

Friday, 11 July 2025

Job No: 2023/0779

NBRS
 4 Glen Street
 Milsons Point NSW 2061

Email: ranga.fonseka@nbrs.com.au

Attention: Ranga Fonseka

RE: **BCA & Access Report for SSDA Submission R1.3**
 430-482 Smithfield Road, Prairiewood (Fairfield Showground Community and Events Centre).

Introduction

This statement presents the findings of a preliminary assessment of the proposed design against the Deemed-to-Satisfy (DtS) provisions of the Building Code of Australia (BCA) 2022 Amendment 1.

This BCA & Access Report accompanies an Environmental Impact Statement (EIS) pursuant to Part 4 of the *Environmental Planning and Assessment Act 1979* (EP&A Act), in respect of a State Significant Development Application (SSDA) for the construction and operation of Fairfield Showground Community and Events Centre. This report addresses the relevant Secretary's Environmental Assessment Requirements (SEARs) issued for the project, notably:

Table 1 – Summary of Relevant SEARs and Response			
SEAR	Requirement	Response	Report Section
4	BCA Compliance Report	Capable of complying – subject to compliance with SWP comments and required performance solutions as described within 'Assessment' section.	Pages 4-6
4	Accessibility Report <ul style="list-style-type: none"> Assess how the development complies with the relevant accessibility requirements. 	Capable of complying – subject to compliance with SWP comments and required performance solutions as described within 'Assessment' section.	Pages 4-6

It has been prepared by building regulations consultants and certifiers Steve Watson and Partners for NBRS.

Purpose

To assess compliance with the BCA prior to the lodgement of a State Significant Development (SSDA).

Scope

The scope of this assessment is limited to the design documentation referenced in Appendix A of this report.

Project Site Description

The project site is located within the Fairfield Local Government Area (LGA), at 430-482 Smithfield Road, Prairiewood, legally identified as Lot 1 DP 1251493 and known as Fairfield Showground.

Lot and DP	Lot Area
Lot 1 DP 1251493	30.1 hectare

Fairfield Showground currently comprises a number of different uses including Fairfield Markets, outdoor sports fields, grandstands incorporating function centres, at-grade parking in multiple locations throughout the site and a range of other community and recreational uses.

The project site is located to the west of the existing market awning as shown in **Figure 1**.



Figure 1 Project Site (Source: DFP/Nearmap)

The regional context of the project site is shown in **Figure 2** and includes the following:

Fairfield Hospital: Located approximately 250m to the north of the Fairfield Showground Precinct are Braeside and Fairfield Hospital.

Fairfield City Golf Club: Also located to the north of the site, the Fairfield City Golf Club is an 18-hole golf course, inclusive of a driving range and associated club house.

Wetherill Park Shopping Centre: Located approximately 600m to the north east of the site is the Stockland Wetherill Park Shopping Centre

Mackillop Catholic College: To the east of the site is Mackillop Catholic College, being an independent Catholic school for girls.

Deerbush Park: To the site of the site is Deerbush Park. In the broader context of land to the south of the site are a range of low-medium density residential developments.

Transport Corridors: The key regional transport corridors in proximity to the project site are:

- Smithfield Road – Smithfield Road adjoins the eastern side of the site. A number of bus services travel along Smithfield Road, notably from Parramatta Station (Stand B2).
- Cumberland Highway – The Cumberland Highway is located approximately 1.5km to the east of the site.



Figure 2 Regional Context (Source DFP/Nearmap)

Description of development

The proposed extent of works to be carried out under the development permitted as part of the masterplan includes:

- Demolition of six small ancillary buildings and construction of a new amenities block;
- Road and car parking upgrades and new car parking area;
- New kiosk/substation; and
- Associated civil and landscape works.

The proposed extent of works to be carried out under this SSSA as part of the masterplan includes:

- Construction and use of a two-storey multi-purpose building; and
- Associated civil and landscape works.

Figure 3 details the masterplan and the delineation between the Part 5 and SSSA extent of physical works.



sprinkler system is proposed throughout the building in accordance with Clause E2D18 (a), which is also satisfies the fire safety system requirements of NSW Clause E2D18.

6. An emergency warning and intercommunication system in accordance with Clause E4D9 is to be provided as the building will be used as a theatre and contain a floor area more than 1000m². Compliance will need to be documented as part of detailed design.
7. Ambulant cubicle pans generally throughout the building have a projection of 560mm from the wall in lieu of the required 610-660mm limitation under AS1428.1 and Clause F4D5 and should be revised.
8. The stage has a floor area more than 150m² and is required per Clause NSW I4D8 to be provided with a sprinkler system directly above the stage, have the proscenium opening protected by a safety curtain and a line of wall wetting drenchers/sprinklers positioned so that that discharge water over the inside face of the curtain. Compliance will need to be documented as part of detailed design.
9. Store rooms are required to be fire separated from the other parts of the building by construction achieving an FRL no less than 60/60/60 in accordance with Clause I4D44 and should be revised on the plans. Any openings required to separate one space from another is required to be protected under Clause C4D5 as a result of Clause C4D12.

Item	Non-Compliance	DTS Clause	Description	Performance Requirement(s)
1.	Number of exits required	NSW D2D3	A performance solution is required to permit the provision of a single exit in lieu of the minimum required two exits to level 1.	D1P4 & E2P2
2.	Width of exits and paths of travel to exits	NSW D2D8	A performance solution is required to rationalise the required widths of the paths of travel from the exits to the road not being equal to or greater than the aggregate exit width that they serve.	D1P4 & E2P2
3.	Width of doorways in exits or paths of travel to exits	NSW D2D9	A performance solution is required to permit the required exits, the path of travel to these exits and the unobstructed width of each doorway exceeding 3m. It is noted that each set of multiple doorways has been assessed as a single exit each.	D1P6 & E2P2
4.	Discharge from exits	NSW D2D15	A performance solution is required to permit level 1 not having at least half of the required exits and aggregate width discharging through an area other than the main entrance, or area adjacent to the main entrance.	D1P6 & E2P2



Item	Non-Compliance	DTS Clause	Description	Performance Requirement(s)
5.	Doors in paths of travel to an entertainment venue	D3D24 & NSW D3D31	A performance solution is required to permit doors in the path of travel to an exit to not swing in the direction of egress.	D1P2
6.	Access to buildings	D4D3	A performance solution is required to address disabled access not being provided to the building from every main point of a pedestrian entry at the allotment boundary.	D1P1
7.	Dressing rooms	NSW I4D43	A performance solution is required to address the dressing room not containing a means of egress that discharges directly to the road or open space.	D1P4 & E2P2
8.	Fire hydrants	E1D2	A performance solution is required to permit a booster not being located within sight of the principal pedestrian entrance nor located adjacent to the site boundary and area considered the principal vehicle entry.	E1P3
9.	Fire hose reels	E1D3	A performance solution is required to omit hose reels from being provided to areas that are fire-separated, such as store rooms, dressing rooms and the stage.	E1P1
10.	Calculation on number of occupants facilities	F4D3	A performance solution is required to permit gender-neutral bathrooms to be calculated toward the occupant capacity of the building.	F4P1

Conclusion

We confirm the design as shown on the drawings referenced in Appendix A can achieve compliance with the BCA subject to further detail at the design development stage. The design will be subject to a Construction Certificate to ensure all aspects of the design will comply with BCA requirements including any performance-based determinations.



Appendix A - Referenced Documentation

The following documentation was used in the preparation of this report:

No.	Title	Issue	Date	Drawn By
000	COVER SHEET	C	09/07/25	NBRS
000MP01	MASTER PLAN	D	09/07/25	NBRS
001	LOCATION PLAN	C	09/07/25	NBRS
002	SITE ANALYSIS	C	09/07/25	NBRS
004	SITE DEMOLITION	C	09/07/25	NBRS
005	SITE PLAN	C	09/07/25	NBRS
006	SITE PLAN – GROUND LEVEL STAGE 1	C	09/07/25	NBRS
110	BASEMENT FLOOR PLAN	C	09/07/25	NBRS
120	GROUND FLOOR PLAN – STAGE 1	C	09/07/25	NBRS
130	LEVEL 1 PLAN – STAGE 1	C	09/07/25	NBRS
150	ROOF PLAN – MASTER	C	09/07/25	NBRS
170	FUNCTIONAL LAYOUTS	C	09/07/25	NBRS
171	MAX CAPACITY PLAN	C	09/07/25	NBRS
172	OPERATIONAL LAYOUTS	C	09/07/25	NBRS
300	ELEVATIONS (SHEET 1)	C	09/07/25	NBRS
301	ELEVATIONS (SHEET 2)	C	09/07/25	NBRS
302	ELEVATIONS (SHEET 3)	C	09/07/25	NBRS
400	SECTIONS	C	09/07/25	NBRS
401	SITE SECTIONS	C	09/07/25	NBRS
497	EXTERNAL FINISH SCHEDULE	C	09/07/25	NBRS
720	KITCHEN/KIOSK PLANS	C	09/07/25	NBRS
721	KITCHEN/KIOSK PLANS	C	09/07/25	NBRS
801	SHADOW DIAGRAMS SUMMER	C	09/07/25	NBRS
802	SHADOW DIAGRAMS WINTER	C	09/07/25	NBRS
803	SHADOW DIAGRAMS AUTUMN	C	09/07/25	NBRS
804	SHADOW DIAGRAMS SPRING	C	09/07/25	NBRS
806	SIGNAGE SCHEDULE	C	09/07/25	NBRS

If you have any queries, please do not hesitate to contact me.

Kind regards,

Alan Phung
Building Regulations Consultant
Steve Watson and Partners Pty Ltd