

Our ref: Fairfield Showground Community and Events Centre (SSD-73365208)

Mr Suhail Sayeed
Coordinator – Contracts and Planning
Fairfield City Council
86 Avoca Road
Wakeley NSW 2176

6 November 2025

Subject: Fairfield Showground Community and Events Centre (SSD-73365208) - Response to Submissions

Dear Mr Sayeed

The exhibition of the State significant development application and environmental impact statement (EIS) for the Fairfield Showground Community and Events Centre (SSD-73365208) ended on 4 November 2025.

We have placed all submissions on the NSW Planning Portal at www.planningportal.nsw.gov.au/major-projects/projects.

We now require a written response to issues raised in the submissions, as required under section 59(2) of the Environmental Planning and Assessment Regulation 2021.

The written response must be in the form of a submissions report that has been prepared having regard to the *State Significant Development Guidelines including Appendix C - Preparing a Submissions Report*.

We also require a response to the issues raised by agencies in their advice. This response should be incorporated into the submissions report.

In addition to the submissions received, the Department has reviewed the EIS and requests that the additional matters identified in **Attachment A** also be addressed in the submissions report.

Please lodge your submissions report by 6 February 2026 via the NSW Planning Portal <https://majorprojects.planningportal.nsw.gov.au/>.

Note that the time between the date of this letter and the date the Planning Secretary receives your response is not included in the ‘assessment period’ under section 94(1) of the Environmental Planning and Assessment Regulation 2021.

Department of Planning, Housing and Infrastructure



If you have any questions, please contact Cameron Thomson, on 8275 1562 or via email at cameron.thomson@dpie.nsw.gov.au.

Yours sincerely

A handwritten signature in black ink that reads "David Gibson".

David Gibson
Team Leader
Social Infrastructure

as delegate for the Planning Secretary

Attachment A

Noise and vibration

- The Environmental Impact Statement (EIS) states the hours of operation will be from 8:30am to 1am, 7 days a week. The Fairfield Showground Plan of Management (PoM) adopted by Council in 2018 places different restrictions on hours of operations for different types of events/activities at the site. Confirm whether the PoM for the showground is proposed to be amended to reflect the proposed hours of operation in the SSD application.
- The Noise and Vibration Impact Assessment (NVIA) assumes sporting games will not occur after 10pm. Confirm whether the use of the facility for sporting purposes will be restricted after 10pm. If approval is sought for sporting purposes after 10pm, update the assessment to consider night-time hours.
- The NVIA assumes a crowd of 800 people for indoor sporting events, however, the EIS identifies capacity for 1,004 spectator seats during sporting events. Align assumptions with the proposal as outlined in the EIS and update the assessment.
- Section 7.1.4 of the NVIA only assesses carpark use noise from two parking areas. It is likely that all carparks at the showground will be used for major events at the site. Update the assessment to consider noise with all showground carparks in use.
- The NVIA references the Fairfield Showground Noise Management Plan. Provide a copy of this plan.
- Confirm how many Category 1, 2 and 3 events are proposed to be permitted each year.

Transport

- There appears to be gaps in the proposed pedestrian path network, particularly along the access road. For example, between the new carpark and staff entries to the building, and from the totem entry sign to the existing carpark immediately south of the building. Consider potential desire paths from carparks and showground entry points, and whether any additional paths, crossings or additional lights are required for pedestrian safety.
- The TIA only models traffic impacts for a 500 person event during the week and only assesses a 3,000 person event during the Saturday PM peak hour. The EIS seeks approval to hold 3,000 person events on any day of the week. Model and assess the traffic impacts of a 3,000 person event for the weekday AM and PM peak hour periods. Include consideration of cumulative traffic generation if multiple events and activities occur concurrently at the showground.

- Moreover, the TIA assesses the worst case traffic generation scenario as 3,000 people for a large ticketed performance/trade show. The EIS identifies the maximum capacity of the building as 3,000 seats. The Department is concerned modelling has not considered traffic generation associated with performers and staff in addition to the 3,000 attendees. Update modelling to consider staff and performers.
- Mitigation measure TIA3 does not adequately resolve concerns regarding cumulative parking demand and traffic generation resulting from concurrent operation of multiple facilities at the showground. TIA3 only restricts use of certain facilities and only if the events at other facilities are ticketed. Ensure mitigation measures are effective and respond to impacts.
- Prepare a parking strategy which considers parking demand when multiple facilities at the showground are in use including measures to minimise impacts on street parking in surrounding streets. This may include limiting use of the facility or limiting the number of occasions per year where parking demand is anticipated to exceed capacity on site.
- No pick-up/drop-off location is nominated. Provide details of drop-off and pick-up arrangements and assess the suitability and safety of the arrangements.
- Provide justification to support the mode share and car occupancy assumptions made in the TIA, including data from similar projects if available. The Department is concerned 2016 travel to work data is not appropriate for this development, noting travel patterns differ for travel to recreation/events facilities.
- Section 4.2.3 of the TIA states there would be a maximum demand for 500 parking spaces for a large-scale event, however, section 7.1.2 states there will be 740 one-way vehicle trips. Additionally, neither number considers staff or performer parking. Provide an accurate depiction of parking demand.
- Provide indicative details of construction worker parking arrangements, including on-site and off-site parking availability.

Biodiversity and Tree Removal

- Address comments in the Conservation Programs, Heritage and Regulation (CPHR) Group submission and the public submission.
- The Biodiversity Development Assessment Report (BDAR) identifies that the development will impact 0.7ha of Cumberland Plain Woodland which is a critically endangered ecological community. Confirm whether the development is likely to have a significant impact on a

matter of national environmental significance as required under the Commonwealth Environment Protection and Biodiversity Conservation Act 1999.

- Address section 5.23 of the Fairfield Local Environmental Plan 2013 (FLEP).
- Consider whether the design could be amended to retain Tree 28.

Flooding

- Address comments in the CPHR Group and SES submissions. In particular, demonstrate consistency with the Shelter in Place Guideline and address SES concerns regarding the location of the fire pumps/hydrant booster.
- Overland flooding and mainstream flooding are mapped and considered as separate events in the FIRA. Address whether the events could occur at the same time and if so, whether combined flood mapping is required.
- Figure 8 in the FIRA shows there will be increases in flood levels throughout the majority of the building footprint in the post-development overland flow PMF scenario. From sections provided, only part of the building is suspended on piers. Explain whether the water in the footprint will be displaced by the building, pool under the building or inundate the building.
- Identify and confirm the flood planning level and confirm whether the development is within the flood planning area. This information is required to confirm whether pre-conditions under section 5.21 of the FLEP apply.
- Noting that the site has flood-free access in the PMF event, the Department queries why shelter in place is proposed. Consider early closure as mentioned in the SES submission.
- Provide the existing Fairfield Showground Flood Emergency Management Plan referenced in the FIRA. Provide an outline of the emergency management plan for the development and detail the updates to the Showground FEMP that will be made.
- The FIRA references the 2022 'Parks Overland Flood Study'. The Department has been unable to find this document online. Provide a link to the study.

Staging

- This application includes demolition of areas of the existing carpark that are within the SSD site boundary. The demolition plan shows that areas outside the boundary will also be demolished. Confirm the planning pathway for carpark demolition outside the SSD site boundary.

- The EIS states that REF 1 and REF 2 works will be completed prior to the SSD works commencing. REF 2 works include upgrades to the adjoining existing roads and car parking. Demolition of the existing carpark (outside the SSD site boundary) is required to facilitate the REF 2 works. Under the staging approach explained in the EIS, demolition of the existing carpark would have to occur in two stages (prior to REF 2 works, and following REF 2 for demolition works inside the SSD boundary). If this is incorrect, amend and correct the staging approach.

Ecologically Sustainable Development (ESD)

- Confirm whether you are seeking a green star rating or other ESD certification for the development.
- The EIS and ESD report state a battery storage system will be incorporated into the design. Identify where the battery storage system is proposed to be installed.

Signage

- The totem entry sign is located outside the 'SSDA – Extent of Physical Works' boundary and is not addressed in the EIS. Confirm whether this sign is proposed under this application.
- Confirm whether the 'Acknowledgement of Country' sign is internal or external. If the sign is external, confirm the location of the proposed sign.

Other

- Confirm whether the landscape design complies with criteria outlined in Condition 1 of the NSW Rural Fire Service's submission. If the design does not comply, submit updated landscape plans that achieve compliance. If additional vegetation is required to be cleared to achieve compliance, assess the associated biodiversity impacts.
- Provide the additional information requested in Heritage NSW's submission.
- The Estimated Development Cost Report states there are five new operational jobs, where as the EIS states there will be one manager, five full time staff (totalling six) and up to 20 casual employees. Confirm the correct number of full time operational staff.
- Provide the Contamination Assessment Report prepared by Alliance in 2022.
- Advise the duration of construction works for the project and the estimated start and finish dates for construction of the development.

- Provide the authorised Reviews of Environmental Factors (REFs) and associated mitigation measures under Part 5.1 of the EP&A Act for the REF 1 and REF 2 works. This is required to ensure cumulative impacts have been appropriately assessed under this application.
- Table 15 of the EIS states that clause 6.6 and 6.9 of the FLEP contain mandatory considerations that apply to the project, however, they aren't addressed. Address clause 6.6 and 6.9 of the FLEP.
- Confirm what the covered room to the north of the waste store is to be used for.
- Confirm whether the below lighting structure is proposed or existing:

