

STATEMENT of HERITAGE IMPACT

SSD-73365208
FAIRFIELD SHOWGROUND COMMUNITY AND EVENTS CENTRE

Fairfield Showground

430-482 SMITHFIELD ROAD,
PRAIRIEWOOD NSW 2176



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ISSUED FOR SSDA

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Prepared for Fairfield City Council
AUGUST 2025

Issue B: Minor revisions

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1.0 INTRODUCTION

1.1 PREAMBLE

This Statement of Heritage impact 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
20	<i>Where there is potential for direct or indirect impacts on the heritage significance of environmental heritage, provide a Statement of Heritage Impact and Archaeological Assessment (if potential impacts to archaeological resources are identified), prepared in accordance with the relevant guidelines, which assesses any impacts and outlines measures to ensure they are minimised and mitigated</i>	Statement of Heritage Impact	Section 6

1.2 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 facilities and spaces for a range 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:
 - o 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).
 - o Cumberland Highway – The Cumberland Highway is located approximately 1.5km to the east of the site.



FIGURE 2: Regional Context
Source: DFP/Nearmap

1.3 PROJECT DESCRIPTION

The project forms part of a masterplan located on the Fairfield Showground site which will comprise works to be carried out under multiple planning pathways.

Under *State Environmental Planning Policy (Transport and Infrastructure) 2021* (SEPP TI), certain works can be undertaken as development permitted without consent (Part 5 approval). Accordingly, these works do not form part of the scope of physical works proposed under this State Significant Development Application (SSDA).

The proposed extent of works to be carried out under the development permitted without consent (Part 5/REF) planning pathway 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 SSDA as part of the masterplan includes:

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

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

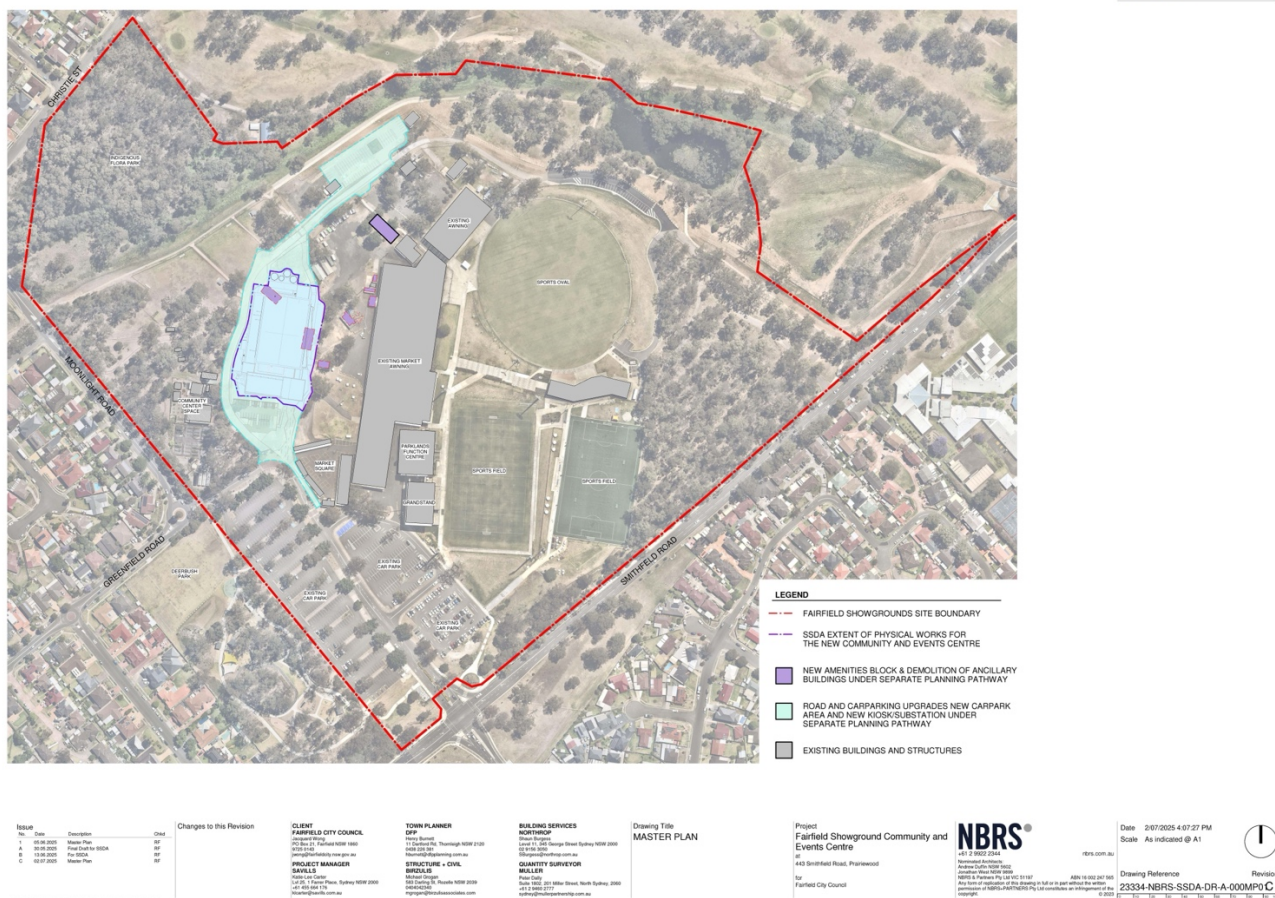


FIGURE 3: Masterplan
Source: NBRS

1.4 METHODOLOGY

This report has been prepared with reference to the Heritage NSW publications *Assessing Heritage Significance* (2025) and *Guidelines for preparing a statement of heritage impact* (2023).

Site visits were carried out in January 2023 and April 2025. Unless otherwise stated, the photographs in this report were taken by Matthew Devine.

The following documents assisted in the preparation of this report:

- Fairfield City Council, *Fairfield Showground Plan of Management*, 2018
- Ecological Consultants, *Bushland Management Strategy for the Fairfield Indigenous Flora Reserve*, October 2015.
- Fairfield City Council, *Fairfield Biodiversity Strategy*, 2022
- Fairfield City Council, *Fairfield CityWide Development Control Plan 2024*

1.5 HERITAGE SIGNIFICANCE

This Statement of Heritage Impact has been prepared for Fairfield City Council as the Fairfield Showground includes a local heritage item, being Fairfield Indigenous Flora Park. The Fairfield Indigenous Flora Park is listed as Item I85 in Schedule 5 of the *Fairfield Local Environmental Plan 2013* (LEP).

The following schedule gives the relevant Statutory Heritage Listings for the Fairfield Indigenous Flora Park:

LISTING	INSTRUMENT	SIGNIFICANCE	DETAILS
Fairfield Indigenous Flora Park.	Fairfield Local Environmental Plan 2013	Local	Item No: I85

The Fairfield Indigenous Flora Park is located in the western corner of the broader Fairfield Showground site, bounded by Christie Street (to the north-west), Fairfield Golf Course (to the north-east), Moonlight Road (to the south-west) and a path along the northern edge of the Showground. Orphan School Creek, a tributary of Prospect Creek run through the Indigenous Flora Park.

According to the LEP, it is specifically Lot 11, DP 620965; Part of Lot 11, DP 1101430, which may not be completely up to date.¹ According to the Six Maps Spatial Viewer (Explorer), the site is Lot 11, DP 620965 (with an address of 2P Moonlight Road Prairiewood 2176); Part of Lot 1, DP1251493 (encompassing most of the Showground site, with an address of 430 Smithfield Road, Prairiewood 2176)²

¹ Lot 11, DP 620965 refers to the parcel of land at the intersection of Moonlight Road and Christie Street, which is not part of the fenced and managed compound.

² Accessed 30 April 2025.

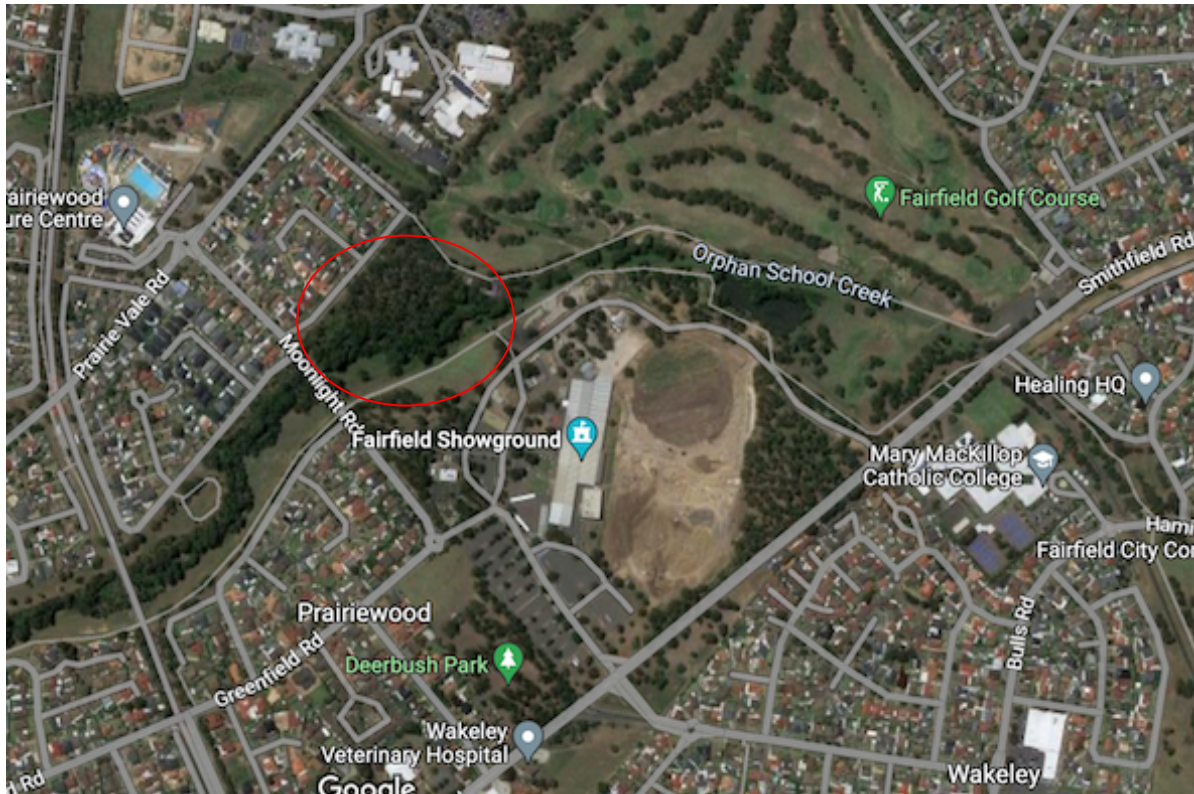


Figure 4: Site showing approximate location of the Fairfield Indigenous Flora Park (circled).
Source: Google Maps, accessed 9 February 2023.

According to the *Fairfield Showground Plan of Management* (2018), Council commissioned an independent review of heritage matters relevant to the Showground, which previously included the listing of the Fairfield Showground, grandstand & trees as heritage items under Schedule 5 of the Fairfield LEP 2013. The report found that the listing of these items was inaccurate and subsequently, these were removed as a heritage item (186) from Schedule 5 of the LEP.³ The LEP Heritage Map (Sheet HER_011) still indicates that the Fairfield Showground, grandstand & trees are a heritage item, but this is no longer the case.

At the same time, the heritage listing of the Fairfield Indigenous Flora Park was confirmed.⁴

³ The site remains listed on the State Heritage Inventory (<https://www.hms.heritage.nsw.gov.au/App/Item/ViewItem?itemId=1570062>) though it no longer is listed in Schedule 5 of the Fairfield LEP 2013.

⁴ *Fairfield Showground Plan of Management*, 2018, p9.

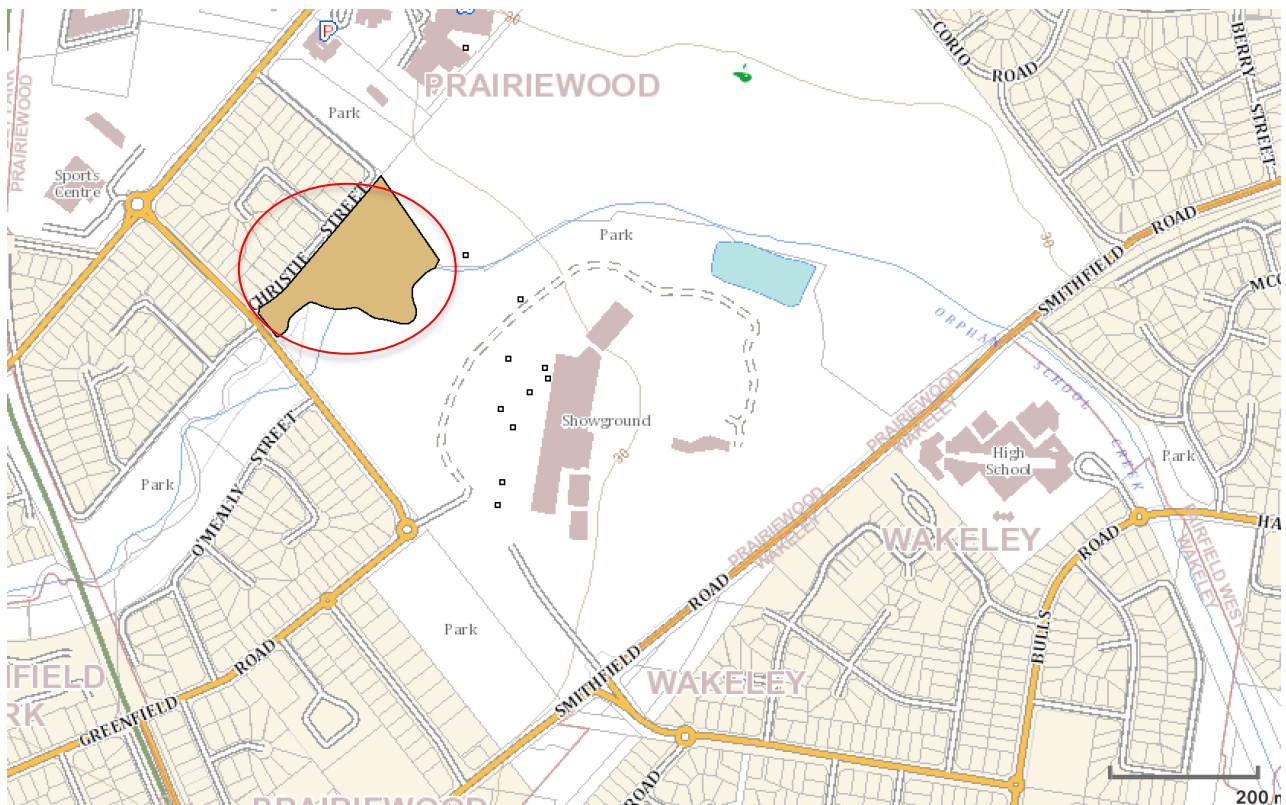


FIGURE 5: NSW Planning Portal indicating the location of the Fairfield Indigenous Flora Park (circled).
 Source: NSW Planning Portal (accessed 30 April 2025)

Separately, the Aboriginal Heritage Information Management System (AHIMS) indicates that there are several recorded Aboriginal sites in the proximity of the subject development site. A search of the Showground (specifically Lot 1, DP1251493) with a buffer of 1000 meters, indicate 8 Aboriginal sites are recorded in or near the above location. These details are outlined within the Aboriginal Cultural Heritage Assessment Report.

1.6 LIMITATIONS

This report does not include any detailed assessment of the aboriginal cultural heritage (ACH) or archaeological potential of the site, though there is some brief commentary on these issues. Also, this report does not contain any impacts on natural heritage (other than impact upon the Fairfield Indigenous Flora Park). Separate reports have been provided to address these issues if required.

Refer to Unearthed Archaeology & Heritage, *Fairfield Showground Community and Events Centre, 443 Smithfield Road, Prairiewood - Aboriginal Cultural Heritage Assessment Report*, July 2025 regarding ACH. Refer to Narla Environmental Pty Ltd, *Biodiversity Development Assessment Report, Fairfield Showgrounds Masterplan*, August 2025 regarding impact upon biodiversity in the precinct. These issues are summarised in DFP Planning Pty Limited, *Environmental Impact Statement - State*

Significant Development (SSD-73365208): Fairfield Showground Community and Events Centre, 430-482 Smithfield Road, Prairiewood (Lot 1 DP 1251493), 21 August 2025.

1.7 AUTHORSHIP

This report was prepared by Matt Devine, B.Sc.(Arch), B.Arch, M.Herit.Cons. and Jenna Reed Burns, B.Ed., Dip.Hort.(Landscape), Grad.Cert.Herit.Cons.

2.0 HISTORY

2.1 EARLY HISTORY OF THE SUBJECT SITE

A full title search was outside the bounds of this report. However, an undated map for the Parish of St Luke (see Figure 6) shows that the area surrounding the site was originally set aside for an Orphan Institution.

According to a newspaper article on the centenary of Smithfield School published in 1950⁵, the site was one of two granted by Governor King for the benefit of the Orphan Institution and the handwritten note on this map indicates that the grant was 12,800 acres, in the names of Samuel Marsden, Jonathon Palmer and Jonathon Harris, dated 27 May 1823. This is the year that the Male Orphan School was established in the Liverpool area. It was closed in April 1850, with the remaining residents at that time moved to the Female Orphan School site at Parramatta, and the school was renamed the Protestant Orphan School.⁶

Following the Male Orphan School's relocation, the land was subdivided, and various portions sold off during the following years. Another handwritten note on the map shows that the adjoining property to the north-west was originally granted to someone called Cartwright and subsequently transferred to a person by the name of Bossley.

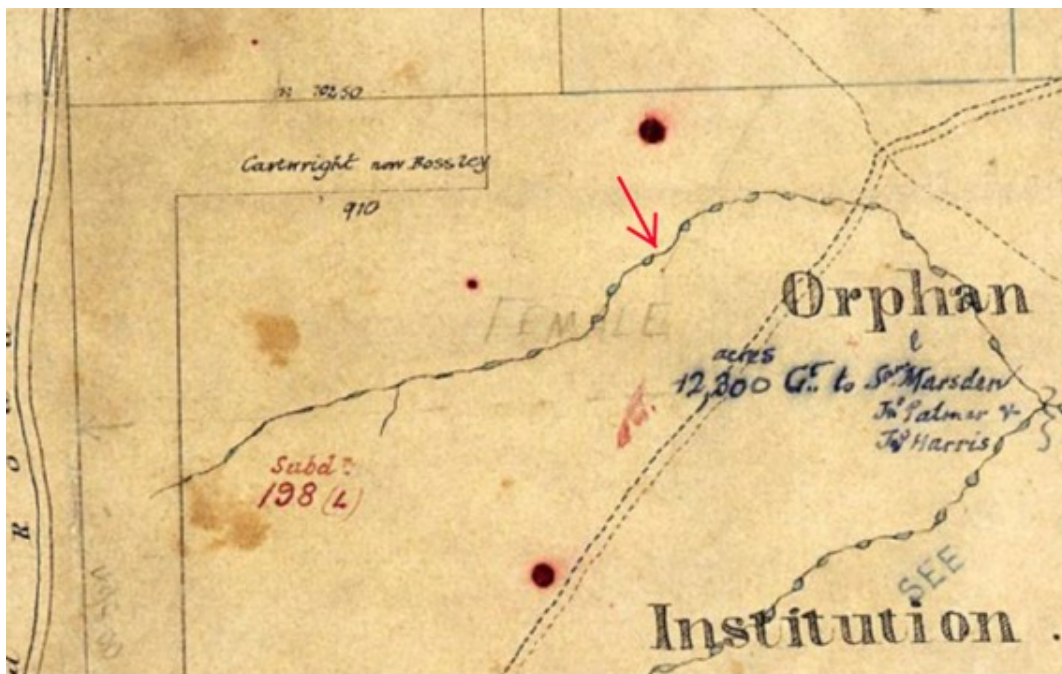


FIGURE 6: Detail from an undated map of the Parish of St Luke, County of Cumberland. The red arrow indicates the approximate location of the Fairfield Indigenous Flora Park. Source: Historical Parish Maps Collection.

⁵ *The Biz*, 13 July 1950, p.13.

⁶ <https://clan.org.au/orphanages/female-orphan-school/>

Figure 7 (below) is a detail from another map for the parish of St Luke dated 1893. It shows smaller parcels of land, numbered 59-62, straddling Orphans Creek. Despite being different shapes, all four portions (as well as portion 58) are just over 40 acres in size. Portion 59 was owned by Jonathon Lackey⁷, while the neighbouring Portion 60 is owned by Tarburton Bossley and F.M.Bossley.



FIGURE 7: Detail from a map of the Parish of St Luke, County of Cumberland. Compiled, drawn and printed by Department of Lands, NSW, Sydney, September 1893. Edition No 4. The red arrow indicates the approximate location of the flora park.

Source: Historical Parish Maps Collection.

On a later parish map (see Figure 8), originally published in September 1959, these four portions (59-62) are noted as having been resumed for public recreation and vested in Fairfield council, under the Public Works Act, gazetted 28th July 1950.

⁷ Jonathon Lackey, a long-time resident of the area, was an alderman and later Mayor of the Smithfield and Fairfield council in the early 1890s. *The Evening News*, 13 March 1891, p7.

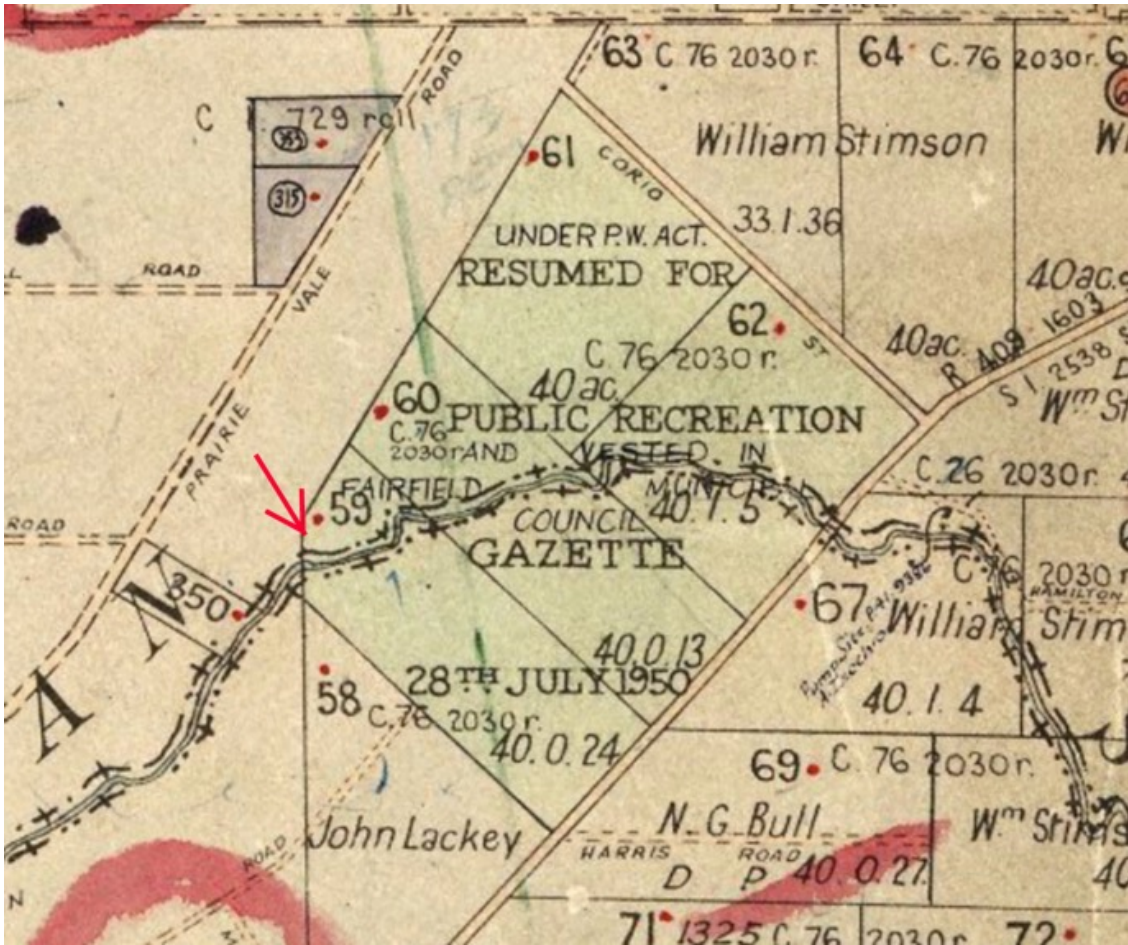


FIGURE 8: Detail from a map of the Parish of St Luke, County of Cumberland. Compiled, drawn and printed by Department of Lands, NSW, Sydney, 11 September 1959. The red arrow indicates the approximate location of the flora park.
 Source: Historical Parish Maps Collection.

The notice in the NSW Government Gazette, dated 19 July 1950, appeared as follows:

FIGURE 9: Resumption of subject site under the Local Government Act 1919 & Public Works Act 1912, Government Gazette of the State of New South Wales, No.122, Friday 28 July 1950. Source: Trove.

LOCAL GOVERNMENT ACT, 1919.—PUBLIC WORKS ACT, 1912.

FAIRFIELD MUNICIPAL COUNCIL: PUBLIC RECREATION.
 Acquisition of Land.

APPLICATION by the Council of the Municipality of Fairfield having been made that the land described in the Schedule hereto be appropriated or resumed for the purpose of providing grounds for public recreation, **IT IS HEREBY NOTIFIED AND DECLARED** by His Excellency the Governor, acting with the advice of the Executive Council, and by the Minister for Public Works, that so much of the said land as is Crown land is hereby appropriated, and so much of the said land as is private property is hereby resumed, under Division 1 of Part V of the Public Works Act, 1912, for the purpose aforesaid; **AND** the Minister for Public Works hereby further notifies that the said land is vested in *The Council of the Municipality of Fairfield*.

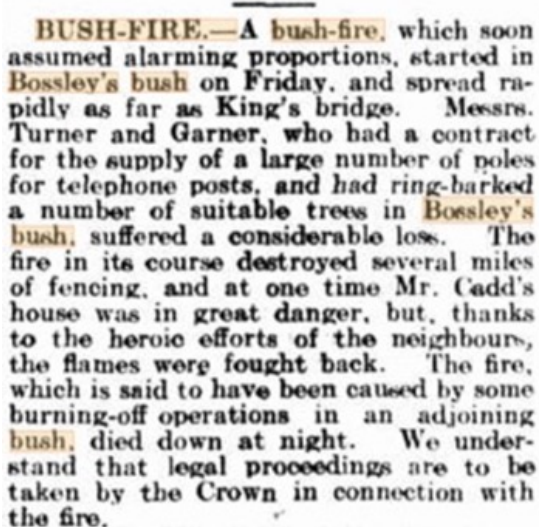
Dated at Sydney, this 19th day of July, 1950.
J. NORTHCOTT, Governor.
J. J. CAHILL, Minister for Public Works.

SCHEDULE.

All that piece or parcel of land situate in the Municipality of Fairfield, parish of St. Luke and county of Cumberland, being portions 59 to 62, inclusive,—having an area of 160 acres 2 roods 2 perches or thereabouts, and said to be in the possession of the Estate of *Tarburton Bossley*. Misc. 50/4,114.
 (5237)

The fact that the Estate of Tarburton Bossley is credited as the owner suggests that he had, later, purchased portions 59, 61 and 62 from their original owners (Jonathon Lackey, portion 59, and William Stimson, portions 61 and 62). That the land was bequeathed by Tarburton Bossley to the people of Fairfield, as is stated on p.7 of the Bushland Management Strategy for the Fairfield Indigenous Flora Reserve, by Ecological Consultants, October 2015, has not been verified.

The four portions, totalling over 160 acres in size (65 hectares), came to known collectively as 'Bossley's Bush', with this name appearing as early as 1905.⁸ A report in the Cumberland Argus and Fruitgrower's Advocate published that year reveals that the bush was logged at that time for timber to use as telegraph poles.



BUSH-FIRE.—A bush-fire, which soon assumed alarming proportions, started in Bossley's bush on Friday, and spread rapidly as far as King's bridge. Messrs. Turner and Garner, who had a contract for the supply of a large number of poles for telephone posts, and had ring-barked a number of suitable trees in Bossley's bush, suffered a considerable loss. The fire in its course destroyed several miles of fencing, and at one time Mr. Cadd's house was in great danger, but, thanks to the heroic efforts of the neighbours, the flames were fought back. The fire, which is said to have been caused by some burning-off operations in an adjoining bush, died down at night. We understand that legal proceedings are to be taken by the Crown in connection with the fire.

2.2 THE BOSSLEY FAMILY

John Brown Bossley emigrated to Australia from the UK in 1832 on board the 'John Craig'. He was a druggist by trade and in December 1834 he advised customers of his move to 'a new and commodious shop in George Street', near Bridge Street.⁹ As well as conventional medicines for humans, horses and cattle, he also sold surgical instruments; tooth, hair and nail brushes; and grocery items such as dried fruits and nuts, soaps, spices and soda water. He also offered some medical and dental services such as cupping, bleeding and teeth extractions.¹⁰ The business later moved to 18 Pitt Street.

Bossley's drug and grocery business was obviously profitable, and Bossley sold it in late 1838¹¹ to become a farmer. He was granted 640 acres near Queanbeyan¹² and 1200

⁸ *The Cumberland Argus and Fruitgrowers Advocate*, 14 October 1905, p.3.

⁹ *The Sydney Times*, 2 Dec 1834, p.3

¹⁰ *The Sydney Gazette and NSW Advertiser*, 25 April 1835, p3

¹¹ *The Australian*, 18 Oct 1838, p.1

¹² *NSW Government Gazette*, 5 Sept 1884

acres between Smithfield and Liverpool in 1832¹³, where he built a family home near the banks of Clear Paddock Creek, a tributary of Orphan School Creek. He called the property 'Edensor', after a village near Chatsworth in Derbyshire, UK, and the house eventually lent its name to the suburb (Edensor Park).¹⁴ According to the Bossley Park High School website, the house (or part thereof) still stands today.

Bossley was made a councillor for the District of Liverpool in 1848¹⁵ and was also a Justice of the Peace. He died on 10th September 1872, aged 62 years, and his house was advertised for lease in November of that year:

*To Let, Edensor Park, the residence of the late J.B.Bossley, within four miles of Liverpool, large brick house containing 8 large rooms, two kitchens, two servant's rooms, pantry, &c; cellars, dairy, coachhouses, stables and numerous outbuildings. Gardens, orchard, large dam of water, and 374 acres of land, mostly cleared, well-grassed, &c., and subdivided.*¹⁶

Bossley and Louisa's two eldest sons inherited both unusual family names (Ion Brown Bossley and Tarburton Bossley) and their father's influence and business acumen.

Ion's obituary, published in January 1914¹⁷, notes that he was Mayor of Liverpool, where he had lived for 40 years before his death at the age of 71. He worked as a postal inspector and was elected an alderman in 1907 before being elected mayor in 1910. He married Kate Maryanne Teackle and they had a son christened Ion Tarburton Bossley (1881-1950).

Ion Brown Bossley's younger brother Tarburton was named after his grandmother, Frances Tarburton.¹⁸ Born on 10 November 1846, Tarburton was sent to England at six years of age to be educated.¹⁹ He may have been homesick, because he returned home only five years later, to finish his education at Kings School, Parramatta, and then at the Sydney Grammar School. After further studies to become a surveyor and civil engineer, he was made a Magistrate of the Colony at the tender age of 27.²⁰ He lived and worked for many decades in the Walgett-Brewarrina area, where he owned a grazing property called 'Willoh Station'.²¹ After retirement, he moved back to the city and died at his home, 'Bungola', in Liverpool Road, Smithfield, in August 1932.²²

¹³ The Sun, 3 Aug 1932

¹⁴ 'Edensor Park', Historical Encounters, from Wikipedia., <https://www.historicalencounters.org/he/edensor-park/>.

¹⁵ NSW Government Gazette, 4 Aug 1848, Issue No 83, p. 953

¹⁶ SMH, 12 Nov 1872, p.8

¹⁷ SMH, 5 Jan 1914, p.12

¹⁸ Bossley Park High School website. <https://bossleypk-h.schools.nsw.gov.au/about-our-school.html> Tarburton is the name of one of the school's four houses. It was named after J.B.Bossley's second son.

¹⁹ Country Life Stock & Station Journal, 10 Oct 1924, p.2

²⁰ NSW Government Gazette, 19 Aug 1873, p. 2275

²¹ Willoh Station still stands today, by on the banks of the Bokhara River, NW of Walgett. <http://bonzle.com/c/a?a=p&p=245601&cmd=sp&op=966>

²² The Biz, 5 Aug 1932, p.4

The earliest mention of Bossley Park uncovered during researching this document was a real estate advertisement that appeared in 1886 following the land's subdivision. The advertisement refers to the 'estate' as totalling 371 acres, divided into 68 blocks of approximately five acres each, with the price set at 15 pounds per acre.²³ It has not been established as to whether the Bossley Park Estate was part of John Brown Bossley's original 'Edensor' estate, or a separate land holding. Real estate advertisements following the subdivision of Edensor Park did not appear until after 1926.²⁴

2.3 BOSSLEY BUSH RECREATION RESERVE

Bossley Bush came to be known as Bossley Bush Recreation Reserve when it was gazetted as public recreation land in 1950.

A masterplan for the reserve was drawn up in 1954. A four-furlong trotting track was part of the initial round of 'improvements'.²⁵

"BOSSLEY BUSH" RECREATION RESERVE

Now that the first stage of the master plan for improvements to "Bossley Bush" is nearing completion (by the establishment of a trotting track), the next stage is to inaugurate a landscape gardening plan for the area surrounding the trotting track. What was originally a dense jungle of blackthorn and prickly ti-tree could now be transformed into an area of beauty. Strangely enough, although the land was covered with useless scrub, the soil is composed of many years' accumulation of leaf mould and the work of gardening will be easy by comparison with the maintenance required at other parks and gardens in the municipality.

Council's head gardener, Mr. Les Crocker, and his gardening staff are eager and anxious to commence work on the beautification of this area, because it provides the scope necessary for the garden-lover to show results for his labour. It is not an idle boast to say that, in future years, residents of the municipality will not have to go to the Botanical Gardens to see a display of azaleas, roses and flowering shrubs, as well as annual blooms. The proposed landscape gardening at the Bossley Reserve will be an accomplished fact, and open for the inspection by the public generally. In order to augment this scheme, the Fairfield Council has already established a plant nursery on part of the depot land. . . .

The future of the Bossley Recreation Reserve appears to be bright, and if the programme of improvements is not carried out for another ten years, the

²³ SMH, 17 April 1886, p.6

²⁴ The Daily Telegraph, 19 June 1926, p.10

²⁵ The Biz, 18 Aug 1954, p.17

adoption of a master plan by council for the development of this area is still a very wise move.²⁶

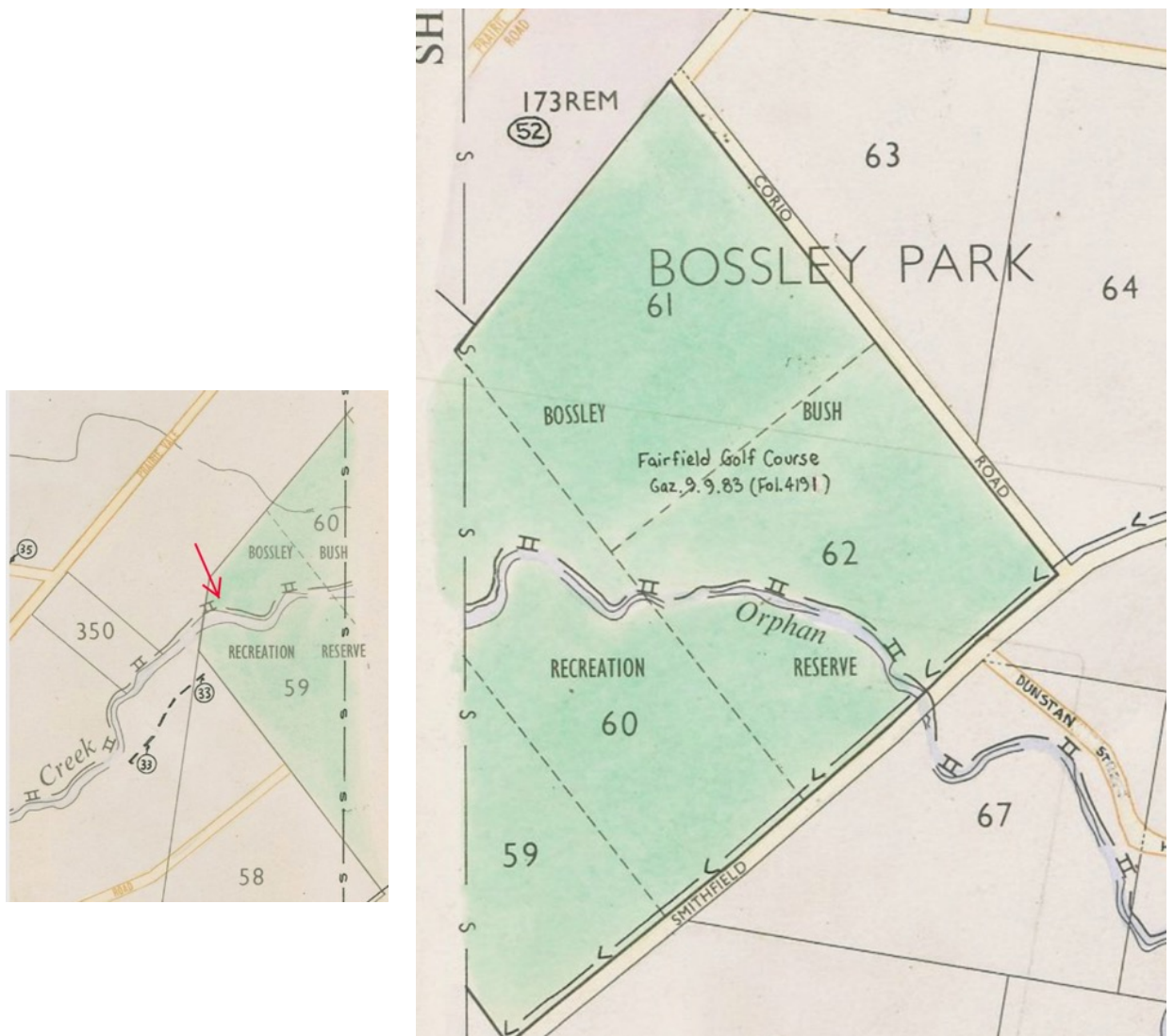


FIGURE 10: Detail from LTO Charting Map, Sheets 1 & 2, dated 18 May 1979. The Fairfield Indigenous Flora Reserve occupies part of Portion 59 that was north of the creek. The Fairfield Golf Course occupies Portions 61 and parts of portions 62 and 60 that are north of the creek, while the showground area occupies the areas of portions 59, 60 and 62 that are south of the creek.

The red arrow indicates the approximate location of the flora park.

²⁶ The *Biz*, 28 July, 1954, p.15

The trotting track was officially opened on Saturday 2nd October 1954. The opening day was described in the local paper as 'the greatest function this district has ever held'.²⁷ Along with trotting races, there was a carnival and refreshment stalls. Proceeds from the entry price were divided equally between the Fairfield Ambulance and the District Hospital Appeal.

Various newspaper articles published during the 1950s indicate that Bossley's Bush was used for gymkhana and trotting exhibitions, Sunday School Picnics, Highland gatherings, motor-cycle sports, fireworks displays and by the Boy scouts to use general bush survival skills. The Bossley Bush Committee was kept busy administering all these events. In 1956, the Exhibition and Commercial Halls were purchased from the Moorefield Racecourse and re-erected at Fairfield.

2.4 FAIRFIELD SHOWGROUND

The name Fairfield Showground came into use in 1955 when the first annual show was held by the Fairfield District Agricultural and Horticultural Society. A map showing the facilities at the Showgrounds, including what was considered to be the largest trotting track in Australia, was published in 1962. (See Figure 11.)

Night racing began at the park in 1970 and a new grandstand and function centre was opened in 1982. The last trotting race was held in June 2017.

According to the AusStadiums website²⁸, the showground has recently undergone a major \$25 million refurbishment and now features three sports fields and a multi-purpose amenity building, comprising Stage 1 of the Masterplan for the refurbishment of the site.

²⁷ *The Biz*, 18 Aug 1954, p.19

²⁸ <https://www.austadiums.com/stadiums/fairfield-showground>

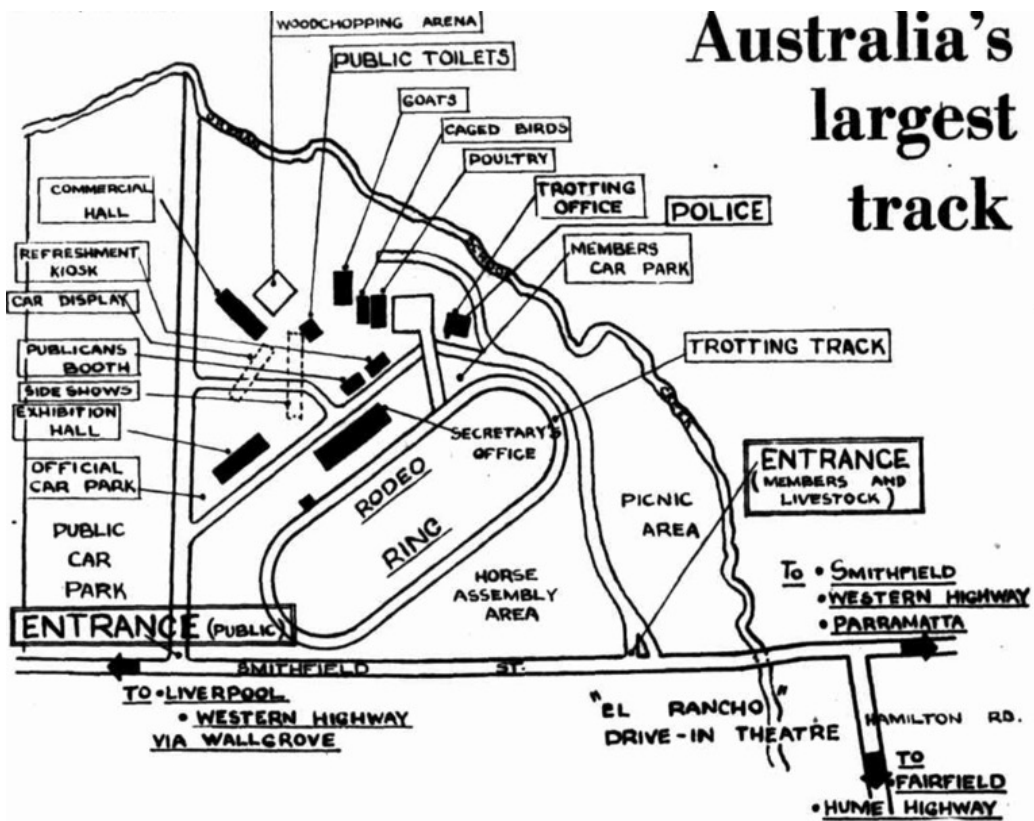


FIGURE 11: Plan of the Fairfield Showgrounds, published in The Biz, 24 October 1962, p.12

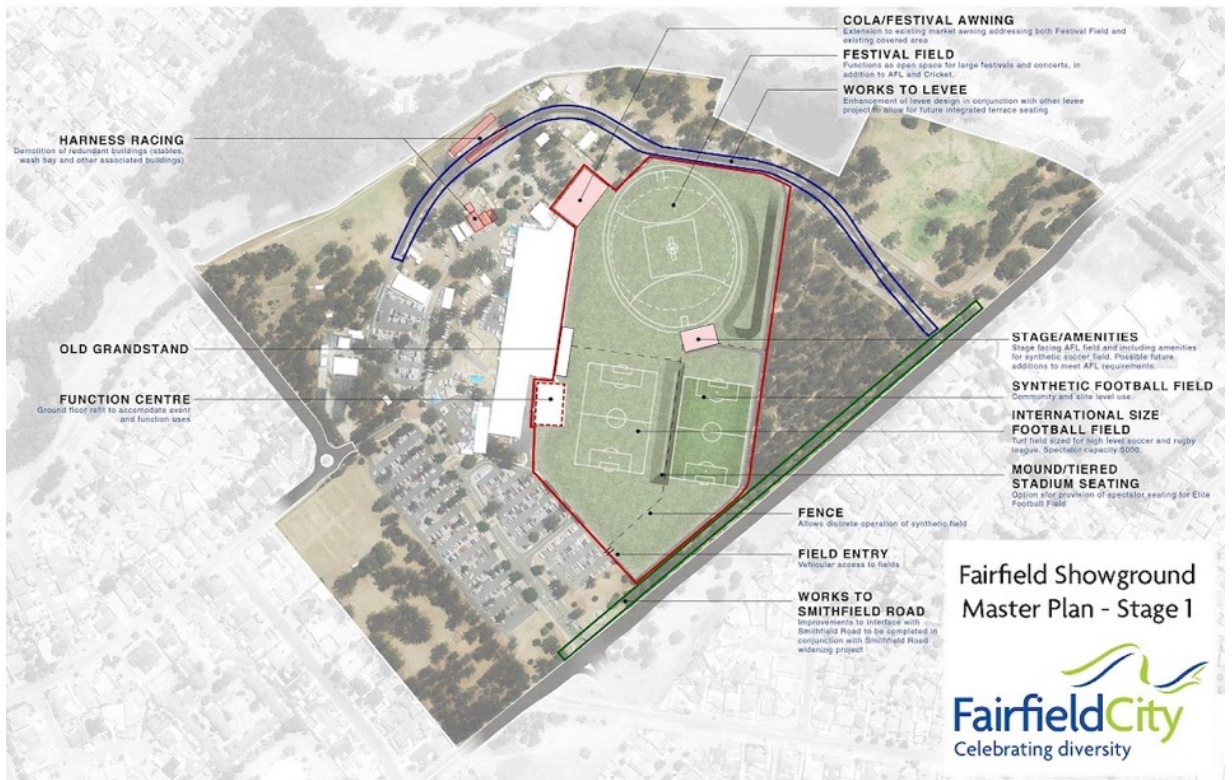


FIGURE 12: Fairfield Showground Master Plan – Stage 1,
Source: <https://www.fairfieldcity.nsw.gov.au/Your-Council/Major-Projects/Fairfield-Showground-Redevelopment>

2.5 THE FAIRFIELD INDIGENOUS FLORA PARK

The park, occupying approximately 2.5 hectares of land on the western edge of what was originally the Bossley Bush Recreation Reserve, was officially opened on 28 September 1991.

The idea for the reserve apparently originated when people in the community became concerned about the degradation of the local bushland due to an increasing number of housing developments in the area. An early proposal to use the land as a car-parking area for the hospital is possibly what galvanised community action²⁹ and a group approached council to request that the area be conserved as bushland. The original intent was to help protect threatened species, and to provide a workshop and study facilities for schools and other interested persons. When it was established, the park contained 101 native plant species, including four native orchid species, and it was hoped that eventually all indigenous plants of the Fairfield region would be grown there.³⁰

The park is tended by a group of local community bushcare volunteers, co-ordinated by council, who meet on the morning of the third Saturday of each month. To prevent vandalism and plant theft, the park is gated and only open when the volunteers are on site, or at other times by arrangement.

Council employees permitted to access the site include those who work at council's nursery, located at the showground. As mentioned in the August 1954 newspaper article quoted on the previous page, there has been a council nursery on this site since the Bossley Bush Recreation Reserve was first gazetted. Where originally nursery staff propagated exotics for the showground's gardens, as well as for streets and other parks in the Shire, they now propagate rare and endangered native plants from both seed and cuttings for replanting in the park, as well as along the creek lines.

²⁹ Geraldene Dalby-Ball, Anthea Whitlam and Julian Reyes, *Bushland Management Strategy for Fairfield Indigenous Flora Park*, October 2015, updated January 2016

³⁰ George, Vance., *Fairfield, A History of the District*, Council of the City of Fairfield, NSW, 1991 (second edition), p. 318.

3.0 SITE ANALYSIS

3.1 FAIRFIELD SHOWGROUND

Fairfield Showground is a large sports and entertainment complex with various playing fields, a historic and a modern grandstand, expansive covered areas for markets, a dog training ground, small clubhouses, and large areas of car-parking.

The Showground also contains large areas of native bushland. Parts of the site retains remnant tree cover from the Cumberland Plain Woodland vegetation community. *Eucalyptus moluccana* (Grey Box), *Corymbia maculate* (Spotted Gum), *Eucalyptus fibrosa*, and *Eucalyptus tereticornis* (Forest Red Gum) predominate with occasional trees of other species such as *Melaleuca stypheloides*, *Angophora floribunda* and *Angophora subvelutina*.

Council has commissioned a Conservation Significance Assessment (CSA) for the Showground and surrounding areas in the Fairfield Biodiversity Strategy 2022 which shows a significant area of the Showground is identified as having a high degree of conservation significance, particularly along the Smithfield Road boundary.³¹



FIGURE 13: Conservation significance of vegetation and Threatened plants at Fairfield Showground. Source: Fairfield Showground Plan of Management.

³¹ Fairfield Showground Plan of Management, 2018, p13-14.



FIGURES 15, 16, 17, 18, 19 & 20: Various views across the proposed location of the new development.

3.3 FAIRFIELD INDIGENOUS FLORA PARK

The Fairfield Indigenous Flora Park is a small (2.57 hectares) but rare and important remnant of indigenous vegetation that is classified as part of the endangered Cumberland Plain Woodland plant community. It is located at the junction of Christie Street and Moonlight Road, Prairiewood, and managed by community volunteers supported by Council staff.

The site contains an intact, remnant section of indigenous forest, complete with understorey species. The trees include spotted Gum (dominant), Forest Red Gum and Grey Box, to a height of 25 metres, and Narrow Leaf Paperbark, to about 10 metres, with various indigenous shrubs, wildflowers and native grasses.³³

The flora park is a fenced area facing Christie Street, bounded by the golf course to the east, and a cycle path and riparian zone to the south, between the flora park and the showground complex. Orphan School Creek passes through the flora park. The riparian zone south of the park is full of weeds.



FIGURES 21 & 22: Views east and west along park boundary on Christie Street.

³³ <https://www.hms.heritage.nsw.gov.au/App/Item/ViewItem?itemId=1570078>



FIGURES 23 & 24: Views into the park from the boundary on Christie Street.

Some of the most fertile country in the Sydney Basin is found in the Cumberland Plain. The attraction of this land for agriculture in the early days of settlement, as well as recent urban expansion, has resulted in much of this plant community being lost to land clearing.

Two variants of Cumberland Plain Woodland vegetation can be found within the gated Fairfield Indigenous Flora Park: the majority of the area is Shale Plains Woodland, with a small band of Alluvial Woodland along the edge of Orphan School Creek.

Shale Plains Woodland is dominated by *Eucalyptus moluccana* (Grey Box) and *E. tereticornis* (Forest Red Gum), with *E. crebra*, *E. eugenoides* and *Corymbia maculata* (Spotted Gum) occurring less frequently. The Fairfield Indigenous Flora Park canopy is dominated by spotted gum, with grey box occurring to a lesser degree. The understorey is made up of indigenous shrubs, such as *Bursaria spinosa* (Blackthorn) and *Acacia pubescens* (Downy Wattle), wildflowers such as *Wahlenbergia gracilis* and native grasses, including kangaroo grass (*Themeda australis*) and weeping meadow grass (*Microlaena stipoides*).

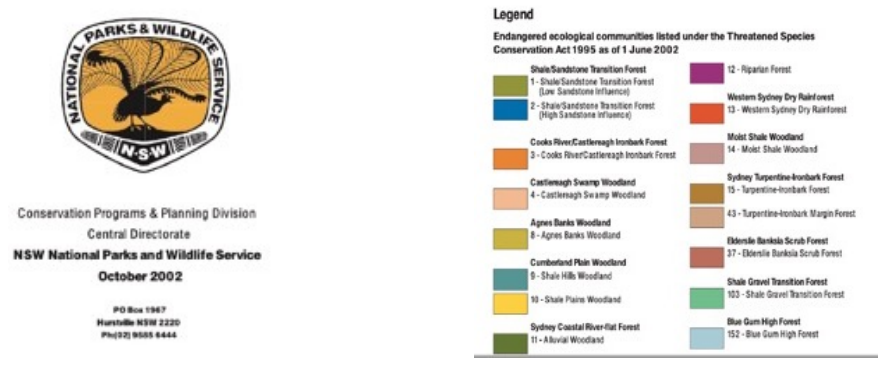
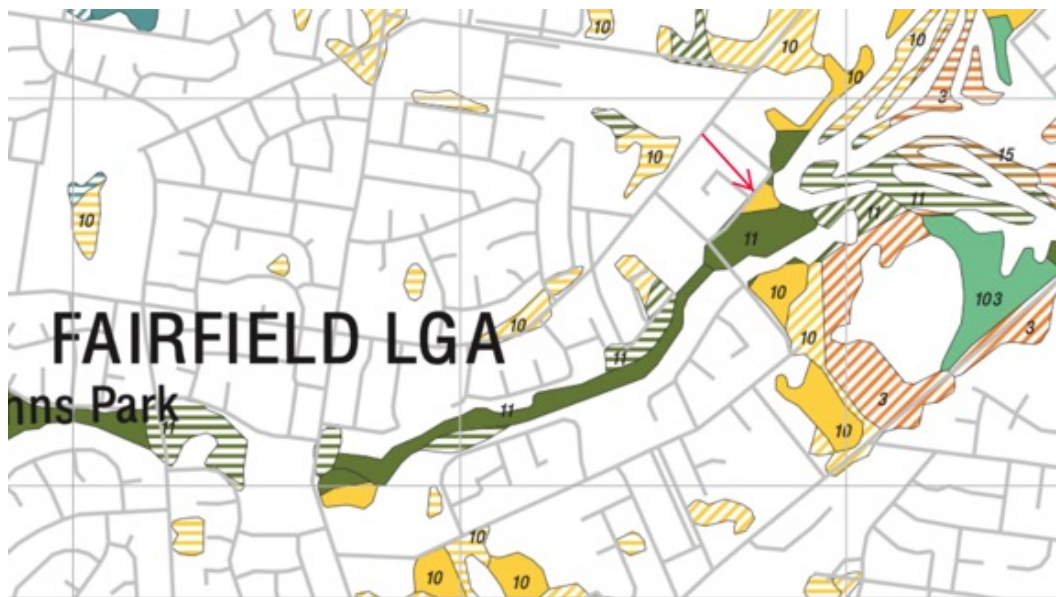


FIGURE 25: Detail map showing endangered ecological communities under the Threatened Species Act 1995. Source: <https://www.environment.nsw.gov.au/surveys/CumberlandPlainVegetationMappingProject.htm>
The red arrow indicates the location of the subject site.

Vegetation of FAIRFIELD LGA

Vegetation Communities	Extant Vegetation											Modelled Pre-1750 Vegetation		Proportion Remaining	
	Canopy Cover >10% (except B, where CC >5%)					Canopy Cover <10%				Urban Remnant Trees	All Codes	Total	All Codes	A+B+C+SA	
	A	B	C	SA	Total A+B+C+SA	Cmi	TX	TXR	Total Cmi+TX+TXR	Total TXU	Total	Total	(%)	(%)	
(ha)	(ha)	(ha)	(ha)	(ha)	(ha)	(ha)	(ha)	(ha)	(ha)	(ha)	(ha)	(ha)	(%)	(%)	
1 - Shale Sandstone Transition Forest (Low Sandstone Influence)					0.0				0.0					n/a	n/a
2 - Shale Sandstone Transition Forest (High Sandstone Influence)					0.0				0.0					n/a	n/a
Sub-total - 1 & 2 Shale Sandstone Transition Forest	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	n/a	n/a
3 - Cooks River Castlereagh Ironbark Forest					0.0	15.9			15.9	64.6	80.5	2,057.7	3.9%	0.0%	0.0%
4 - Castlereagh Swamp Woodland		1.4			1.4		2.2		2.2	4.8	8.5	45.2	18.8%	3.2%	n/a
6 - Castlereagh Scribbly Gum Woodland*					0.0				0.0					n/a	n/a
8 - Agnes Banks Woodland					0.0				0.0					n/a	n/a
9 - Shale Hills Woodland	197.9	19.4			217.3	5.1	94.7	41.8	141.7	4.0	362.9	2,046.8	17.7%	10.6%	0.5%
10 - Shale Plains Woodland	124.3	37.1			161.3	0.0	147.0	47.1	194.1	166.4	521.8	4,518.7	11.5%	3.6%	14.2%
Sub-total - 9 & 10 Cumberland Plain Woodland	322.1	56.5	0.0	0.0	378.6	5.2	241.6	88.9	335.7	170.4	884.7	6,565.4	13.5%	5.8%	70.6%
11 - Alluvial Woodland	134.9	16.2	47.1		198.2	9.8	125.5	6.6	141.9	38.6	378.6	1,251.8	30.2%	15.8%	0.5%
12 - Riparian Forest			0.7		0.7		18.3	3.3	21.6	3.0	25.3	146.9	17.2%	0.5%	0.5%
Sub-total - 11 & 12 Sydney Coastal River-flat Forest	134.9	16.2	47.8	0.0	198.9	9.8	143.9	9.8	163.5	41.6	404.0	1,398.7	28.9%	14.2%	1.0%
13 - Western Sydney Dry Rainforest		0.7			0.7				0.0		0.7	1.0	76.0%	70.6%	70.6%
14 - Moist Shale Woodland		13.3			13.3				0.0		13.3	18.8	9.9%	0.0%	n/a
15 - Turpentine-Ironbark Forest					0.0		1.7		1.7		1.7	17.5	9.9%	0.0%	n/a
43 - Turpentine-Ironbark Margin Forest					0.0				0.0					n/a	n/a
Sub-total - 15 & 43 Sydney Turpentine-Ironbark Forest	0.0	0.0	0.0	0.0	0.0	0.0	1.7	0.0	1.7	0.0	1.7	17.5	9.9%	0.0%	0.0%
36 - Freshwater Wetlands*					0.0				0.0					n/a	n/a
37 - Elderslie Banksia Scrub Forest					0.0				0.0					n/a	n/a
103 - Shale/Gravel Transition Forest		6.5	0.5		7.1				0.0		7.1	7.1	n/a	n/a	n/a
152 - Blue Gum High Forest					0.0				0.0					n/a	n/a
TOTAL	478.9	73.2	47.8	0.0	600.0	14.9	405.3	98.8	519.0	281.4	1,400.4	10,111.3	2.3%	1.4%	

*Indicates not listed on Schedule 1 of the Threatened Species Conservation Act

FIGURE 26: Table showing vegetation of Fairfield LGA. Source: <https://www.environment.nsw.gov.au/surveys/CumberlandPlainVegetationMappingProject.htm>



FIGURES 27, 28, 29, 30 & 31: Various signs along Christie Street boundary



FIGURE 32: Boundary of park and golf course



FIGURES 33 & 34: Views east along path between flora park and showground complex.



FIGURES 35 & 36: Views north across the weed-filled riparian zone between flora park and showground complex.

4.0 ASSESSMENT OF SIGNIFICANCE

The Statement of Significance of the Fairfield Indigenous Flora Park (from the State Heritage inventory) below is as follows:

Small but very significant section of intact, native, Spotted Gum forest, with understorey species now rare in the region.³⁴

While this is very succinct, we concur with this assessment, though note the rarity of the precinct is larger than the area identified as the Indigenous Flora Park and includes parts of the Showground (as identified in the Fairfield Biodiversity Strategy 2022).

³⁴ <https://www.hms.heritage.nsw.gov.au/App/Item/ViewItem?itemId=1570078>

5.0 PROPOSED WORKS

The proposed State Significant Development is the construction of a new single storey building, called the Fairfield Showground Community and Events Centre. The proposed facility comprises one large central hall with a stage at one end, surrounded on three sides by various ancillary spaces (bathrooms, kitchens, stores, back-of-house facilities). Other works include associated civil and landscape works.

The proposed extent of works to be carried out under the development permitted without consent (Part 5/REF) planning pathway 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.

These are not addressed in this report.

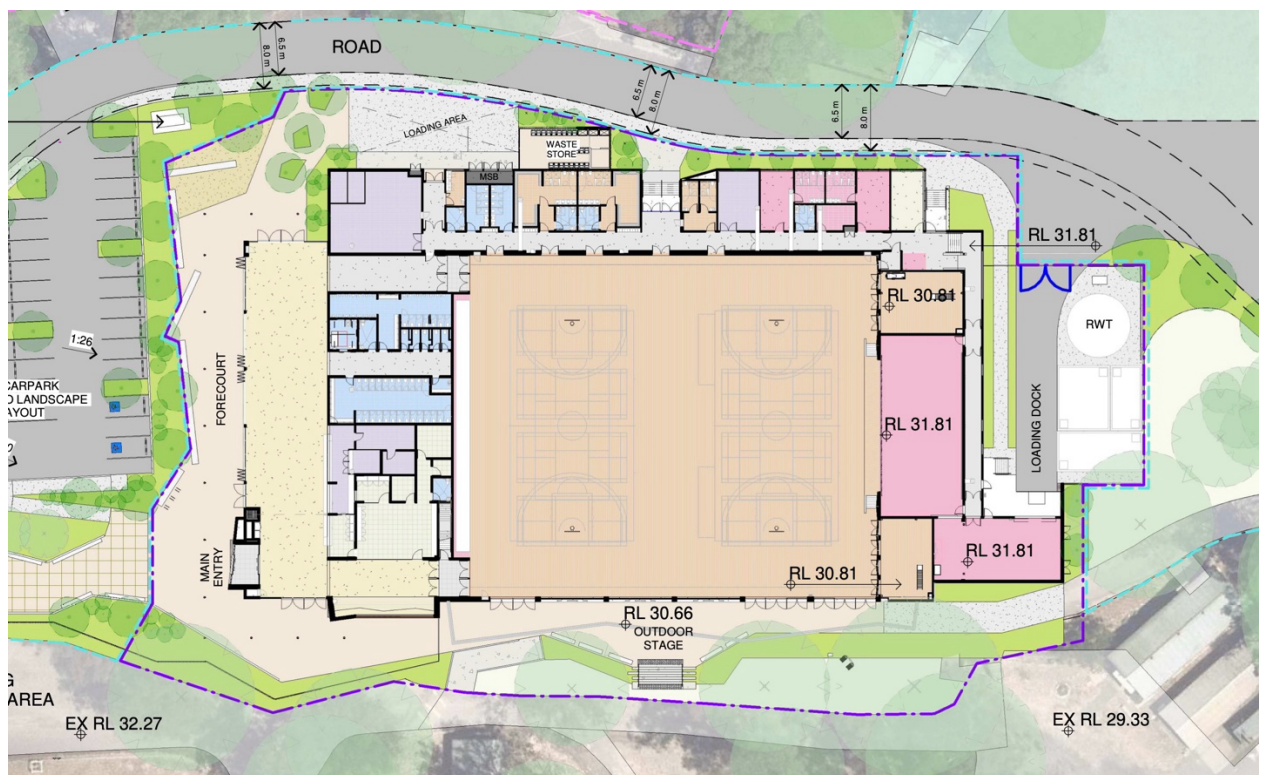


FIGURE 37: Detail of plan, Fairfield Showground Community and Events Centre, SITE PLAN - GROUND LEVEL STAGE 1, 23334-NBRS-SSDA-DR-A-006/17.

Source: NBRS.

6.0 ASSESSMENT OF HERITAGE IMPACT

6.1 METHOD OF ASSESSMENT

This Statement of Heritage Impact will consider the impact of the proposed development with reference to the *Secretary's Environmental Assessment Requirements* (SEARs), relevant controls of the LEP, *Fairfield Citywide Development Control Plan 2024* (DCP) and the General Considerations and relevant Considerations for specific types of work included in the *Heritage NSW Guidelines for preparing a statement of heritage impact* publication.

The following assessment of heritage impact is based on a review of the design drawings prepared by NBRIS.

It should be noted that as the Fairfield Indigenous flora Park is partly contained within the lot of Fairfield Showground and thus the impact of the development is considered in this context, though the specific zone of the proposed construction is approximately 150m from the heritage item.

6.2 IMPACT OF THE PROPOSED NEW WORKS ON THE FAIRFIELD INDIGENOUS FLORA PARK

The southern boundary of the Fairfield Indigenous Flora Reserve is located approximately 150 metres from the proposed development. Between the two areas is a dog-training enclosure, cycle path and riparian zone, with several mature trees.

The distance between these two places means that there will be little to no heritage impact upon the flora park, if some simple preventative measures are introduced during construction.

6.3 ASSESSMENT AGAINST SEARS

The Department of Planning, Housing and Infrastructure (DPHI) has issued *Secretary's Environmental Assessment Requirements* (SEARs) to the applicant for the preparation of an Environmental Impact Statement (EIS) for the proposed development. This report has been prepared having regard to the SEARs as follows:

SEAR	Requirement	Response
20	<i>Where there is potential for direct or indirect impacts on the heritage significance of environmental heritage, provide a Statement of Heritage Impact and Archaeological Assessment (if potential impacts to archaeological resources are identified), prepared in accordance with the relevant guidelines, which assesses any impacts</i>	<p>This Statement of Heritage Impact has been prepared to address the impacts of the proposed development on the locally listed heritage item adjacent to/on the site.</p> <p>There are no identified potential impacts to archaeological resources, thus an</p>

and outlines measures to ensure they are minimised and mitigated.

Archaeological Assessment has not been prepared.

6.4 ASSESSMENT AGAINST FAIRFIELD LEP 2013

The Fairfield Local Environment Plan 2013 has clauses to ensure that cultural heritage is managed appropriately. The proposed development is assessed against the relevant clauses from Section 5.10 below:

5.10 Heritage conservation	
(1) Objectives The objectives of this clause are as follows—	Complies.
(a) to conserve the environmental heritage of Fairfield,	The proposed development will retain the existing local heritage items adjacent to/on site being the Fairfield Indigenous Flora Park.
(b) to conserve the heritage significance of heritage items and heritage conservation areas, including associated fabric, settings and views,	
(c) to conserve archaeological sites,	
(d) to conserve Aboriginal objects and Aboriginal places of heritage significance	
(2) Requirement for consent Development consent is required for any of the following—	Complies.
(a) demolishing or moving any of the following or altering the exterior of any of the following (including, in the case of a building, making changes to its detail, fabric, finish or appearance)—	The SSDA submitted for these works addresses this clause.
(i) a heritage item,	
(ii) an Aboriginal object,	
(iii) a building, work, relic or tree within a heritage conservation area,	
(b) altering a heritage item that is a building by making structural changes to its interior or by making changes to anything inside the item that is specified in Schedule 5 in relation to the item,	N/A
(c) disturbing or excavating an archaeological site while knowing, or having reasonable cause to suspect, that the disturbance or excavation will or is likely to result in a relic being discovered, exposed, moved, damaged or destroyed,	There are no identified potential impacts to archaeological resources, thus an Archaeological Assessment has not been prepared. Furthermore, the proposed development does not include major excavation as the development does not contain a basement, so if any archaeology does exist, it will most likely remain undisturbed.
(d) disturbing or excavating an Aboriginal place of heritage significance,	The site is located within a potential investigation area relating to Aboriginal heritage. This is being addressed in a separate report.
(e) erecting a building on land—	Complies.
(i) on which a heritage item is located or that is within a heritage conservation area, or	The SSDA submitted for these works addresses this clause.
(ii) on which an Aboriginal object is located or that is within an Aboriginal place of heritage significance,	Furthermore, the site is located within a potential investigation area relating to Aboriginal heritage. This is being addressed in a separate report.
(f) subdividing land—	N/A
(i) on which a heritage item is located or that is within a heritage conservation area, or	
(ii) on which an Aboriginal object is located or that is within an Aboriginal place of heritage significance.	
(4) Effect of proposed development on heritage significance The consent authority must, before granting consent under this clause in respect of a heritage item or heritage conservation area, consider the effect of the proposed development on the heritage significance of the item or area	Complies. This document has been prepared to assist consideration on the potential effect of the

concerned. This subclause applies regardless of whether a heritage management document is prepared under subclause (5) or a heritage conservation management plan is submitted under subclause (6).	proposed development on the heritage significance of the item.
<p>(5) Heritage assessment</p> <p>The consent authority may, before granting consent to any development—</p> <p>(a) on land on which a heritage item is located, or</p> <p>(b) on land that is within a heritage conservation area, or</p> <p>(c) on land that is within the vicinity of land referred to in paragraph (a) or (b), require a heritage management document to be prepared that assesses the extent to which the carrying out of the proposed development would affect the heritage significance of the heritage item or heritage conservation area concerned.</p>	<p>Complies</p> <p>This document addresses this clause. It has been prepared to assess the impacts of the proposed works on the heritage item on the site.</p>
<p>(7) Archaeological sites</p> <p>The consent authority must, before granting consent under this clause to the carrying out of development on an archaeological site (other than land listed on the State Heritage Register or to which an interim heritage order under the <i>Heritage Act 1977</i> applies)—</p> <p>(a) notify the Heritage Council of its intention to grant consent, and</p> <p>(b) take into consideration any response received from the Heritage Council within 28 days after the notice is sent.</p>	<p>There are no identified potential impacts to archaeological resources, thus an Archaeological Assessment has not been prepared.</p> <p>Furthermore, the proposed development does not include major excavation as the development does not contain a basement, so if any archaeology does exist, it will most likely remain undisturbed.</p>
<p>(8) Aboriginal places of heritage significance</p> <p>The consent authority must, before granting consent under this clause to the carrying out of development in an Aboriginal place of heritage significance—</p> <p>(a) consider the effect of the proposed development on the heritage significance of the place and any Aboriginal object known or reasonably likely to be located at the place by means of an adequate investigation and assessment (which may involve consideration of a heritage impact statement), and</p> <p>(b) notify the local Aboriginal communities, in writing or in such other manner as may be appropriate, about the application and take into consideration any response received within 28 days after the notice is sent.</p>	<p>The site is located within a potential investigation area relating to Aboriginal heritage. This is being addressed in a separate report.</p>

6.5 ASSESSMENT AGAINST FAIRFIELD CITYWIDE DEVELOPMENT CONTROL PLAN 2024

The proposed development is assessed against the relevant clauses from the *Fairfield Citywide Development Control Plan 2024*:

Chapter 3A Environmental Management and Constraints	
3.13 Heritage Items	
Objectives	
<p>a) to conserve the heritage significance of the natural and built environment for present and future generations to appreciate</p> <p>b) to ensure that new development does not diminish the significance of the heritage item</p> <p>c) to set out all the necessary studies, reviews and information applicants must provide based on their proposed development to help make the submission, processing and assessment of applications easier and quicker</p> <p>d) to enable Council to make an informed decision on the merits of their development proposal based on the information provided.</p>	<p>The proposed development is over 150m from the flora park, and will not impact upon the heritage significance of the flora park.</p>
3.13.3 Control	
<p>a) To assist Council in making the assessments required under clause 5.10 of the Fairfield LEP 2013, and to help applicants and designers to</p>	<p>This report fulfills this requirement.</p>

take account of heritage issues when contemplating development, applicants must provide the information set out in the table below...

Demolition and/or new building - DA and SOHI required

Chapter 3B Heritage and Development	
3B.1 Aboriginal Heritage	A separate report addresses this issue.
3B.2 Built & Landscaped Heritage	
3B.2.1 Context	
Objectives	
a) Retain, conserve and enhance the heritage items and their associated setting.	Complies
b) Ensure that the heritage significance, streetscape and landscape character of heritage items are maintained.	
c) Ensure the alteration and additions to heritage items do not compromise the significance and character of individual heritage items.	
d) Ensure new development within the vicinity of heritage items in respect to the heritage context and is sympathetic in terms of form, scale, character, bulk, orientation, setback, colours and textures, and does not mimic or adversely affect the significance of the heritage item.	
This chapter applies to any development that is:	Complies
a) A heritage item listed under Schedule 5 Environmental Heritage within the FLEP 2013;	(Technically the Fairfield Indigenous Flora Park is partly within Fairfield Showground).
b) In the vicinity of a heritage item identified in the FLEP 2013.	
3B.2.2 Supporting Heritage Documentation	
For any works within the above categories, a Heritage Impact Statement (HIS) is required as a minimum. A Heritage Management Document (HMD) such as a Conservation Management Plan (CMP) may be required for works to a heritage item. The HIS or HMD are to be completed by an appropriately qualified and experienced heritage consultant.	This Statement of Heritage Impact has been prepared by MATT DEVINE & CO PTY LTD as supporting heritage documentation for the SSDA. A CMP is not required.
3B.2.2 Statement of Heritage Significance	
The heritage significance of Fairfield is contained within:	The Statement of Heritage Significance for the Fairfield Indigenous Flora Park from the State Heritage Inventory has been endorsed and adopted.
a) The evidence provided by its rich history and all its sequential layers from Aboriginal occupation, early timber mills to orchards and farming followed by the rapid growth of suburban development in response to the establishment of railways.	https://www.hms.heritage.nsw.gov.au/App/Item/View/Item?itemId=1570078
b) The evidence it provides of the history of planning through the segregation of residential areas from other urban uses, subdivision patterns which reflects a range of suburban aspirations, the use of residential district proclamations, street tree planting and post-war neighbourhood planning.	
c) The evidence offered by built landscaped, garden design, incorporating a variety of horticultural styles in harmony with the natural landscape.	
3B.4 Development of Heritage Items	There is no development proposed for the Fairfield Indigenous Flora Park
3B.5 Development Within the Vicinity of a Heritage Item	
3B.5.1 Local character and streetscape	
Objectives	
a) To consider the impact on historic curtilage and setting of a heritage item and related features such as views, streetscape context, historical subdivisions, garden settings and other landscape features.	As the development is substantially distant from the heritage item, this complies.
b) To enhance contributory properties in vicinity of heritage items in their setting.	
c) To ensure that the scale of new development does not dominate, detract from or compete with heritage item.	
d) To ensure that the scale of new development in the vicinity of a heritage item is in harmony with the streetscape.	
e) To ensure that new development respects and conserves the significance of any nearby heritage items and their settings.	

6.6 ASSESSMENT AGAINST THE ISSUES RAISED IN THE STATEMENT OF HERITAGE IMPACT PUBLICATION

The proposed development is assessed against the General Considerations and relevant Considerations for specific types of work included in the Heritage NSW *Guidelines for preparing a statement of heritage impact* publication:

Relevant (template) Section	General Considerations	Response
	- If the document is not written by a heritage professional, has the advice of a heritage professional been obtained and were their recommendations implemented into the proposed work? If not, why?	Complies Matt Devine of MATT DEVINE & CO PTY LTD is a widely experienced heritage professional.
Section 1 – the heritage item		
1.1 Site description	- Is the location of the proposed works area clearly identified?	Refer to Sections 1.3, 1.5 & 3
Section 2 – significance assessment		
2.1 Statement of significance	- Is the significance of the heritage item well documented and understood? - Have all criteria of the heritage item’s significance been considered?	Refer to Section 4. While the existing Statement of Significance is very succinct, we concur with this assessment. As the proposed development is approximately 150 metres from the flora park, it was determined that no further detailed heritage assessment was necessary.
Section 3 – proposed works		
3.1 The proposal	- Is there enough information available about the proposed works to determine how they may impact the heritage item and its significance?	Refer to Sections 1.3 & 5.
3.2 Background	- Will the proposed works be the best conservation solution for the heritage item? - Will the works promote the ongoing use and upkeep of the item?	As the proposed development is approximately 150 metres from the flora park, the works will have little to no impact upon the heritage item.
Section 4 – heritage impact assessment		
4.1 Matters for consideration	- Do the proposed works include removal of unsympathetic alterations and additions? How does this benefit or impact the heritage item and its significance?	N/A
	- Do the proposed works affect the setting of the heritage item, including views and vistas to and from the heritage item and/or a cultural landscape in which it is sited? Can the impacts be avoided and/or mitigated?	N/A The proposed development is approximately 150 metres from the flora park.
	- Are the proposed works part of a broader scope of works?	Yes However, the proposed development is approximately 150 metres from the flora park and thus will have no impact upon the heritage item.
	- Does this proposal relate to any previous or future works? If so, what cumulative impact (positive and/or adverse) will these works have on the heritage significance of the item?	Yes However, the proposed development is approximately 150 metres from the flora park and thus will have no impact upon the heritage item.
	- Are the proposed works to a heritage item that is also significant for its Aboriginal cultural heritage values? If so, have experts in Aboriginal cultural heritage been consulted?	Yes A separate report has been prepared
	- Has the applicant checked if any other approvals or a separate process to evaluate the potential for impacts is required?	Yes Separate reports have been prepared to address these issues.

- Do the proposed works trigger a change of use classification under the National construction code that may result in prescriptive building requirements? If so, have options that avoid impact on the heritage values been investigated?	N/A
- If the proposed works are to a local heritage item, are the requirements of the development control plans or any local design guidelines that may apply to the site considered?	Complies. Refer to Section 6.4
- Will the proposed works result in adverse heritage impact? If so, how will this be avoided, minimised or mitigated?	The proposed development is approximately 150 metres from the flora park and will have no adverse heritage impact.
Considerations for specific types of work	
Demolition of a heritage item	N/A
Partial demolition of a heritage item	N/A
Subdivision or boundary adjustment	N/A
Alterations & additions	N/A
Physical changes to fabric identified as significant	N/A
Change of use	N/A
Painting	N/A
Re-roofing & re-cladding	N/A
New services and service upgrades	N/A
New landscape works and features	N/A
Fire protection	N/A
New signage	N/A
Tree removal or replacement	N/A
Access	N/A
Interpretation	Existing interpretation is adequate
Response to climate change	N/A
Disaster risk mitigation	N/A
Works adjacent to a heritage item or within the heritage conservation area (listed on an LEP)	The proposed development is approximately 150 metres from the flora park and will have no adverse heritage impact.

6.7 SUMMARY OF HERITAGE IMPACT

The proposed Fairfield Showground Community and Events Centre is approximately 150 metres from the adjacent heritage item Fairfield Indigenous Flora Park. It is a large contemporary building, but its distance from the Flora Park and the landscaping in between the two sites, ensures that there will be little to no heritage impact upon the heritage item.

Nonetheless, some simple preventative measures should be introduced during construction to minimise potential impact.

6.8 RECOMMENDATIONS

6.8.1 CONSTRUCTION RUN-OFF PREVENTION

The heritage significance of Fairfield Showground is linked to the fact that it contains a remnant of indigenous vegetation that is classified as part of the endangered Cumberland Plain Woodland plant community, specifically the Fairfield Indigenous Flora Park.

The proposed Community and Events Centre is approximately 150 metres from the adjacent heritage item Fairfield Indigenous Flora Park.

To ensure that the heritage significance of the item is protected, implement detailed measures to prevent any run-off from the construction of the proposed development.

6.8.2 BIODIVERSITY CORRIDORS / RIPARIAN LAND & WATERWAYS

While not part of this report, the *Fairfield Citywide Development Control Plan 2022* has detailed recommendations regarding biodiversity corridors and riparian land and waterways. As the heritage significance of the flora park is linked to its natural values, these aspects of the precinct and the potential impact of the proposal may need to be considered.

Council should investigate the potential implications of the proposed development on the biodiversity corridors and riparian land and waterways of the precinct.