub at Brenan Park
- public domain improvements in the town centre

Based on the prevailing contribution rates, it is estimated that the total s.7.11 contributions for the residential component alone would be in the order of \$7.0m based on a cost per person for the eastern catchment of \$7,369 and a population increase of 949 persons (allowing an average of 2 persons per dwelling). The masterplan and rezoning proposal also allows for the provision of 1,118m² of public recreation space to be dedicated to Fairfield Council, in addition to the north-south future landscaped pedestrian connection between Brenan Park and the Smithfield Town Centre precinct. Given Council's target of 0.9ha of open space provision per 1,000 people, the size of the proposed park dedication will meet the required benchmark.

12. What are the views of state and federal public authorities and government agencies consulted in order to inform the Gateway determination?

This planning proposal request provides the initial case for Fairfield City Council to firstly resolve whether or not it endorses this proponent-initiated planning proposal request to be forwarded to NSW Planning and Environment for a Gateway determination. Accordingly, this specific question can only be responded to by Council itself once the s.9.1 directions under such a determination are known inclusive of specific agency consultation requirements. Should any such issues, questions or further matters arise, these would be addressed by way of an updated/revised planning proposal, and the proponents will of course provide any assistance needed in that regard.

At a State level, Transport for NSW ('TfNSW') are considered to be the most significant government stakeholder in this planning proposal. A number of consultations have occurred involving the appropriate personnel at TfNSW. The first of these occurred in January 2023 at the direction of Council with the strategic planning arm of TfNSW, specifically to bring to their attention our planning for the englobo site as they consider the investigation corridors for both future freight and passenger rail links. The attendees from TfNSW included Lee Farrell- Land Use Senior Planning Manager, Geoff Cahill - Corridor Identification and Protection Director; and Janine Tunny - Communications and Stakeholder Engagement Manager. The information share was appreciated by TfNSW and they advised that the passenger rail corridor in particular was only in its very early stages of conceptual planning at that time. As at the date of the submission of this document, there has been no further correspondence and no further approaches by that Department regarding the passenger rail strategy.

Further stakeholder consultation within TfNSW has also occurred through discussions with Stantec, and these are reflected in the Transport Impact Assessment at Appendix 5. Stantec have received confirmed from James Hall - Senior Land Use Planner that the methodology applied by Stantec in their assessment is sound, with some further recommendations that Stantec subsequently addressed. The traffic engineers and planning personnel at Fairfield Council have also been actively engaged in discussions with Stantec and the wider planning team in the lead up to the submission of this document and have also been across the TfNSW consultation to date.

Sydney Water are another relevant NSW state government organisation. A Feasibility Application was made to Sydney Water in regard to the Potable Water and Wastewater servicing requirements for the development to accompany an overall Utility Servicing Strategy. As per the response from Sydney Water set out at Appendix 2, a 200mm watermain extension of the existing watermain at the intersection of Smithfield Road and Neville Street will be required to service the development for potable water. Naturally, design work is needed to meet future wastewater requirements and it was noted that the site benefits from various wastewater connections in proximity ranging from 100mm - 225mm. The potential was also noted that high-risk overflows can occur downstream of the development. Existing wastewater infrastructure inclusive of legal easements will become redundant and require removal in place of a new system to allow for the proposed building footprints and proposed structure of the masterplan.

NBN Co Limited ('NBN Co') is a wholly-owned Commonwealth company defined as a Government Business Enterprise, and represented by the respective Federal Ministers for Communications and Finance as 'shareholder' ministers. NBN Co has advised that telecommunications services are available for the entirety of the study area, which is serviced by NBN's fixed line infrastructure. Further investigation preceding any development application lodgement inclusive of detailed design will be required to determine the location, staging and extent of infrastructure.

The consultations with each of Sydney Water and NBN Co are referenced in the Utility Servicing Report prepared by Colliers Engineering at Appendix 2.

No other federal or state authorities or agencies have been identified as being a likely stakeholder for this planning proposal. It is appreciated that a Gateway determination may seek to direct further referrals at that time.

PART 4 - MAPPING

The planning proposal requires a number of amendments to the prevailing development control maps that accompany FLEP2013. These amendments include development control maps as well as other general and specific planning controls within that instrument. The extent of prevailing maps within FLEP2013 and their relevance or otherwise to this planning proposal is summarised in Table 13.

Table 13: FLEP2013 Development Control Maps of relevance

Map	Latest Map Reference	Comment
Zoning	LZN_015 (20140630)	Revision required. See (i) below.
Lot Size	LSZ_015 (20180702)	Revision required. See (ii) below.
Lot Size Dual Occupancy	LSD_015 (20180702)	No revision necessary. Merit-based controls already apply.
Height of Buildings	HOB_015 (20180702)	Revision required. See (iii) below.
Floor Space Ratio	FSR_015 (20180702)	Revision required. See (iv) below.
Town Centre Precinct, Minimum Site Area	n/a	n/a
Land Application	n/a	n/a
Heritage	HER_015 (20130117)	n/a. No documented or identified heritage items.
Key Sites	KYS_015 (20130117)	A revision is proposed on the grounds of significance and also because ‘Car parks’ are a proposed additional permitted usage for the R4 High Density zone. See (v) below.
Terrestrial Biodiversity	BIO_015 (20130117)	n/a. No mapped or prevalent biodiversity.
Riparian Lands and Watercourses	WCL_015 (20130117)	n/a
Acid Sulphate Soils, Landslide Risk	n/a	n/a
Land Reclassification (Part Lots)	n/a	n/a
Active Street Frontages	n/a	n/a

In summary, a total of five planning maps require amendment, and these amendments together with an explanation as to how these have been informed are illustrated and explained throughout the remainder of this Part.

(i) Zoning Map

The existing zoning of the englobo site is R3 'Medium Density Residential' for the 20 residential lots and RE2 'Private Recreation' for the single lot that currently comprises the Club and its approved surface car parking areas. An extract from the prevailing FLEP 2013 map at the time of writing that evidences this is provided at Figure 11.

The planning proposal derives from the masterplan vision, and thus the intended land-uses and transition of built forms and scale has completely informed the proposed zoning for the englobo site. Figure 12 provides our perspective as to the most logical zoning proposal that derives from that vision, being a mix of R4 High Density Residential and MU1 Mixed Use. There is also an allowance for a public park to benefit the greater neighbourhood which we have suggested be zoned RE1 'Public Recreation' and would ultimately be dedicated to Council.

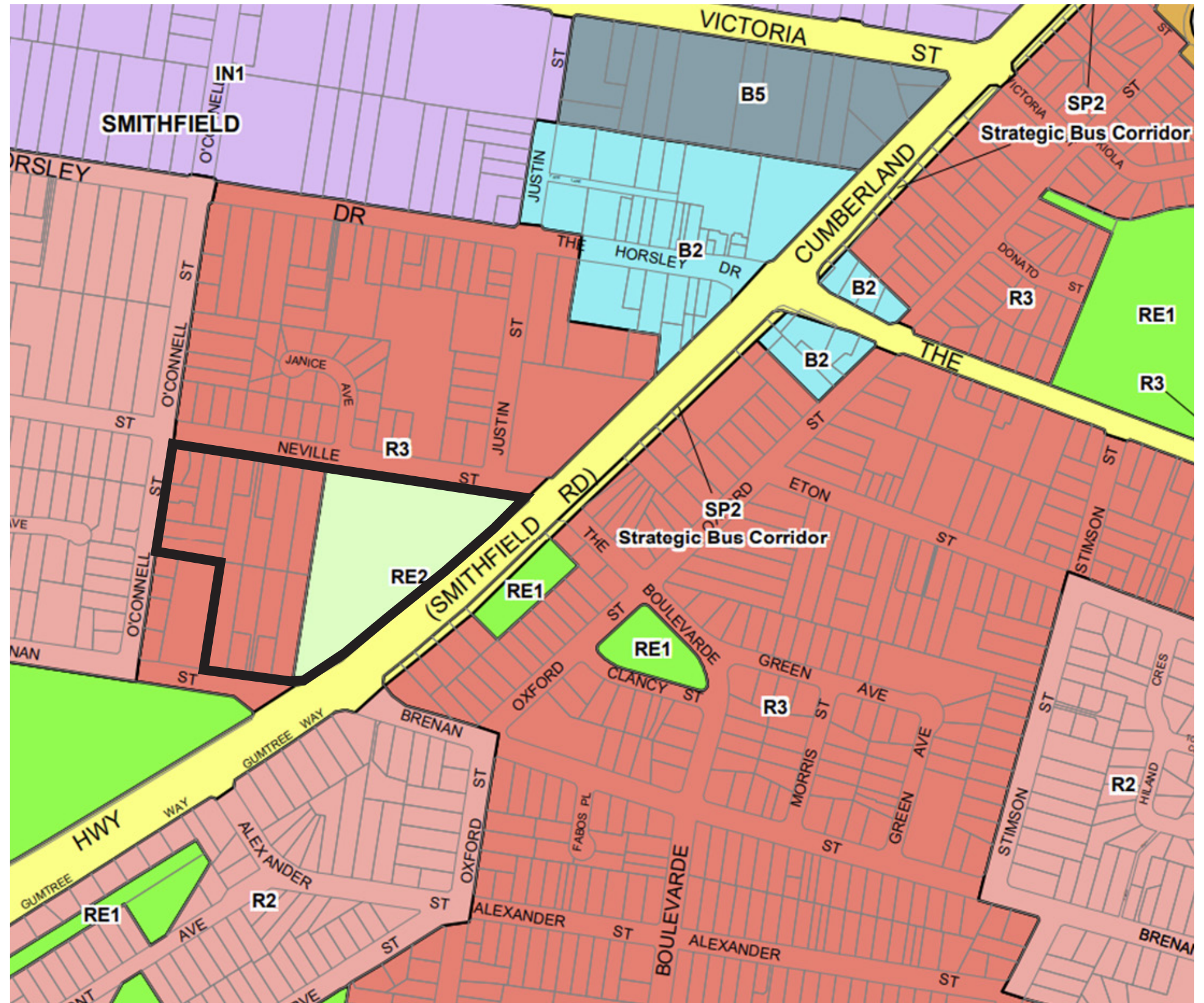
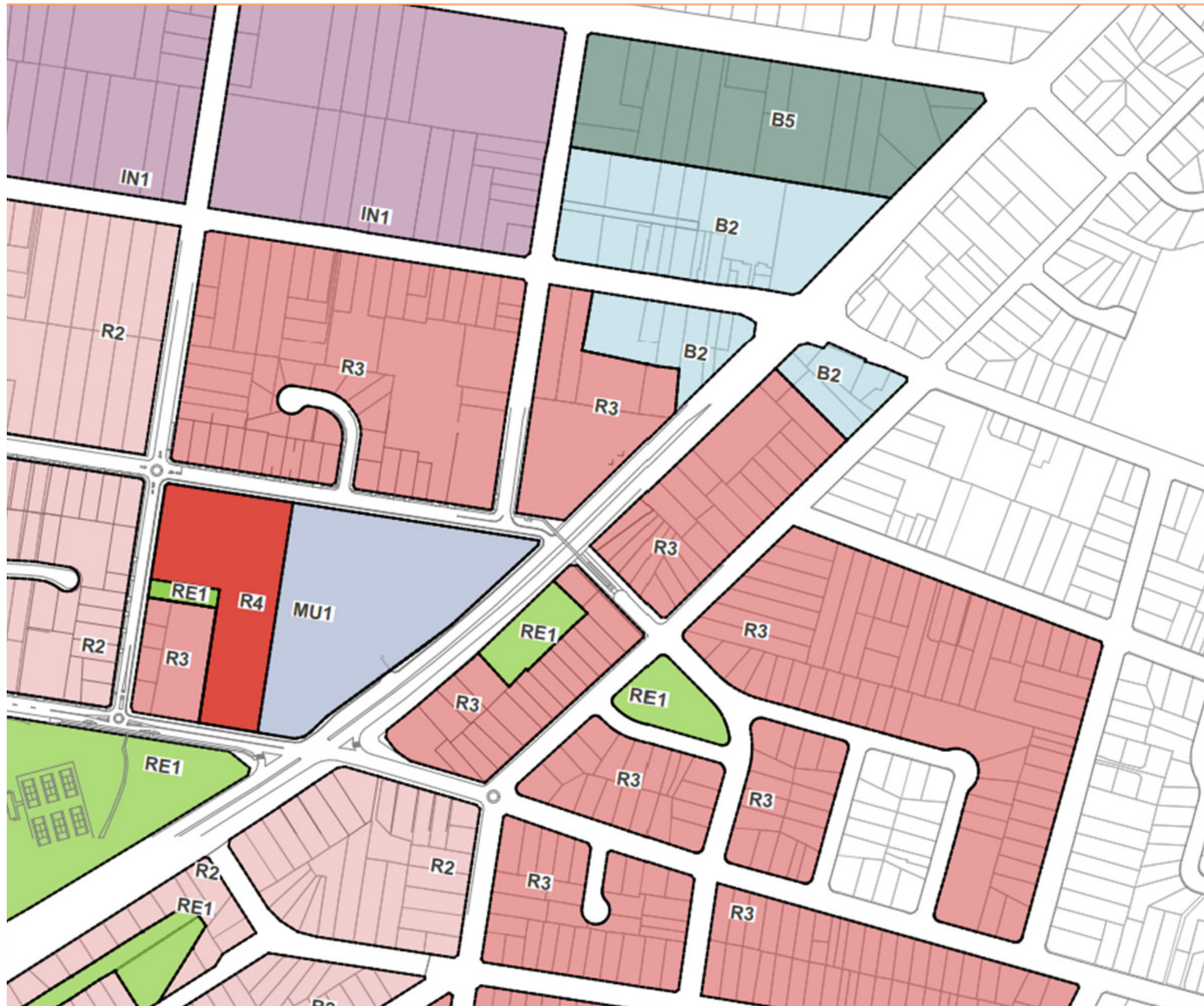


Figure 12: Smithfield Urban Design Study rezoning hypothesis



A summary of the compositional shift for the total site area is provided at Table 14.

Table 14: Zoning area breakdown (current vs proposed)

Current Zoning	Site Area	Existing Lot composition
RE2	20,709m ²	All of Lot 1 in DP1254549
R3	22,449m ²	All 20 residential lots that form this part of the englobo site
Total Area	43,158m ²	

Proposed Zoning	Site Area	Proposed Lot composition
MU1	26,153m ²	All of Lot 1 in DP1254549 and approximately 24.3% of the existing R3 zoned land (5,444m ²).
R4	16,015m ²	This represents 71.3% of the existing R3 zoned land.
RE1	990m ²	This represents 4.4% of the existing R3 zoned land.
Total Area	43,158m ²	

The choice of the MU1 zoning proposal for 60.5% of the englobo site is carefully considered. The significance of the planning proposal coupled with the proximity of the englobo site to the Smithfield-Wetherill Park industrial hub positions Smithfield as a candidate strategic centre.

The intended land uses for the designated 2.6-hectare site area include the existing registered club, a hotel/business centre, a residential flat building, two shop-top housing buildings (with limited retail) and a substantial underground carpark within a common shell servicing all these uses. The proponent originally considered the suitability of adopting an R1 or R4 zoning with retention of the RE2 zone for just the club and hotel space, but concluded that both those zonings with partial or wholistic overlaps for the 2.6-hectare area would necessitate further permitted additional uses for those zones as well as result in split zoning issues for the future basement carpark. The permissive uses for the MU1 Mixed Use zone within FLEP2013 provides express land use permissions for Registered clubs, Tourist and visitor accommodation, Shop top housing, Commercial premises, Medical centres and Car parks, as well as any other proposed uses not otherwise expressly prohibited within that zone. It is noted that Residential flat buildings are not expressly prohibited, hence also permissible on merit.

The stated objectives for the MU1 zone are listed in Table 15 together with our observations and/or comments against each.

Table 15: MU1 zone objectives

Stated objectives	How this proposal responds
To encourage a diversity of business, retail, office and light industrial land uses that generate employment opportunities.	The masterplan is inclusive of limited commercial/business and retail space, in addition to the existing and proposed leisure and tourist accommodation uses.
To ensure that new development provides diverse and active street frontages to attract pedestrian traffic.	The masterplan has a strong emphasis on activating existing and new proposed internal road and pedestrian-link frontages to promote a vibrant and active village feel with strong passive surveillance from a variety of land uses.
To minimise conflict between land uses within this zone and land uses within adjoining zones.	The masterplan respectfully distances and transitions from surrounding development so that density of development is at its greatest towards the western side of Smithfield Road and its lowest at the interface with existing O’Connell Street housing and Neville Street housing to the north.
To encourage business, retail, community and other non-residential land uses on the ground floor of buildings.	The masterplan illustration provide for this in a horseshoe pattern around a significant open civic place to maximise the vibrancy of that space. This will be inclusive of the front doors to the club, hotel and business centre, ground floor retail and a medical centre.
To support the development of Bonnyrigg, Prairiewood, Fairfield and Cabramatta as the principal locations for cultural, retail, business, tourist and entertainment facilities and services.	Being situated between Fairfield and Prairiewood and on the doorstep of the largest industrial hub in the southern hemisphere, the scale of development and land uses envisioned by this proposal and the existing anchoring of Smithfield RSL Club is expected to elevate Smithfield as a future named location within this objective. Indeed, without the zoning allowing for such development, the advancement of Smithfield towards this objective would remain significantly constrained.

The choice of the R4 zoning proposal for the residual 37.1% of the englobo site (net of the proposed Park) is more readily obvious. The zoning would be adjacent to exist R3 Medium density residential land to the immediate north and west and provides a logical graduation from that zone towards Smithfield Road. It is also the most logical zone to serve as a transition to the proposed MU1 zone discussed above.

The stated objectives for the R4 zone are listed in Table 16 with our observations and/or comments against each.

Table 16: R4 zone objectives

Stated objectives	How this proposal responds
To provide for the housing needs of the community within a high-density residential environment	The Fairfield LGA is significantly undersupplied for housing. The englobo site provides an unprecedented opportunity to deliver substantial housing volume on the doorstep of neighbouring and closely proximated local centre infrastructure in Smithfield. The proposal will deliver up to 465 new apartment dwellings in a spatial village style setting together with new civic-style place-based infrastructure, pedestrian connectivity links, as well as a local community park, limited retail, medical and business uses.
To provide a variety of housing types within a high-density residential environment	As above, the housing type being introduced as part of this planning proposal is completely new for Smithfield and expected to be in strong demand for local constituents and others seeking to live and/or work in the local area.
To enable other land uses that provide facilities or services to meet the day to day needs of residents	The masterplan allows for a public park space to be set aside within the proposed residential precinct that will service a surrounding population that is greater than just the rezoning area. It will also provide for limited retail to serve the new immediate neighbourhood, as well as medical and small business centre facilities. Landscaped north-south and east-west pedestrian links will also define the internal and perimeter edges of the precinct.
To maximise opportunities for increased development on all land by encouraging site amalgamations	The proposed zoning responds to the significant site amalgamation efforts of the proponent over a 30-year period. It also considers that one remaining allotment is otherwise at risk of becoming isolated without a minimum lot size incentive to encourage and enable the development of that site within a greater staged development parcel for high density residential, hence it proposes that minimum be set at 2,000m ² .

To the immediate south-west of the englobo site is the residue of the greater urban block which comprises seven torrens title dwellings in one-line fronting O’Connell Street. These seven allotments also share a common boundary with one medium density complex (mix of townhomes and villas) fronting Brenan Street. All of these properties are presently zoned R3 Medium Density Residential. Given the existing land uses there and recency of construction, it appears logical that the existing zoning of this residue be maintained to assure the zoning symmetry of that context with the opposite side of O’Connell Street.

To the north-east of the englobo site is the Smithfield Local Centre, which is zoned B2 ‘Local Centre’. In terms of connectivity with that Centre, the englobo site is only separated by a Catholic primary school. To that end, it is noted that the school is presently on land zoned R3 and that educational establishments are also a permissible use on land zoned B2. We would therefore encourage Council to consider the extension of the local centre zoning through to the northern side of Neville Street either as a part of this planning proposal justification or as a separate planning proposal at another time.

Finally, the stated objectives for the RE1 zone are listed at Table 17, again with our observations and/or comments against each.

Table 17: RE1 zone objectives

Stated objectives	How this proposal responds
To enable land to be used for public open space or recreational purposes	The masterplan reserves a 990m ² land parcel to be dedicated for this purpose, the placement of which will benefit a wider community.
To provide a range of recreational settings and activities and compatible land uses	The masterplan and Urban Design Study illustrates both active and passive use functions for the proposed Park.
To protect and enhance the natural environment for recreational purposes	The proposed Park absolutely enhances the natural environment as it replaces land presently zoned and used for residential housing with no existing environmental sensitivity or natural vegetation of any significance.

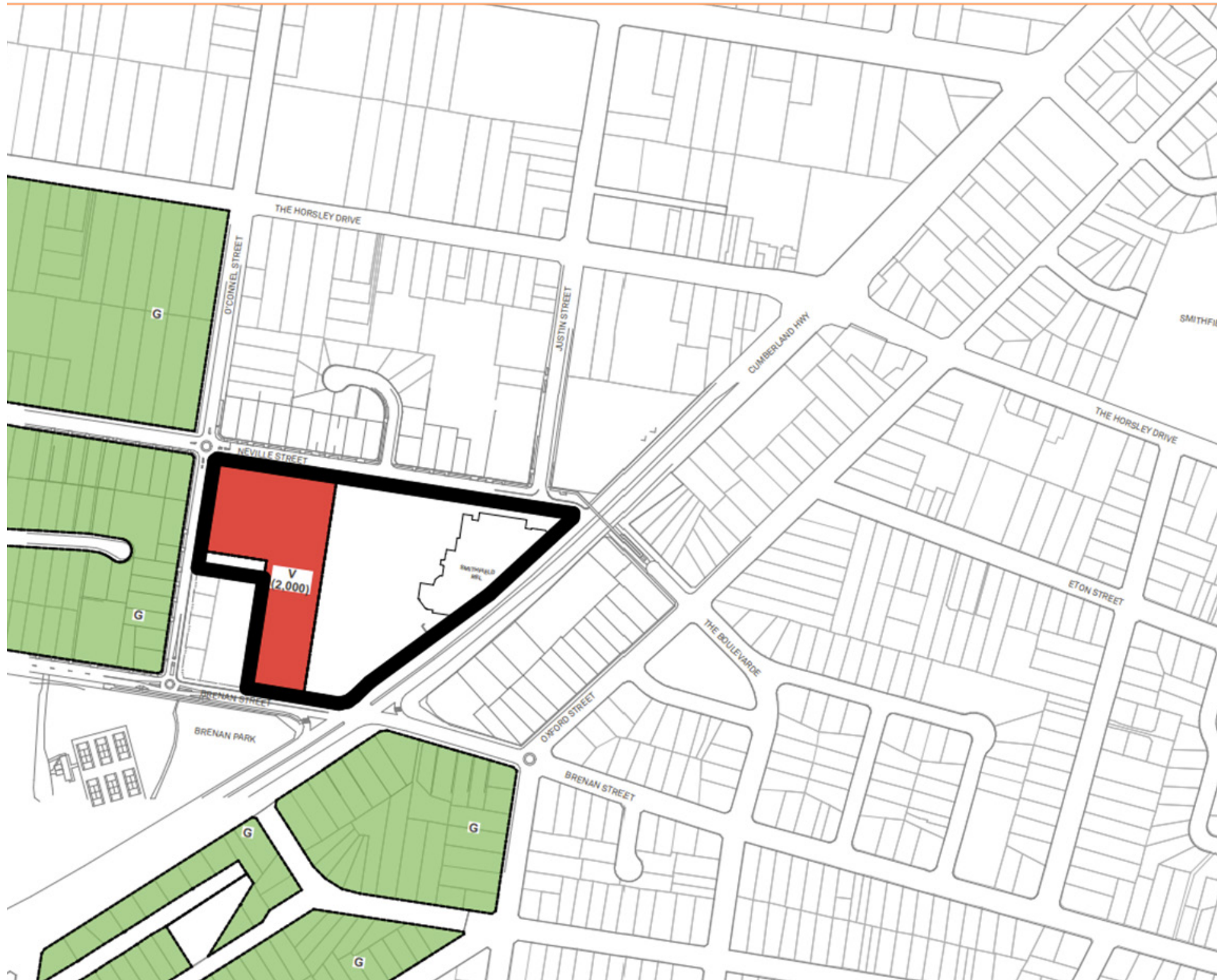
(ii) Lot Size Map

An extract of the minimum lot size map for Smithfield at Figure 13 illustrates no prevailing control for any part of the englobo site or the residue cluster of lots/dwellings (collectively 6,031m²) that are independently owned to the south-west fronting the eastern side of O-Connell Street and/or northern side of Brenan Street.

On its face, this map may not require alteration with any planning proposal case made for the englobo site. However, in light of the masterplan density vision and car parking strategy for the site, we have nominated a minimum lot size control that aligns with the proposed minimum superlot size so as to assure future development outcomes that are consistent with the staging intention of the subdivision masterplan. We have therefore proposed a minimum lot size of 2,000m² for the MU1-zoned portion of the englobo site as illustrated at Figure 14.



Figure 14: Lot Size proposed map amendment



In doing so, we recognise that the minimum lot size for the residual lots to the south-west would remain unspecified. Assuming Council retains the R3 zoning of these lots, an obvious anomaly arising is that the minimum lot size control that applies to that zoning to the opposite side of O'Connell Street (being category 'G' at 450m²) exceeds the average lot size for the seven torrens lots which is only 266.20m², noting that no.1 O'Connell Street is the smallest at just 197.03m² in total area. We therefore see no particular reason for any alteration for that 6,031m² portion to be applied.

Figure 15: Height of buildings map HOB_015 extract - dated 26 Oct 2018

(iii) Height of Buildings Map

Similar to the minimum lot size discussion above, the existing RE2 zoned club site does not have any specified height of building (HOB) restrictions as illustrated in the map extract at Figure 15 and hence is subject to merit-based assessment.

An 8-metre height control applies to the residential holdings within the englobo site as illustrated at Figure 15. It should be noted that the prevailing height control on B2 zoned land for the Smithfield Local Centre (shaded yellow) is 11.0-metres which therefore allows for a maximum of 3-4 stories of built form. This map is another that will need to change to be able to achieve the development densities required.

The development hypothesis in this document targets a vision with a development density that is less than 2:1, but with an emphasis on the establishment of a place characterised by much open space. To achieve the dual objective of development density being established within a new place setting that will be sufficiently appealing for people to choose it as a place to reside, visit or for health and leisure, a significant shift in building height controls is needed. In forming an attitude to height, the surrounding context is key to informing these controls.

Figure 16 illustrates the proposed controls which demonstrate transitions that respond to the existing contexts that face the englobo site within O'Connell Street to the west, and Neville Street to the north, particularly the western end of the Neville Street frontage. Accordingly, the proposal is for height controls that graduate from the west to east that would allow for a western precinct of 4-6 stories (24-metre control), a north-eastern precinct of up to 12-stories (42-metre control) and a south-eastern precinct of up to 14-stories (51-metre control).

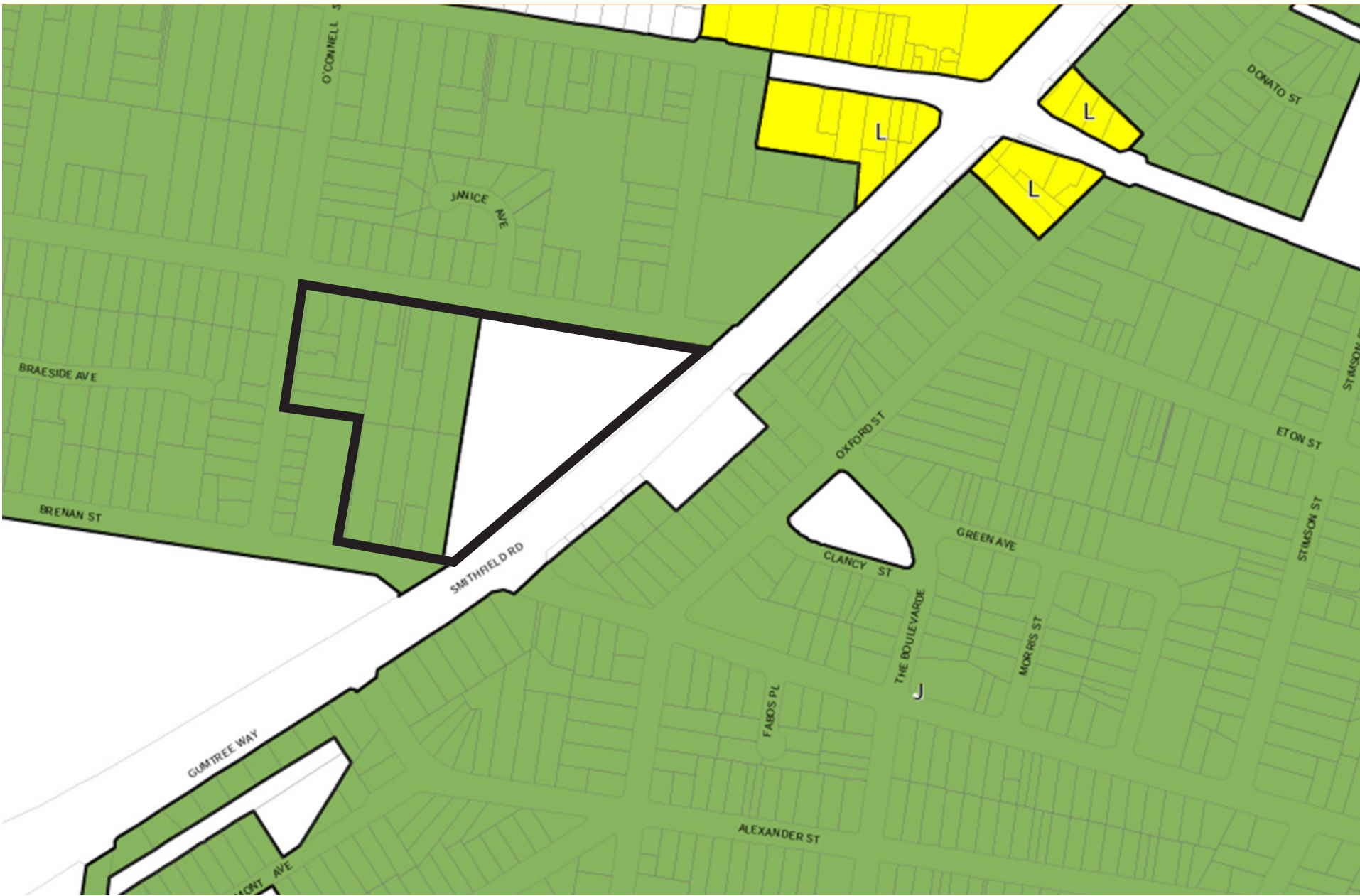


Figure 16: Height of buildings proposed map amendment

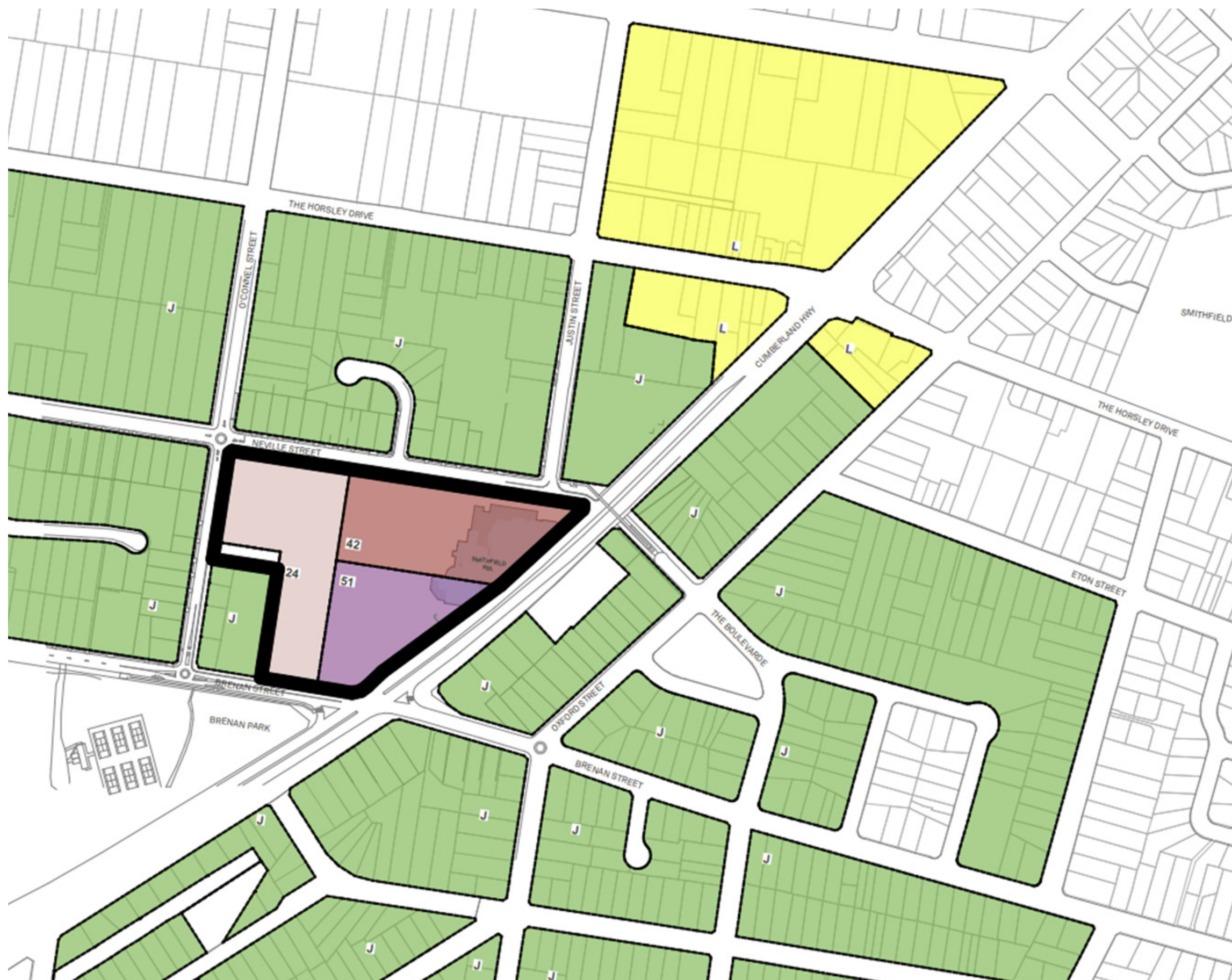


Figure 17: Floor Space Ratio map FSR_015 extract - dated 26 Oct 2018

(iv) Floor Space Ratio Map

A floor space ratio (FSR) control is not specified for the existing RE2 zoning as illustrated in the map extract at Figure 17 and hence is subject to merit-based assessment. An existing FSR of 0.45:1 for the residential land aligns with the existing R3 zoning.

A FSR control of 1.5-1.99 is proposed to blanket the entire site. This is illustrated at Figure 18. This proposed control numerically falls out of each of the three stages of development such that the FSR of each stage will fall in this range based on the masterplan, the site areas associated with each stage and allowing for the maximum building heights being applied within each. The controls speak powerfully to the density of the overall scheme which is nonetheless constrained (despite perceptions of height) in recognition of the setting of Smithfield in western Sydney and the emphasis being afforded to the creation of a place rather than development density for the sake of density.

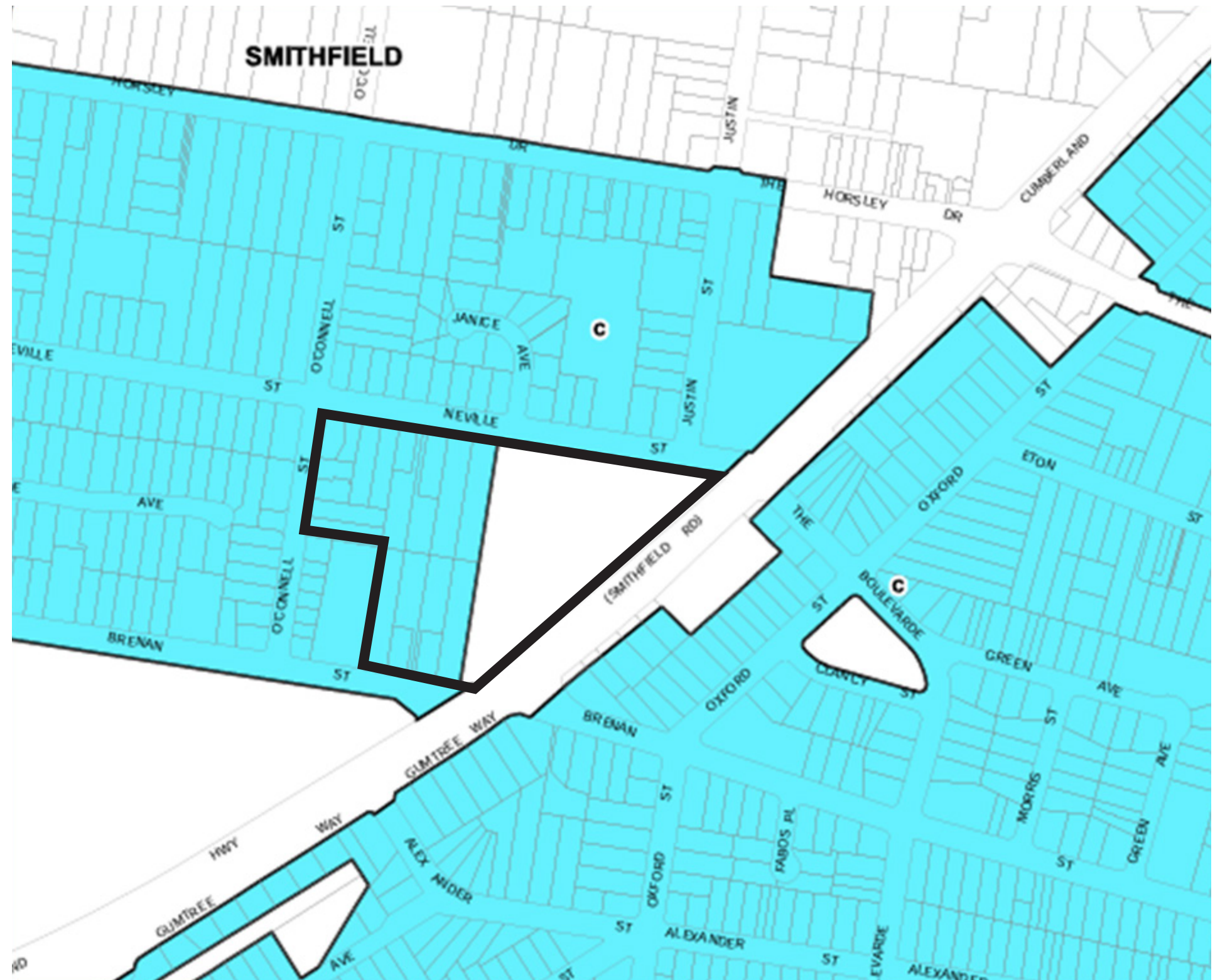


Figure 18: Floor Space Ratio proposed map amendment

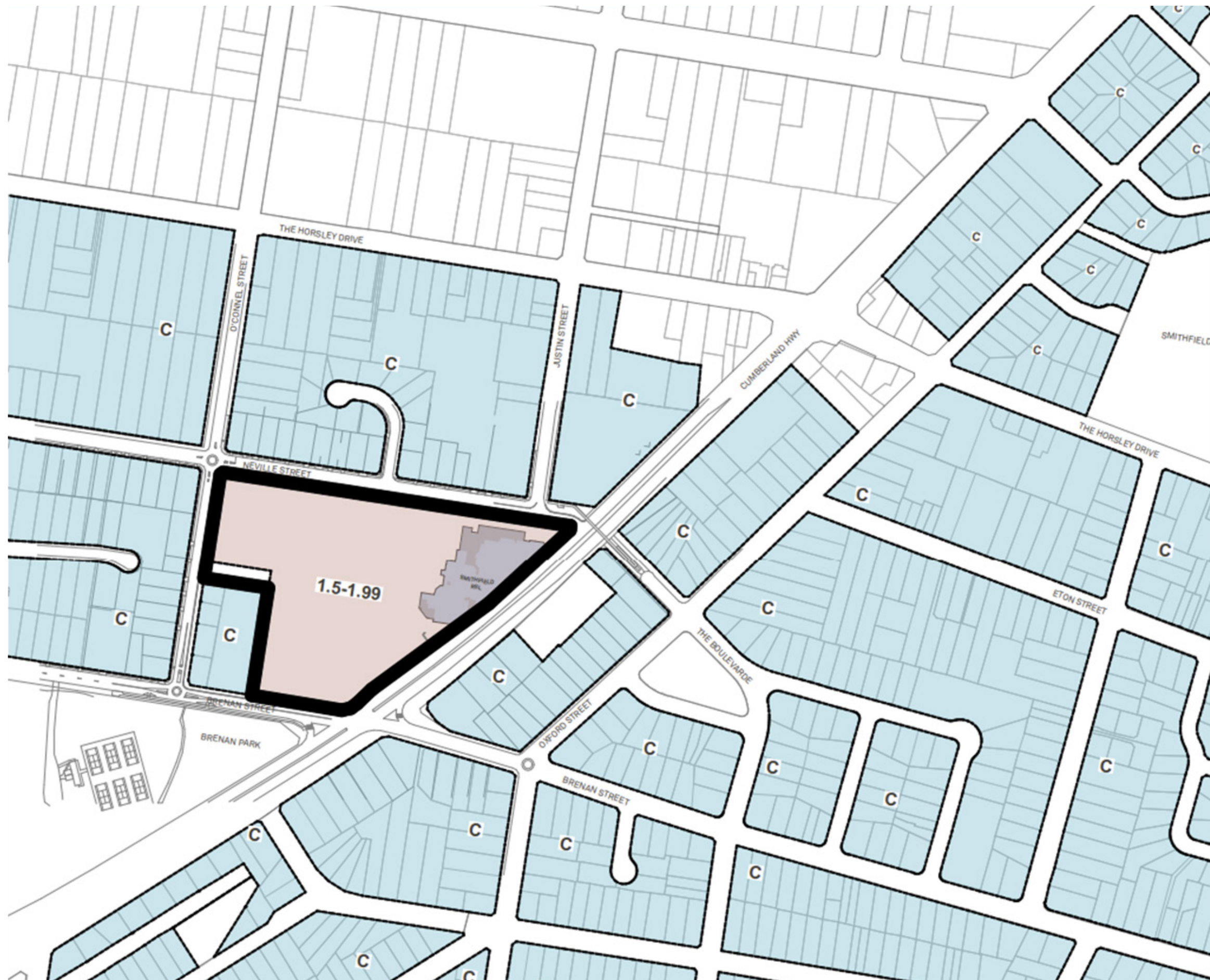


Figure 19: Key Sites map KYS_015 extract - dated 31 May 2013 with suggested addition of new area to be added and numerically identified by FCC

(v) Key Sites Map

The masterplan vision is to establish what will be the most significant urban place within Smithfield, and the zoning proposal allows for all the intended land uses within the established permissible uses for those zones. It will introduce a new housing type that does not presently exist in the suburb, and is expected to be a catalyst for change that will encourage future investment to leverage proximity to what will become the signature 'place' within the suburb. Central to the ability for the vision to work economically is the ability to provide for staging of development while allowing Smithfield RSL Club to continue to trade at all times. This will necessitate transitional car parking solutions at the outset within the land earmarked for stage 2 and 3 development, so that the first stage of development can establish all the necessary basement parking inclusive of the club for the mixed use zone development. To enable this, and noting that the proposed zoning for Stages 2 and 3 is R4 High Density Residential, it will be necessary for a 'transitional car park' to be an additional permitted use for all of the proposed R4 land area.

The significance of the site and this proposed site-specific land use permission warrants and indeed necessitates a strong urban design framework to be established for all aspects of the intended development outcome, hence the planning proposal is supported by a robust Urban Design Study. It is therefore proposed that the R4 portion of the englobo site be identified as a key site within the Key Sites map (extract at Figure 19 below) to ensure future development will meet standards of affordable design excellence as designated by FLEP2013 and a future site-specific development control plan or underlying masterplan consent.

For completeness purposes, the one site in proximity to the englobo site identified as 'key' is situated at 751 The Horsley Drive Smithfield (identified as item 13 in the map extract above). The site itself is unremarkable and as stated in FLEP2013, allows "development for the purpose of retail premises ancillary to the use of the building as a warehouse or distribution centre" as "permitted with development consent if the floor space used for retail purposes will not exceed 10% of the total floor space of the building". It therefore poses no conflict with the reasons for nominating the proposed land area as a key site within map KYS_015.



PART 5 - COMMUNITY CONSULTATION

The process of community consultation in the preliminary planning phases of this proposal has included the following stakeholder groups, comprising individuals and organisations.

- Neighbouring properties (48 homes were door-knocked)
- Fairfield City Council
- Endeavour Energy
- Jemena Gas

An attempt was also made to locate a person or persons identifying as the local chamber of commerce, and it is our understanding that a former organisation known as the Smithfield-Wetherill Park Chamber of Commerce & Industry Inc situated at The Horsley Road Smithfield is permanently closed.

A summary of the process, outcomes and position of each of the stakeholder groups identified above follows.

(i) Neighbouring Properties

An in-person survey of neighbouring properties surrounding the englobo site in Neville Street, O'Connell Street and Brennan Street was conducted on Sunday 6th August 2023. The survey was undertaken via the firm of Judith Stubbs & Associates and included in their Social & Economic Impact Assessment Report at Appendix 7. A total of 48 homes were door knocked, with 17 agreeing to an interview about the general proposal. Unsurprisingly, to the extent that any concerns about the proposal were expressed, these were focused on increased traffic, noise and light impacts. There was a general level of satisfaction that respondents have about the neighbourhood itself inclusive of the proximity to services, the quality of neighbours and the relative safeness of the locality.

(ii) Fairfield City Council

A formal planning proposal pre-lodgment meeting with Council was held on Tuesday 1st August 2023.

The attendees from Council included: Mr Andrew Mooney – Executive Strategic Planner; Mr Chris Shinn – Coordinator Strategic Planning; Mr Patrick Warren – Senior Strategic Planner; Ms Elizabeth Workman – Senior Strategic Planner; Ms Leonie Grey – Manager Catchment Planning; Mr Stephen Rajathurai – Senior Development Engineer; Mr Mursaleen Shah – Design Services Coordinator; Ms Sandra Slewa – Professional Engineer; Erensa Shrestha – Professional Engineer; and Mr Liam Hawke – Coordinator Development Planning. The meeting was also attended by the Chief Executive and Chief Operating Officers of the Club, their Development Director, Architects, Traffic consultant and Stormwater/flooding consultant.

A written response by Council was provided on Monday 14th August 2023 and a further advice regarding catchment management and reporting matters was provided on 31 October 2023. The elements of these advices are captured in Table 18, together with a summary of the proponent response as to where and how this planning proposal request has incorporated the feedback and suggestions from Fairfield City Council.

Table 18: Planning proposal reconciliation with pre-lodgement guidance

Council suggestions for inclusions in justification case	Proponent Response
Metropolis of Three Cities	Addressed at Part 3, question (iii) of this document.
Western City District Plan	Addressed at Part 3, question (iii) of this document.
Fairfield City 2040 Shaping a Diverse City - Local Strategic Planning Statement	Addressed at Part 3, question (iv) of this document.
Fairfield City Plan 2022-2032	Addressed at Part 3, question (iv) of this document.
Environmental Planning and Assessment Act 1979 NSW – The EP&A Act 1979 NSW and the EP&A Regulation 2000	Addressed at Part 3, question (iii) of this document.
Fairfield Local Environmental Plan 2013 (Fairfield LEP 2013)	Addressed at Part 3, question (iii) of this document.
Fairfield City Wide Development Control Plan 2013	Addressed at Part 3, question (iv) of this document.
Draft Smithfield Urban Design Study	Addressed at Part 3, question (i) of this document.
Smithfield Public Domain Plan	Addressed at Part 3, question (iv) of this document.
Community Consultation	Addressed at Part 5 of this document.
Flooding	The planning proposal is accompanied by a flood risk management report and associated modelling prepared by Colliers Engineering and BMT. See Appendix 6.
Traffic	The planning proposal is accompanied by a Transport Impact Assessment inclusive of associated modelling prepared by Stantec. See Appendix 5.
Heritage	A Statement of Heritage Impact Assessment prepared by Extent Hertiage is provided at Appendix 10.
Contamination	An Environmental Assessment Report, as well as a detailed Geotechnical Site Investigation inclusive of a Remedial Action Plan are all provided at Appendices 13, 14 and 15. These have been prepared by Geo-environmental Engineering Pty Ltd.
Economic Impact Assessment	This is contained within the Social & Economic Impact Assessment ('SEIA') prepared by Judith Stubbs & Associates. See Appendix 7. The assessment also considers Council's City Centres Policy.
Social Impact Assessment	This is contained within the SEIA prepared by Judith Stubbs & Associates. See Appendix 7. The Local Environmental Plan Making Guideline is specific about the matters to be considered, and the appended report responds to the requirements of the guideline. It is noted that subsequent to the pre-planning proposal lodgement meeting, a further request was made by Council for the Social Impact Assessment to be informed by other Council community plans. The proponent has sought advice for that request and we have concluded that the request is unreasonable for a planning proposal. While clause 3.33 of the EP&A Act requires justification, there is no general requirement for assessment of social or economic impact with regard to planning proposals under the Act. The guideline supplements Division 3.4 including clause 3.33 to outline the practical steps to amend or create a new LEP, and the matters it sets out have all been considered in the SEIA. Reference and consideration of Council's community plans are best considered with the future lodgement of development applications pursuant to clause 4.15 of the EP&A Act which requires consideration of social and economic impacts in the locality when assessing development applications. We would also emphasise that by the time that stage of the environmental planning process is reached, Council's community plans are also likely to have matured further.
Site-specific DCP	The proponent is willing to draft this document for review by Council. The timing for the preparation and supply of that draft would be driven by the position of the elected Council in the support of this planning proposal request (or otherwise), as well as any modifications that may be required. It is anticipated that this would/could be provided to coincide with the potential Gateway Determination.
Voluntary Planning Agreement	The masterplan vision for the site will seek to zone and dedicate a 990m ² portion of land for the local community as public recreation space inclusive of equipment to be agreed with Council. A new internal road and carriageway will provide the primary front door access for much of the future development and 2,246m ² comprising the length of that road within the proposed R4 zone only is also intended to be dedicated.
Section 7.11 Contributions	It is expected that future development will attract these, and would be determined only with the future lodgement of development applications after the necessary amendments to FLEP2013 have been made.
Urban Design Study (UDS) and Masterplan	A thorough UDS and Masterplan is submitted with this planning proposal and can be found at Appendix 4. The document covers all urban design considerations requested by Council.

Engagement with Fairfield City Council commenced from 26 July 2022 when an initial pre-planning meeting was held to provide a higher-level outline of the planning proposal intention and other documentation such as the local urban centre study, traffic and hydrology studies etc. This was followed by various emails and other enquiries and progressive feedback which ultimately culminated in the scheme presented for formal pre-lodgement discussion with Council on 1 August 2023 as discussed above. The meeting was well attended by multiple stakeholder groups, and the proponent commends Council for their efficiency with the provision of its formal feedback within two-weeks of that meeting.

(iii) Endeavour Energy

A Technical Review Application was submitted to Endeavour Energy under Case Number ENL4829 to confirm whether the existing infrastructure and their scheduled works within their Growth Servicing Plan will be adequate to service the proposed development. The Smithfield zone substation is located 800m south-west of the site, and existing 11kv feeders are located along Neville Street and O'Connell Street. Endeavour Energy responded in the context of the possible electrical supply scenarios for the site and with regard to their Growth Servicing Plan. They determined that the total electricity demand for the development as a whole is estimated to be approximately 2.95MVA and that customer funded contestable work will be required. The required infrastructure would be:

- o 2 x existing 11kv feeders (most likely feeders 68190 and 68202) will require cables to be extended from at least Feeder 68202, Sub 34535 and appropriate cross-ties will need to be established
- o the total numbers of switching/padmount substations and their size should be determined once staging detail and design are available

(iv) Jemena Gas

Advice from Jemena Gas was sought to obtain possible natural gas supply scenarios for the site. They have advised that a network upgrade would be triggered by a development of this size. The potential augmentation options that are available to boost capacity at the time of writing includes reinforcing the existing 210kpa network by installing a:

- o District Regulating Station (DRS) at the intersection of Victoria Street and O'Connell Street; or
- o DRS at the intersection of Victoria Street and Market Street

Jemena will not reserve capacity until such time as a formal application is received, hence the above advice may change.

PART 6 - PROJECT TIMELINE

The August 2023 NSW Government Local Environmental Plan Making Guideline provides benchmark timeframes that varies by plan complexity. Both the proponent and Fairfield Council are already in agreement that this planning proposal is Complex, hence a stated benchmark of a maximum of 420 working days applies for the end-to-end process from the date of formal lodgement to finalisation. Allowing for non-working days, this brings the total maximum calendar month timeframe to approximately 20-months. The proponent and Council are mutually vested in an approach that is outcomes focused. The proponent has taken care to have engaged Council in the pre-planning concepts and progressive environmental assessment since mid-2022 to minimise the risk of any proponent-driven delays so as to maximise the efficiency of the process, with full transparency. Upon lodgement of this planning proposal request, the proponent understands it is reliant upon Council to be adequately resourced to ensure the request is actively managed through the primary phases of work inclusive of Council's review and recommendation, the Gateway review and ultimately finalisation of the process.

In response to the six defined stages within the Guideline and stipulated timeframe benchmarks for Stages 2 to 6 in particular, we have therefore assembled the timeline set out in Table 19 based on a lodgement date in the NSW Planning Portal of 1 July 2024. It should be noted that with the lodgement of this document, Stage 1 has already been completed.

Assuming a 1 July 2024 Council lodgement date, this would suggest a favourable FLEP2013 amendment would occur no later than the commencement of April 2026.

Table 19: Suggested planning proposal processing timeline (worst case)

Project stage		Complex proposal benchmark	Estimated completion date*
1.	Pre-lodgement	n/a	Finalised
LODGE			1 July 2024
2.	Planning proposal	120-days	13 December 2024
3.	Gateway determination	45-days	14 March 2025
4.	Post-Gateway	70-days	20 June 2025
5.	Public Exhibition and Assessment	115-days	28 November 2025
6.	Finalisation	70-days	3 April 2026
Total duration		420-days	

* Allows an extra 20-days for Christmas/new years leave

CONCLUSION

The ultimate proponent for this planning proposal request of Fairfield City Council is Smithfield RSL Club. Given the scale, environmental care and investment that is evident from the complexity and assessment work that informs and/or underpins this proposal, it has only been made possible by the standing of the Club as one of the biggest stakeholders in Smithfield, regardless of whether that is measured by their membership, their significance as a local employer, their community contributions or the scale of landholdings that they own. Opportunities to deal with such a significant landholding in singular ownership to strategically plan and re-imagine urban renewal opportunities are few, and it is clear from the investment of Council in the Draft Smithfield Urban Design Study and Smithfield Public Domain Plan (both of 2020) that Fairfield Council clearly understands and values that opportunity.

It has taken the Club over 30-years to fund and acquire a total of 20 residential sites that adjoin their licenced club site with a deliberate strategy to re-imagine the consolidated parcel for the benefit of its members and the greater public. The planning objectives of the landowner are clear. They are interested in the creation of new non-controversial land uses that respond to the significant undersupply of these uses for the greater local government area, and particularly Smithfield itself. These include the potential to significantly contribute towards the concerning shortfall in housing supply, and to provide medical services space and tourist accommodation in an area where these are also significantly undersupplied. It should also be noted that other than the relocation of club carparking into a basement that will provide greater capacity and a necessary change to the lobby, the club building otherwise remains exactly as it is. The benefit for club members from the whole proposal will come in a variety of forms, and perhaps most notably from the emphasis by the club on generating future income from new tenancies and business sources not associated with gaming.

The proposal brings a further community benefit with the provision of outdoor recreational space inclusive of landscaped footways, a public park and significant civic space that will provide opportunity to hold outdoor community events and enable a space that is expected to be suitable for both day and night pop-up economy attraction. The proposed land use mix will combine to create a new place within the Fairfield LGA that has no peer and is expected to be a development benchmark that will stimulate other developers to leverage its success.

The State and Local government planning pathways to achieve the end-development outcomes are considerable. Assuming that amendments to FLEP2013 occur within the timeframe envisaged for a complex planning proposal such as this, the process is followed by detailed architectural, engineering and other planning documentation to support future development applications. Applying that sequence based on typical uncontested planning and approval timeframes, inclusive of the further subsequent funding and construction planning processes that follow, it is unlikely that any physical works could commence before mid-2028, at the earliest.

All land use outcomes proposed are expected to bring a significant level of attraction to this future place in Smithfield as they are expected to provide unquestionable social, cultural, health, economic and residential benefits. The environmental study supporting this planning proposal has also determined that there are no environmental hazards or constraints of any other significance that would otherwise provide any reason to modify or not approve the planning proposal.

The headline outcomes for Smithfield and the greater Fairfield LGA include:

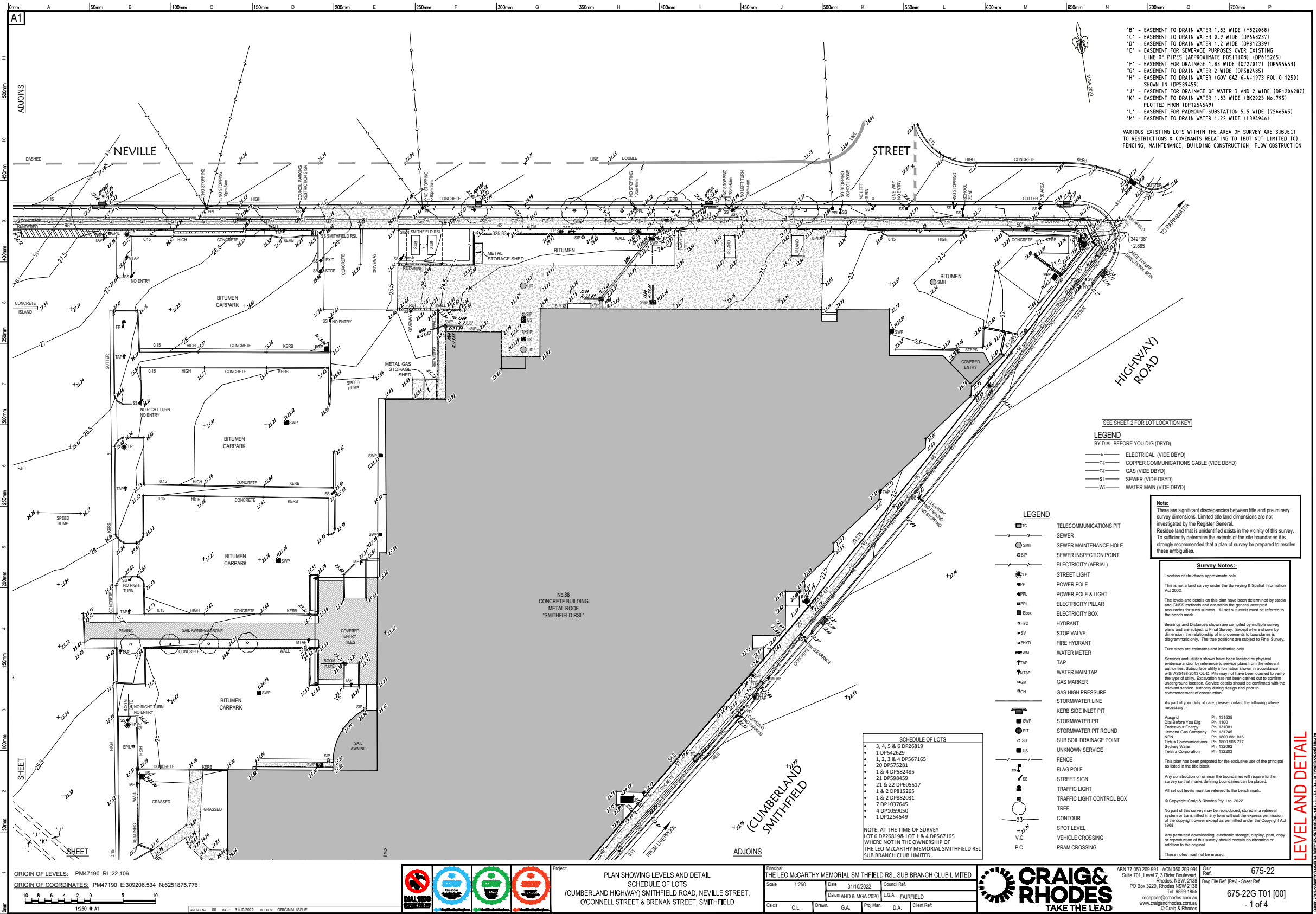
- the provision of free access to significantly landscaped community spaces places that have the potential to foster community wellbeing for residents and visitors to the Village
- the connectivity that is provided by the masterplan with the town centre and primary schools to the northern side of the englobo site with Brenan Park to the south.
- considerable new and enduring local employment opportunity associated with the various land uses proposed
- planning permissibility for up to 465 residential apartments in an area where this housing typology is scarce and where housing supply is significantly short of the housing volume needed
- much needed medical centre space
- considerable on-site parking with no burden or reliance on street parking expected
- active and passive surveillance of all public spaces
- community and economic attraction for village events and other pop-up activity in the civic square

An approved planning proposal is expected to lay the necessary framework for the future delivery of development outcomes that will provide a considerable net public benefit from these key features of the masterplan.

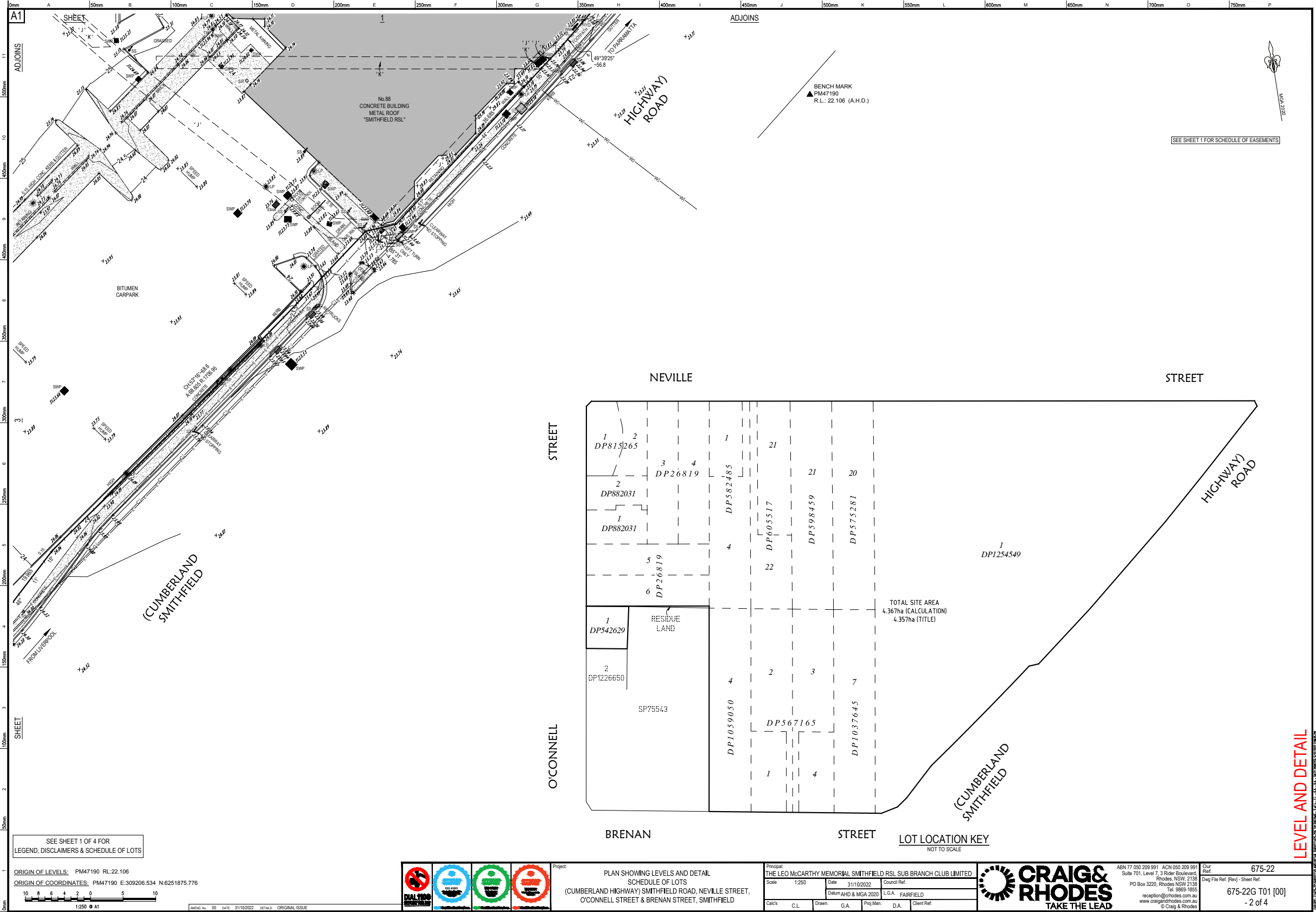
Given the justification provided in this document demonstrating the strategic planning merit of what is proposed and its general consistency with the planning stimulus provided by Council for Smithfield in particular, we kindly request that Fairfield City Council endorse this planning proposal request and proceed to prepare/provide a formal planning proposal to the Minister for Planning for a Gateway determination in accordance with section 3.34 of the EP&A Act.

APPENDIX 1 - SURVEY

Colliers Engineering (Craig & Rhodes)



APPENDIX 1 - SURVEY (CONTINUED)
Colliers Engineering (Craig & Rhodes)



Colliers Engineering (Craig & Rhodes)



Colliers Engineering (Craig & Rhodes)



APPENDIX 2 - UTILITY SERVICING REPORT
Colliers Engineering (Craig & Rhodes)



UTILITY SERVICING REPORT
Planning Proposal, Smithfield RSL

March 2024
For Innova Capital

Smithfield RSL

Sustainability Framework
Revision 04, May 2024

Urban Design Study and Masterplan

prepared for

The Leo McCarthy Memorial Smithfield RSL Sub-branch Limited

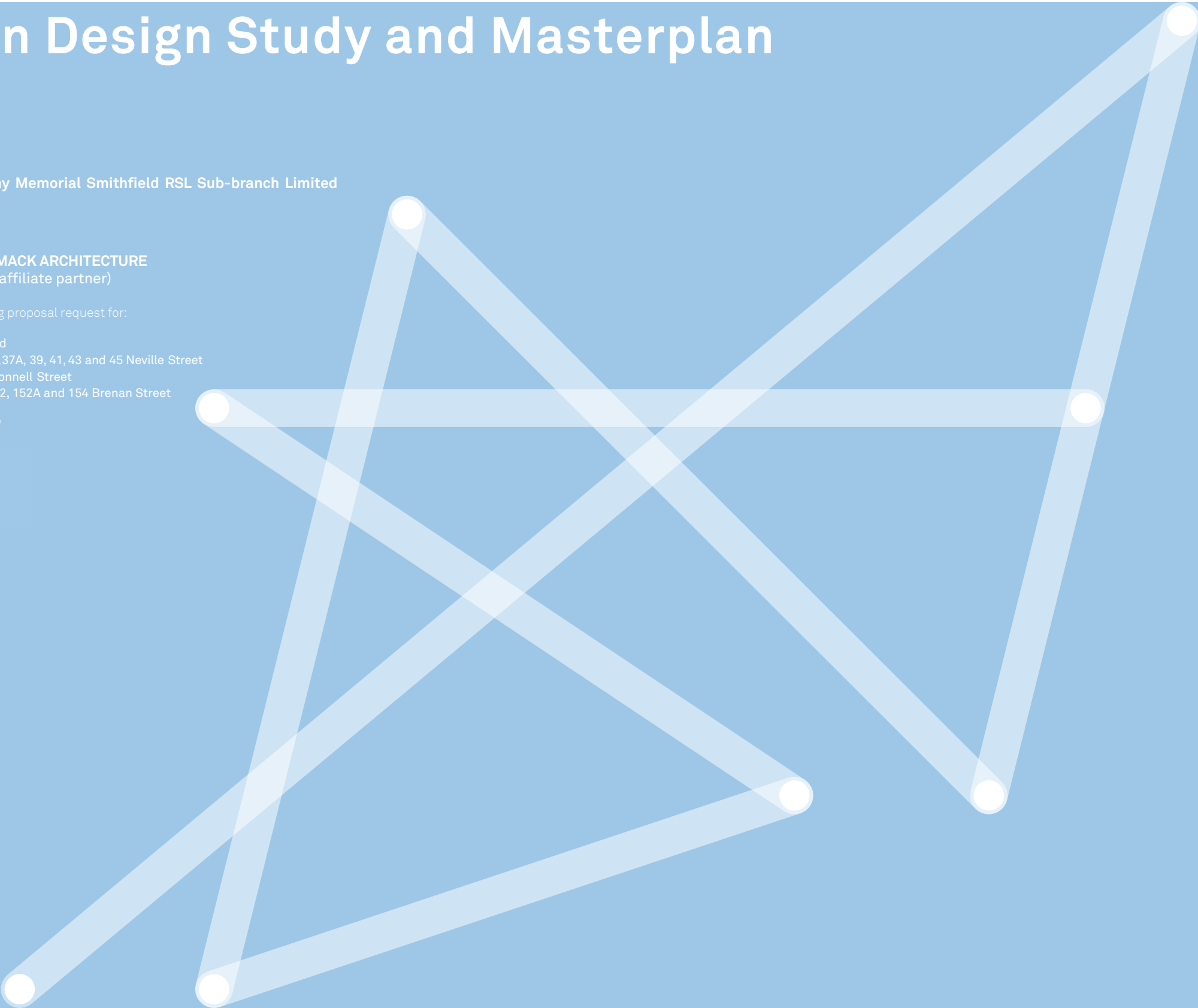
by

BENSON McCORMACK ARCHITECTURE
(an estate360 affiliate partner)

to support a planning proposal request for:

- 88 Smithfield Road
- 31, 33, 35, 35A, 37,37A, 39, 41, 43 and 45 Neville Street
- 5, 7, 11 and 13 O'Connell Street
- 148, 150, 150A, 152, 152A and 154 Brenan Street

in Smithfield, NSW



APPENDIX 5 - TRANSPORT IMPACT ASSESSMENT

Stantec

Smithfield RSL Masterplan

Transport Impact Assessment

Final Report

Prepared for: Smithfield RSL Club

Date: 28 May 2024

Ref: 300304533

Stantec Australia Pty Ltd
Level 9, The Forum, Pacific Highway, Sydney NSW 2065
Tel: +61 3 9851 9600
www.stantec.com



Colliers Engineering (Craig & Rhodes)



APPENDIX 7 - SOCIAL & ECONOMIC IMPACT ASSESSMENT

Judith Stubbs & Associates

Planning Proposal Smithfield: Social and Economic Impact Assessment



May 2024

This report has been prepared for

The Leo-McCarthy Memorial Smithfield R.S.L. Club
Limited

by

 **JUDITH STUBBS**
& ASSOCIATES

The Old Post Office
231 Princes Hwy, Bulli NSW 2516

Ph: 02 4283 7300
info@judithstubbs.com.au
www.judithstubbs.com.au

APPENDIX 8 - QUANTITY SURVEYOR ORDER OF MAGNITUDE ASSESSMENT

Construction Consultants



Quantity Surveyor Order of Magnitude Assessment

'McCarthy Village' Masterplan

This assessment has been completed by Construction Consultants (PM) Pty Ltd who are an expert firm in the Quantity Surveying arena in Australia, and particularly in greater Sydney. Construction Consultants also operate as an estate360 affiliate along with Benson McCormack Architects.

As at April 2024, Construction Consultants have determined that the likely total cost of the scheme assuming Precinct/Stage 1 is completed as a single development, is in the order of \$336m. This makes some allowance for cost escalations up to 2030 given that any construction is unlikely to commence before 2028 and unlikely to complete until after 2030.

The total projected cost of each stage of development is tabulated below by development stage to keep consistency with the messaging and language of the planning proposal itself.

Stage	Zoning	Uses	Cost (\$)
1	Mixed Use	Club, hotel, medical, retail, commercial, residential, all associated car parking, road and recreational park dedication	222,126,153
2	High Density Residential	Residential units and associated car parking	61,964,020
3A	High Density Residential	Residential units and associated car parking	34,289,245
3B	High Density Residential	Residential units and associated car parking	17,491,074
			335,870,492

A breakdown of the various components within each stage has also been prepared by the QS team. These findings were reported directly to Innova Capital by email together with supporting schedules.

The matter of financial feasibility needs to consider much that is unknown at the time of writing, and any attempt to long range forecast these variables, rates and values at this point in time would be pointless. The timing is too premature, and would necessitate assumptions that are almost certain to change. More importantly, the use of any contemporaneous data would also become rapidly outdated. The outcome of the planning proposal itself is also unknown. Despite this, the cost estimates relative to current market dynamics are absolutely consistent with the expectations of the planning team at this time. The ultimate development outcome will provide a best fit response to the supply, demand, cost and income dynamics of the various sectoral markets prevailing for each of the specific land uses intended commensurate with the timing of each future development proposal.

p 61 2 8556 8603

Level 8, Suite 2, 14 Martin Place, Sydney NSW 2000

Level 1, 4-6 Kingsway, Cronulla NSW 2230

Studio 5, 505 Balmain Road, Lilyfield NSW 2040

info@estate360.net.au

APPENDIX 9 - PRELIMINARY ARBORICULTURAL ASSESSMENT REPORT

TALC Consultants

Preliminary Arboricultural Assessment Report



Prepared 17th July 2023

Site Location

O'Connell and Neville Street
Smithfield NSW

Client

The Leo-McCarthy Memorial
Smithfield R.S.L. Sub-Branch Club Limited

APPENDIX 10 - STATEMENT OF HERITAGE IMPACT

Extent Heritage



APPENDIX 11 - LANDSCAPE MASTERPLAN DESIGN PRINCIPLES

Jane Irwin Landscape Architecture

Smithfield RSL Landscape Concept Masterplan

Jane Irwin Landscape Architecture
for SMITHFIELD RSL Pty Ltd represented by Estate360
Issue A - April 2024

APPENDIX 12 - ACOUSTIC ASSESSMENT

Day Design



DAY DESIGN PTY LTD
CONSULTING ACOUSTICAL ENGINEERS

SUITE 17, 808 FOREST ROAD, PEAKHURST 2210 ABN 73 107 291 494
P. 02 9046 3800 ACOUSTICS@DAYDESIGN.COM.AU WWW.DAYDESIGN.COM.AU

Acoustic Assessment

Proposed Land Rezoning – Smithfield RSL
Neville Street, Smithfield, NSW

REPORT No
7749-1.1R

DATE ISSUED
16 June 2023

Prepared For:
The Leo-McCarthy Memorial
Smithfield RSL Sub-Branch Club Ltd
C/- Innova Capital
PO Box 370
Cronulla NSW 2230

Attention: Mr Wayne Camenzuli



APPENDIX 13 - STAGE 1 PRELIMINARY SITE CONTAMINATION INVESTIGATION
Geo-environmental Engineering



PRELIMINARY SITE CONTAMINATION INVESTIGATION

SMITHFIELD RSL PRECINCT, SMITHFIELD NSW

PREPARED FOR THE SMITHFIELD RSL CLUB
REPORT ID: E23001SMI-R01F (REV 1)

Date: 1st April 2024
Revision No. 1

Client:
Smithfield RSL Club
88 Smithfield Road,
Smithfield NSW 2164
Attention: Wesley Komorowski

Author: S. McCormack (B.Eng.) – CEnvP (Contaminated Land Specialist No. SC40929)
Field Engineer / Scientists: S. McCormack



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APPENDIX 14 - STAGE 2 DETAILED GEOTECHNICAL SITE INVESTIGATION
Geo-environmental Engineering



**DETAILED SITE
CONTAMINATION INVESTIGATION**

SMITHFIELD RSL PRECINCT, SMITHFIELD NSW

PREPARED FOR THE SMITHFIELD RSL CLUB
REPORT ID: E23001SMI-R02F (REV 1)

Date: 3rd April 2024
Revision No.: 1

Client:
Smithfield RSL Club
88 Smithfield Road,
Smithfield NSW 2164
Attention: Wesley Komorowski

Author: S. McCormack (B.E – civil, hons) – CEnvP (#928), MIEAust, NER (geotechnical & environmental)
(Contaminated Land Specialist No. SC40929)
Field Engineer/Scientist: S. McCormack



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APPENDIX 15 - REMEDIAL ACTION PLAN

Geo-environmental Engineering



REMEDIAL ACTION PLAN
SMITHFIELD RSL PRECINCT

PREPARED FOR THE SMITHFIELD RSL CLUB
REPORT ID: E23001SMI-R03F

Date: 3rd April 2024
Revision No. 0

Client:
Smithfield RSL Club
88 Smithfield Road,
Smithfield NSW 2164
Attention: Wesley Komorowski

Author: S. McCormack (B.E – civil, hons) – CEnvP (#928), MIEAust, NER (geotechnical & environmental)
(Contaminated Land Specialist No. SC40929)
Field Engineer/Scientist: --



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