

**Project Name:** Fairfield Showground Community and Events Centre  
**Case ID:** SSD-73365208

## Applicant Details

### Project Owner Info

|               |  |
|---------------|--|
| Title         | Mr   |
| First Name    | Suhail   |
| Last name     | Sayed  |
| Role/Position | Coordinator - Contracts and Planning                             |
| Phone         | 0297250353   |
| Email         | majorprojects@fairfieldcity.nsw.gov.au                           |
| Address       | 86<br>AVOCA ROAD<br>WAKELEY,<br>New South Wales,<br>2176,<br>AUS |

### Company Info

Are you applying as a company/business?

Yes

|              |                        |
|--------------|------------------------|
| Company Name | FAIRFIELD CITY COUNCIL |
| ABN          | 83140439239            |

### Primary Contact Info

Are you the primary contact?

Yes

| Title      | First Name                             | Last Name                            |
|------------|--|--------------------------------------|
| Mr         | Suhail                                 | Sayed                                |
| Phone      | Email                                  | Role/Position                        |
| 0297250353 | majorprojects@fairfieldcity.nsw.gov.au | Coordinator - Contracts and Planning |

### Address

86  
AVOCA ROAD  
WAKELEY, New South Wales 2176  
AUS

## Political Donations

Do you need to disclose a political donation?

No

## Development Details

### Project Info

|                                       |  |
|---------------------------------------|--|
| Project Name                          | Fairfield Showground Community and Events Centre |
| Industry                              | Entertainment, Tourism & Recreation              |
| Development Type                      | Creative & Performing Arts Activities            |
| Estimated Development Cost (excl GST) | AUD50,599,865.00                                 |
| Indicative Operation Jobs             | 6  |
| Indicative Construction Jobs          | 241  |
| Number of Occupants                   | 3,000  |
| Number of Dwellings                   | 0  |
| Gross Floor Area (GFA) sqm            | 4,708  |

### Description of amended development

The project is for the construction of a multi-purpose building to be known as the Fairfield Showground Community and Events Centre and used for a recreation facility (indoor), a function centre and an entertainment facility. The construction of the project is to be staged, with the main project scope being undertaken first and a second stage providing additional back-of-house facilities.

### Description of Changes

Briefly describe the proposed changes to the application

No changes to the application.

### Concept Development

Are you intending to submit a concept or staged application?

No

## Site Details

### Site Information

|                                       |   |
|---------------------------------------|---|
| Site Name                             | Fairfield Showground                      |
| Site Address (Street number and name) | 430 Smithfield Road, Prairiewood NSW 2176 |
| Site Co-ordinates - Latitude          | -33.866444                                |
| Site Co-ordinates - Longitude         | 150.903                                   |

### Local Government Area

| Local Government | District Name         | Region Name | Primary Region                   |
|------------------|-----------------------|-------------|----------------------------------|
| Fairfield City   | Western City District | Sydney      | <input checked="" type="radio"/> |

### Lot and DP

Lot and DP

Lot 1 DP 1251493

### Site Area

What is the total site area for your development?

Site Area sqm

301,000

### Landowners Consent

#### Is Landowner's consent required?

Yes

#### Do you have the written consent of all landowners?

Yes

### Attachments

File Name Land Owners Consent - Community and Events Centre - Signed

#### Does the development application relate to land owned by a Local Aboriginal Land Council?

No

## Statutory Context

### Justification and Permissibility

#### Reason why the proposal is State significant

The multi-purpose building is proposed to be designed in such a way that it can operate in different modes. One of the modes is a function centre (including a convention centre and exhibition centre). Convention centres and exhibition centres are SSD under Schedule 1(13)(1)(b) of State Environmental Planning Policy (Planning Systems) 2021 as the development has an EDC of more than \$30 million. Refer to the Scoping Report for more information.

Which State Environmental Planning Policy (SEPP) does your application relate to?

Schedule 1: SSD - General (Planning Systems SEPP 2021)

Schedule 1: SSD - General

#### Section under selected Schedule

Section 13 - Cultural, recreation and tourist facilities

#### Type of Project

Other?

#### Permissibility of Proposal

Partly Prohibited

Are you proposing to rezone any land as part of your application?

No

Describe the permissibility of the proposal under relevant environmental planning instruments

Development for a function centre and recreation facility (indoor) are permissible with development consent in the RE1 zone. Development for the purpose of an entertainment centre is prohibited in the RE1 zone. Notwithstanding that development for the purpose of an entertainment facility is prohibited in the RE1 zone, Sec. 4.38 of the EP&A Act states:

(3) Development consent may be granted despite the development being partly prohibited by an environmental planning instrument.

### Land Use Zones

What land use zone/s is the development in?

Land use zones (select all that apply)

RE1 Public Recreation

## Critical Habitat and Threatened Species

Is the land, or part of the land, critical habitat?

No

Is the development likely to significantly affect threatened species, populations or ecological communities, or their habitats?

No

Is the development biodiversity compliant? (refer to [section 28 of the Environmental Planning and Assessment Regulation 2021](#))

No

## Sustainable Buildings SEPP

### Exemption from Sustainable Buildings SEPP

Is the development exempt from the State Environmental Policy (Sustainable Buildings) 2022 as per Chapter 3, relating to non-residential buildings?

No

Is the development a prescribed state significant development in the Sustainable Buildings SEPP?

- Cultural, recreation or tourist facility
- Hospital, medical centre or health research facility
- Educational establishment

Yes

Is the development a prescribed large commercial development in the Sustainable Buildings SEPP?

- Hotel or motel with 100 rooms or greater
- Serviced apartments with 100 apartments or greater
- Office premises with 1000 sqm net lettable area (NLA) or greater

No

## Sustainability Requirements A

### General Sustainability provisions

Has the proposed development been designed to enable any of the following:

The minimisation of waste from associated demolition and construction, including by the choice and reuse of building materials?

Yes

A reduction in peak demand for electricity, including through the use of energy-efficient technology?

Yes

A reduction in the reliance on artificial lighting and mechanical heating and cooling through passive design?

Yes

The generation and storage of renewable energy?

Yes

The metering and monitoring of energy consumption?

Yes

The minimisation of the consumption of potable water?

Yes

Other?

No

List the supporting document(s) that consider these provisions.

Nil

Is the development seeking certification from a sustainability rating system?

No

## Embodied Emission Reporting

Is the application accompanied by a NABERS Embodied Emissions Materials Form?

Yes

Provide details of the qualified person certifying the amounts disclosed in the form

|                                  |                   |
|----------------------------------|-------------------|
| First Name                       | Peter             |
| Last Name                        | Dally             |
| Professional Qualification       | Quantity surveyor |
| Registration details             | MAIQS - 28135     |
| Business Name                    | MULLER UNIT TRUST |
| Australian Business Number (ABN) | 33650179041       |

Is there a NABERS Agreement to Rate for embodied emissions in this development?

No

### Low Emissions Construction Technologies

Describe any low emissions construction technologies incorporated in the development

Nil

Is the development designed to retain or reuse an existing building on site?

No

Is the development designed to use recycled materials from the site or elsewhere?

No

Has a whole of Life Cycle Analysis (LCA) been prepared for this development?

No

## Sustainability Requirements B

### Net Zero Statement

Is the application accompanied by a Net Zero Statement?

Yes

Enter the details of the qualified person certifying the Net Zero Statement

|                                  |   |
|----------------------------------|---|
| First Name                       | Shaun                                     |
| Last Name                        | Burgess                                   |
| Professional Qualification       | Electrical engineer                       |
| Registration details             | 4364792                                   |
| Business Name                    | NORTHROP CONSULTING ENGINEERS PTY LIMITED |
| Australian Business Number (ABN) | 81094433100                               |

Is the development designed to operate as a net zero development immediately?

No

Is the development designed to incorporate infrastructure, or space for the infrastructure necessary for the development to not use on-site fossil fuels after 1 January 2035?

Yes

Which of the following net zero provisions has the development incorporated?

Renewable energy generation and storage, Electrified services and appliances, Electric HVAC system

What is the estimated annual energy consumption for the building?

What is the estimated amount of emissions relating to energy use in the building, including direct and indirect emissions?

## Other Requirements - Part 1

Is the application accompanied by a biodiversity development assessment report (BDAR)?\*

Yes

Are different biodiversity credits proposed to be used as offsets in accordance with the variation rules under the Biodiversity Conservation Act 2016?\*

Yes

Does the application include the reasonable steps taken to obtain the like-for-like biodiversity credits required to be retired under the report to offset the residual impacts on biodiversity values?\*

Yes

Is the land subject to a private land conservation agreement under the Biodiversity Conservation Act 2016?\*

No

Does the application include a site plan of the land, which indicates:

- the location, boundary dimensions, site area and north point of the land
- any existing vegetation and trees on the land
- the location and uses of existing buildings on the land
- the existing levels of the land in relation to buildings and roads
- the location and uses of buildings on sites adjoining the land ?

Yes

Does the application relate to residential apartment development to which State Environmental Planning Policy No 65—Design Quality of Residential Apartment Development applies?\*

No

Does the development involve any subdivision work?\*

No

Does any environmental planning instrument require arrangements for any matter to have been made before development consent may be granted (such as arrangements for the provision of utility services)?\*

Yes

Does the application include documentary evidence that such arrangements have been made?\*

Yes

Does the development involve a change of use of a building (other than a dwelling-house or a building or structure that is ancillary to a dwelling-house and other than a temporary structure)?\*

No

Is the development within a wilderness area and the subject of a wilderness protection agreement or conservation agreement within the meaning of the *Wilderness Act 1987* ?\*

No

## Other Requirements - Part2

Does the development involve the erection of a temporary structure?\*

No

Does the development involve the use of a building as an entertainment venue or a function centre, pub, registered club or restaurant?\*

Yes

Does the application include a statement that specifies the maximum number of persons proposed to occupy, at any one time, that part of the building to which the use applies?\*

Yes

Is the development for the purposes of a manor house or multi dwelling housing (terraces) to which Part 2, Division 1 of Chapter 2 of the State Environmental Planning Policy (Housing) 2021 (the Housing SEPP) applies?\*

No

Is the development referred to in [section 47\(1\)](#) of the Housing SEPP?\*

No

Is the development [BASIX optional development](#)?\*

No

Is the development [BASIX optional development](#) and accompanied by a BASIX certificate or BASIX certificates (despite there being no obligation under [section 27](#) of the Environmental Planning and Assessment Regulation 2021 for it to be so accompanied)?\*

No

## Approvals - Part1

**Would the development otherwise, but for [Section 4.41](#) of the Environmental Planning and Assessment Act 1979, require any of the following:**

A permit under [Section 201, 205](#) or [219](#) of the [Fisheries Management Act 1994](#)?\*

No

An approval under [Part 4](#), or an excavation permit under [Section 139](#), of the [Heritage Act 1977](#)?\*

No

An Aboriginal heritage impact permit under [Section 90](#) of the [National Parks and Wildlife Act 1974](#)?\*

No

A bush fire safety authority under [Section 100B](#) of the [Rural Fires Act 1997](#)?\*

No

A water use approval under [Section 89](#), a water management work approval under [Section 90](#) or an activity approval under [Section 91](#) of the [Water Management Act 2000](#)?\*

No

## Approvals - Part2

**Do you require any of the following approvals from [Section 4.42](#) of the Environmental Planning and Assessment Act 1979, in order to carry out the development:**

An aquaculture permit under [Section 144](#) of the [Fisheries Management Act 1994](#)?\*

No

An approval under [Section 15](#) of the [Mine Subsidence Compensation Act 1961](#)?\*

No

A mining lease under the [Mining Act 1992](#)?\*

No

A petroleum production lease under the [Petroleum \(Onshore\) Act 1991](#)?

No

An environment protection licence under [Chapter 3](#) of the [Protection of the Environment Operations Act 1997](#) (for any of the purposes referred to in [Section 43](#) of that Act)?

No

A consent under [Section 138](#) of the [Roads Act 1993](#)?

No

A licence under the [Pipelines Act 1967](#)?

No

## REAP Declaration

Does the EIS include a declaration signed by a REAP?

Yes

| REAP Number | Accredited Organisation | REAP Name     |
|-------------|-------------------------|---------------|
| 85842       | PIA                     | Henry Burnett |

I confirm that the above information is correct and matches the declaration contained in the EIS for the project.

Yes

## Attachments

### Attachments

|           |  |
|-----------|--|
| File Name | W. Flood Impact Risk Assessment 1                          |
| File Name | T. Preliminary and Detailed Site Investigation Report 1    |
| File Name | B. Architectural Plans 1                                   |
| File Name | M. Landscape Drawings 1                                    |
| File Name | U. Water Management Plan 1                                 |
| File Name | V. Civil Works Plan 1                                      |
| File Name | S. Geotechnical Investigation 1                            |
| File Name | P. Transport Impact Assessment 1                           |
| File Name | H. Architectural and Landscape Design Report 1             |
| File Name | Q. Biodiversity Development Assessment Report 1            |
| File Name | R. Noise and Vibration Impact Assessment 1                 |
| File Name | DD. Infrastructure Delivery, Management and Staging Plan 1 |
| File Name | F. Photosheets 1   |
| File Name | AA. Aboriginal Cultural Heritage Assessment Report 1       |
| File Name | G. Estimated Development Cost Report 1                     |
| File Name | AA. ACHAR redacted 1                                       |
| File Name | FF. Staging Report 1                                       |
| File Name | N. Arboricultural Impact Assessment Report 1               |
| File Name | GG. Community Engagement Outcomes Report 1                 |
| File Name | BB. Statement of Heritage Impact 1                         |
| File Name | Z. Operational Waste Management Plan 1                     |
| File Name | K. Survey 1  |
| File Name | Environmental Impact Statement 1                           |
| File Name | O. Ecologically Sustainable Development Report 1           |
| File Name | I. Connecting with Country Report 1                        |
| File Name | Y. Demolition and Construction Waste Management Plan 1     |
| File Name | EE. Bushfire Assessment Report 1                           |
| File Name | CC. Social Impact Assessment 1                             |
| File Name | L. BCA & Access Report 1                                   |
| File Name | X. Hazards and Risks Statement 1                           |
| File Name | Embodied Emissions Materials Form CEC 1                    |
| File Name | C. Statutory Compliance Table 1                            |
| File Name | J. Crime Prevention Through Environmental Design Review 1  |
| File Name | E. Mitigation Measures 1                                   |
| File Name | D. Engagement Table 1                                      |
| File Name | A. SEARs Table 1   |
| File Name | Showground5  |
| File Name | Showground4  |
| File Name | Showground2  |
| File Name | Showground3  |