Staging Report

Prepared for: Fairfield City Council

Project:

Fairfield Showground Community and Events Centre

Address:

443 Smithfield Road, Prairiewood NSW 2176

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Document Control

Date	Version	Author	Issued	Comments
16 May 2025	Version 1	K.L. Carter	Fairfield City Council	Initial Draft
04 July 2025	Version 2	K.L. Carter	State Significant Development Application	Final Issue
11 September	Version 3	K.L. Carter	State Significant Development Application	Updated

Abbreviation & Acronyms

Acronyms / Abbreviations	
CALD	Culturally And Linguistically Diverse Audiences (CALD)
C&E	Consultation and Engagement Plan
CM	Construction Management / Managing Contractor
Council / FCC	Fairfield City Council
D&C	Design & Construct
DFC	Design Finalisation & Construct
ECI	Early Contractor Involvement
ELT	Executive Leadership Team
FTE	Full Time Equivalent
LGA	Local Government Area
PMP	Project Management Plan
REF	Review of Environmental Factors
SSDA	State Significant Development Application
WSIG	Western Sydney Infrastructure Grant formerly known as WestInvest Grant

This report was prepared by:

Senior Project Manager: Katie-Lee Carte

Contents

1.1 Introduction

This Preliminary Staging 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
25	• Provide details of existing (if relevant) and proposed operations, including patron capacity, hours of operation, lighting and illumination, and typical events to be held. • If staging is proposed, provide details of how construction and operation would be managed and any impacts mitigated.	Construction staging is outlined in this report	All Sections of this report

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 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.

Project Site (Source: DFP/Nearmap)

The regional context of the project site is shown in *Figure 1* 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.

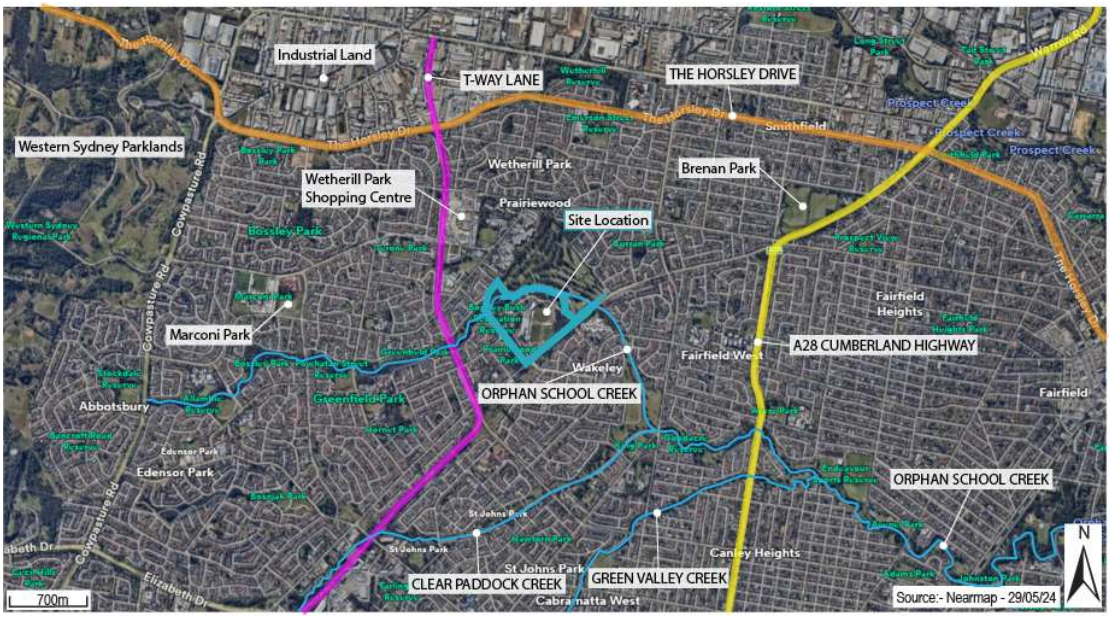

Figure 2: Regional Context (Source: DFP/Nearmap)

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.

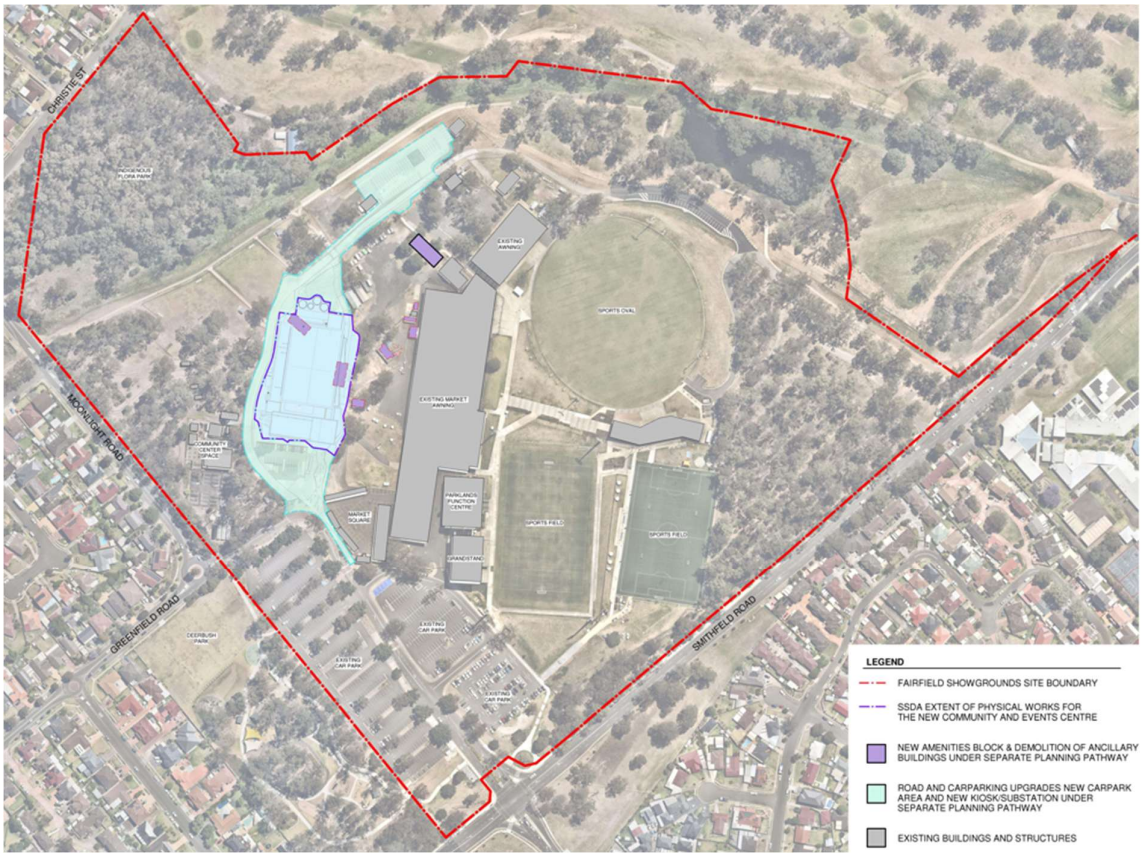

Figure 3: Masterplan (Source: NBRS)

1.4 Planning Approval Pathways

The project delivery has been divided into multiple planning pathways to ensure the site remains operational during the construction phases. This approach also allows for the site establishment works to be completed prior to the commencement of the main construction of the new community and events centre.

Table 1 – Planning Approval Schedule

	Description	*Indicative Durations*
Phase 1	Review of Environmental Factors Replacement Ancillary Buildings at Fairfield Showgrounds	June 2023
Phase 2	Review of Environmental Factors Site-wide Infrastructure and traffic upgrades at Fairfield Showgrounds.	July 2025
Phase 3	State Significant Development Application Fairfield Showground Community and Events Centre (Stage 1 and Stage 2)	July 2025

1.5 Phase 1: Review of Environmental Factors – Replacement Ancillary Buildings at Fairfield Showgrounds

The proposed Phase 1 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;

1.6 Phase 2: Review of Environmental Factors– Site-wide Infrastructure and Traffic Upgrades at Fairfield Showgrounds

The proposed Phase 2 extent of works to be carried out under the development permitted without consent (Part 5/REF) planning pathway as part of the masterplan includes:

- Road and car parking upgrades and new car parking area;
- New kiosk/substation;
- Associated civil and landscape works;

Site-wide service trenching and upgrades (See Section 5)

1.7 Phase 3: State Significant Development Application - Stage 1 & Stage 2

The project is structured into two distinct planning stages:

- Stage 1: New Community and Events Centre and associated civil and landscaping works

- Stage 2: Back of House – Events Wing

SSDA - Stage 1

To be delivered as part of the Western Sydney Infrastructure Grant (WSIG), this stage focuses on the core development and essential facilities required for the Community and Events Centre. The primary components of Stage 1 include the construction of a show court hall, which will feature versatile sporting facilities, including two futsal courts, two basketball courts, two volleyball courts, and eight badminton courts. Additionally, this stage will deliver a dedicated sports hall and a stage area, making it suitable for both sporting events and cultural performances. The foyer, designed to serve as a small event space, will provide an adaptable area for gatherings and functions.

The administration area, which will include a reception, kitchenette, and managers' offices, will be designed to ensure smooth operational management of the venue. A kiosk and bar with an integrated beverage cool room will also be included, offering food and beverage services to event attendees. For food preparation, a main kitchen with back-of-house (BOH) support and a cold storage facility will be provided to accommodate large-scale catering needs.

Public amenities will be accessible throughout the venue, alongside sports-specific amenities that include change rooms, showers, an umpires' room, and a first aid room to support sporting activities. The stage and performance areas will feature dedicated amenities, including dressing rooms for performers. Furthermore, storerooms for the hall and stage will be incorporated to facilitate the storage of equipment and supplies for events.

Stage 1 will deliver a fully functional, fit-for-purpose Community and Events Centre that operates independently of Stage 2 for all core operational requirements. For large-scale performance events, temporary mobile units may be deployed on site to serve as 'star green rooms' as needed. The existing Plan of Management for the Showgrounds site already accommodates these types of operational uplifts. For further details, refer to the Draft Operational Plan of Management.

SSDA - Stage 2

To be delivered by Fairfield City Council (FCC), this stage will focus on the addition of the back-of-house (BOH) performance wing, which will include several spaces to support large-scale performances. The performance wing will feature a green room for performers, a star dressing room designed for high-profile talent, a technical office to support stage operations, and an additional office dedicated to managing event logistics.

1.8 Indicative Date of Commencement of Construction

The indicative commencement date for construction is March 2026, subject to the granting of consent for the State Significant Development Application (SSDA). For further details regarding the associated site establishment works, refer to *Table 2 – Construction Staging Schedule.*

2 Details of Proposed Staging

The project's construction delivery has been structured to separate the works, allowing the enabling works to be completed prior to the commencement of the main construction.

The **enabling works** comprise **REF 1** and **REF 2**, while the **main works** are divided into **Stage 1** and **Stage 2** of construction.

3

2.1 Enabling Works: REF 1 - Ancillary Buildings

As part of the Fairfield Showgrounds Masterplan, Council will undertake associated ancillary works in preparation for the development of the new community and events building.

These works will include:

- Construction of a new amenities block incorporating a first aid room, general and accessible toilet facilities, and a store room.
- Demolition for six ancillary buildings

Refer Figure 3.

2.2 Enabling Works: REF 2 - Road and car parking upgrades, new car parking area and new kiosk/substation

As part of the Fairfield Showgrounds Masterplan, Council will undertake associated infrastructure and civil works in preparation for the development of the new community building.

These works will include:

- Upgrades to the existing roads and car parking
- Construction of a new car parking area and
- Associated pedestrian footpaths
- the installation of a new kiosk/substation

Refer Figure 3

In addition service and stormwater upgrades outside the SSDA physical works boundary will occur as part of REF 2.

2.3 Construction Staging

The proposed development for the new Community and Events Centre is to be constructed in two stages.

Table 2 – Construction Staging Schedule

Stage	Description	Indicative Durations
Stage 1	Main Works – Construction of the new Community and Events Centre building	March 2026 – December 2027* *pending SSD approval
Stage 2	Construction of the additional back-of-house performance wing	TBC*

TBC*: Council will undertake Stage 2 minor works, comprising the construction of the new additional back-of-house performance wing, once the funding source has been confirmed.

The proposed staging strategy has been designed to accommodate the ongoing operational requirements of the Fairfield Showground, ensuring that existing community needs and activities can continue without significant disruption throughout the development period.

Ongoing communication and consultation with the community will be undertaken throughout all stages of construction to ensure transparency, manage expectations, and minimise potential disruptions. These engagement efforts will include regular project updates, public notices, and feedback channels to keep stakeholders informed and to address any concerns in a timely and responsive manner.

2.4 Stage 1: SSD – Stage 1

As part of the joint funding agreement between the Western Sydney Infrastructure Grant (WSIG) and Fairfield City Council, the following works will be delivered:

- Construction of a new Community and Events Centre building
- Loading area for waste and food and beverage deliveries, stage loading dock, On-site detention (OSD), rainwater tank, and associated landscaping and pavements.

Refer Figure 3

2.5 Stage 2: SSD – Stage 2

As part of the Fairfield Showgrounds Masterplan, Council will undertake the additional back-of-house performance wing, to include the following spaces:

- Reception area, green room, star dressing room with change facilities and technical and production offices.

Refer Figure 3

3 Staging and Operation

Staging and occupation / operation of the works are indicative only as per the completion dates provided in Table 2 and Table 3.

Table 3 – Building Occupation Dates

Stage	Description	Indicative Operation Date	Interdependencies
REF 1	Construction of the new amenities block	January 2026	Nil
	Demolition of ancillary buildings	March 2026 (Completion Date)	Demolition of existing ancillary buildings cannot commence until the amenities block is complete and operational
REF 2	Upgrade to the existing road	March 2026	Nil
	Upgrade to the existing car park	March 2026	Nil
	Construction of the new car park area	March 2026	Nil
	Installation of a new kiosk/substation	March 2026	Nil
	Services and stormwater upgrades.	March 2026	Nil
Stage 1	Main Works: Construction of the new Community and Events Centre building	December 2027 (Completion Date)	The construction of the new building cannot commence until the temporary new two-way road is completed.
	Construction of the loading area and loading dock, on-site detention (OSD) rainwater tank and associated landscaping and pavements		The construction of the loading area and loading dock cannot commence until the completion of the temporary two-way road is completed.
Stage 2	Construction of the additional back-of-house performance wing		The construction can not commence until the completion of the main works – new community and events centre

4 Management of Cumulative Impacts

The project has developed and staged in accordance with the Environmental Impact Statement. The staging or the works will minimise environmental impacts and ensure ongoing operations on the showgrounds.

No medium to high cumulative impacts has been identified as the various REF 1, REF 2 and Stages 1 are completed and operational, followed by Stage 2 in due course if funding is available.

4.1 Architecture

Statement from the Architect, NBRS:

REF 1

- Retention of demolished trees on site for reuse.
- Provide temporary fencing to secure existing functionality of the site.

REF 2

- No impacts architecturally

Stage 1

The architectural design for SSDA Stage 1 has been developed to deliver a fully 'fit-for-purpose' community facility capable of accommodating up to 3,000 patrons that operates independently of Stage 2 for all core operational requirements.

The building will include:

- Show court hall with a main stage
- Sports hall
- Main lobby and foyer
- Ticket box office/ reception and administration area
- Kiosk bar and kitchen, both with back-of-house store and cold rooms
- Public amenities with accessible toilets and parent change room
- Sports amenities including showers and toilets, umpires' room, first aid room, and accessible toilets.
- Performance amenities including showers and toilets and accessible toilets
- Meeting rooms and furniture storerooms
- Access, building management system, IT and security systems (including CC1V coverage).
- Environmentally Sustainable Initiatives such as solar panels, water re-use strategy.
- Plant, utility and control rooms.

Stage 2

The SSDA Stage 2 works comprise an additional back-of-house performance wing, which has been designed as an independent structure that can be integrated with the main building once funding becomes available. Materiality and form have been carefully considered to be seamlessly integrate with Stage 1. All necessary infrastructure-electrical, mechanical, and hydraulic-will be installed as part of Stage 1 to enable seamless future connection.

Stage 2 works will include:

- Reception / stage door
- Lift
- Green room
- Technical office
- Production office
- Star dressing room

To enable the stage 2 works the following will also be required.

- Minor extent of demolition works to enable the integration of stage 2 works:
  - External walls will be internalized.
  - Demolition of external stairs
  - Demolition and relocation of down pipes and gutters
- Reestablish a new external envelope, extend and connect to the existing building envelope.
- Make good works to stage 1 interface.
- Modification to the existing roof and construction of a new roof over stage 2 works, including the extension of existing roof drainage.
- Relocation of existing and new wayfinding signage

4.2 Ecology

Statement from the Ecological Consultant, Narla Environmental:

Stage	Description	Phase	Requirements
REF 1	Construction of amenities block and demolition of ancillary structures	Pre-construction	Retirement of biodiversity credit obligation.
			Prior to construction, the applicant should commission the services of a qualified and experienced Ecologist Consultant (minimum 3 years'

			experience) with a minimum tertiary degree in Science, Conservation, Biology, Ecology, Natural Resource Management, Environmental Science or Environmental Management
			The Ecologist must be licensed with a current Department of Primary Industries Animal Research Authority permit and New South Wales Scientific License issued under the BC Act.
			Undertake an extensive pre-clearing survey, delineating habitat-bearing trees and shrubs to be retained/removed.
			A suitable qualified ecologist is required to conduct a pre-demolition inspection of any buildings to be demolished. The inspection will require searches for microbat roosts or evidence of roosting such as urine staining.
		Construction Phase	Ecologist to supervise the clearance of trees and shrubs that contain habitat (e.g hollows or nests) in order to capture, treat and/or relocate any displaced fauna.
REF 2	Road and carpark upgrades. Construction of a new carparking area and kiosk	Pre-construction phase	Undertake an extensive pre-clearing survey, delineating habitat-bearing trees and shrubs to be retained/removed.
		Construction Phase	Ecologist to supervise the clearance of trees and shrubs that contain habitat (e.g hollows or nests) in order to capture, treat and/or relocate any displaced fauna.
Stage 1	Construction of New community and Events centre	Refer to Stage 1	Refer to Stage 1
Stage 2	Landscaping	Post-construction Phase	Landscaping efforts within the Subject Property should incorporate locally indigenous species representative of

			Cumberland Plain Woodland TEC.

4.3 Arborist

Statement from the Arborist, Urban Arbor:

Stage	Description	
REF 1	Construction of the new amenities block and demolition of 6 small ancillary buildings	All trees required to be retained must be protected in accordance with AS4970-2009 during this stage of works. Tree protection specifications/requirements during this stage are included in section 10 of the Arboricultural Impact Assessment Repot, dated 4 May 2023 (Revision 1).
REF 2	Road and car parking upgrades, construction of a new car parking area and new kiosk/substation	All trees required to be retained must be protected in accordance with AS4970-2009 during this stage of works. To ensure that the trees are adequately protected during this stage, it is recommended that a site-specific Tree Protection Plan (TPP) is prepared in accordance with AS4970 Protection of trees on development site (2009). The TPP should be developed in conjunction with the overall Construction Management Plan for the site, based on finalised design layout and other factors, such as site access routes and storage locations. As the document relies on input by other consultants/contractors to be effective for protecting trees at the site, it is recommended that the TPP is prepared as part of the Construction Certificate lodgement for the development.
Stage 1	Main Works – Construction of the new Community and Events Centre building	See REF 2 requirements.
Stage 2	Construction of the additional back-of-house performance wing	See REF 2 requirements.

4.4 Landscape

Statement from the Landscape Designer, NBRS:

REF 1

- Retention of large existing tree trunks/limbs that are removed during this stage are to be stored for potential reuse as seating in the landscape.

REF 2

- Installation of hoarding/temporary fencing required to secure the REF 2 scope of works
- Installation of temporary fencing to secure the existing areas to the east (rides area).
- Installation of irrigation to garden beds within the REF 2 scope of works with the ability to be expanded/connected to the stage 1 areas.
- Ordering & storing of the entire PV05 – Sandstone unit pavers to ensure a consistent finish/batch across the pavement areas in stage 1.
- Make good works required to areas adjacent the REF 2 scope of work
- Relocation of existing dog park fencing to align with new boundary of dog park.
- Make good existing footpaths demolished for the new road.
-

Stage 1

- Installation of hoarding/temporary fencing required to secure the stage 1 scope of works
- All permanent fencing (stage 1) to be installed during this stage to ensure consistency finish to the entire project.
- Make good works required to areas adjacent the stage 1 scope of work. Including the replacement of any finishes or planting damaged during the transition between stages.

Stage 2

- Demolition of the temporary/sacrificial area within the stage 2 scope of works
- Installation of hoarding/temporary fencing required to secure the stage 2 scope of works
- Make good works required to areas adjacent the stage 2 scope of work. Including the replacement of any finishes or planting damaged during the transition between stages.

4.5 Site-wide Transport

Statement from Traffic Consultants, Stantec:

The potential site-wide transport implications of the proposed development have been considered for each of the four construction and subsequent operational stages, with the objective of ensuring that any transport impacts are appropriately mitigated and managed to minimise disruptions to other users and existing operations within the site as well as on the adjacent external road network.

REF 1: Demolition and Site Establishment

The transport impacts during this stage are expected to be minimal, with a small work crew anticipated and only minor volumes of construction-related traffic associated with the removal of the demolition material from the 6 small ancillary buildings and delivery of the construction materials for the new amenities block. Appropriate construction traffic management measures will be put in place to manage the localised impacts arising from this stage. There are no operational impacts, with the new amenities block providing an ancillary function to the Fairfield Showground site and its existing and future uses and activities.

REF 2: Road and Car Parking Upgrades

This stage includes a number of transport-related elements that are critical to minimising the transport impacts associated with the construction and operation of the next stage of development (i.e. Stage 1). These elements include:

- Upgrades to the existing car parking area which will be located in front of the new Community and Events Centre building, to provide a reconfigured parking layout that is able to physically accommodate the new building while providing a safe and efficient layout. There will a loss of 23 parking spaces in this carpark to accommodate the new building, however, this loss (and other losses in formal parking arising from the proposed development) will be offset by the construction of a new formal carpark as discussed further below. The reconfigured carpark will provide a total of 6 accessible parking spaces in close proximity to the new development, providing good pedestrian accessibility to the new development while offsetting the loss of 6 accessible spaces arising from construction of the new building and associated civil works.
- Widening of the existing internal circulation road to replace the two one-way sections that are currently provided in the vicinity of the new Community and Events Centre building. The upgraded two-way circulation roadway has been designed to satisfy the access requirements for vehicles servicing the new building via its loading dock and waste collection area, as well as cars travelling to/ from the new formal carpark.
- Construction of a new formal carpark in the north-western corner of the Fairfield Showground site to provide 67 new, sealed and line-marked parking spaces. This new carpark, in conjunction with the reconfigured existing carpark (discussed above) will completely offset the loss of formal parking spaces arising from construction of the proposed development, with an overall net increase of one formal car parking space occurring as a result of the development.
- Widening of the existing footpath located to the south-east of the new building to improve pedestrian flow and accessibility from its entrance forecourt and arrival plaza to the existing car parks provided along

the main access road to/from the Smithfield Road/ Richards Road intersection. The widened footpath will cater for the predicted pedestrian activity associated with the majority of events proposed to occur at the new Community and Events Centre building. The widened footpath will also provide an improved pedestrian connection to the existing bus stopping area located in front of the main market entrance. At its southern end it will connect to a new raised pedestrian (wombat) crossing to be constructed as exempt development, providing safe pedestrian access to the existing carparks on the southern side of the main access road.

- Provision of a new zebra pedestrian crossing across the internal circulation road, located in close proximity to the new car parking area. This new crossing will provide direct access for pedestrians between the new car park and the walkway that will be provided as part of the Stage 1 civil works along the eastern façade of the new Community and Events Centre building. It will also provide a direct connection to an existing shared bicycle/ pedestrian path that runs along the northern side of the Fairfield Showground site.

As with the enabling works REF 1 and REF 2, appropriate construction traffic management measures will be put in place to manage the localised construction impacts arising from this stage and to ensure that the existing uses at the Fairfield Showground site remain fully operational. In particular, it will be important to ensure that safe vehicular, pedestrian and cyclist access is maintained to all existing areas of the site used by staff, vendors and visitors, including any existing car parking areas. This is particularly the case during the proposed road and footpath widening works. Careful consideration should be given to the sequencing of the car park-related construction works to minimise the overall impact on the quantum of on-site parking available. Alternatively or in conjunction with this, the existing off-site informal parking areas could potentially be utilised for overflow parking during major events at the site (including the markets) to minimise any stage 1 parking impacts.

There are no adverse operational impacts related to REF 1 and REF 2, with REF 2 works providing enhanced access, car parking and pedestrian/ cyclist facilities for the site at large while also offsetting the transport-related impacts associated with stage 1.

Stage 1: Main Works – Construction of new Community and Events Centre Building

This stage entails the construction of the new Community and Events Centre and associated civil works, and its subsequent operation. It is anticipated that the construction-related traffic movements for this stage will be significantly higher than for previous stages and a detailed construction traffic management plan will need to be prepared once the contractor has been appointed to carefully determine the construction requirements and associated controls that will need to be put in place.

For this stage it is anticipated that the construction area will be set up as one, main hoarded compound for the works including provision for construction worker parking, such that the interface with existing users (staff, vendors, visitors, etc) of the Fairfield Showground site is carefully managed and controlled. As with REF 2, it will be important to ensure that safe vehicular, pedestrian and cyclist access to all existing facilities is maintained. Given the scale of construction activity, it is anticipated that the construction activities will need to be coordinated with the existing operations management plan for the Fairfield Showground site to

ensure that construction-related traffic movements are minimised during peak event times within the site as well as during the peak network times on the adjacent road network.

Once the new Community and Events Centre is in operation, appropriate operational management controls will be required and are proposed to manage the cumulative traffic and parking impacts on site. These controls include:

- Scheduling large-scale events (up to 3,000 patrons) at the new Community and Events Centre so that they don't occur at the same time as other major events at the Fairfield Showground site
- Scheduling only low-scale events (up to 500 patrons) at the new centre during the Wednesday markets peak operating period to manage existing traffic and parking constraints
- Scheduling no events at the new centre during the Saturday markets peak operating period to manage existing traffic and parking constraints.

Further to the above, additional mitigation measures are proposed to be implemented during large-scale events at the new Community and Events Centre (which it is understood will only occur infrequently) to manage potential pedestrian and traffic impacts. These measures include:

- Using temporary pedestrian fencing along the internal circulation road in the vicinity of the new centre to corral pedestrians to the appropriate pedestrian crossing point while restricting access at other potentially unsafe locations
- Utilising the existing northern site access on Smithfield Road to redistribute southbound traffic. Although this access is currently closed to general traffic, temporarily opening it during large-scale events at the Community and Events Centre will assist in redistributing traffic that is otherwise required to access the site through the southern site access. In particular, it will alleviate pressure on the right-turn inbound movement on the northern leg of the Smithfield Road/ Richards Road intersection
- Redirecting northbound vehicles on Smithfield Road to use the Moonlight Road/ Greenfield Road roundabout access instead, detouring via a left-turn onto Scotchey Street at the Smithfield Road/ Scotchey Street intersection and then a right-turn onto Greenfield Road at the Scotchey Street/ Greenfield Road intersection. This measure will relieve pressure on the overburdened right-turn movement by re-routing opposing traffic that currently turns left into the site from Smithfield Road to the Moonlight Road/ Greenfield Road roundabout.

The traffic-related diversions would be implemented using signs (e.g. detour signs and variable message signs) in conjunction with traffic cones and other similar temporary traffic management devices in accordance with the Operational Management Plan for the Fairfield Showground site.

Stage 2: Construction of Additional Back-of-House Performance Wing

The transport impacts during this stage are expected to be minimal, with a small work crew anticipated and only minor volumes of construction-related traffic associated with the construction of the additional back-of-house performance wing. Appropriate construction traffic management measures will be put in place to manage the localised impacts arising from this stage. There are no operational impacts, with the additional performance wing providing an ancillary function in the form of an enhanced facility to the main Community and Events Centre building, which will already be able to operate at full capacity (up to 3,000 patrons) at the completion of Stage 1.

4.6 Civil - Stormwater

Statement from Civil Engineer Consultant, Birzulis Associates:

Stormwater management for the project has been designed to align with the four construction stages as described in Section 2, with cumulative impacts mitigated through progressive implementation of drainage infrastructure and water quality controls. The staging strategy ensures that both construction-phase and operational-phase stormwater impacts are appropriately managed.

REF 1 – Demolition and Site Establishment

During this phase there are no permanent stormwater installations. The focus is on managing construction-phase water quality, with temporary erosion and sediment controls implemented in accordance with best practice (e.g. Managing Urban Stormwater: Soils and Construction manual or local council guidelines). Measures include sediment fencing, stabilised site access, and perimeter diversion drains to protect downstream receiving environments.

REF 2 – Road and Carpark Upgrades

Stage 2 includes the construction of a new carpark, widening of the existing road, and upgrades to the existing carpark. As part of this stage, major stormwater infrastructure will be installed to service these areas, including upgrading the stormwater outlet to the Orphan School Creek, which forms the downstream receiving environment.

This stage is also critical for delivering operational stormwater quality controls, including the installation of water quality treatment devices (e.g. gross pollutant traps, or proprietary devices), which will begin to treat stormwater runoff from the site prior to discharge. While on-site detention (OSD) is not provided during this stage, the upgraded drainage network will be designed to accommodate future connection from the Stage 3 building.

Stage 1 – Building Construction and OSD Integration

Stage 1 introduces impervious roof and hardstand areas associated with the new building. This triggers the requirement for on-site detention (OSD) to manage peak flow rates and rainwater harvesting infrastructure (e.g. rainwater tanks) for reuse and water efficiency. These systems will be integrated with the stormwater infrastructure completed in Stage 2, ensuring continuity in stormwater management across stages.

Stage 2 – Final Construction Activities

This final stage does not include any additional civil stormwater infrastructure. Construction-phase stormwater quality controls will be reinstated and maintained as required to manage runoff from any remaining works or disturbed surfaces. No new operational stormwater elements are proposed as part of this stage.

The staging strategy ensures a progressive approach to drainage delivery, where downstream infrastructure is constructed ahead of upstream development to prevent exceedances in receiving capacity. Construction-phase controls are applied throughout, with each stage contributing to the operational stormwater network in a coordinated manner. The cumulative impacts of stormwater runoff have been addressed through early implementation of water quality devices and later integration of volume and flow controls (e.g. OSD).

4.7 Flood

Statement from the flood consultant, WMAwater:

The Flood Impact and Risk Assessment for Fairfield Showground Carpark (WMAwater 2025) identifies that in the Probable Maximum Flood (PMF) event, the proposed car park would be inundated by floodwater up to 1.8m deep. This is considered unsafe for people and vehicles. The report also identifies a rapid rate of rise. Due to the single vehicle exit point and the potential for traffic within the car park and on the internal road, it is recommended that evacuation of the car park be undertaken on foot, to avoid the potential for people to be trapped in cars in rising floodwater. The report identifies that the proposed Community and Events Centre as the evacuation location, since the proposed floor level is above the PMF level and the building will act as a flood refuge.

The construction staging schedule identifies that the car park would be constructed as part of REF 2 works, while the proposed Community and Events Centre would be constructed as part of the Stage 1 works. Based on the indicative timing of these works, there may be a period of up to 2 years where the car park may be operational, but the proposed Community and Events Centre would be under construction. As such, this building cannot be the evacuation location for the car park until it is completed. Therefore, it is recommended that the southern portion under the market awning be utilised as the temporary evacuation location for any occupants of the car park in a rare flood event. This temporary location should be documented in the Fairfield Showground Flood Emergency Management Plan.

There are no other impacts related to flooding with the proposed construction staging.

4.8 Electrical

REF1 – Demolition and Site Establishment

REF 1 will include removal and demolition of existing redundant electrical services, including make-safe of any services to be utilised in later stages, if required.

REF 2 – Road and Carparking Upgrades

New carparking lighting will be provided to the new areas through the site, with the infrastructure to support lights also provided. A new substation will be installed, including extension of HV from existing services within the site to the new kiosk. LV connections will not be made at this point, and the substation will not be energized. Telecommunications services will be provisioned as part of these works.

Stage 1 – Main Works – Construction of new Community and Events Centre Building

Construction of complete electrical services to the new Community and Events Centre Building including LV connection to the substation installed in REF 2, including energisation. The building will include rooftop solar plant, LV distribution, telecommunications, and fibre reticulation (within the footprint of the building) and associated functional systems to facilitate the fit-for-purpose facility.

Stage 2 – Construction of Additional Back of House Performance Wing

Extension of services constructed under stage 1 to facilitate the new back of house and performance wing. The systems within this stage will match that of Stage 1, with the requirements factored into the Stage 3 works to enable sufficient capacity and straight forward extension of services.

4.9 Hydraulic & Fire Services

REF 1 – Demolition and Site Establishment

REF 1 will include removal and demolition of existing redundant hydraulic services, including capping off and disposal of any services no longer required. It will also include the inspection and assessment of the condition, grade, exact location and size of the existing drainage on site.

REF 2 – Road and Carparking Upgrades

Extension of water services for potable water and fire services will be provided up to the main works site. Extension of the drainage from the existing service to the building will also be provided. External fire hydrants will be provided in this stage to allow coverage to the building during construction.

Stage 1 – Main Works – Construction of new Community and Events Centre Building

Construction of complete hydraulic and wet fire services to the new Community and Events Centre Building including connection to the water, sewer and fire services installed in REF 2. This will include all hot and cold water services, sanitary drainage, roof and podium stormwater drainage, fire hydrants and hydrant booster assembly, fire hose reel service, fire sprinkler and sprinkler booster assembly, rainwater re-use system, and the associated storage tanks and pump sets for each system.

Stage 2 – Construction of Additional Back of House Performance Wing

Extension of services constructed under stage 3 to facilitate the new back of house and performance wing. The systems within this stage will match that of Stage 1, with the requirements factored into the Stage 1 works to enable sufficient capacity and straight forward extension of services.

4.10 BCA & Access

Statement from the BCA and Access consultant:

REF 1

- No BCA considerations for REF 1.

REF 2

- No BCA considerations for REF 2

Stage 1

- No BCA considerations for Stage 1.

Stage 2

- No BCA considerations for Stage 2.

The BCA clauses do not really speak to provisions or measures to be provided/considered during construction – they would typically be captured as part of the design phase.

4.11 Noise and Vibration

Statement from the Acoustic Consultants, Resonate:

Noise and vibration management for the project has been designed to align with the enabling works and two construction stages as described in Section 2, with cumulative impacts mitigated through progressive implementation of noise and vibration management control measures. The staging strategy ensures that both construction-phase and operational-phase impacts are appropriately managed.

During the enabling works two construction phases, no permanent noise or vibration mitigation infrastructure is in place. The focus is on managing construction-phase impacts through temporary control measures in accordance with best practice. Construction noise and vibration measures and cumulative noise impacts are outlined in Resonate's Environmental Noise Assessment Reports (Ref:S230695RP4A Dated:28 May 2025 and S250406RP1 Dated: 6 June 2025) and include the use of low-noise equipment, scheduling of high-impact activities during less sensitive times, and physical barriers where necessary. These controls aim to minimise disturbance to surrounding sensitive receivers during construction activities.

Operational noise control measures for the integration of the sites on surrounding noise sensitive receivers have been assessed as part of the Environmental Noise Assessments and include operational noise management as well as the use of acoustic barriers, appropriate external mechanical plant, and façade construction in order to control noise emissions.

4.12 Ecologically Sustainable Development (ESD)

Statement from the ESD consultant, Northrop:

REF 1 and 2:

- No impacts.

Stage 1:

- The items related to achieving the outcomes of the ESD strategy are accounted for by the cumulative impacts listed under Architectural, Building Services, Façade, and Landscaping, FFE, and Civil sections.
- The energy efficiency solution achieved through the Section J solution will be independent between Stage 1 and Stage 2. This means that the building fabric of Stage 1 will form a complete thermal enclosure which is independent to Stage 2.
- All other ESD strategy outcomes are unaffected by the staging.

Stage 2:

- Demolition of sacrificial area will reduce the upfront carbon project savings gained from specifying materials with EPDs – these products are ordinarily expected to have a carbon lifespan in the range of 50 years.
- No impact to energy efficiency solution – Any Stage 1 insulation which needs to be removed as a part of Stage 2 works will be accounted for in the Stage 2 Section J compliance solution.

5 Site-wide service trenching

The project's service trenching to be delivered under the enabling works, REF 2, as outline in Figure 4.

NORTHROP

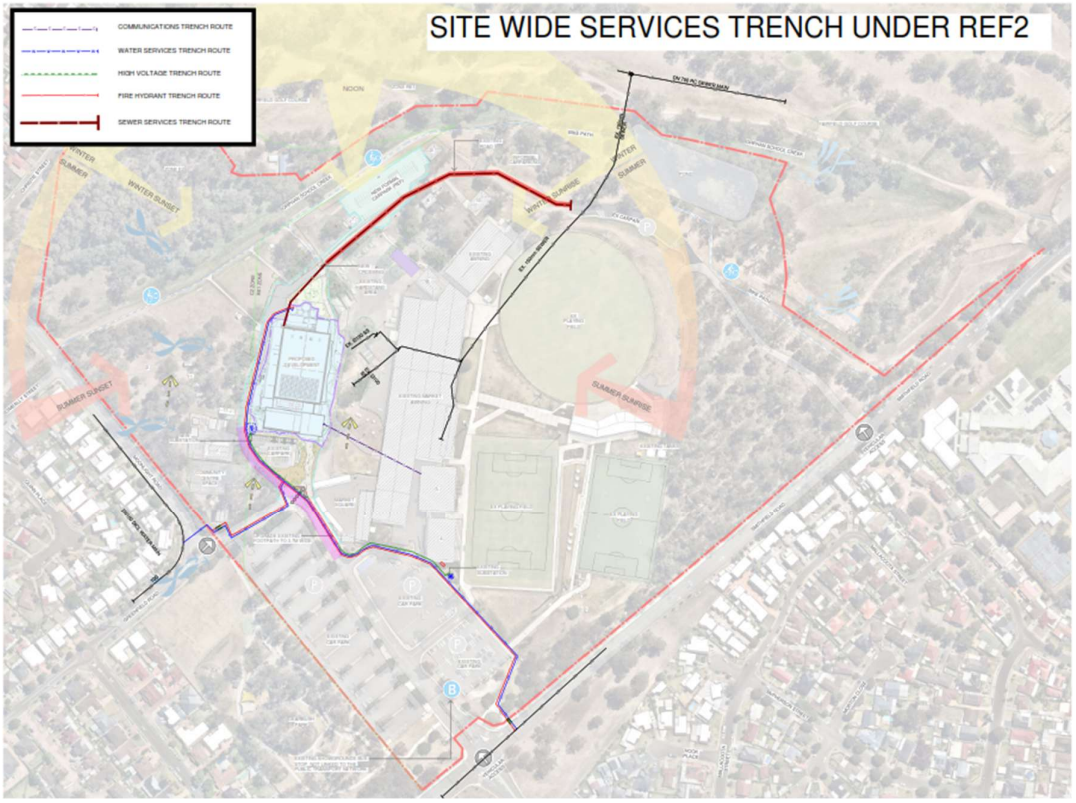

Figure 4: Masterplan – Services Trenching (Source: Northrop)