

3 February 2021

The General Manager
Fairfield City Council
PO Box 21
FAIRFIELD NSW 1860

Attention: Jeyda Kokden, Student Planner

Dear Jeyda,

**DA314.1/2020 420 WALLGROVE ROAD, HORSLEY PARK
RESPONSE TO REQUEST FOR ADDITIONAL INFORMATION**

Creative Planning Solutions ('CPS') act on behalf of the NSW Office of Sport, the applicant for DA314.1/2020 ('the application') currently under the assessment of Fairfield City Council ('Council'). The application seeks approval for non-equestrian events to be held at the site at 420 Wallgrove Road, Horsley Park ('the site').

The correspondence within this letter has been prepared in response to a Request for Additional Information sent by email from Council dated 4 December 2020, as well as in partial response to comments within the earlier letter dated 30 October 2020.

RESPONSE TO ISSUES RAISED

A response to each of the issues raised is provided below:

Issue 1: Equestrian and non-equestrian events on-site

"The applicant provided confirmation during the meeting that the intention of the proposal is to carry out equestrian and non-equestrian events concurrently. On this basis, should any equestrian event be carried out at the same time as a proposed non-equestrian event, it must be adequately demonstrated within the submitted documentation, that the cumulative impacts of these events operating concurrently will not exceed the maximum capacity set out in the Traffic Report of patrons and noise levels identified in the Acoustic Report, and any other amenity impact threshold provided within the submitted documentation"

A Plan of Management has been prepared to accompany this application, which addresses the operation of equestrian and non-equestrian events on site. The Plan of Management identifies that there will be no cumulative impact from equestrian and non-equestrian events operating on the same day.

Issue 2: Plan of Management

- *The applicant shall submit a Plan of Management to ensure that the non-equestrian events proposed on-site do not exceed the parameters or thresholds set out in the submitted documentation. As advised during the meeting, it would be considered inappropriate to apply one single maximum capacity for all events based on the information provided.*
- *The Plan shall clearly identify the maximum capacity of patrons, times and location for each event/scenario.*
- *The Plan must also explicitly identify the occasions or events which cannot occur at the same time as the equestrian events carried out on site, being those events which have a maximum capacity of 5000 people and/or events that have no additional capacity to generate increased noise based on the noise criteria threshold stated in the Acoustic Report.*
- *The proposed non-equestrian events shall be identified within the Plan of Management and the associated maximum number of patrons, time of day, and specific location on site.*
- *In addition, the Plan of Management shall provide detail of mitigation measures currently in place to alleviate potential traffic impacts on-site. It should also detail a complaint handling procedure and noise management practices to alleviate adverse acoustic impacts.*

A Plan of Management has been prepared to accompany this application and addresses the matters raised above.

Issue 3: Acoustic Report

“A revised Acoustic Report shall be submitted to Council to ensure that the noise scenarios provided to Council for consideration do not exceed acoustic parameters. The Acoustic Report is required to provide compliant noise scenarios”.

The Noise Impact Assessment has quantified likely operational noise emission at the nearest sensitive receivers. Noise emission levels from the potential proposed events for different scenarios, which are broadly indicative of the range of worst case noise impacts associated with the expanded use of the centre, have been predicted and were assessed as generally complying with the established noise goals in accordance with the NSW Noise Policy for Industry. The development application does not seek consent for any particular event, and therefore it is not possible to provide further detail beyond what is already provided. As such, a revised Acoustic Report is not required.

Issue 4: Weekend operations only

“The Traffic Impact Assessment submitted to Council highlights that the traffic study conducted supports non-equestrian events held on-site on the weekend only. It was advised during the meeting that this is not

correct and that the proposed non-equestrian events would not just be restricted to weekends. Further clarification in relation to this matter shall be provided”.

The traffic impact assessment has utilised weekend data to estimate impacts of the proposed development on traffic generation. The submitted Traffic Impact Assessment indicates that the level of service of nearby intersections will not be affected by the proposed development.

In addition to the matters addressed above, Council issued a request for information on 30 October 2020; however, it is understood that the first two matters in Council’s correspondence no longer require a response. A response to the remaining issues is provided below.

Loading and Unloading Arrangements

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.

Traffic Management Plan

Details of existing and future traffic management arrangements are provided within the Plan of Management.

Transport for NSW

CPS have liaised with Transport for NSW, who have provided the following correspondence:

- *TfNSW would support non-equestrian events being held at the Equestrian Centre subject to any events held complying with the relevant requirements. The applicant is to provide the supporting documents for each event to Council’s Local Traffic Committee (LTC) in accordance with the Guide to Traffic and Transport Management for Special Events and TfNSW would provide detailed comments through LTC.*
- *As per the Guide to Traffic and Transport Management (Guide) for Special Events, the event organiser must address its requirements.*
- *The event organiser needs to:*
 - *ensure the safe separation of event patrons, participants and volunteers from traffic,*
 - *manage reduced capacity of the road system,*
 - *minimise the traffic impact on non-event community and the emergency services and;*
 - *minimise costs.*
- *The Guide provides information on the process and points out statutory requirements. The event organiser is encouraged to refer to this Guide (available on TfNSW website) and carefully consider/manage the impacts associated with each event proposed to be held at the Equestrian Centre.*
- *A Transport Management Plan and Traffic Control Plan may be required to be submitted to Fairfield City Council based on the size of the event and in agreement with Council.*
- *The special event process as outlined in the in the Guide requires the LTC and Council to classify the event.*

- *Please note the process for a Class 2 event requires Council to submit the signed Special Event Transport Management Plan Template, and all required documents to TfNSW for review and concurrence to hold a special event.*

CPS and the NSW Office of Sport have agreed to the above conditions. Where relevant, the above recommendations have also been implemented into the Plan of Management for the site, including procedures for liaising with Council's Local Traffic Committee.

NSW Rural Fire Service

A Bush Fire Assessment Report has been prepared by Building Code & Bushfire Hazard Solutions Pty Limited to address the comments received from NSW Rural Fire Service. Acknowledging the existing bushfire measures in place, the report concludes that development is able to provide a reasonable level of bushfire protection.

We trust that the information provided has addressed all of Council's concerns and that the application may now progress towards an approval. Please do not hesitate to contact us if you would like to discuss this matter further.

Yours sincerely,



Sonya Constantinou – Town Planner, Creative Planning Solutions Pty Limited



Brendon Clendenning – Principal Planner, Creative Planning Solutions Pty Limited