

Additional permitted uses at Sydney Polo Club premises in Richmond Lowlands and Richmond - upgrades for Polo World Cup 2017

Proposal Title :	Additional permitted uses at Sydney Polo Club premises in Richmond Lowlands and Richmond - upgrades for Polo World Cup 2017		
Proposal Summary :	The planning proposal seeks additional permitted uses at certain land in Richmond and Richmond Lowlands for the purposes of upgrading Sydney Polo Club for international and national events, including the Polo World Cup 2017.		
PP Number :	PP_2016_HAWKE_004_00	Dop File No :	16/04423

Proposal Details

Date Planning Proposal Received :	15-Jun-2016	LGA covered :	Hawkesbury
Region :	Metro(Parra)	RPA :	Hawkesbury City Council
State Electorate :	LONDONDERRY	Section of the Act :	55 - Planning Proposal
LEP Type :	Spot Rezoning		

Location Details

Street :	Various lots		
Suburb :	Richmond and Richmond Lowlands	City :	Postcode :
Land Parcel :	A complete list of lots can be viewed in the Council Resolution - 31 May 2016		

DoP Planning Officer Contact Details

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DoP Project Manager Contact Details

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Land Release Data

Growth Centre :	N/A	Release Area Name :	N/A
Regional / Sub Regional Strategy :	Metro North West subregion	Consistent with Strategy :	Yes

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MDP Number :		Date of Release :	
Area of Release (Ha)	0.00	Type of Release (eg Residential / Employment land) :	N/A
No. of Lots :	0	No. of Dwellings (where relevant) :	0
Gross Floor Area :	0	No of Jobs Created :	10

The NSW Government Lobbyists Code of Conduct has been complied with : **Yes**

If No, comment : **The Department's Lobbyist Contact Register has been checked on 15 June 2016 and there are no records of contact with lobbyists in relation to this proposal.**

Have there been meetings or communications with registered lobbyists? : **No**

If Yes, comment : **To the best of the knowledge of the regional team, the Department's Code of Practice in relation to communications and meetings with Lobbyists has been complied with. Metropolitan Region (Parramatta) has not met with any lobbyist in relation to this proposal, nor has the Director been advised of any meetings between other departmental officers and lobbyists concerning this proposal.**

POLITICAL DONATIONS DISCLOSURE STATEMENT

Political donations disclosure laws commenced on 1 October 2008. The legislation requires the public disclosure of donations or gifts for certain circumstances relating to the Planning system.

"The disclosure requirements under the new legislation are triggered by the making of relevant planning applications and relevant public submissions on such applications.

The term relevant planning application means:

- A formal request to the Minister, a council or the Secretary to initiate the making of an environmental planning instrument..."

Planning Circular PS 08-009 specifies that a person who makes a public submission to the Minister or Secretary is required to disclose all reportable political donations (if any).

The Department has not received any disclosure statements for this Planning Proposal.

Supporting notes

Internal Supporting Notes :

External Supporting Notes :

Adequacy Assessment

Statement of the objectives - s55(2)(a)

Is a statement of the objectives provided? **Yes**

Comment : **OBJECTIVES**

The planning proposal seeks to add a number of additional permitted uses to the site under Schedule 1 of Hawkesbury LEP 2012 to enable use of the site for the Polo World Cup in 2017 (sponsored by Destination NSW) and support the tourism economy (particularly that associated with polo operations) in the Hawkesbury area.

The proposal also seeks to increase the maximum permitted height limit on part of the site to 13m to allow for construction of a 'Hall of Fame' function centre. The Hall of Fame function centre is proposed with a maximum height of 12.828m in order to elevate habitable floors above the 1 in 100 flood level. The current maximum height of buildings is 10m.

The overall intent is to provide a range of uses compatible with the RU2 Rural Landscape zone that will allow polo, tourist and function centre uses and support increased economic activity and tourism in the Hawkesbury region. Polo has been played in the region since the late 1800s.

The planning proposal was originally submitted to Hawkesbury City Council in September 2015. Council requested changes in November 2015 and the proposal underwent a number of variations before being adopted by Council on 31 May 2016. The changes included removal of the proposed land use of 'tourist and visitor accommodation', due to flood constraints, and the addition of restrictions on proposed land uses to limit the extent of development.

SITE DESCRIPTION AND EXISTING USES

The site is located within the Richmond Lowlands area with 2.4km frontage to the south-eastern bank of the Hawkesbury River. The nearest town centres are North Richmond approximately 1km across the river and Richmond within 2 km. A Site Location Map is provided on p.6 of the planning proposal.

The 216ha site comprises 24 lots and supports stables, animal training yards and ancillary rural buildings, collectively referred to as the 'Sydney Polo Club'. The site is predominantly separated into seven polo fields, owned by Basscave, but a tourist accommodation facility is located in the south-western section of the site (owned by Huston) and a turf farm operates in the centre of the site (owned by Muscat). The tourist accommodation comprises three cabins and was constructed in 2006 when 'Rural Tourist Facilities' were permitted with consent under Hawkesbury Local Environmental Plan 1989. The majority of the site is used for grazing and polo facilities. A map of the lots is provided on p. 7 of the planning proposal, together with a list of lot numbers and locations, current uses and existing development, listed according to owner. A map and photographs showing the location and exterior of existing uses on the site is provided on pgs. 10-11 of the planning proposal.

Two function centres (Polo and Sunnybrook Barns) are located on the site and were previously used for events, however the consents are currently inactive.

The surrounding area is made up of a mix of agricultural uses, including turf farms and grazing land. The site is surrounded by rural residential properties to the north (across the river), south and west of the site and by eight polo club facilities and fields.

ZONING

The site is predominantly zoned RU2 Rural Landscape with a strip of wetland zoned E2 Environmental Conservation in the central southern area of the site. A section of the Hawkesbury River in the northern area of the site is zoned W1 Natural Waterways. A zoning map can be viewed on p.3 of the planning proposal. The proposal applies only to land zoned RU2.

SERVICES

The proposal includes a report on existing services (Tab I) which demonstrates that

appropriate servicing arrangements are in place to support the range of additional land uses proposed. The site is already serviced by electricity and gas. Sydney Water supply is located close to the site and could be extended to service existing and proposed development. Water is currently available on site through pumping from the Hawkesbury River, rainwater tanks and bottled water for events.

The site is serviced by on-site sewerage treatment systems. It is proposed to implement similar on-site treatment to support development rather than connect to the nearest Sydney Water main.

FLOODING

The entire site is flood-prone and susceptible to a 1 in 100 year flood event. Further information on flooding can be found in the Social and Environmental Impacts section of this report.

Explanation of provisions provided - s55(2)(b)

Is an explanation of provisions provided? Yes

Comment :

AMENDMENT TO SCHEDULE 1

It is proposed to amend the Hawkesbury LEP 2012 to include the following additional clause under Schedule 1.

20. Use of certain land at Ridges Lane, Triangle Lane, Cornwells Lane, Powells Lane and Old Kurrajong Road, Richmond

(1) This clause applies to land zoned RU2 Rural Landscape at Ridges Lane, Triangle Lane, Cornwells Lane, Powells Lane, Old Kurrajong Road and Edwards Road, Richmond being part of Lot 1 and 2 DP206104, Lot 1 DP70128, Lot 25 DP1100252, Lot 25 DP663770, Lot 27 DP566434, Lot 1 and 2 DP1168610, Lot 1 DP659412, Lot 1 DP972649, Lot 1 DP120794, Lot 1 – 3 DP997087, Lot 1 in DP797310, Lot 1 DP77207, Lot 1 DP997086, Lot 4 and 5 DP112860, Lot A DP365391, Lot 128 and 129 DP1151145, Lot A and B DP89087, identified as area '7' on the Additional Permitted Uses Map.

(2) Development for the purposes of advertisement, advertising structure, car park, food and drink premises, eco-tourist facilities, function centres, industrial retail outlet*, light industry**, kiosk, market, medical centre, recreation facility (major), recreation facility (outdoor), sewage reticulation system, sewage system, sewage treatment plant, shop, veterinary hospital, water supply system is permitted with consent.

*a single shop, restricted to 200sqm gross floor area

** a boutique micro-brewery, restricted to 1,000sqm gross floor area

ADDITIONAL PERMITTED USES MAP

It is proposed to amend the 'Additional Permitted Uses Map' under Hawkesbury LEP 2012 to include parts of the site zoned RU2 Rural Landscape (Fig. 12, p.31 of the planning proposal).

HEIGHT OF BUILDINGS MAP

It is proposed to increase the permissible height on Lot 1 in DP 797310 and Lot 1 in DP 120794 to 13 metres to facilitate the development of the 'Hall of Fame' function centre on this part of the site (Fig. 26, p. 32 of the planning proposal).

RESTRICTIONS

A number of the proposed land uses are broadly defined within HLEP 2012 and, if allowed in an unrestricted manner, could result in a range of unsuitable or unacceptable land uses, particularly with regard to flood risk on the site. To address this, Council has included restrictions for some additional land uses, as described in full on p.36 of the Council Report. In summary, the provisions restrict recreation facilities (major and outdoor) to polo/equine events only, industrial retail outlets to a single 200sqm shop, light industry to a 1,000sqm micro-brewery, medical centres to 300sqm and car parks/sewerage uses/water supply as permissible only if ancillary to other permitted uses on the site.

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The proponent supported the inclusion of these restrictions in the planning proposal. The restrictions require Section 117 Direction 6.3 Site Specific Provisions to be addressed.

Justification - s55 (2)(c)

a) Has Council's strategy been agreed to by the Director General? No

b) S.117 directions identified by RPA :

* May need the Director General's agreement

1.2 Rural Zones

1.3 Mining, Petroleum Production and Extractive Industries

2.1 Environment Protection Zones

2.3 Heritage Conservation

3.5 Development Near Licensed Aerodromes

4.1 Acid Sulfate Soils

4.3 Flood Prone Land

4.4 Planning for Bushfire Protection

6.3 Site Specific Provisions

7.1 Implementation of A Plan for Growing Sydney

Is the Director General's agreement required? Yes

c) Consistent with Standard Instrument (LEPs) Order 2006 : Yes

d) Which SEPPs have the RPA identified?

SEPP No 19—Bushland in Urban Areas

SEPP No 44—Koala Habitat Protection

SEPP No 55—Remediation of Land

SEPP (Infrastructure) 2007

SREP No. 20 - Hawkesbury-Nepean River (No. 2 - 1997)

e) List any other matters that need to be considered :

Have inconsistencies with items a), b) and d) being adequately justified? Yes

If No, explain :

The planning proposal is consistent with all identified Section 117 Directions except as follows.

SECTION 117 DIRECTIONS

DIRECTION 1.3 – Mining, Petroleum Production and Extractive Industries

Part of the site has previously been used as a quarry. The proponent and contamination consultants were unable to identify what materials were extracted, however the Richmond Lowlands are known for sand and gravel mining. Consistency with this Direction must be established via consultation with the NSW Department of Industry - Energy and Resources. The determination will dictate the terms of this consultation.

DIRECTION 4.1 – Acid Sulfate Soils

The land is identified as Class 4 and Class 5 on Council's Acid Sulfate Soils map, being the least constrained classes of acid sulfate soils. Council has submitted a Preliminary Site Assessment and Preliminary Acid Sulfate Soils Assessment, prepared by Martens Consulting Engineers. Martens found that the likely presence of acid sulphate soils is not an impediment to the proposed land use changes. Martens recommended that acid sulphate soils assessment and management plans are prepared for future development applications. The existing Clause 6.1 'Acid sulphate soils' in Hawkesbury LEP 2012 also provides controls to address this matter. Therefore any consistency is of minor significance.

DIRECTION 4.3 - Flood Prone Land

The site is subject to a 1 in 100 year flood event. Flooding issues are addressed in detail in the Social and Economic section of this report. It is considered that inconsistency with Direction 4.3 is of minor significance, subject to consultation prior to public exhibition with the State Emergency Service and the Hawkesbury-Nepean Valley Floodplain Risk Management Taskforce.

DIRECTION 4.4 – Planning for Bushfire Protection

A small section of the site along the northern edge is identified as bushfire prone land. No development is planned for this area. Consultation should be undertaken with the Rural Fire Service prior to exhibition, in accordance with the Direction.

DIRECTION 6.3 - Site Specific Provisions

The objective of this direction is to discourage unnecessarily restrictive site specific planning controls. It is considered that the restrictions placed on the proposed additional permitted uses are necessary in this case to prevent inappropriate or uncontained uses on the land. Page 36 of the Council Report details the restrictions which are primarily designed to restrict the site to polo/equine and other events with ancillary facilities. It is considered that the inconsistency of the planning proposal with Direction 6.3 is of minor significance.

The planning proposal is consistent with all identified SEPPs and SREPs except as follows.

SEPP No. 55 – Remediation of Land

The Preliminary Site Investigation prepared by Martens Consulting Engineers found that the site has a number of identified contamination risks resulting from past agricultural and quarry uses, ground storage of fuels, landfill from unknown sources as well as stockpiling and storage of waste on the site. Martens considers that these risks are acceptably low to permit the proposed changes as no sensitive land uses are proposed, such as residential, schools or child care facilities. Martens recommends that any development applications should involve the preparation of a detailed site investigation. It is considered that any inconsistency with SEPP No. 55 is minor and can be addressed at development application stage.

Mapping Provided - s55(2)(d)

Is mapping provided? **Yes**

Comment : Preliminary versions of the draft Additional Permitted Uses Map and draft Height of Buildings map have been provided.

Community consultation - s55(2)(e)

Has community consultation been proposed? **Yes**

Comment : In addition to the formal community consultation process that will be undertaken by Council, as guided by the Gateway determination, the proponent (Basscave) may also undertake more informal consultation with the community through on-site events and local and social media.

Additional Director General's requirements

Are there any additional Director General's requirements? **No**

If Yes, reasons :

Overall adequacy of the proposal

Does the proposal meet the adequacy criteria? **Yes**

If No, comment :

Proposal Assessment

Principal LEP:

Due Date : September 2012

Comments in relation to Principal LEP : Hawkesbury Local Environmental Plan 2012 commenced on 21 September 2012.

Assessment Criteria

Need for planning proposal :

The planning proposal is not supported by any strategic study or report. Polo club activities have been operating on the site since 1876. Adjoining sites also operate as Polo clubs. However, polo is currently not a permissible use on the site. The additional permitted use of 'Recreation facility (major)' and 'Recreation facility (minor)' are proposed as the most appropriate land uses to permit polo games.

Hawkesbury Council made a policy resolution on 3 February 2015 to support polo activities, as follows:

'...reaffirm its continued support of the emerging polo and related support industries in the Richmond Lowlands and indicate to all stakeholders and the community its unambiguous willingness to work closely and cooperatively with all relevant property owners to resolve quickly and expeditiously current planning provisions and conflict issues relating to permissible land use activities associated with the industry.'

The planning proposal is primarily designed to provide infrastructure for competitors and tourists for the Polo World Cup in October 2017. In addition the 'Hall of Fame' function centre, to be built after the Cup is completed, and facilities such as the veterinary services and markets will strengthen the existing polo industry and attract increased visitors and investment to the Hawkesbury area.

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Consistency with strategic planning framework :

A PLAN FOR GROWING SYDNEY

A Plan for Growing Sydney designates the site as located within a 'Metropolitan Rural Area', as shown on p. 38 of the planning proposal. Action 4.1.2 of the Plan requires preparation of a strategic framework for Metropolitan Rural Areas 'to enhance and protect its broad range of environmental economic and social assets'. It is considered that the proposal will protect and enhance an existing economic and social asset through support of the polo community, provision of infrastructure for local and national use and increased tourism, while protecting the local environment.

The proposal also identifies the Plan's vision for Western Sydney as being relevant, specifically that the Plan 'aims to further raise living standards and improve wellbeing to create strong, inclusive communities. Growing communities will...find it easy to get to services, the arts, cultural and recreational activities'. It is considered that the vision is of some relevance, as polo is an established recreational activity in the area. In addition, the provision of the 'Hall of Fame' function centre will provide a venue for arts and cultural activities and the infrastructure will generally support the cultural history of polo sport in the area since the late 1800s.

The planning proposal also identifies a number of Priorities for the West Subregion that are consistent with the Plan, as listed on p. 39 of the proposal. The majority of Priorities do not appear relevant to the proposal, however proposal achieves some consistency with the third listed Priority 'Support and develop the visitor economy...' and the eighth listed Priority 'Identify further opportunities to strengthen investment for employment growth...'.

NORTH WEST DRAFT SUBREGIONAL STRATEGY

The planning proposal generally supports two of the five aims of the Subregional Strategy to Enhance Liveability and Protect the Environment. The proposal will provide additional recreational and tourist facilities in the area while seeking to protect the biodiversity and environment of the Hawkesbury River and surrounds.

The proposal is consistent with Action F3.1 Improve Sydney's Major Sporting and Cultural Event Facilities, due to the provision of new infrastructure including the 'Hall of Fame' function centre. The site may become a major sporting and/or cultural facility for the Hawkesbury region, once development has been completed, and the World Cup event is being sponsored by Destination NSW.

The proposal also supports Action F4.3 Continue to Co-Ordinate and Plan for the Improvement of Tourism Precincts in Sydney to Maximise the Visitor Experience, with particular focus on the Hawkesbury River area.

Environmental social economic impacts :

POLO WORLD CUP 2017

The Polo World Cup 2017 will have a significant social and economic impact on the local area via tourism, infrastructure investment and support for the local polo industry. Pgs. 24-28 set out in detail the duration, expected attendance, proposed infrastructure, 'Hall of Fame', future uses of the site and a site layout map. A summary is provided below.

The World Cup spans 9 days, with polo matches on 6 days. Attendance will range between 3,000 - 10,000 people each day, dependant on events. A range of permanent and temporary structures are proposed to facilitate the World Cup, as follows:

- 3 polo fields;
- seating, player shelters and medical facilities on each field;
- helipad;
- four separate parking areas, totalling 1910 spaces;
- 360 horse stalls, exercise areas and staff temporary accommodation; and
- exhibition and hospitality areas, including gourmet/champagne village and children's village

The 'Hall of Fame' function centre is proposed to be constructed after the World Cup for the purposes of weddings, corporate events, exhibitions and conventions. The two-level centre will accommodate up to 1,000 guests, with the ground floor at 12.4 AHD to contain non-habitable uses only. The first floor will stand at 17.4AHD, consistent with the 1 in

100-year flood level requirements, and will include bars, kitchens, lounges and meeting rooms. Additional seating is proposed for outdoor terraces.

Following the World Cup, it is intended that the site be used for regular polo events, including the annual Polo Gold Cup that currently attracts approximately 2,500 people. Other proposed uses may include re-use of the Polo Barn and Sunnybrooke Barn as small function centres, a restaurant and/or micro-brewery and retail (subject to consent). An eco-tourist facility and equine therapy sessions are other possible uses.

FLORA AND FAUNA

The section of the site fronting the Hawkesbury river and the wetland zoned as E2 Environmental Conservation are identified as 'significant vegetation' or 'connectivity between significant vegetation' under Hawkesbury LEP 2012. As such, the site is partly affected by the HLEP 2012 Terrestrial Biodiversity Map. HLEP 2012 Clause 6.4 Terrestrial Biodiversity applies to the site.

An Ecological Constraints and Opportunities Analysis is attached at Tabs F1 and F2, prepared by Cumberland Ecology. The report notes that no remnant native vegetation is present across the site and that the flora on the site does not pose significant ecological constraints for development. Parts of the site, including the Hawkesbury River frontage, are infested with non-native noxious weeds, partly due to previous quarry activities on the land. Council considers that any flora and fauna issues can be addressed as a condition of future development consents. It is considered that the planning proposal will not create any significant adverse impacts on biodiversity on the site.

BUSHFIRE

The site borders bushfire prone land along and to the north of the Hawkesbury River. The bushfire risk is unlikely to be significant, however the Rural Fire Service will be consulted in accordance with the requirements of Section 117 Direction 4.2 Bushfire Prone Land.

FLOODING

The site is identified as flood-prone land and the entire site is subject to the 1 in 100 year flood event. The majority of the site varies in height from approximately 9.0m AHD to 16.5m AHD. Most of the higher ground is located adjacent to the Hawkesbury River. The Hawkesbury Floodplain Risk Management Study and Plan shows the site being substantially within an 'Extreme' flood risk area (below the 1 in 20 year flood event), with the remainder being within a 'High' flood risk area (between 1 in 20 to 1 in 100 year flood events). Flood estimation maps are provided on page 24 of the Council Report.

Flooding of the site during a 100 year ARI event is expected to commence approximately 40 hours following the onset of rainfall within the catchment, with the site being inundated for several days. During the PMF, water levels will rise much more rapidly, with flooding expected to occur across the site after approximately 15 hours.

The findings of the flood study, prepared by BG&E (Tab G), are summarised on page 25 of the Council Report, along with JBA's responses. Council's position to support the proposal, despite flooding risks, centres on the proposed additional uses being non-residential in nature. Council also considers that there should be sufficient warning for the cancellation of polo events, function centre and tourist events. The risk is therefore considered to be relatively low and could be appropriately managed through a flood response and evacuation plan. Council proposes the restriction of a number of the additional permitted uses, given the risk to property and associated cost of flood damages, as discussed in the 'Statement of Provisions' section of this report.

The site is located within the area being assessed by the Hawkesbury-Nepean Floodplain Risk Management Taskforce (the Taskforce). The Taskforce is working to deliver a Flood Risk Management Strategy to reduce the current and future flood risk to life and potential impact of floods on the economy. The development facilitated by the proposal will result in an increase in visitation to the site and therefore it is considered that the consultation with the Taskforce and SES should occur prior to the exhibition of the proposal. In addition, it is recommended that the planning proposal be amended to clarify the tourist

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accommodation uses that will be made permissible on site as a consequence of the proposal to assist in the identification of risk.

To promote the management of risk a condition has been recommended that requires planning proposal is to be amended to include the insertion of a local provision in the Hawkesbury Local Environmental 2012 that requires the preparation of a Risk Management and Evacuation Plan in consultation with the NSW State Emergency Services prior to the granting of development consent for any use that increases visitation to the site.

NOISE AND VISUAL IMPACT

There is potential for the function centre and other proposed additional uses to create adverse noise and visual impacts for the surrounding area. It is considered that concerns regarding noise and visual impact can be addressed by Council at development application stage.

TRAFFIC AND TRANSPORT

The planning proposal is supported by a Transport Impact Assessment, prepared by GTA consultants (Tab H), summarised on pgs. 56-57 of the planning proposal. The Assessment includes estimated vehicle movements for use of the function centre, during the annual Gold Cup, but not for the World Cup at this stage. GTA concludes that there is adequate capacity in the surrounding road network to cater for the additional traffic and no major upgrade works are warranted. Council comments that GTA's report does not adequately address the impacts of the increase in traffic within the Richmond Lowlands. However, Council considers that further discussion can be undertaken regarding traffic issues at a later stage, following referral of the proposal to Roads and Maritime Services.

HERITAGE

GML Heritage was engaged to prepare a report on non-Aboriginal (at Tab K) and Aboriginal heritage (at Tab L). Schedule 1 of SREP 20 Hawkesbury-Nepean River identifies a farm building and fence as being items of non-Aboriginal heritage on the site. GML's site investigation that the farm building was in poor condition and the location of the fence was inconclusive. As no specific development is proposed within the immediate vicinity of the potential heritage items, it is considered that they will not adversely affected by the proposal.

GML's search found no registered sites of Aboriginal heritage significance on the site. A review of the landscape found that it has a low potential for Aboriginal objects. GML recommends that the planning proposal proceed without the need for an Aboriginal Heritage Impact Permit, subject to following the best practice Aboriginal heritage approach prior to future development. A summary of the report and recommended approaches can be found on pgs. 58-59 of the planning proposal.

Assessment Process

Proposal type :	Routine	Community Consultation Period :	28 Days
Timeframe to make LEP :	9 months	Delegation :	RPA
Public Authority Consultation - 56(2)(d) :	NSW Aboriginal Land Council Hawkesbury - Nepean Catchment Management Authority Office of Environment and Heritage NSW Department of Primary Industries - Agriculture NSW Department of Primary Industries - Minerals and Petroleum Mine Subsidence Board NSW Rural Fire Service State Emergency Service Sydney Water Other		

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Is Public Hearing by the PAC required? **No**

(2)(a) Should the matter proceed ? **Yes**

If no, provide reasons : **The planning proposal lists the following public authorities for consultation:**

- Local Land Services (previously Hawkesbury-Nepean Catchment Management Authority)
- Sydney Metropolitan Catchment Management Authority
- Office of Environment and Heritage
- NSW Department of Industry - Energy & Resources (previously NSW Department of Primary Industries - Minerals and Petroleum)
- NSW Rural Fire Service
- Roads and Maritime Services
- State Emergency Services
- Sydney Water
- Department of Defence (suggested by Council in relation to Direction 3.5 Development Near Licenced Aerodromes)

In addition to the authorities identified above, it is recommended that Council consult with the following.

- Endeavour Energy
- Infrastructure NSW (for the Taskforce)
- NSW Aboriginal Land Council
- NSW Department of Industry - Energy & Resources – Direction 1.3 and SREP No. 9
- NSW Department of Primary Industry – Agriculture
- Office of Environment and Heritage - Heritage and Environment Divisions

Resubmission - s56(2)(b) : **No**

If Yes, reasons :

Identify any additional studies, if required. :

If Other, provide reasons :

Identify any internal consultations, if required :

No internal consultation required

Is the provision and funding of state infrastructure relevant to this plan? **No**

If Yes, reasons :

Documents

Document File Name	DocumentType Name	Is Public
Cover Letter - Sydney Polo Club, Richmond.pdf	Proposal Covering Letter	Yes
Planning Proposal - 21 May 2016 - Sydney Polo Club.pdf	Proposal	Yes
Amended Additional Uses Map - Sydney Polo Club, Richmond.pdf	Map	Yes
Council report - 31 May 2016 - Sydney Polo Club, Richmond.pdf	Proposal	Yes
Council Resolution - 31 May 2016 - Sydney Polo Club, Richmond.pdf	Proposal	Yes
Appendix A - Ecological Constraints and Opportunities Analysis Appendix A - Apr 2016.pdf	Proposal	Yes
Appendix A - Ecological Constraints and Opportunities Analysis Appendix A - Apr 2016.pdf	Proposal	Yes
Appendix B - Flood Study - 22 Apr 16.pdf	Proposal	Yes

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Appendix C - Traffic Statement.pdf	Proposal	Yes
Appendix D - Services Statement - 22 Apr 16.pdf	Proposal	Yes
Appendix E - Preliminary Site Investigation - Part 1.pdf	Proposal	Yes
Appendix E - Preliminary Site Investigation - Part 2.pdf	Proposal	Yes
Appendix E - Preliminary Site Investigation - Part 3.pdf	Proposal	Yes
Appendix E - Preliminary Site Investigation - Part 4.pdf	Proposal	Yes
Appendix E - Preliminary Site Investigation - Part 5.pdf	Proposal	Yes
Appendix E - Preliminary Site Investigation - Part 6.pdf	Proposal	Yes
Appendix F - European Heritage Advice.pdf	Proposal	Yes
Appendix G - Aboriginal Heritage Advice - 21 Apr 16.pdf	Proposal	Yes
Appendix H - Acoustic Statement - 21 Apr 2016.pdf	Proposal	Yes

Planning Team Recommendation

Preparation of the planning proposal supported at this stage : **Recommended with Conditions**

S.117 directions:

- 1.2 Rural Zones
- 1.3 Mining, Petroleum Production and Extractive Industries
- 2.1 Environment Protection Zones
- 2.3 Heritage Conservation
- 3.5 Development Near Licensed Aerodromes
- 4.1 Acid Sulfate Soils
- 4.3 Flood Prone Land
- 4.4 Planning for Bushfire Protection
- 6.3 Site Specific Provisions
- 7.1 Implementation of A Plan for Growing Sydney

Additional Information : **SECTION 117 DIRECTIONS**

It is considered that any inconsistency with Section 117 Directions: 4.1 Acid Sulfate Soils and 6.3 Site Specific Provisions are of minor significance. Any inconsistency with Direction 4.3 Flood Prone Land is considered of minor significance subject to consultation, prior to public exhibition, with the State Emergency Service and the Hawkesbury-Nepean Valley Floodplain Risk Management Taskforce.

Should the planning proposal proceed, it is recommended the delegate agree that these inconsistencies with Directions 4.1 and 6.3 are of minor significance, and with Direction 4.3 following consultation with the authorities above.

DELEGATION OF PLAN MAKING FUNCTIONS

Council has verbally indicated that it intends to exercise the Greater Sydney Commission's plan making function for this planning proposal. It is recommended that the Commission's delegate agree to delegation to Council.

RECOMMENDATION

It is recommended that the planning proposal proceed subject to the following conditions.

1. To comply with the requirements of the Section 117 Directions and to further assess the flood risk for the proposal, the following consultation should occur prior to public exhibition:

- (a) Deputy Secretary of the Department of Industry – Resources and Energy for Section 117 Direction 1.3 Mining, Petroleum Production and Extractive Industries;
- (b) State Emergency Services and Hawkesbury-Nepean Valley Floodplain Risk Management Taskforce for Section 117 Direction 4.3 Flood Prone Land; and
- (c) Commissioner of the NSW Rural Fire Service for Section 117 Direction 4.4 Planning for Bushfire Protection.
- (d) The relevant planning authority is to amend the planning proposal as required. The

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amended planning proposal should be submitted to the Department for review prior to the commencement of public exhibition

2.2. The planning proposal is to be amended to include the insertion of a local provision in the Hawkesbury Local Environmental 2012 that requires the preparation of a Risk Management and Evacuation Plan in consultation with the NSW State Emergency Services prior to the granting of development consent for any use that increases visitation to the site.

3. Community consultation is required under sections 56(2)(c) and 57 of the Act as follows:

(a) the planning proposal must be made publicly available for a minimum of 28 days; and
(b) the relevant planning authority must comply with the notice requirements for public exhibition of planning proposals and the specifications for material that must be made publicly available along with planning proposals as identified in section 5.5.2 of A Guide to Preparing LEPs (Department of Planning and Infrastructure 2013).

4. Consultation is required with the following public authorities under section 56(2)(d) of the Act and/or to comply with the requirements of relevant S117 Directions.

- Department of Defence (s117 Direction 3.5)
- Endeavour Energy
- Greater Sydney Local Land Services
- NSW Aboriginal Land Council
- NSW Department of Primary Industry - Agriculture
- NSW Office of Environment and Heritage – Environment and Heritage Divisions
- Roads and Maritime Services
- Sydney Metropolitan Catchment Management Authority
- Sydney Water
- Telstra.

Each public authority is to be provided with a copy of the planning proposal and any relevant supporting material, and given at least 21 days to comment on the proposal.

5. A public hearing is not required to be held into the matter by any person or body under section 56(2)(e) of the Act. This does not discharge the relevant planning authority from any obligation it may otherwise have to conduct a public hearing (for example, in response to a submission or if reclassifying land).

6. The timeframe for completing the LEP is to be 12 months from the week following the date of the Gateway determination.

Supporting Reasons :

The planning proposal will provide essential infrastructure and permissions for the Polo World Cup in October 2017. In addition, the proposal will support the local economy through tourism and will provide improved recreational facilities.

Signature:



Printed Name:

C. VAN LAGEN

Date:

29/6/2016

