

DRAFT

Planning Proposal

**Proposed Amendment to include two (2) properties
into Schedule 5 Environmental heritage of the
Fairfield Local Environmental Plan 2013**

July 2026

Document Register

Council versions:

Version	Date	Detail	Council reference
01	01.04.2026	Initial planning proposal being considered at the 14 July 2026 Outcomes Committee (item no. 63)	A7047418
02	20.07.2026	Updated S9.1 Ministerial Directions post-Council endorsement.	A7164762

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Executive Summary

Fairfield City Council is proposing to list two (2) local heritage items within Schedule 5 Environmental heritage of the Fairfield Local Environmental Plan 2013, including associated mapping.

Council at its meeting held on 14 July 2026 (item no 63) endorsed the Gateway Determination request to the Department of Planning Housing and Infrastructure for the planning proposal, in relation to heritage listing of the following two (2) properties identified as follows:

1. 158 Broomfield Street, Cabramatta (Lot 8 DP 19194) to be listed as '158 Broomfield Street, Cabramatta – House and interiors.
2. 20 Cabramatta Road East, Cabramatta (Lot 3 DP 580730 & Lot 1 DP 586180) to be listed as '20 Cabramatta Road East, House, House, interiors, grounds including Canary Palm Islands'.

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

Introduction

Background

The planning proposal intends to make amendments to include heritage listing of two (2) properties under the Fairfield Local Environmental Plan (LEP) 2013.

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

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

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

As a result of the above, the planning proposal is now seeking to list two (2) heritage items as addressed within this document, supported by the Council resolution at the 14 July 2026 (item no. 63) meeting.

Land Affected of Proposal

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

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

Part 1 – Objectives and intended outcomes

Objective

The purpose of the planning proposal is to amend Schedule 5 Environmental heritage, Part 1 Heritage items, and the associated heritage maps of the Fairfield Local Environmental Plan 2013 to include two (2) properties as items of local heritage significance.

Intended outcomes

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

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

Part 2 – Explanation of provisions

Intended provisions

To achieve the objectives mentioned above, the planning proposal will amend Schedule 5 Environmental heritage, Part 1 Heritage items of the Fairfield Local Environmental Plan (LEP) 2013 to include two (2) properties on the local heritage schedule as shown in the table below.

The associated heritage maps of the Fairfield Local Environmental Plan 2013 will also be amended to identify the two (2) heritage items as included in Appendix A.

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

Part 3 – Justification of strategic and site-specific merit

Section A – Need for a planning proposal

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

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

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

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

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

Section B – Relationship to strategic planning framework

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

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

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

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

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

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

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

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

SEPP Title	Consistency	If Applicable - Consistency with Planning Proposal
SEPP (Biodiversity and Conservation) 2021	Consistent	The proposal does not contain provisions that contradict or hinder the application of the SEPP. Compliance with the provisions would be assessed on a site-by-site basis at the development application (DA) stage.
SEPP 21 (Exempt and Complying Development Codes) 2008	Consistent	The proposal does not contain provisions that contradict or hinder the application of the SEPP.
SEPP (Housing) 2021	Consistent	The proposal does not contain provisions that would contradict or hinder the application of the SEPP.
SEPP (Industry and Employment) 2021	Not applicable	The subject sites are zoned for residential purposes
SEPP (Planning Systems) 2021	Consistent	The proposal does not contain provisions that contradict or hinder the application of the SEPP.

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

Is the planning proposal consistent with applicable Ministerial Directions (s.9.1 directions) or key government priority?

The Planning Proposal is consistent with the current Section 9.1 Directions contained within the Environmental Planning and Assessment Act 1979 as outlined in Appendix A.2, detailing the proposals consistency with the Directions.

Section C – Environmental, social and economic impact

Is there any likelihood that critical habitat or threatened species, populations or ecological communities, or their habitats, will be adversely affected because of the proposal?

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

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

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

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

The planning proposal is not anticipated to have any significant adverse social or economic effects. Rather, heritage listing of the properties will result in positive social outcomes by

recognising and protecting local built heritage, enhancing opportunities for the community's understanding of the history, social and cultural values of Fairfield City.

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

Section D – Infrastructure: Local, State and Commonwealth

Is there adequate public infrastructure for the planning proposal?

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

Section E – State and Commonwealth Interests

What are the views of State and Commonwealth public authorities and government agencies consulted in order to inform the gateway determination?

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

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

Part 4 – Maps

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

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

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

Appendix A.1 contains maps of proposed heritage boundary applying to this planning proposal.

Part 5 - Community Consultation

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

As a minimum, Council officers will consult with the relevant state agencies and authorities including Heritage NSW and the Gandangara Local Aboriginal Land Council in relation to the planning proposal.

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

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

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

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

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

Part 6 – Project Timeline

The project timeline is intended to be used only as a guide and may be subject to changes such as changes to issues that may arise during the public consultation process and/or community submissions.

No.	Step	Process content	Timeframe
1	Consideration by Council	Prepare and report Planning Proposal to Council for decision	July 2026
3	Gateway determination	Update report on Gateway requirements	Aug 2026
4	Pre-exhibition	In accordance with Council resolution and conditions of the Gateway Determination.	Aug 2026
5	Commencement and completion of public exhibition period	Notification letters to Government Agencies as required by Gateway Determination	Sept 2026
6	Consideration of submissions	Under the Gateway Determination issued by DPI&E public hearing is not required.	Oct 2026
7	Report to Council post exhibition	Council endorsement	Nov 2026
8	Submission to the Department for finalisation (where applicable)	Includes assessment and preparation of report to Council	Dec 2026
9	Gazettal of LEP amendment	Covering possible changes to draft Planning Proposal in light of community consultation	Jan 2026
Estimated Time Frame			7 months

Conclusion

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

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

Appendices

Appendix A

- A.1 Proposed maps
- A.2 Section 9.1 Ministerial Directions (updated July 2026)

Appendix B

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

Appendix C

- C.1 Council Report requesting of Gateway Determination dated 14 July 2026 (item no 63)