



## Submissions Report

**State Significant Development (SSD-73365208)**

Fairfield Showground Community and Events Centre

430-482 Smithfield Road, Prairiewood (Fairfield Showground)

**PLANNING. URBAN DESIGN. HERITAGE**

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## Attachments

- A. Submissions Register (*DFP Planning*)
- B. Amended Mitigation Measures (*DFP Planning*)

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- C. Amended Appendix C – Statutory Compliance Table (*DFP Planning*)
- D. Amended Appendix Q – Biodiversity Development Assessment Report (*Narla Environmental*)
- E. Amended Appendix W - Flood Impact Risk Assessment (*WMA Water*)
- F. Fairfield Showground Flood Emergency Response Plan (*WMA Water*)
- G. Amended Appendix AA – Aboriginal Cultural Heritage Assessment Report (*Narla Environmental*)
- H. Addendum Traffic Statement (*Stantec*)
- I. Amended Appendix R – Noise and Vibration Impact Assessment (*Resonate*)
- J. Addendum Noise Statement (*Resonate*)
- K. Addendum Bushfire Statement (*Peterson Bushfire Consultants*)
- L. REF 1 (*Fairfield City Council*)
- M. REF 2 (*DFP Planning*)
- N. Contamination Report (*Alliance*)
- O. Fairfield Showground Event Noise Management Plan (*Resonate*)

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## Abbreviations

Council	Fairfield City Council
DCCEEW	Department of Climate Change, Energy, the Environment and Water
DFP	DFP Planning Pty Ltd
DPHI	Department of Planning, Housing and Infrastructure
EIS	Environmental Impact Statement
EP&A Act	Environmental Planning and Assessment Act 1979
EP&A Regulation	Environmental Planning and Assessment Regulation 2021
SSDA	State significant development application

# 1 Introduction

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## 1.1 Purpose of this Report

DFP Planning Pty Ltd (DFP) has been commissioned by Fairfield City Council to assist in the planning and design of a State Significant Development Application (SSDA) to be assessed by the NSW Department of Planning, Housing and Infrastructure (DPHI).

The proposed SSDA comprises the construction of a multi-purpose building to be known as the Fairfield Showground Community and Events Centre located at 430-482 Smithfield Road, Prairiewood. The proposed development is to include:

- Demolition of the existing bitumen car park within the building footprint of the community and events centre;
- Construction of a community and events centre, comprising:
  - A double height single storey, multi-purpose building comprising the main hall;
  - Services wing including a kitchen, first aid room, change rooms, referee change rooms, dressing rooms, male and female amenity rooms, storage rooms, waste storage area and a meeting room;
  - Entry including entry foyer, reception, kiosk, managers' offices and public amenities; and
  - Back of house area including, a stage, storage rooms, back of house reception, lift, green room, tech office, production office and dressing rooms;
- Removal of 13 trees;
- Landscaping; and
- Earthworks;



Figure 1 Photomontage

DFP prepared an Environmental Impact Statement (EIS) report which accompanied a SSDA (SSD-73365208) which was lodged with the DPHI on 1 October 2025.

Subsequently, the DPHI publicly exhibited the SSDA between 8 October 2025 and 4 November 2025. During that time, four (4) submissions were received by the DPHI including a submission from the Fairfield City Council, Sydney Water, Endeavour Energy, and one (1) public submission.

# 1 Introduction

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This Submissions Report has been prepared in accordance with Part 4 of the *Environmental Planning and Assessment Act 1979* (EP&A Act) and Part 8 of the *Environmental Planning and Assessment Regulation 2021* (EP&A Regulation) to analyse the submissions received and to provide a response to those submissions including, where relevant, provision of additional or amended supporting material to enable the DPHI to finalise their assessment of the proposed development and for the Minister (or delegate) to determine the SSDA in accordance with Section 4.38 of the EP&A Act.

## 1.2 Material Relied Upon

This Submissions Report has been prepared by DFP based on the EIS lodged with the SSDA and additional or amended information listed in the **Contents** (Attachment A to Attachment N).

## 2 Analysis of Submissions

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This section of the report provides an analysis of the submissions received during the public exhibition of the application including the people or groups who made submissions and categorising the issues raised.

### 2.1 Breakdown of Submissions

The DPHI publicly exhibited the SSDA between 8 October 2025 and 4 November 2025. Ten (10) submissions were received by the DPHI including nine (9) submissions from public authorities and one (1) public submissions.

**Attachment A** to this Submissions Report is a Register of Submissions.

The public authorities (Local and State) that made submissions included:

- Council;
- Department of Climate Change, Energy, the Environment and Water;
- Fire and Rescue NSW;
- Heritage NSW;
- NSW State Emergency Service;
- NSW Rural Fire Service;
- Transport for NSW;
- Sydney Water; and
- Endeavour Energy.

Of the nine (9) submissions from authorities received:

- Two (2) did not object or require a response from the Applicant (Fairfield City Council) and Fire and Rescue NSW; and
- Two (2) did not object but contained advice/recommendations and conditions of consent requirements (Department of Climate Change, Energy, the Environment and Water, Heritage NSW, NSW SES, NSW RFS, Transport for NSW, Sydney Water and Endeavour Energy).

The one (1) public submission received was an objection.

### 2.2 Request for Additional Information

The DPHI on 6 November 2025 provided a request for additional information letter outlining key issues to be addressed.

The DPHI letter requests the key issues be addressed within the Submissions Report, concurrent with the response to the other submissions received.

### 2.3 Categorisation of Issues Raised

The following sub-sections categorise the issues raised in the public authority submissions (**Section 2.1**) and the DPHI request for additional information (**Section 2.2**). **Section 4** of this report includes a detailed response to these issues. A copy of all submissions received is available at <https://www.planningportal.nsw.gov.au/major-projects/projects/fairfield-showground-community-and-events-centre>

#### 2.3.1 Biodiversity

Biodiversity issues were raised in one public submission and by DCCEEW.

The biodiversity issues raised relate to issues with the submitted Biodiversity Development Assessment Report (BDAR) and the proposed relocation of a native tree.

## 2 Analysis of Submissions

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A detailed breakdown of these submissions is provided in **Section 4.1** of this Submissions Report.

### 2.3.2 ESD Principles

ESD issues were raised by DPHI.

ESD issues raised relate to the Green Star rating of the proposed development and the battery storage system.

A detailed breakdown of this submission is provided in **Section 4.2** of this Submissions Report.

### 2.3.3 Traffic, Transport and Accessibility

Traffic Transport and Accessibility issues were raised by DPHI and Transport for NSW.

Issues raised relate to pedestrian pathway network, traffic modelling, parking, signage and wayfinding, green travel plan, construction parking and construction traffic management.

A detailed breakdown of these submissions is provided in **Section 4.3** of this Submissions Report.

### 2.3.4 Noise and Vibration

Noise and Vibration issues were raised by DPHI.

Issues raised relate to the plan of management, hours of operation, conflicting crowd numbers in supporting documentation, car park noise and frequency of planned events.

A detailed breakdown of this submission is provided in **Section 4.4** of this Submissions Report.

### 2.3.5 Flooding

Flooding issues were raised by DPHI, the State Emergency Service, and DCCEEW.

Issues raised relate to flood behaviour, location of firefighting equipment, the flood planning level, flood emergency management and building design.

A detailed breakdown of these submissions is provided in **Section 4.5** of this Submissions Report.

### 2.3.6 Construction and Staging

A construction staging issue related to the planning pathway for the demolition of a carpark outside the SSDA site boundary was raised by DPHI.

A detailed breakdown of this submission is provided in **Section 4.6** of this Submissions Report.

### 2.3.7 Signage

Signage location and design issues were raised by DPHI.

A detailed breakdown of this submission is provided in **Section 4.7** of this Submissions Report.

### 2.3.8 Aboriginal Heritage

Aboriginal Heritage issues were raised by Heritage NSW.

Issues raised relate to site survey data and Aboriginal consultation.

A detailed breakdown of this submission is provided in **Section 4.8** of this Submissions Report.

### 2.3.9 Bushfire

A bushfire issue related to landscaping compliance was raised by DPHI.

## 2 Analysis of Submissions

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A detailed breakdown of this submission is provided in **Section 4.9** of this Submissions Report.

### 2.3.10 Other

Other issues were raised by DPHI.

Other issues raised relate to staffing, lighting, use of space adjacent to waste room, construction timeframes and the EIS.

Additionally, DPHI requested copies of information provided to Heritage NSW, the contamination report, and REF.

A detailed breakdown of this submission is provided in **Section 4.10** of this Submissions Report.

## 3 Actions Taken Since Exhibition

This section summarises the actions taken by the Applicant and project team since the public exhibition, with a view to addressing certain issues raised in submissions and agency advice.

### 3.1 Actions Taken in Response to Categories of Issues Raised

#### 3.1.1 Biodiversity

The Biodiversity Development Assessment Report (BDAR) has been amended (**Attachment D**) in response to submissions as follows:

- Reference to translocating the Downy Wattle has been removed as a mitigation measure in the BDAR and in the consolidated mitigation measures supporting the EIS (**Attachment B**).
- A statement addressing Matters of National Environmental Significance is now contained in the BDAR (Refer Section 9.1.1 of **Attachment D**).

The digital files have been uploaded to the Biodiversity Offsets and Agreement Management System.

**Section 4.1** provides a written response to the matters raised.

#### 3.1.2 ESD Principles

No new or amended information is provided in relation to ESD Principles.

**Section 4.2** provides a written response to the matters raised.

#### 3.1.3 Traffic, Transport and Accessibility

An Addendum Traffic Statement has been prepared by Stantec (**Attachment H**) in response to submissions.

##### Weekday Traffic

Weekday modelling has been undertaken to determine key intersection performance in the AM and PM peak on a weekday. Additional traffic surveys were undertaken to understand the existing intersection performance as shown in **Table 1**. SIDRA modelling was then utilised to predict intersection performance with the development. The modelling found that without mitigation the 'Smithfield Road, Richards Road and Showground Access South' intersection would operate above its practical capacity with development (LOS F/LOS E in the AM/PM weekday peaks) as shown in **Table 2**. However mitigation measures to redirect traffic for major events would enable the intersection to operate at a satisfactory level (LOS D/LOS C in the AM/PM weekday peaks) as shown in **Table 3**. A major event can be held during the week outside of Fairfield Market operation subject to implementation of the existing proposed mitigation measures (Refer to Mitigation Measure TIA5 in **Attachment B**).

**Table 1 Future 2028 Weekday without Development**

Intersection	Control	Peak	Degree of Saturation (DOS)	Average Delay (sec)	95 <sup>th</sup> Percentile Queue (m)	Level of Service (LOS)
Smithfield Rd / Richards Rd / Showground Access South	Signalised	AM	0.734	37	246	C
		PM	0.661	23	210	B
Greenfield Rd / Moonlight Rd / Showground Access	Roundabout	AM	0.421	10	20	A
		PM	0.277	10	13	A

### 3 Actions Taken Since Exhibition

**Table 2 Future 2028 Weekday without Development – Scenario 3 (3,000 persons)**

Intersection	Control	Peak	Degree of Saturation (DOS)	Average Delay (sec)	95 <sup>th</sup> Percentile Queue (m)	Level of Service (LOS)
Smithfield Rd / Richards Rd / Showground Access South	Signalised	AM	1.054	133	521	F
		PM	1.294	66	469	E
Greenfield Rd / Moonlight Rd / Showground Access	Roundabout	AM	0.499	10	26	A
		PM	0.658	15	52	B

**Table 3 Future 2028 Weekday without Development – Scenario 3 (3,000 persons) + Mitigation Measures**

Intersection	Control	Peak	Degree of Saturation (DOS)	Average Delay (sec)	95 <sup>th</sup> Percentile Queue (m)	Level of Service (LOS)
Smithfield Rd / Richards Rd / Showground Access South	Signalised	AM	0.872	54	313	D
		PM	0.969	31	222	C
Greenfield Rd / Moonlight Rd / Showground Access	Roundabout	AM	0.579	10	33	A
		PM	0.758	18	77	B

#### Parking

An analysis of all potential parking demand across the site has been undertaken including considering parking demand for each component use (with the exception of during market operation which is limited in accordance with Mitigation Measure TIA2 and the component uses that are excluded from concurrent usage by Mitigation Measure TIA3). The results of the analysis indicate that on non-market days there is a minimum of 718 car parking spaces not in use. On market days, after markets close, there is a minimum of 868 car parking spaces not in use. The analysis demonstrates that the assessed 500 space demand can be catered for on site at all times during the proposed operating hours of the Fairfield Showground Community and Events Centre. Car parking areas CP-2 and CP-3 are proposed to be excluded for nighttime events which would reduce the minimum surplus from 718 car parking spaces to 600 car parking spaces which still exceeds the 500 parking space demand.

#### Pick Up and Drop Off

A new pick-up and drop-off facility has been designated to the north of Fairfield Showground Community and Events Centre with a capacity of 190 to 215 vehicles per hour. The pick-up/drop-off area is to serve the Fairfield Showground as a whole and will be delivered under a separate planning pathway.

### 3 Actions Taken Since Exhibition

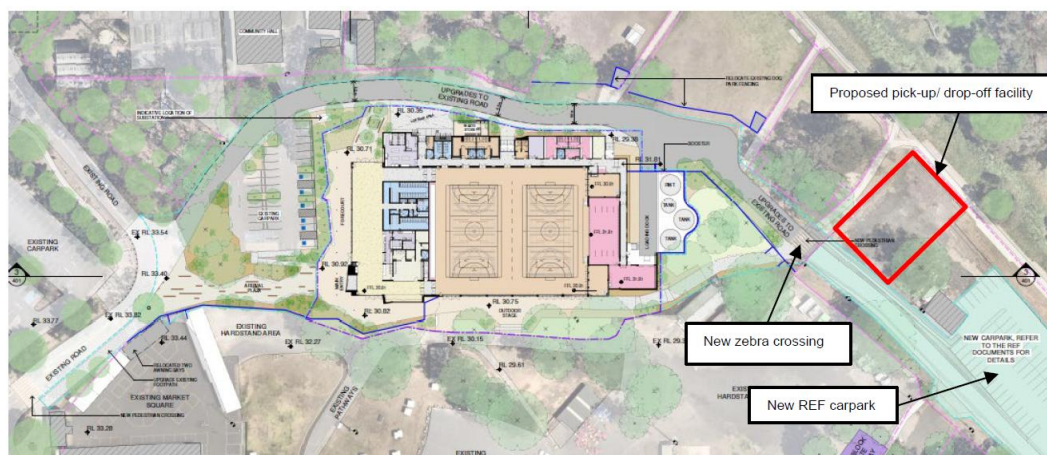


Figure 2 Location of New Pick-Up and Drop-Off Facility

#### Construction Vehicle Parking

A detailed analysis of indicative construction vehicle parking has been undertaken. A portion of the existing dog parking area can be designated for construction vehicle parking on-site with space for approximately 50-55 parking spaces. Off-site, IP-E can accommodate 140 vehicles. This is sufficient to cater for the expected maximum 150 space demand. Additional on-street parking is available nearby with a minimum availability of 97 unrestricted spaces.

Section 4.3 provides a written response to the matters raised.

#### 3.1.4 Noise and Vibration

An Addendum Noise Statement has been prepared by Resonate (**Attachment J**) in response to submissions.

Additional acoustic modelling was undertaken to determine the cumulative noise impact of car parking on the Fairfield Showground site.

The modelling determined that two car parking areas (CP-2 and CP-3) would need to be closed during the operation of the Fairfield Showground Community and Events Centre in order to achieve noise levels below the sleep disturbance criteria for properties nearby on Moonlight Road. The noise modelling demonstrating acceptable noise emissions with CP-2 and CP-3 not operating is shown in **Table 4**.

Table 4 Predicted LAeq Carpark Operational Noise Levels – CP-2 and CP-3 not operating									
Receiver	Predicted LAeq 15min noise level - dB	LAeq 15min noise criteria – dB				Compliance (Yes/No)			
		Day	Evening	Night	Sleep Disturbance	Day	Evening	Night	Sleep Disturbance
R01	40	47	43	38	40	Yes	Yes	Yes <sup>(1)</sup>	Yes
R02	30					Yes	Yes	Yes	Yes
R03	29					Yes	Yes	Yes	Yes
R04	26					Yes	Yes	Yes	Yes
R05	34					Yes	Yes	Yes	Yes
R06	39					Yes	Yes	Yes <sup>(1)</sup>	Yes

An amended mitigation measure is proposed as a result of this additional acoustic modelling to ensure CP-2 and CP-3 are not in operation in the nighttime period during the operation of

## 3 Actions Taken Since Exhibition

Fairfield Showground Community and Events Centre (refer to Mitigation Measure NVIA-3 in **Attachment B**).

The closure of CP-2 and CP-3 is practical as it can be easily separated from the rest of the car parking areas and is the furthest on-site parking areas from the Fairfield Showground Community and Events Centre located in the southern-most corner of the site (**Figure 3**).

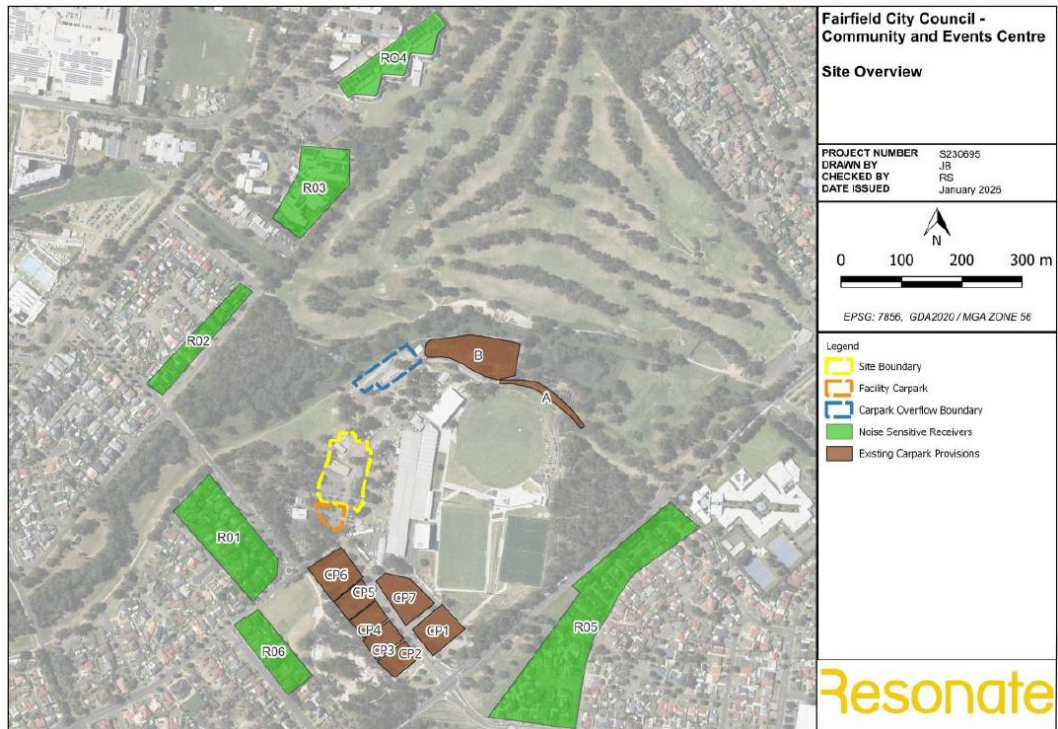


Figure 3 Location of Parking Areas CP-2 and CP-3

In addition, a minor update was undertaken to the NVIA to align sporting event attendance numbers with the EIS (**Attachment I**).

**Section 4.4** provides a written response to the matters raised.

### 3.1.5 Flooding

The Flood Impact Risk Assessment was amended to address Shelter-In-Place Guidelines and other issues raised in submissions (**Attachment E**).

**Section 4.5** provides a written response to the matters raised.

### 3.1.6 Construction Staging

No new or amended information is provided in relation to construction staging.

**Section 4.6** provides a written response to the matters raised.

### 3.1.7 Signage

No new or amended information is provided in relation to signage.

**Section 4.7** provides a written response to the matters raised.

### 3.1.8 Aboriginal Heritage

The Aboriginal Cultural Heritage Assessment Report was updated in response to submissions to provide evidence of consultation (**Attachment G**).

**Section 4.8** provides a written response to the matters raised.

## 3 Actions Taken Since Exhibition

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### 3.1.9 Bushfire

An Addendum Bushfire Statement has been prepared by Peterson Bushfire Consultants (**Attachment K**), in response to the NSW RFS terms of approval, confirming that the Asset Protection Zone requirements can be complied with without the need to remove additional vegetation or amend the current landscape design.

**Section 4.9** provides a written response to the matters raised.

## 4 Response to Submissions

The following subsections provide a detailed response to the issues raised in the agency advices and public submissions received during the exhibition of the SSDA and is structured to respond to the categorised issues identified in **Section 2.3** of this report.

### 4.1 Biodiversity

**Table 5** provides a summary response to the biodiversity issues raised in public submissions.

Ref.	Summary of Submission Topic	Response	Reference
1.1	<b>The public submission</b> raised concern with the BDAR, suggesting the BDAR fails to meet some of the minimum requirements.	The BDAR has been amended in accordance with agency requirements.	N/A
1.2	<b>The public submission</b> raised concern with the BDAR, suggesting not all of the plant community types (PCT) were represented in the BDAR.	Narla have provided the following response to this component of the public submission:  <i>The vegetation referenced in the letter relates to 4 disconnected garden beds within the current carpark. The total area associated with the garden beds is approximately 100m<sup>2</sup>. Whilst we acknowledge these beds do contain native understory. The vegetation in Zone 1 used in the report has been assigned to the remnant canopy which is much larger than the footprint of the beds themselves. It would be inaccurate to represent the canopy, which is predominantly over a road base carpark as fully vegetated. Therefore the VIS Plot used for the zone has been used as it reflects the condition of the remnant canopy across the site. Whilst the VIS for the zone is low. It still generates 4 credits across the site and the garden beds will have been offset accordingly. Two of the garden beds are dominated by exotic vegetation and therefore have been assigned to vegetation zone 2 or not assigned to a zone, however do contain threatened shrubs Downy Wattle. Whilst these garden beds have not been assigned to Vegetation Zone 1. The offset area for Downy Wattle has been assigned to the entirety of Zone 1 which covers a total 0.7ha, which is much greater than the total garden beds themselves.</i>	N/A
1.3	<b>The public submission</b> raised concern with the BDAR, suggesting the BAM-C report is missing.	The BDAR has been amended in accordance with agency requirements.	N/A
1.4	<b>NSW Department of Climate Change, Energy, the Environment and Water</b> do not support translocating the Downy Wattle ( <i>Acacia pubescens</i> ). Remove the translocation of the Downy Wattle from the proposal.	This has been actioned as described in <b>Section 3.1.1</b> of this Submissions Report.	<b>Section 3.1.1</b>
1.5	<b>NSW Department of Climate Change, Energy, the Environment and Water</b> support all other recommended mitigation measures in the BDAR. Include the recommended mitigation measures in section 6 of the BDAR in any conditions of consent, except for the translocation of Downy Wattle as outlined above.	As above.	As above.

## 4 Response to Submissions

**Table 5** Summary of Responses relating to Biodiversity

Ref.	Summary of Submission Topic	Response	Reference
1.6	NSW Department of Climate Change, Energy, the Environment and Water recommends the ecological consultant adds 'Greater Sydney – Compliance & Regulation' as a Case Party in BOAMS, uploads the required digital files and submits the case to 'Greater Sydney – Compliance & Regulation' as the consent authority.	Narla have uploaded the required digital files as requested.	N/A

### 4.2 ESD Principles

**Table 6** provides a summary response to the ESD Principle issues raised in public submissions.

**Table 6** Summary of Responses relating to ESD Principles

Ref.	Summary of Submission Topic	Response	Reference
2.1	DPHI has asked the applicant to confirm whether you are seeking a green star rating or other ESD certification for the development.	No star rating is targeted for this project. The project is accompanied by a Net Zero Statement.	N/A
2.2	DPHI has asked the applicant to identify where the battery storage system is proposed to be installed.	The ESD report states provision for a battery storage system will be made within the main switch board.	N/A

### 4.3 Traffic, Transport and Accessibility

**Table 7** provides a summary response to the Traffic, Transport and Accessibility issues raised in the public submissions.

**Table 7** Summary of Responses relating to Traffic, Transport and Accessibility

Ref.	Summary of Submission Topic	Response	Reference
3.1	DPHI has noted there are gaps in the proposed pedestrian path network. Consider the potential desire paths from carparks and showground entry points, and whether any additional paths, crossings or additional lights are required for pedestrian safety.	Additional paths are provided in REF-1 and REF-2 in locations appropriate for the overall functioning of Fairfield Showground. A detailed response is provided in <b>Attachment H</b> . No further pedestrian path network upgrades are considered necessary.	<b>Attachment H</b>
3.2	DPHI has requested traffic modelling for 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.	Additional traffic modelling has been undertaken and adequate intersection performance can be achieved at the relevant time periods as described in <b>Section 3.1.3</b> above and in <b>Attachment H</b> .	<b>Section 3.1.3</b> <b>Attachment H</b>

## 4 Response to Submissions

**Table 7 Summary of Responses relating to Traffic, Transport and Accessibility**

Ref.	Summary of Submission Topic	Response	Reference
3.3	DPHI has requested the traffic modelling to be updated to consider staff and performer numbers in addition to the 3,000.	Staff and performers will arrive before and after patrons. No further modelling is required.	<b>Attachment H</b>
3.4	DPHI has requested the revision of mitigation measure TIA3 as it doesn't resolve concerns of cumulative parking demand, it only restricts the use of certain facilities.	Mitigation Measure TIA3 is proposed to be retained. Notwithstanding, an analysis of other potential component uses has been undertaken periods as described in <b>Section 3.1.3</b> above and in <b>Attachment H</b> . The analysis has demonstrated that a minimum 600 car parking spaces are available which exceeds the calculated demand.	<b>Section 3.1.3</b> <b>Attachment H</b>
3.5	DPHI has requested a parking strategy that considers parking demand when multiple facilities in the showground are in use.	As above.	As above.
3.6	DPHI has asked for details of drop-off and pickup arrangements.	New drop-off and pick-up arrangements are proposed as described in <b>Section 3.1.3</b> and <b>Attachment H</b> .	<b>Section 3.1.3</b> <b>Attachment H</b>
3.7	DPHI has requested justification to support the mode share and car occupancy assumptions made in the TIA. Travel to work data is not appropriate for this development.	Further information on mode share and car occupancy assumptions is provided in <b>Attachment H</b> with mode share data from the previous grandstand development transport assessment utilised and a car occupancy of 2.5 person per vehicle for low to medium scale events and 3.0 persons per vehicle for large scale events.	<b>Attachment H</b>
3.8	DPHI has requested an accurate depiction of the parking demand, as the numbers have not considered staff or performer parking.	Staff and performer parking can utilise the staff parking identified in the original assessment without detracting from supply available to patrons.	<b>Attachment H</b>
3.9	DPHI has requested indicative details of construction worker parking.	Indicative details of construction worker parking is now provided as described in <b>Section 3.1.3</b> above and in <b>Attachment H</b> .	<b>Section 3.1.3</b> <b>Attachment H</b>
3.10	Transport for NSW recommends a Special Event Traffic Management Plan should be developed and submitted prior to all major events.	DPHI can consider how best to implement existing Mitigation Measure TIA5 and the request of Transport for NSW in conditions of consent.	N/A
3.11	Transport for NSW recommends a Construction Pedestrian Traffic Management Plan (CPTMP) detailing construction vehicles routes, number of trucks, hours of operation, access arrangements and traffic control should be submitted to TFNSW for review and endorsement prior to the issue of a construction certificate.  Please send to <a href="mailto:development.ctmp.cjp@transport.nsw.gov.au">development.ctmp.cjp@transport.nsw.gov.au</a>	DPHI can consider how best to implement existing Mitigation Measure TIA4 and the request of Transport for NSW in conditions of consent.	N/A
3.12	Transport for NSW recommends a detailed Green Travel Plan (GTP), which includes target mode shares to reduce the reliance on private vehicles, shall be prepared. The GTP must be implemented accordingly and updated annually.	DPHI can consider how to best implement green travel in conditions of consent. Consideration should be given to the resourcing burden on a Council-owned facility to update a GTP annually.	N/A
3.13	Transport for NSW recommends appropriate wayfinding and signage should be provided during the proposed widening of existing footpath on the eastern side of the internal circulation road.	Signage and wayfinding within the REF 2 activity is not subject to this SSDA.	N/A

## 4 Response to Submissions

### 4.4 Noise and Vibration

**Table 8** provides a summary response to the Noise and Vibration issues raised in the public submissions.

Ref.	Summary of Submission Topic	Response	Reference
4.1	DPHI has asked for confirmation whether the PoM for the showground is proposed to be amended to reflect the proposed hours of operation in the SSD application.	The PoM will be updated following the commencement of the operation of Fairfield Showground Community and Event Centre as part of any regular scheduled updates of the PoM under the <i>Local Government Act 1993</i> (i.e. a specific update to align with the commencement of operation is not specifically required but Council note this matter and will update the PoM in due course).	N/A
4.2	DPHI has asked for confirmation that the use of the facility for sporting purposes will be restructured after 10pm.	The facility will not be used for sporting purposes after 10pm.	N/A
4.3	DPHI has noted the NVIA and EIS identify differing crowd numbers for sporting events. The assumed numbers are to be aligned and the assessment is to be updated.	The number has been aligned to the EIS through an update to the NVIA ( <b>Attachment I</b> ).	<b>Attachment I</b>
4.4	DPHI has noted the NVIA only assesses carpark noise from two parking areas and requests the assessment is updated to consider noise with all showground carparks in use.	A detailed noise assessment of all carparks is provided as described above in <b>Section 3.1.4</b> and as detailed in <b>Attachment J</b> .	<b>Section 3.1.4</b> <b>Attachment J</b>
4.5	DPHI notes the NVIA references the Fairfield Showground Noise Management Plan and has requested a copy of this plan.	A copy is provided in <b>Attachment O</b> .	<b>Attachment O</b>
4.6	DPHI has asked for confirmation of how many Category 1, 2 and 3 events are proposed to be permitted each year.	The number of events is not specifically known. As per the EIS, the only 'capping' relates to Category 1 events that fit into the definition of 'entertainment facility' which is proposed to be capped at a maximum of 180 days per year as reflected in Mitigation Measure OPMM1 ( <b>Attachment B</b> ). There is other capping associated with Category 1 events during operation of the Fairfield Markets for traffic-related reasons.	<b>EIS</b> <b>Attachment B</b>

### 4.5 Flooding

**Table 9** provides a summary response to the Flooding issues raised in the public submissions.

## 4 Response to Submissions

**Table 9 Summary of Responses relating to Flooding**

Ref.	Summary of Submission Topic	Response	Reference
5.1	DPHI has requested a response addressing the comments in the CPHR Group and SES submissions. Demonstrate consistency with shelter in place guidelines and address SES concerns regarding the location of the fire pumps/hydrant booster.	Equipment location is addressed in Row 5.11 of this table, and Shelter in Place Guidelines in Row 5.8 of this table.	Row 5.8 Row 5.11
5.2	DPHI has requested the FIRA be updated to address whether overland flooding and mainstream flooding could occur at the same time and whether combined flood mapping is required.	<p>WMA Water has provided the following response in relation to the two flooding types:</p> <p><i>Overland and mainstream flood events are considered as separate events in the FIRA as the existing models are set up to represent mainstream and overland flooding separately. However, as indicated in the FIRA, the 'Overland' flood model models the mainstream flooding as well. The 'overland' model encompasses the entire Orphan School Creek catchment and has modelled longer duration storms that are critical for the creek. Therefore, this study, although titled as an overland flow study, also represents design flood behaviour for the creek (as identified in Section 2.1.5 and 5.1 of the FIRA report). A comparison of peak flood levels in Table 2 of the FIRA report indicate that the Orphan School Creek flood levels in the overland model are similar to and slightly higher than the mainstream model. Therefore, it is considered that the overland model adequately represents mainstream flood behaviour. This is the reason for adopting the overland model for the flood impact assessment (Section 5 of the FIRA report), as it covers both mainstream and overland flooding, in addition to being of a higher resolution and is more recent than the mainstream model. Further detail has been included in Section 2.1.5 describing this.</i></p> <p><i>Potential interaction of overland and mainstream flooding is therefore captured in the overland model through the simulation of different storms that occur over the entire catchment. For example, in the critical 1% AEP 2 hour storm (for Orphan School Creek), this assumes the same storm occurs over the site as well, with overland flow occurring at the same time as the mainstream flow. Similarly, simulating a short duration overland event (say 15 minutes) also produces some flow in the creek, with its coincidence intrinsically modelled by simulating the same event over the entire catchment. Due to the size of the catchment, it is unreasonable to assume for example that a 2 hour storm occurs across the catchment (producing peak flood levels in Orphan School Creek) and at the peak a separate 15 minute overland storm occurs at the site. Coincidence is built into the model through the enveloping of storms for the following durations: 15 minutes, 25 minutes, 30 minutes, 45 minutes, 1 hour, 1.5 hours, 2 hours, 3 hours and 4.5 hours, assuming that the storm occurs over the entire catchment.</i></p>	N/A

## 4 Response to Submissions

Table 9 Summary of Responses relating to Flooding			
Ref.	Summary of Submission Topic	Response	Reference
		<i>In addition to this, flooding at the site is driven primarily by mainstream flooding as true 'overland' flooding only produces shallow sheet flow on the site (depths less than 0.15m). Therefore, although coincidence is simulated through enveloping of multiple storm durations for the FIRA, consideration of the critical 2 hour mainstream event would be sufficient and any 'coincidence' of events is not a concern.</i>	
5.3	DPHI has requested an explanation as to how the water in the building footprint will be displaced by the building, pool under the building or inundate the building.	<p>WMA Water has provided the following response in relation to water displacement:</p> <p><i>The buildings have been represented by a high roughness value. This is consistent with the method adopted across the entire study area and is a valid representation of the obstruction that buildings cause (see Australian Rainfall and Runoff Project 15: Two Dimensional Modelling in Urban and Rural Floodplains, Stage 1&amp;2 Report, Engineers Australia P15/S1/009, November 2012). This building representation is required due to the direct rainfall modelling approach adopted in the Parks Overland Flood Study. The approach to modelling the proposed building is outlined in Section 5.1 of the FIRA report. With the high roughness value, overland flows (including rainfall directly on the building) are significantly impeded by the high roughness such that flood depths exceed the 0.15m cutoff depth threshold and hence are shown as 'newly flooded'. The floodwater represented within the building in the PMF event will primarily be displaced, since the main floor levels are above the PMF level. There will, however, be inundation of the B1 level at the northern end of the building. The model simulates the flood impact the building would cause, rather than modelling actual inundation within the building. Simulating flooding within buildings (for example ingress through doorways or vents, obstruction of internal walls, obstruction of furniture/fixtures, ingress of water into wastewater pipes, etc) is not the purpose of flood models such as this.</i></p>	N/A
5.4	DPHI has requested confirmation of the flood planning level and to confirm whether the development is within the flood planning area.	<p>WMA Water has provided the following response in relation to flood planning area:</p> <p><i>The flood planning level is defined as the 1% AEP flood level plus 0.5m (minimum floor level as outlined in Section 4.3.1 of the FIRA report). The applicable 1% AEP flood level is defined as 29.00mAHD and therefore the flood planning level is defined as 29.50mAHD (Section 4.3.1 of the FIRA report). The minimum ground elevation within the proposed development is approximately 29.2 mAHD. Therefore, the development</i></p>	<b>Attachment E</b>

## 4 Response to Submissions

Ref.	Summary of Submission Topic	Response	Reference
		<i>is considered to be within the flood planning area. Further information added to Section 4.1 of the report.</i>	
5.5	DPHI has requested confirmation why shelter in place is proposed during a PMF event. Early closure should be considered.	Refer to Row 5.9 of this table for a response.	Row 5.9
5.6	DPHI has requested the existing Fairfield Showground Flood Emergency Management Plan. DPHI has also requested an outline of the emergency management plan for the development and detail the updates to the Showground FEMP.	A Plan has been uploaded with the Submissions Report ( <b>Attachment F</b> ).	<b>Attachment F</b>
5.7	DPHI has requested a link to the 2022 Parks Overland Flood Study.	The Study has been uploaded with the Submissions Report.	N/A
5.8	NSW SES notes the flood emergency plan proposes shelter in place in the building above the PMF due to the flash flooding nature of the catchment. The NSW SES advises the proponent to demonstrate consistency with the Shelter in Place Guideline (NSW Government, 2024) to ensure the risk to life is adequately managed and/or mitigated. Further, any <b>proposed refuge location should</b> align with the design criteria in the NSW Government shelter-in-place for flash flooding Guideline, and the Red Cross Preferred Sheltering Practices for Emergency Sheltering in Australia, including water supply, waste management, sanitation, food, and shelter and space management.	An Amended Flood Impact Risk Assessment has been prepared by WMA Water to address the Shelter-in Place Guidelines in Section 6.2.4 of that report ( <b>Attachment E</b> ).	<b>Attachment E</b>
5.9	The NSW SES Recommend considering early closure of the site and cancelling any major events ahead of the onset of rainfall, if there is any indication of potential for flooding at the site, such as Severe Weather Warnings for this area. This will assist in mitigating risk to life for people who may not be familiar with the flood risk in the area and may attempt to travel through flood affected roads to get to/from the site, noting there are multiple road closure points in the broader surrounding area, some as frequent as 20 year Annual Recurrence Interval (ARI) flooding events.	<p>WMA Water has provided the following response in relation to early closure:</p> <p><i>WMAwater agrees with this comment, however, it is extremely difficult to determine an appropriate trigger for closure/cancellation based on forecast rainfall alone. Due to the flash flooding nature of the catchment, flooding is driven by localised rainfall conditions which are difficult to predict, let alone determine flood levels from. In addition to this, the site has a low flood risk. That is, even in a rare rainfall event (1% AEP), flooding does not affect the proposed building in any way. It is only in extreme rainfall events that there is any affectation. An event of this magnitude would not have been experienced in this area before and would be very difficult to predict or respond to. These factors have led WMAwater to recommend that the site should operate as normal and in the very unlikely event of an extreme storm, that any occupants on the site can shelter in place safely (given the nature of the proposed building), which would be safer than having people evacuate the site. We understand that avoiding travel to and from the site altogether would mitigate the risk further, however, it is difficult to determine an appropriate trigger level for this and would be driven more by access on</i></p>	<b>Attachment E</b>

## 4 Response to Submissions

**Table 9 Summary of Responses relating to Flooding**

Ref.	Summary of Submission Topic	Response	Reference
		<p><i>roads throughout Sydney rather than the flood risk at the site itself. That is, if the flood risk is primarily people travelling to and from the site on flooded roads, then we should close all events, shopping centres, etc. upon forecast rainfall conditions to mitigate the risk of vehicles on flooded roads. There is no greater flood risk at this site than any other site across Sydney. However, this should be further investigated by those who update the emergency management plan for the showground site upon consideration of appropriate emergency management procedures.</i></p> <p>Further discussion included in the Amended Flood Impact Risk Assessment in Section 6.2.4 (<b>Attachment E</b>).</p>	
5.10	The NSW SES support updating the Fairfield Showground Flood Emergency Management Plan (FEMP) to incorporate the new proposed facility, <sup>15</sup> and recommend ensuring that it provides for flood risk education and awareness of all site users (staff, contractors and visitors), including information and signage for people to avoid the northern and western parts of the site and access points during flooding events, due to high hazard flooding in these areas of the site, and directing people to the southern access/egress in case of emergency during flooding events.	No objection is raised to a condition of consent requiring the update of the Plan in accordance with NSW SES comments.	N/A
5.11	The NSW SES recommend considering relocation of the equipment (such as fire pumps, hydrant booster, etc.) from the basement level at the northern side of the building, which may be inundated to a depth of approximately 1.1 metres in the PMF event, as this area would likely not be accessible and equipment may not be functional in the PMF event. <sup>16</sup> This would ensure critical equipment remains accessible and functional at all times, to improve resilience to flooding and ensure secondary risks to life and property (such as building fire) can be appropriately mitigated.	<p>WMA Water has provided the following response in relation to equipment location:</p> <p><i>WMAwater agrees with this comment, that moving equipment (such as fire pumps) to an area above the PMF would improve resilience to flooding and ensure that critical equipment is accessible and functional. However, due to constraints of the building, these facilities cannot be readily located to a higher level. It is not expected that these areas would have any occupants during normal operation of the building and as such there is minimal risk to life from inundation of these areas. The concern is primarily the access to this equipment in a rare flood event. While it would be desirable to have all infrastructure above the PMF level, this is not feasible and the location of these facilities above the 1% AEP flood level is considered reasonable.</i></p> <p>Additional commentary provided in Sections 4.3.1 and 6.3 of the Amended Flood Impact Risk Assessment (<b>Attachment E</b>).</p>	<b>Attachment E</b>
5.12	The NSW SES recommend the consent authority is satisfied that building design considers the potential flood and debris loadings of the PMF so that structural failure is avoided during a flood.	WMA Water has provided the following response in relation to building flood design:	<b>Attachment E</b>

## 4 Response to Submissions

**Table 9 Summary of Responses relating to Flooding**

Ref.	Summary of Submission Topic	Response	Reference
		<p>WMAwater agrees with this comment and this is a requirement of the DCP (outlined in Section 4.3.3 of the FIRA).</p> <p>It is anticipated that a condition of consent may be imposed in relation to this requirement.</p>	
5.13	<p><b>NSW Department of Climate Change, Energy, the Environment and Water</b> recommends that all components of the main building located below the PMF level should be flood-compatible, capable of withstanding the forces of floodwater, debris, and buoyancy, and be verified by a suitably qualified structural engineer.</p>	As above.	As above.
5.14	<p><b>NSW Department of Climate Change, Energy, the Environment and Water</b> recommends updating the Fairfield Showground Flood Emergency Management Plan to include:</p> <ul style="list-style-type: none"> <li>• Site-specific flood behaviour</li> <li>• Actions prior to, during and after a flood</li> <li>• Clear allocation of responsibilities</li> <li>• Shelter-in-place protocols for occupants</li> <li>• Emergency access via the southern foyer</li> </ul>	No objection is raised to a condition of consent requiring the update of the Plan in accordance with NSW Department of Climate Change, Energy, the Environment and Water comments.	N/A

### 4.6 Construction Staging

**Table 10** provides a summary response to the Construction Staging issues raised in the public submissions.

**Table 10 Summary of Responses relating to Construction Staging**

Ref.	Summary of Submission Topic	Response	Reference
6.1	DPHI has requested confirmation of the planning pathway for carpark demolition outside the SSD site boundary.	The carpark demolition works outside the SSD site boundary will be undertaken via REF 2	N/A

### 4.7 Signage

**Table 11** provides a summary response to the Signage issues raised in the public submissions.

## 4 Response to Submissions

**Table 11 Summary of Responses relating to Signage**

Ref.	Summary of Submission Topic	Response	Reference
7.1	DPHI has requested confirmation if the totem entry sign is proposed under the SSDA.	The totem sign is not proposed as part of the SSDA.	N/A
7.2	DPHI has requested confirmation whether the 'Acknowledgement of Country' sign is internal or external and if it is external to confirm the location of the proposed sign.	The acknowledgement of country sign is internal, located within the entry air lock.	N/A

### 4.8 Aboriginal Heritage

**Table 12** provides a summary of the response to the Aboriginal Heritage issues raised in the public submissions.

**Table 12 Summary of Responses relating to Other**

Ref.	Summary of Submission Topic	Response	Reference
8.1	<b>Heritage NSW</b> requires evidence that each Aboriginal stakeholder was contacted as part of all stages of consultation. This can comprise of copies of dated email records with all relevant email addresses shown and/or delivery/read receipts of the correspondence.	Records of the correspondence between Unearthed Archaeology & Heritage are appended to the amended Aboriginal Cultural Heritage Assessment Report from page 88 to page 97 ( <b>Attachment G</b> ). .	<b>Attachment G</b>
8.2	<b>Heritage NSW</b> requires details of the survey undertaken as per Requirement 5 of the Code of Practice for Archaeological Investigation of Aboriginal Objects in New South Wales (DECCW 2010), including survey coverage table.	Details of the survey undertaken are contained within the amended Aboriginal Cultural Heritage Assessment Report. The entirety of the subject land was examined.	<b>Attachment G</b>

### 4.9 Bushfire

**Table 13** provides a summary response to the Bushfire issues raised in the public submissions.

**Table 13 Summary of Responses relating to Bushfire**

Ref.	Summary of Submission Topic	Response	Reference
9.2	DPHI has requested confirmation whether the landscape design complies with criteria outlined in Condition 1 of the NSW Rural Fire Service's submission.	The landscape design or extent of vegetation removal does not change as a result of the NSW RFS APZ requirements as described in <b>Section 3.1.9</b> and detailed in <b>Attachment K</b> .	<b>Section 3.1.9</b> <b>Attachment K</b>

## 4 Response to Submissions

### 4.10 Other

**Table 14** provides a summary response to the other issues raised in the public submissions.

Table 14 Summary of Responses relating to Other			
Ref.	Summary of Submission Topic	Response	Reference
10.1	DPHI has requested a copy of the information requested in Heritage NSW's submission.	Refer to Aboriginal Heritage response above.	N/A
10.2	DPHI has requested confirmation of the full time operational staff.	There will be a total of 6 full time staff, comprising of 1 manager and 5 operational jobs. Other staff will be employed on a casual basis.	N/A
10.3	DPHI has requested a copy of the Contamination Assessment Report prepared by Alliance in 2022.	Provided at <b>Attachment N</b> .	<b>Attachment N</b>
10.4	DPHI has requested confirmation of the duration of construction works for the project with an estimated start and finish date.	Estimated duration 20 months Estimated start date January 2027 Estimated completion date August 2028	N/A
10.5	DPHI has requested a copy of the Review of Environmental Factors and associated mitigation measures for REF 1 and REF 2 works.	A copy of REF 1 and REF 2 has been provided to DPHI.	<b>Attachment L</b> <b>Attachment M</b>
10.6	DPHI has requested Table 15 of the EIS to address clause 6.6 and 6.9 of the FLEP.	The EIS (Appendix C) has been updated to address clauses 6.6 and 6.9 of the FLEP ( <b>Attachment C</b> ).	<b>Attachment C</b>
10.7	DPHI has requested confirmation what the covered room to the north of the waste store is to be used for.	This is not a room, it is not an enclosed area, it is a fenced and covered area only used for waste bin washing.	N/A
10.8	DPHI has requested confirmation whether a lighting structure is proposed or existing.	The lighting structure is an existing light pole.	N/A

# 5 Updated Project Justification

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## 5.1 Introduction

This section provides a justification and evaluation of the project as a whole, having regard to the economic, environmental and social impacts of the project and the principles of ecological sustainable development.

## 5.2 Summary of Assessment of Potential Impacts

### 5.2.1 Environmental Impacts

The environmental impact of the project has been assessed in detail in **Section 6** of the project EIS with key matters summarised, as follows:

- Visual Privacy – Fairfield Showground adjoins low-density residential development to the north-west, west and south west. Visual privacy to adjoining properties is promoted by dense vegetation, fencing and significant separation distances from the project site. There are no expected visual privacy impacts from the project.
- Overshadowing – The project will not result in overshadowing of adjoining properties between 9am and 3pm mid-winter. The extent of overshadowing is limited to the new internal road at 9am and a portion of the festival areas open space at 3pm.
- Visual Impact – A visual analysis was prepared by NBRIS and accompanied the submission, the project is backgrounded by the larger grandstand in the foreground and existing landscaping. The project is in keeping with the scale of the existing buildings on the site as well as the surrounding developments. The proposed development will have an acceptable visual impact and a detailed visual impact assessment is not required.
- Biodiversity, Trees and Landscaping – A BDAR has been prepared by Narla Environmental. Council will enter the voluntary Biodiversity Offset Scheme for this project. The proposed development proposes to remove 0.25 hectares of plant community type 3320. The proposal will have impact on 0.7 hectares of habitat for *Acacia pubescens* (Downy Wattle) with 41 individual species identified within or near the survey area. The proposed development will require the removal of 13 trees, it is noted that an additional 13 trees are proposed to be removed under the development without consent pathway.
- Ecologically Sustainable Development – Northrop prepared an ecologically sustainable development report. The proposed development exceeds the minimum energy efficiency requirements for the commercial buildings. NBRIS has prepared a Net Zero Statement to accompany the application.
- Traffic – The project is provided with an adequate amount of parking spaces. During a parking survey, the peak demand for parking spaces was less than the public parking supply.
- Noise and Vibration – No construction vibration impacts are anticipated, the closest receiver is 120m away. Operational noise (indoor events, outdoor events and mechanical noise) is predicted to be compliant.
- Ground and Water Impacts – The project site has low levels of sulfate which are non-aggressive for concrete and steel. Groundwater was not observed above the depth of excavation proposed for the project.
- Flooding Risk – The project floor levels are proposed above the PMF levels and the 1% AEP flood extent.
- Hazards and Risks – The project does not involve dangerous goods or hazardous materials, no preliminary risk screening or hazard analysis is required.

## 5 Updated Project Justification

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- Contamination Analysis – No evidence of gross or widespread contamination was observed. Given the site history and previous uses, the potential for contamination is limited to uncontrolled fill material.
- Waste Management - The project provides for suitable on-site waste storage and collection on the ground floor western side of Fairfield Showground Community and Events Centre for operational waste management. For construction waste management, 98.8% of the construction materials are recoverable.
- Aboriginal Cultural Heritage – The carpark was redesigned to avoid the area of Aboriginal archaeological potential.
- Environmental Heritage – The Fairfield Indigenous Flora Park is located partially on the site in the north west corner. There will be little to no impact on the heritage item due to the separation distance.
- Social Impact – The social impact prepared for the project found a range of positive and negative social impacts. Negative social impacts are expected to be temporary.
- Infrastructure Requirements and Utilities – The project involves upgrades to the existing utility infrastructure including electrical, telecommunications, water, sewer drainage, gas and stormwater.
- Bush Fire Risk – The project is capable of meeting the provisions of Planning for Bushfire Protection 2019, subject to mitigation measures.
- Construction and Staging – The project will not result in cumulative construction impacts related to concurrent construction of the REF and SSDA works.
- Contributions and Public Benefit – The project is undertaken by Council and is exempt from contribution fees. The public will receive a new Fairfield Showground Community and Events Centre which will provide further opportunities for recreation on the site, improved accessibility, multi-purpose sports courts, improved landscaping and additional visitors to the area.

### 5.2.2 Economic Impacts

The project will likely have positive economic impacts as it provides employment opportunities during construction and operation. The Fairfield Showground Community and Events Centre can be used to hold events which will attract visitors to the area which will create a flow on effect.

### 5.2.3 Social Impacts

The project is unlikely to result in any long term negative social impacts. The project will contribute to the utilisation of Fairfield Showground with any negative impacts likely to be temporary during construction.

## 5.3 Mitigation of Impacts

The impacts of the proposed development can be mitigated, minimised or managed as assessed in **Section 6** of the EIS. Mitigation measures are outlined in **Appendix E** of the EIS.

## 5.4 Consistency with Strategic Context

The project is consistent with the strategic context as outlined in **Section 2** of the EIS including State, regional and local plans and policies.

## 5.5 Compliance with Statutory Context

The project complies with the relevant statutory planning considerations as summarised in **Section 4** and **Appendix C** of the EIS. In summary:

## 5 Updated Project Justification

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- The proposal is consistent with the Objects of the EP&A Act;
- The proposal is State significant development pursuant to SEPP PS;
- This EIS has been prepared in accordance with the SEARS;
- A BDAR has been prepared and the project has opted into the voluntary Biodiversity Offset Scheme;
- The proposal is accompanied by a PSI and DSI report to satisfy SEPP RH; and
- A DCP does not apply to SSD. Notwithstanding, the proposal is generally consistent with the Fairfield City Council DCP 2024.

### 5.6 Consultation

The project team has carried out consultation in accordance with the SEARS including with community and public authorities. The process and outcome of this consultation is provided in **Section 5** of the EIS.

### 5.7 Compliance Monitoring

Subject to the implementation of the mitigation measures in **Appendix E** it is not considered necessary for this project to be subject to ongoing compliance monitoring.

### 5.8 Impact Assessment Uncertainties and Resolution

The EIS and supporting documentation responds in full to the SEARS. The potential impacts of the proposal have been documented and the DPHI has sufficient information to be able to assess and determine the SSDA.

### 5.9 Concluding Justification

The project has responded to the submissions raised during public exhibition and made necessary adjustments to the project which do not warrant the preparation of an amendment report given the minor nature of the amendments. The project demonstrates consistency with both the strategic and statutory planning frameworks and DPHI is requested to assess and determine the SSDA.

## 6 References

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*State Significant Development Guidelines (Department of Planning and Environment, October 2022)*

*State Significant Development Guidelines – Preparing a Submissions Report (Department of Planning and Environment, October 2022)*