

COUNCIL ASSESSMENT REPORT

Panel Reference	PPSSWC-175																																																									
DA Number	DA 314.1/2020																																																									
LGA	Fairfield City Council																																																									
Proposed Development	Use of the Sydney International Equestrian Centre for the purpose of non-equestrian events																																																									
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Applicant/Owner	Applicant: NSW Office of Sport Owner: Western Sydney Parklands Trust																																																									
Date of DA lodgement	21 August 2020																																																									
Total number of Submissions	0																																																									
Number of Unique Objections																																																										
Recommendation	Approval																																																									
Regional Development Criteria (Schedule 7 of the SEPP (State and Regional Development) 2011	The development has been referred to the Sydney Western City Planning Panel pursuant to Division 4.6 Crown development, Section 4.33 under the Environmental Planning and Assessment Act 1979 No. 203.																																																									
List of all relevant s4.15(1)(a) matters	- State Environmental Planning Policy (Western Sydney Parklands) 2009 - Western Sydney Parklands Plan of Management 2030																																																									
List all documents submitted with this report for the Panel's consideration	Attachment A - Site Plans Attachment B - Statement of Environmental Effects Attachment C - Response to Request for Additional Information dated 3 February 2021 Attachment D - Noise Impact Assessment Report Attachment E - Traffic and Parking Impact Assessment Report Attachment F - Bushfire Report Attachment G - Plan of Management dated July 2021 Attachment H - Emergency Assembly Areas Map Attachment I - Emergency Management Plan - Location Map																																																									

	Attachment J - Fire Hydrant Booster Points & Hydrant Locations Map Attachment K - Emergency Management Plan Attachment L - Draft Conditions of Consent
Clause 4.6 requests	N/A
Summary of key submissions	N/A
Report prepared by	Jeyda Kokden (Development Planner)
Report date	13 September 2021

Summary of s4.15 matters

Have all recommendations in relation to relevant s4.15 matters been summarised in the Executive Summary of the assessment report?

Yes

Legislative clauses requiring consent authority satisfaction

Have relevant clauses in all applicable environmental planning instruments where the consent authority must be satisfied about a particular matter been listed, and relevant recommendations summarized, in the Executive Summary of the assessment report?

Yes

e.g. Clause 7 of SEPP 55 - Remediation of Land, Clause 4.6(4) of the relevant LEP

Clause 4.6 Exceptions to development standards

If a written request for a contravention to a development standard (clause 4.6 of the LEP) has been received, has it been attached to the assessment report?

Not applicable

Special Infrastructure Contributions

Does the DA require Special Infrastructure Contributions conditions (S7.24)?

Note: Certain DAs in the Western Sydney Growth Areas Special Contributions Area may require specific Special Infrastructure Contributions (SIC) conditions

Not applicable

Conditions

Have draft conditions been provided to the applicant for comment?

Note: in order to reduce delays in determinations, the Panel prefer that draft conditions, notwithstanding Council's recommendation, be provided to the applicant to enable any comments to be considered as part of the assessment report

Yes

SYDNEY WESTERN CITY PLANNING PANEL - REFERENCE NO. PPSSWC-175011
SYW
028**Proposal:** Use of the Sydney International Equestrian Centre for the purpose of non-equestrian events.**Location:**

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Owner: Western Sydney Parklands Trust**Applicant:** NSW Office of Sport**Lodged:** 21 August 2020**Capital Investment Value:** \$0.00**File No:** DA/314.1/2020**Submissions:** Zero (0)**Author:** Jeyda Kokden, Development Planner, Fairfield City Council

RECOMMENDATION

1. That Development Application No. 314.1/2020, for use of the Sydney International Equestrian Centre for the purpose of non-equestrian events for a maximum of 5000 attendees at the location identified above be approved, subject to conditions outlined in Attachment L of this report.

SUPPORTING DOCUMENTS

AT- A	Site Plans
AT- B	Statement of Environmental Effects
AT- C	Response to Request for Additional Information dated 3 February 2021
AT- D	Noise Impact Assessment Report
AT- E	Traffic and Parking Impact Assessment Report
AT- F	Bushfire Report
AT- G	Plan of Management dated July 2021
AT- H	Emergency Assembly Areas Map
AT- I	Emergency Management Plan – Location Map
AT- J	Fire Hydrant Booster Points & Hydrant Locations Map
AT- K	Emergency Management Plan
AT- L	Draft Conditions of Consent

SUMMARY

1. *Development Application No. 314.1/2020 was received on 21 August 2020 for use of the Sydney International Equestrian Centre for the purpose of non-equestrian events.*
2. *The application was publicly notified to occupants and owners of the adjoining properties for a period of 21 days between 1 September 2020 to 24 September 2020. No submissions were received.*
3. *There are no variations to any development standards or planning controls.*
4. *The application is recommended for approval subject to the conditions as provided in the attached schedule. The application is referred to the Sydney Western City Planning Panel pursuant to Division 4.6 Crown development, Section 4.33 of the Environmental Planning and Assessment Act 1979.*

EXECUTIVE SUMMARY

Council is in receipt of Development Application No. 314.1/2020, which seeks consent for the use of the Sydney International Equestrian Centre for the purpose of non-equestrian events within the bounds of the existing equestrian centre and as identified in the property location description.

In accordance with Division 4.6 Crown Development, Section 4.33 under the Environmental Planning and Assessment Act 1979, if the consent authority does not determine a Crown Development Application within the prescribed period (being 70 days), the applicant or the consent authority may refer the application to the applicable Sydney district or regional planning panel, if the consent authority is a Council. In this circumstance, the Applicant has elected to refer the matter to the relevant regional planning panel for determination. Accordingly, the Sydney Western City Planning Panel (SWCPP) is the determining authority for the subject Application.

The subject site contains the Sydney International Equestrian Centre (SIEC) and is owned by the Crown. Development Consent was granted for the SIEC in 1997 under Development Application No. S38/5/97 and was primarily approved to host equestrian events during the 2000 Sydney Olympic and Paralympic Games. The subject site continues to be used as an Equestrian Centre and continues to host equestrian related events.

The existing approval does not allow non-equestrian events to take place on the subject site. Since its approval and the conclusion of the Olympic and Paralympic Games in 2000, the SIEC has hosted non-equestrian events such as endurance mud runs, 5km foam-fest fun run events, and school fundraisers. Currently event operators are required to lodge development applications to Council in order to obtain Development Consent for such events. The Applicant has advised that given the success of these events operating at the SIEC, NSW Office of Sport is seeking to obtain an overall consent that permits all non-equestrian events to take place on-site without the need for separate applications by each individual event operator.

Located on the site are 15 arenas, which includes an indoor arena and 14 outdoor areas. The total site area is approximately 164 Hectares. There is an event square and office, cross-country course, steeple chase track and 3 stables areas. The SIEC has a total of 3,400 parking spaces on the subject comprising 2,500 formal car parking spaces and a further 900 informal spaces. Figure 1 highlights the location of car parking areas across the site.

Sydney International Equestrian Centre – Venue Map

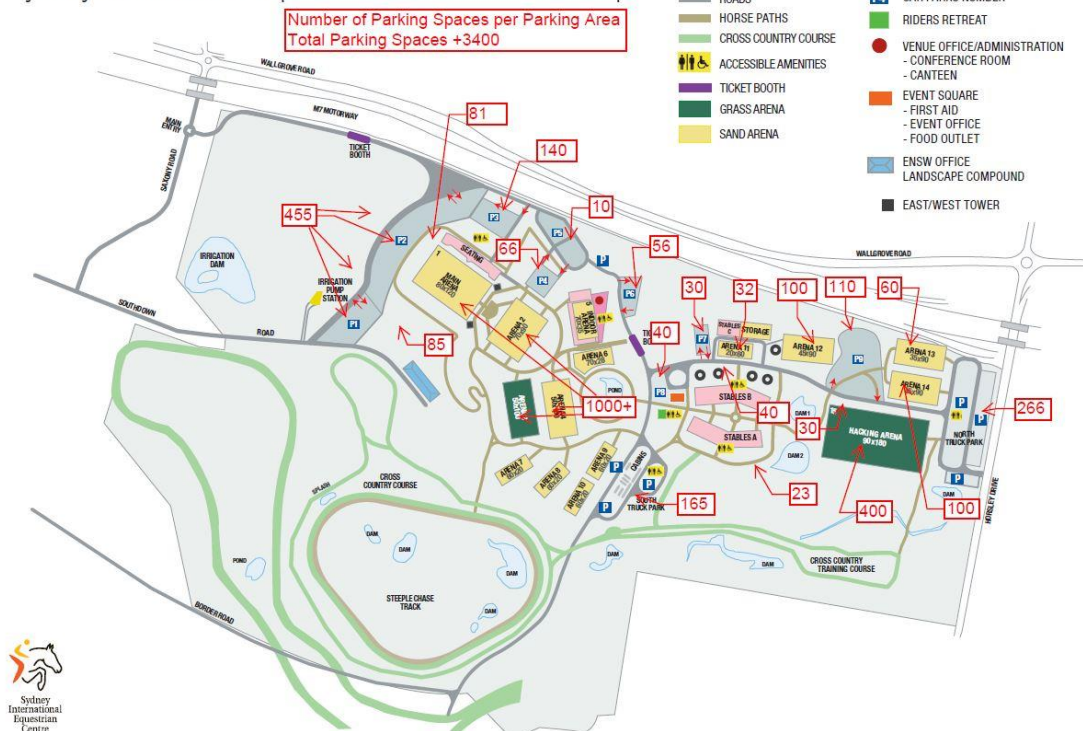


Figure 1: Location of car parking spaces on-site

Principal access to the subject site is via Saxony Road, Horsley Park. Figure 2 shows the intersection of Wallgrove Road with Saxony Road which is a 3-way roundabout intersection to the south-west of the site. Emergency exit gates are located at the northern end of the subject site with access to the Horsley Drive.



Figure 2: Intersection of Wallgrove Road with Saxony Road

The locality of the surrounding area is generally characterised by rural residential that adjoins the parklands. Residential dwellings are located west of the site over Wallgrove Road.

The subject application proposes to facilitate non-equestrian events on-site. The subject application seeks approval to hold these events 365 days of the year on a 24-hour basis. The type of events expected to occur on-site include (but are not limited) to trade shows, religious gatherings, fun runs, mud runs, festivals, school concerts and cross country runs.

The key issues identified during the course of the assessment of the application was the potential acoustic and traffic/parking impacts likely to be generated from the proposed events. It is noted that limited detail was provided in the initial documentation submitted with the application, which proved problematic in assessing and quantifying the extent of the potential

amenity impacts by key technical assessing officers. Nonetheless, and in order to address and mitigate potential amenity impacts to the surrounding locality, the Applicant submitted a range of technical reports including a Plan of Management to more appropriately quantify and address these issues of concern. The documentation included scenarios of proposed events likely to be conducted on site, in order to gain a better understanding of the likely impacts and likely capacities that the site could accommodate.

In relation to the issue of potential noise impacts, the application seeks to hold non-equestrian events 24 hours a day, 365 days of the year. In order to support the proposed hours, a Noise Impact Assessment Report was submitted. The SIEC contains multiple venues within the site with some enclosed within a hall setting while others are located in the open on a field located across the site. Accordingly, the potential acoustic impacts will differ between each venue depending on its use, location and facility setting. The noise impact assessment identified 13 residential receivers as the most sensitive from the Hacking Arena, Indoor Arena 5 and Main Arena 1. Accordingly, the Noise Impact Assessment in order to adequately consider the potential noise impact to the multiple residential receivers from differing venues, assessed 9 operational scenarios during the daytime, evening and night. The operational noise modelling scenarios were for fun runs and festival events with a maximum number of attendees ranging from 2000 – 10,000 people. The scenarios provide a maximum number of attendees within different venues of the SIEC and subject to the range of scenarios tested in the acoustic assessment report. The report concludes that there would be no unreasonable acoustic impact on the closest residential receivers.

Council's Senior Environmental Management Officer has reviewed the Acoustic report and supports the findings subject to the venue operating at the maximum capacity considered under the Acoustic report. Notwithstanding this, it is noted that the Acoustic report does not consider the potential acoustic impact of an equestrian event and non-equestrian event operating concurrently at the same time. In addition, the acoustic assessment did not consider scenarios where there are multiple non-equestrian events occurring at the same time and therefore has not fully contemplated any potential cumulative noise impacts should multiple events occur at the same time. Accordingly, it is considered appropriate that a condition be imposed that limits the operation of events as indicated in the acoustic report until such time that it can be demonstrated that such events are capable of occurring concurrently in accordance with the relevant noise criteria requirement. Subject to this, it is considered that the proposed hours of operation would not unreasonably impact the nearby residential dwellings. Notwithstanding, it is also noted that the Acoustic Report did not consider non-equestrian events occurring in the evening or night time in the Hacking Arena which is an open field. Given this, it is considered appropriate that any events in the Hacking Area be within the day.

In relation to the issue of potential traffic and parking issues, the application was supported by a Traffic Impact Assessment Report. In relation to parking, the subject site comprises of 3,400 parking spaces and are available to attendees in both formal and informal parking areas. The submitted Traffic assessment report recommends a vehicle occupancy rate of 1.8 people per vehicle and therefore the subject site is capable of accommodating parking for up to 6000 people based on this rate.

Notwithstanding the parking facilities on site, in terms of potential traffic impacts on the surrounding local traffic network, the Traffic Assessment Report considered a 5000 capacity attendee event at the site on the basis of a worst case scenario. The Application was referred to Council's Traffic Engineer as well as Transport for NSW as the subject site is located in proximity to Wallgrove Road and the M7, which are under the care and control of Transport for NSW. In response, Transport for NSW advised that the scenario provided within the Traffic Assessment Report considered a 5000 capacity attendee event on the basis that traffic movement would occur in a staggered arrangement, that is, over an extended period of time (being a Foam Festival) and therefore considered that the proposed 828 vehicle movements that would occur on a one hour period at the peak (414 in, 414 out) would unlikely result in an

unacceptable traffic generation on the surrounding traffic network. On this basis, Transport for NSW recommend that the application proceed based on the traffic assessment provided in the applicant's Traffic Assessment report.

Given the requirements of Transport for NSW in this matter, it is considered necessary that this requirement be included as a condition, that is, the maximum capacity of people on the site for non-equestrian events be restricted to 5,000 attendees. In addition, a condition be imposed that such events are staggered to ensure that such events do not generate more than 414 vehicle movements in and out of the subject site per hour. The staggered arrangement ensures that patrons do not arrive on-site all at once. In order to manage this, the applicant shall prepare a Transport Management Plan for all events occurring on the site. The plan shall detail how traffic will be managed for patrons that enter and exit the site, as well as strategies and/or measures to mitigate potential traffic impacts through Saxony Road. This will be included as part of the condition.

It is noted that the Applicant has submitted a Plan of Management (POM). The POM provides details of event capacity, multiple events, car parking, traffic management, bushfire safety, complaints management, general obligations and performance assessment.

In addition, the POM outlines measures to manage car parking, including use of way finding signage and parking marshals to direct patrons to dedicated parking areas on-site. It also identifies the roles and responsibilities of parking marshals and an on-site traffic coordinator. The plan identifies existing traffic management measures on-site and details procedures for logging and dealing with complaints. Given the management practices proposed, it is considered appropriate that a condition be imposed requiring that all events and associated activities comply with the measures set out in this document as part of the operations of the site however may require adjustment to ensure compliance with other recommended conditions in relation to noise and traffic matters.

Based on an assessment of the application, consideration of the submitted details and advice provided by Council's technical officers including the recommendations by Transport for NSW, it is considered that the proposed use of the premises for non-equestrian events is capable of operating without unacceptable impacts provided that the events are limited to 5000 attendees at any one time to ensure that the surrounding local traffic network can be appropriately managed without unacceptable traffic impacts.

The principal Environmental Planning Instrument applying to the proposed development is State Environmental Planning Policy (SEPP) (Western Sydney Parklands) 2009. Accordingly, the Fairfield Local Environmental Plan 2013 and Fairfield City Wide Development Control Plan 2013 do not apply to the subject site. Consideration of the application has been undertaken in accordance with the provisions of the Western Sydney Parklands SEPP as well as any relevant management documents accompanying the SEPP and which applies to the subject site.

The proposed development is considered to meet the matters for consideration under the SEPP (Western Sydney Parklands) 2009. The proposal is also considered to be consistent with the main objectives outlined in the Western Sydney Parklands Plan of Management 2030, which is a matter for consideration under the SEPP 2009.

The application was publicly notified for 21 days from 1st September to 24th September 2020. No submissions were received by Council in relation to the application.

The application was referred to Council's Building Control Branch, Environmental Health Branch, Traffic Engineers, Tree Preservation Officer and Place Manager. Council's officers raise no concerns with the proposal, subject to conditions of consent.

The application was externally referred to Transport for NSW, NSW Rural Fire Service, NSW Police and Western Sydney Parkland Trust. In response, no concerns were raised subject to conditions of consent.

The application has been assessed pursuant to Section 4.15 of the Environmental Planning and Assessment (EP&A) Act, 1979 and is found to be satisfactory in terms of any likely impacts on the natural and built environment and any social and economic impacts on the surrounding locality, subject to conditions as recommended in this report. The application is recommended for approval in accordance with the conditions set out in Attachment L of this report.

SITE DESCRIPTION AND LOCALITY

The subject site is located within the Western Sydney Parklands, south of Prospect Reservoir and adjoins the West Link M7. Access to the subject site is via Saxony Road, Horsley Park. The Sydney International Equestrian Centre contains a range of facilities including trails, indoor and outdoor arenas, cross-country courses, stables and 3,400 car parking spaces. The surrounding locality is characterised by Parkland and semi-rural housing. The closest residential receivers are located to the west of the West Link M7 and Wallgrove Road. The subject site and surrounding locality is in Figure 3. Details of the SIEC's internal layout is shown in Figure 4.



Figure 3: An aerial image of the subject site and locality.



Figure 4: SIEC - Centre Map

Located at Lot 5 DP 825571, Lot 16 DP 234284 are the remnants of Abbotsbury House (Item No. 9) which is of local heritage significance as per Schedule 1 Heritage items of the SEPP (Western Sydney Parklands) 2009. This is illustrated in Figure 5 below.



 Item No. 9 - Remnants of Abbotsbury House

Figure 5: An aerial image highlighting items of heritage significance on-site.

The closest residential properties are located east and west of the site. Figure 6 identifies thirteen (13) closest residential receivers and their location. Majority of the sensitive residential receivers are located west, along the Westlink M7 and Wallgrove Road.



ID	Address
R1	1662 The Horsley Drive, Horsley Park
R2	1672-1674 The Horsley Drive, Horsley Park
R3	13-17 Felton Street, Horsley Park
R4	553-559 Wallgrove Road, Horsley Park
R5	545-551 Wallgrove Road, Horsley Park
R6	529-543 Wallgrove Road, Horsley Park
R7	501-511 Wallgrove Road, Horsley Park
R8	489-499 Wallgrove Road, Horsley Park
R9	477-487 Wallgrove Road, Horsley Park
R10	467-475 Wallgrove Road, Horsley Park
R11	455-465 Wallgrove Road, Horsley Park
R12	447-453 Wallgrove Road, Horsley Park
R13	437-439 Wallgrove Road, Horsley Park

Figure 6: Noise sensitive receivers extracted from the Noise Impact Assessment Report

The subject site is bush fire prone as highlighted in Figure 7. Figure 7 highlights the buffer and Vegetation Category 1, 2 and 3 areas.

- Vegetation Category 1 is considered to be the highest risk for bushfire.
- Vegetation Category 2 is considered to be a lower bush fire risk than Category 1 and Category 3 but higher than the excluded areas. This vegetation category has lower combustibility and/or limited potential fire size due to the vegetation area shape and size, land geography and management practices.

- *Vegetation Category 3 is considered to be a medium bush fire risk vegetation. It is higher in bush fire risk than Category 2 (and the excluded areas) but lower than Category 1.*

The bush fire prone map shows a large portion of the site towards the south and south east within Vegetation Category 2. The site is also partially within Vegetation Category 1 and 3 to the north.



Figure 7: Bushfire prone land

HISTORY OF SITE

The following Development Consents apply to the subject site:

On 30 September 1997, consent was granted for the SIEC in 1997 under Development Application No. S38/5/97 pursuant to the then section 91(1) of the Environmental Planning and Assessment Act 1979 by the then Minister for Urban Affairs and Planning for:

- *Bulk earthworks; site works; services; buildings; structures; landscaping; parking areas; access points and roads; and associated works and infrastructure.*
- *Use of the facility for equestrian activities and associated compatible community, cultural, sporting, recreational activities.*
- *Use of the facility for equestrian events during the Olympic and Paralympic Games (the Games).*
- *Provision of infrastructure required by Sydney Organising Committee for the Olympic Games to facilitate the staging of the Games.*

The consent was subsequently modified, pursuant to the then section 102 of the Environmental Planning and Assessment Act 1979 as an addendum to the development approval for an irrigation pond (26 March 1998) and for the relocation of a sewer (15 June 1998).

Since the initial approval of SIEC, the following non-equestrian events have been approved at the subject site by Council as follows:

- On 11 November 2013, Council approved Development Application No. 716.1/2013 for temporary use of Western Sydney Parklands – Equestrian Centre for the purpose of an endurance event 'mud run' on 30 November 2013. The event expected approximately 8,000 participants.
- On 17 September 2014, Council approved Development Application No. 572.1/2014 for use of the Western Sydney Parklands – Equestrian Centre for the purpose of an endurance event 'mud run' on 6 December 2014. The event expected approximately 8,000 participants.
- On 23 November 2016, Council approved Development Application No. 668.1/2016 for a School fundraiser for MET School Oatlands, including the hire of the SIEC on 17 December 2016 from 11:00am to 5:00pm. The event expected approximately 2,000 participants.
- On 21 November 2018, Council approved Development Application No. 539.1/2018 for temporary use of the Equestrian Centre within the Western Sydney Parklands for a 5km 'Foam Fest' Fun Run on Saturday 15th and Sunday 16th December 2018, commencing at 8:00am and concluding at 6:00pm each day. The event expected approximately 4000-5000 participants.
- On 10 December 2019, Council approved Development Application No. 448.1/2019 for temporary use of the Equestrian Centre within the Western Sydney Parklands for a 5km 'Foam Fest' Fun Run on Saturday 14 and Sunday 15 December 2019, commencing at 8:00am and concluding at 6:00pm each day. The event expected approximately 4000-5000 participants.

DESCRIPTION OF THE PROPOSED DEVELOPMENT

The application seeks approval for the Use of the Sydney International Equestrian Centre for the purpose of non-equestrian events.

The development involves the following:

- To hold events 365 days of the year on a 24-hour basis; and
- To operate equestrian and non-equestrian events concurrently on-site.

The purpose of the subject application is to allow the premises to be used for non-equestrian events without the need for the operators to obtain Development Consent from Council for each event. Examples of events provided by the Applicant include (but are not limited) to the following:

- Trade shows;
- Religious gatherings;
- Fun runs;
- Mud runs;
- Festivals;

- School concerts;
- Gathering of religious nature;
- Machinery / agricultural / hobbyist trade shows;
- School cross country runs;
- Emergency services training;
- Defence force training;
- Dog shows; and
- Rodeos.

The SIEC has at least 3,400 parking spaces on the subject site in the form of 2,500 formal car parking spaces and a further 900 spaces in an informal arrangement.

Deliveries and vehicular movements associated with an event are to occur prior to, and following, each event. The site is already used as an event facility, and vehicular manoeuvring will largely be in line with that already carried out on site.

STATUTORY REQUIREMENTS APPLICABLE TO THE APPLICATION

COMPLIANCE WITH RELEVANT STATUTORY REQUIREMENTS APPLICABLE TO THE DEVELOPMENT

STATE ENVIRONMENTAL PLANNING POLICY (WESTERN SYDNEY PARKLANDS) 2009

The principal Environmental Planning Instrument applying to the subject site is SEPP (Western Sydney Parklands) 2009. In accordance with the provisions of the SEPP, the land is unzoned (Clause 9(2)) and as such the Fairfield Local Environmental Plan (LEP) 2013 and Fairfield City Wide Development Control Plan (DCP) 2013 do not apply.

The proposal is considered to meet the matters for consideration under the SEPP (Western Sydney Parklands) 2009. The proposal is also considered to be consistent with the main objectives outlined in the Western Sydney Parklands Plan of Management 2030 which is a matter for consideration under the SEPP 2009.

The provisions within the SEPP (Western Sydney Parklands) 2009 relevant to the proposal are outlined below:

Standard	Compliance
Part 1 Preliminary	
2. Aim of Policy The aim of this Policy is to put in place planning controls that will enable the Western Sydney Parklands Trust to develop the Western Parklands into a multi-use urban parkland for the region of western Sydney by: (a) allowing for a diverse range of recreational, entertainment and tourist facilities in the Western Parklands, and (b) allowing for a range of commercial, retail, infrastructure and other uses consistent with the Metropolitan Strategy, which will deliver beneficial social and economic outcomes to	The proposed development will diversify the uses at the subject site. The proposed development does not include a commercial nor retail component.

western Sydney, and (c) continuing to allow for and facilitate the location of government infrastructure and service facilities in the Western Parklands, and (d) protecting and enhancing the natural systems of the Western Parklands, including flora and fauna species and communities and riparian corridors, and (e) protecting and enhancing the cultural and historical heritage of the Western Parklands, and (f) maintaining the rural character of parts of the Western Parklands by allowing sustainable extensive agriculture, horticulture, forestry and the like, and (g) facilitating public access to, and use and enjoyment of, the Western Parklands, and (h) facilitating use of the Western Parklands to meet a range of community needs and interests, including those that promote health and well-being in the community, and (i) encouraging the use of the Western Parklands for education and research purposes, including accommodation and other facilities to support those purposes, and (j) allowing for interim uses on private land in the Western Parklands if such uses do not adversely affect the establishment of the Western Parklands or the ability of the Trust to carry out its functions as set out in section 12 of the <i>Western Sydney Parklands Act 2006</i>, and (k) ensuring that development of the Western Parklands is undertaken in an ecologically sustainable way.	The development does not propose government infrastructure. The natural systems of the Western Parklands is likely to be protected. The cultural and historical heritage of the Western Parklands is unlikely to be affected by the proposed development. The rural character of the Western Parklands is unlikely to be affected by the proposed development. The proposed development will facilitate public access to the SIEC. The proposed development will meet a range of community needs and interests. The proposed development does not involve use of the Western Parklands for education and research purposes. The proposed development is unlikely to affect the establishment of the Western Parklands or the ability of the Trust to carry out its functions. The proposed development is likely to be undertaken in an ecologically sustainable way.
Part 2 Land uses and provisions applying to development	
9. Land use zones	
(1) Subclause (2) applies to land that before the commencement of this Policy was not in the Western	The Environmental Planning Instrument applying to the proposed development is SEPP (Western Sydney Parklands) 2009. In

Parklands and was zoned under a local environmental plan but that after the commencement of this Policy is in the Western Parklands. (2) From the commencement of this Policy the land is unzoned. Note— Land that before the commencement of this Policy was in the Western Parklands but after the commencement is no longer in the Western Parklands has been rezoned by amendment in Schedule 3 to the relevant local environmental plan.	accordance with the provisions of the SEPP, the land is unzoned (Clause 9(2)) and as such the Fairfield Local Environmental Plan (LEP) 2013 and Fairfield City Wide Development Control Plan (DCP) 2013 do not apply.
11. Land uses (1) The following development may be carried out on land in the Western Parklands without consent, but only if it is carried out by or on behalf of a public authority: amenity facilities; community facilities; depots; entertainment facilities; environmental facilities; environmental protection works; function centres; information and education facilities; kiosks; public administration buildings; recreation areas; recreation facilities (outdoor); restaurants or cafes; roads; signage (for directional, informative, or interpretative purposes); ticketing facilities. (1A) Development for the purposes of extensive agriculture, other than farm buildings, may be carried out on public land in the Western Parklands without consent unless the land is in an environmental conservation area as shown on the Environmental Conservation Areas Map. (2) Any development not specified in subclause (1) or (3), or permitted without consent by subclause (1A), may be carried out in the Western Parklands only with consent. (3) Development for the purposes of residential accommodation is prohibited in the Western Parklands. (4) In this clause:	Noted. The proposed development is not for the purposes of extensive agriculture. Noted. The proposed development requires consent for uses not specified in subclause (1) or (3), or permitted without consent by subclause (1A). Development for the purposes of residential accommodation is not proposed.

(a) a reference to a type of building or other thing is a reference to development for the purposes of that type of building or other thing, and	Noted.
(b) a reference to a type of building or other thing does not include (despite any definition in or applying to this Policy) a reference to a type of building or other thing referred to separately in this clause.	Noted.
(5) This clause is subject to the other provisions of this Policy.	Noted.
12 Matters to be considered by the consent authority – generally In determining a development application for development on land in the Western Sydney Parklands, the consent authority must consider such of the following matters as are relevant to the development: (a) The aim of this Policy, as set out in Clause 2, (b) The impact on drinking water catchments and associated infrastructure, (c) No impact on utility services and easements, (d) The impact of carrying out the development on environmental conservation areas and the natural environment, including endangered ecological communities. (e) The impact on the community of the Western Parklands as a corridor linking core habitat such as the endangered Cumberland Plain Woodland, (f) The impact on the Western Parkland's	Subclause (a) of Clause 2 allows for a diverse range of recreational, entertainment and tourist facilities in the Western Parkland, therefore the proposed development is considered to be in accordance with the aim set out in Clause 2. Not applicable. Not applicable. The development does not propose any permanent physical alterations to the subject site. In this regard, the proposed development is unlikely to affect ecological communities and natural environment. Council's Tree Preservation Officer has advised that as a precaution, tree protection measures will need to be adhered to as per AS 4970-2009 Protection of Trees on Development Sites in the event that any tree/s on-site may be affected by the events. This shall be imposed as a condition of consent. No likely impact. The events shall be contained wholly within

linked north-south circulation and access network and whether the development will enable access to all parts of the Western Parklands that are available for recreational use. (g) The impact on the physical and visual continuity of the Western Parklands as a scenic break in the urban fabric of Western Sydney, (h) The impact on public access to the Western Parklands (i) Consistency with: i. Any plan of management for the Parklands, that includes the Western Parklands, prepared and adopted under Part 4 of the Western Sydney Parklands Act 2006, or ii. Any precinct plan for a precinct of the Parklands, that includes the Western Parklands, prepared and adopted under that Park, (j) The impact on surrounding residential amenity, (k) The impact on significant views, (l) The effect on drainage patterns, ground water, flood patterns and wetland viability, (m) The impact on heritage items	the SIEC. The proposed development is unlikely to affect the circulation and access network of the Western Parklands. The events shall be contained wholly within the Western Parklands (SIEC site). In this regard, no likely impact to the physical and visual continuity of the Parkland is likely to occur. It is anticipated that the proposed development would increase usage of the SIEC. The proposed development is consistent with the objectives of the Western Sydney Parklands Plan of Management 2030. Please refer to assessment below. It is unlikely that the proposed development will unreasonably impact neighbouring residential properties given the closest residential properties are divided by the West Link M7 and Wallgrove Road, and subject to compliance with conditions imposed to manage and mitigate any potential noise and/or traffic impacts. The proposed development is unlikely to impact upon any significant views as it proposes activities that occur mostly upon ground level. The temporary structures are unlikely to impact significant views and shall be removed at the conclusion of each event. The proposed development would not affect existing drainage patterns, ground water, flood patterns and wetland viability. Schedule 1 Heritage items of the SEPP (Western Sydney Parklands) 2009 stipulates remnants of Abbotsbury House (Item No. 9) of local heritage significance at Lot 5 DP 825571, Lot 16 DP 234284. To ensure the proposed development does not affect the heritage item, a condition shall be imposed to ensure the events do not interfere with the heritage item on-site.
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(n) The impact on traffic and parking.	A Traffic Impact Assessment Report has been submitted in support of the application. In response, Transport for NSW have recommended that proposal be limited to vehicles arriving in a one hour period at its peak (414 in, 414 out). On this basis, a condition will be imposed that the maximum capacity on site be restricted to 5,000 people, with 414 vehicles to enter and exit the site per hour. In addition, a Transport Management Plan be prepared by the applicant to ensure that the above requirements can be met and reasonably managed to ensure no unreasonable impacts on the surrounding road network.
13 Bulk water supply infrastructure not to be impacted Development consent must not be granted to any development on land in the Western Parklands unless the consent authority is satisfied that: (a) the development will have a neutral or beneficial impact on the quality of the water in the bulk water supply infrastructure shown on the Bulk Water Supply Infrastructure Map, and (b) the development will not impact on the integrity or security of the bulk water supply infrastructure, and (c) development will not increase the risk of illegal access to the bulk water supply or security of the bulk water supply infrastructure, and (d) access to bulk water supply infrastructure for maintenance and operation activities by Water NSW and Sydney Water Corporation will not be impeded by the development.	There is no existing bulk water infrastructure at the subject site as shown on the Bulk Water Supply Infrastructure Map. Therefore, the provisions under this section of the SEPP (Western Sydney Parklands) 2009 do not apply.
14 Development in areas near nature reserves or environmental conservation areas (1) This clause applies to development on land in the Western Parklands that is in, or adjoins: (a) a nature reserve (within the meaning of the <i>National Parks and Wildlife Act 1974</i>), or (b) an environmental conservation area	The subject site is not in, or adjoins a nature reserve or an environmental conservation area as shown on the Environmental Conservation Areas Map. Therefore, the provisions under this section of the SEPP (Western Sydney Parklands) 2009 do not apply.

shown on the Environmental Conservation Areas Map. (2) Development consent must not be granted to development on land to which this clause applies, unless the consent authority has considered the following: (a) whether the development is compatible with and does not detract from the values of the nature reserve or environmental conservation area, (b) any management plans applicable to the nature reserve or environmental conservation area, (c) whether the development has been designed and sited to minimise visual intrusion when viewed from vantage points in the nature reserve or environmental conservation area.	
15 Heritage conservation Note— Heritage items are shown on the Heritage Map. The location and nature of such items is also described in Schedule 1. (1) Objectives The objectives of this clause are: (a) to conserve the environmental heritage of the Western Parklands, and (b) to conserve the heritage significance of heritage items in the Western Parklands including associated fabric, settings and views. (2) Requirement for consent Development consent is required for any of the following in the Western Parklands: (a) demolishing or moving a heritage item, (b) altering a heritage item, (c) altering a heritage item that is a building by making structural changes to its interior, (d) erecting a building on land on which a heritage item is located, (e) subdividing land on which a heritage item is located. (3) When consent not required However,	Schedule 1 Heritage items of the SEPP (Western Sydney Parklands) 2009 stipulates remnants of Abbotsbury House (Item No. 9) of local heritage significance at Lot 5 DP 825571, Lot 16 DP 234284. To ensure the proposed development does not affect the heritage item, a condition shall be imposed to ensure the events do not interfere with the heritage item on-site. Not applicable. Not applicable.

consent under this clause is not required if:

(a) the applicant has notified the consent authority of the proposed development and the consent authority has advised the applicant in writing before any work is carried out that it is satisfied that the proposed development:

(i) is of a minor nature, or is for the maintenance of the heritage item, and

(ii) would not adversely affect the significance of the heritage item, or

(b) the development is in a cemetery or burial ground and the proposed development:

(i) is the creation of a new grave or monument, or excavation or disturbance of land for the purpose of conserving or repairing monuments or grave markers, and

(ii) would not cause disturbance to human remains, relics or Aboriginal objects in the form of grave goods, or

(c) the development is limited to the removal of a tree or other vegetation that the consent authority is satisfied is a risk to human life or property, or

(d) the development is on land to which another State environmental planning policy applies and is exempt development under that other policy.

(4) Effect on heritage significance The consent authority must, before granting consent under this clause, consider the effect of the proposed development on the heritage significance of the heritage item concerned. This subclause applies regardless of whether a heritage impact statement is prepared under subclause (5) or a heritage conservation management plan is submitted under subclause (6).

(5) Heritage impact assessment The consent authority may, before granting consent to any development on land in the Western Parklands:

(a) on which a heritage item is situated, or

(b) within the vicinity of land referred to in paragraph (a),

require a heritage impact statement to be prepared that assesses the extent to which the carrying out of the proposed development would affect the heritage significance of the heritage item.

(6) Heritage conservation management plans The consent authority may require, after considering the significance of a heritage item and the extent of change proposed to it, the submission of a heritage conservation management plan before granting consent under this clause.

(7) Conservation incentives The consent authority may grant consent to development for any purpose of a building that is a heritage item, or of the land on which such a building is erected, even though development for that purpose would otherwise not be allowed by this Policy, if the consent authority is satisfied that:

(a) the conservation of the heritage item is facilitated by the granting of consent, and

(b) the proposed development is in accordance with a heritage conservation management plan that has been approved by the consent authority, and

(c) the consent to the proposed development would require that all necessary conservation work identified in the heritage conservation management plan is carried out, and

(d) the proposed development would not adversely affect the heritage significance of the heritage item, including its setting, and

(e) the proposed development would not have any significant adverse effect on the amenity of the surrounding area.

WESTERN SYDNEY PARKLANDS PLAN OF MANAGEMENT 2030

The application was assessed against the Western Sydney Parklands Plan of Management 2030. The Western Sydney Parklands Plan of Management 2030 outlines key principles and objectives used to shape four strategic directions that govern the operation and development of the Parklands. The following table outlines an assessment in accordance with the Parklands Strategic Direction.

Strategic Directions to 2030	Compliance
Strategic Direction 1: Environmental protection and land	Given the nature of the proposed development, abidance to the objectives of

stewardship <u>Objective 1:</u> Increase sustainable outcomes for water, energy, waste, construction and horticultural materials <u>Objective 2:</u> Improve the health of waterways and wetlands and protect water supply assets <u>Objective 3:</u> Improve understanding of the Parklands' Aboriginal and Non-Aboriginal cultural heritage values	Strategic Direction 1 do not apply.
Strategic Direction 2: Creating recreational and community facilities <u>Objective 1:</u> Encourage and facilitate unstructured recreation and other community activities <u>Objective 2:</u> Include provisions for sport and structured recreation and other community activities <u>Objective 3:</u> Improve access to the Parklands <u>Objective 4:</u> Develop a cohesive and identifiable character for the Parklands	The proposed development does include endurance events that would provide sport and structured recreation and other community activities for the Parklands visitors. The development is therefore in accordance with the objectives of Strategic Direction 2.
Strategic Direction 3: Community participation and engagement <u>Objective 1:</u> Create spaces and venues that appeal to all audiences <u>Objective 2:</u> Maximise awareness of the Parklands <u>Objective 3:</u> Increase community participation in the Parklands' spaces, events and programs <u>Objective 4:</u> Increase community engagement and sense of ownership of the Parklands	The proposed development would increase community participation and engagement for the Parklands visitors. The non-equestrian events will generally appeal to all audiences and will increase community participation and utilise the existing facility within the Parklands. In this regard, the development is generally in accordance with Strategic Direction 3.
Strategic Direction 4: Financial sustainability and economic development <u>Objective 1:</u> Deliver sustainable management of the Parklands' land and assets	The proposed development would make use of the SIEC. The government department responsible for the management of the site is NSW Office of Sport. Therefore, the development would facilitate the use of existing leased government assets in the Parklands. This would increase economic

Objective 2:

Maximise the use and community benefits of existing and new leased government and private assets in the Parklands

Objective 3:

Increase employment and economic activity in Western Sydney through private and public partnerships in new WSPT Business, Community Facility, Sport and Tourism Hubs

activity within the Parklands and therefore the proposed development is in accordance with Strategic Direction 4.

The Western Sydney Parklands Plan of Management 2030 provides management guidelines for sixteen (16) precincts. The subject site is included in Precinct 10 – Abbotsbury. This is highlighted within Figure 8 below.

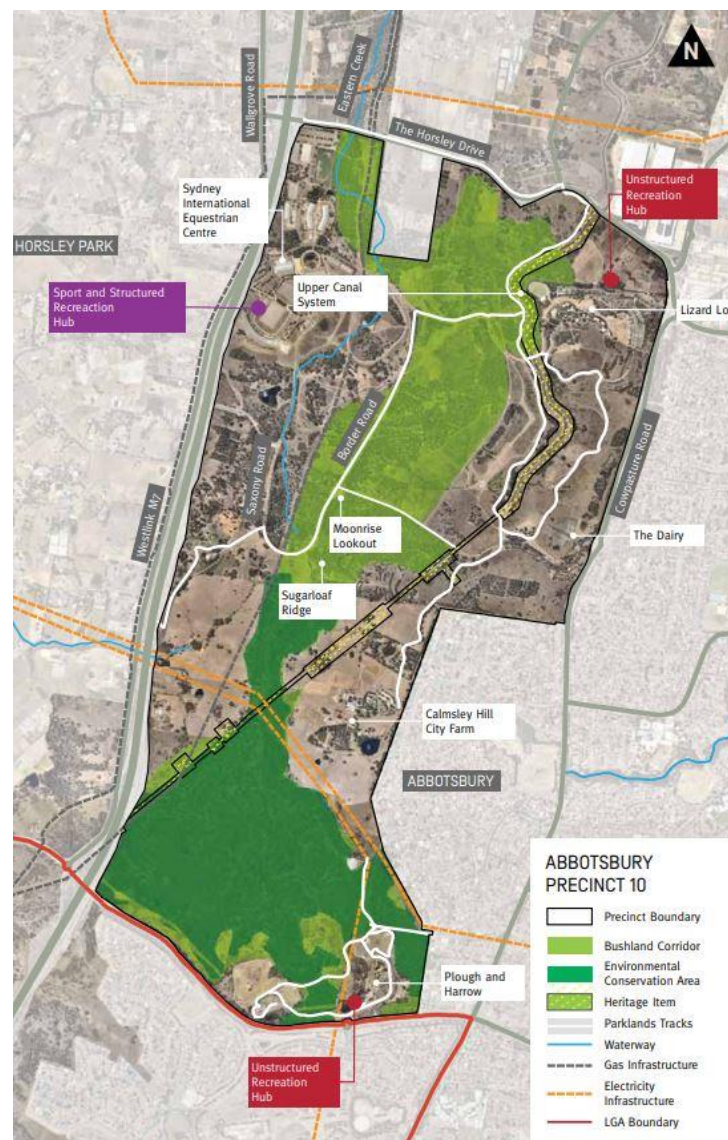


Figure 8: Precinct 10 – Abbotsbury within the Western Sydney Parklands Plan of Management 2030

The desired future character of the precinct is:

To be a centre of major activity for the Parklands, offering a full range of cultural, recreational, tourism, sport and community uses, including urban farming and equestrian activities. This Precinct has a high level of design quality, in a picturesque environment.

The objectives of the precinct are:

- *Enhance picnic areas, entertainment venues and play spaces by creating Unstructured and Structured Recreation Hubs*
- *Enhance internal connections and legibility between destinations*
- *Protect bushland*
- *Expand recreation and tourism opportunities across the precinct, including within the SIEC*
- *Protect the Upper Canal system, water supply quality and cultural heritage values*

Given the above, the proposed development is generally in accordance with the desired future character and objectives of the precinct.

INTERNAL REFERRALS

Building Control Branch

The development application was referred to Council's Building Control Branch for comment who has advised that the development proposal is satisfactory and therefore can be supported subject to recommended conditions of consent.

Environmental Health Branch

The development application was referred to Council's Environmental Management Branch for comment who has advised that the development proposal is satisfactory and therefore can be supported subject to recommended conditions of consent.

Traffic Section

The development application was referred to Council's Traffic Engineer for comment who has advised that the development proposal is satisfactory and therefore can be supported subject to recommended conditions of consent.

Tree Preservation Officer

The development application was referred to Council's Tree Preservation Officer for comment who has advised that the development proposal is satisfactory and therefore can be supported subject to recommended conditions of consent.

Place Manager

The development application was referred to Council's Place Manager for comment, who initially raised concerns with the proposed development. Notwithstanding this, a plan of management has been submitted in support of the application and the majority of the concerns raised by Council's Place Manager has been addressed. On this basis, the development proposal can therefore be supported subject to recommended conditions of consent.

EXTERNAL REFERRALS

Transport for NSW

The development application was referred to Transport for NSW for comment. In response, Transport for NSW advised that the scenario provided within the Traffic Impact Assessment report considered a 5000 capacity attendee event on the basis that the traffic movement would occur in a staged arrangement, that is, over an extended period of time (being a Foam Festival) and therefore considered 828 vehicle movements within a one hour period at the peak (414 in, and 414 out) would unlikely result in unacceptable traffic generation on the surrounding traffic network and recommend the application proceed on this basis. Accordingly, Transport for NSW raise no concerns subject to this requirement being met.

NSW Rural Fire Service

The development application was referred to NSW Rural Fire Service for their comments.

NSW Rural Fire Service advised that the information provided in relation to the bush fire risk is insufficient for a considered assessment of the proposal. Given the total area of the site, limited road access, limited access to a reticulated water supply, high exposure, evacuation issues, and the overall risk posed to future users of the site, a Bush Fire Assessment Report was required to be submitted for consideration.

In response, the applicant submitted a Bush Fire Assessment report in support of the application. NSW Rural Fire Service reviewed the submitted Bush Fire Assessment Report and raise no further concerns to the development, subject to recommended conditions of consent.

NSW Police

The application was referred to NSW Police for comment. NSW Police advised that a crime risk assessment was completed that revealed that the crime risk rating calculated on-site was low. Accordingly, no concerns were raised in regards to the proposed development, subject to conditions of consent.

Western Sydney Parkland Trust

The application was referred to Western Sydney Parkland Trust for comment. The Western Sydney Parkland Trust is the landowner of the site and raise no concerns to the proposed development.

PUBLIC NOTIFICATION

The application was publicly notified for 21 days from 1st September to 24th September 2020. No submissions were received by Council with regards to the application.

TOWN PLANNING ASSESSMENT

In addition to the relevant aforementioned provisions and requirements, including those contained within the State Environmental Planning Policy (Western Sydney Parklands) 2009 and Western Sydney Parklands Plan of Management 2030, the key planning considerations primarily relate to potential acoustic impacts, traffic and parking implications, and management of patrons. Accordingly, in order to consider and test the appropriate scale, maximum capacity and management of these events, the Applicant submitted a range of technical reports

including a Plan of Management to address and mitigate the potential for impacts to the surrounding locality. These matters are discussed in more detail as follows;

Potential Acoustic Impacts

In relation to the issue of potential noise impacts, the application seeks to hold non-equestrian events 24 hours a day, 365 days of the year. In order to support the proposed hours, a Noise Impact Assessment Report was submitted. The SIEC contains multiple venues within the site with some enclosed within a hall setting while others are located in the open on a field located across the site. Accordingly, the potential acoustic impacts will differ between each venue depending on its use, location and facility setting. The noise impact assessment identified 13 residential receivers as the most sensitive from the Hacking Arena, Indoor Arena 5 and Main Arena 1. Accordingly, the Noise Impact Assessment in order to adequately consider the potential noise impact to the multiple residential receivers from differing venues, assessed 9 operational scenarios during the daytime, evening and night. The operational noise modelling scenarios were for fun runs and festival events with a maximum number of attendees ranging from 2000 – 10,000 people. The scenarios provide a maximum number of attendees within different venues of the SIEC and subject to the range of scenarios tested in the acoustic assessment report. The report concludes that there would be no unreasonable acoustic impact on the closest residential receivers.

Council's Senior Environmental Management Officer has reviewed the Acoustic report and supports the findings subject to the venue operating at the maximum capacity considered under the Acoustic report. Notwithstanding this, it is noted that the Acoustic report does not consider the potential acoustic impact of an equestrian event and non-equestrian event operating concurrently at the same time. In addition, the acoustic assessment did not consider scenarios where there are multiple non-equestrian events occurring at the same time and therefore has not fully contemplated any potential cumulative noise impacts should multiple events occur at the same time. Accordingly, it is considered appropriate that a condition be imposed that limits the operation of events as indicated in the acoustic report until such time that it can be demonstrated that such events are capable of occurring concurrently in accordance with the relevant noise criteria requirement. Subject to this, it is considered that the proposed hours of operation would not unreasonably impact the nearby residential dwellings. Notwithstanding, it is also noted that the Acoustic Report did not consider non-equestrian events occurring in the evening or night time in the Hacking Arena which is an open field. Given this, it is considered appropriate that any events in the Hacking Area be within the day.

Traffic and Parking

In relation to potential traffic and parking impacts, the application was supported by a Traffic Impact Assessment Report prepared by Traffix Traffic & Transport Planners. In relation to parking, the subject site has a total of 3,400 parking spaces available to attendees in formal and informal parking areas. The submitted Traffic report provides a vehicle occupancy rate of 1.8 people per vehicle and therefore the subject site could accommodate parking up to 6000 people based on this rate.

Notwithstanding the parking facilities on site, in terms of potential traffic impacts on the surrounding local traffic network, the Traffic Assessment Report considered a 5000 capacity attendee event at the site on the basis of a worst case scenario. The Application was referred to Council's Traffic Engineer as well as Transport for NSW as the subject site is located in proximity to Wallgrove Road and the M7, which are under the care and control of Transport for NSW. In response, Transport for NSW advised that the scenario provided within the Traffic Assessment Report considered a 5000 capacity attendee event on the basis that traffic movement would occur in a staggered arrangement, that is, over an extended period of time (being a Foam Festival) and therefore considered that the proposed 828 vehicle movements that would occur on a one hour period at the peak (414 in, 414 out) would unlikely result in an

unacceptable traffic generation on the surrounding traffic network. On this basis, Transport for NSW recommend that the application proceed strictly based on the traffic assessment provided in the applicant's Traffic Assessment report.

Given the requirements of Transport for NSW in this matter, it is considered necessary that this requirement be included as a condition, that is, the maximum capacity of people on the site for non-equestrian events be restricted to 5,000 attendees. In addition, a condition be imposed that such events are staggered to ensure that such events do not generate more than 414 vehicle movements in and out of the subject site per hour. The staggered arrangement ensures that patrons do not arrive on-site all at once. In order to manage this, the applicant shall prepare a Transport Management Plan for all events occurring on the site. The plan shall detail how traffic will be managed for patrons that enter and exit the site, as well as strategies and/or measures to mitigate potential traffic impacts through Saxony Road. This will be included as part of the condition.

Management of Patrons

In relation to management of patrons on site, the applicant has submitted a Plan of Management. The Plan of Management provides details of event capacity, multiple events, car parking, traffic management, bushfire safety, complaints management, general obligations and performance assessment.

In addition, the plan of management outlines measures to manage car parking, including use of way finding signage and parking marshals to direct patrons to dedicated parking areas on-site. It also identifies the roles and responsibilities of parking marshals and an on-site traffic coordinator. The plan identifies existing traffic management measures on-site and details procedures for logging and dealing with complaints. Given the management practices detailed, it is considered appropriate that a condition be imposed requiring that all events and associated activities comply with the measures set out in this document as part of the operations of the site and may require adjustment to ensure compliance with other conditions in the recommendations of this report in relation to noise and traffic matters.

Accordingly the Application is recommended for approval subject to conditions.

SECTION 4.15 CONSIDERATIONS

In determining a Development Application consideration must be given to the matters referred to within Section 4.15 (1) of the Environmental Planning and Assessment Act 1979, being:

(a) (i) the provisions of any environmental planning instrument.

The principal Environmental Planning Instrument applying to the proposed development is SEPP (Western Sydney Parklands) 2009. In accordance with the provisions of the SEPP, the land is unzoned (Clause 9(2)) and as such the Fairfield Local Environmental Plan 2013 and Fairfield City Wide development Control Plan 2013 do not apply to the subject site.

(a) (ii) the provisions of any proposed instrument that is or has been the subject of public consultation under this Act and that has been notified to the consent authority.

There are no Draft Environmental Planning Instruments of relevance which apply to the site.

(a) (iii) the provisions of any development control plan.

Not applicable.

(a) (iiia) the provisions of any planning agreement that has been entered into under section 93F, or any draft planning agreement that a developer has offered to enter into under section 93F.

There are no Planning Agreements or Draft Planning Agreements which apply to the site.

(a) (iv) the provisions of the regulations.

There are no matters prescribed by the Regulations that apply to the proposal.

(a) (v) the provisions of any coastal zone management plan.

Not applicable

(b) the likely impacts of that development, including environmental impacts on both the natural and built environments, and social and economic impacts in the locality.

It has been demonstrated within the submitted documentation that the proposed development is unlikely to result in any adverse impacts to the natural and built environment, subject to compliance with the recommended conditions of consent.

(c) the suitability of the site for the development

It is considered that the proposed development is unlikely to result in any adverse impact upon the locality and surrounding properties subject to compliance with the recommended conditions of consent. Further, it is considered that the locality of the proposed development is suitable to accommodate the proposed development.

(d) any submissions made

The application was publicly advertised for 21 days from 1 September to 24 September 2020. No submissions were received by Council in relation to the application.

(e) the public interest

Having regard to this assessment the proposed development is considered to be in the public interest and warrants approval, subject to conditions of consent and limiting the capacity of attendees on site to manage and mitigate potential traffic impacts arising from the proposed activities at the subject site.

CONCLUSION

The development application has been assessed in accordance with the relevant requirements of the State Environmental Planning Policy (Western Sydney Parklands) 2009, Western Sydney Parklands Plan of Management 2030, and found to be acceptable subject to specific conditions in order to mitigate and manage traffic impacts on the surrounding local traffic network arising from the proposed operation of the use.

In accordance with the provisions of the SEPP, the land is unzoned (Clause 9(2)) and as such the Fairfield Local Environmental Plan 2013 and Fairfield City Wide Development Control Plan 2013 do not apply.

The applicant has satisfactorily demonstrated in the submitted documentation that the site is capable of operating in a manner that is unlikely to cause unreasonable impacts to the

surrounding locality subject to maximum patron capacities and management measures set out in the technical reports.

For these reasons, it is considered that the proposal is satisfactory having regard to the matters of consideration under Section 4.15 of the Environmental Planning and Assessment Act, 1979, and the development is recommended for approval subject to conditions.

RECOMMENDATION

Having regard to the assessment of the application, the proposed development is considered acceptable for the following reasons:

1. The proposed development is considered to meet the relevant requirements of the State Environmental Planning Policy (Western Sydney Parklands) 2009 and Western Sydney Parklands Plan of Management 2030.
2. The proposed development satisfactorily addresses key planning considerations; such as in relation to acoustic, traffic and management of patrons, subject to maximum patron capacities and management measures in order to mitigate traffic impacts on the surrounding local and state traffic network.
3. The application was referred to external referral bodies and Council's internal technical officers, and no concerns were raised, subject to conditions of consent.
4. An Assessment of the Application has considered all relevant requirements of Section 4.15 of the Environmental Planning and Assessment Act 1979 and finds that there will be no significant adverse or unreasonable impacts associated with the development, subject to the development operating in accordance with the conditions of consent.

The relevant matters pertaining to the suitability of the site for the proposed development have been considered in this report. The acoustic, traffic and management issues have been assessed and the site is considered suitable for the proposed development, subject to limits on capacity that mitigates and manages traffic impacts on the surrounding traffic network.

Accordingly, it is recommended that the proposed development be approved subject to conditions contained within Attachment L of this report.