

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

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1 Executive Summary

1.1 Scope of Report

This report has been prepared to address the requirements for a Social and Community Assessment Report and for an Economic and Retail Analysis as set out in Attachment C of the Local Environmental Plan Making Guideline (August 2023). The attachment sets out the matters to be addressed in these technical studies. The studies have been prepared to inform the justification for the project under s3.33(c) of the Environmental Planning and Assessment Act 1979.

The report considers marginal impacts, that is impacts arising from the difference between the proposed and the existing controls.

1.2 The Proposal

The planning proposal is for a variation in controls in the area of Smithfield bounded by O'Connell Street, Neville Street, Brenan Street and Smithfield Road to allow for a mixed used development of the site. The area currently includes the Leo-McCarthy Memorial Smithfield R.S.L. Club ('Smithfield RSL'), adjacent car parking, separate houses and vacant land.



Figure 1.1: Proposal Site outlined in yellow.

Source: Google Maps

JSA prepared a preliminary Socio-Economic Impact Assessment (SEIA) for a planning proposal and masterplan for a mixed use development on the site in August 2023 and carried out preliminary

community consultation based on that proposal. The masterplan has been further revised by the Applicant in March 2024. This SEIA report considers the revised masterplan scheme which shows the site yielding the following:

- retention of the existing licensed club (gross floor area of 7,009 m²);
- a new hotel with 168 rooms (gross floor area of 7,619 m²);
- retail space (with a gross floor area of 353 m²);
- commercial/business centre adaptable space located on two floors of the new hotel (gross floor area of 1,985 m²);
- 468 residential apartments developed across multiple buildings comprised of 82 one-bedroom apartments, 311 two-bedroom apartments and 75 three-bedroom apartments (total gross floor area of 50,654m²);
- medical centre (gross floor area of 485m²); and
- all associated car parking (a total of 1,709 car parking spaces to be provided across the site).¹

1.3 Planning Controls

The revised Concept Diagrams show a staged development across the 43,274m² site with subdivision into four lots. The following planning controls are proposed:

- Proposed zoning across the site and four lots is MU1 Mixed Use (majority of Stage 1 lot), R4 High Density Residential (Stage 2, Stage 3A and Stage 3B lots) and RE1 Public Recreation (western portion of Stage 1 lot between Stage 2 and Stage 3A lots).
- Maximum Floor Space Ratio (FSR) across the site is proposed to be 1.5 – 1.99.²
- Lot Size for the R4 zoned portion of the site is proposed to be 2,000m².³
- The maximum Height of Buildings (HOB) across the site is proposed to be 24m for the R4 zoned portion of the site; 42m and 51m for the MU1 zoned portion of the site.

1.4 Population and Dwelling increase

An estimate of maximum yield for the 43,274m² site under the proposed controls has been prepared based on applying an average FSR of 1.75 across the site, noting that a range of 1.5-1.99 across the site is proposed.

Under this FSR control and HOB controls for the proposed R4 and MU1 zoned areas, a maximum yield of 806 two-bedroom dwellings is expected. The projected maximum population under the

¹ Benson McCormack (2024) Smithfield RSL, Concept Diagrams, Drawings DA-050-001 to DA-810-001, 8 March.

² Benson McCormack (2024) Smithfield RSL, Concept Diagrams, FSR, Drawing DA-050-003, 8 March.

³ Benson McCormack (2024) Smithfield RSL, Concept Diagrams, Lot Size, Drawing DA-050-004, 8 March.

controls is 1,649 people. Under the current controls, the site has an expected yield of 97 dwellings and estimated population of 283 people. The expected net increase in population of the proposed controls on the existing controls is 1,366 people.

The Concept Plan proposes a yield of 468 residential dwellings comprised of one bedroom (n=82, 18%), two bedroom (n=311, 66%) and three bedroom apartments (n=75, 16%) with an estimated population of 949 people. The expected net increase in population associated with the proposed Concept Plan on the existing controls is 666 people.

1.5 Employment Increase

The proposal includes additional employment generating uses associated with:

- a new hotel with 168 rooms (gross floor area of 7,619 m²);
- retail space (with a gross floor area of 353 m²);
- commercial/business centre adaptable space located on two floors of the new hotel (gross floor area of 1,985 m²); and
- a medical centre (gross floor area of 485m²).

Based on this data, expected employment is as follows.

Table 1.1: Expected additional employment based on proposed uses

Proposed uses	Expected # additional people employed
Hotel	50 people
Commercial area	99-199 people
Retail	5-44 people
Medical centre	36 people
Total employment	190-329 people

Source: JSA 2024, Benson McCormack 2024.

1.6 Local Infrastructure Contributions

The proposal site is located within the Eastern Catchment under the *Local Infrastructure Contribution Plan (Section 7.11 & 7.12) (2023-2041)*.⁴ A Direct Contribution (s.7.11) applies to residential development in the Eastern catchment to meet future local infrastructure needs of the community including community and recreation facilities, open space acquisition and embellishment, public

⁴ *Ibid*, section 1.4, Pg 11.

domain improvement and stormwater detention.⁵ The Plan identifies the following actions to meet future need in Smithfield and are of relevance to the Planning Proposal:

- an increase in existing community centre floorspace (build and fit out) in Smithfield of 2,000 m²; and
- including a multi-sports hub at Brennan Park (the large open space area/park very near the site);⁶ and
- public domain improvements in the Smithfield town centre.⁷

The Plan provides a cost per person for each infrastructure type based on the anticipated population growth in each catchment. Using the cost per person rates for development in the Eastern Catchment, the net increase in population projected for the proposed Concept Plan (n=666 people) results in an estimated contribution of \$4.9m and the proposed Maximum Yield projected for the planning proposal (n=1,366 people) results in an estimated contribution of \$10m.

1.7 SEPP (Housing) 2021

There are opportunities to use development incentives under *State Environmental Planning Policy (Housing) 2021*⁸ including:

- Additional FSR of up to 30% based on a minimum affordable housing component of at least 10% under clause 16;
- Additional Building Height of up to 30% based on a minimum affordable housing component of at least 10% under clause 18;
- An additional 30% of FSR for provision of a boarding house in a zone in which residential flat buildings or shop top housing is permitted under clause 24;
- An additional 10% of FSR for provision of co-living housing in a zone where residential flat buildings are permitted under clause 68;
- An additional 15% of FSR for seniors housing/independent living units, 20% of FSR for residential care facility or 25% of FSR for development of seniors housing/independent living units and residential care facilities – all with additional 3.8m of building height for provision under clause 87.

These incentives will further increase possible yield on the site, and any additional adverse impacts would be offset by the public interest in giving effect to the objectives of the SEPP. Any future

⁵ Fairfield City Council (2024) *Local Infrastructure Contributions Plan 2023 (Section 7.11 & 7.12) (2023-2041)*, Final February 2024; Direct s.7.11 Local Infrastructure Contribution, Pg 8.

⁶ Ibid, Section 5.1.3, Pg 53.

⁷ Ibid, Section 5.3, Pg 62.

⁸ State Environmental Planning Policy (Housing) 2021, Current version for 15 March 2024 to date (accessed 5 April 2024), <https://legislation.nsw.gov.au/>.

Development Application could take up these incentives, resulting in an increase in yield, population and a component of lower cost and affordable housing.

1.8 Services and facilities

The site is generally well located with regard to services and facilities including shopping and neighbourhood services, schools, childcare, community facilities, open space, recreational facilities, public transport and employment centres.

1.9 Housing diversity and affordability

Currently the Smithfield area and Fairfield LGA are undersupplied with flats and apartments compared to Greater Sydney, and the planning proposal will result in increased diversity.

If the 486 dwellings associated with the proposed Concept Plan mirrored the tenure mix of the Fairfield LGA, there is potential for 324 apartments to be rented and 162 likely to be purchased.

The 393 one and two bedroom residential dwellings included in the Concept Plan could provide affordable rental accommodation to 259 low and moderate income households, and affordable purchase accommodation to 134 moderate income households.

Provision of affordable housing for very low income households is typically provided through social housing and requires deep subsidies. A preliminary assessment has been carried out of the ability to provide an affordable housing contribution as a result of uplift from the planning proposal. The assessment found that development would not be viable with an affordable housing contribution. There are opportunities under SEPP (Housing) 2021 for provision of affordable housing using the incentives as set out above. This will be set by economic conditions at the time of development application.

1.10 Social and community needs assessment

The site is generally appropriately serviced with regard to community facilities and transport. No Civic and Cultural facilities are identified in Fairfield LGA, and there is a shortage of library and community centre space within the suburb based on Council's standards. Council has identified the need to increase existing community centre floorspace in Smithfield by 2,000 m².⁹

The extensive Western Sydney Parklands in the west of the LGA will ensure an adequate provision of open space at the LGA level, however at the level of Smithfield suburb there is an undersupply of passive open space against Council's target of 0.9 ha per 1,000 people, and a large undersupply when assessed against the benchmark of 2.0 ha per 1,000 people.

⁹ Fairfield City Council (2024) *Local Infrastructure Contributions Plan 2023 (Section 7.11 & 7.12) (2023-2041)*, Final February 2024, Pg 53.

The planning proposal shows 968 m² of RE1 zoned open space fronting O'Connell Street. This is insufficient to meet the additional demand likely to be generated by the Planning Proposal, estimated to be between 0.6 ha and 1.2 ha, but is only slightly under the criterion of 0.1 ha of open space within 200 metres of residents.

There is a high level of active open space in Smithfield, well above relevant benchmarks, and total open space is well above the benchmark of 2.83 ha per 1,000 people. There are also opportunities to provide enhanced passive open space within undeveloped areas of the nearby Brenan Park, noting that Council is collecting infrastructure contributions for enhanced recreational facilities in Brenan Park.¹⁰ On balance, the proposed 968 m² of open space, the plentiful supply of active open space in the area, opportunities for enhancement of nearby existing open space, opportunities for passive use of sporting fields when not being used for formal sports, and the collection of development contributions for enhancement of open space, are likely to mean that the community's need for passive open space can be met.

1.11 Economic and Retail Analysis

1.11.1 Hotel Accommodation

The LGAs of Cumberland, Fairfield and Liverpool are undersupplied with tourist accommodation, containing 14% of the population of the Sydney tourism region, but containing 1.3% of rooms.

While the NSW average is likely to be heavily influenced by high levels of accommodation in 'destination' areas such as beach front locations, much domestic tourism is for the purpose of business or visiting friends and relatives, and these categories will provide a market for the proposed hotel.

As such, the provision of short-stay accommodation is likely to be a benefit to the local area, as to fill a gap in existing supply.

1.11.2 Commercial Floor Space

The proposal master plan includes 1,985m² GFA of commercial floor space, equivalent to a lettable area of 1,687m².¹¹ Based on reported vacancy rates in Parramatta, it is unlikely that the development would obtain a large institutional tenant to act as an anchor tenant. It is more likely that floor space would be let to smaller businesses with a local clientele. Vacancy rates suggest there is some demand for this product, however, assuming typical 100 m² offices, 12 to 13 tenants would be needed to fully let the proposed building. This is likely to be an increase in supply in the area, increasing commercial floor area by 84%. While some offices are likely to be let fairly quickly, there is unlikely to be enough demand from local businesses to take up all the proposed floor space.

¹⁰ Fairfield City Council, Local Infrastructure Contribution Plan 2023 (s.7.11 & s.7.12, 2023-2041), Final (February 2024), Pg 53.

¹¹ 1,985 m² * 0.85 (discount for circulation etc) = 1,687 m².

1.11.3 Retail

Using appropriate benchmarks, Smithfield is currently oversupplied with retail space. This assessment is borne out by other evidence, including the closure of the Coles Supermarket in Smithfield Square. As at August 2023, 70-80% of the retail space in Smithfield Square was vacant. This may reflect lack of demand, but may also reflect the owner not renewing leases in anticipation of redevelopment of the site, noting that Smithfield Square was purchased in November 2022 for \$9,000,000.

If it is assumed that the additional retail will function as a neighbourhood level centre, the expected demand from the net increase in population will require $131 \text{ m}^2 - 268 \text{ m}^2$ of additional space,¹² suggesting that the development will not be able to support the proposed level of retail space, or will need to draw trade away from the existing Smithfield local centre to be viable.

There will also be demand from the worker population of the development and from hotel guests. If this population is treated as part of the catchment, the worker population is estimated at 260 people,¹³ and guest accommodation will be of the order of 156 people, giving a maximum additional demand of 81 m^2 ,¹⁴ and a total floor area required ranging from $212 \text{ m}^2 - 349 \text{ m}^2$, compared to the 353 m^2 shown in the concept plan.¹⁵

Overall, the level of retail floor space shown in the concept plan is likely to have some impact on the existing retail centre of Smithfield, as the proposed supply is likely to be in excess of standards, and Smithfield appears to be oversupplied with retail space, although the aging condition of the existing centre and competition from Stockland Wetherill Park is likely contributing to its decline. The marginal impact from the planning proposal is expected to be small due to the quantum of retail space proposed and increased demand from the increased population, and in any case development will respond to market conditions at the time.

1.11.4 Medical Centre

The supply of General Practitioners in the study area analysed (Smithfield, Fairfield Heights and Fairfield West suburbs) is comparatively much lower than NSW and NSW Major Cities averages by both headcount and full-time equivalent service. Using ratios for NSW Major Cities, the shortfall in full-time equivalent service GPs in the area is 50.8 by total population and 54.6 by population over 50 years. Using ratios for NSW, the shortfall in GP headcount is 43 by total population and 42 by population over 50 years.

The need and demand for medical services in the area is also impacted by its level of disadvantage, which is related to higher rates of chronic health conditions and total burden of disease; and projected ageing. The area is projected to age over the next twenty years, with the proportion of the population aged over 50 years and over 70 years increasing.

¹² $1.96 * 0.1 * 666$ net increase population Concept Plan = 130.54 m^2 ; $1.96 * 0.1 * 1,366$ net increase population maximum yield = 267.74 m^2

¹³ 260 = average of estimated range of 190-329 workers.

¹⁴ $(260 \text{ workers} + 156 \text{ guests}) * 1.96 \text{ m}^2 * 0.1 = 81.54 \text{ m}^2$

¹⁵ $81.54 \text{ m}^2 + 130.54 \text{ m}^2 = 212 \text{ m}^2$ Concept Plan net increase; $81.54 \text{ m}^2 + 267.74 \text{ m}^2 = 349.28 \text{ m}^2$ max yield net increase.

These demographic factors and current shortfall of GP services in the area suggest that there is likely to be existing and future need for medical services in the area. In addition, there are likely to be benefits to consumers arising from increased competition from the provision of additional medical centres in the area. As such, there is likely to be a positive benefit from any Medical Centre provided as part of development of the site.

1.12 Community Consultation

One third of households in adjacent dwellings surveyed were long term residents (living there longer than ten years) and another third were short term (less than three years). This would be expected from an area in transition. There was a high level of rental (41% of households).

Generally, the best things reported about the neighbourhood were proximity to services and family, followed by comments such as good area, good neighbours and safe.

The main concern reported with the neighbourhood was traffic concerns, particularly with regard to people dropping off and picking up children from school and with access to the Cumberland Highway. Two thirds of people were fairly positive about living in the neighbourhood, with 12% very positive. This may be reflective of the high level of renters and the transition of the character of the neighbourhood.

Positive impacts of the proposal included more facilities, more social life, jobs and increased property value. Half of those surveyed had concerns about the proposal. The main concern related to increased traffic, with other concerns related to noise and light pollution and to the scale and size of the development. These concerns will be addressed by relevant experts as part of any Development Application in relation to the site.

1.13 Conclusion

The proposed zoning controls of R4 and MU1 areas are flexible, allowing for shop top housing or for commercial development, providing the opportunity for future development to respond to the market. The provision of an increase in the supply of diverse housing in Smithfield will be a major benefit, and will provide increased affordable housing as defined in the Act to low and moderate income households, with the provision of 82 one bedroom units a particular benefit of this concept proposal.

There are also opportunities under *State Environmental Planning Policy (Housing) 2021* to increase FSR/Height for the provision of affordable housing. These incentives will further increase possible yield on the site, and any additional adverse impacts would be offset by the public interest in giving effect to the objectives of the SEPP through increasing the supply of affordable housing. Again, this would be a considerable benefit if available incentives are taken up.

With regard to open space, on balance, the quantum of open space proposed, the plentiful supply of active open space in the area, opportunities for enhancement of nearby existing open space, opportunities for passive use of sporting fields when not being used for formal sports, and the

collection of development contributions for enhancement of open space, are likely to mean that the community's need for passive open space can be met.

There may be opportunities to provide community centre and/or library facility space as part of the proposed retail development, noting that both of these types of facilities are currently undersupplied in the suburb. There may be opportunities to provide such spaces as part of the development in lieu of some local infrastructure contributions or through a lease arrangement with Council.

Moreover, the Planning Proposal is likely to result in positive social and economic impacts in the area. This includes the provision of commercial and retail space that would support an additional 190-329 local jobs; increase in the supply, diversity, and affordability of housing; the potential to increase needed medical services in the area; increased provision of short-stay accommodation to fill a gap in existing supply; and ability to enhance existing open space and provide funding for additional community facilities.

Adverse impacts are likely to be relatively minor, and able to be mitigated, including through increased contribution to community facilities and open space enhancement. The potential for adverse parking and traffic impacts will be addressed at DA stage, and will be subject to assessment by other relevant experts.

2 The Proposal

2.1 Description

The planning proposal is for a variation in controls in the area of Smithfield bounded by O'Connell Street, Neville Street, Brenan Street and Smithfield Road to allow for a mixed used development of the site. The area currently includes the Smithfield RSL, adjacent car parking, separate houses and vacant land.



Figure 2.1: Proposal Site outlined in yellow.

Source: Google Maps

JSA prepared a preliminary Socio-Economic Impact Assessment (SEIA) for a planning proposal and masterplan for a mixed use development on the site in August 2023. The masterplan has been further revised by the Applicant. This SEIA report considers the revised masterplan scheme which shows the site yielding the following:

- retention of the existing licensed club (gross floor area of 7,009 m²);
- a new hotel with 168 rooms (gross floor area of 7,619 m²);
- retail space (with a gross floor area of 353 m²);
- commercial/business centre adaptable space located on two floors of the new hotel (gross floor area of 1,985 m²);

- 468 residential apartments developed across multiple buildings comprised of 82 one-bedroom apartments, 311 two-bedroom apartments and 75 three-bedroom apartments (total gross floor area of 50,654m²);
- medical centre (gross floor area of 485m²); and
- all associated car parking (a total of 1,709 car parking spaces to be provided across the site).¹⁶

2.2 Proposed Planning Controls

The revised Concept Diagrams show a staged development across the 43,274m² site with sub-division to four lots.

- Stage 1, Lot size 29,903m² (includes existing club building)
- Stage 2, Lot size 7,289m²
- Stage 3A, Lot size 3,995 m²
- Stage 3B, Lot size 2,087m²



Figure 2.2: Concept Diagram Lot Sub-division, Drawing DA-050-001

Source: Benson McCormack 2024

¹⁶ Benson McCormack (2024) Smithfield RSL, Concept Diagrams, Drawings DA-050-001 to DA-810-001, 8 March.

Proposed zoning across the site and four lots is:

- MU1 Mixed Use (majority of Stage 1 lot)
- R4 High Density Residential (Stage 2, Stage 3A and Stage 3B lots)
- RE1 Public Recreation (western portion of Stage 1 lot between Stage 2 and Stage 3A lots)

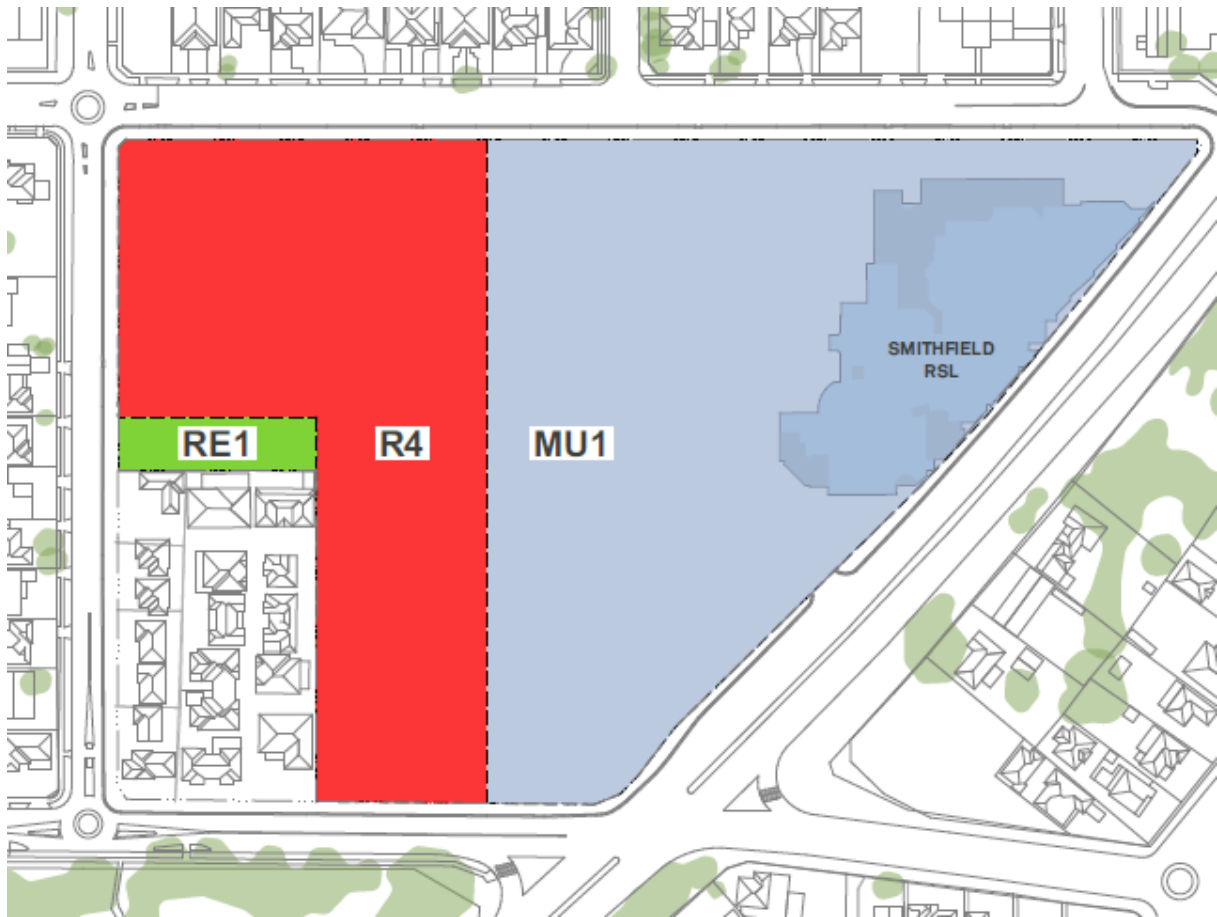


Figure 2.3: Concept Diagram Zoning, Drawing DA-050-002

Source: Benson McCormack 2024

Maximum Floor Space Ratio (FSR) across the site is proposed to be 1.5 – 1.99.¹⁷

¹⁷ Benson McCormack (2024) Smithfield RSL, Concept Diagrams, FSR, Drawing DA-050-003, 8 March.

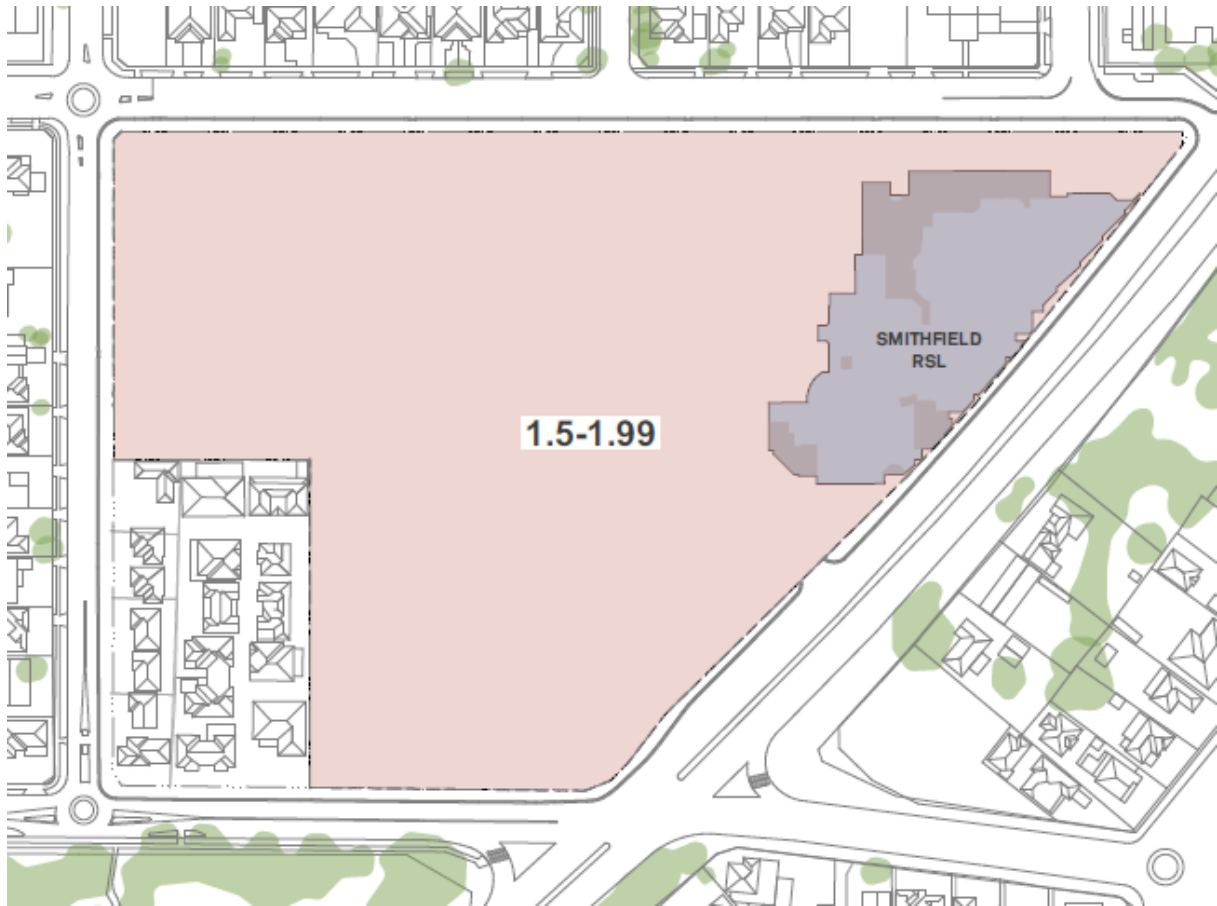


Figure 2.4: Concept Diagram FSR, Drawing DA-050-003

Source: Benson McCormack 2024

Lot Size for the R4 zoned portion of the site is proposed to be 2,000m².¹⁸

The maximum Height of Buildings across the site is proposed to be:

- 24m for the R4 zoned portion of the site
- 42m and 51m for the MU1 zoned portion of the site

¹⁸ Benson McCormack (2024) Smithfield RSL, Concept Diagrams, Lot Size, Drawing DA-050-004, 8 March.

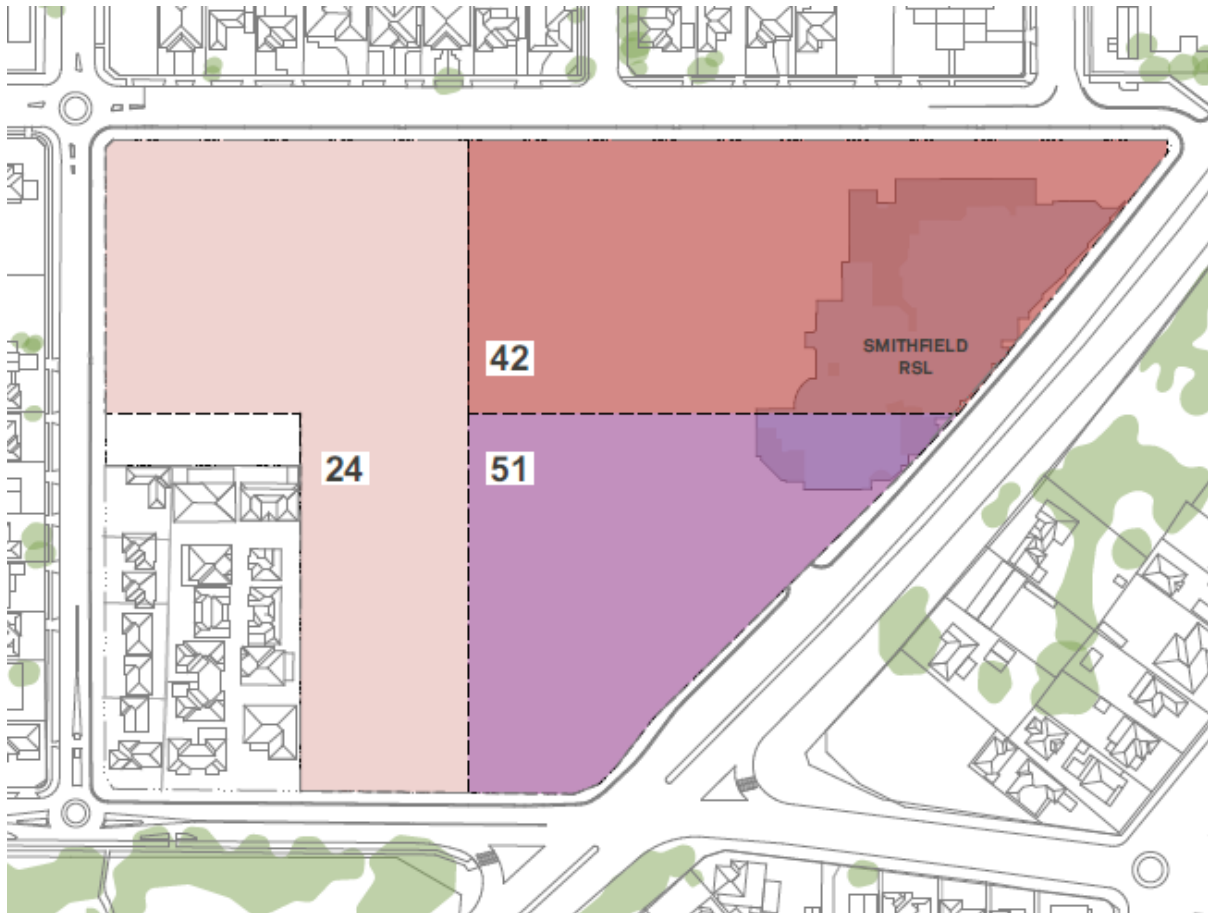


Figure 2.5: Concept Diagram Height of Buildings (HOB), Drawing DA-050-005

Source: Benson McCormack 2024

2.2.1 Maximum yield under proposed controls

An estimate of maximum yield for the 43,274m² site under the proposed controls has been prepared based on applying an average FSR of 1.75 across the site, noting that a range of 1.5-1.99 across the site is proposed.

The R4 zoned site area is approximately 13,371m². The MU1 zoned site area is 28,867m², including approximately 16,598m² area with 42m HOB and 12,268m² area with 51m HOB.

It is noted that the MU1 mixed use zone could be utilised by a diversity of business, retail, office and light industrial land uses and that the ground floor is limited to non-residential land uses.

Table 2.1: Maximum yield under proposed controls

Control	Site Area	Max yield (2 BR apts)
R4 zone, 24m HOB area	13,371m ²	267
MU1 zone, 42m HOB area	16,598m ²	308
MU1 zone, 51m HOB area	12,268m ²	231
Total	43,274m²	806

Source: JSA 2024 calculation based on Benson McCormack 2024

2.3 Population and Dwelling increase

An estimate of maximum yield for the 43,274m² site under the proposed controls has been prepared based on applying an average FSR of 1.75 across the site, noting that a range of 1.5-1.99 across the site is proposed.

Under this FSR control and HOB controls for the proposed R4 and MU1 zoned areas, a maximum yield of 806 two-bedroom dwellings could be achieved. The projected population under these assumptions is 1,649 people. Under the current controls, the site has an expected yield of 97 dwellings and estimated population of 283 people. The expected net increase in population of the proposed controls on the existing controls is therefore 1,366 people.

The Concept Plan proposes a yield of 468 residential dwellings comprised of one bedroom (n=82, 18%), two bedroom (n=311, 66%) and three bedroom apartments (n=75, 16%) with an estimated population of 949 people. The expected net increase in population associated with the proposed Concept Plan on the existing controls is 666 people.

Details are contained in **Appendix B**.

2.4 Employment Increase

The proposal includes additional employment generating uses associated with:

- a new hotel with 168 rooms (gross floor area of 7,619 m²);
- retail space (with a gross floor area of 353 m²);
- commercial/business centre adaptable space located on two floors of the new hotel (gross floor area of 1,985 m²); and
- medical centre (gross floor area of 485m²).

Based on this data, expected employment is as follows.

Table 2.2: Expected additional employment based on proposed uses

Proposed uses	Expected # additional people employed
Hotel	50 people
Commercial area	99-199 people
Retail	5-44 people
Medical centre	36 people
Total employment	190-329 people

Source: JSA 2024, Benson McCormack 2024.

3 Policy and Statutory Context

3.1 Requirements for Planning Proposal

In accordance with the Local Environmental Plan Making Guideline,¹⁹ the Planning Proposal is likely to meet the definition of a complex project. As such, a Social and Community Needs Assessment and an Economic and Retail Analysis is likely to be required.²⁰

Consideration of Social Impacts is also likely to be required under Clause 2.5.13 Social Impact Statement of *Fairfield Citywide Development Control Plan*.

The Social and Community Needs Assessment is required to address the following:

- Demographic context;
- Existing social infrastructure (i.e. local facilities including shopping and neighbourhood services, schools, childcare, community facilities, open space and recreation facilities), district and regional facilities need for the proposal (if proposal is responding to a particular need including additional housing, employment, education etc);
- Housing and population projections (to support the assessment particularly if housing is proposed);
- Demand for social and community facilities;
- Funding approach and delivery arrangements for local, district and regional facilities;
- Requirements for open space and recreation facilities (if relevant) including likely needs, quantum of open space, dual-use of open space, delivery and funding arrangements; and
- Housing diversity and affordability (if residential is proposed and/or the proposal results in the displacement of existing residents and businesses).

The Economic and Retail Analysis is required to address the following:

- Examines existing population and employment trends/needs for the area;
- Considers future population, employment and/or other growth potential for the site;
- Assesses employment land demand (lot sizes, floor space ratio, take up rates and employment densities);
- Examines the proposal's future role and function, trade areas, size and floor space mix, location and scope for additional supporting land uses; and

¹⁹ Department of Planning, Industry and Environment (September 2022) *Local Environmental Plan Making Guideline*, page 14.

²⁰ *ibid*, Attachment C, pages 9 and 10.

- Identifies and quantifies economic impacts including jobs by sector, and multiplier effects associated with the proposal for local, metropolitan, state and national economies (as relevant).

Under Council's DCP, the following are also required to be addressed:

- A full description of the scope of proposed changes;
- Examples of similar changes identified including the impacts to minority groups, different ages, income and cultural groups and future generations;
- Impacts that are direct and indirect, long and short term, positive and negative, passing and accumulating;
- The relative equity of impacts – How the benefits and losses will be distributed to different sections of the community;
- Impacts over time and location are considered (e.g. local as opposed to state and national benefits and losses);
- Impacts which are not amenable to precise measurement are not excluded from consideration – the assessment is an evaluation not a proof;
- The precautionary principle applied in making an assessment; and
- A review mechanism where appropriate.

3.2 Statutory Context

3.2.1 Greater Sydney Regional Plan

Under the Greater Sydney Regional Plan, Fairfield is part of the Western Parkland City. Smithfield is situated between the Greater Parramatta Metropolitan Centre and the Liverpool Metropolitan Cluster.²¹

3.2.2 Western City District Plan

Under the Western City District Plan, Smithfield is identified as a local centre.²² Under that plan, Fairfield LGA had a target of an additional 3,050 dwellings between 2016 and 2021, about 8% of the target for the Western City.²³

3.2.3 Fairfield Local Housing Strategy

Under the Fairfield Local Housing Strategy, an additional 27,500 dwellings are required in Fairfield LGA to accommodate growth between 2016 and 2041.²⁴ Smithfield town centre is

²¹ Greater Sydney Commission (2018) *Greater Sydney Region Plan 2018*, page 7.

²² Greater Sydney Commission (2018) *Western City District Plan*, Figure 14.

²³ *ibid*, Table 2.

²⁴ Fairfield City Council (2022) *Fairfield Local Housing Strategy 2022*, page 58.

identified as an opportunity to deliver housing in the medium term (2021-2026) with an estimated capacity of 1,980 dwellings.²⁵

3.2.4 Fairfield City Centres Policy

Under the Fairfield City Centres Policy, Smithfield is identified as a local centre.²⁶ Local Centres are characterised by:²⁷

- The provision of retail and commercial services to one or more suburbs within Fairfield LGA (usually about 20,000 persons)
- Generally containing between 5,000 – 10,000m² of retail floor space and providing retail services to one or more suburbs
- The presence of a medium scale to full-line supermarket (1,000 to 4,000m²)
- Providing for the major weekly food shopping and convenience retail needs of the population of more than one suburb providing a range of non-retail professional and personal services
- Possibly including ancillary services such as a tavern, professional and health services, community facilities, post office and service station.

Evaluation criteria applying to neighbourhood centres are:²⁸

- that any expansion proposal not alter the role of the local centre within Fairfield City's retail system
- that any expansion proposal not unacceptably affect the range of services available in nearby sub-regional centres or neighbourhood centres
- that any proposed development does not rely on an expansion of the existing trade area of a neighbourhood centre for its viability
- that a development proposal will result in an outcome consistent with the current role of the centre
- that a development proposal will strengthen the viability of a centre, particularly its core function of providing supermarket services.

3.2.5 Fairfield City Wide Community Facilities and Open Space Needs Study 2019

The *Fairfield City Wide Community Facilities and Open Space Needs Study 2019* identifies benchmarks of relevance to this study.

²⁵ Fairfield City Council (2022) *Fairfield Local Housing Strategy 2022*, Pg 91.

²⁶ Fairfield City Council (2015) *Fairfield City Centres Policy*, Pg 11, <https://www.fairfieldcity.nsw.gov.au/Planning-and-Building/Strategies-and-Studies/Fairfield-City-Centres-Study-and-Policy-2015>.

²⁷ *ibid*, section 1.14.1.

²⁸ *ibid*, section 6.1.4.

Regarding provision of open space, the Study states that ‘Generally, the provision of open space per person in an urban infill environment should aim to be around 9m².’²⁹

The study also references the Greater Sydney Commission recommendations that all residents should have access to Regional Open Space within 5km, District Open Space within 2km and that all dwellings should be within 400m of quality open space of at least 0.3ha. Dwellings in high density should also be within 200m of quality open space of at least 0.1ha.³⁰

Smithfield is identified as an ‘other high need area’ for further open space. The Study notes that, ‘There is current poor access to open space from the town centre (The Horsley Drive) which should be improved if future planning was to result in increases in density.’³¹

Regarding community centres, the Study notes that many NSW local councils aim to meet a benchmark of 80m² of community floor space per 1,000 people.³²

The Study identifies a need within Smithfield for a Community Hub at Smithfield Town Centre providing 2,000m² of multi-purpose community facility to address the need for places to meet and gather, places for young people, recreation and study space.³³

3.2.6 Local Infrastructure Contribution Plan

A Direct Contribution (*Section 7.11*) under the *Local Infrastructure Contribution Plan (Section 7.11 & 7.12) (2023-2041)* applies to residential development in Eastern and Central catchments of the City of Fairfield.³⁴ The proposal site is located within the Eastern catchment.³⁵ Section 7.11 of the plan collects contributions for:³⁶

- Community and recreation facilities;
- Open space acquisition;
- Open space embellishment;
- Public domain improvements
- Stormwater detention; and
- Plan administration.

Section 7.12 of the plan collects contributions from non-residential development, and are to be applied towards city wide public facilities including:

- Community and recreation facilities
- Open space acquisition

²⁹ Cred Consulting (2019) Fairfield City Wide Community Facilities and Open Space Needs Study, Pg 23.

³⁰ Cred Consulting (2019) Fairfield City Wide Community Facilities and Open Space Needs Study, Pg 24.

³¹ Cred Consulting (2019) Fairfield City Wide Community Facilities and Open Space Needs Study, Pg 27.

³² Cred Consulting (2019) Fairfield City Wide Community Facilities and Open Space Needs Study, Pg 31.

³³ Cred Consulting (2019) Fairfield City Wide Community Facilities and Open Space Needs Study, Pg 41.

³⁴ Fairfield City Council (2024) *Local Infrastructure Contributions Plan 2023 (Section 7.11 & 7.12) (2023-2041)*, Final February 2024; Direct s.7.11 Local Infrastructure Contribution, Pg 8.

³⁵ *Ibid*, section 1.4, Pg 11.

³⁶ *Ibid*, section 1.14.1, Pg 18.

- Open space embellishment (existing open space and creek lines)
- Car parking, traffic management and access
- Stormwater detention; and
- Local infrastructure contribution planning management and studies.³⁷

The Plan states that if approval is granted to a development, a condition will be imposed requiring the applicant to pay a monetary contribution towards the cost of local infrastructure based on the provisions of the Local Contributions Plan, either through:

- A Direct Contribution (s.7.11 contribution), or
- An Indirect Contribution (s.7.12 levy)

The type of development (e.g. residential, business premises, industrial) and/or the location of the development (in either the Eastern, Central or Western Catchment) will determine whether a s.7.11 contribution or a s.7.12 levy applies.³⁸

The Plan has calculated a cost estimate for each local infrastructure type for each catchment, a proportion of the cost attributed to new development and a cost per person for each infrastructure type based on the anticipated population growth in each catchment.³⁹

The Table below provides an estimate of the Direct Contribution (s.7.11 contribution) using the cost per person rates for development in the Eastern Catchment set out in the plan for the net increase in population projected for the proposed Concept Plan (n=666 people) and for the proposed Maximum Yield projected for the planning proposal (n=1,366 people).

Table 3.1: Section 7.11 contribution rate per person for planning proposal net increase population

Local infrastructure item	Cost per person / Eastern catchment	Net increase population (Concept Plan, n=666 ppl)	Net increase population (Maximum yield, n=1,366 ppl)
Community & recreation facilities	\$2,492	\$1,659,672	\$3,404,072
Open space acquisition	\$2,362	\$1,573,092	\$3,226,492
Open space embellishment	\$1,325	\$882,450	\$1,809,950
Public domain improvements	\$864	\$575,424	\$1,180,224
Stormwater detention	\$205	\$136,530	\$280,030
Plan administration & management	\$120	\$79,920	\$163,920

³⁷ *Ibid*, Clause 1.14.2, Pg 19.

³⁸ Fairfield City Council, Local Infrastructure Contribution Plan 2023 (s.7.11 & s.7.12, 2023-2041), Final (February 2024), Pg 7.

³⁹ *Ibid*, Clause 1.14.1, Pg 18.

Local infrastructure item	Cost per person / Eastern catchment	Net increase population (Concept Plan, n=666 ppl)	Net increase population (Maximum yield, n=1,366 ppl)
Total	\$7,369	\$4,907,754	\$10,066,054

Source: Fairfield Council, Table 9 s.7.11 contribution rates per person for residential development based on costs at the commencement of this Plan (February 2024), Pg 24.

The Plan refers to a range of actions to address future population demand and requirements for infrastructure. The following actions have been identified for Smithfield and are of relevance to the Planning Proposal:

- an **increase existing community centre floorspace** (build and fit out) in **Smithfield** of **2,000 m²**; and
- including a **multi-sports hub at Brenan Park** (the large open space area/park very near the site);⁴⁰ and
- public domain improvements in the **Smithfield town centre**.⁴¹

3.2.7 SEPP (Housing) 2021

There are opportunities to use development incentives under *State Environmental Planning Policy (Housing) 2021*⁴² including:

- Additional FSR of up to 30% based on a minimum affordable housing component of at least 10% under clause 16;
- Additional Building Height of up to 30% based on a minimum affordable housing component of at least 10% under clause 18;
- An additional 30% of FSR for provision of a boarding house in a zone in which residential flat buildings or shop top housing is permitted under clause 24;
- An additional 10% of FSR for provision of co-living housing in a zone where residential flat buildings are permitted under clause 68;
- An additional 15% of FSR for seniors housing/independent living units, 20% of FSR for residential care facility or 25% of FSR for development of seniors housing/independent living units and residential care facilities – all with additional 3.8m of building height for provision under clause 87.

These incentives will further increase possible yield on the site, and any additional adverse impacts would be offset by the public interest in giving effect to the objectives of the SEPP.

⁴⁰ Ibid, Section 5.1.3, Pg 53.

⁴¹ Ibid, Section 5.3, Pg 62.

⁴² State Environmental Planning Policy (Housing) 2021, Current version for 15 March 2024 to date (accessed 5 April 2024), <https://legislation.nsw.gov.au/>.

4 Demography

4.1 Residential

The Smithfield Area has a similar demographic profile to the Fairfield LGA. Both areas are highly disadvantaged, with the suburbs of the Smithfield Area ranking among the lowest 10 to 20 percent of suburbs in Australia across the four SEIFA indices.

The demographic profile of the Smithfield Area and the Fairfield LGA differ to Greater Sydney in several ways, including having:

- An age profile characterized by a greater proportion of children and older people and smaller proportion of those aged 20-39 years;
- A much greater proportion of residents in need of assistance;
- A much higher proportion of residents over 15 years not in the labour force and higher unemployment rate at the time of the 2021 Census;
- Most common industries of employment are manufacturing, health care and social assistance and retail trade, with much smaller proportions of residents employed in professional, scientific and technical services;
- Most common occupations are professionals (albeit at a much lower rate than Greater Sydney), clerical and administrative workers, machinery operators and drivers and labourers;
- Households more likely to be couples with children, one parent families and other families;⁴³
- Households are much more likely to be very low income earners, and much less likely to be higher income earners;
- Dwellings are much more likely to be separate houses (76% and 71% compared to 54%) with smaller proportions of semi-detached housing types, flats and apartments;
- Dwellings are slightly more likely to be owned outright and less likely to be being purchased, with a greater proportion of private rental in the Smithfield Area and a greater proportion of social rental in the area and LGA; and
- Households are equally likely to own a motor vehicle, but more likely to own three or four.

Greater detail is available in **Appendix A**.

⁴³ 'Other families' are the combination of one family household other family, all two family households and all three or more family households.

4.2 Employment

The employment profile for people who work in Fairfield LGA differs markedly from that for Greater Sydney, and is reflective of the extensive industrial areas in the north of the LGA, with both industry and occupation typically of lower status than for Greater Sydney.

People who work in Fairfield LGA are much less likely to be:

- Managers (12.9% compared to 15.8% for Greater Sydney or 82% of the Greater Sydney rate);
- Professionals (18.0% compared to 30.5% for Greater Sydney or 59% of the Greater Sydney rate).

and more likely to be:

- Machinery Operators and Drivers (12.9% compared to 5.6% for Greater Sydney or 230% of the Greater Sydney rate);
- Labourers (10.4% compared to 6.5% for Greater Sydney or 160% of the Greater Sydney rate);
- Technicians and Trades Workers (12.9% compared to 9.9% for Greater Sydney or 130% of the Greater Sydney rate); and
- Sales Workers (9.3% compared to 8.0% for Greater Sydney or 116% of the Greater Sydney rate);

Considering Industry of Employment, people who work in Fairfield LGA are much less likely to work in:

- Financial and Insurance Services (1.5% compared to 7.6% for Greater Sydney or 20% of the Greater Sydney rate);
- Information, media and Telecommunications (0.6% compared to 2.6% for Greater Sydney or 23% of the Greater Sydney rate);
- Professional, Scientific and Technical Services (3.5% compared to 11.7% for Greater Sydney or 30% of the Greater Sydney rate);
- Arts and Recreation Services (0.7% compared to 1.6% for Greater Sydney or 44% of the Greater Sydney rate);
- Public Administration and Safety (4.0% compared to 5.9% for Greater Sydney or 68% of the Greater Sydney rate);
- Rental, Hiring and Real Estate Services (1.5% compared to 2.1% for Greater Sydney or 71% of the Greater Sydney rate); and
- Health Care and Social Assistance (12.6% compared to 14.1% for Greater Sydney or 89% of the Greater Sydney rate);

and more likely to work in:

- Manufacturing (14.4% compared to 5.8% for Greater Sydney or 248% of the Greater Sydney rate);
- Wholesale Trade (6.3% compared to 3.6% for Greater Sydney or 175% of the Greater Sydney rate);
- Transport, Postal and Warehousing (8.0% compared to 5.3% for Greater Sydney or 151% of the Greater Sydney rate);
- Other Services (4.3% compared to 3.3% for Greater Sydney or 130% of the Greater Sydney rate);
- Construction (9.3% compared to 7.5% for Greater Sydney or 124% of the Greater Sydney rate);
- Accommodation and Food Services (7.0% compared to 5.8% for Greater Sydney or 121% of the Greater Sydney rate);
- Retail Trade (10.8% compared to 9.4% for Greater Sydney or 115% of the Greater Sydney rate); and
- Education and Training (10.1% compared to 9.1% for Greater Sydney or 111% of the Greater Sydney rate).

Greater detail is available in **Appendix A**.

5 Population Projections

The population of Fairfield LGA is projected to increase from 210,804 in 2021 to 222,497 in 2031 and 247,803 in 2041, an average increase of 1,850 people per year.⁴⁴

An additional 7,448 dwellings will be required between 2021 and 2031, and the number of smaller households will increase by 4,571 over the same period (implied dwelling demand 4,795), suggesting significant demand for smaller more manageable dwellings, noting that this demand will depend on the degree to which people decide to downsize.

An additional 10,590 dwellings will be required between 2031 and 2041, and the number of smaller households will increase by 4,847 over the same period (implied dwelling demand 5,092).

The population over 55 will increase by 12,976 between 2021 and 2031, and by a further 12,648 between 2031 and 2041.

Table 5.1: Population Projections Fairfield LGA

	2021	2031	2041
Total population	210,804	222,497	247,803
Total households	64,814	71,863	81,844
Smaller households (lone person and couple only)	21,765	26,336	31,183
Smaller households (lone person and couple only) (% of households)	33.6%	36.6%	38.1%
Larger households	43,048	45,527	50,662
Implied demand	67,941	75,389	85,979
Population over 55	60,594	73,570	86,218
Population over 55 (% of population)	28.7%	33.1%	34.8%

Source: 2022 NSW Common Planning Assumption Projections, JSA calculation

⁴⁴ Department of Planning and Environment 2022 *NSW Common Planning Assumption Projections*

6 The Area

6.1 Context of the site

The area subject to the Planning Proposal is the area of Smithfield bounded by O'Connell Street, Neville Street, Brenan Street and Smithfield. The area currently includes the Smithfield RSL, adjacent car parking, separate houses and vacant land. Adjacent uses include the Cumberland Highway to the east, Brenan Park sporting fields to the south, St Gertrude's Catholic Primary School and residential housing to the north, and residential housing to the west including multi dwelling housing.



Figure 6.1: Proposal Site outlined in yellow.

Source: Google Maps



Figure 6.2: Locality sketch with site shown by green star.

Source: Google Maps

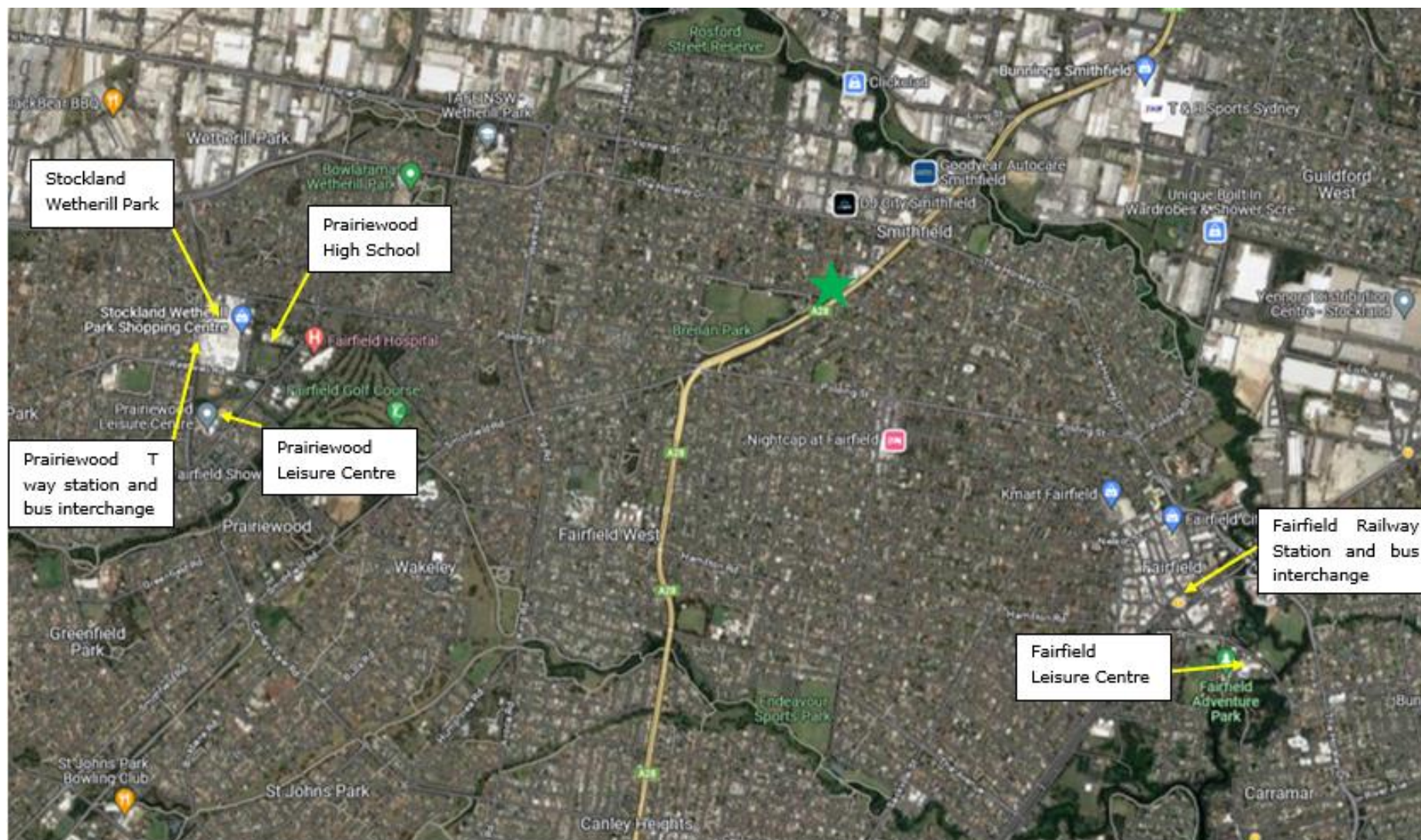


Figure 6.3: Locality sketch with site shown by green star.

Source: Google Maps

6.2 Shopping and Neighbourhood Services

Shopping and neighbourhood services are available at Smithfield Shops on The Horsley Drive, about 400 metres walk from the site, and at Stockland Wetherill Park, about 4 km from the site. Stockland Wetherill Park can be accessed by car (6 minute drive) or by using the 808 bus from adjacent bus stops in Brennan Street.

There are limited shops in Smithfield Shops, with most of the premises consisting of restaurants and takeaway shops. Available services include liquor sales, barber, newsagent, pharmacy, Post Office, dentist, small grocery store (selling a narrow range of goods with a Lebanese theme) and a medical centre. There was previously a Coles supermarket in Smithfield Square along with other shops, but currently this centre is around 80% vacant.



Figure 6.4: Smithfield shops looking west.

Source: JSA 2023

A much wider range of shops and services are available at Stockland Wetherill Park, including Coles and Woolworths Supermarkets, butchers, green grocers, bakers and a wide range of shops, and the centre has extensive parking. It seems likely that people would obtain their daily needs here, or at Smithfield West shops on The Horsely Drive or shops at Dublin and Brennan Street.



Figure 6.5: Shops at Stockland Wetherill Park.

Source: JSA 2023



Figure 6.6: Supermarkets at Stockland Wetherill Park.

Source: JSA 2023

6.3 Schools

There are two primary schools nearby, Smithfield Public School in O'Connell Street, about 120 metres walk from the site; and St Gertrude's Catholic Primary School in Justin Street, about 100 metres walk from the site.



Figure 6.7: Smithfield Public School, O'Connell Street.

Source: JSA 2023



Figure 6.8: St Gertrude's Catholic Primary School, Justin Street.

Source: JSA 2023

The site is in the catchment for Prairiewood High School, about 36.8 km away. The school can be accessed using bus route 808 operating from stops in Brenan Street, adjacent to the site.

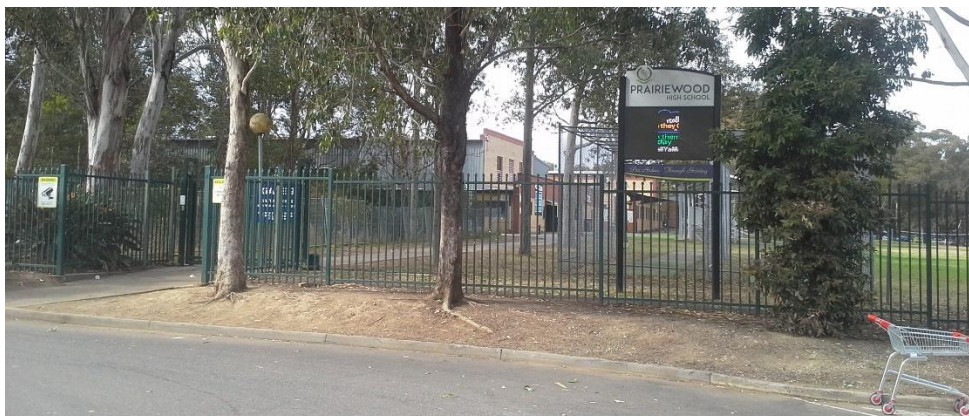


Figure 6.9: Prairiewood High School.

Source: JSA 2023

6.4 Medical centres

There are 10 General Practitioners (GPs)/medical centres in Smithfield, Fairfield West and Fairfield Heights suburbs including one in the Wetherill Park suburb less than 3km from the proposal site (see Section 9.5 for more detail regarding medical centre analysis).

There are 2 medical centres within 500 metres of the proposal site.

The Smithfield Family Medical Practice at 710 The Horsely Drive, Smithfield operates Monday to Friday. As of March 2024, the practice has 3 GPs (1.7 FTE) and is taking new patients.⁴⁵

The Smithfield Medical and Dental Centre at 675 The Horsely Drive, Smithfield operates Monday to Saturday. As of March 2024, the centre has 1 GP (1.0 FTE) and is not taking new patients.⁴⁶

The figure below shows the proposal site and proximity to the two nearest medical centres.

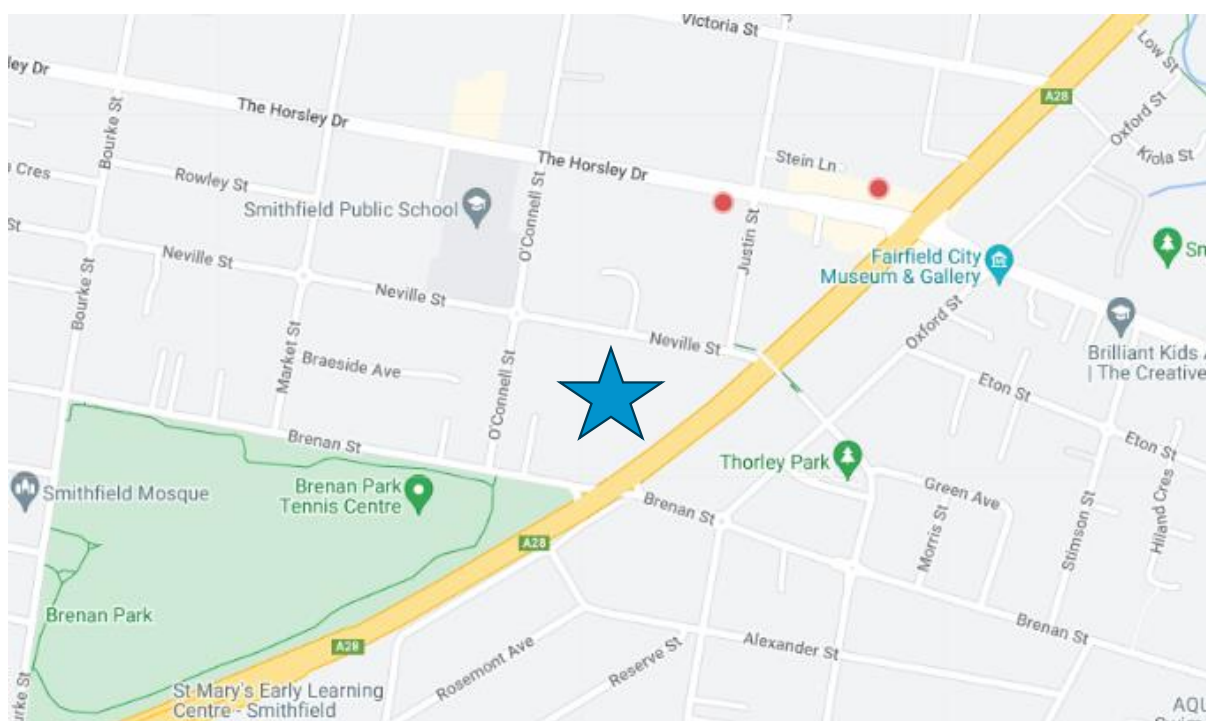


Figure 6.10: Proposal site indicated with star and medical centres within 500 metres.

Source: Healthdirect, <https://www.healthdirect.gov.au/australian-health-services/search/smithfield-2164-nsw/gp-general-practice/>, accessed March 2024.

⁴⁵ JSA telephone survey March 2024; Healthdirect, <https://www.healthdirect.gov.au/australian-health-services>, accessed March 2024.

⁴⁶ JSA telephone survey March 2024; Healthdirect, <https://www.healthdirect.gov.au/australian-health-services>, accessed March 2024.

6.5 Childcare

Out of School Care is provided at Smithfield Public School, in O'Connell Street, about 120 metres walk from the site. Out of School Care is also provided at St Gertrude's Catholic Primary School.

There is a good supply of childcare in the area as shown in the sketch below. There are 3 centres within 1 km of the site and 10 centres within 2 kms of the site.

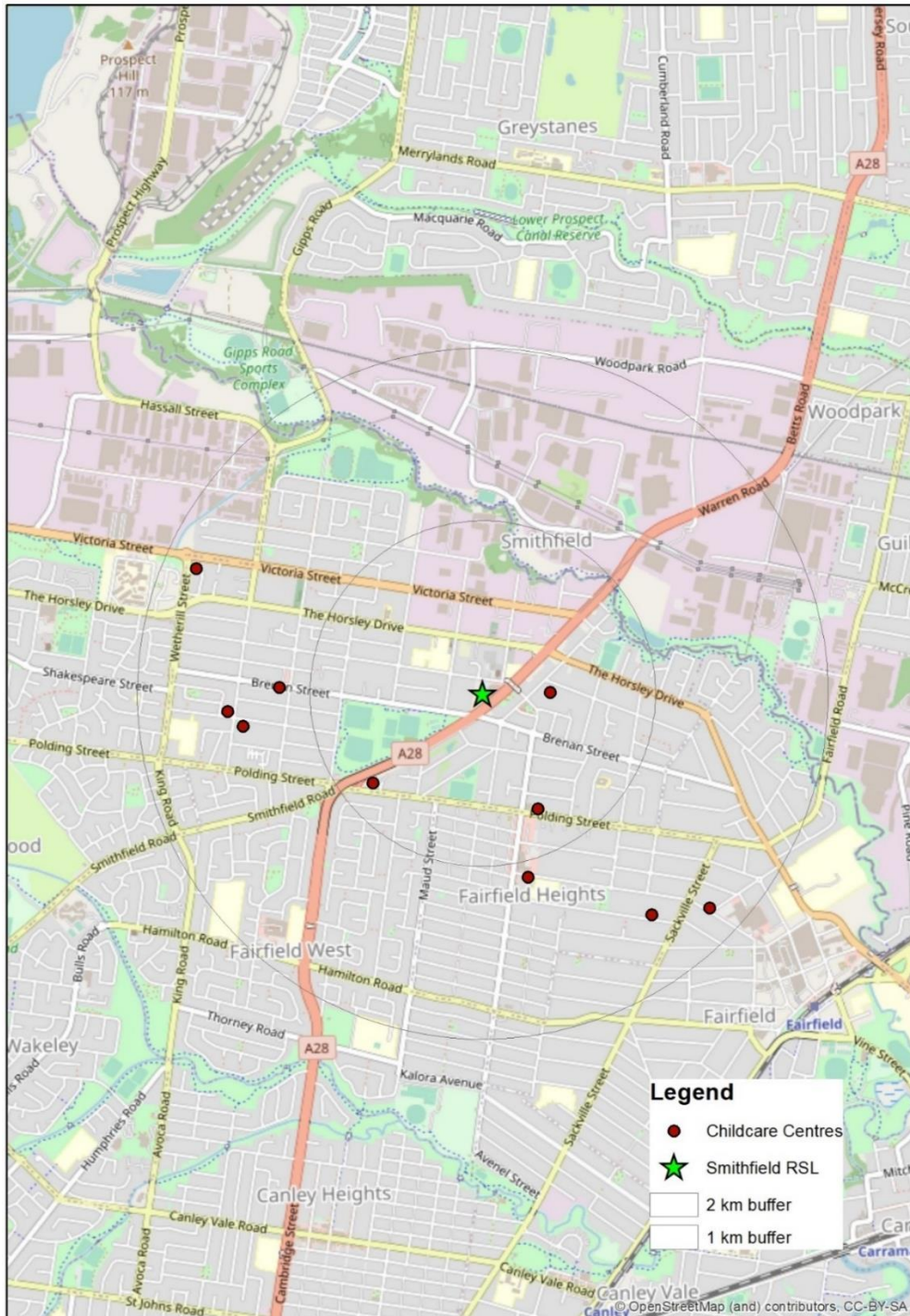


Figure 6.11: Location of proposed child care centre at 88 Smithfield Road, Smithfield and other long day care centres operating within 2km

Source: JSA 2023

6.6 Community Facilities

The nearest library is Smithfield Community Library at 57 Oxford Street Smithfield. The library is in Thorley Park, about 300 metres walk from the site using the pedestrian overpass bridge across the Cumberland Highway.



Figure 6.12: Smithfield Community Library, 57 Oxford Street Smithfield.

Source: JSA 2023

There is a youth club operating from a building attached to the Smithfield Community Library. The youth club is operated by Smithfield RSL. Services offered include ballroom dancing, gymnastics, karate, judo and swimming.

The nearest community centre is located in Brenan Park, about 800 metres walk from the site. The hall is available for hire through Fairfield City Council.



Figure 6.13: Brenan Park Community Hall.

Source: JSA 2023

Churches in the area include St Benedict's Catholic Church, adjacent in Justin Street, The King's Agape Alliance Church at the corner of Justin Street and The Horsely Drive and Smithfield Baptist Church on The Horsely Drive. Other churches are found in surrounding areas.

6.7 Open Space

The nearest open space is at Brenan Park, located adjacent to the site on the south side of Brenan Street. The park mainly consists of sporting fields, including tennis courts, and has a low level of embellishment. It includes a children's playground, about 900 metres walk from the site.



Figure 6.14: Brenan Park showing sports fields.

Source: JSA 2023

Thorley Park has a moderate level of enhancement and is about 300 metres walk from the site using the pedestrian overbridge of the Cumberland Highway. The park contains a children's playground and a half basketball court.



Figure 6.15: Thorley Park showing children's playground.

Source: JSA 2023

6.8 Recreational facilities

Smithfield shops include restaurants, cafes and the Smithfield Tavern, providing recreational opportunities. Smithfield RSL provides a range of facilities, including bars, café and restaurants.



Figure 6.16: Smithfield RSL Club.

Source: JSA 2023

Swimming pools are available at Fairfield Leisure Centre and at Prairiewood Leisure Centre. Both of these can be accessed by car or by bus and foot.



Figure 6.17: Fairfield Leisure Centre.

Source: JSA 2023

A cinema is available at Hoyts Wetherill Park and is located within Stockland Wetherill Park. The cinema is accessible by bus or by car.

6.9 Transport

The development is serviced by bus stops for route 808 in Brenan Street, adjacent to the development. Services operate between Fairfield Station, Prairiewood T way Station and Liverpool, providing access to Fairfield shopping centre and railway station, Stockland Wetherill Park and Liverpool shopping centre and railway station. Connecting bus services provide access to industrial areas to the north and west of Smithfield. Buses are generally available twice hourly through the day. The bus interchange at Fairfield Railway Station and the T way Station at Prairiewood connect to a wide range of regional destinations.

The proposed development is 3.7 km from Fairfield Railway Station providing six services per hour to and from Sydney CBD throughout the day, with connecting and direct services to Parramatta.

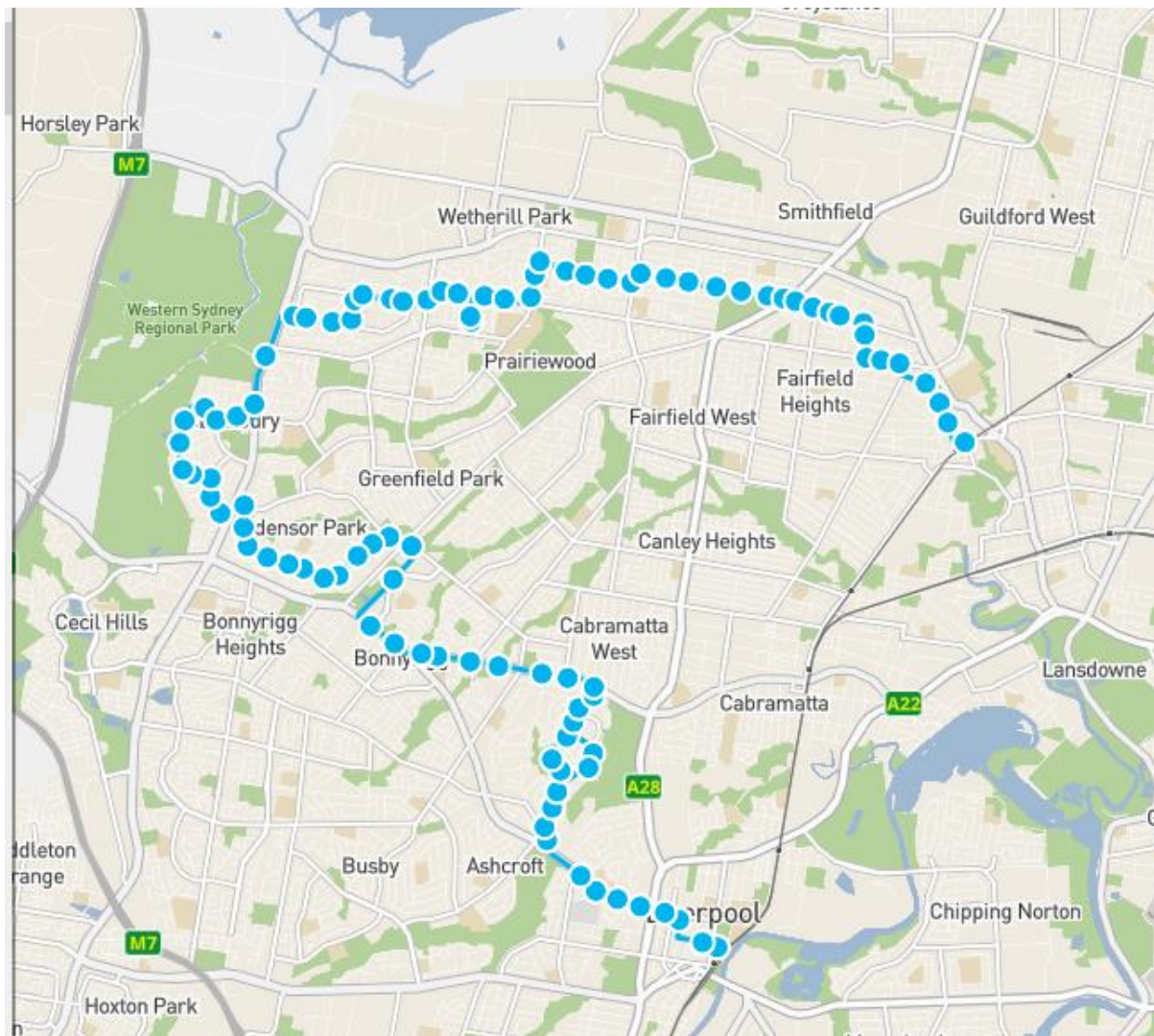


Figure 6.18: Bus Route 808 operating between Fairfield, Prairiewood T way and Liverpool.

Source: <https://transportnsw.info/routes/details/sydney-buses-network/808/13808> accessed 7 August 2023



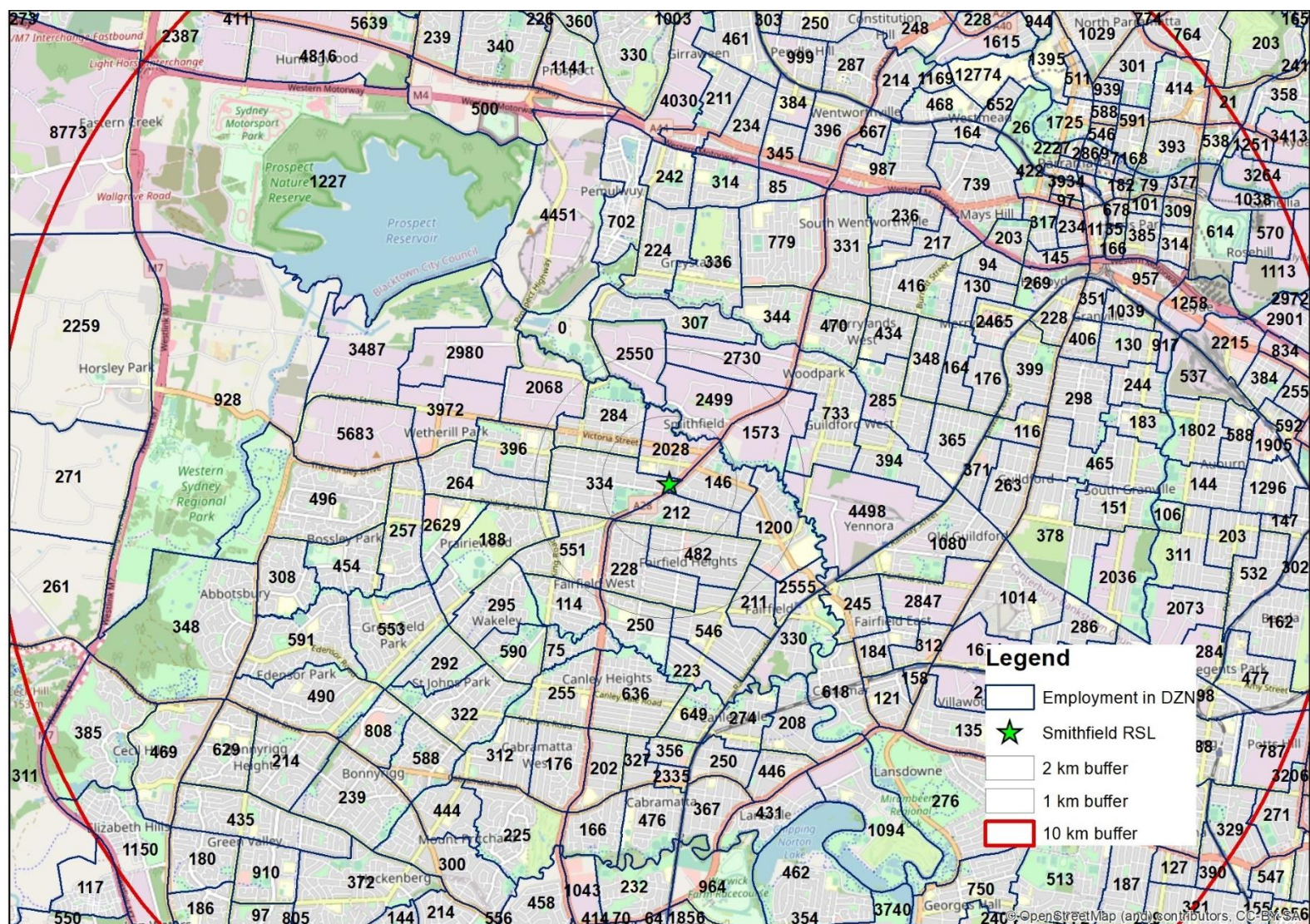
Figure 6.19: Fairfield Railway Station.

Source: JSA 2023

The regional road network can be accessed via the Cumberland Highway, directly adjacent to the site. The Cumberland Highway northbound is accessible at the intersection with Brenan Street, and southbound access is available at the intersection with Victoria Street and at the Polding Street interchange.

6.10 Employment Centres

The site is proximate to extensive employment areas as shown in the map below. Industrial areas to the north and northeast of the site employed around 40,000 people in 2021.



7 Housing Diversity and Affordability

7.1 Diversity

The Smithfield area is undersupplied with flats and apartments, with these being 8% of dwellings compared to 33% for Greater Sydney. At the LGA level there is also an undersupply of flats and apartments with these being 16% of dwellings in Fairfield LGA.

7.2 Affordability

Based on an assessment of households in housing stress, the majority of demand for affordable accommodation in Fairfield LGA is for:

Rental – 72% very low income households, 25% low income households and 3% moderate income households across 10,306 households in rental stress;

Purchase – 78% very low and low income households, 22% moderate income households across 8,208 households in purchase stress.

First quartile residential sales (estimated to be \$500,000 for a two bedroom apartment) from development in the area are expected to be affordable to around 75% of moderate income households.

Based on our rental snapshot, median rents are likely to be:

- \$480 per week for a two bedroom dwelling and affordable to all moderate income households and 35% of low income households; and
- \$360 per week for a one bedroom dwelling and affordable to all moderate income households and 93% of low income households.

Provision of affordable housing for very low income households is typically provided through social housing and requires deep subsidies. A preliminary assessment has been carried out of the ability to provide an affordable housing contribution as a result of uplift from the planning proposal. The assessment found that development would not be viable with an affordable housing contribution.

Based on Census data for flats and apartments in multi storey developments in Fairfield LGA, 66% of dwellings are expected to be rented on the private rental market.

Accordingly, the expected 393 one and two bedroom residential dwellings included in the proposed Concept Plan could provide affordable rental accommodation to 259 low and moderate income households, and affordable purchase accommodation to 134 moderate income households.

8 Social and Community Needs Assessment

8.1 Overview

Provision of community facilities across established areas will generally be undertaken by Fairfield City Council, and funded from Section 7.11 and 7.12 contributions and/or under voluntary planning agreements. The provision of additional services would be expected to reflect increased demand from increases in population and to be geographically focussed on areas experiencing growth.

It is beyond the scope of this Social Impact Assessment to consider the provision of facilities at an LGA level; however, an assessment has been of the likely demand to be generated by the proposed development for key social infrastructure, both for the total development and for the incremental additional development if the Planning Proposal is approved.

The table below shows standards for community facilities and these standards have been adopted for evaluation of social impacts and to estimate additional provision of services and facilities. Standards for Community Facilities and for open space are taken from the Fairfield City Council *Local Infrastructure Contribution Plan 2023 (Section 7.11 & 7.12) (2023-2041)*. The site is located within the Eastern Catchment under this Plan.

For Council facility planning purposes, the site is within the Fairfield District and within the sub district of Fairfield Heights (including the suburbs of Smithfield, Fairfield West and Fairfield Heights).

Based on the assessment below, the site is generally appropriately serviced with regard to community facilities and transport. No Civic and Cultural facilities are identified in Fairfield LGA, and there is likely to be a shortage of library space and community centres within the sub district.

The extensive Western Sydney Parklands in the west of the LGA will ensure an adequate provision of open space at the LGA level, however at the level of Smithfield suburb there is an undersupply of passive open space against Council's target of 0.9 ha per 1,000 people, and a large undersupply when assessed against a benchmark of 2.0 ha per 1,000 people. Dwellings in high density should be within 200 m of quality open space of at least 0.1 ha.

The planning proposal shows 968 m² of RE1 zoned open space fronting O'Connell Street. This is just undersized against the bench mark of 0.1 ha (1,000 m²).

This provision of open space does not meet the additional demand for passive open space created by the development associated with the proposed Concept Plan, estimated at 0.6 ha (n=666 net increase in population on maximum yield for proposed Concept Plan under existing controls) or the maximum yield under the proposed FSR controls, estimated at 1.2 ha (n=1366 net increase in population on maximum yield under existing controls).

Any development will generate local infrastructure contributions for recreation facilities and open space embellishment, and these funds could be used to enhance open space in parts of the adjacent Brennan Park that are not currently used for sporting fields. The following actions have been identified for Smithfield and are of relevance to the Planning Proposal:

- an **increase existing community centre floorspace** (build and fit out) in **Smithfield** of **2,000 m²**; and
- including a **multi-sports hub at Brennan Park** (the large open space area/park very near the site);⁴⁷ and
- public domain improvements in the **Smithfield town centre**.⁴⁸

8.2 Normative standards

⁴⁷ Ibid, Section 5.1.3, Pg 53.

⁴⁸ Ibid, Section 5.3, Pg 62.

Table 8.1: Community Service and Facility Planning Standards and Provision

Service or facility	Standard	Reference ⁴⁹
Community and Cultural Services		
Community Centre and Community Development	- Provision of Neighbourhood Community Facilities to be provided at the rate of 80 m² per 1,000 people. - Community development worker/s	Fairfield City Council <i>Local Infrastructure Contribution Plan 2023 (s.7.11 & s.7.12)</i> , page 54.
Civic and Cultural facilities	Access required	N/A
Library	- Provide 28m² per 1000 people - Branch library for 10-15,000 people - Mobile Library service to be provided at population threshold of 2,500.	Fairfield City Council <i>Community Facilities Strategy (2022-2042)</i> NSW State Library <i>People Places</i> NSW Library and Information Association
Children and Young People		
Facilities and services for young people	- Community transport to provide access to existing youth centres from early stages of development - Youth activities including a Youth Worker at population threshold of 5,000 e.g. as part of Neighbourhood Centre or outreach from Council Youth Centre - Youth facility at population threshold of 15-20,000 - Youth friendly outdoor spaces (e.g. skate park, half-court basketball court, meeting spaces) also need to be provided.	DOCS Guideline/West Dapto Social Plan
Long Day Care Centre	One place per 2.4 children aged 0-4 years	ABS Child Care 4402.0 June 2017 (JSA estimate of actual rate) DOCS Guideline/West Dapto Social Plan

⁴⁹ See application of standards in Stubbs, J (1994), *West Dapto New Release Area Social Plan*, Wollongong City Council; and Stubbs, J (1987) *Narellan New Release Area Social Plan/ Section 94 Plan*, Camden Council; Bonnyrigg Redevelopment Social Impact Assessment (JSA 2008); Fairfield City Council *Local Infrastructure Contribution Plan (s.7.11 & s.7.12, 2023-2041)*.

Service or facility	Standard	Reference ⁴⁹
	Detailed planning is required given the likely demography, and need and mechanism for provision of childcare (private or community provision). Hours of operation are likely to be an issue for commuters.	
Pre-Schools	- One place per 10 children aged 0-4 years - Detailed planning is required given the likely demography, and need for provision of childcare.	DOCS Guideline/West Dapto Social Plan
Out of School Care	1: 5,000 people - Could be provided with Public Primary School.	DOCS Guideline/West Dapto Social Plan
Family Day Care	1 Scheme per 5,000 population - Should be provided as a baseline service	Former DCHS Guideline/West Dapto Social Plan
Private schools	N/A	
Education facilities	One public primary school per 2,000-2,500 new dwellings – land take needs to be determined in early planning stages	DET (no longer published)
	One public high school per 6,000-7,500 new dwellings – land take needs to be determined in early planning stages	DET (no longer published)
Older People		
Facilities and services for older people	Seniors Centre or activity space in Multi-purpose Community Resource Centre (MPCC), depending on demographic mix.	Bonnyrigg SIA
Residential Aged Care services	The aged care provision ratio comprises 60.1 residential care places per 1,000 people aged 70 years and over	https://www.health.gov.au/our-work/aged-care-reforms/what-were-doing/sustainable-care accessed 25 July 2023.
Aged Care and Assessment Team	Access required – negotiations with relevant providers required for future service provision	N/A
Home and Community Care	Access required – negotiations with relevant providers required for future service provision	N/A

Service or facility	Standard	Reference ⁴⁹
Health and Welfare Services		
Public and Community Health Services	Access required that may include: • Outreach community health services at a population threshold of 3-5,000 people including early childhood, generalist community health, allied health and psychiatric/counselling/social work services and youth health; • Provision of Satellite Community Health Centre at population threshold of 10-15,000 people; • Public hospital beds at a ratio of 3:1,000 people (0.25 Paediatric; 0.35 Obstetrics; 0.15 Psychiatric; 2.25 Medical/surgical) within 30 minutes' drive of development.	NSW Department of Health /West Dapto Social Plan
General Practitioners	• 1.25 GPs Full Time Equivalent (FTE) per 1,000 people • 3.5 GPs FTE per 1,000 people over 50 years	Department of Health & Aging 2023, actual average rates for NSW.
Dental Services	• 1:2,500 people at a population threshold of 2,500 people	NSW Department of Health /West Dapto Social Plan
Pharmacy	• 1:2,500 people at a population threshold of 2,500 people	NSW Department of Health /West Dapto Social Plan
Mental Health Services	• Access required as well as provision for community services noted above, adequate space needs to be provided for private practitioners	N/A
Allied Health Services	• Access required – as well as provision for community services noted above, adequate space needs to be provided for private practitioners, e.g. for Occupational Therapists, Physiotherapists, Speech Pathologists, etc.	N/A
Community Support and Welfare Services	• Access required	N/A
Justice and Emergency Services	• Access required	
Places of worship	• Access required	
Recreation and Open Space		

Service or facility	Standard	Reference ⁴⁹
Open space	Council appears to have adopted a target of 9 m² per person, with other benchmarks including Regional Open Space within 5 km, District Open Space within 2 km and all dwellings within 400 m of quality open space. Dwellings in high density should also be within 200 m of quality open space of at least 0.1 ha.	Council benchmarks referenced in Fairfield City Council <i>Local Infrastructure Contribution Plan 2023 (s.7.11 & s.7.12)</i> page 59, and in <i>Fairfield City Wide Community Facilities and Open Space Needs Study 2019</i> page 24.
Entertainment facilities	Access required	
Shops and commercial services	Access required	
Regional sports facilities	Access required including considerations of public transport	
Public and community transport	Adequate public transport should be provided	
Police	- Police presence at 10,000 threshold, e.g. shopfront, may be required - Police station at 20,000 population threshold	
Ambulance	Ambulance station at 20,000 population threshold, though need may be serviced by existing services	
Fire Services	Likely to be serviced by existing facilities, but consideration required.	

Source: JSA 2023

8.3 Gap Analysis

Under the Fairfield *Local Infrastructure Contribution Plan 2023* (s.7.11 & s.7.12), the proposal site is within the suburb of Smithfield, and the Eastern Catchment.

In 2021, the population of Smithfield was 13,160 and the population of the Eastern Catchment was 132,087.⁵⁰

The LGA population was 208,475.

⁵⁰ Including 30% of Villawood population and 50% of Yennora population.

Table 8.2: Evaluation of facilities proposed against above standards /service requirements

Service or facility	JSA assessment and Recommendation
Community and Cultural Services	
Community Centre and Community Development	The Smithfield suburb contains a community hall at Brenan Park, Smithfield with an area of about 220 m ² for a 2021 population of 13,160 equivalent to a demand of 1,053 m ² when Council's target of 80m ² per 1,000 people is applied; suggesting the suburb is undersupplied for community facilities. It is noted that Council has identified a need to increase community facility space for Smithfield by 2,000m ² .
Civic and Cultural facilities	No facilities are identified in Fairfield LGA.
Library	The precinct includes the Smithfield Community Library at 57 Oxford St, Smithfield. The size of the library is 163m ²⁵¹ , providing library space at a rate of 12.4m ² per 1,000 people compared with Council's standard of 28m ² per 1,000 people. A library facility of 369m ² would meet current demand in Smithfield suburb using Council's standard.
Children and Young People	
Facilities and services for young people	There are limited youth facilities available in Fairfield LGA with a PCYC in Cabramatta. The nearest skate park is at Bonnyrigg Town Centre Park, Bonnyrigg. There is a swimming pool at Fairfield Leisure Centre and at Prairiewood Leisure Centre. There is a half basketball court at Thorley Park Smithfield.
Long Day Care Centre	The development is expected to contain between 35 to 73 people aged 0-4 at completion with a demand for 4 to 7 childcare places. Based on current trends, childcare is likely to be provided commercially in response to demand. There are three childcare centres currently listed in Yellow Pages for Smithfield suburb and many more in surrounding suburbs.
Pre-Schools	As noted above, one place per 10 children aged 0-4 years is an appropriate standard, which would be a demand for 4 -7 places by completion of the development. Based on current trends, pre-schools are likely to be provided commercially in response to demand.
Out of School Care	Out of School Care is provided at Smithfield Public School, O'Connell St Smithfield and operated by 'The Y'. The school is a 350 metre walk from the site.
Family Day Care	Fairfield City Council offers Family Day Care in Fairfield LGA, and additional services would be expected in response to increases in demand.
Private schools	St Gertrude's Catholic Parish Primary School is located 100 metres by foot from the proposed development. Other private schools in the area are accessible by public transport.

⁵¹ Fairfield City Council (2024) *Local Infrastructure Contributions Plan 2023 (Section 7.11 & 7.12) (2023-2041)*, Final February 2024, Pg 52.

Service or facility	JSA assessment and Recommendation
Education facilities: Public Primary School	The nearest public primary school is Smithfield Public School in O'Connell St Smithfield, about 350 metres from the proposed development by car, foot or bicycle. Smithfield Wetherill Park SA2 contained 6,570 dwellings in 2021. There are three public schools in the SA2, giving one school per 2,190 dwellings, and suggesting an adequate supply of public schools.
Education facilities: Public Secondary School	The nearest public secondary school is Prairiewood High School at Restwell Road Prairiewood, about 3.8 km by car, foot or bicycle. The school is accessible using bus route 808 departing adjacent to the proposal site and dropping off in Polding Street, about 300 metres walk from the school. The high school services the SA2s of Horsley Park-Kemp's Creek, Smithfield-Wetherill Park, Bossley Park-Abbotsbury and Greenfield Park – Prairiewood with combined dwellings of 16,739 in 2021. There are a number of high schools in surrounding areas and it is likely that school catchments are adjusted in response to enrolments.
Older People	
Facilities and services for older people	We have not identified any specific programs for older people in Fairfield LGA.
Residential Aged Care services	The over 70 population of the development will range from 74 - 152 people with the lower estimate based on the net increase associated with the Concept Plan and the highest estimate based on the net increase from maximum yield of the site, equivalent to a demand for 4 – 9 residential places to allow aging in place. At the 2021 Census, there were 1,510 people counted as resident in nursing homes or accommodation for the retired or aged (not self-contained) in Fairfield LGA, a provision of 64.4 places per 1,000 people aged over 70, suggesting an adequate provision of aged care.
Aged Care and Assessment Team	In the context of Fairfield LGA, the incremental impact of the proposed development is likely to be minimal with regard to assessment and demand for services.
Home and Community Care	In the context of Fairfield LGA, the incremental impact of the proposed development is likely to be minimal with regard to assessment and demand for services.
Health and Welfare Services	
Public and Community Health Services	Public hospital facilities are available at Fairfield Hospital, around 6 minutes by car or 17 minutes by bus (including walking to and from bus stops) from the proposed development.
General Practitioners	There are two General Practitioners within Smithfield Suburb and 10 within the primary area of the Smithfield, Fairfield Heights and Fairfield West suburbs. Section 9.5 below calculates a comparison rate of the local supply of GPs against NSW averages, showing a shortfall in the local area.

Service or facility	JSA assessment and Recommendation
Dental Services	There is one listing for Smithfield suburb, with 26 listings for Dental Services within nearby suburbs, with the nearest dentist in Smithfield Square on Horsley Drive, about 400 metres away by foot. ⁵²
Pharmacy	There are 2 listings for Pharmacies within Smithfield Suburb with the nearest pharmacy on Horsely Drive, about 400 metres away by foot. ⁵³
Mental Health Services	An intake service is available at Fairfield Hospital, with full services available at Liverpool Hospital. Some services are available privately within Fairfield CBD.
Allied Health Services	A range of services are available at Fairfield Hospital and privately within Fairfield CBD.
Community Support and Welfare Services	In the context of Fairfield LGA, the incremental impact of the proposed development is likely to be minimal with regard to assessment and demand for services.
Justice and Emergency Services	In the context of Fairfield LGA, the incremental impact of the proposed development is likely to be minimal with regard to assessment and demand for services.
Places of worship	In the context of Fairfield LGA, the incremental impact of the proposed development is likely to be minimal with regard to assessment and demand for services.
Recreation and Open Space	
Open space	Open space has been estimated using a search of Council's Park/Sports Ground locator with areas taken from NPdata data base. Areas are approximate as identification of parcels related to Parks and Sports Grounds is not always obvious. At the LGA level, there is likely to be ample supply of open space. The Western Sydney Parklands has an approximate area within Fairfield LGA of 825 ha. For City of Fairfield, this is equivalent to 3.96 ha per 1,000 people, above the standard of 3.83 ha per 1,000 people. In addition, there is other open space available within the City of Fairfield, including passive open space and sports fields. For Smithfield Suburb, approximately 41.2 ha of sporting fields and 3.4 ha of parks have been identified. Based on the 2021 population this is a provision of 3.13 ha per 1,000 people of sports fields compared to a bench mark of 0.83 ha per 1,000 people, 0.26 ha of passive open space per 1,000 people compared to a benchmark of 2.0 ha per 1,000 people, and an overall provision of 3.39 ha per 1,000 people compared to a benchmark of 2.83 ha per 1,000 people. While the supply of sports fields is ample at the suburb level, it is likely that these are district level facilities and so service a wider area. The supply of passive open space is low compared to commonly used normative standards. The Council benchmark of 9 m² per person is equivalent to 0.9 ha/1,000 people, and against this benchmark Smithfield Suburb is undersupplied with passive open space.

⁵² <http://www.yellowpages.com.au/> accessed 3 July 2023

⁵³ <http://www.yellowpages.com.au/> accessed 3 July 2023

Service or facility	JSA assessment and Recommendation
	Based on population estimates elsewhere in this report, the Planning Proposal will generate a demand for an additional 5,994 m² of open space using the benchmark of 9 m²/1,000 people (for n=666 net population increase) or 12,294m² of open space using the benchmark of 9 m²/1,000 people (for n=1,366 net population increase). Under the Planning Proposal, the development will provide an additional 986 m² of open space typically located within 200 metres of the proposed residential areas. The nearest park to the site is McCarthy Memorial Park opposite across Smithfield Road and accessed by a pedestrian bridge over Smithfield Road at Neville Street. The park was locked on a site visit and does not appear to be open for public use. The nearest public park is at the adjacent Brennan Park. Brennan Park is largely sporting fields and has a low level of embellishment. Thorley Park is about 300 metres walk via the pedestrian overbridge on Cumberland Highway. The park contains a children's playground and a half basketball court, with some seating. Sporting fields are found at Brennan Park, adjacent to the site across Brennan Road. There are walking paths and a cycle way along Prospect Creek, about 1 km walk from the site.
Entertainment Facilities	Entertainment facilities are available in Smithfield CBD including clubs, pubs and restaurants, with Cinema facilities available in Stockland Wetherill Park. Smithfield CBD is accessible from the proposed development by foot or car and Stockland Wetherill Park is accessible by bus or car.
Shops and commercial services	Shops and commercial services are available in Smithfield shopping centre, accessible by foot or car, and in Fairfield and Stockland Wetherill Park shopping centres with both accessible by car or bus. There is a limited range of shops in Smithfield shopping centre, with one small grocery store providing some daily needs. It is likely that residents rely on major supermarkets at Stockland Wetherill Park for most of their daily needs. Stockland Wetherill Park is about 4 km from the site, and is 6 minutes by car or 12 minutes by bus.
Regional sports facilities	There are a range of regional sports facilities available in the area including sports fields at Rosford Park, Smithfield Park and Brennan Park. There is a swimming pool and other facilities at Fairfield Leisure Centre, about 9 minutes by car or 22 minutes by bus and foot; and at Prairiewood Leisure Centre, about 7 minutes by car or 25 minutes by bus and foot.
Transport	
Public and community transport	The development is serviced by bus stops for route 808 in Brennan Street, adjacent to the development. Services operate between Fairfield Station, Prairiewood T way Station and Liverpool, providing access to Fairfield shopping centre and railway station, Stockland Wetherill Park and Liverpool shopping centre and railway station. Connecting bus services provide access to industrial areas to the north and west of Smithfield. Buses are generally available twice hourly through the day. The bus interchange at Fairfield Railway Station and the T way Station at Prairiewood connect to a wide range of regional destinations. The proposed development is 3.7 km from Fairfield Railway Station providing six services per hour to and from Sydney CBD throughout the day, with connecting and direct services to Parramatta.
Emergency Services	

Service or facility	JSA assessment and Recommendation
Police	Police are available at Fairfield Police Station, 40-42 Smart Street Fairfield. In the context of Fairfield LGA, the incremental impact of the proposed development is likely to be minimal with regard to assessment and demand for services.
Ambulance	Ambulance is available at 67 Mitchell Street Carramar. In the context of Fairfield LGA, the incremental impact of the proposed development is likely to be minimal with regard to assessment and demand for services.
Fire Services	Fire Services are available at 875 The Horsley Drive, Smithfield. In the context of Fairfield LGA, the incremental impact of the proposed development is likely to be minimal with regard to assessment and demand for services.

Source: JSA 2024

9 Economic and Retail Analysis

9.1 Overview

The masterplan prepared to support the planning proposal shows the site yielding the following non-residential uses:

- retention of the existing licensed club (gross floor area of 7,009 m²);
- a new hotel with 168 rooms (gross floor area of 7,619 m²);
- retail space (with a gross floor area of 353 m²);
- commercial/business centre adaptable space located on two floors of the new hotel (gross floor area of 1,985 m²); and
- medical centre (gross floor area of 485m²).

9.2 Hotel Accommodation

The most recent available data on tourist accommodation is the ABS publication *86350DO001_201516 Tourist Accommodation, Australia, 2015-16*. The publication provides data on a range of statistics related to tourist accommodation by SA2, including the number of establishments and the number of rooms, noting that the number of rooms is not published where there is one establishment or the number is low.

The maps below show the supply of tourism accommodation establishments and supply of rooms in the area of the Smithfield RSL.

There is limited supply of tourist accommodation establishments in the south west Sydney area, apart from clusters at Casula, Lansvale and Bass Hill, with these typically being older Motels along the Hume Highway. There is also a large cluster at Parramatta, reflecting its status as a metropolitan centre.

In 2016, the LGAs of Cumberland, Fairfield and Liverpool contained eight accommodation establishments. Three hundred and fourteen (314) rooms were counted in Liverpool LGA, and another 158 are imputed in Cumberland and Fairfield using NSW average rooms per establishment of 52.8, giving a likely total number of rooms of 472.

The table below shows the supply of tourist accommodation across the three LGAs compared to NSW averages. Compared to the NSW average, the three LGAs are undersupplied for tourism accommodation, and will continue to be undersupplied with the construction of the additional rooms.

While the NSW average is likely to be heavily influenced by high levels of accommodation in “destination” areas such as beach front locations, much domestic tourism is for the purpose of

business or visiting friends and relatives, and these categories will provide a market for the proposed hotel.

For the year ended December 2022, there were 10.4 million domestic overnight travellers to Sydney. Of these, 27% (2.8 million) were travelling on business and another 36% (3.7 million) were visiting friends and relatives. The three LGAs contained 14% of the population of the Sydney tourism region, but contained 1.3% of rooms.

Table 9.1: Room supply compared to benchmark areas

	Population 2021 Census	Number of rooms	Rooms per 1,000 people
Liverpool, Cumberland and Fairfield LGAs	677,360	472	0.697
Liverpool, Cumberland and Fairfield LGAs with new 168 room hotel	677,360	640	0.945
NSW	8,072,163	75,235	9.320

Source:ABS, JSA calculation

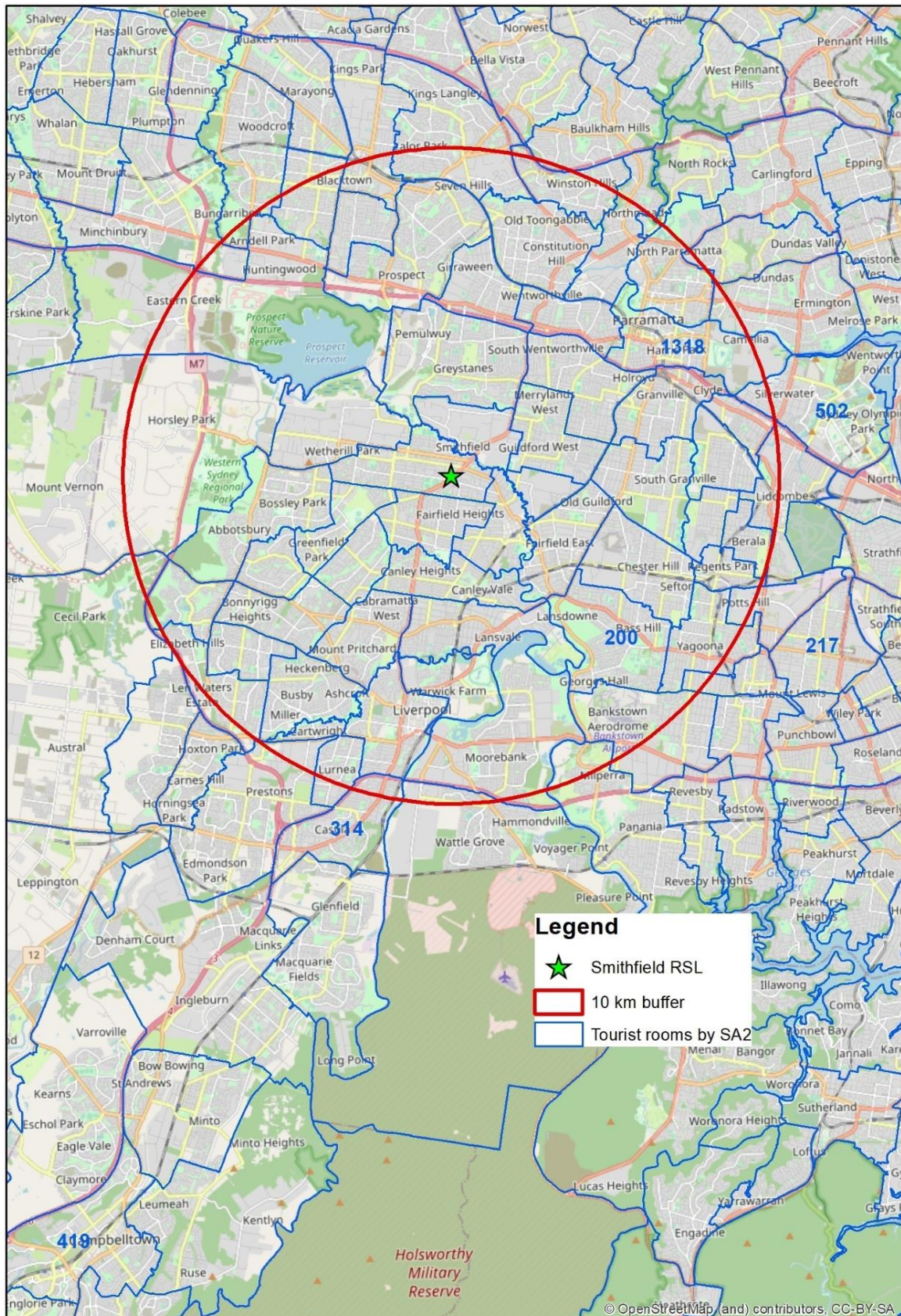


Figure 9.1: Supply of tourism accommodation beds in vicinity of Smithfield RSL

Source: ABS 2016

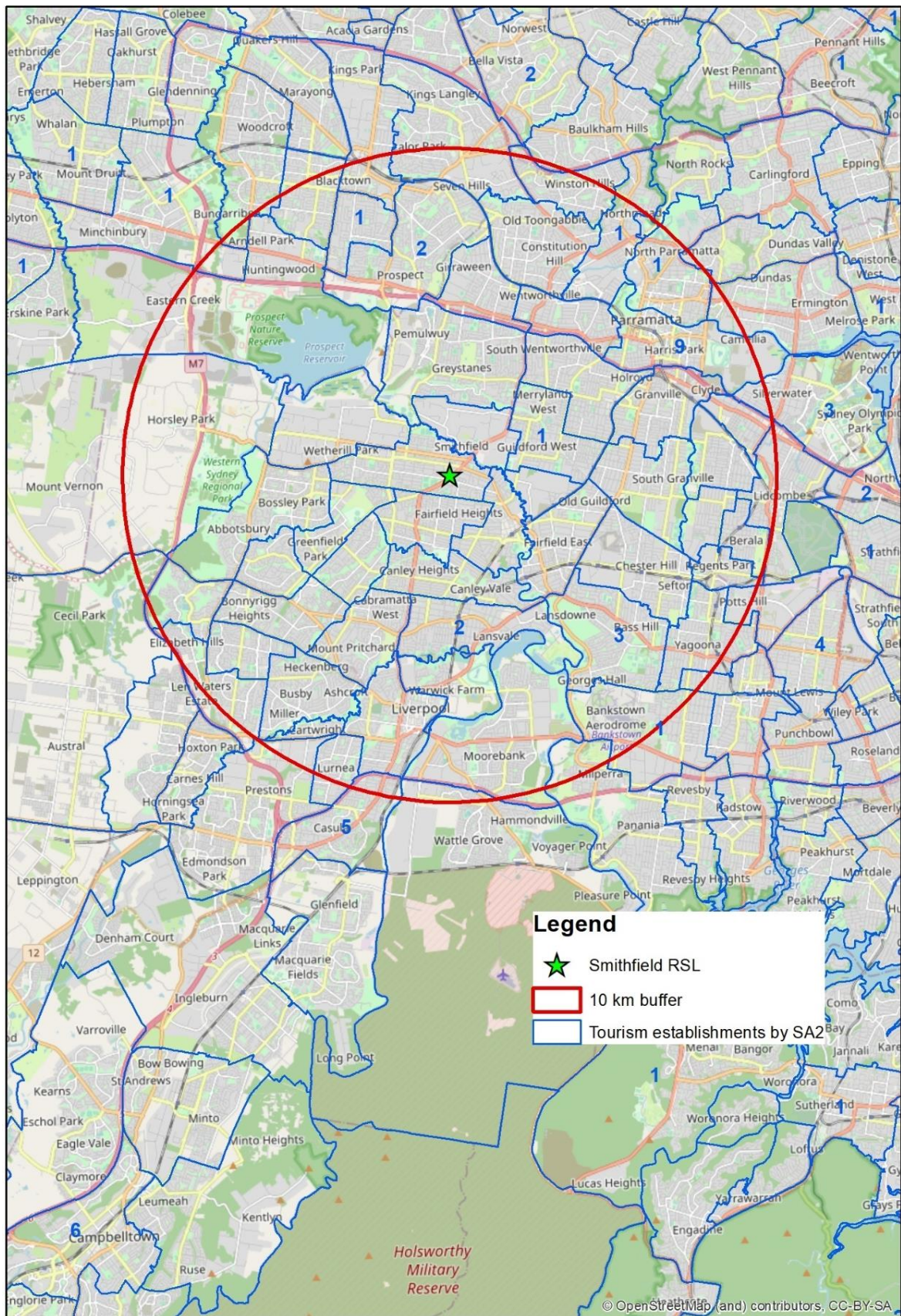


Figure 9.2: Supply of tourism accommodation establishments in vicinity of Smithfield RSL
Source: ABS 2016

9.3 Commercial Floor Space

The proposal master plan includes 1,985m² GFA of commercial floor space, equivalent to a lettable area of 1,687m².⁵⁴ Commercial floor space in the Smithfield B2 zone consists of first storey offices above retail premises, however most of the retail strip consists of single storey shops. A desktop review of the Smithfield CBD area using Google Maps and Street View estimated a current provision of commercial floor space of 3,160m² by Gross Building Area, equivalent to a lettable area of 2,010 m².⁵⁵

The proposed development will increase the supply of commercial floor space (lettable area) in Smithfield by 84%.

JSA contacted eight real estate agents managing commercial property in the area in August 2023, noting that these consultations were undertaken with regards to a preliminary concept plan for a mixed use development for the site. Of the eight agents contacted, two gave detail responses to interview questions and two gave shorter responses. Responses are summarised below.

Parkside Commercial Real Estate advised that office space is in short supply. There is a strong demand for industrial. Expected rates would be around \$350-400/m² annually, with better returns from smaller tenants. The respondent estimated office space vacancy at less than 1% in Smithfield Wetherill Park area, however ground floor retail has more vacancies. A similar development is 447 Victoria St Wetherill Park, 4-5 stories, managed by Coutts.

JLL – Parramatta gave information on the Parramatta and regional market. In Parramatta the office market is suffering. Parramatta CBD has 25% vacancies, with A grade (new construction) having 9% vacancy and B grade (typically refurbished) having 48% vacancy. The respondent noted that B grade would be A grade in Liverpool.

Suburban markets are performing better however the development would be unlikely to get a large institutional client. The area would need to be let in smaller areas and could attract lower grade office users. Older style offices in Smithfield Wetherill Park are renting for \$200-300/m², with brand new offices renting for \$250-400/m².

In suburban markets people are chasing low rents and parking. It is likely the proposal will compete with Liverpool because of higher amenity in Liverpool. There are high vacancy rates in Liverpool (around 20%) and Bankstown (around 18%) but some of this can be accounted for by new developments coming on line.

Coutts Wetherill Park Pty Ltd, manage an office building in Wetherill Park, which currently has no vacancies. Smaller spaces (50-100 m²) are likely to lease more easily, targeting single operators and small businesses.

Two similar developments have been identified in the area and are shown in pictures below. These are:

⁵⁴1,985 m² GFA * 0.85 (discount for circulation etc) = 1,687 m².

⁵⁵3,160 m² * 0.75 (discount for GFA) * 0.85 (discount for circulation etc) = 2,014.5 m².

- 447 Victoria Street Wetherill Park. This building has an approximate commercial floor area of 2,600 m² containing 15 businesses, or an average of 173 m² per business; and
- 695 The Horsely Drive Smithfield. This building has an approximate commercial floor area of 1,600 m² containing 16 businesses, or an average of 100 m² per business.



Figure 9.3: Similar office building 447 Victoria Street Wetherill Park

Source: JSA 2023

VICTORIA CENTRE 447 Victoria Street	
LEVEL 1	
100	Freedom Hearing
102	Balmain Commercial
103	United Convenience Buyers
104	Youil Consulting
105	OCTEC EMPLOYMENT SERVICE
105	Travel Plans
106	Simone Legal
LEVEL 2	
200	ANZ Business Centre
201	Chandler Macleod
205	MGB Public Accountants
206	Titan Australia
LEVEL 3	
300	GDC Tax
303	AFCG PTY LTD
304	J R Design & Drafting
305	Double X Group

Figure 9.4: Tenant Board 447 Victoria Street Wetherill Park

Source: JSA 2023



Figure 9.5: Tenants 695 The Horsely Drive Smithfield

Source: JSA 2023

The proposal allows for 1,985m² GFA of commercial floor space, equivalent to a lettable area of 1,687m².⁵⁶ Based on reported vacancy rates in Parramatta, it is unlikely that the development would obtain a large institutional tenant to act as an anchor tenant. It is more likely that lettable floor space would be let to smaller businesses with a local clientele. Vacancy rates suggest there is some demand for this product, however, assuming typical 100 m² offices, 12 to 13 tenants would be needed to fully let the proposed building. This is an increase in supply in the area, increasing floor area by around 84%. While some offices are likely to let fairly quickly, there is unlikely to be enough demand from local businesses to take up all the proposed floor space.

9.4 Retail

Retail space with a gross floor area of 353 m² is proposed, or 300 m² lettable floor area⁵⁷; alongside an estimated net population increase on existing controls of 666 people based on the proposed Concept Plan to 1,366 people based on maximum yield of the proposed controls. The total projected population is estimated to range from 949 people for the Concept Plan to 1,649 for the maximum yield under proposed controls.

The *Fairfield City Centres Study* identifies the following metrics for provision of retail space:⁵⁸

- Planning for a 2031 retail provision of 1.96 m² per capita;
- Allocated 20% to Local centres and 10% to neighbourhood centres.

⁵⁶ 1,985 m² * 0.85 (discount for circulation etc) = 1,687 m².

⁵⁷ 353m² * 0.85 (discount for circulation etc) = 300 m².

⁵⁸ Norling Consulting (2015) *Fairfield City Centres Study*, pp 75-76.

Smithfield is identified as a local centre.⁵⁹ Assuming Smithfield functions as both a neighbourhood and local centre for Smithfield suburb, the standard for retail provision is 0.588 m² per capita.⁶⁰

A desktop review of the Smithfield CBD area using google maps and street view estimated a current provision of retail floor space of 16,318 m² Gross Building Area, equivalent to a lettable area of 10,403 m².⁶¹

In 2021, the population of Smithfield suburb was 13,160, giving a demand of 7,738 m² of retail floor space, suggesting that Smithfield is currently oversupplied with retail space. This assessment is borne out by other evidence, including the closure of the Coles Supermarket in Smithfield Square. As at August 2023, 70-80% of the retail space in Smithfield Square was vacant. This may reflect lack of demand, but may also reflect the owner not renewing leases in anticipation of redevelopment of the site, noting that Smithfield Square was purchased in November 2022 for \$9,000,000.

If it is assumed that the additional retail area will function as a neighbourhood centre, the expected demand from the net increase in population will require 131 m² – 268 m² of additional space,⁶² suggesting that the development will not be able to support the proposed level of retail space, or will need to draw trade away from the existing Smithfield local centre to be viable.

There will also be demand from the worker population of the development and from hotel guests. If this population is treated as part of the catchment, the average estimate for the worker population is 260 people, and guest accommodation will be of the order of 156 people, giving a maximum additional demand of 81 m²,⁶³ and a total floor area required ranging from 212 m² – 349 m².⁶⁴ The inclusion of guest accommodation is likely to be optimistic, as a typical hotel development will include bars, restaurants, and coffee shops; and similar facilities are available in the Smithfield RSL.

9.5 Medical Centre Services

9.5.1 Summary

There do not appear to be any normative standards for the provision of GP services, for example, no recommended number of GPs per 1,000 population. However, it is possible to understand the adequacy of supply and likely unmet demand for services through a comparative analysis of provision, that is, how well an area is serviced compared with the State or national averages. Using the Department of Health and Aged Care publishes data on the availability of the General Practice Workforce by State and remoteness category, the supply of General Practitioners in the Primary Area (Smithfield, Fairfield Heights and Fairfield West suburbs) is comparatively much lower than NSW and NSW Major Cities by both headcount and full-time equivalent service. Using ratios for

⁵⁹ *ibid*, Table 9.1.

⁶⁰ $1.96 \text{ m}^2 * 0.3 = 0.588 \text{ m}^2$.

⁶¹ $16,318 \text{ m}^2 * 0.75 \text{ (discount for GFA)} * 0.85 \text{ (discount for circulation etc)} = 10,403 \text{ m}^2$.

⁶² $1.96 * 0.1 * 666 \text{ net increase population Concept Plan} = 130.54 \text{ m}^2$; $1.96 * 0.1 * 1366 \text{ net increase population maximum yield} = 267.74 \text{ m}^2$

⁶³ $(260 \text{ workers} + 156 \text{ guests}) * 1.96 \text{ m}^2 * 0.1 = 81.54 \text{ m}^2$

⁶⁴ $81.54 \text{ m}^2 + 130.54 \text{ m}^2 = 212 \text{ m}^2 \text{ Concept Plan net increase}$; $81.54 \text{ m}^2 + 267.74 \text{ m}^2 = 349.28 \text{ m}^2 \text{ max yield net increase}$.

NSW Major Cities, the shortfall in full-time equivalent service GPs in the Primary Area is 50.8 by total population and 54.6 by population over 50 years. Using ratios for NSW, the shortfall in GP headcount is 43 by total population and 42 by population over 50 years.

The need and demand for medical services in the Primary Area is also impacted by its level of disadvantage, which is related to higher rates of chronic health conditions and total burden of disease. The Primary Area is also projected to age over the next twenty years, with the proportion of the population aged over 50 years and over 70 years increasing. These demographic factors and current shortfall of GP services in the Primary Area suggest that there is likely to be existing and future need for medical services in the area.

This is set out further below.

9.5.2 Impact of age

Usage of General Practitioner services increases as people age, with frequency of usage increasing markedly with age. Details are shown in the figures below. As an example, 96% of people aged 85 and over needed to see a General Practitioner compared to 80% of people aged 35-44. Frequency of usage is much more marked by age, with 73.7% of people aged 85 and over seeing a General Practitioner four or more times, compared with 38.6% of those aged 35-44. People aged 85 and over were three times more likely to see a General Practitioner 12 or more times in the last year compared to people aged 35-44, at 24% compared to 7% of the age groups respectively.

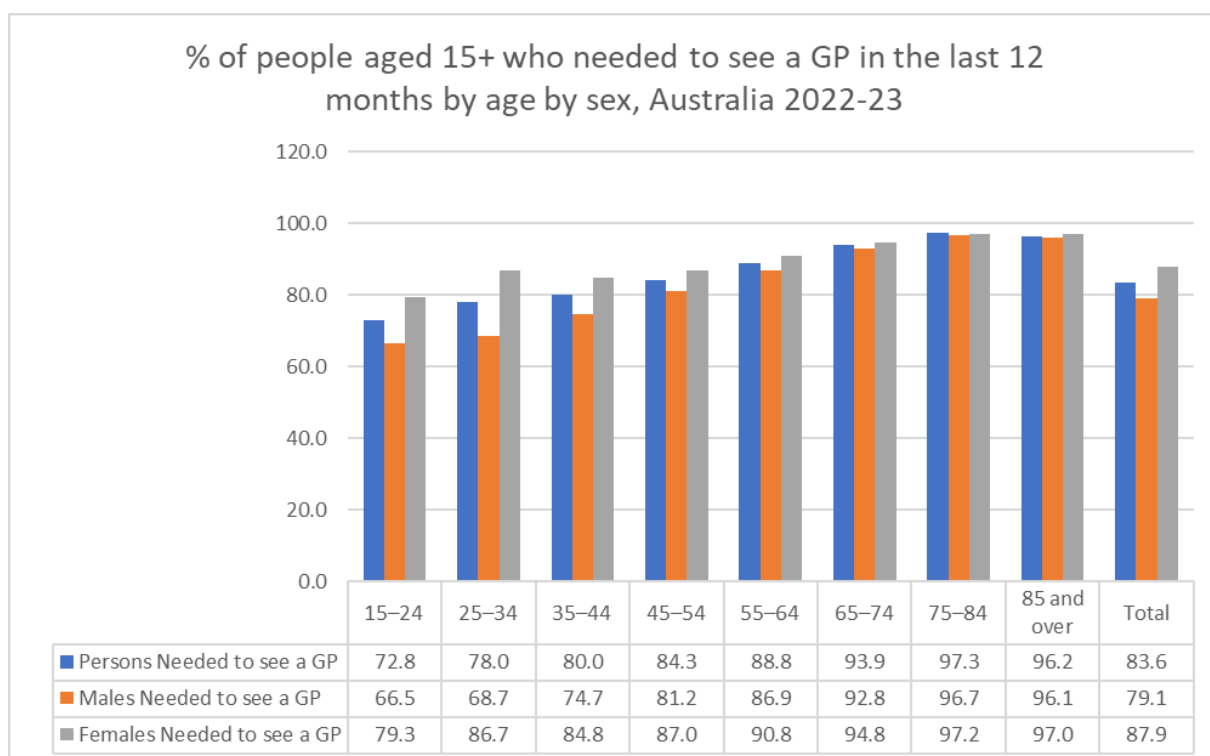


Figure 9.6: People aged 15+ who needed to see a GP in the last 12 months, by age by sex, Australia 2022-23.

Source: JSA 2024; ABS (2023) Patient Experiences, 2022-23, <https://www.abs.gov.au/statistics/health/health-services/patient-experiences/latest-release#data-downloads>

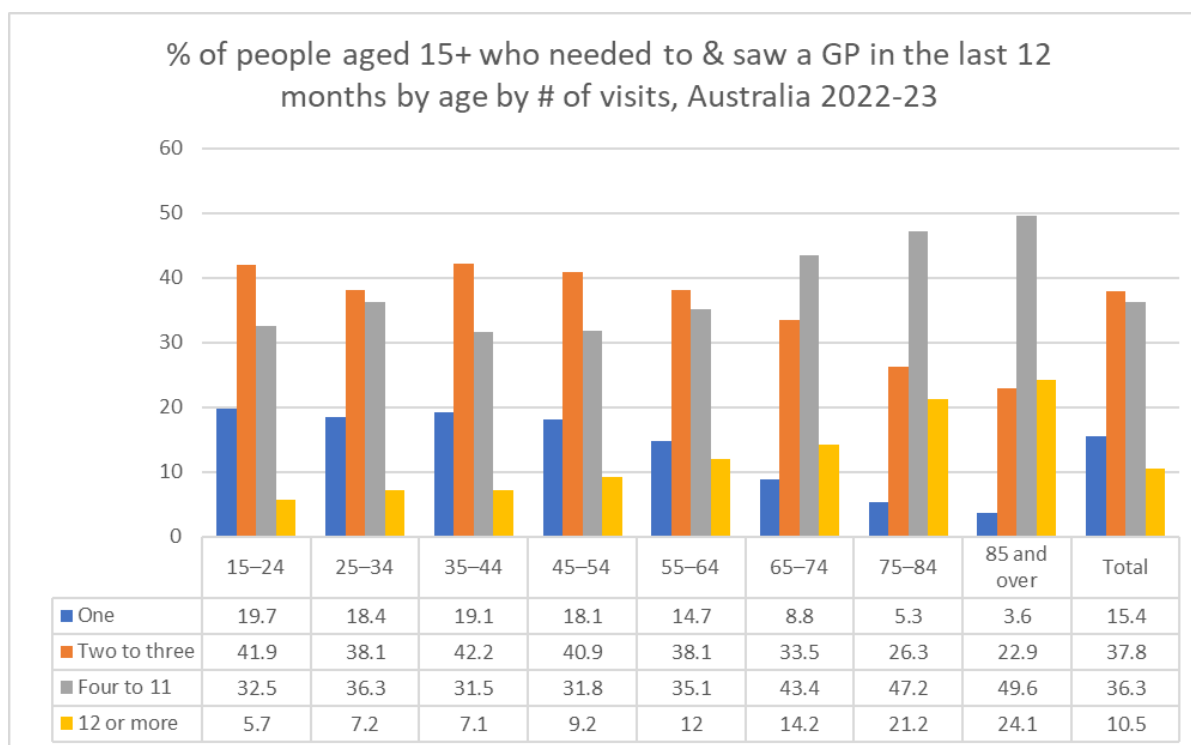


Figure 9.7: People aged 15+ who needed to and saw a GP in the last 12 months by age by # of visits, Australia 2022-23.

Source: JSA 2023; ABS (2022) Patient Experiences, 2022-23, <https://www.abs.gov.au/statistics/health/health-services/patient-experiences/latest-release#data-downloads>

9.5.3 Social Determinants of Health & Disadvantage

The Australian Institute of Health and Welfare (AIHW) provides some useful information on the social determinants of health, and in particular, the impact of social disadvantage on generally poorer health outcomes. The AIHW notes that:

“Factors such as socioeconomic position, conditions of employment, the distribution of wealth, empowerment and social support – known collectively as the social determinants of health – act together to strengthen or undermine the health of individuals and communities...In general, every step up the socioeconomic ladder is accompanied by a benefit for health. The relationship is two-way, poor health can be a product of, and contribute to, lower socioeconomic position.”⁶⁵

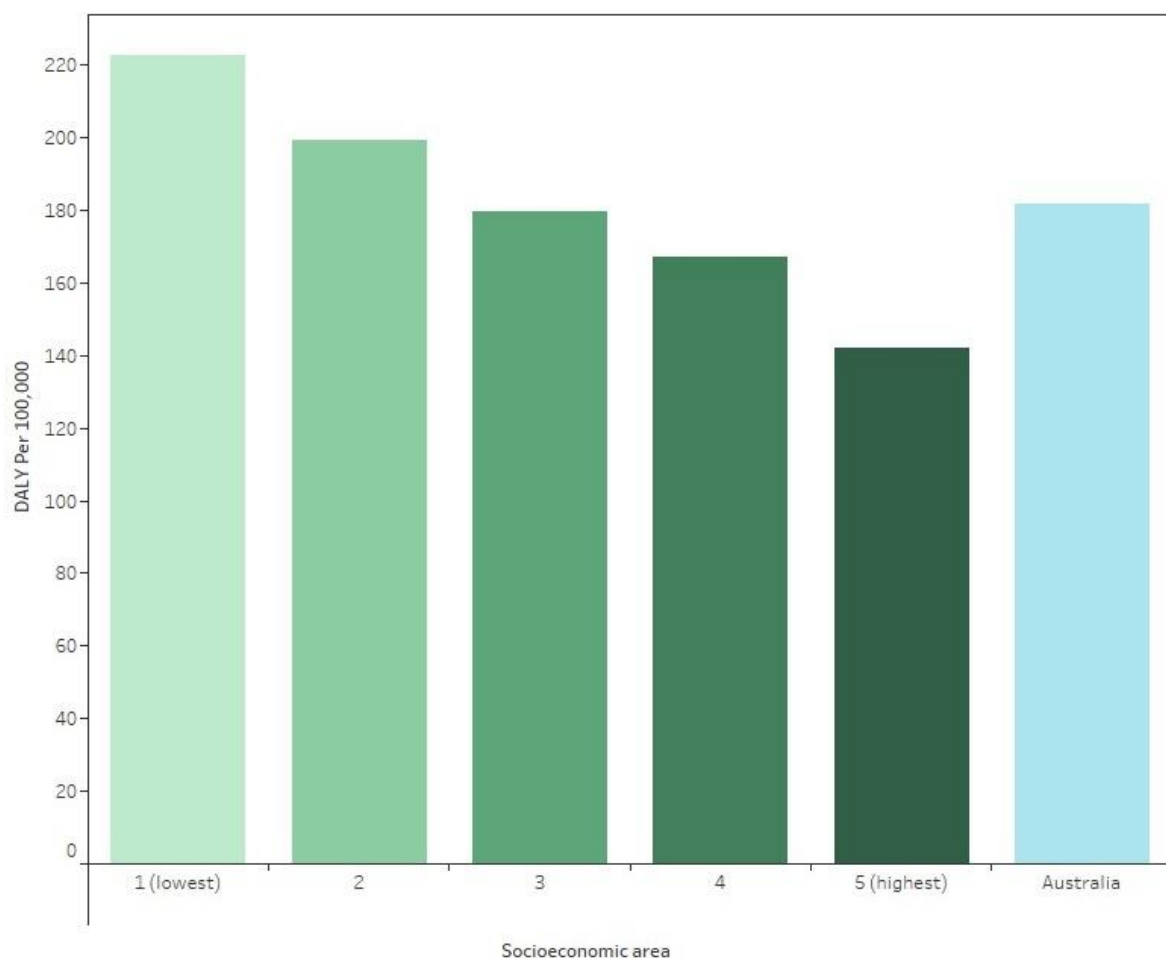
The AIHW (2022) *Health across socioeconomic groups* report highlights the impact and importance of the social determinants of health including unemployment, education level, income and occupation on health and wellbeing, including having access to material and social resources and being able to participate in society.⁶⁶ The AIHW’s uses the Socio-Economic Indexes for Areas (SEIFA) Index of Relative Socio-Economic Disadvantage (IRSD) as a composite measure of socioeconomic position alongside ABS 2017-18 National Health Survey responses adjusted for age differences in its analysis

⁶⁵ AIHW (2022) Social determinants of health, 07 July, <https://www.aihw.gov.au/reports/australias-health/social-determinants-of-health>, accessed 26/03/2024.

⁶⁶ AIHW (2022) Health across socioeconomic groups, 07 July, <https://www.aihw.gov.au/reports/australias-health/health-across-socioeconomic-groups>, accessed 26/03/2024.

of health across socioeconomic groups. The AIHW reports that compared with Australians living in the highest socioeconomic areas, the 20% of Australians living in the **lowest socioeconomic areas** were:

- 1.9 times as likely to have diabetes;
- 1.1 times as likely to be newly diagnosed with cancer;
- 1.5 times as likely to die;
- 1.6 times as high rate of total burden of disease (an estimate of the fatal and non-fatal impact of disease) shown in the figure below;
- 2.2 times as likely to die from potentially avoidable causes; and
- On average, males and females are likely to live 5.9 and 3.9 years less respectively.



Notes

1. Rates are age-standardised to the 2001 Australian Standard Population.

2. Socioeconomic areas are classified according to population-based quintiles using the Index of Relative Socio-Economic Disadvantage (IRSD) based on Statistical Area Level 2 (SA2) current residence.

Source: AIHW 2021a.

<http://www.aihw.gov.au/>

Figure 9.8: Total burden of disease, by socioeconomic area (IRSD quintiles), 2018

Source: AIHW (2022) Health across socioeconomic groups, 07 July, <https://www.aihw.gov.au/reports/australias-health/health-across-socioeconomic-groups>, accessed 26/03/2024; Citing AIHW (2021a) Australian Burden of Disease Study: impact and causes of illness and death in Australia 2018, AIHW, Australian Government.

The socioeconomic position of an area is likely to have an impact upon need for GP services and frequency of visitation, including due to level of chronic conditions in the community. As such, it is important to look at the socioeconomic position of the area around the proposal site and service catchment.

The proposal site is located within the Smithfield suburb. Smithfield suburb and the adjacent suburbs of Fairfield Heights and Fairfield West are taken as the Primary Area for a medical centre. These areas are particularly disadvantaged and among the lowest 10-20% of suburbs in Australia for the IRSD. The table below shows the four SEIFA index scores and decile rankings in Australia for the Primary Area suburbs and the Fairfield LGA.

Table 9.2: SEIFA scores and decile rankings for Primary Area, SA2s & LGAs

Area	Index of Relative Socio-economic disadvantage (IRSD)	Index of Relative Socio-economic disadvantage (IRSAD)	Index of Economic Resources (IER)	Index of Education and Occupation (IEO)
Smithfield suburb	804 (1)	872 (1)	919 (1)	912 (2)
Fairfield Heights suburb	737 (1)	847 (1)	906 (1)	897 (2)
Fairfield West suburb	816 (1)	881 (1)	952 (2)	909 (2)
Fairfield LGA	814 (1)	885 (2)	937 (2)	919 (4)

Source: JSA 2024; ABS (2021) Socio-Economic Indexes for Areas by Suburb and LGA.

The map below shows the IRSD quintiles by suburb, with the proposal site location identified by a star. Smithfield, Fairfield Heights and Fairfield West suburbs are among the most disadvantaged areas (quintile 1, lowest 20% of suburbs).

9.5.4 Standards for GP provision

There do not appear to be any normative standards for the provision of GP services, for example, no recommended number of GPs per 1,000 population and the level of provision of GPs by regional areas across Australia is quite variable. However, it is possible to understand the adequacy of supply and likely unmet demand for services through a comparative analysis of provision, that is, how well an area is serviced compared with the State or national averages.

The federal Department of Health and Aged Care publishes data on the availability of the General Practice Workforce by State and remoteness category.⁶⁷ The table below shows comparative supply of General Practitioners in NSW and NSW Major Cities⁶⁸ compared to levels of supply in the primary area.

The rate of General Practitioners (GPs) in the Primary Area is much less than that in NSW and NSW Major Cities, by both headcount and full-time equivalent service. Using ratios for NSW Major Cities, the shortfall in full-time equivalent service GPs in the Primary Area is 50.8 by total population and 54.6 by population over 50 years. Using ratios for NSW, the shortfall in GP headcount is 43 by total population and 42 by population over 50 years.

Table 9.3: Comparative supply of General Practitioners in NSW, NSW Major Cities & Primary Area

	NSW	NSW Major Cities	Primary Area
Population (2021)	8,072,163	5,231,147	34,414
Population over 50 years (2021)	2,885,947	1,696,322	11,994
GPs by headcount by service location (2021-22)	12,489	DNA	25 (1)
GPs headcount per 1,000 people	1.55	DNA	0.73
GPs headcount per 1,000 people over 50 years	4.33	DNA	2.08
GPs by Full Time Equivalent (GPFTE) (2021-22)	10,062	7,726	17.4
GPFTE per 1,000 people	1.25	1.48	0.51
GPFTE per 1,000 people over 50 years	3.49	4.55	1.45

Source: JSA 2024; ABS (2021) Census of Population and Housing, TableBuilder Pro; Department of Health and Aged Care (2023) Primary Care GP statistics by Financial Year, 2021/22, <https://hwd.health.gov.au/resources/data/gp-primarycare.html>, accessed 26/03/2024.

(1) Count of GPs (headcount and FTE) derived from survey of 10 practices identified to be operating within the Primary Area.

⁶⁷ Modified Monash Model (2019) defines whether a location is city, rural, remote or very remote and is used by the Australian Government Department of Health and Aged Care to facilitate distribution of the health workforce across Australia, particularly to rural and remote areas.

⁶⁸ The Modified Monash Model category of MM1 includes all major cities accounting for 70% of Australian population. The Primary Area is an MM1 area.

9.5.5 Other medical centres in the area

The Australian Government Healthdirect website reports that there are 50 General Practitioners (GPs) within 5km of Smithfield suburb. Nearly half of these medical centres are located in Fairfield (22), with the remainder in the suburbs of Smithfield (3), Fairfield Heights (5), Fairfield West (2), Greystanes (5), Wetherill Park (4), Guildford West (1), Pemulwuy (1), Wakely (1), Merrylands (1), Liverpool (1), Prairiewood (1) and Canley Heights (2).

There are 10 GPs/medical centres in the Primary Area of the Smithfield, Fairfield West and Fairfield Heights suburbs and one in the Wetherill Park suburb less than 3km from the proposal site. A telephone survey of these 10 medical centres was undertaken by JSA on 27 March and 02 April 2024.⁶⁹ Data was sourced from the Australian Government Healthdirect website⁷⁰ and Google.

Survey responses were obtained from 9 of the 10 medical centres, with information for the outstanding centre taken from Healthdirect. The medical centres surveyed had between 1 and 7 GPs, for an average of 2.5. The medical centres have 0.5 to 5 general practitioner full time equivalents, an average of 1.9 FTE GPs per centre.

Two centres are not taking new patients. Waiting times for a new patient to see a GP at the medical centres identified were variable. Two centres can accommodate same day walk ins, while six centres report that new patients could access next available appointments generally same day or next day.

The location of the 10 medical centres in the Primary Area closest to the proposed medical centre (less than 3km from proposal site) are shown in the map below.⁷¹

This is followed by a map of the 50 medical centres within 5km of the Smithfield suburb.

⁶⁹ One medical centre identified within 2km of the proposal site via the Healthdirect website was found to not be operating when contacted for survey.

⁷⁰ <https://www.healthdirect.gov.au/>

⁷¹ This excludes one medical centre in the primary area further to the west in Wetherill Park.

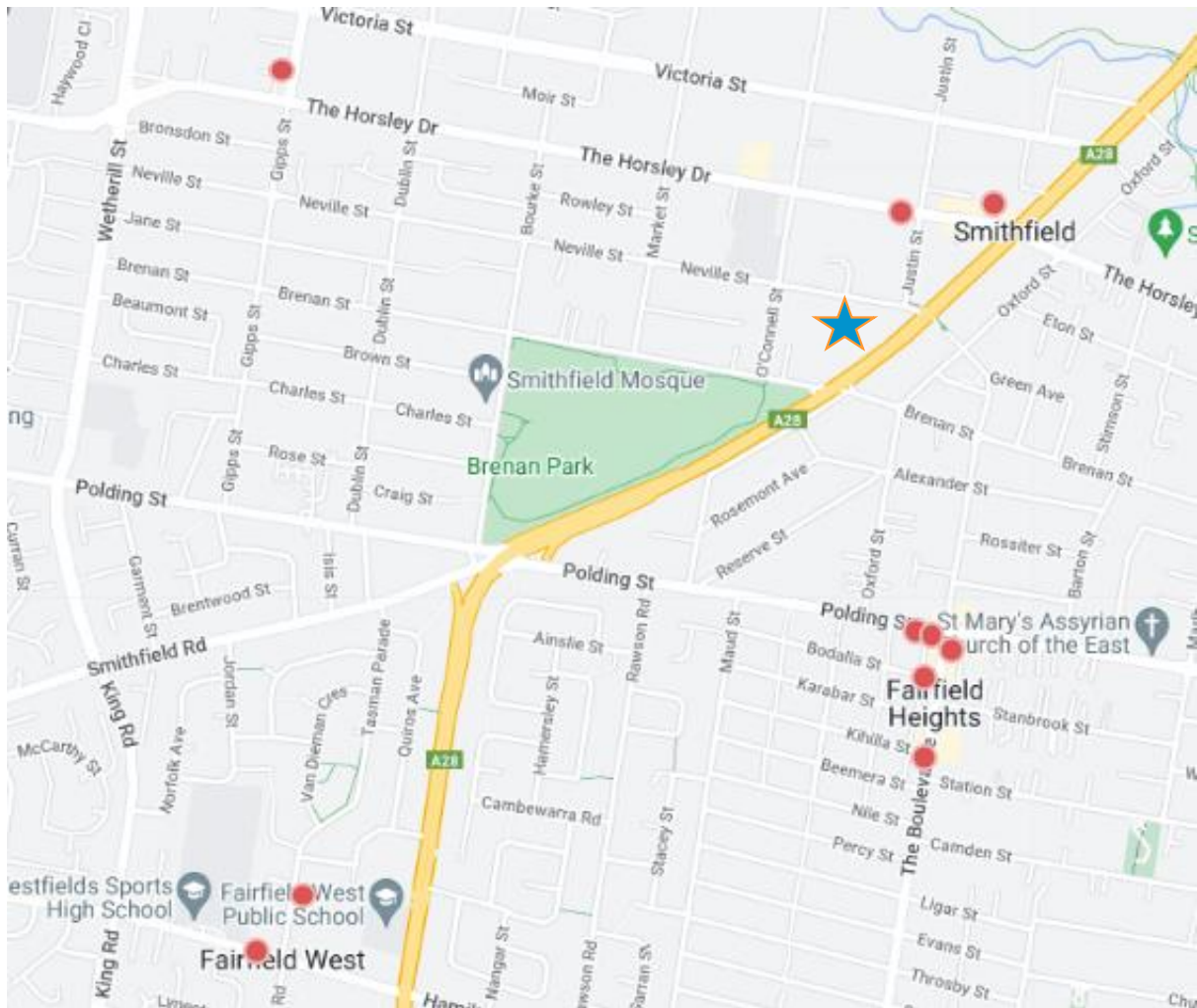


Figure 9.10: GPs located in the Smithfield Area with proposal site show with Star

Source: JSA 2024, Healthdirect 2024, www.healthdirect.gov.au/

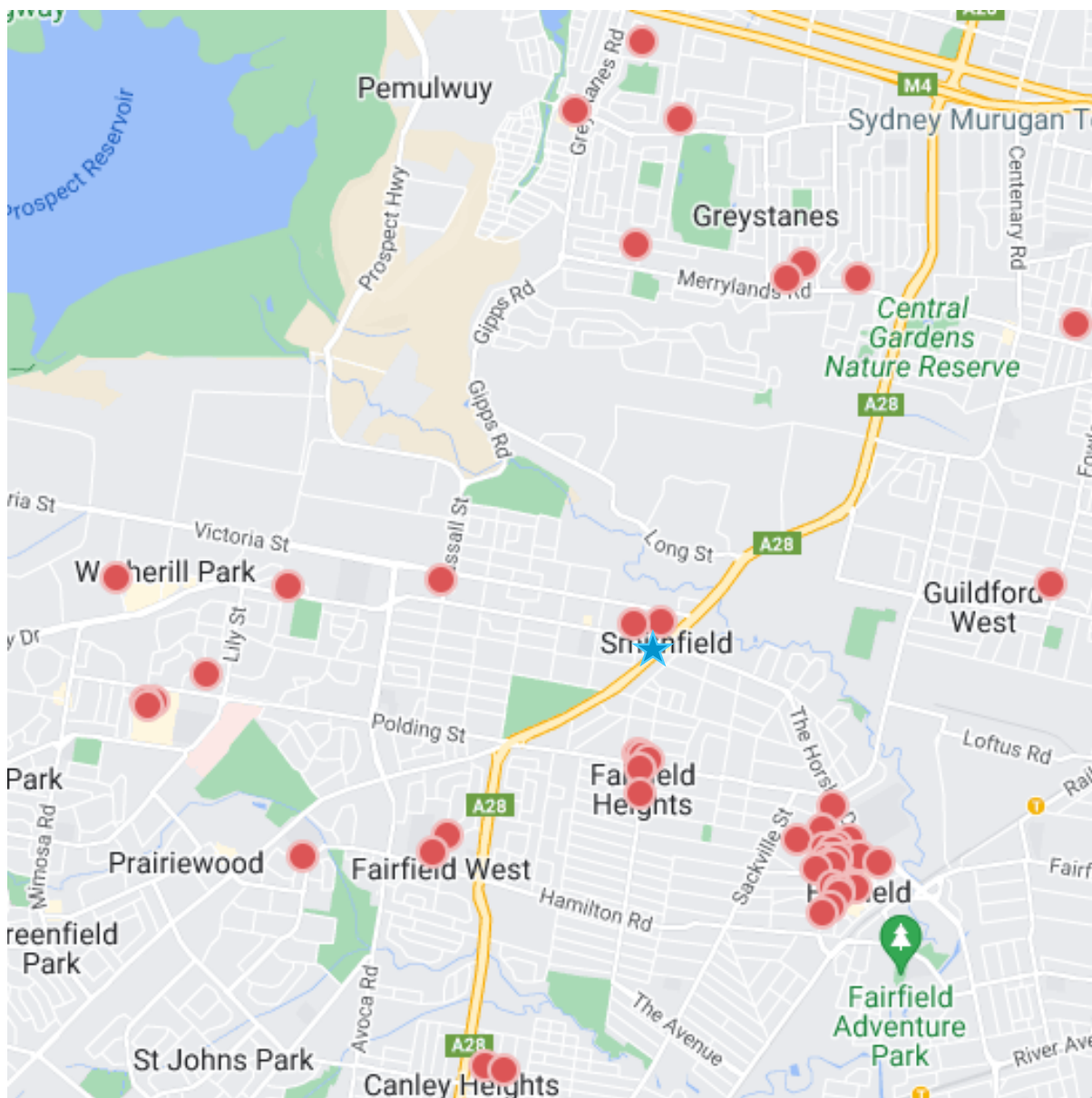


Figure 9.11: GP locations within 5km of the Smithfield Suburb, star at proposal site

Source: JSA 2024; Healthdirect 2024

9.5.6 Demographic Indicators Related to Demand for Medical Services

The following are relevant Indicators that will assist in determining the relative adequacy of provision of GPs per 1,000 population and per 1,000 of different age groups compared with NSW. These indicators will also provide a better understanding of whether there are local characteristics that mean the area will have a higher than average demand for GP services, for example, higher demand related to aging, or chronic ill health associated with social disadvantage.

Compared to the benchmark areas, the Primary Area (Smithfield, Fairfield Heights and Fairfield West suburbs) has higher rates of unemployment, very low income households and people employed in lower skilled occupations. The Primary Area has a similar profile of age groups over 45 years to Fairfield LGA and NSW, which is slightly older than Greater Sydney averages.

Median ages of the Primary Area suburbs are 36 and 38 years, which is younger than Fairfield LGA and NSW at 39 and slightly older than Greater Sydney at 37 years. The Primary Area suburbs and Fairfield LGA are relatively disadvantaged areas, with these suburbs ranking among the most disadvantaged 10% of Suburbs in Australia and the LGA among the most disadvantaged 10% of LGAs in Australia for the Index of Relative Socio Economic Disadvantage.

Table 9.4: Demographic Indicators Related to Demand for Medical Services

Measure	Primary Area	Fairfield LGA	Greater Sydney	NSW
Population (2021)	34,414	208,475	5,231,147	8,072,163
SEIFA IRSD (2021)	804 (1) Smithfield 737 (1) Fairfield Heights 816 (1) Fairfield West	814 (1)	DNA	DNA
SEIFA (IEO) (2021)	912 (2) Smithfield 897 (2) Fairfield Heights 909 (2) Fairfield West	919 (4)	DNA	DNA
Unemployment rate	9.3%	8.7%	5.1%	4.9%
Did not complete year 12	50.5%	46.5%	31.4%	39.0%
Very low income households (<50% Greater Sydney Median HH Income, 2021)	36.7%	35.8%	23.4%	DNA
Labourers; Plant and Machinery Operators and Drivers	27.8%	27.5%	12.6%	14.5%
Median Age	38 (Smithfield) 38 (Fairfield Heights) 36 (Fairfield West)	39	37	39
Population aged 45-54 years	12.7%	13.0%	12.8%	12.6%
Population aged 55-64 years	12.1%	13.4%	11.1%	11.9%
Population aged 65-74 years	8.7%	9.8%	8.4%	9.8%
Population aged 75+ years	7.5%	7.0%	6.8%	7.9%

Source: JSA 2024, ABS (2021) Census of Population and Housing.

Population Projections

The NSW Planning and Environment 2022 NSW Common Planning Assumption Projection provide some guidance to expected population growth in the Primary Area and the benchmark of Fairfield LGA.⁷² Population projections are not available by Suburb. The smallest geographic area available is the SA2. The SA2's of Fairfield – West and Smithfield – Wetherill Park have been used as a proxy for the Primary Area. The Fairfield – West SA2 is the combined area of Fairfield Heights and Fairfield West suburbs.

⁷² <https://www.planning.nsw.gov.au/research-and-demography/population-projections/projections>

The population of the Primary Area is expected to grow and age between 2021 and 2041, but at a slower rate than the LGA. The Primary Area is comprised primarily of established areas and some industrial areas. The figure below shows that the population of the Primary Area is projected to grow by 2,349 people from 2021 to 2041, relatively equally distributed between the Fairfield - West SA2 (52%) and the Smithfield – Wetherill Park SA2 (48%).

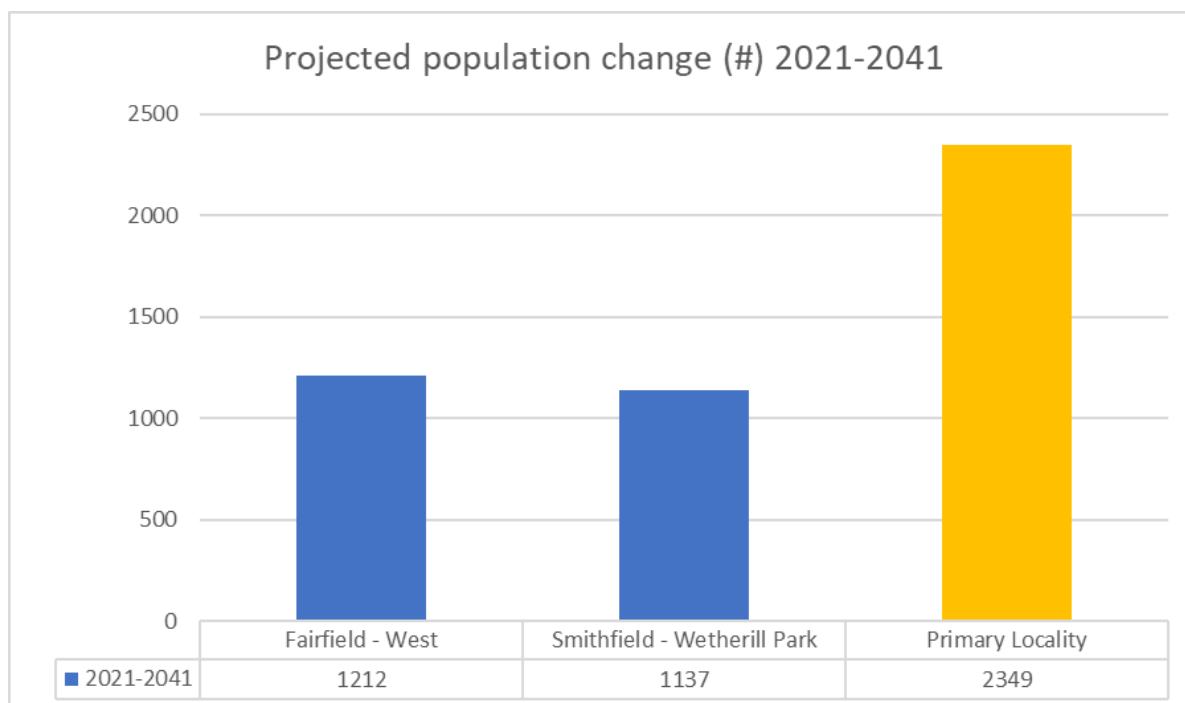


Figure 9.12: Projected population growth in the Primary Area, 2021 to 2041

Source: JSA 2024; DPE 2022 Common Planning Assumption Projections by Statistical Area 2.

This is a projected population increase of 6% over the twenty-year period, much lower than the projected change for the Fairfield LGA at 18% and for Greater Sydney and NSW at 23% and 21% respectively.

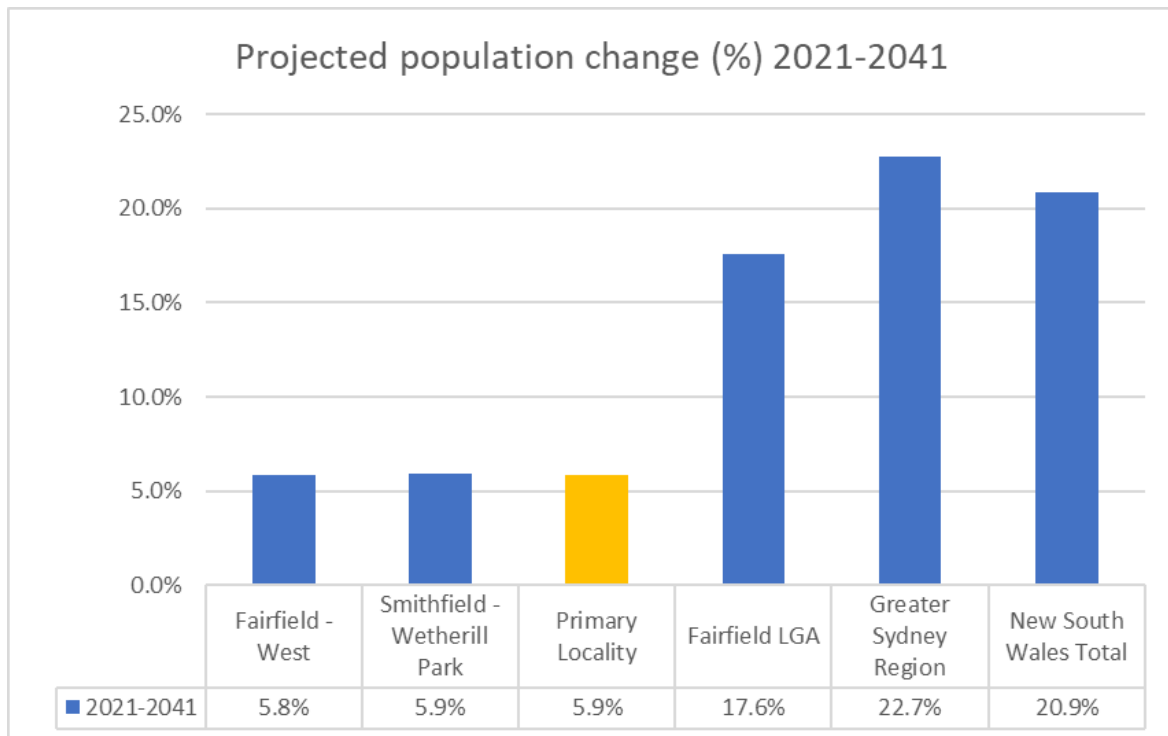


Figure 9.13: Projected population 2021 to 2041, % change

Source: JSA 2024; DPE 2022 Common Planning Assumption Projections by Statistical Area 2, LGA and metropolitan areas.

The populations of the SA2s in the Primary Area and benchmark LGA are also expected to age from 2021 to 2041. The proportion of the Primary Area SA2 populations aged 50 and over increasing from 33% to 40% (Fairfield – West) and 36% to 43% (Smithfield – Wetherill Park); while the population aged 70 and over increasing from 11% to 16% (Fairfield – West) and 13% to 22% (Smithfield – Wetherill Park). The figure below shows similar trend of ageing of the projected population of the SA2s of the Primary Area and Fairfield LGA.

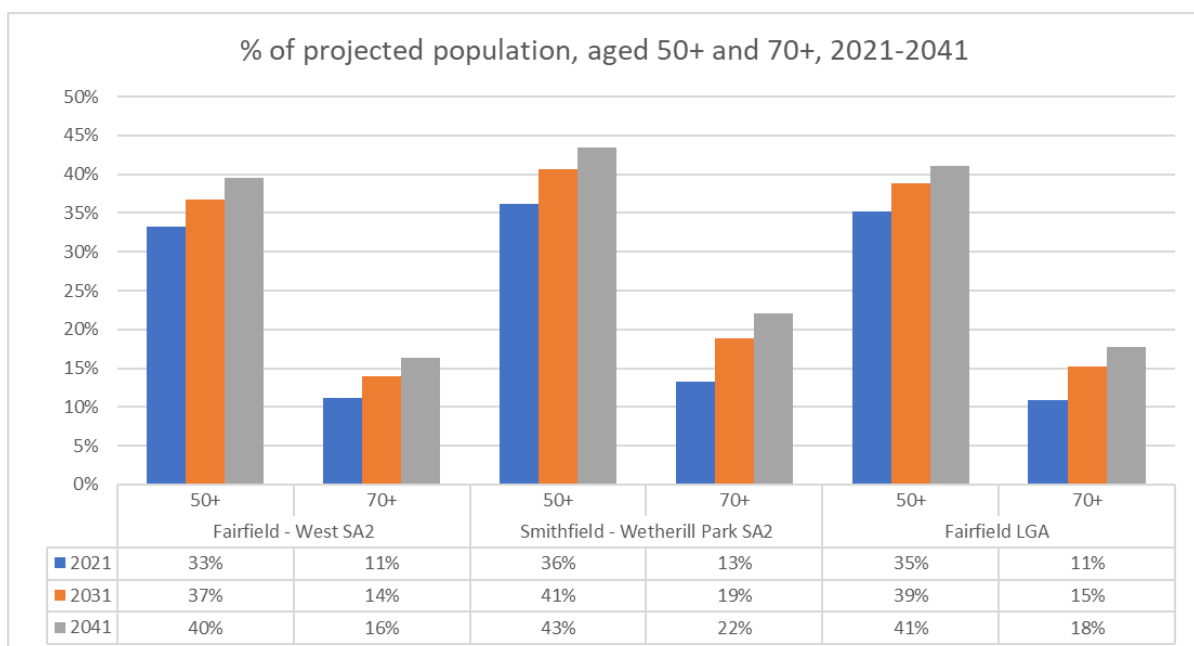


Figure 9.14: % of projected population by age 2021 to 2041

Source: JSA 2024; DPE 2022 Common Planning Assumption Projections by Statistical Area 2, LGA and metropolitan areas.

10 Community Consultation

10.1 Introduction

A door knock of adjacent dwellings was conducted on Sunday 6 August, 2023.

It is important to note that neighbours were consulted on a previous version of the planning proposal and concept plan. There are some differences between the previous version, particularly the inclusion of accommodation for seniors and a child care centre compared to the revised scheme that includes all general residential accommodation and a medical centre rather than child care centre. The views expressed by neighbours regarding the previous scheme remain, particularly regarding potential positive and negative impacts of a mixed use redevelopment of the site, remain relevant to the revised scheme.

In total, 48 dwellings were door knocked. Of these, 17 completed interviews (52% of households contacted), there was no-one home at 14 dwellings, 16 dwellings refused to be interviewed (48% of households contacted including four dwellings where no English was spoken), and 1 dwelling was not accessible.

10.2 Summary

One third of households surveyed were long term residents (living there longer than ten years) and another third were short term (less than three years). This would be expected from an area in transition. There was a high level of rental (41% of households).

Generally, the best things reported about the neighbourhood were proximity to services and family, followed by comments such as good area, good neighbours and safe.

The main concern reported with the neighbourhood was traffic concerns, particularly with regard to people dropping off and picking up children from school and with access to the Cumberland Highway. Two thirds of people were fairly positive about living in the neighbourhood, with 12% very positive. This may be reflective of the high level of renters and the transition of the character of the neighbourhood.

Positive impacts of the proposal included more facilities, more social life, jobs and increased property value. Half of those surveyed had concerns about the proposal. The main concern related to increased traffic, with other concerns related to noise and light pollution and to the scale and size of the development.

11 Appendix A: Demography

11.1 Geographies used in the analysis

This analysis defines the Smithfield Area as three combined suburbs of Smithfield, Fairfield Heights and Fairfield West. The area is compared against the benchmark areas of the Fairfield LGA and Greater Sydney.

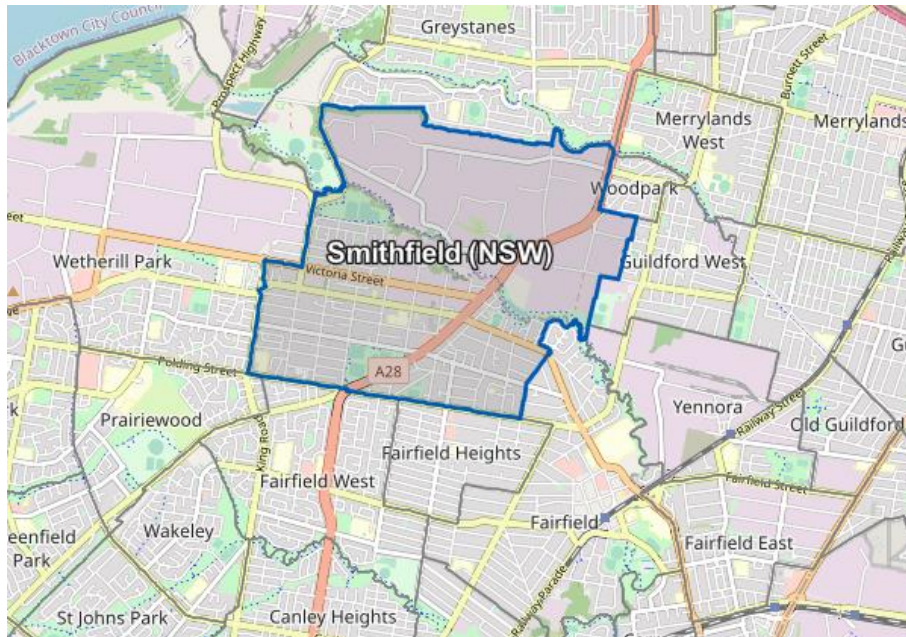


Figure 11.1: Smithfield (NSW) Suburb

Source: ABS (2021) Census of Population and Housing, <https://www.abs.gov.au/census/find-census-data/search-by-area>



Figure 11.2: Fairfield West and Fairfield Heights Suburbs

Source: ABS (2021) Census of Population and Housing, <https://www.abs.gov.au/census/find-census-data/search-by-area>



Figure 11.3: Fairfield Local Government Area

Source: ABS (2021) Census of Population and Housing, <https://www.abs.gov.au/census/find-census-data/search-by-area>



Figure 11.4: Greater Sydney – Greater Capital City Statistical Area

Source: ABS (2021) Census of Population and Housing, <https://www.abs.gov.au/census/find-census-data/search-by-area>

11.2 Summary of demographic profile

The Smithfield Area has a similar demographic profile to the Fairfield LGA. Both areas are highly disadvantaged, with the suburbs of the Smithfield Area ranking among the lowest 10 to 20 percent of suburbs in Australia across the four SEIFA indices.

The demographic profile of the Smithfield Area and the Fairfield LGA differ to Greater Sydney in several ways, including having:

- An age profile characterized by a greater proportion of children and older people and smaller proportion of those aged 20-39 years;
- A much greater proportion of residents in need of assistance;
- A much higher proportion of residents over 15 years not in the labour force and higher unemployment rate at the time of the 2021 Census;
- Most common industries of employment manufacturing, health care and social assistance and retail trade, much smaller proportion of residents employed in professional, scientific and technical services;
- Most common occupations are professionals (albeit a much lower rate than Greater Sydney), clerical and administrative workers, machinery operators and drivers and labourers;
- Households more likely to be couples with children, one parent families and other families⁷³;
- Households are much more likely to be very low income earners, and much less likely to be higher income earners;
- Dwellings are much more likely to be separate houses (76% and 71% compared to 54%) with smaller proportions of semi-detached housing types, flats and apartments;
- Dwellings are slightly more likely to be owned outright and less likely to be being purchased, with a greater proportion of private rental in the Smithfield Area and a greater proportion of social rental in the area and LGA; and
- Households are equally likely to own a motor vehicle, but more likely to own three or four.

This is shown in the tables and figures below.

11.3 Socio-Economic Index for Areas (SEIFA)

The Socio-Economic Indexes for Areas (SEIFA) is an ABS product that ranks areas according to relative socio-economic advantage and disadvantage. The indexes are based on information derived from the Census of Population and Housing. SEIFA 2021 has been created from Census 2021 data and consists of four indexes:

- Index of Relative Socio-economic Disadvantage (IRSD)
- Index of Relative Socio-economic Advantage and Disadvantage (IRSAD)

⁷³ 'Other families' are the combination of one family household other family, all two family households and all three or more family households.

- Index of Economic Resources (IER)
- Index of Education and Occupation (IEO)

The table below shows the SEIFA score for each of the four indexes for the Fairfield Heights, Fairfield West and Smithfield Suburbs and Fairfield LGA. It is noted that SEIFA data cannot be combined for the three suburbs. The scores can be compared between areas, whilst the Australia decile provided compares each area against all other areas of that type in Australia. For example, the Australia decile ranking for the primary area compares it against all Suburbs in Australia.

The SEIFA scores and deciles show that the area of the three suburbs and the Fairfield LGA are disadvantaged areas, ranking among the lowest ten to twenty percent of areas (Suburbs or LGAs) in Australia across the four indices, apart from the LGA for the index of education and occupation.

Table 11.1: Socio-Economic Index for Areas (SEIFA) comparison between areas

	IRSD Score (Aust. Decile)	IRSAD Score (Aust. Decile)	IER Score (Aust. Decile)	IEO Score (Aust. Decile)
Fairfield Heights	737 (1)	847 (1)	906 (1)	897 (2)
Fairfield West	816 (1)	881 (1)	952 (2)	909 (2)
Smithfield	804 (1)	872 (1)	919 (1)	912 (2)
Fairfield LGA	814 (1)	885 (2)	937 (2)	919 (4)

Source: ABS (2021) SEIFA

11.4 Selected Medians & Averages

Table 11.2: Selected medians and averages Smithfield Area suburbs, Fairfield LGA and Greater Sydney

	Fairfield Heights	Fairfield West	Smithfield	Fairfield LGA	Greater Sydney
Median Age	38	36	38	39	37
Median weekly household income	\$1,285	\$1,428	\$1,300	\$1,390	\$2,077
Median monthly mortgage repayments	\$2,167	\$2,000	\$2,167	\$2,000	\$2,427
Median weekly rent	\$450	\$440	\$440	\$390	\$470
Average number of people per dwelling	3.4	3.4	3.1	3.2	2.7
Average number of motor vehicles per dwelling	1.7	1.9	1.8	1.9	1.7

Source: ABS (2021) Census of Population and Housing, QuickStats

11.5 Person characteristics

11.5.1 Age profile

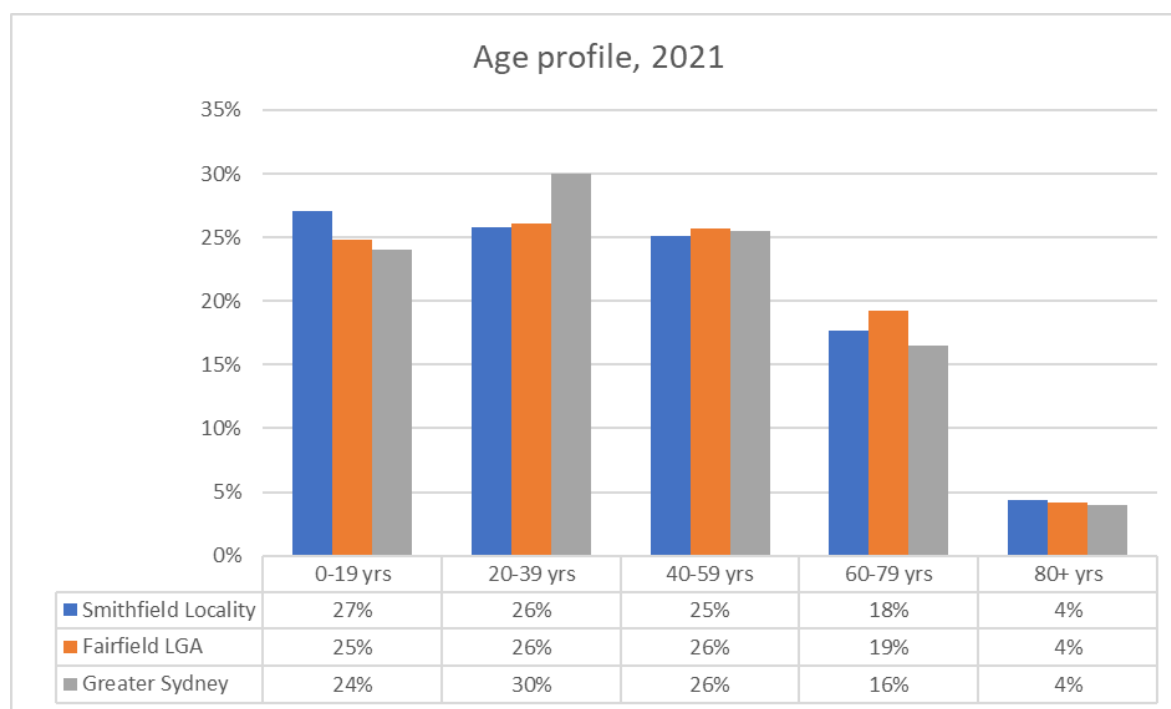


Figure 11.5: Age profile of Smithfield Area compared with Fairfield LGA and Greater Sydney, 2021

Source: ABS (2021) Census of Population and Housing, TableBuilder Pro

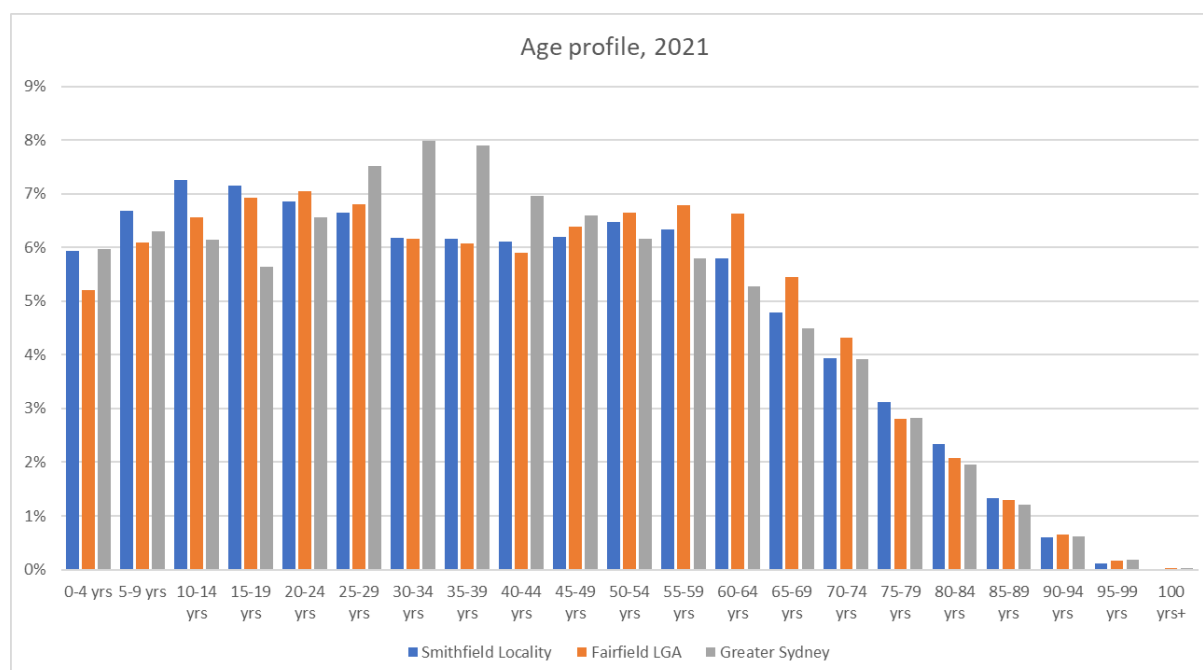


Figure 11.6: Age profile (5 year) of Smithfield Area compared with Fairfield LGA and Greater Sydney, 2021

Source: ABS (2021) Census of Population and Housing, TableBuilder Pro

11.5.2 Need for assistance

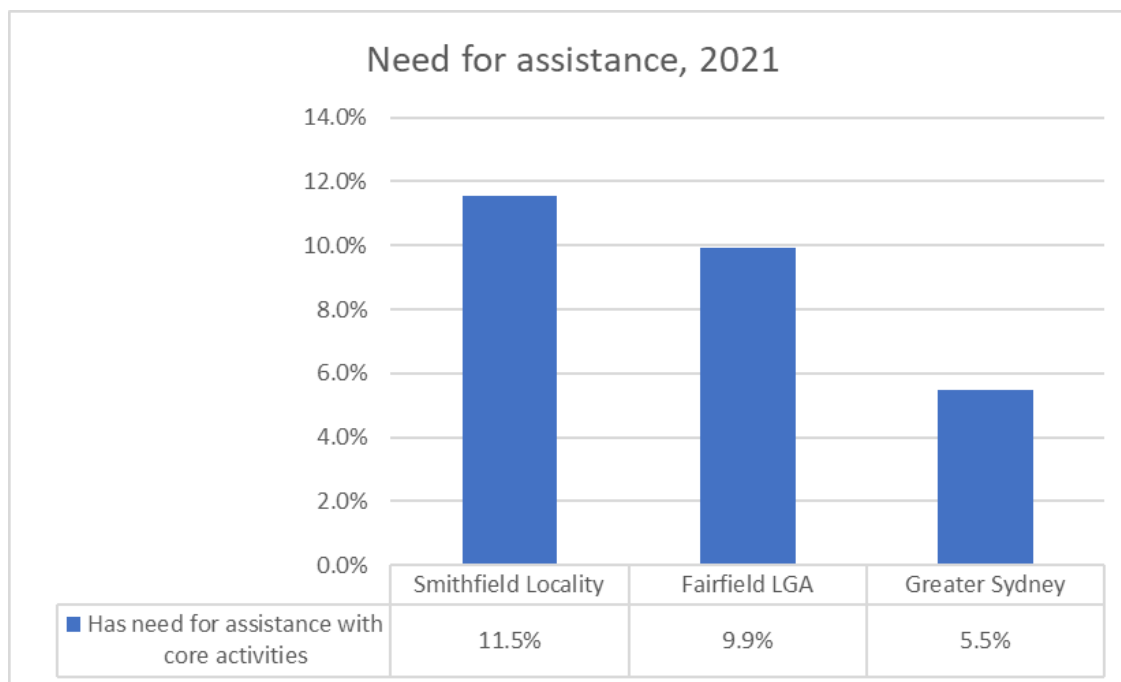


Figure 11.7: Need for assistance of Smithfield Area compared with Fairfield LGA and Greater Sydney, 2021

Source: ABS (2021) Census of Population and Housing, TableBuilder Pro

11.5.3 Employment status

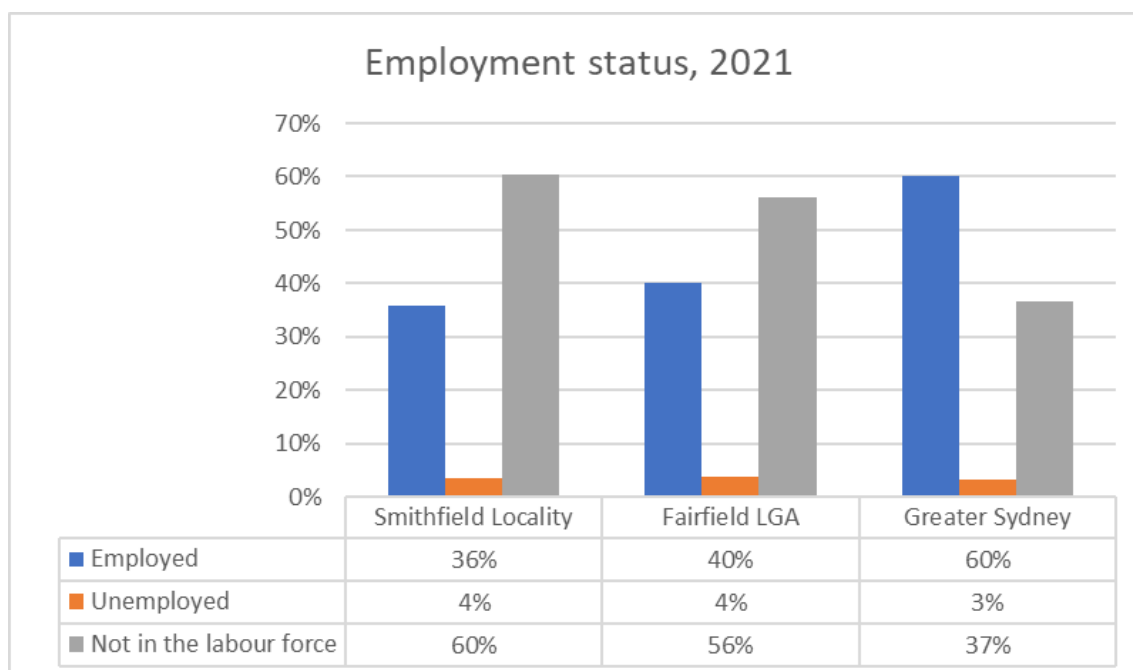


Figure 11.8: Employment profile of Smithfield Area compared with Fairfield LGA and Greater Sydney, 2021

Source: ABS (2021) Census of Population and Housing, TableBuilder Pro

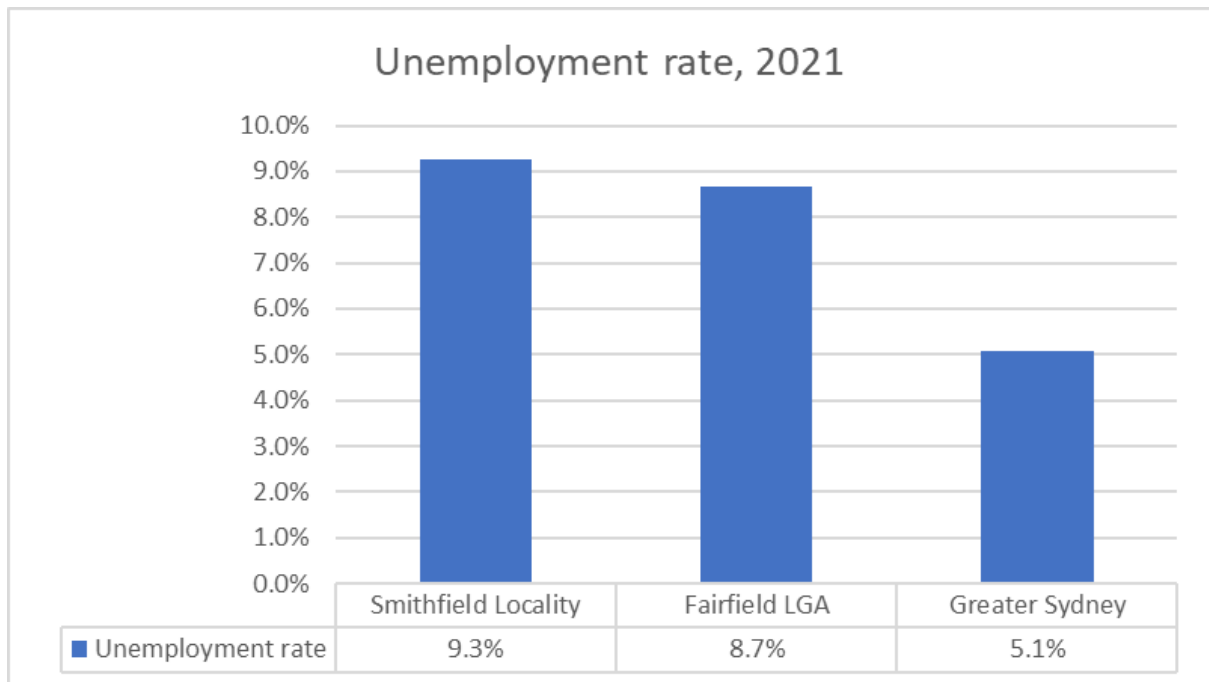


Figure 11.9: Unemployment rate of Smithfield Area compared with Fairfield LGA and Greater Sydney, 2021

Source: ABS (2021) Census of Population and Housing, TableBuilder Pro

11.5.4 Industry of employment

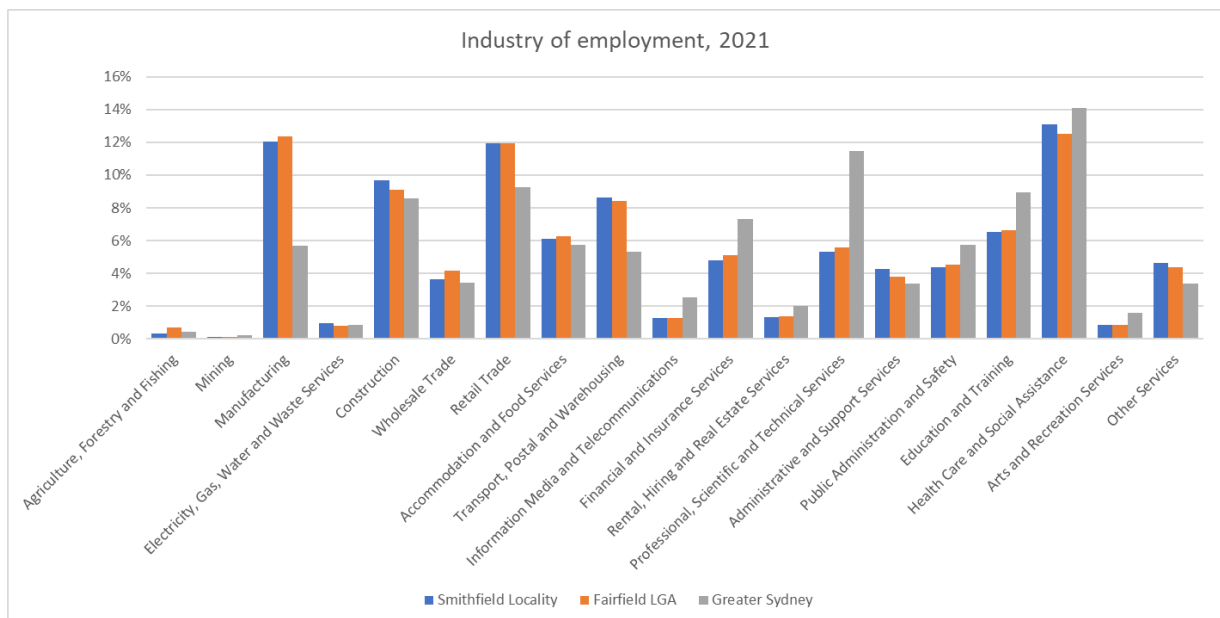


Figure 11.10: Industry of employment profile of Smithfield Area compared with Fairfield LGA and Greater Sydney, 2021

Source: ABS (2021) Census of Population and Housing, TableBuilder Pro

11.5.5 Occupation profile

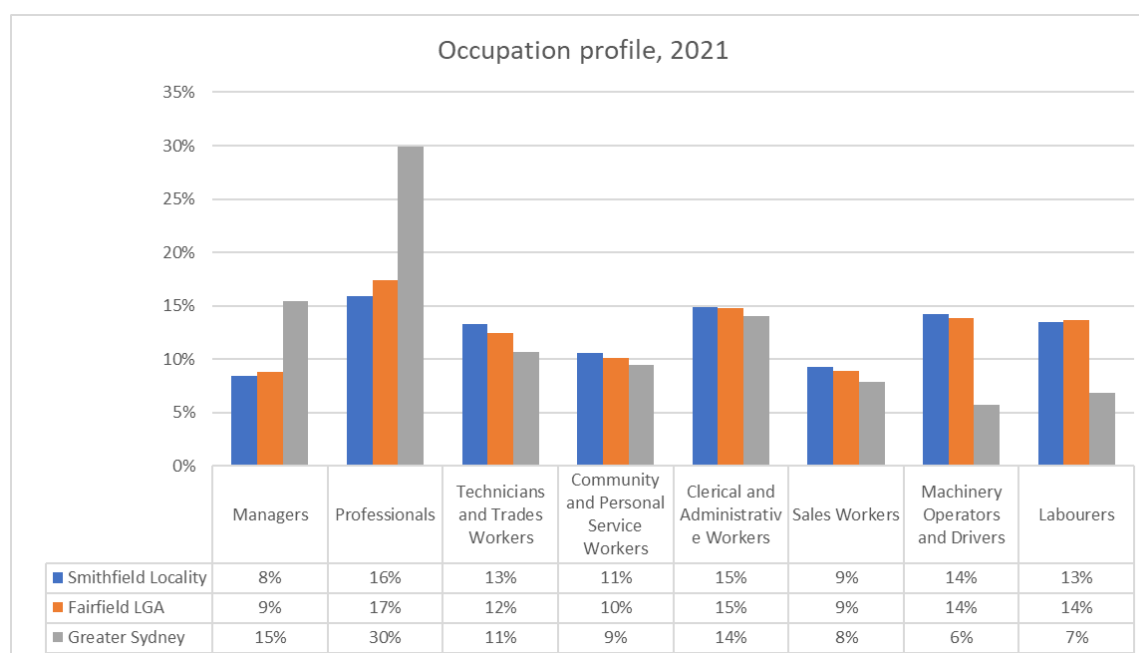


Figure 11.11: Occupation profile of Smithfield Area compared with Fairfield LGA and Greater Sydney, 2021

Source: ABS (2021) Census of Population and Housing, TableBuilder Pro

11.6 Dwelling & household characteristics

11.6.1 Household type

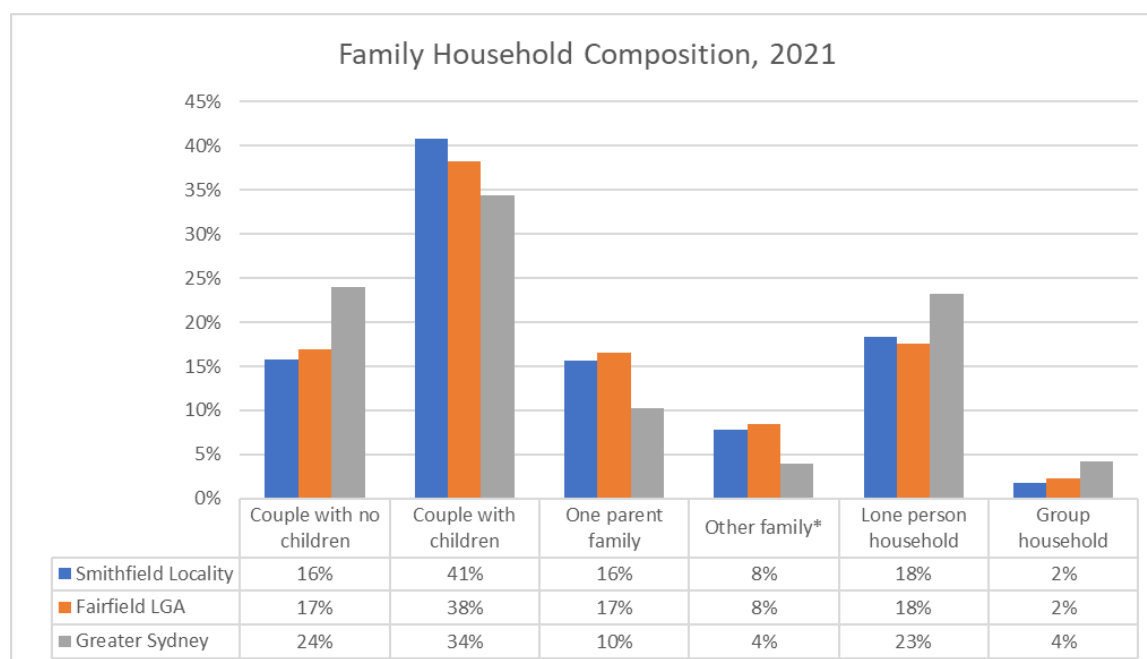


Figure 11.12: Family household composition of Smithfield Area compared with Fairfield LGA and Greater Sydney, 2021

Source: ABS (2021) Census of Population and Housing, TableBuilder Pro

11.6.2 Household income profile

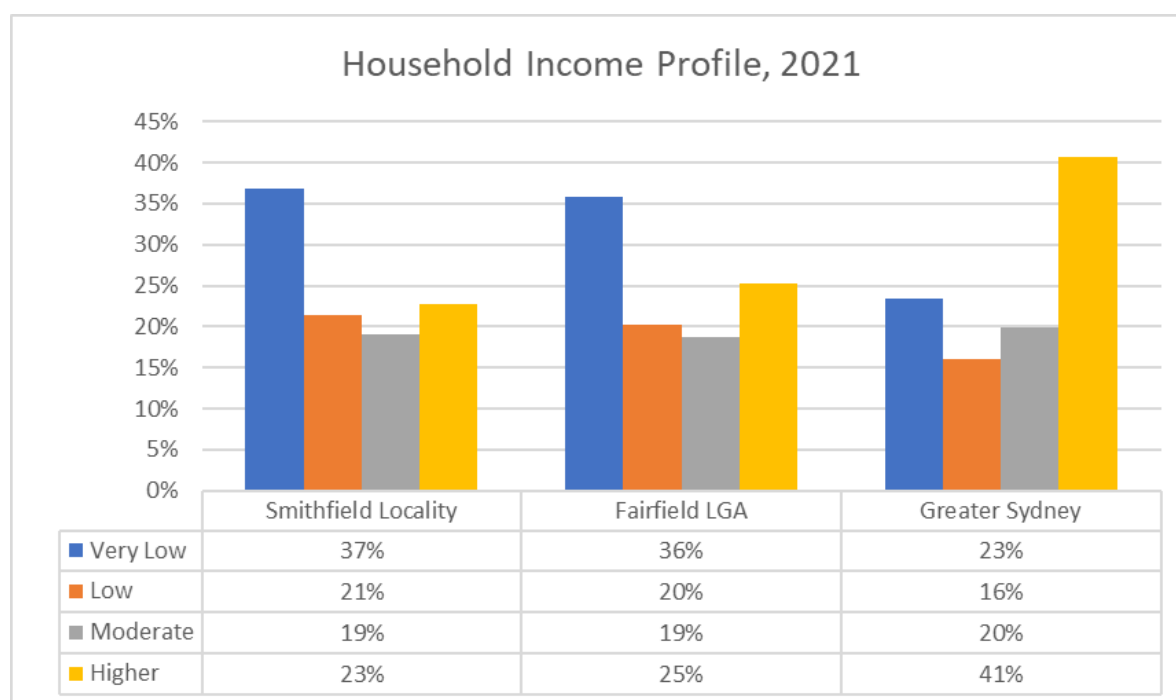


Figure 11.13: Household income profile in the Smithfield Area compared with Fairfield LGA and Greater Sydney, 2021

Source: ABS (2021) Census of Population and Housing, TableBuilder Pro

11.6.3 Dwelling structure

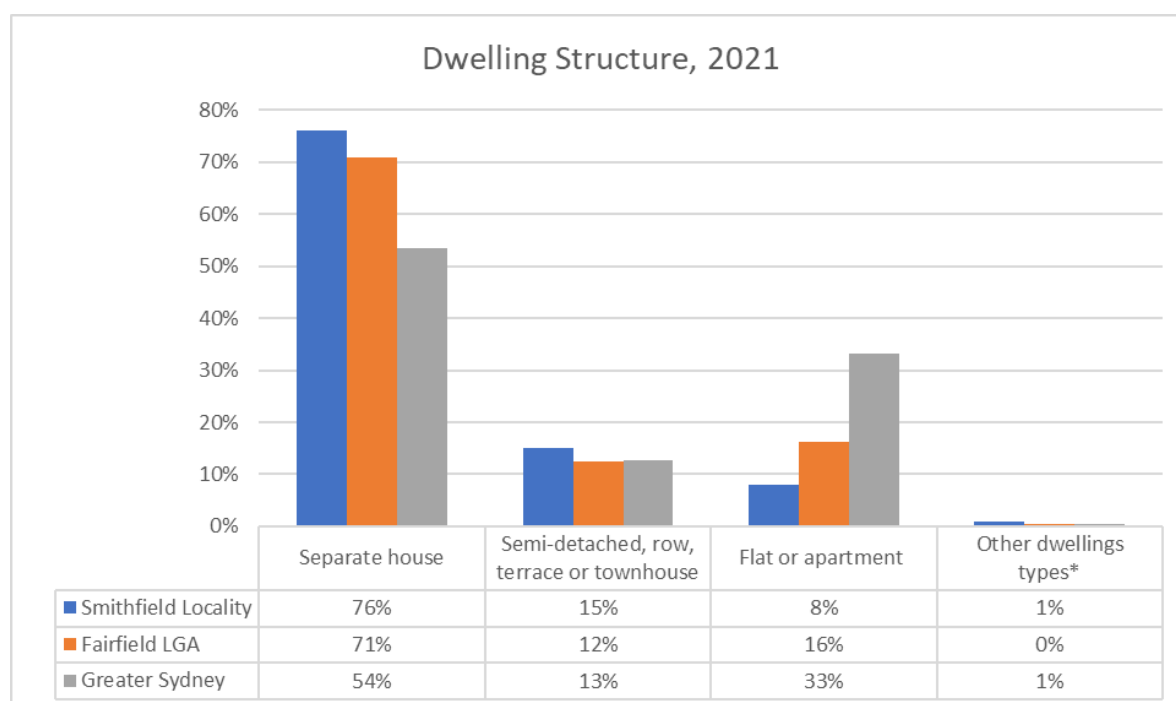


Figure 11.14: Dwelling structure profile of Smithfield Area compared with Fairfield LGA and Greater Sydney, 2021

Source: ABS (2021) Census of Population and Housing, TableBuilder Pro

11.6.4 Tenure and landlord profile

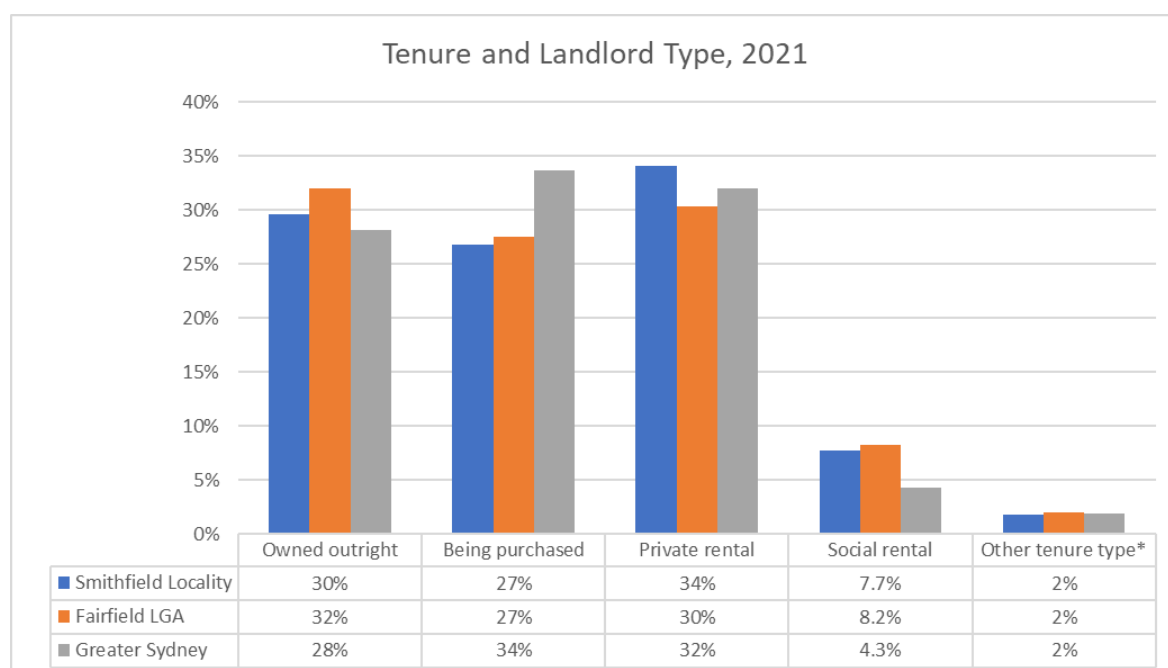


Figure 11.15: Tenure profile of Smithfield Area compared with Fairfield LGA and Greater Sydney, 2021

Source: ABS (2021) Census of Population and Housing, TableBuilder Pro

11.6.5 Motor vehicle ownership

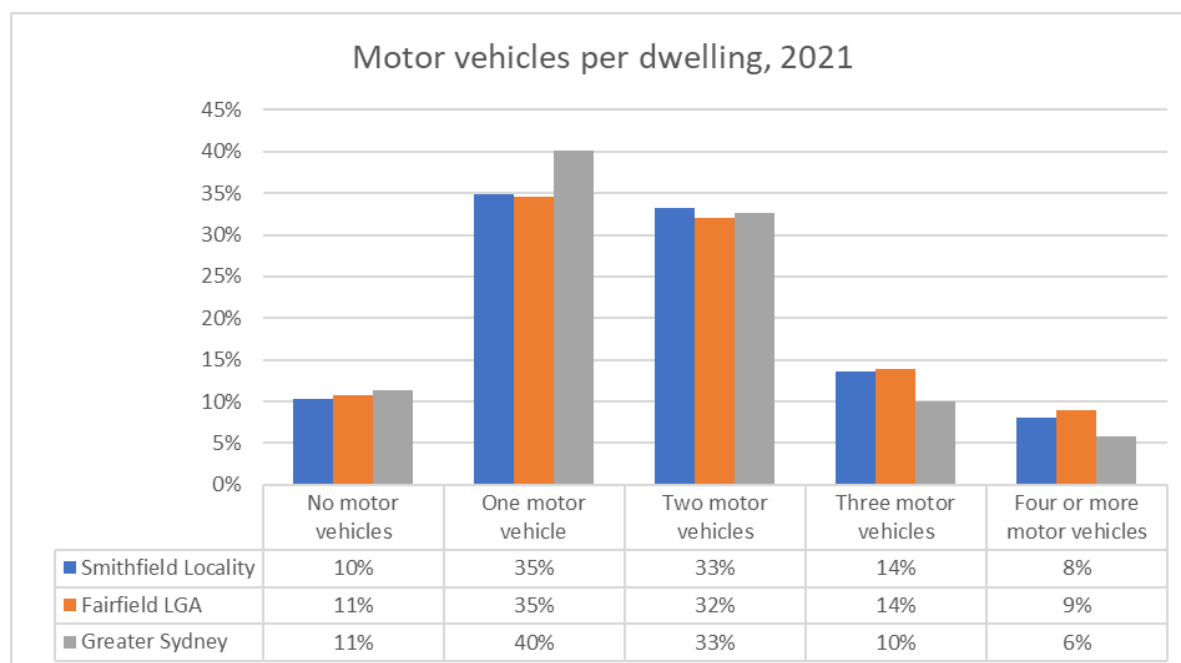


Figure 11.16: Number of motor vehicles per dwelling in the Smithfield Area compared with Fairfield LGA and Greater Sydney, 2021

Source: ABS (2021) Census of Population and Housing, TableBuilder Pro

11.6.6 Young children

0-5 year olds in 2021

The Smithfield Area has a similar proportion of residents aged 5 years and younger compared with the Fairfield LGA (7.2% and 6.3% respectively). The Smithfield Area has equivalent proportions of young children compared with Greater Sydney and NSW benchmarks (7.2% and 7.0% respectively).

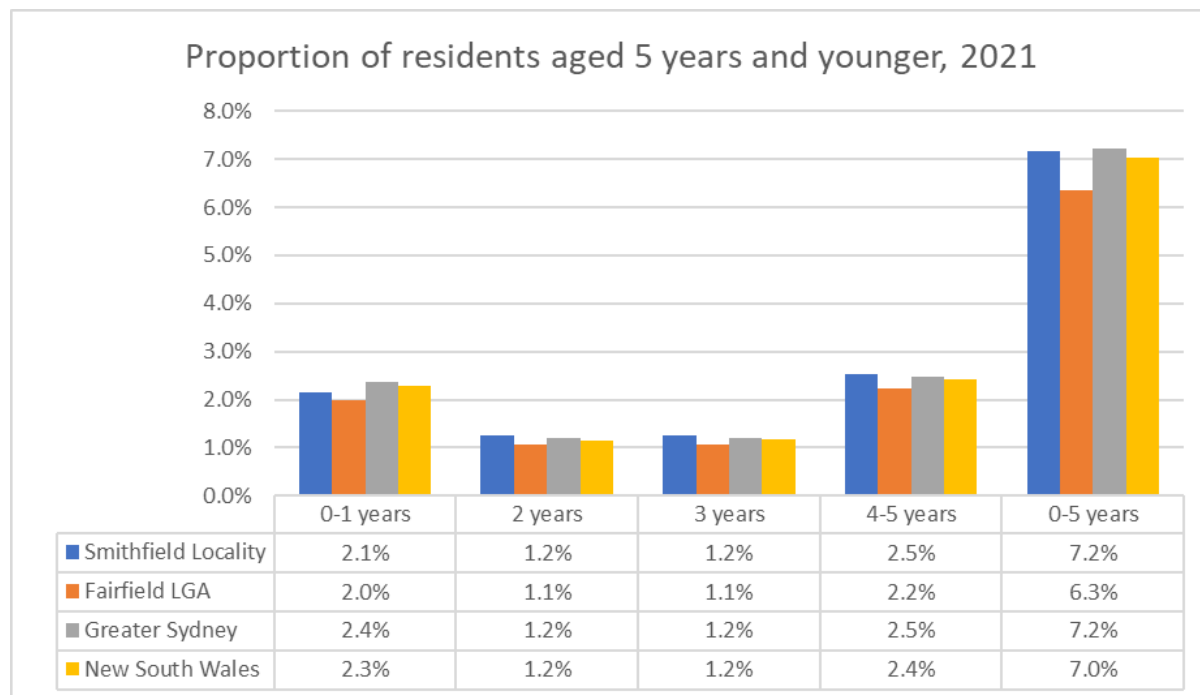


Figure 11.17: Proportion of residential population aged 5 years and younger, primary catchment compared with Fairfield LGA, Greater Sydney and NSW

Source: JSA 2023; ABS (2021) Census of Population and Housing, TableBuilder Pro

Change in population of 0-5 year olds, 2011 to 2021

For the ten-year period of 2011 to 2021, the total population of the Smithfield Area grew at a slightly faster rate than Greater Sydney and NSW (21% increase compared with 19% and 17% respectively), while growth in Fairfield LGA was 11%. It is suspected that the impact of Covid 19 pandemic on migration is reflected in the lower than average growth for Fairfield LGA, a popular first point of settlement for new migrants to Australia. The growth in persons aged 0-5 years in Smithfield Area at 5% over the ten year period was similar to increases of 6% and 3% for Greater Sydney and NSW respectively. Fairfield LGA again shows a 11% decrease in persons aged 0-5 years over from 2011 to 2021.

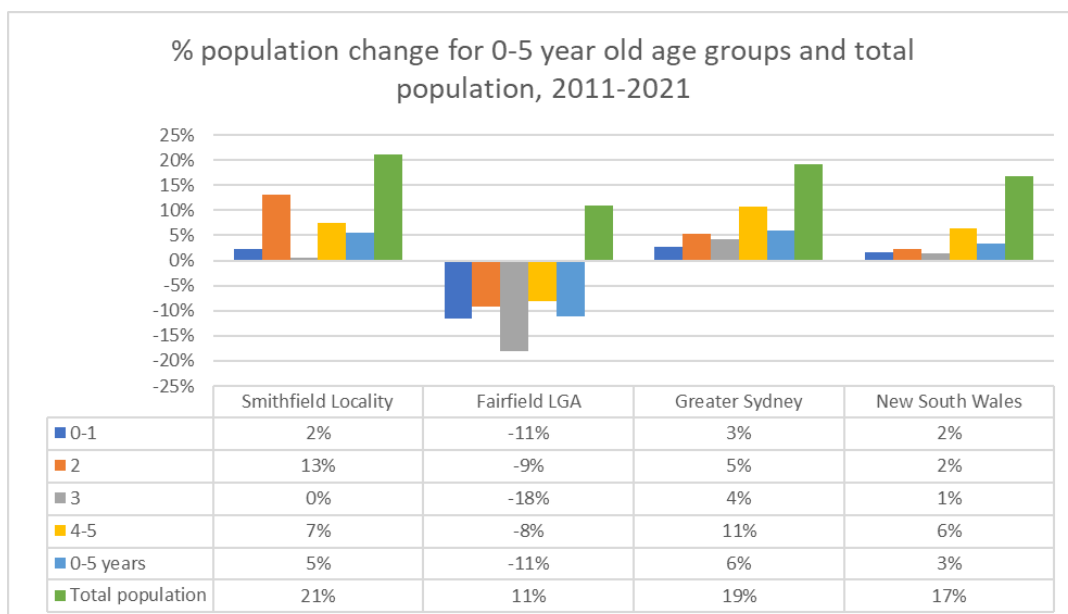


Figure 11.18: Population change for 0-5 year old age groups, 2011 to 2021

Source: JSA 2023; ABS (2021) Census of Population and Housing, ABS (2011) Census of Population and Housing, TableBuilder Pro

Population projection of 0-4 year olds, 2021 to 2041

The Department of Planning and Environment projects that the population of 0 to 4 year olds⁷⁴ in the Fairfield LGA will increase by 648 children over the twenty-years from 2021 (n=12,065) to 2041 (n=12,713), a 5% increase. This is less than the change projected for the Greater Sydney Region to 2041. Population projection data is not available by a relevant geography to the Smithfield Area.

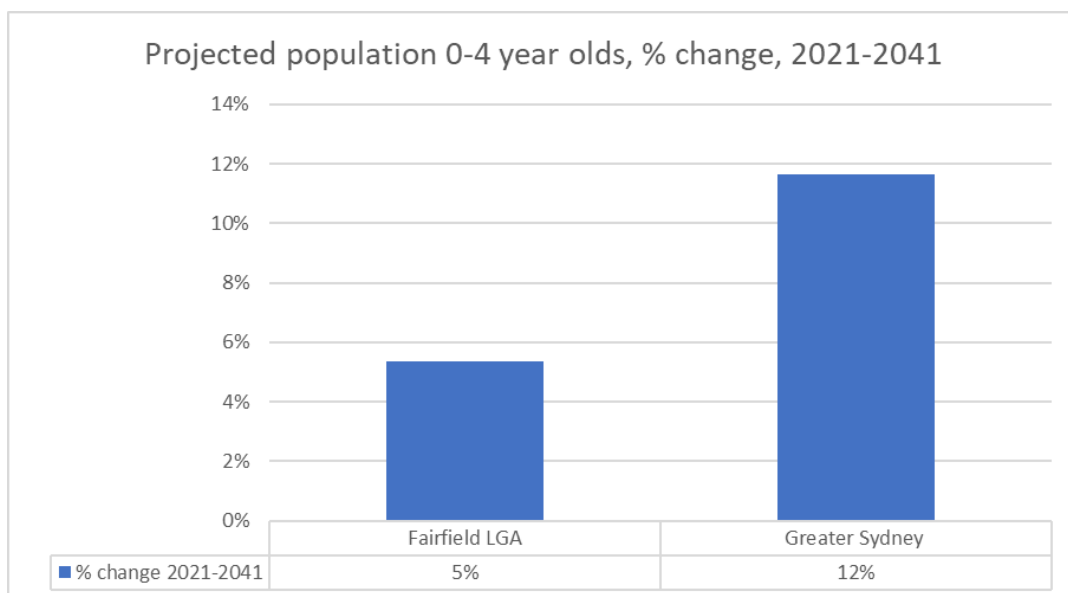


Figure 11.19: Percentage change in population 0-4 year olds projected to 2041 in Fairfield LGA and Greater Sydney

Source: JSA 2023; DPE (2022) NSW Common Planning Assumption Projections.

⁷⁴ Population projection age group bands given are 0-4 and 5-9 years.

11.6.7 Household composition profile

The household composition profile for the Smithfield Area is characterised by higher levels of households with children than Greater Sydney and NSW, including couple families with children (41% compared with 38% Fairfield LGA, 34% Greater Sydney and 31% NSW) and one parent families (16% similar to 17% for the Fairfield LGA and greater than 10% for Greater Sydney and 11% NSW). There are correspondingly lower rates of lone person households (18% in the area and LGA compared to 23% Greater Sydney and 25% NSW) and group households (2% in the area and LGA compared to 4% Greater Sydney and NSW).

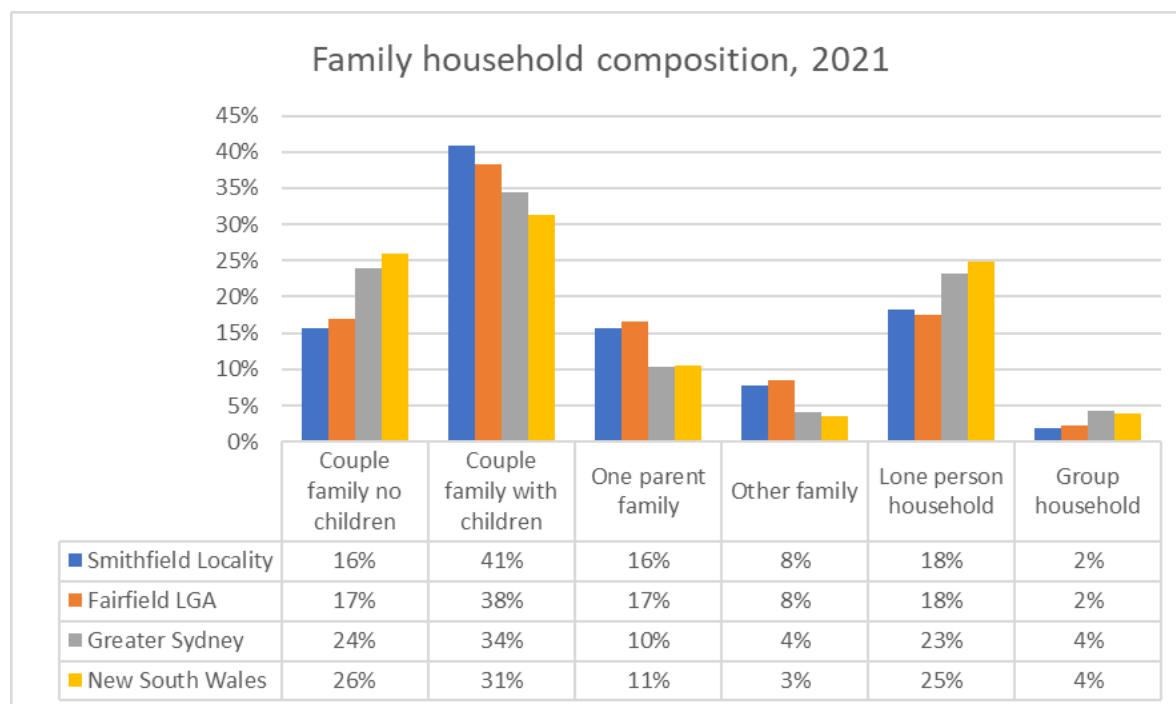


Figure 11.20: Household composition profile for Smithfield Area compared with Fairfield LGA, Greater Sydney and NSW

Source: JSA 2023; ABS 2021 Census of Population and Housing, TableBuilder Pro

11.6.8 Labour force participation rate by sex and age

The labour force participation rate for all 20-49 year olds in the Smithfield Area and Fairfield LGA at 54% and 60% respectively, is much lower than the benchmark areas of Greater Sydney (81%) and NSW (82%).

Persons counted as not in the labour force are those who, during the week prior to Census Night, were neither employed nor unemployed. They include people who were performing unpaid home duties, caring for children, retired, voluntarily inactive, permanently unable to work, in jail, trainee teachers, members of contemplative religious orders, and people whose only activity during the week prior to Census Night was jury service or unpaid voluntary work for a charitable organisation.⁷⁵

⁷⁵ ABS (2021) Not in the labour force, <https://www.abs.gov.au/census/guide-census-data/census-dictionary/2021/glossary/n#not-in-the-labour-force>, accessed 12/07/2023.

The lower participation rates among both males and females aged 20-49 years in the Smithfield Area and Fairfield LGA compared to Greater Sydney and NSW averages at the time of the 2021 Census, noting that at the time Covid lockdowns were in place in NSW but that restrictions were tightest in west and south west Sydney, which may have an impact on Census responses for those who may have been temporarily stood down or unable to actively look for work at the time.⁷⁶

Looking at labour force participation rates among females and males aged 20-49 years separately in Fairfield LGA, at the time males were 20 percentage points lower than NSW and females were 23 percentage points lower than NSW.

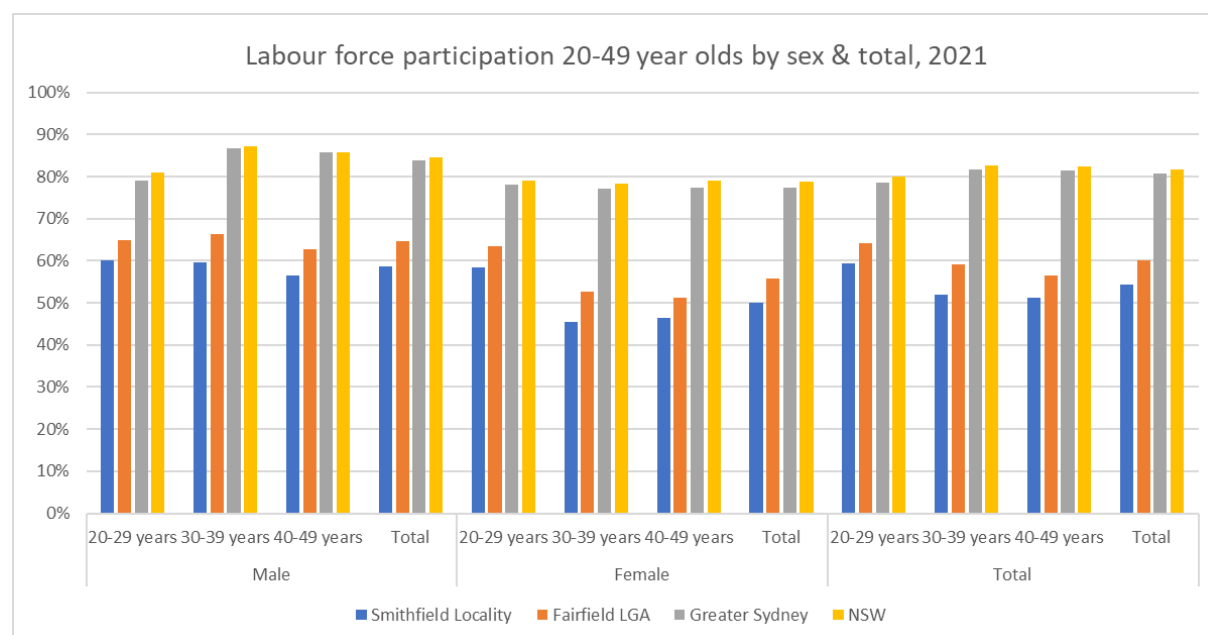


Figure 11.21: Labour force participation by sex by age (20-49 year olds) Smithfield Area compared with Fairfield LGA, Greater Sydney and NSW

Source: JSA 2023; ABS (2021) Census of Population and Housing, TableBuilder Pro

11.7 Commuting characteristics for Liverpool LGA

At the time of the 2021 Census, 35% of people who work in the Fairfield LGA were also residents of the LGA. Of the remaining 65% of people who worked in the Fairfield LGA, 33% lived in west and southwest LGAs in Sydney including Liverpool, Blacktown, Cumberland and Penrith.

⁷⁶ ABS (2021) Labour force status (LFSP), Lockdown, <https://www.abs.gov.au/census/guide-census-data/census-dictionary/2021/variables-topic/income-and-work/labour-force-status-lfsp>, accessed 12/07/2021.

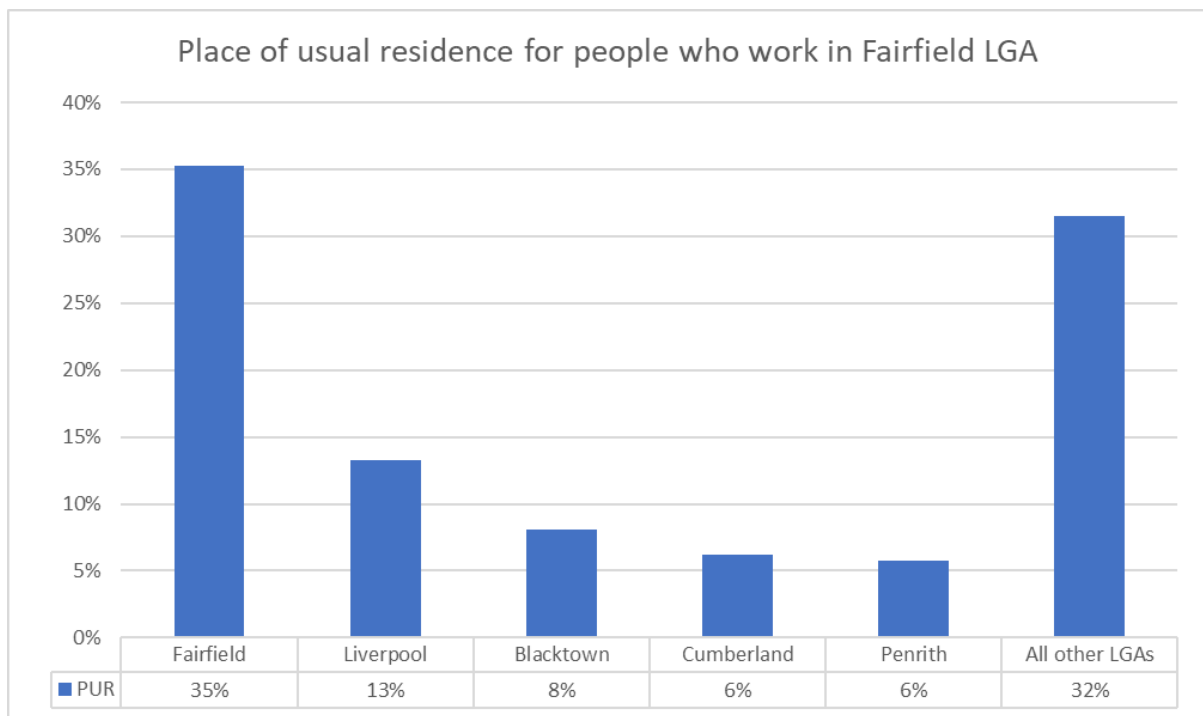


Figure 11.22: Place of usual residence (LGA) for people who work in Fairfield LGA, 2021

Source: JSA 2023; ABS 2021 Census of Population and Housing, Place of Work, TableBuilder Pro

11.8 Employment in the area

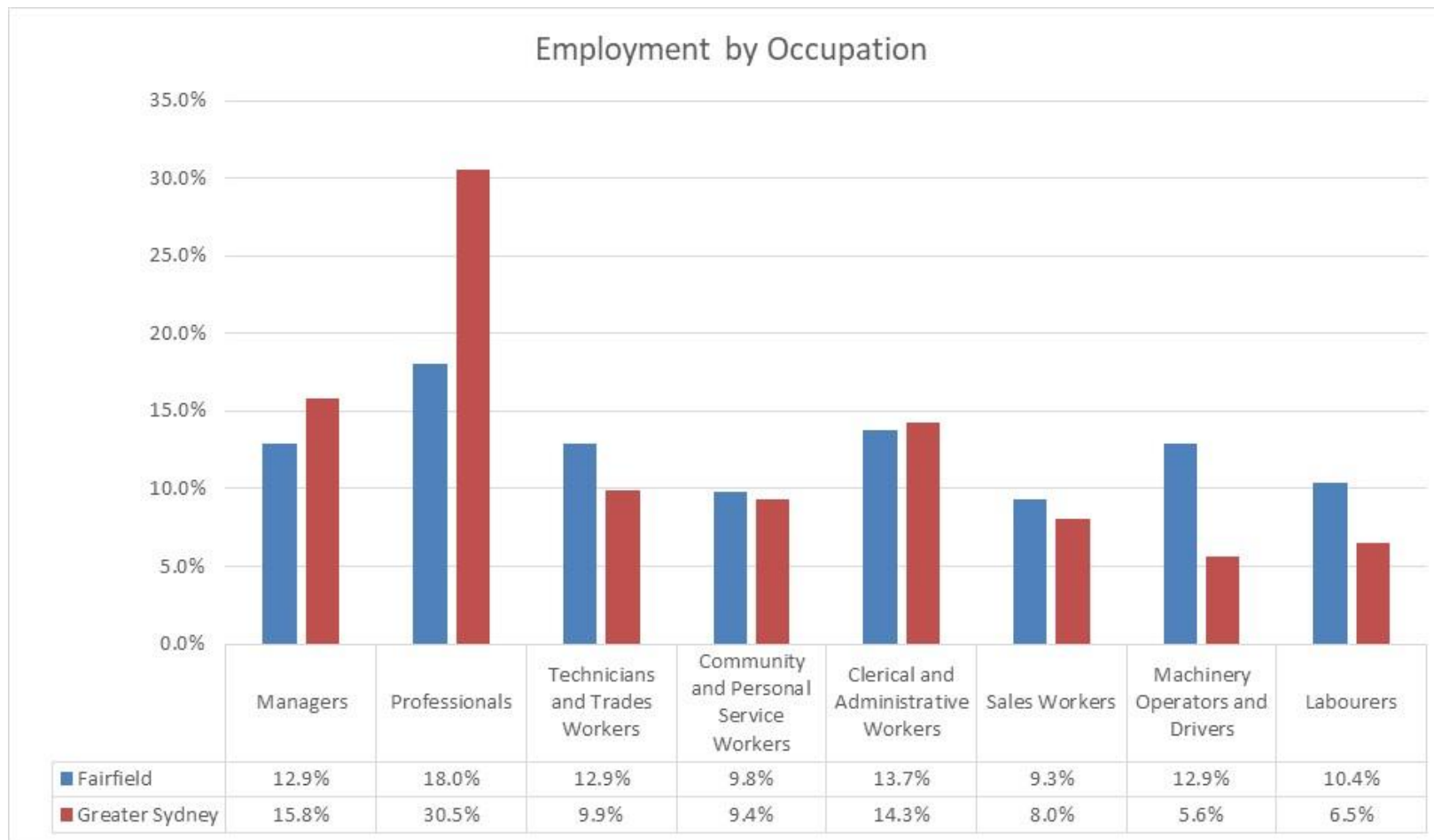


Figure 11.23: People working in Fairfield LGA compared to Greater Sydney, 2021

Source: JSA 2023; ABS 2021 Census of Population and Housing, Place of Work, TableBuilder Pro

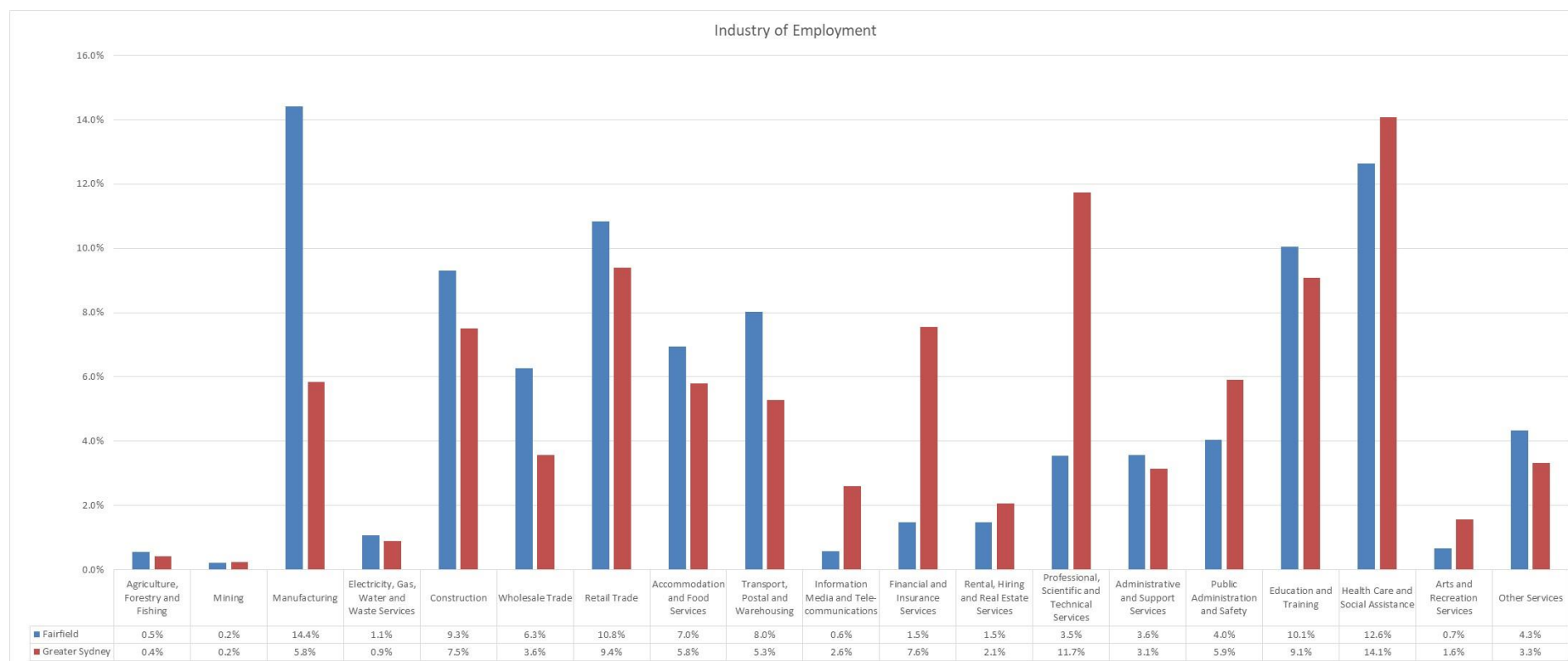


Figure 11.24: Industry of employment for people working in Fairfield LGA compared to Greater Sydney, 2021

Source: JSA 2023; ABS 2021 Census of Population and Housing, Place of Work, TableBuilder Pro

12 Appendix B: Residential Proxy Data

12.1 Census undercounting

In 2021, the estimated resident population for NSW was 8,100,840 compared to a census count of 8,072,163.⁷⁷ Using these data, census counts should be adjusted by a factor of 1.004.

12.2 Profile of one bedroom dwellings in apartment buildings

In Fairfield LGA in 2021, 1,401 one bedroom dwellings were counted in flat or apartment buildings⁷⁸, with these dwellings containing 1,822 people, giving **1.30 people per household**. The vacancy rate for dwellings in flat or apartment buildings in Fairfield LGA was 11.4%.

12.3 Profile of two bedroom dwellings in apartment buildings

In Fairfield LGA in 2021, 5,423 two bedroom dwellings were counted in flat or apartment buildings, with these dwellings containing 12,474 people, giving **2.30 people per household**. The vacancy rate for dwellings in flat or apartment buildings was 11.4%.

12.4 Profile of three bedroom dwellings in apartment buildings

In Fairfield LGA in 2021, 997 three bedroom dwellings were counted in flat or apartment buildings, with these dwellings containing 3,261 people, giving **3.27 people per household**. The vacancy rate for dwellings in flat or apartment buildings was 11.4%.

12.5 Population with existing controls

Under Fairfield LEP 2013, the site is zoned variously R3 Medium Density Residential and RE2 Private Recreation, with the latter covering the area of the existing RSL Club. Residential

⁷⁷ABS 31010do001_202212 National, state and territory population, Dec 2022 and Quickstats.

⁷⁸ Flat or apartment in a one or two storey block, three storey block, four to eight storey block and nine or more storey block.

development is prohibited in the RE2 zone. Other controls in the R3 zone are height of 9.0 metres and FSR of 0.45:1. Based on a typical site footprint of 30%, development in the R3 zone will be controlled by FSR.

Using data from NPdata mapping, the area covered by the planning proposal and zoned R3 has an area of approximately 22,485 m², giving a Gross Floor Area of 10,118 m².

Assuming a typical dwelling area of 110 m² for a three bedroom townhouse, and using the FSR of 0.45, this is equivalent to 92 dwellings.⁷⁹

160 Brenan Street is a nearby strata development containing 18 dwellings on a site of 4,164 m². This gives a site area of 231.3 m² per dwelling, equivalent to a GFA of 104.1 m².⁸⁰ Using these data, the site would be expected to yield 97 dwellings.⁸¹ This yield has been adopted for the purpose of modelling.

In Fairfield LGA in 2021, 8,000 dwellings were counted as semi-detached etc with one or two stories,⁸² with these dwellings containing 24,271 people, giving 3.03 people per household. The vacancy rate for dwellings in this category was 4.3%.

12.6 Population projection with proposed controls and concept

The tables below show population projections for the planning proposal in terms of the Concept Plan proposed (Table 12.1) and for the maximum yield based on FSR controls proposed (Table 12.2), compared to the projected population based on existing zoning controls.

The projected population of proposed Concept Plan is estimated to be a net increase of 666 people compared with that of the existing zoning controls.

Table 12.1: Residential Population Projections based on planning proposal and concept

	Number of dwellings	Vacancy rate	Number of occupied dwellings	People per dwelling	Undercounting adjustment	Projected population
One bedroom apartments	82	11.4%	73	1.30	1.004	95
Two bedroom apartments	311	11.4%	276	2.30	1.004	637
Three bedroom apartments	75	11.4%	66	3.27	1.004	217

⁷⁹ $22,485 \text{ m}^2 \times 0.45 / 110 \text{ m}^2 = 91.98$

⁸⁰ $4,164 \text{ m}^2 / 18 = 231.33 \text{ m}^2$, $231.33 \text{ m}^2 \times 0.45 = 104.1 \text{ m}^2$.

⁸¹ $22,485 \text{ m}^2 / 231.33 \text{ m}^2 = 97.20$

⁸² This category does not align with multi dwelling housing, as non attached multi dwelling housing may be characterised as separate housing. However the category does reflect a medium density housing product.

	Number of dwellings	Vacancy rate	Number of occupied dwellings	People per dwelling	Undercounting adjustment	Projected population
Total proposed	468	11.4%	415	-	1.004	949
Existing zoning	(97)	4.3%	(93)	3.03	1.004	(283)
Net population increase	371		322			666

Source: ABS 2021 Census 2021, JSA 2024 calculation, Benson McCormack 2024

The projected population associated with the maximum yield based on the FSR controls proposed is estimated to be a net increase of 1,366 people compared to the existing controls.

Table 12.2: Residential Population Projections using Maximum Planning Controls

	Number of dwellings	Vacancy rate	Number of occupied dwellings	People per dwelling	Undercounting adjustment	Projected population
Total maximum controls (FSR 1.75 ⁸³)	806	11.4%	714	2.30	1.004	1,649
Existing zoning	(97)	4.3%	(93)	3.03	1.004	(283)
Net population increase	709		621			1,366

Source: ABS 2021 Census 2021, JSA 2024 calculation, Benson McCormack 2024

12.7 Age Profile

The following provides an age profile of the projected residential population of the proposed Concept Plan based on the profile of Fairfield LGA residents of one, two and three bedroom flats and apartments at the time of the 2021 Census.

The figure below shows that the age profile of residents living in one-bedroom apartments is much older, with nearly two-thirds (65.7%) aged 50 and over. While the profile of residents living in two and three bedroom apartments is much younger, due to a greater proportion of residents being children and young people. 28% of residents in three bedroom apartments were aged 0-19 years.

⁸³ Average FSR of 1.75 has been applied, as the planning proposal proposes a range of 1.5-1.99 FSR across the site. No further details have been provided. Two bedroom dwellings of 70 m² have been assumed, with allowances for circulation and ground floor commercial use.

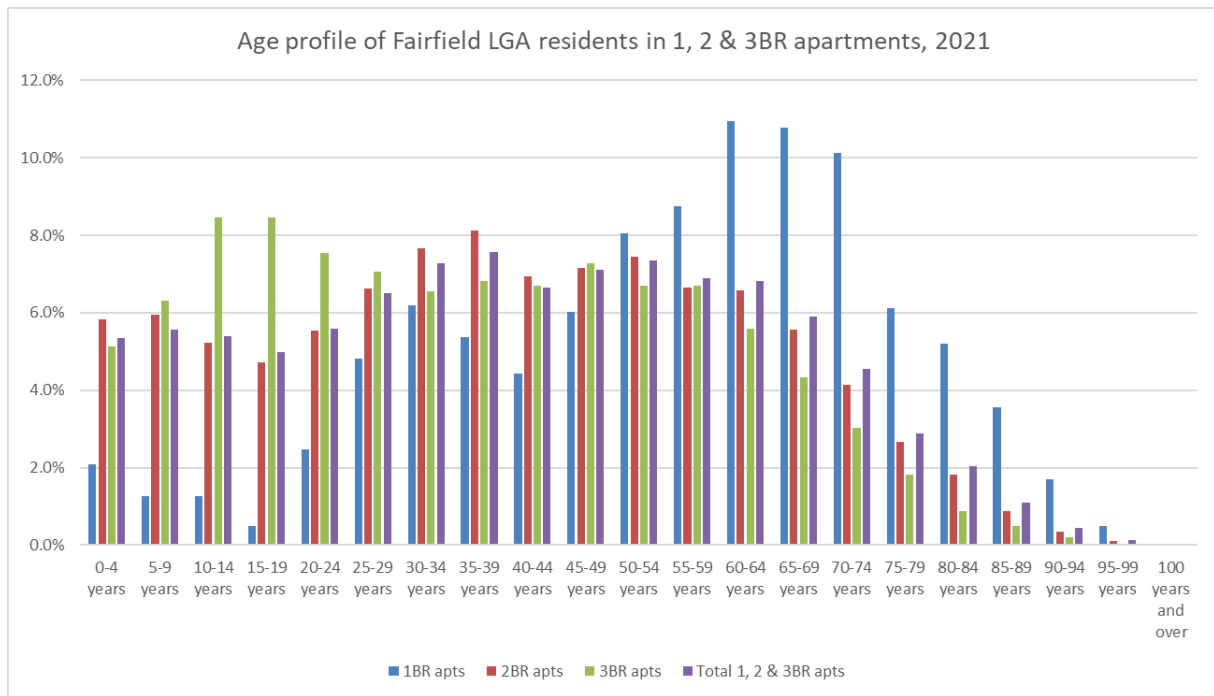


Figure 12.1: Age profile of residents in 1, 2 and 3 bedroom apartments in Fairfield LGA

Source: JSA 2024, ABS 2021

Table 12.3: Age Profile for selected groups in Fairfield LGA

Age Group	1BR apts	2 BR apts	3 BR apts	Total 1, 2 & 3 BR apts
0-4 years	2.1%	5.8%	5.1%	5.3%
5-9 years	1.3%	6.0%	6.3%	5.6%
10-14 years	1.3%	5.2%	8.5%	5.4%
15-19 years	0.5%	4.7%	8.5%	5.0%
20-24 years	2.5%	5.5%	7.5%	5.6%
25-29 years	4.8%	6.6%	7.1%	6.5%
30-34 years	6.2%	7.7%	6.6%	7.3%
35-39 years	5.4%	8.1%	6.8%	7.6%
40-44 years	4.4%	6.9%	6.7%	6.7%
45-49 years	6.0%	7.2%	7.3%	7.1%
50-54 years	8.0%	7.4%	6.7%	7.4%

Age Group	1BR apts	2 BR apts	3 BR apts	Total 1, 2 & 3 BR apts
55-59 years	8.7%	6.7%	6.7%	6.9%
60-64 years	10.9%	6.6%	5.6%	6.8%
65-69 years	10.8%	5.6%	4.3%	5.9%
70-74 years	10.1%	4.1%	3.0%	4.5%
75-79 years	6.1%	2.7%	1.8%	2.9%
80-84 years	5.2%	1.8%	0.9%	2.0%
85-89 years	3.6%	0.9%	0.5%	1.1%
90-94 years	1.7%	0.4%	0.2%	0.4%
95-99 years	0.5%	0.1%	0.0%	0.1%
100 years and over	0.0%	0.0%	0.0%	0.0%

Source: JSA 2024, ABS 2021 Census

13 Appendix C: Employment

13.1 Background

The revised masterplan scheme which shows the site yielding the following:

- retention of the existing licensed club (gross floor area of 7,009 m²);
- a new hotel with 168 rooms (gross floor area of 7,619 m²);
- retail space (with a gross floor area of 353 m²);
- commercial/business centre adaptable space located on two floors of the new hotel (gross floor area of 1,985 m²);
- 468 residential apartments developed across multiple buildings comprised of 82 one-bedroom apartments, 311 two-bedroom apartments and 75 three-bedroom apartments (total gross floor area of 50,654m²);
- medical centre (gross floor area of 485m²); and
- all associated car parking (a total of 1,709 car parking spaces to be provided across the site).⁸⁴

13.2 Hotel

In 2021, the Accor group reported 232,000 employees across 777,714 rooms, an average of 0.298 employees per room.⁸⁵

On this basis, the proposed hotel with 168 rooms is expected to provide employment for 50 people.

13.3 Commercial Floor Area

Under the Building Code of Australia, the maximum allowable density for offices is one person per 10 m².⁸⁶ This gives a maximum employment for the commercial floor space of 1,985 m² of 199 people.

Professional offices, consulting rooms and the like may have much lower densities than this, particularly where conference rooms, waiting rooms, reception area and the like are included, and a lower estimate is one person per 20 m², giving a lower employment estimate of 99 people.

⁸⁴ Benson McCormack (2024) Smithfield RSL, Concept Diagrams, Drawings DA-050-001 to DA-810-001, 8 March.

⁸⁵ Accor 2021 Integrated Report, Page 7.

⁸⁶ Building Code of Australia (2022) Table D2D18.

13.4 Retail

A typical busy suburban coffee shop opening seven days employs 18 people, (or nine full time equivalents), with a floor area of 140 m², or one person per 8 m². Small retail (e.g. 7/11) employs around one person per 20 m², and large supermarkets employ around one person per 70 m².⁸⁷ Based on these data, expected employment ranges for retail space of 353m² would range from 5 to 44 people, with an average of 18 people.

13.5 Medical Centre

The proposed medical centre of 485m² GFA is estimated to employ will employ 36 people or 22 full time equivalents.⁸⁸

⁸⁷ JSA estimates based on survey data and publicly available data.

⁸⁸ JSA estimates based on survey data and publicly available data.

14 Appendix D: Neighbourhood Survey

JSA undertook a doorknock survey of adjacent neighbours in August 2023.

It is important to note that neighbours were consulted on a previous version of the planning proposal and concept plan. There are some differences between the previous version, particularly the inclusion of accommodation for seniors and a child care centre compared to the revised scheme that includes all general residential accommodation and a medical centre rather than child care centre. The views expressed by neighbours regarding the previous scheme remain relevant to the revised scheme, particularly their views on potential positive impacts including more facilities, more social life, jobs and increased property value; and concerns raised related to increased traffic, noise and light pollution and the size and scale of the development.

14.1 Survey Findings

Question 1 – How long have you lived in your home?

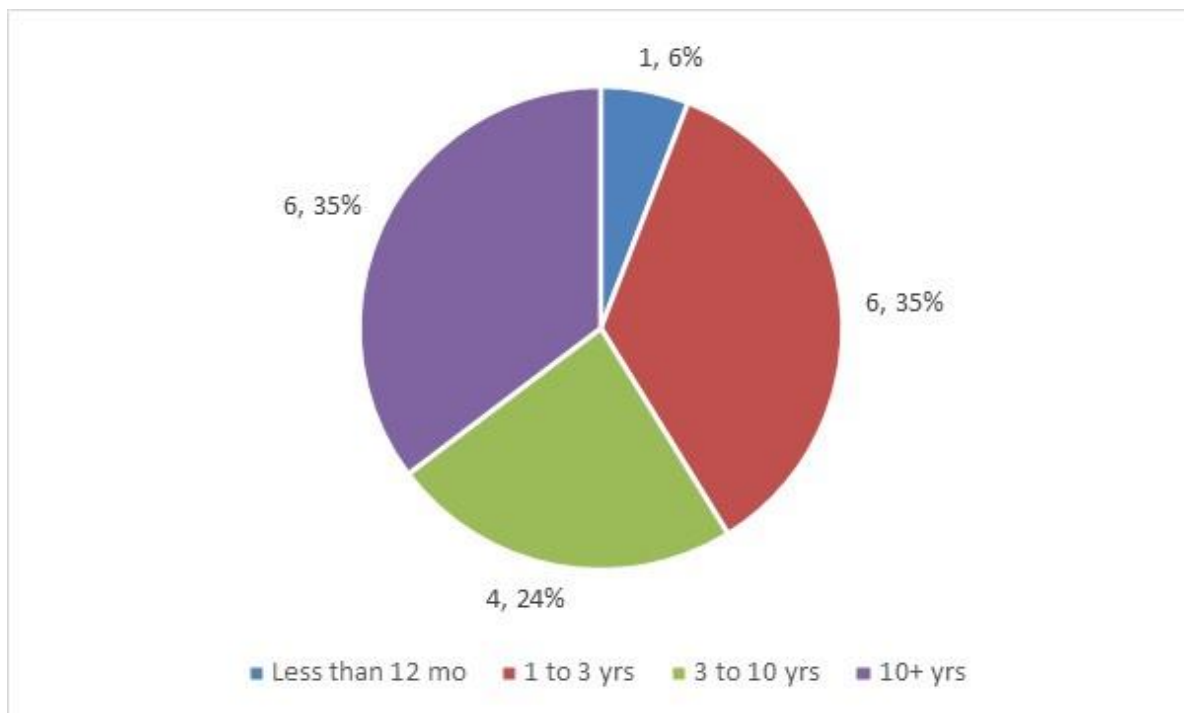


Figure 14.1: Question 1 How long have you lived in your home

Source: JSA 2023

All 17 residents responded to this question. One resident (6%) had lived in their home less than 12 months. Six residents (35%) had lived in their home between one and three years and six residents had lived in their home ten years or more. Four residents had resided in their home between three and ten years.

Question 2 – Are you an owner or a renter?

Ten residents (59%) were owners, either outright or with a mortgage, and seven (41%) were renting their homes.

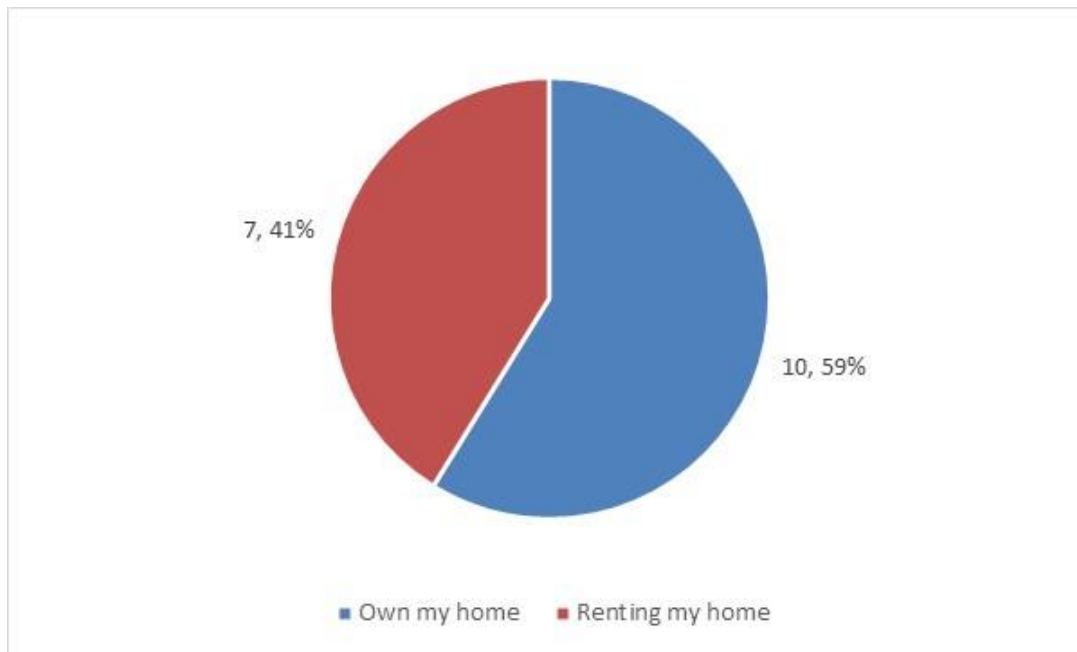


Figure 14.2: Question 2 Are you an owner or a renter

Source: JSA 2023

Question 3 – What are the best things about living in your neighbourhood?

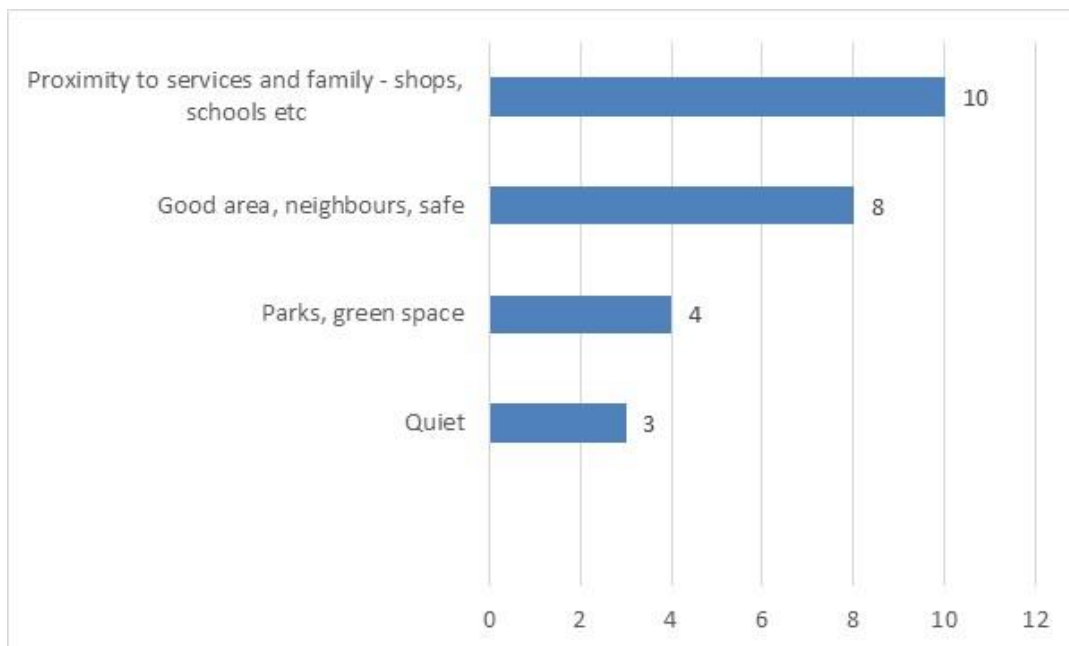


Figure 14.3: Question 3 Best things about living in the neighbourhood

Source: JSA 2023

Sixteen residents responded to this question providing 28 comments. The largest number of comments (10) related to good proximity – to services such as schools and shops and also to family. Eight comments related to the good area (safe, wide streets, good neighbours). Four comments related to parks and green space and three noted the quietness of the area. There were also three negative comments ('not happy with change' and two stated 'nothing').

Question 4 – What are the main things that you would change about the area if you could?

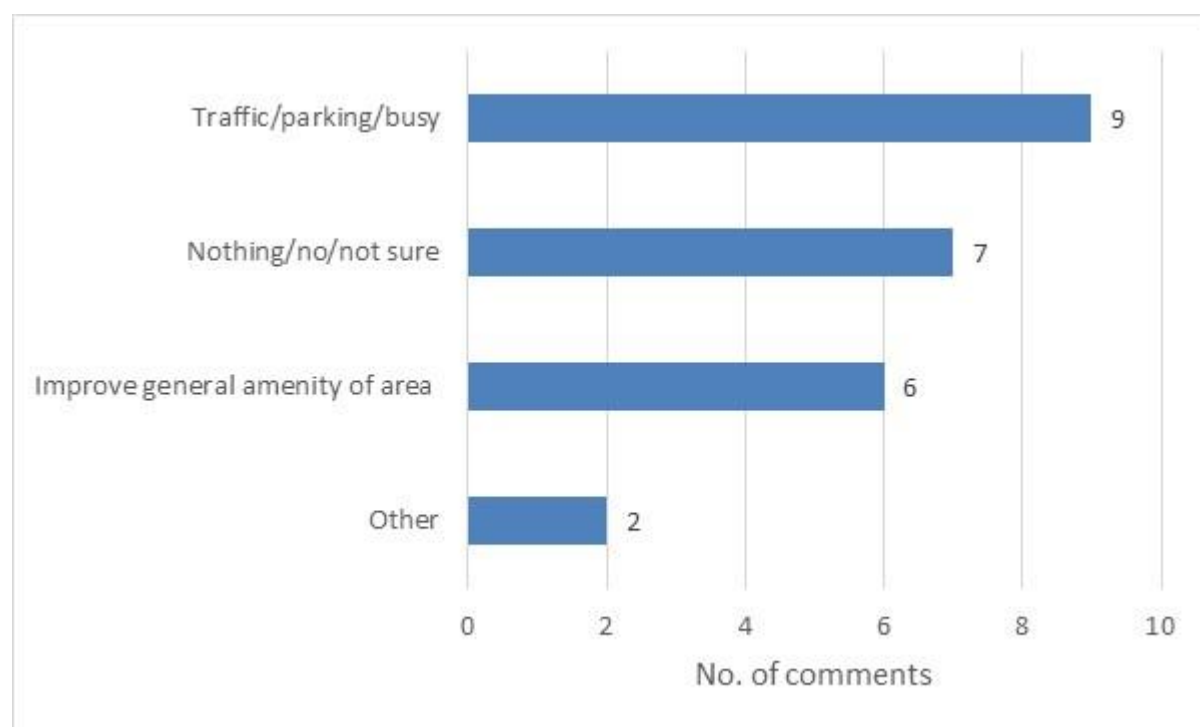


Figure 14.4: Question 4 Main things would change about neighbourhood

Source: JSA 2023

Sixteen residents responded to this question with 24 comments. Nine of the comments (38%) related to traffic and parking issues, such as congestion due to the school and difficulty getting onto Cumberland Highway. Six comments 25% related to the desire to improve the area such as better pedestrian access, more parks or water features, less rubbish. Seven comments (29%) did not want to change the area or were unsure. The two other comments related to lots of new people and the desire for no development.

Question 5 – Overall, how do you feel about living in your neighbourhood?

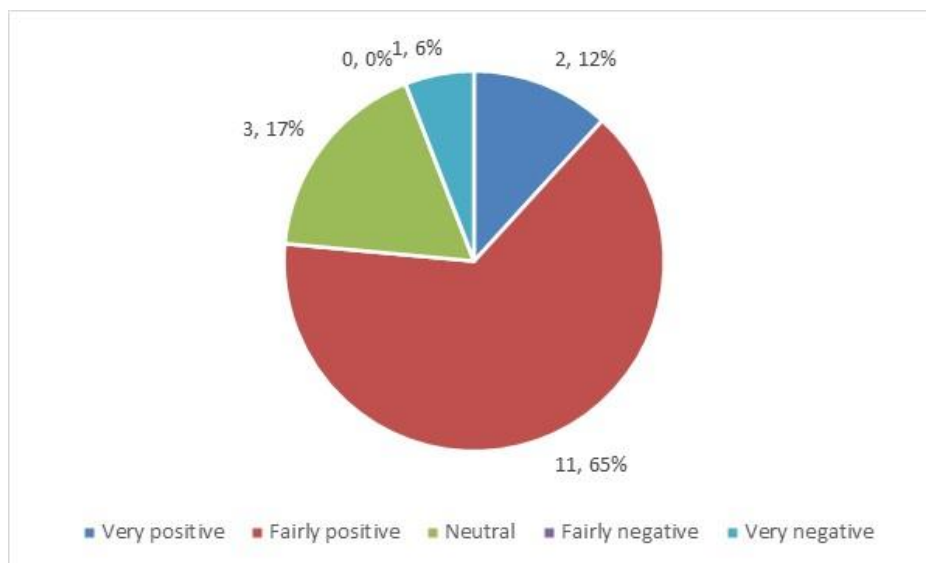


Figure 14.5: Question 5 Overall feeling about living in neighbourhood

Source: JSA 2023

The majority of residents were positive about living in their neighbourhood with two residents (12%) feeling very positive and 11 residents feeling fairly positive (65%). Three residents felt neutral (17%) whilst one resident felt very negative (6%).

Question 6 – Were you aware of the proposed development before you received the letter?

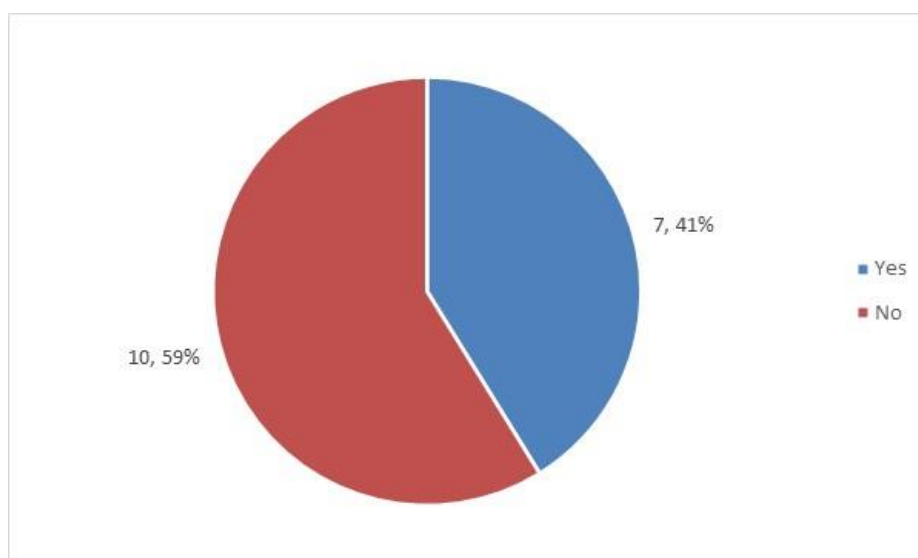


Figure 14.6: Question 6 Aware of the proposal before receiving letter

Source: JSA 2023

Ten residents (59%) were not aware of the proposed development. Seven residents (41%) were aware of the proposed development prior to the Survey.

Question 7 – What do you think the positive impacts of the proposed development will be?

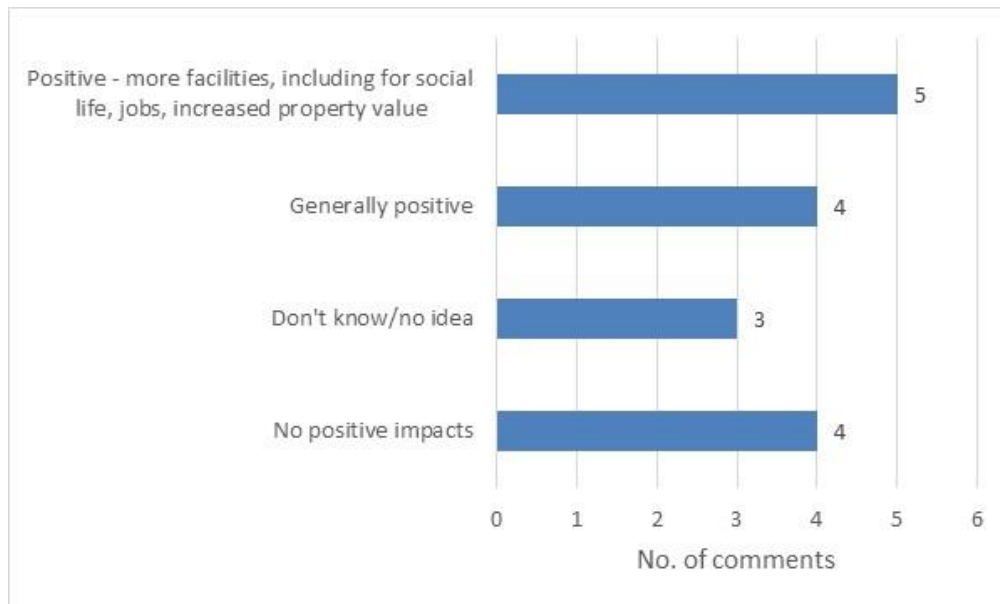


Figure 14.7: Question 7 Positive impacts of the development

Source: JSA 2023

Fourteen residents responded to this question with sixteen comments. Overall the majority of comments were positive (56%). Five comments (31%) were very positive e.g. more facilities would be provided and more social opportunities. Four comments (25%) were generally positive such as that it would 'probably be good'. Four respondents (25%) felt there were no positive impacts and three (19%) did not know if there would be any positive impacts from the development.

Question 8 – Do you have any concerns regarding the proposed development?

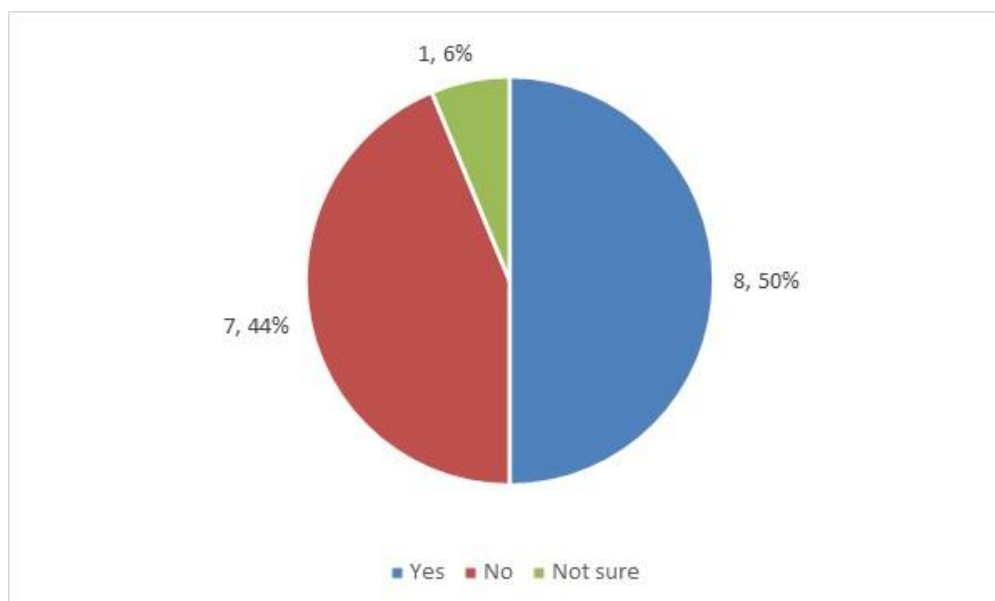


Figure 14.8: Question 8 Any concerns about the proposed development

Source: JSA 2023

Sixteen residents responded to this question with 50% (8) expressing they had concerns. Seven residents (44%) did not have concerns and one resident (6%) was not sure whether they had concerns.

Question 9 – If yes to Question 8, what are your main concerns?

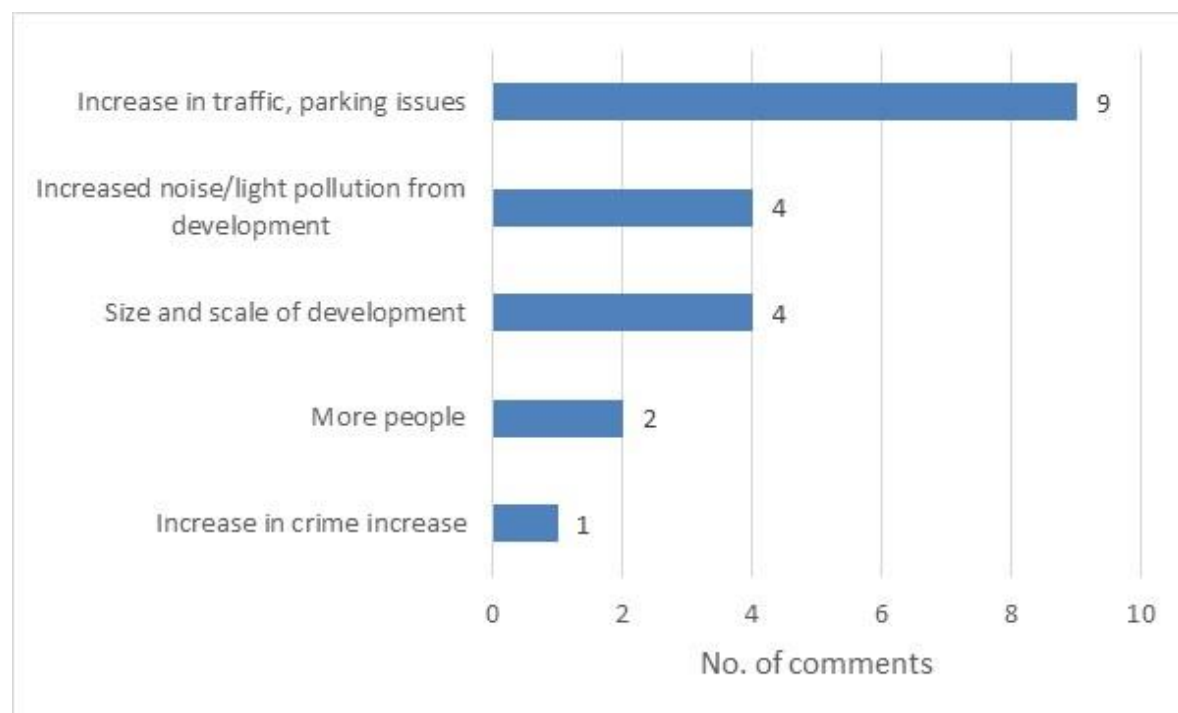


Figure 14.9: Question 9 Main concerns about the proposed development

Source: JSA 2023

Only eight residents responded to this question, providing 20 main concerns. Nine concerns related to the potential for increased traffic and parking issues (45%). Four comments (20%) related to the size and scale of the development and a further four comments related to the potential for increased noise and light pollution from the development. Two concerns (10%) related to an increase in people in the area and one concern (5%) flagged a potential increase in crime.

Question 10 – Can you suggest any ways in which your concerns could be addressed?

Only two residents responded to this question. Both suggested no high rise be built and one resident added 'no additional traffic'.

Question 11 – Age of Respondents

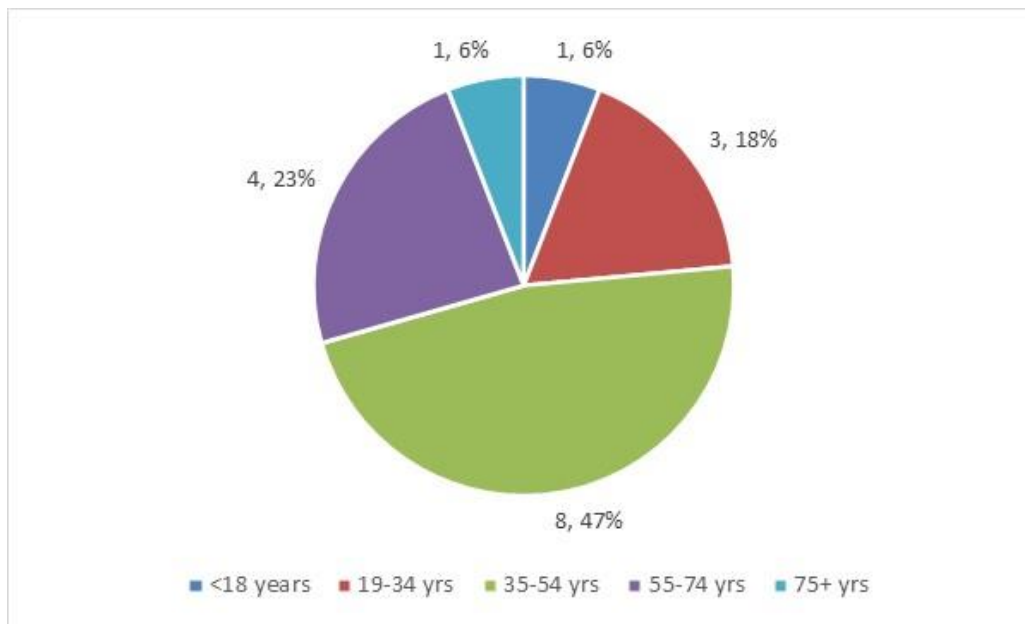


Figure 14.10: Question 11 Age of respondent

Source: JSA 2023

The largest group represented in this question were the 35-54 year olds (8, 47%), followed by the 55-74 year group (4, 23%). There were three residents ((18%) in the 19-34 year group and one resident (6%) was in the 75+ bracket.

Question 12 – Gender of Respondents

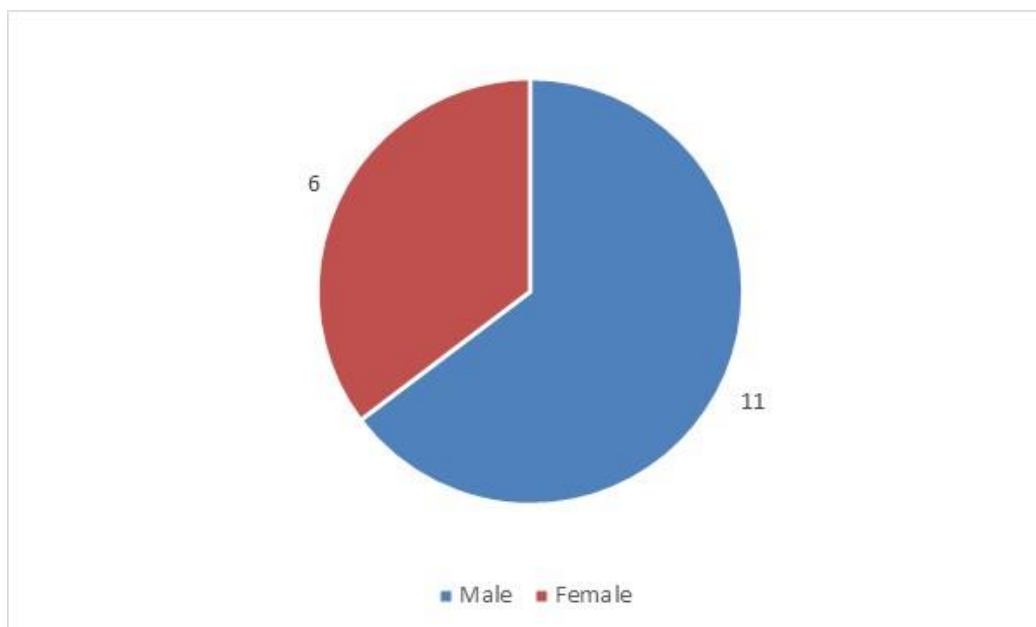


Figure 14.11: Question 12 Gender of respondent

Source: JSA 2023

Eleven respondents (65%) were male and six respondents (35%) were female.

Question 13 – Household Composition Type

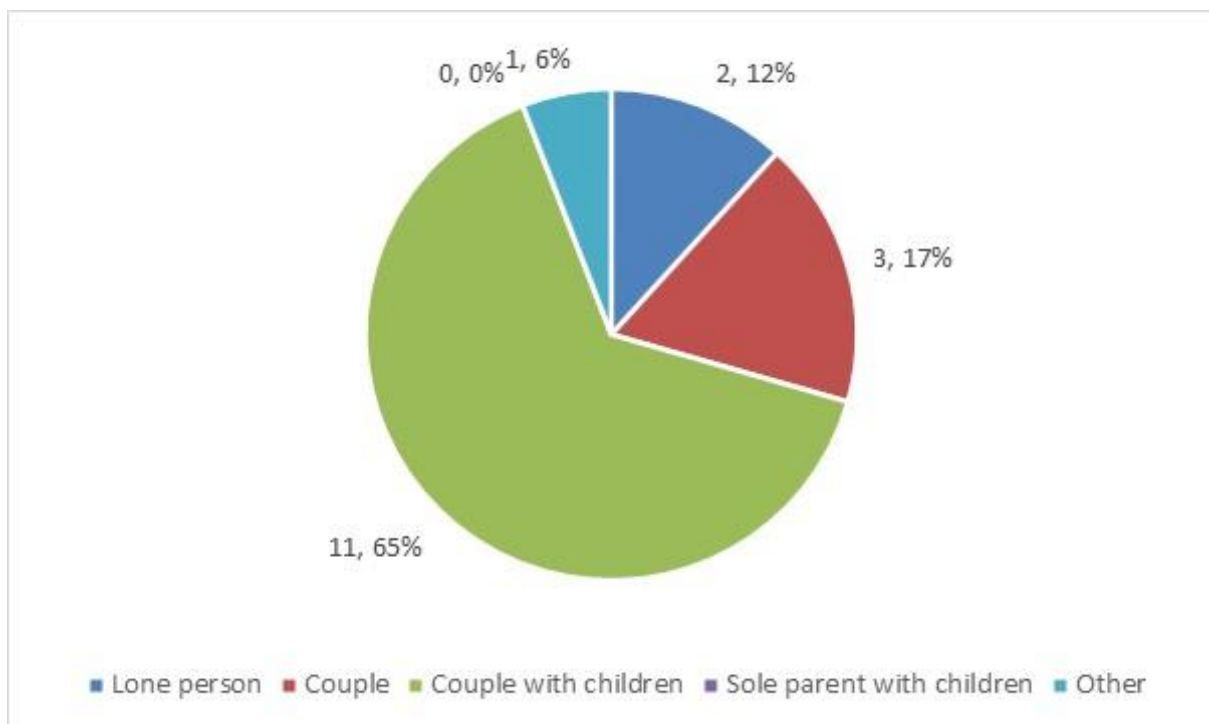


Figure 14.12: Question 13 Household composition of respondent

Source: JSA 2023

Sixty-five percent of households (11) were Couples with Children. This was followed by Couple households (3, 17%), then Lone Person (2, 12%) and one household (6%) identified as Other.

14.2 Survey Form

Neighbourhood Survey: Smithfield RSL site, Smithfield

Address _____

Time and Date _____

My name is _____. I work for Judith Stubbs and Associates. We have been retained by **Smithfield RSL Pty Ltd** to carry out a Social Impact Assessment for a planning proposal for land bounded by O'Connell Street, Neville Street, Brennan Street and Smithfield Road.

The planning proposal will seek to vary controls to mixed use development of the site with height of five stories including:

- Retention of the club
- A new hotel
- Residential apartment buildings
- Seniors housing
- Commercial
- Ground level retail

 This survey is about your opinions regarding your neighbourhood and the proposal.

PART A: Questions about your neighbourhood.	
1. How long have you lived in this home?	☐ Less than 12 months ☐ 1 to 3 years ☐ 4-10 years ☐ 10+ years
2. Are you an owner or renter?	☐ Own my home (outright or paying mortgage) ☐ Renting my home ☐ Other
3. What are the three best things for you about living in this neighbourhood?	1. 2. 3.
4. What are the main things you would change about living in this neighbourhood that would make it a better place to live?	1. 2. 3.
5. Overall, how do you feel about living in this neighbourhood?	☐ Very positive ☐ Quite Positive ☐ Neutral (neither positive nor negative) ☐ Quite Negative ☐ Very Negative
PART B: Questions about the proposed development.	
6. Were you aware of the proposed development before today?	☐ Yes ☐ No ☐ Not sure

7. What do you see as the positive impacts of the proposed development?	Please describe up to three positive impacts : 1. 2. 3.
8. Do you have <i>any concerns</i> about the proposed development?	☐ Yes ☐ No ☐ Not sure
9. If yes, what are your main concerns about the proposed development?	Please describe up to three main concerns : 1. 2. 3.
10. Can you suggest ways in which your concerns could be addressed?	Please describe up to three ways : 1. 2. 3.
PART C: Demographic information	
11. Age ☐ <18 years ☐ 19-34 years ☐ 35-54 years ☐ 55-74 years ☐ 75+ years	12. Gender ☐ Male ☐ Female
13. Household Type ☐ Lone person ☐ Couple ☐ Couple with children ☐ Sole parent with children ☐ Other	

Additional Comments:

☐

15 Appendix E: Housing Affordability

15.1 Overview

This section uses the statutory definition of ‘affordable housing’ to understand nature and extent of the affordability problem in the area, and the extent to which the proposed development will provide a benefit to those facing the most serious housing need.

At the time of the 2021 Census, there were 10,307 renting households in stress in Fairfield LGA, 97% of which are very low and low income households. These households are a mix of predominately larger households (63%) and smaller households (37%). The largest cohorts include very low income lone person households at 23% of those in stress and very low income couples with children at 20% of those in stress.

There is some affordable rental housing within the area as of the March Quarter 2023, with a median one bedroom unit affordable to some very low income households, a median two bedroom unit affordable to most low income households (93%) and a median three bedroom unit affordable to a few low income households (11%) and those on moderate incomes.

Expected social housing waiting times for all dwellings in the allocation zone is 10+ years.

At the time of the 2021 Census, there were 3,648 purchasing households in stress, paying more than 30% of their household income on mortgage repayments. The majority of these households (78%) are very low and low income earners (2,841 households). It is noted that there are far fewer very low, low and moderate income households purchasing compared to renting in the Fairfield LGA, suggesting difficulty entering the purchase market for these households. Purchasing households in stress in Fairfield LGA are more likely to be couple families with children at 48% of very low, low and moderate income households in stress in the area compared to 19% of such households in Greater Sydney.

15.1.1 Definition and Benchmarks

Housing is generally considered to be ‘affordable’ when households can meet their housing costs and still have sufficient income to pay for other basic needs such as food, clothing, transport, medical care, and education.

‘**Affordable housing**’ has a statutory definition under the NSW *Planning and Environment Act 1979*, being housing for very low, low and moderate income households who pay no more than 30% of their gross household income on their rent or mortgage repayments. Households paying more than 30% of their income on housing costs are deemed to be in ‘**housing stress**’, and at risk of after-housing poverty.

The following table provides benchmarks for ‘affordable housing’ income groups in accordance with the statutory definition for **Greater Sydney**, updated to reflect changes in CPI or cost of living to the most recent Quarter that data is available, March 2023.

It can be seen from the table below that, for rental to be ‘affordable’ under statutory definitions, rental costs would need to be less than \$345 per week for a very low income household, between \$345 and \$552 for a low income household, and between \$552 and \$828 for a moderate income household as per the **Greater Sydney benchmarks**.

Table 15.1: Relevant Affordable Housing Income and Cost Benchmarks – Greater Sydney (Mar 2023 Qtr)

	Very low-income household	Low-income household	Moderate-income household
Income Benchmark	<50% of Gross Median H/H Income for Greater Sydney	50-80% of Gross Median H/H Income for Greater Sydney	80%-120% of Gross Median H/H Income for Greater Sydney
Income Range (2)	<\$1,150 per week	\$1,151-\$1,841 per week	\$1,842-\$2,761 per week
Affordable Rental Benchmarks (3)	<\$345 per week	\$345-\$552 per week	\$552-\$828 per week
Affordable Purchase Benchmarks (4)	<\$275,000	\$275,001-\$440,625	\$440,626-\$661,250

Source: JSA 2023, based on data from ABS (2021) Census and ABS (2022) Consumer Price Index, ANZ online home loan repayment calculator, www.anz.com.au/personal/home-loans/calculators-tools/calculate-repayments/

(1) All values reported are in March Quarter 2023 dollars

(2) Total weekly household income

(3) Calculated as 30% of total household income

(4) Calculated using ANZ Loan Repayment Calculator using 26/06/23 standard variable interest rate (7.19%) & assuming a 20% deposit for a 30 year ANZ Standard Variable Home Loan & 30% of household income as repayments.

15.2 Comparative Affordability of Housing

15.2.1 Overview

This section looks at the relative *affordability* of relevant rental products delivered through the private market, that is, whether very low, low and moderate income households would be paying more than 30% of their gross household income on housing costs in accordance with the statutory definition set out above. It is important to understand the extent to which the market is providing, or can potentially provide, affordably priced housing for key target groups.

Private Rental Affordability

DCJ Rent and Sales Reports

The NSW DCJ *Rent and Sales Report* provides quarterly data on the cost of rental by LGA and postcode area. The following is relevant regarding the most recent quarter available at the time of writing (March 2023) in the Fairfield LGA compared with Greater Sydney.

The following table shows the affordability of median rental for flats and units by bedroom type as at March 2023, using affordability benchmarks for Greater Sydney.

As at the March Quarter 2023, a median one bedroom flat in the Fairfield LGA is affordable to a **very low income household**, with data not available for studios due to less than 10 bonds lodged. A median **two-bedroom unit** in Fairfield LGA was generally affordable to low income households, while a three bedroom household was affordable to a small proportion of the low income band or moderate income households. Compared to the Greater Sydney average, the Fairfield LGA is a more affordable area for very low and low income households. This is shown on the Table below.

Key to Table:

Affordable to very low-income households (<\$345 per week)
Affordable to low-income households (\$345-\$552 per week)
Affordable to moderate-income households (\$552-\$828 per week)
Affordable to higher-income households only (\$828 or more per week)

Table 15.2: Affordability of Median Rents for Studio, 1, 2 and 3 Bedroom Flats (March Qtr 2023)

	Studio flat/unit	1 BR flat/unit	2 BR flat/unit	3 BR flat/unit
Fairfield LGA	-	\$300	\$360	\$530
Affordable to:	-	Some very low income h/hs	93% of low income h/hs	11% of low income h/hs & all moderate
Greater Sydney	\$440	\$575	\$650	\$920
Affordable to:	54% of low income h/hs	92% of moderate income h/hs	64% of moderate income h/hs	Higher income h/hs only

Source: JSA 2023; NSW DCJ Rent and Sales Report, March Quarter 2023; ABS (2021) and ABS (2023) CPI Tables.

15.2.2 Snapshot of apartment rental opportunities in Smithfield, Fairfield Heights, Fairfield West and surrounding suburbs

A search of www.Domain.com.au was conducted on 19 July, 2023 for apartments and townhouses with up to three bedrooms in the suburb of Smithfield and surrounding suburbs within approximately three kilometres. These suburbs included Wetherill Park, Fairfield, Guildford, Guildford West, Canley Heights and where properties were advertised.

In the suburb of **Smithfield** there was only one property advertised for rent, a three bedroom townhouse with a rental of **\$500.00** per week.

Within an approximately **three kilometre radius** there were an additional 29 properties for rent made up of three townhouses and 26 apartments. The table below sets out the median rent for these properties by number of bedrooms.

Table 15.3: Advertised rentals in Smithfield suburb and surrounding within 3km

No. bedrooms	Median Rent (\$)	No. properties
0	350	1
1	360	6
2	480	19
3	650	3

Source: www.domain.com.au, accessed 19/07/2023.

Of all 30 properties advertised, four would be affordable for **very low income** renters (three one bedroom apartments, one 2 bedroom apartment). 26 properties would be affordable for **low income** renters and all properties would be affordable for **moderate income** households.⁸⁹

In the Fairfield LGA the Rent and Sales Report for March 2023⁹⁰ did not report a median rental for studio accommodation flats/units. The **median rentals** for a one, two and three bedroom unit were \$300, \$360 and \$530 respectively.

15.2.3 Purchase Affordability

A similar recently built development has been identified at 1 Villawood Place, Villawood. Sales for this development for the period 1 January 2022 to date have been analysed.

The dwellings are typically two bedroom, and sold for a first quartile price of \$500,000, a median price of \$540,000 and a third quartile price of \$560,000. These dwellings would be affordable to around 75% of moderate income households.

⁸⁹ JSA 2023, based on data from ABS (2021) Census and ABS (2023) Consumer Price Index, ANZ online home loan repayment calculator, www.anz.com.au/personal/home-loans/calculators-tools/calculate-repayments/

⁹⁰ Department of Communities & Justice, Rent and Sales Report – Interactive Dashboard, www.facs.nsw.gov.au/resources/statistics/rent-and-sales/dashboard

15.2.4 Affordable Housing Contribution

A preliminary assessment of the ability of the site to provide an Affordable Housing Contribution has been carried out using the Affordable Housing Viability Tool developed by the NSW Department of Planning, Industry and Environment. The tool finds that development for residential is not viable for FSRs below 8.0:1.0. The tool is quite conservative in its assessment of costs and more detailed modelling would be required to assess the viability of the proposal. Based on this preliminary assessment, it is unlikely that there would be sufficient uplift from the Planning Proposal to support an Affordable Housing Contribution.

15.3 Housing Stress

15.3.1 Overview

A commonly used measure of underlying **need for affordable housing** is the number of households in 'housing stress', or at risk of after-housing poverty.⁹¹ A broad 'rule of thumb' for 'housing stress' is when a very low, low or moderate income household is paying more than 30% of its gross income on rental or mortgage repayments, and 'severe housing stress' when such a household is paying more than 50% of its income on such housing costs.

Other factors will clearly affect the financial and social wellbeing of a family, including the adequacy and appropriateness of their housing, and costs that are unequally borne by some households, for example, high health care or transport costs where they live in a regional or rural area.⁹²

As such, housing stress is useful as a broad metric for understanding the comparative affordability of an area, and indicates the potential scale of the problem for strategic planning purposes.

The ABS (2021) Census now publishes a Rental Affordability Indicator (RAID) and a Mortgage Affordability Indicator (MAID). These have been validated against JSA's accepted methodology for estimating housing stress, and provide effectively the same results when cross tabulated with household income and the relevant statutory benchmarks for income groups are applied. As such, the RAID and MAID indicators from the ABS have been used for the purpose of estimating housing stress, or the need for affordable housing, in the analysis below.

The following income bands applied at the time of the 2021 Census for **Greater Sydney** for very low, low and moderate income households, and have been used in the housing stress analysis below. At that time, the median weekly household income for Greater Sydney was \$2,077. Note that these values are different to those used in rental affordability analysis above as those values

⁹¹ See for example Yates, J. 2007. *Housing Affordability and Financial Stress*, AHURI, who notes that often 'housing stress' is defined by the 30-40 rule, that is, that a low income household (in the lowest 40% of household income) will pay no more than 30% of its gross income on housing costs. This broad rule of thumb is often extended to the low to moderate income groups as defined under SEPP 70.

⁹² See for example Gleeson, B. and Randolph, B. (2002) 'Social disadvantage and planning in the Sydney Context', *Urban Policy and Research* Vol 20(1) pp101-107; and Kellett, J. Morrissey, J. and Karuppannan, S. 2012. 'The Impact of Location on Housing Affordability', *Presentation to 6th Australasian Housing Researchers Conference*, 8-10 February 2012, Adelaide, South Australia.

have been indexed in accordance with the CPI for the period that rental data was available from NSW DCJ.

Table 15.4: Income Bands for Greater Sydney for Target Groups (ABS 2021)

Very Low, 50% of median = <\$1,038
Low, 50-80% of median = \$1,038 - \$1,662
Moderate, 80-120% of median = \$1,662 - \$2,492

Source: JSA 2023 derived from ABS (2021) Census

In 2021, there were 20,262 very low, low, and moderate income renting households in Fairfield LGA for which the ABS had rental affordability data. Of these households, 10,306 (59%) were paying more than 30% of their household income on rent. The rest of this rental affordability section refers to these 10,307 households.

The Table below shows the income bands and the required dwelling size for households in rental stress in Fairfield LGA. Overwhelmingly, 97% of the dwellings required to address housing stress in the area would need to be targeted at **very low** and **low income** households, and particularly very low income households which comprise 72% of those in rental stress, with only 3% of households in rental stress in Fairfield LGA in the moderate income band.

The dwellings required by these households are split just under two thirds to one towards larger dwellings suitable for families with children and larger households (63%) to smaller dwellings (37%) suitable to lone person and couple households.

Table 15.5: Income band and required dwelling size for households in rental stress, Fairfield LGA, 2021

Income band	Smaller dwellings	Larger dwellings	Total
Very Low	3,374 (33%)	4,030 (39%)	7,403 (72%)
Low	410 (4%)	2,159 (21%)	2,569 (25%)
Moderate	24 (0%)	310 (3%)	334 (3%)
Total	3,808 (37%)	6,498 (63%)	10,306 (100%)

Source: JSA 2023; ABS (2021) Census, TableBuilder Pro, counting dwellings, place of enumeration, by Rental Affordability Indicator, by 2-digit level Family Household Composition, by Total Household Income.

The Table below breaks down the dwelling sizes above into the families and households that comprise them. 23% of the target population are very low income lone person households, followed by very low income couples with children (20%).

Table 15.6: Income band and family household composition of households in rental stress, Fairfield LGA, 2021

Income band	Lone person	Couple only	Couple with children	One parent family	Other family*	Group household	Total
Very Low	2417 (23%)	957 (9%)	2080 (20%)	1608 (16%)	189 (2%)	141 (1%)	7403 (72%)
Low	223 (2%)	188 (2%)	1306 (13%)	613 (6%)	169 (2%)	76 (1%)	2569 (25%)
Moderate	7 (0%)	17 (0%)	177 (2%)	62 (1%)	56 (1%)	8 (0%)	334 (3%)
Total	2647 (26%)	1161 (11%)	3564 (35%)	2283 (22%)	414 (4%)	225 (2%)	10306 (100%)

Source: JSA 2023; ABS (2021) Census, TableBuilder Pro, counting dwellings, place of enumeration, by Rental Affordability Indicator, by 2-digit level Family Household Composition, by Total Household Income. *Includes Other family plus all multi-family households.

15.3.2 Rental Affordability (Stress)

In 2021, there were 17,612 very low, low and moderate income renting households in the Fairfield LGA. Of these, 10,306 households were paying more than 30% of their household income on rent (59%).⁹³ The vast majority of households in rental stress **(72%)** are in the **very low income band (7,403 households)**.

This is less than the proportion of Greater Sydney households in rental stress who were on very low incomes (58%), this suggests that very low income households (apart from those in social housing who would not be reflected in the rental stress data as their rents are set to ensure they are not in stress) despite being in rental stress are able to maintain a tenancy and have otherwise not (yet) been excluded of pushed out of the area by rising housing costs.

⁹³ Using the ABS (2021) Rental Affordability Indicator (RAID) by Total Household Income (Weekly) HIND, excluding nil and negative incomes, partial incomes and not stated.

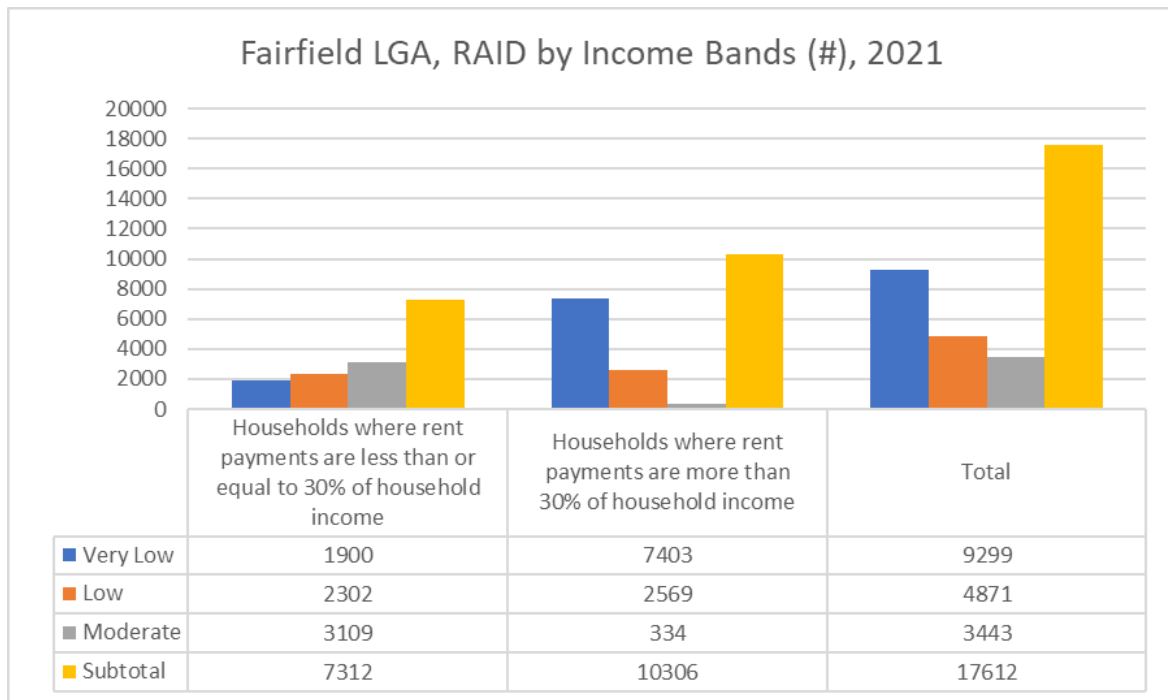


Figure 15-1: Fairfield LGA, Rental Affordability by Income Bands (number)

Source: ABS 2021, JSA 2023

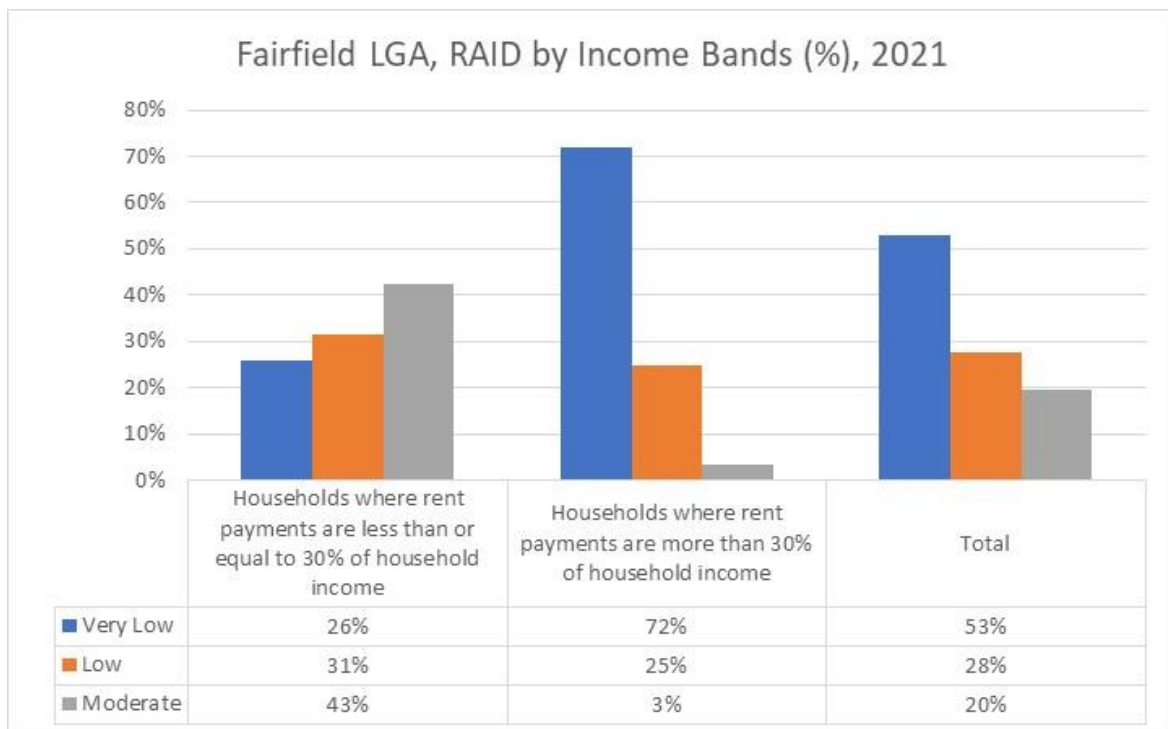


Figure 15-2: Fairfield LGA, Rental Affordability by Income Bands (%)

Source: ABS 2021, JSA 2023

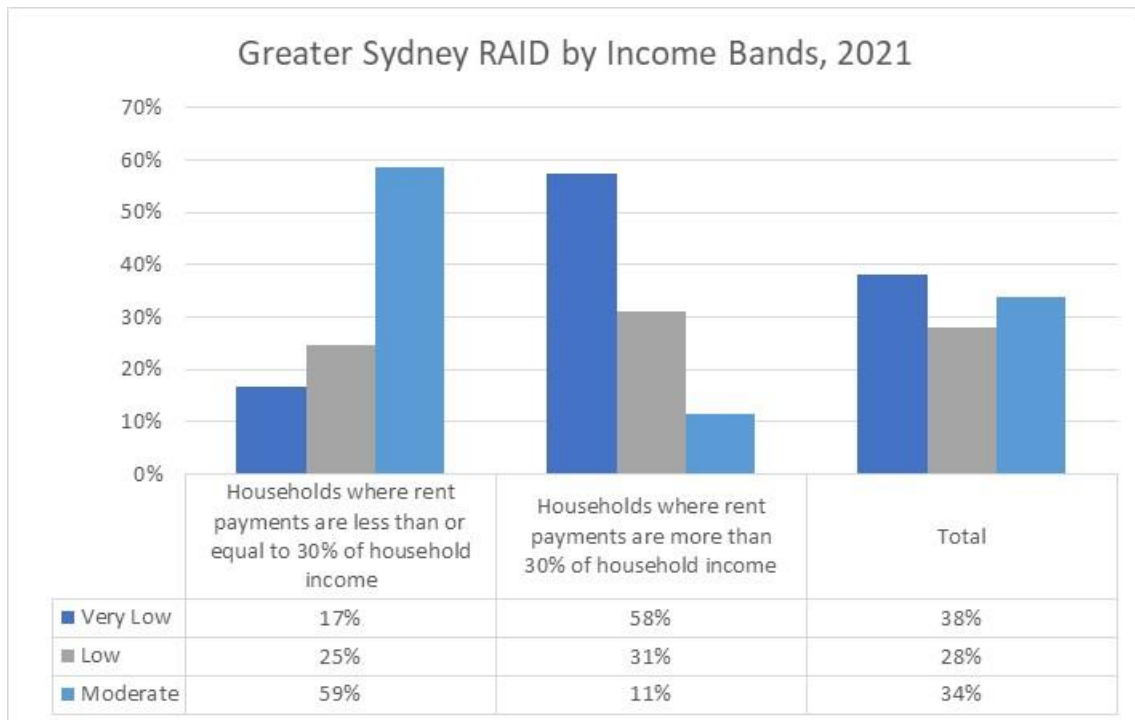


Figure 15-3: Greater Sydney, Rental Affordability by Income Bands (%)

Source: ABS 2021, JSA 2023

15.3.3 Rental Affordability (Stress) by Household Type

Of the 10,306 households in rental stress in Fairfield LGA at the time of the 2021 Census, the largest cohort was **very low income lone person households** (2,417 households or 23% of all households in rental stress, compared to 29% Greater Sydney). Fairfield LGA has much higher rates of families with children in rental stress compared with Greater Sydney. 35% of rental households in stress in Fairfield LGA are couples with children and 22% are one parent family households, compared to rates in Greater Sydney for these household types of 19% and 20% respectively.

In terms of need by broad housing types, the following is noted:

- 3,808 households (37%) were lone person and couple only households, whose housing needs could reasonably be met by an increase in smaller (studio, one and two bedroom) strata dwellings; and
- 6,498 households (63%) were families with children, other families, multi-family households or group households, again with the vast majority couple and one parent families with children. It would be reasonable to assume that most of these households would need larger dwellings (2 or 3 bedrooms) suited to families, for example, with access to private open space, although some smaller families (lone parent with one child for example) may be suitably accommodated in smaller dwellings.

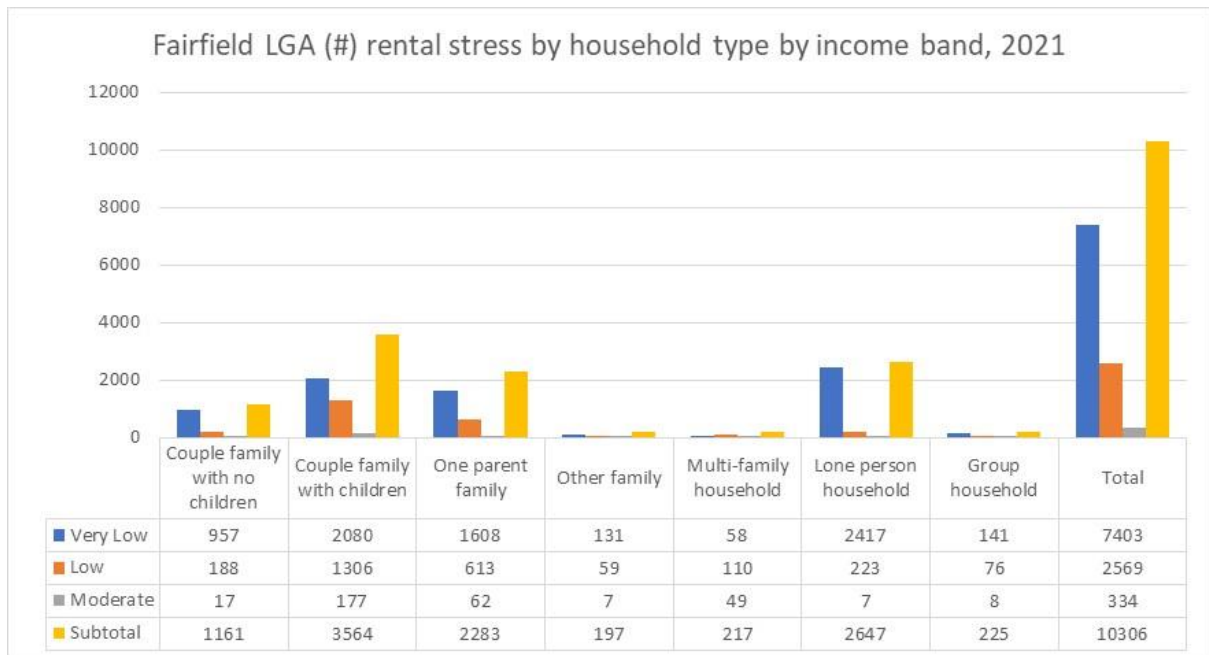


Figure 15-4: Fairfield LGA # of all households in rental stress by type by income band
Source: ABS 2021, JSA 2023

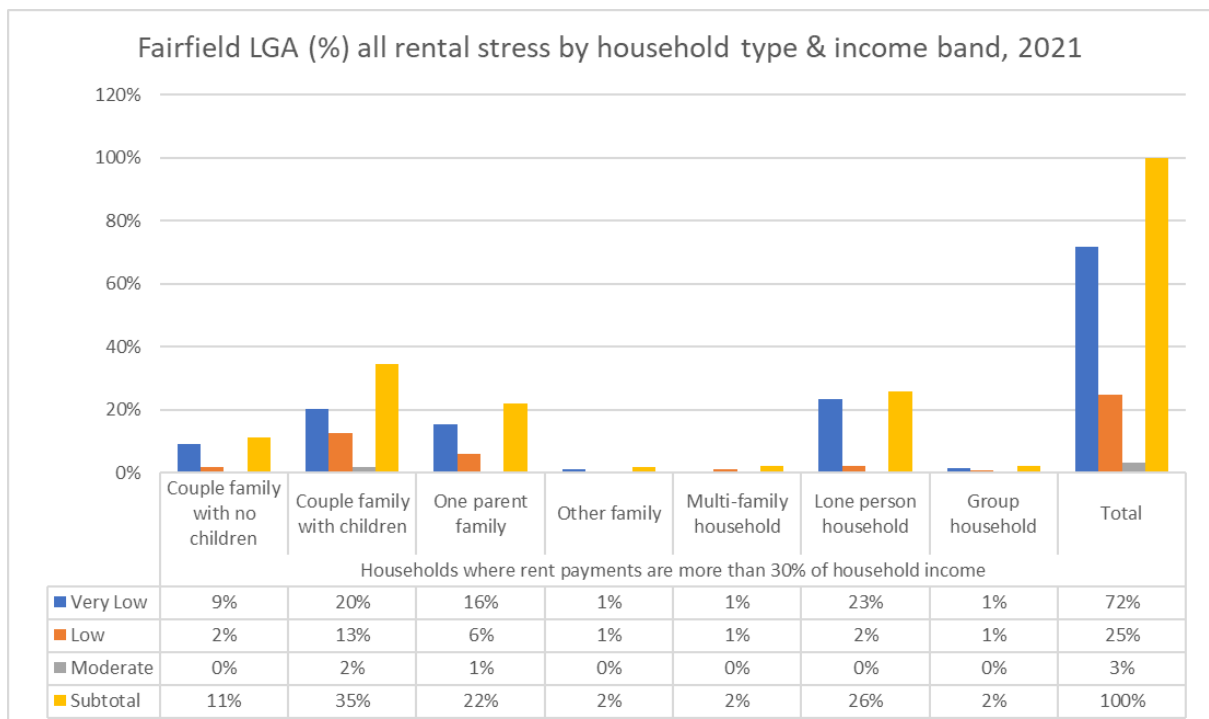


Figure 15-5: Fairfield LGA % of all households in rental stress by type by income band
Source: ABS 2021, JSA 2023

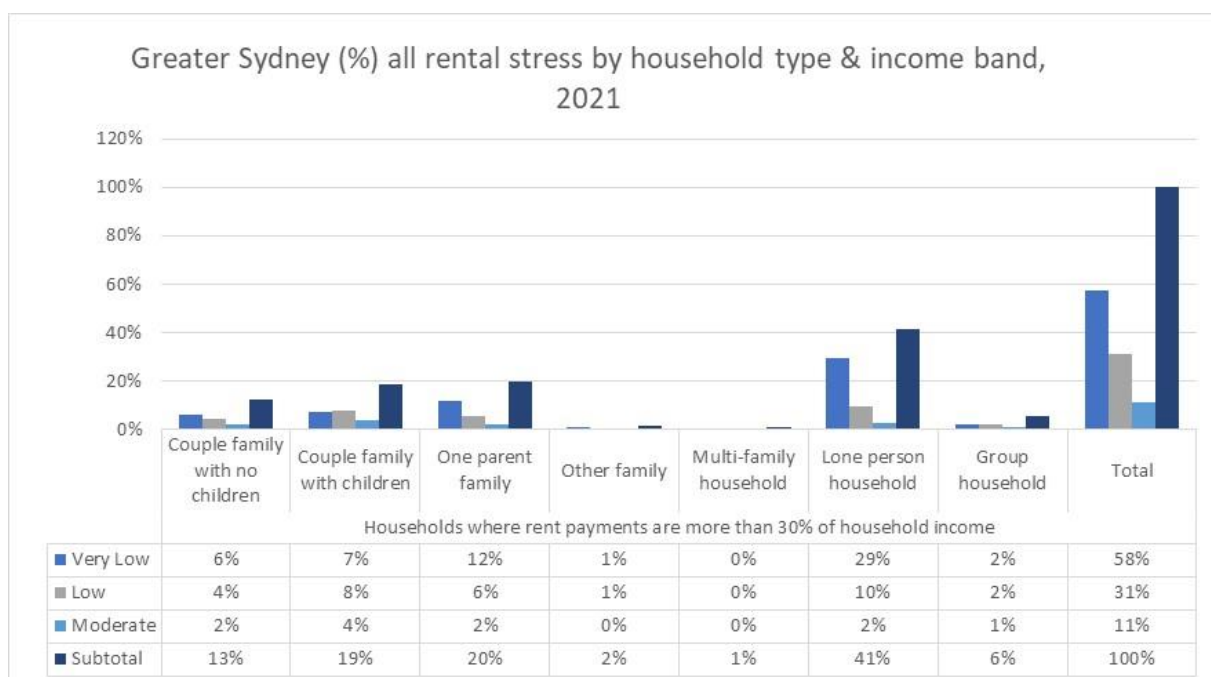


Figure 15-6: Greater Sydney % of all households in rental stress by type by income band

Source: ABS 2021, JSA 2023

15.3.4 Mortgage Affordability (Purchase Stress)

In 2021, there were 8,208 very low, low and moderate income purchasing households in the Fairfield LGA. Of these, 3,648 households were paying more than 30% of their household income on mortgage repayments (44%).⁹⁴ The majority of households in purchase stress (**78%**) are in the **very low and low income bands (2,841 households)**.

This is more than the proportion of Greater Sydney households in purchase stress who were on very low and low incomes (66%), this suggests that very low and low income households, despite being in purchase stress may still be able to maintain a mortgage in the area. However, it is noted that in terms of numbers of households there are far fewer very low, low and moderate income households purchasing compared to renting in the Fairfield LGA, suggesting difficulty entering the purchase housing market for any households apart from higher income earners.

⁹⁴ Using the ABS (2021) Rental Affordability Indicator (RAID) by Total Household Income (Weekly) HIND, excluding nil and negative incomes, partial incomes and not stated.

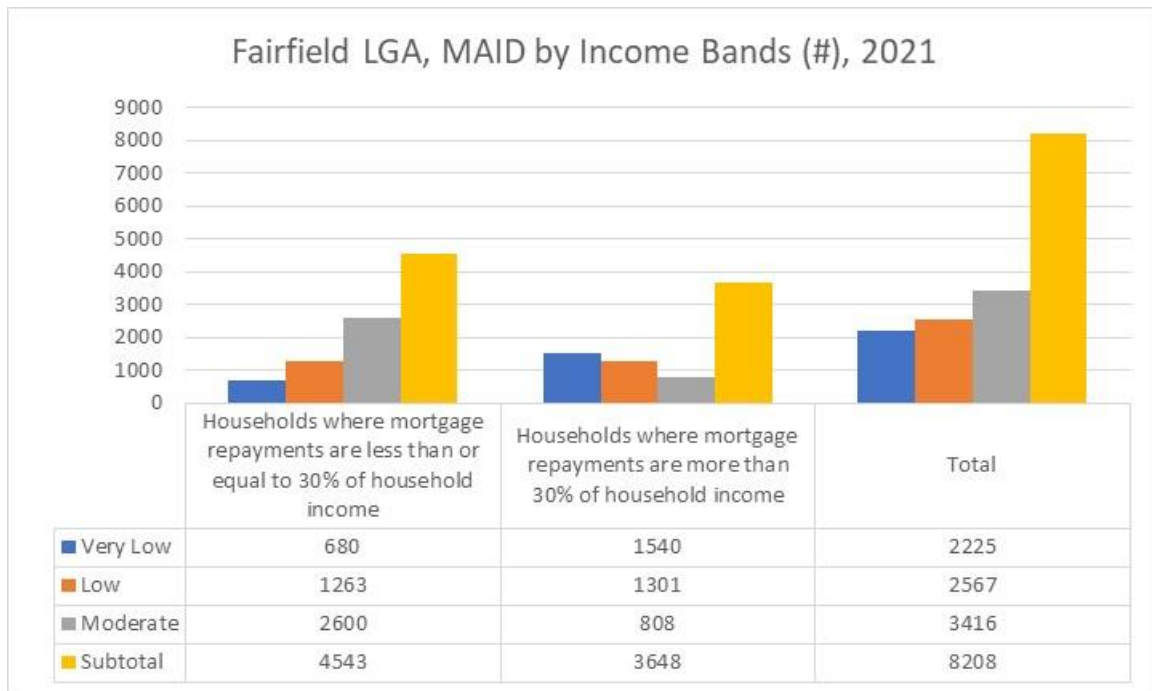


Figure 15-7: Fairfield LGA, Mortgage Affordability by Income Bands (number)

Source: ABS 2021, JSA 2023

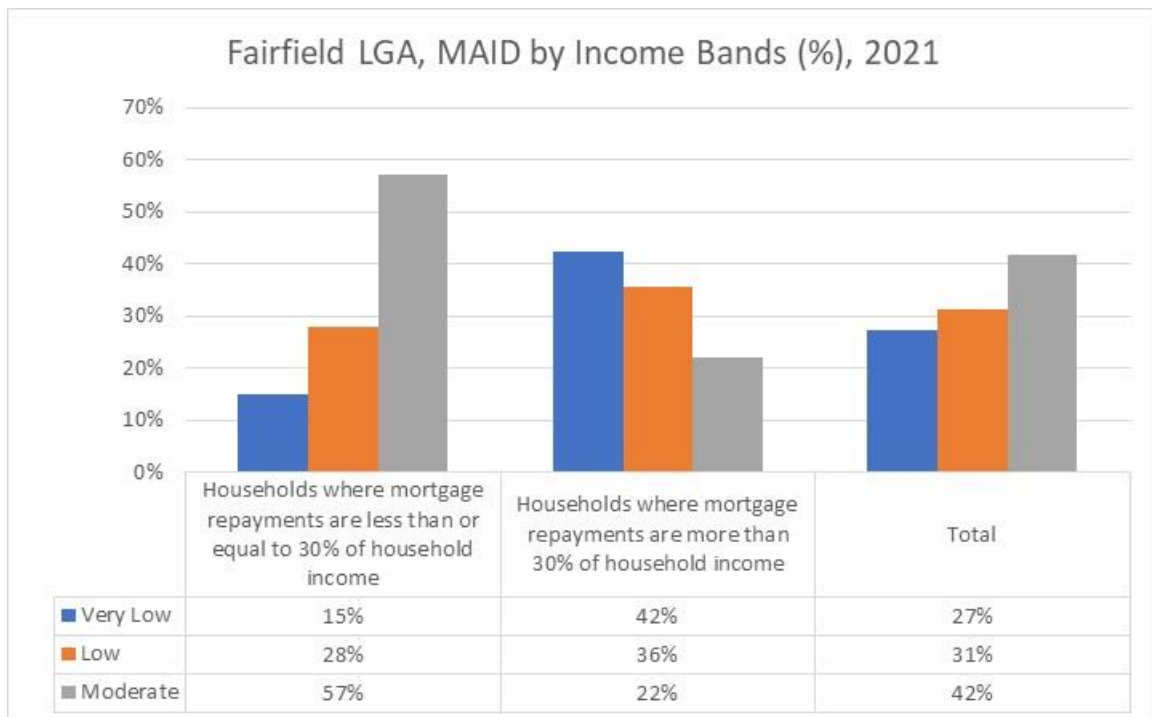


Figure 15-8: Fairfield LGA, Mortgage Affordability by Income Bands (%)

Source: ABS 2021, JSA 2023

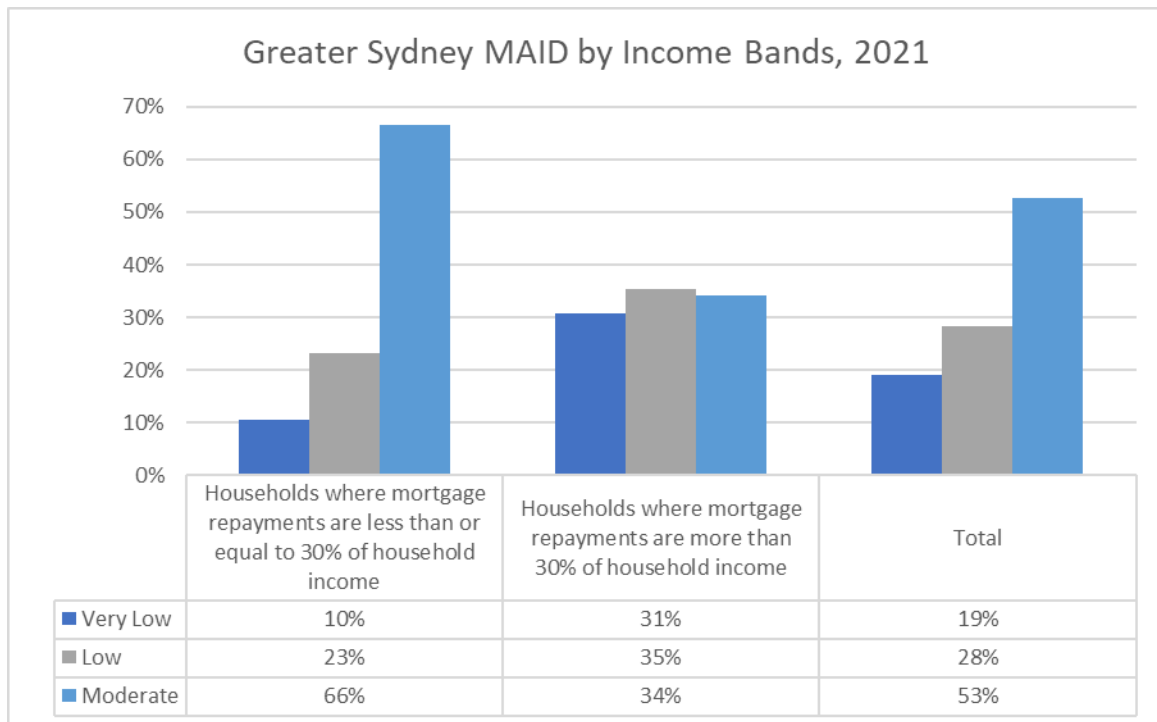


Figure 15-9: Greater Sydney, Mortgage Affordability by Income Bands (%)

Source: ABS 2021, JSA 2023

15.3.5 Mortgage Affordability (Purchase Stress) by Household Type

Of the 3,648 households in purchase stress in Fairfield LGA at the time of the 2021 Census, the largest cohort were **couple family with children households** (1,744 households or 48% of all households in purchase stress, compared to 19% Greater Sydney).

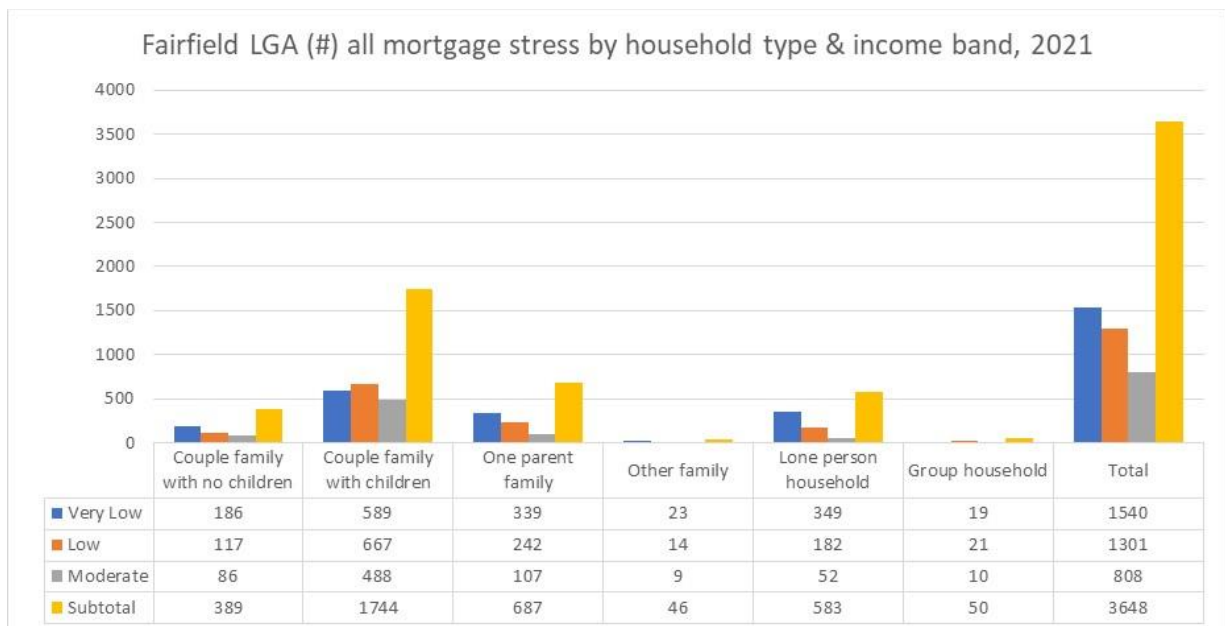


Figure 15-10: Fairfield LGA # of all households in mortgage stress by type by income band

Source: ABS 2021, JSA 2023

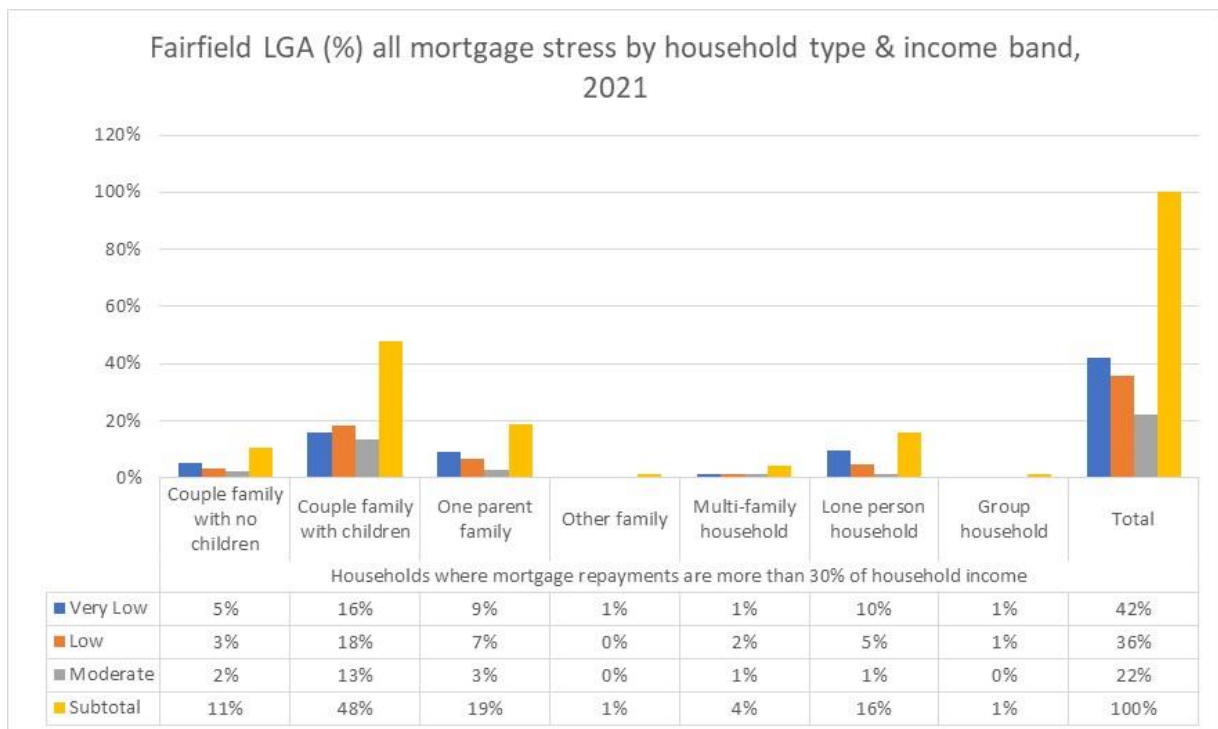


Figure 15-11: Fairfield LGA % of all households in mortgage stress by type by income band

Source: ABS 2021, JSA 2023

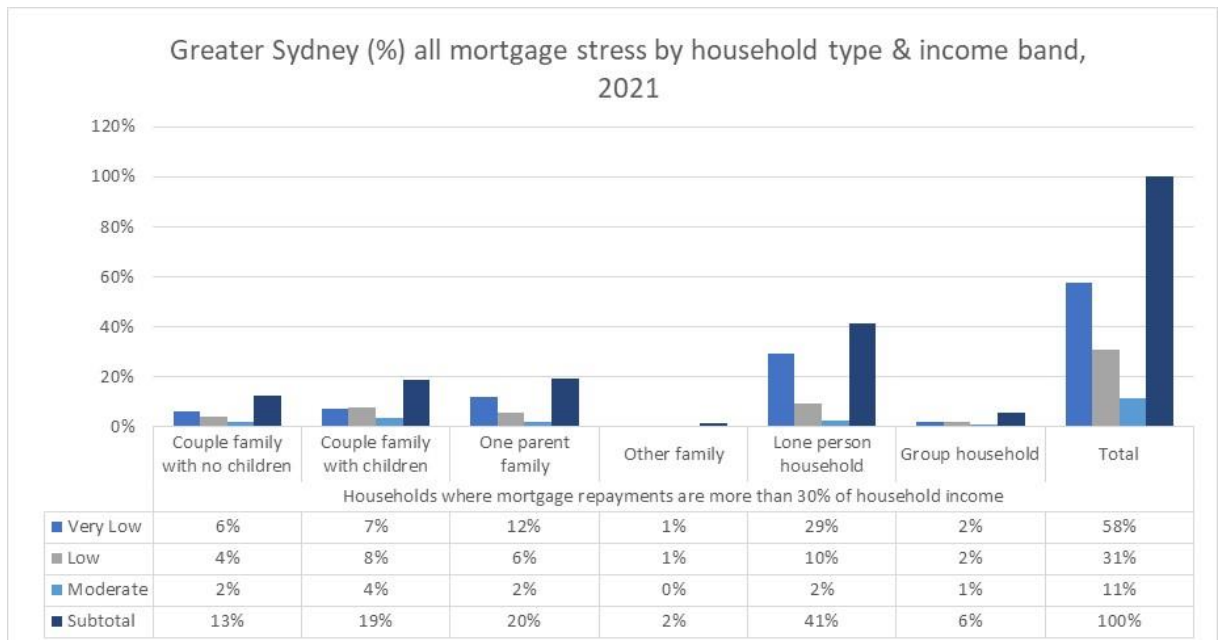


Figure 15-12: Greater Sydney % of all households in mortgage stress by type by income band

Source: ABS 2021, JSA 2023