

Statement of Environmental Effects

Ongoing Non-equestrian Events at Sydney International Equestrian Centre

Sydney International Equestrian Centre – Saxony Road, Horsley Park

Prepared for: NSW Office of Sport

Project No: D033

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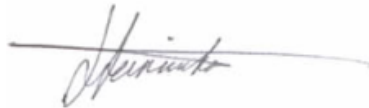
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1.0 Introduction

1.1 Objectives of Report

This Statement of Environmental Effects (SEE) is submitted to Fairfield City Council as part of a Development Application (DA) pursuant to Clause 11(2) of *State Environmental Planning Policy (Western Sydney Parklands) 2009*.

This SEE describes the site, its environs and the proposed development, and provides an assessment of the proposal in terms of the relevant matters for consideration under section 4.15(1) of the Environmental Planning and Assessment Act 1979 (the EPAA Act). Within this report, references to “the subject land” or “site” mean the land to which this DA relates.

1.2 Summary of Proposal

The application seeks development consent for ongoing events at the subject site (full details of the proposed development are outlined in Section 3 of the SEE).

This SEE has been prepared by Creative Planning Solutions Pty Limited (CPS) on behalf of the government department responsible for the management of the site, the NSW Office of Sport. All allotments that the event will utilise are in the ownership of the New South Wales State Government.

1.3 Crown Developments

The NSW Office of Sport is a public authority and is prescribed by the *Environmental Planning and Assessment Regulation 2000* to be the Crown for the purposes of Division 4.6 of Part 4 of the EPAA Act. The subject DA is being made by the NSW Office of Sport and it is therefore a Crown Development Application.

Section 4.33 of the EPAA Act stipulates that a consent authority (other than the Minister) must not:

- (a) *refuse its consent to a Crown Development Application, except with the approval of the Minister, or*
- (b) *impose a condition on its consent to a Crown Development Application, except with the approval of the applicant or the Minister.*

Given the above statutory requirements, it is requested that Council liaise with the applicant throughout the development assessment process and prior to determination provide the applicant with the draft conditions of consent. In accordance with section 4.33, applicant will then have the opportunity to review the draft conditions and approve or amend as deemed necessary.

2.0 Site Analysis

2.1 Site Location

The subject land is 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.



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

2.2 Land Ownership and Use

The Sydney International Equestrian Centre (SIEC) is Crown land that covers parts of thirty-eight (38) different lots. A full list of relevant lots and deposited plans are provided in **Appendix 1**. Refer to **Figure 1** for a detailed map illustrating the site boundaries.

The land currently occupied by the SIEC was granted consent in 1997 and hosted Equestrian events during the 2000 Sydney Olympic and Paralympic games. The land continues to be used as an Equestrian Centre to date hosting equestrian related events.

This development application seeks to enable ongoing events to take place on the subject site in conjunction with the existing development consent for the Equestrian Centre. The development application is not intended to override the previous development consent.

2.3 Site Description

The subject site is legally described as per the full list of relevant lots and deposited plans provided in **Appendix 1** and has an area of approximately 75 hectares.

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.

Access to the site is available from Saxony Road and Horsley Drive.

2.4 Surrounding and adjoining development

The majority of the surrounding land is predominantly characterised by Parkland and semi-rural housing.

Adjoining the subject site's southern and eastern boundaries is Western Sydney Parkland. The site's northern boundary is enclosed by a road known as The Horsley Drive.

Adjoining the subject site's western boundary is the Westlink M7 motorway and beyond that is the suburb known as Horsley Park. The land in Horsley Park is comprised of small production lots and low density residential development.

3.0 Proposed Development

3.1 Background

On 30 September 1997, Development consent was granted (application number S38/5/97) pursuant to the then section 91 (1) of the Environmental Planning and Assessment Act 1979 (the Act) by the then Minister for Urban Affairs and Planning for:

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

The existing consent does not allow for the proposed development to take place on the land as it is not an equestrian activity or an associated compatible activity. Condition 1(ii) of Development Approval S38/5/97 is reproduced below:

'Use of the facility for equestrian activities and associated compatible community, cultural, sporting, recreational activities'

Since that time, event operators have lodged individual applications to Council for recreational events such as 'Mud Runs', 'Fun Runs', etc and obtained development consent from Council. Given the success of these events, the NSW Office of Sport now wishes to seek consent from Council for ongoing and varied events at the site.

This development application is to apply to the subject site in conjunction with the existing development consent for the Equestrian Centre. The development application is not intended to override the previous development consent.

3.2 Proposed ongoing events on land for recreational purpose

The purpose of the proposed development is to allow ongoing events to take place at the site. Council has previously issued development consent for:

- Fundraiser for MET School Oatlands (DA-668.1/2016)
- Foam Fest Fun Run (DA-539.1/2018)
- Foam Fest Fun Run (DA-448.1/2019)

The use of the site for events other than those that are equestrian-related is broadly consistent with government policy, including the Principles of Crown Land Management contained within the *Crown Land Management Act 2016*, namely section 1.4(d), which seeks to encourage multiple uses of Crown land.

A similar application had been approved at another Olympic site managed by the NSW Office of Sport. This application, DA 85-4-2004 was approved by the then NSW Department of Infrastructure, Planning

and Natural Resources (DIPNR), for “use of the Sydney International Regatta Centre for recreation purposes”, with the Minister carrying out the function of the consent authority, pursuant to *Sydney Regional Environmental Plan No. 11 – Penrith Lakes Scheme 1989*.

Note that shortly after this proposal was first formulated, the then Department of Planning and Infrastructure (DPIE) were approached to determine whether S38/5/97 was able to be modified. DPIE did not consider that the proposed modification would constitute substantially the same development as the application that was originally approved, and indicated that a new application would need to be lodged with the local Council (as the Minister is not the consent authority for new applications on this land). This correspondence is attached at **Appendix 5**.

Given the success of previous events and in order to make better use of public land, the Office of Sport wishes to enable further events to take place, without the necessity for each individual event operator to seek development consent each time an event is planned. Event operators are often reluctant to commit to holding events at the SIEC given the time, cost and uncertainty associated with submitting development applications for individual events.

There are currently very few parameters associated with the existing approved equestrian-related events at the site, including no limit on the number of attendees, no limit on the frequency of events, and limited operational requirements. The SIEC is currently used frequently for equestrian-related events (at least once per week), with very little impact. The DA merely seeks to also facilitate non-equestrian events at the site. The requirement for private event operators to obtain individual development consents for one-off events, is a significant deterrent to operators, particularly those with relatively small events.

However, in order to provide some parameters associated with events at the site, the Office of Sport has arranged for the preparation of professional reports so as to quantify an appropriate event capacity that would generate minimal impact on the amenity of surrounding areas. The parameters for future events have therefore been established from the findings of a Traffic Impact Assessment, prepared by Traffix Traffic and Transport Planners, and a Noise Assessment, prepared by Renzo Tonin & Associates.

There are no specific events targeted at this point. The venue will be for hire by any private operator who is able to carry out an event in accordance with the parameters set by the development consent. However, based on event enquiries that were not pursued due to the requirement for individual development consents, events may include trade shows, religious gatherings, or events similar to those for which one-off development consents have previously been obtained (this is not an exhaustive list).

The maximum event capacity has been determined by Traffix to be 5000 attendees. The Noise Assessment outlines how these people could be arranged across the site, but this arrangement of people across the site is for noise assessment purposes only and does not necessarily represent what is proposed at the site. Notwithstanding, the event capacity is likely to be limited primarily by traffic and parking factors, rather than by the findings of the Noise Assessment; note for instance that the Noise Assessment identified that the Indoor Arena alone could accommodate 8,000 people during the ‘night’ period (10:00pm to 7:00am from Monday to Saturday and 10:00pm to 8:00am on Sundays & Public Holidays).

Given the events have been continually carried out on the site since the Sydney Olympics, the land continues to be fully equipped to host events of a large scale. Appendices to this SEE provide details of the existing location of car parking, amenities area, fire safety devices, and evacuation procedures. Note that during the Olympics, the site hosted events accommodating in excess of 20,000 people, and that Council has issued development consents at this site for events accommodating up to 8,000 people. The facilities required to host events of this scale remain on site today.

No works are proposed as part of this development consent, and should temporary structures be required for any particular event, it would be expected that they would be erected in accordance with Division 3 of Part 2 of *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008*, or otherwise require an additional development consent.

Plans have been provided solely for the purpose of enabling Council and the community to understand the layout of the site. However, given there are no works or specific events proposed, limited detail is provided on these plans.

3.3 National Parks and Wildlife Act 1974

The subject site falls within the Western Sydney Parklands which is classified as a Regional Park under the *National Parks and Wildlife Act 1974*. The proposed development is consistent with the management principles of a regional park, set out under section 30H (2), specifically points (a), (e) and (f) which state the following:

(a) the provision of opportunities, in an outdoor setting, for recreation and enjoyment in natural or modified landscapes,

(e) provision for sustainable visitor or tourist use and enjoyment that is compatible with the conservation of the regional park's natural and cultural values,

(f) provision for the sustainable use (including adaptive reuse) of any buildings or structures or modified natural areas having regard to the conservation of the regional park's natural and cultural values.

The proposal is consistent with the above provisions as the events will provide opportunities for attendees to enjoy what is already largely cleared recreational land, whilst event organisers absorb responsibility to conserve the regional park (i.e. contamination). Sustainability implications will be mitigated as the proposal involves temporary use of the site (i.e. materials and structures will be introduced on site for the length of an event, before being removed so that there are no ongoing impacts).

3.4 Western Sydney Parklands Act and Plan of Management

The subject site falls within the Western Sydney Parklands area. The Western Sydney Parklands is managed by the Western Sydney Parklands Trust (WSPT or The Trust) as prescribed in the *Western Sydney Parklands Act 2006*. The Act delegates authority from the Minister for the Environment to The Trust Board for the management of the land in that area.

The Parklands are subject to the Western Sydney Parklands Plan of Management 2030, published in 2018. The proposed ongoing events is consistent with the vision and objectives of the Strategic Directions of the plan, including:

- 'Creating recreational and community facilities'; and,
- 'Community participation and engagement'; and,
- 'Financial sustainability and economic development'.

Specifically, some of the key actions under these objectives include:

- 'Encourage and facilitate unstructured recreation and other community activities';
- 'Include provisions for sport and structured recreation and other community activities';
- 'Develop a cohesive and identifiable character for the Parklands';
- 'Create spaces and venues that appeal to all audiences';
- 'Maximise awareness of the Parklands';
- 'Increase community participation in the Parklands' spaces, events and programs';
- 'Increase community engagement and sense of ownership of the Parklands';
- 'Maximise the use and community benefits of existing and new leased government and private assets in the Parklands'; and,
- 'Increase employment and economic activity in Western Sydney through private and public partnerships in new WSPT Business, Community Facility, Sport and Tourism Hubs'.

The subject site is included in Precinct 10 - Abbotsbury under the Plan of Management. The Desired Future Character for Precinct 10 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 for this precinct include:

- '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 Sydney International Equestrian Centre'; and,
- 'Protect the Upper Canal system, water supply quality and cultural heritage values'.

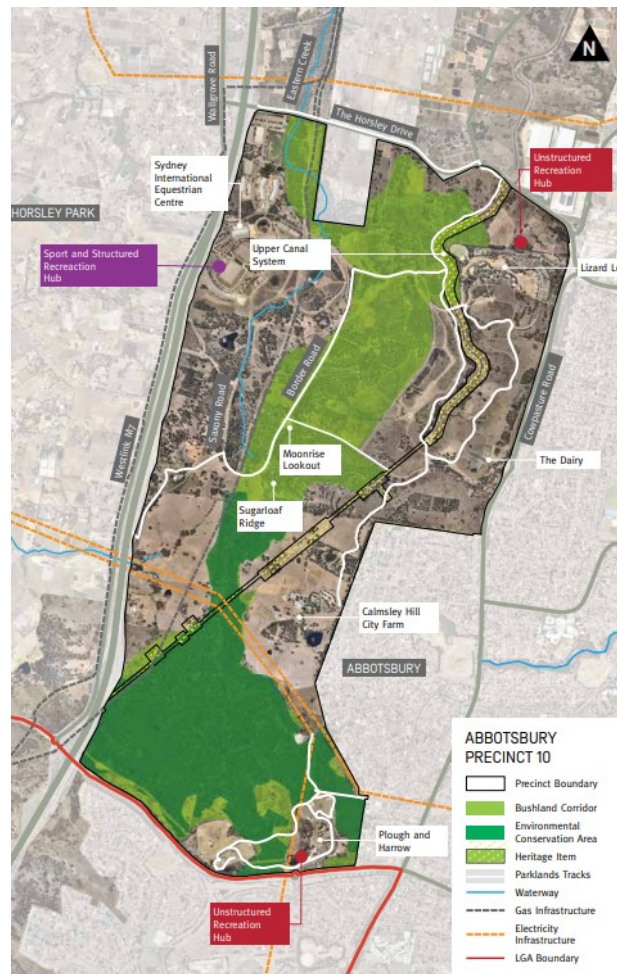


Figure 2 – Precinct 10 – Abbotsbury, Western Sydney Parklands
Plan of Management 2030

Source: Western Sydney Parklands Trust

For events that extend out of the SIEC fenced area and into the extension track accessed by the general public, NSW Office of Sport intend to prepare an event management framework (EMF) in consultation with The Trust. This document will detail:

- Notification requirements to The Trust.
- General operational principles.
- Management of public access to tracks and trails.
- Areas that will be protected during events.

The Office of Sport will accept a condition requiring an EMF to be prepared in consultation with The Trust.

3.5 Western Sydney Regional Park Draft Plan of Management

The Regional Park is subject to the Western Sydney Regional Park Draft Plan of Management, published in August 2010. The proposal is consistent with the vision of the Strategic Directions of the plan, being:

“Western Sydney Parklands is a place for people of all backgrounds to meet, celebrate, learn and play. The Parklands will be the venue for communities to create and manage a new sustainable future on the Cumberland Plain”.

The following specific elements of the plan are relevant to the proposal:

- 2.2 Management Purpose and Principles
 - provide opportunities for recreation and enjoyment in natural or modified landscapes;
- 2.3 Statement of Significance
 - Recreation Values
- 3.5 Recreation and Education

The use of the land for events proposal will improve the opportunities for recreation at the site. All events will make use of the natural landscape without creating any significant adverse impacts on the land.

It is important to note that the proposal is for ongoing events only, which involve temporary use of the site. Materials and structures will be introduced on site for the length of an event, before being removed so that there are no ongoing impacts. Hence, many of the matters raised on the Plan of Management are not relevant to the proposal.



Figure 3 – Western Sydney Regional Park Map
Draft Plan of Management 2010
Source: Western Sydney Parklands Trust



Figure 4 – Precinct 10 – Abbotsbury, Western Sydney Regional Park
Draft Plan of Management 2010
Source: Western Sydney Parklands Trust

3.6 State Environmental Planning Policy (Western Sydney Parklands) 2009

The most relevant Environmental Planning Instrument (EPI) relating to the subject site is *State Environmental Planning Policy (Western Sydney Parklands) 2009* (WSP SEPP 2009). The over-arching aim of the WSP SEPP 2009 is to 'put in place planning controls that will enable The Trust to develop the Western Parklands into a multi-use urban parkland for the region of Western Sydney'.

The table below provides details of the relevant planning controls contained within the WSP SEPP 2009.

State Environmental Planning Policy (Western Sydney Parklands) 2009

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 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

The proposed development expands on the uses of the parkland.

The proposal would enable for diversified use of the site.

N/A - No commercial/retail element included as part of proposed development.

N/A - No government infrastructure included as part of proposed development.

The natural systems of the Western Parklands will continue to be protected and enhanced during and following the proposed ongoing events.

The cultural and historic heritage of the Western Parklands will be unaffected by the proposal.

The rural character of the Parklands will not be affected by the proposed ongoing events.

The proposed ongoing events will facilitate the wider use of SIEC for public enjoyment.

The proposed ongoing events for recreational purpose will promote community well-being.

N/A - No educational use included as part of proposed development.

State Environmental Planning Policy (Western Sydney Parklands) 2009

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 Western Sydney Parklands Act 2006, and

(k) ensuring that development of the Western Parklands is undertaken in an ecologically sustainable way

The proposed ongoing events will not adversely affect the establishment of the parklands or the ability of the Trust to carry out its functions.

The proposed ongoing events will 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 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.

Noted. The subject site is in the Western Parklands.

Noted.

(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

N/A – The development requires consent.

N/A - The proposed development is not for the purposes of extensive agriculture.

State Environmental Planning Policy (Western Sydney Parklands) 2009

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:

(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

(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.

(5) This clause is subject to the other provisions of this Policy.

Applies. The proposed development is to be carried out with consent.

N/A – The proposed development is not for the purposes of residential accommodation.

Noted.

Noted.

Noted.

(12) Matters to be considered by the consent authority - generally

In determining a development application for development on land in the Western 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,

The proposed development is in accordance with the aim of the policy as set out in clause 2 – see above.

(b) the impact on drinking water catchments and associated infrastructure,

The proposed events will have minimal impact on drinking water catchments and associated infrastructure.

(c) the impact on utility services and easements,

The proposed events will have minimal impact on utility services and easements.

(d) the impact of carrying out the development on environmental conservation

The proposed development will have negligible environmental impact. Refer to Section 4 of the SEE.

State Environmental Planning Policy (Western Sydney Parklands) 2009

areas and the natural environment, including endangered ecological communities,

(e) the impact on the continuity 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 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 Part.

(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,

(n) the impact on traffic and parking.

The proposed development will have a minimal impact on existing habitats in the Parkland. Refer to Section 4 of the SEE.

The proposed ongoing events will not affect the access circulation of the Parkland.

The proposed ongoing events does not include any permanent construction and will not have any long term physical and visual effects.

The proposal will not adversely impact public uses at SIEC, and as anticipated to increase public usage.

The proposed development is consistent with the Western Sydney Parklands Plan of Management 2020, including the relevant precinct plan - Precinct 10 Abbotsbury (refer to Section 3.3 of the SEE).

The SIEC is well separated from nearby residential areas. Any potential negative impact on residential amenity from the proposed modification can be minimised through appropriate conditions.

The proposed events will not impact any significant views.

The proposal will have no effect on existing drainage patterns, ground water, flood patterns and wetland viability.

The proposed ongoing events will not affect any heritage items.

The SIEC is very accessible being located near to major roads, and there is a substantial amount of existing parking spaces on the subject site + use of public transport. Therefore, the existing infrastructure can comfortably cater for the proposed ongoing

State Environmental Planning Policy (Western Sydney Parklands) 2009

events. Refer to Traffic and Parking Impact Assessment contained within **Appendix 3**.

(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) the 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 the Sydney Catchment Authority and Sydney Water Corporation will not be impeded by the development.

It is not considered that the proposed development will have an impact on bulk water supply infrastructure.

A review of the relevant Bulk Water Supply Map does not show any existing bulk water infrastructure on the subject site. The proposal is considered to have a neutral impact on water quality.

It is not considered that the proposed development will impact upon the integrity or security of the bulk water supply infrastructure.

It is not considered that the proposed development will increase the risk of illegal access to bulk water supply.

Noted.

(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 National Parks and Wildlife Act 1974), or
- (b) an environmental conservation area 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,

A review of relevant mapping indicates that:

The subject site is not within or adjoining a nature reserve.

The subject site is not within or adjoining an environmental conservation area.

Based on the above it is considered that this clause does not apply to the subject site.

State Environmental Planning Policy (Western Sydney Parklands) 2009

- (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.

(14A) Flood planning

- (1) The objectives of this clause are as follows:
- (a) to minimise the flood risk to life and property associated with the use of land,
- (b) to allow development on land that is compatible with the land's flood hazard, taking into account projected changes as a result of climate change,
- (c) to avoid significant adverse impacts on flood behaviour and the environment.
- (2) This clause applies to land that is at or below the flood planning level.
- (3) Development consent must not be granted for development on land to which this clause applies unless the consent authority is satisfied that the development:
- (a) is compatible with the flood hazard of the land, and
- (b) is not likely to significantly adversely affect flood behaviour resulting in detrimental increases in the potential flood affectation of other development or properties, and
- (c) incorporates appropriate measures to manage risk to life from flood, and
- (d) is not likely to significantly adversely affect the environment or cause avoidable erosion, siltation, destruction of riparian vegetation or a reduction in the stability of river banks or watercourses, and
- (e) is not likely to result in unsustainable social and economic costs to the community as a consequence of flooding.
- (4) A word or expression used in this clause has the same meaning as it has in

The subject site is unlikely to be at or below the flood planning level and the proposal is for ongoing events.

State Environmental Planning Policy (Western Sydney Parklands) 2009

the Floodplain Development Manual (ISBN 0 7347 5476 0), published by the NSW Government in 2005, unless it is otherwise defined in this Policy

(15) Heritage conservation**(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, 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

A review of the relevant heritage map indicates that the subject site contains a heritage item known as 'Item 9 – Remnants of Abbotsbury House'. The proposed ongoing events is not considered to have any negative impact on this heritage item. Therefore, the proposal adheres to the objectives of this clause. It is considered that conditions can be imposed to ensure the adequate retention of this heritage item.

The proposed development does not seek to demolish, move, alter or erect a building on land on which a heritage item is located.

NA

State Environmental Planning Policy (Western Sydney Parklands) 2009

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).

Noted.

(5) Heritage impact assessment

The consent authority may, before granting consent to any development on land in the Western Parklands:

Noted.

(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.

Noted.

(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

Noted.

State Environmental Planning Policy (Western Sydney Parklands) 2009

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.

3.7 State Environmental Planning Policy No 55 – Remediation of Land

State Environmental Planning Policy No. 55 – Remediation of Land applies to the site. Clause 7 requires a consent authority to consider the contamination status of the land and be satisfied the land is, or will be made, suitable for the purpose for which the development is proposed to be carried out.

The site is accommodated within existing undisturbed land, and there is no information to suggest that the site has become contaminated. Further, the use and proposed works to accommodate the various uses will not involve significant disturbance of the site (i.e. demolition, excavation, use of imported materials, etc.) as all structures and materials to be brought onto the site will be temporary and will be immediately removed upon completion of an event.

If required, the Office of Sport are agreeable to a condition of consent requiring operators of non-equestrian events to take proactive steps to ensure that events will not give rise to potential contamination, and/or that any unexpected incidents are met with reasonable action. It is also the responsibility of event organisers to manage remediation works in accordance with the Planning Guidelines, specifically Section 4.4 Control of Remediation Works.

With regard to the above, the site is considered to be suitable in its present state for the proposed development, and no further investigations of site contamination is warranted.

3.8 Any Relevant Local Environmental Plan / Development Control Plan

Although the subject site falls within the Fairfield Local Government Area, the relevant EPI for the land is the WSP SEPP. The *Fairfield Local Environmental Plan 2013* and Fairfield City Wide Development Control Plan 2013 do not contain any controls applicable to the subject site.

3.9 National Parks and Wildlife Regulations

The pertinent considerations identified within the *National Parks and Wildlife Regulation 2019* relate to engagement and approval by the trustee, being The Trust. The proposal is in accordance with Division 3 Regulation of Conduct, and the Trust has signed the application providing land owners consent.

4.0 Environmental Assessment

4.1 Impact on the Natural Environment

The proposed ongoing events does not include any permanent physical alterations to the subject site. The proposed course of the event will utilise existing arenas, pedestrian, equine and vehicular tracks that in some sections have been in use since the Olympics. There are no works required that will impact on the Cumberland Woodlands situated in the locality. Accordingly, the proposed development is not considered to result in a significant impact on the natural environment.

It is also noted that the subject site is bushfire prone (**Figure 5**). The site would be subject to *Planning for Bushfire Protection* but the site is currently already used for events and the application does not seek any building works. Bushfire risk will be assessed during the time of future events and if bushfire is forecast during the time of the proposed ongoing events, the event shall be cancelled due to safety concerns.



Figure 5 – Bushfire Prone Land Map
Source: fairfieldcity.nsw.gov.au

4.2 Impact on the Built Environment

The proposed ongoing events are likely to impact on neighbouring amenity in terms of noise levels and traffic generation associated. However, these impacts are able to be managed in line with the recommendations in the Noise Assessment and the Traffic and Parking Impact Assessment. Further,

it is not anticipated that these impacts will be greater than those caused by current equestrian events which take place on the land.

The subject site is well separated from residential areas and well connected by road. There is adequate on-site parking provision in place, and shuttle buses from Rooty Hill train station to the site will assist in reduce the overall traffic impact of future events. It is anticipated that any minor built environmental impacts that may result from the proposal can be satisfactorily mitigated against with appropriate conditions of approval, and that the impacts of the proposal on the built environment are satisfactory.

4.3 Economic Impacts

The proposed development is considered to result in a positive economic impact for the SIEC and the local area. By allowing future events to occur without the need for individual applications, the venue will be provided with an ongoing additional revenue stream, strengthening the future viability of the SIEC. The development would be expected to provide the local community with ongoing employment opportunities.

4.4 Community/Social Impacts

The proposed development seeks to expand the ongoing use of the SIEC, which is consistent with objectives for the Western Sydney Parklands. The proposal will provide a positive contribution to the social capital of the local area, through providing convenient access to community events.

Accordingly, it is considered the proposal will not contribute to any negative community/social impacts, but rather a positive community/social impact the local area.

4.5 Suitability of Site

The subject site was chosen as a suitable venue for Equestrian events during the 2000 Olympic and Paralympic games. The subject site is well connected by road and is free of any significant constraints that would affect the use of the land for the proposed temporary recreational events. It is therefore considered that the subject site is suitable for such activities.

4.6 Public Interest

As has been demonstrated above, the proposed development is considered to result in a positive community/social impact, positive economic impacts, and minimal impact on elements of the natural and built environment.

As a result, the proposed development is considered to be in the public interest.

5.0 Conclusion

The proposed development has been assessed in accordance with the matters for consideration under section 4.15 of the Act.

Additionally, the proposed development is not anticipated to result in any negative economic, social or community impacts to neighbours or the locality or wider local government area.

The proposed development is considered to be consistent with the WSP SEPP 2009 and Western Sydney Parklands Plan of Management 2030.

Accordingly, it is recommended that the proposed development application for ongoing events of land for recreational purposes be supported by Fairfield City Council.

Appendix 1 – Land covered by the proposed development

The Proposed Development 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

Appendix 2 – Noise Impact Assessment

Appendix 3 – Traffic and Parking Impact Assessment

Appendix 4 – Western Sydney Parklands Trust Owner's Consent

Appendix 5 – Email from DPIE Relating to Modification Applications

Appendix 6 – Emergency Management Plan

Appendix 7 – Emergency Management Plan Map

Appendix 8 – Emergency Assembly Areas Map

Appendix 9 – Fire Hydrant Booster Points and Hydrant Location Map

Appendix 10 – Site Plans