



Cameron Thomson
Senior Planning Officer
Department of Planning, Housing and Infrastructure
4 Parramatta Square, 12 Darcy Street
Parramatta NSW 2150

4 November 2025

Subject: Environmental Impact Statement – Fairfield Showground Community and Events Centre (SSD-73365208)

Dear Cameron,

Thank you for your referral received on 3 October 2025, requesting advice from the Conservation Programs, Heritage and Regulation (CPHR) Group of the NSW Department of Climate Change, Energy, the Environment and Water on the above State significant development project.

CPHR has reviewed the *Environmental Impact Statement: Fairfield Showground Community and Events Centre* (DFP Planning, 17 September 2025) and relevant supporting technical reports and provides its comments and recommendations at Attachment A. In summary:

Biodiversity

- the proposed mitigation measure to translocate Downy Wattle (*Acacia pubescens*) is not supported and must be removed from the proposal
- access to the biodiversity development and assessment report case and digital files via the Biodiversity Offsets and Agreement Management System must be provided

Flooding

- all building components located below the probable maximum flood level must be flood-compatible in accordance with the [Shelter-in-Place Guideline for Flash Flooding](#)
- the existing Fairfield Showground Flood Emergency Management Plan must be updated to incorporate the new development, given its role as a flood refuge.

Should you have any queries regarding this matter, please contact Angela Stewart, Senior Conservation Planning Officer, via angela.stewart@dcceew.nsw.gov.au.

Yours sincerely

Susan Harrison
A/Director, Greater Sydney Branch
Regional Delivery
Conservation Programs, Heritage and Regulation Group

CPHR advice on EIS – Fairfield Showground Community and Events Centre (SSD-73365208)

In preparing this advice CPHR has reviewed the following documents:

- Environmental Impact Statement: Fairfield Showground Community and Events Centre (DFP Planning, 17 September 2025)
- Appendix B – Architectural Plans (NBRS, 2 September 2025)
- Appendix F – Photo Sheets (DFP Planning, no date)
- Appendix M – Landscape Drawings (NBRS, 27 August 2025)
- Appendix N – Arboricultural Impact Assessment Report (Urban Arbor, 20 August 2025)
- Appendix Q – Biodiversity Development Assessment Report (Narla Environmental, 5 September 2025) (BDAR)
- Appendix V – Civil Works Plan (BIRZULIS Associates, 18 July 2025)
- Appendix W – Flood Impact and Risk Assessment (WMA Water, September 2025) (FIRA)
- Appendix EE – Bushfire Assessment Report (Peterson Bushfire, 10 July 2025)
- Appendix FF – Staging Report (Savills, 11 September 2025).

Biodiversity

Key assessment issues

1.	<i>Translocation of Downy Wattle as a mitigation measure</i>	<p>The BDAR includes a mitigation measure to translocate Downy Wattle (<i>Acacia pubescens</i>). This is not supported by CPHR. Generally, CPHR only supports translocation of threatened species where this has been identified as a required action in a recovery plan. In addition, there are no details provided as to how the translocation would be achieved.</p> <p>Recommended action:</p> <p>The proposed mitigation measure to translocate Downy Wattle (<i>Acacia pubescens</i>) is to be removed from the proposal.</p>
	<i>Extent and Timing</i>	Response to Submissions
2.	<i>Other mitigation measures</i>	<p>CPHR supports all other recommended mitigation measures in the BDAR.</p> <p>Recommended action:</p> <p>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.</p>
	<i>Extent and Timing</i>	Determination
3.	<i>Biodiversity Offsets and Agreement Management System (BOAMS) access</i>	<p>CPHR is unable to complete a full review of the BDAR due to not having access to the BDAR case and digital files via the BOAMS.</p> <p>Recommended actions:</p> <p>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.</p>
	<i>Extent and Timing</i>	Response to Submissions

Flooding

Key assessment issues

4.	<i>Shelter-in-Place Strategy</i>	<p>The FIRA recommends a shelter-in-place strategy for the proposed development due to the site's exposure to flash flooding from Orphan School Creek, which provides limited warning time and a rapid rise in floodwaters. The building is proposed to serve as a flood refuge, with floor levels situated above the probable maximum flood (PMF) level.</p> <p>The Shelter-in-Place Guideline for Flash Flooding (Department of Planning, Housing and Infrastructure, January 2025) requires the consent authority to impose a condition of consent ensuring that all building components below the PMF level are flood-compatible and structurally capable of withstanding floodwater, debris impact, and buoyancy forces.</p> <p>Recommended action: 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>
	<i>Extent and Timing</i>	Determination. If approved, prior to the issue of a Construction Certificate or at detailed design.
5.	<i>Fairfield Showground Flood Emergency Management Plan</i>	<p>The FIRA recommends updating the Fairfield Showground Flood Emergency Management Plan to incorporate the new development, given its role as a flood refuge.</p> <p>Recommended action: Update the Fairfield Showground Flood Emergency Management Plan to include:</p> <ul style="list-style-type: none"> • site-specific flood behaviour • actions prior to, during, and after a flood • clear allocation of responsibilities • shelter-in-place protocols for occupants • emergency access via the southern foyer.
	<i>Extent and Timing</i>	Determination. If approved, prior to occupation

End of Submission