



Plan of Management

Sydney International Equestrian Centre
Saxony Road, Horsley Park

Prepared for: NSW Office of Sport

Project No: D033

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Contents

1.0	Introduction	3
1.1	Purpose of this Plan.....	4
1.2	Land to which this plan applies	4
1.3	Site Layout.....	5
2.0	Operational Details.....	7
2.1	Capacity	7
2.2	Multiple Events.....	7
2.3	Parking.....	8
2.4	Traffic Management.....	9
2.5	Bushfire Safety	10
2.6	Complaints	10
2.7	General Obligations of Event Operators.....	10
3.0	Performance Assessment and Review.....	11
	Appendix 1 Operational Scenario Parameters Table	12
	Appendix 2 Parking Plan.....	13

1.0 Introduction

This Plan of Management (**'Plan'**) is submitted to Fairfield City Council (**'Council'**) as part of a Development Application DA 314.1/2020(**'DA'**) which seeks consent for ongoing events to take place at the site, which are not prescribed within the existing Development Consent (application number S38/5/97) that currently applies to the Sydney International Equestrian Centre (**'SIEC'**).

This Plan has been prepared by Creative Planning Solutions Pty Limited (**'CPS'**) and is based on the Traffic Impact Assessment, Noise Assessment, and Bush Fire Assessment Report, prepared for the site and other supporting documentation included in the DA package.

The aim of this Plan is to detail the operations of non-equestrian events held on site. This plan does not relate to equestrian events.

1.1 Purpose of this Plan

This Plan of Management will set the direction and provide an integrated approach to ensure the proper and effective operation and management of the SIEC. The Plan will be used to ensure that suitable practices are in place to maintain the safety and amenity of SIEC staff, community members visiting the SIEC, and to minimise amenity impacts on neighbouring properties by implementing appropriate practices. This Plan has been prepared to meet the additional information request for DA/314.1/2020.

The aims of the Plan of Management relate to the operations of non-equestrian events held on site, including:

- Indicate visitor arrangements
- Identify traffic and car parking arrangements
- Address potential noise or amenity impacts
- Identify the types of events held on site

1.2 Land to which this plan applies

This Plan applies to the land located within the Western Sydney Parklands, south of the Prospect Reservoir and is adjoining the Horsley Drive and Westlink M7 intersection, with Horsley Drive adjoining the sites northern boundary and the M7 adjoining the sites western boundary. The subject site is located approximately 40km west of Sydney Central Business District. The subject site address is generally known as Saxony Road, Horsley Park and is located within the Fairfield Local Government Area. The subject site has an area of approximately 75 hectares and is legally identified by the lots and deposited plans provided at **Table 1**.

Table 1 - The Site Covers Parts of the Following Land

Deposited Plan	Section	Lots
1021839	Null	8, 9, 10, 11, 12, 15, 16, 17
13905	Null	92
388681	Null	95D
1022008	Null	11, 12, 13, 14, 15, 16, 17
234284	Null	6, 7, 8, 9, 10, 11, 12, 13, 16
847794	Null	42
825571	Null	3, 4, 5, 6, 7, 8, 9, 10, 11, 12
235949	Null	39

The site and adjoining parkland contain a range of facilities including 10km of trails, indoor arena, a number of outdoor arenas, conference room and Riders Retreat, cross-country course and steeplechase track, stables and accommodation.



Figure 1 Location Map – Sydney International Equestrian Centre (blue outline), land frequently used for events by the Sydney International Equestrian Centre (red outline), and adjoining Western Parklands (Proposed development will largely take place within the land outlined in blue)

Source: maps.six.nsw.gov.au

1.3 Site Layout

Figure 2 below provides a Map of the existing SIEC and site facilities.



Figure 2 Sydney International Equestrian Centre, Centre Map
Source: Sydney International Equestrian Centre

2.0 Operational Details

2.1 Capacity

Individual event capacity is determined based on the specific arrangements made for each event. Based on the parking that is available at the site, a baseline capacity of 4,500 attendees is available. This capacity is determined based on the assumption that all attendees will arrive and park via private vehicle (at a vehicle occupancy rate of 1.8 attendees per vehicle) and that only formal parking spaces will be available. Under these circumstances, event capacity can be increased to 6,000 should the event rely primarily on attendees attending the site via busses provided via the event operator or the provision of shuttle buses from Rooty Hill Railway Station or the Horsley T-way at Wetherill Park.

Although events may operate across multiple venues, capacity within individual venues must not exceed any of the prescribed criteria outlined within the Operational Scenario Parameters Table (**Appendix 1**). The maximum capacity of 6,000 people may only be met if not operating outside of the parameters set by that table. Should the event operator wish to provide an event which exceeds any nominated venue capacity within the Operational Scenario Parameters Table, the operators must provide certification from a suitably qualified acoustic engineer, to both the SIEC and Fairfield City Council, outlining how the event would meet the comply with relevant noise criteria. This information must have regard to the report 'Noise Assessment for Permanent Events' (ref: TK611-01F02), prepared by Renzo Tonin and Associates, and dated 24 March 2020.

Information to support additional capacity must be provided prior to the commencement of the event and be supported with an additional application submitted to Fairfield City Council.

2.2 Multiple Events

If multiple events are held concurrently, it is the responsibility of the event operator to liaise with the SIEC to ensure that events will not provide undue impacts on the locality. Event capacity will be constrained by parking allocation prescribed to each event, assuming a vehicle occupancy rate of 1.8 persons per vehicle (i.e. 180 patrons are permitted per 100 parking spaces allocated to each event). It is the responsibility of the SIEC to ensure that arrangements are made between event operator/s, and the SIEC to ensure that patrons park only in areas designated for each event.

To control acoustic impacts in the locality, multiple events across SIEC facilities must not exceed the proportional capacity (as outlined by Appendix 1) across multiple venues. For example, two events may operate across different venues, if each venue operates at no greater than 50% of the capacity nominated by Appendix 1.

Variations to event capacity under this section may also be permitted under similar circumstances to those described in Section 3.1 above.

2.3 Parking

The site can provide parking for up to 3,400 vehicles as identified within (**Appendix 2**). Signage and parking marshals are to be utilised for each event to clearly direct patrons to relevant parking areas in line with general practices undertaken by the SIEC. Parking spaces are to be initially filled from the primary event location to other parts of the site. For instance, parking for events primarily held within the Hacking Arena (north end of venue) are to be filled from north to south, whereas events primarily held within the Main Arena (south end of venue) are to be filled from south to north. As parking is vacated throughout the event, parking marshals and the onsite traffic manager are responsible for ensuring that parking is 'back-filled', so as to maximise the usage of conveniently located parking on the site.

Onsite Traffic Coordinator

An onsite traffic coordinator is responsible for traffic control during events, as well as changes to directional signage utilised during an event.

Parking Marshals

Existing ticket booths are utilised to control traffic movements within the event. Parking marshals are required to monitor and direct traffic. Parking marshals' responsibilities may include changing signage during an event. A parking marshal can also gesture to drivers as a reinforcement to signage.

Parking Marshals are required to ensure parking is maximised and filled by directing drivers to a space within an identified parking area.

Traffic and Parking Marshals must:

- be provided with adequate training and event induction training;
- wear appropriate PPE including fluorescent red, orange or yellow vests or overalls; and
- preferably stand to the left of traffic and if a vehicle stops for directions then information would only be passed onto a driver through the passenger window unless unsafe to do so.

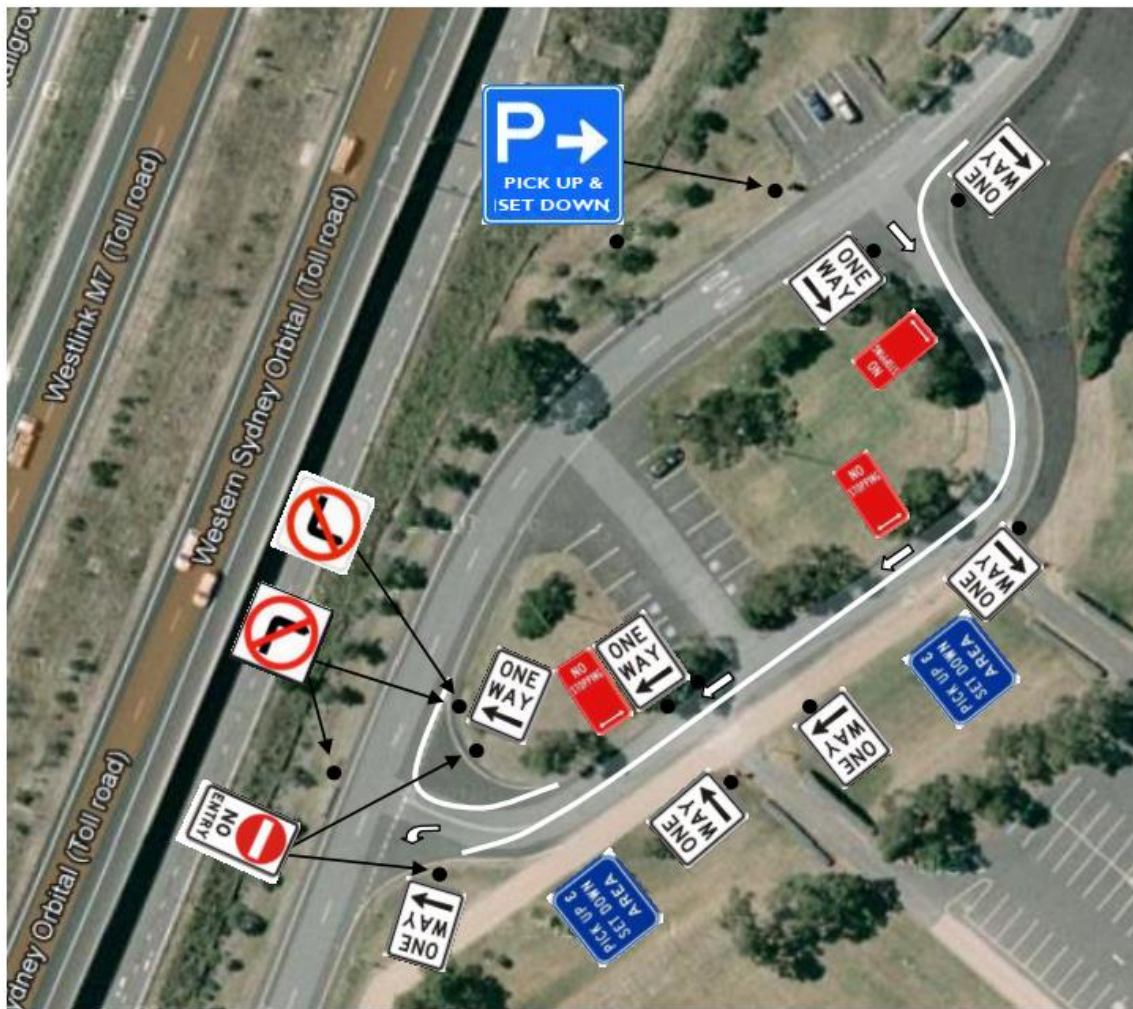


Figure 3 Proposed Pick-up and Set-Down Area
Source: Sydney International Equestrian Centre

2.4 Traffic Management

The centre currently operates with the express intent of managing large events. As a result, many mitigation measures that are already in place are suitable for the management of traffic into and out of the site. Event operators are to utilise the existing traffic management measures, which may include:

- Utilisation of information booths to support wayfinding and parking directions to patrons.
- Utilising Traffic and Parking Marshals, when required, to facilitate the movement of event traffic into and out of the designated parking areas.
- Use of permanent and temporary signage to assist with way finding to 'Park and Stay' areas. Signage can be variable according to the event.
- Implementing staggered entry times where patrons arrive in 'waves' across the day.
- Preparation of a Contingency Plan Checklist.

2.5 Bushfire Safety

All events must comply with the recommendations of the SIEC Bushfire Emergency Management Plan, including in relation to liaison with emergency services providers, event cancellation procedures, and evacuation procedures.

2.6 Complaints

The SIEC and event operators are to implement complaints management in line with the following:

- Event websites are to contain a dedicated mobile telephone for receiving of complaints or feedback associated with an event.
- The SIEC and each event operator is to maintain a log book which logs the date, time and nature of all complaints, name and address of complainant, details of all communication between management and complainant, actions proposed to address complaint and the date and time the action is undertaken.
- At the conclusion of the event, the event log book is to be provided to the SIEC for recording purposes.
- As required, measures taken to address complaints will be incorporated into the Plan of Management to ensure repeat complaints are not received;

2.7 General Obligations of Event Operators

Consistent with equestrian events at the site, all non-equestrian events are bound by the SIEC's Event Delivery Agreement, with regards to safety, security, licencing and catering, waste, and insurance.

3.0 Performance Assessment and Review

This Plan of Management should not be seen as an end point in the management process, but rather as a flexible document and the basis for ongoing management. It is anticipated that the Plan of Management will be further refined by SIEC management, and that the contents of this Plan of Management should be considered adaptable.

SIEC management shall give consideration to a review of the Plan of Management every five (5) years to assess the effectiveness of the Plan of Management. The Plan of Management must remain consistent with community and Council expectations and the changing requirements of event operators.

Appendix 1 Operational Scenario Parameters Table

Scenario	Type of event	Period	No. of Patrons (nominal maximum capacity) ¹	Patronaged area(s)	PA system zone/area used for music	PA system zone/area used for announcements (up to 1 min in any 15 min period)	Amplified music utilising portable speakers (max 2m above ground level)
1	Fun Run	Daytime	2,000	Hacking Arena	Hacking Arena	Hacking Arena (All zones)	N/A
2	Fun Run	Daytime	4,000	Hacking Arena	N/A	Hacking Arena (Reduced levels)	Hacking Arena
3	Fun Run	Daytime	4,000	Main Arena 1	Main Arena 1	Main Arena 1 (All zones)	N/A
4	Festivals	Daytime	8,000	Main Arena 1	N/A	Main Arena 1 (All zones)	Main Arena 1
5	Festivals	Evening	8,000	Main Arena 1	N/A	Main Arena 1 (Reduced levels)	Main Arena 1 (Reduced levels)
6	Festivals	Night	4,000	Main Arena 1	N/A	Main Arena 1 (Reduced levels)	Main Arena 1 (Reduced levels)
7	Festivals	Daytime	10,000	Indoor Arena 5	Indoor Arena 5	Indoor Arena 5 (All zones)	Centre of Indoor Arena 5
8	Festivals	Evening	10,000	Indoor Arena 5	Indoor Arena 5	Indoor Arena 5 (All zones)	Centre of Indoor Arena 5
9	Festivals	Night	8,000	Indoor Arena 5	N/A	Indoor Arena 5 (Reduced levels)	Centre of Indoor Arena 5 (Reduced levels)

Appendix 2 Parking Plan

Sydney International Equestrian Centre – Venue Map

