



Reference: 18.258r02v05

17 September 2021

Creative Planning Solutions Pty Ltd
Level 3, 397 Riley Street
Surry Hills NSW 2010

Attention: Mr Brendon Clendenning, Principal Planner

Re: Sydney International Equestrian Centre – Proposed Permanent Large Event Hosting
Response to Request for Information

Dear Brendon,

We refer to the subject property and proposed permanent approval for occasional large events at the Sydney International Equestrian Centre (SIEC) in Horsley Park. TRAFFIX has been forwarded comments from Fairfield City Council concerning the proposal as contained in a Council email dated 10 August 2021.

TRAFFIX has reviewed all relevant comments and has responded to each issue below. This is with reference to the latest Traffic Impact Assessment (TIA) report provided with this statement (Ref: 18.258r01v05 dated 16 September 2021).

➤ Response to Council Comment

"Please be advised that I have received further advice from Pahee Rathan, A/Senior Manager Land use Assessment at TfNSW, who has advised that the analysis within the submitted Traffic Impact Assessment Report does not support a maximum attendance of 5,000. The submitted Traffic Impact Assessment Report has assumed only 414 vehicles arriving in any one hour period and an occupancy rate of 1.8 attendees per vehicle. On that basis, TfNSW is in support of events with a maximum limit of 745 attendees.

TfNSW requires events to be limited to 750 attendees, and that if any event exceeds this figure that it be considered as a special event and would require separate approval.

Please contact Pahee Rathan from TfNSW to discuss this matter further."

TRAFFIX Response:

The principle espoused by TfNSW whereby large 'non design' or 'extraordinary' peak events are subject to separate development applications is generally supported. However, the 750 threshold level beyond which a separate event approval is required is considered unreasonable and unnecessary based on the analysis provided in the TIA. It should also be noted that the proposed 5,000 attendees referred to by TfNSW is based on the previous report which has been updated to a proposed maximum 6,000 attendees. Furthermore, as the types of events have been clarified by the client the modelling assumptions have been revised with all arriving and departing within two hours before and



after the event, respectively. The modelling of these arrangements provided in the updated TIA demonstrates the additional traffic has only minor impacts on nearby intersections. This information has been made available to TfNSW with this statement.

One important assumption which has been revised is the vehicle occupancy rate. The events expected to be held as part of this applications are expected to have a higher vehicle occupancy rate of three (3) attendees per vehicle, which considered acceptable for the following reasons:

- The vehicles occupancy of 1.8 passengers per vehicle for the used previously was based on regular household recreation trips rather than specific data for large events. Therefore, this is considered a highly conservative assumption and should not be considered indicative of large events in general.
- The above rate has been used in the parking assessment as part of a conservative parking assessment to ensure sufficient parking is provided for all events. It is emphasised that parking provision and traffic generation are not directly related, particularly for the events to be held as part of this application. Despite a large amount of parking available the traffic generation will be dependent on a variety of characteristics of the events being held most important being the number of attendees and the arrival and departure arrangements rather than the available parking provision. Therefore, the use of the different vehicle occupancy rates is considered reasonable to for a conservative parking assessment and for a realistic traffic generation assessment.
- Based on surveys of theatres and entertainment venues for smaller events (approximately 1,000 patrons) a typical vehicle occupancy rate of 2 or more patrons per vehicle is observed. With the proposed application for a venue with generally daytime outdoor activity-based events, such as sport carnivals and fun runs, it is expected the target audiences will be generally families and groups of participants and spectators.

Therefore, a higher occupancy rate of three (3) attendees per vehicle is considered a reasonable assumption.

Transport for NSW's comment is recommending the development be restricted based on vehicles movements. Should this be the case it is important that the actual traffic generation expected as part of this application be used in this condition. The total vehicle movements expected is 900 vehicle movements per hour during the arrival and departure periods. However, a sensitivity analysis was also conducted to determine the hourly traffic that can be accommodated while maintaining a Level of Service C for both intersections. It was determined that a traffic generation of 1,070 vehicle trips per hour can be accommodated by existing road network while still ensuring a Level of Service of C for all intersections analysed. Therefore, a condition based on maximum traffic generation for events could be set at 1,070 vehicle trips per hour, which maintains satisfactory operation of the surrounding intersections, rather than the expected peak traffic generation of the development.

The following points are also considered important to highlight the inconsistencies with the proposed event when compared with arrangements for other types of events and previously events held successfully at the site:

- Under the current consent, 20,000 attendees can attend the site with no need for separate approval should they be classified as equestrian events. Thereby permitting non-equestrian events with a maximum of 6,000 patrons without a separate development application for each event is therefore a very substantial concession and a very conservative arrangement.
- The events expected to be held at the site include school sport carnivals which will have large attendances with generally low number of trips as most students arriving by bus to the venue. Therefore, not all events will have the traffic impacts as assessed in the TIA, which is considered the worst-case scenario. These events are likely to occur much less often than regular events which could have attendances of fewer than half the maximum capacity.
- These events require an assessment process to be assessed by the Office of Sport and SIEC to ensure sufficient parking is provided for the expected attendance.



- As similar events have been approved under individual development applications by Council for a number of years it appears the events have not had any significant traffic impacts with no objections or concerns raised by Council's Traffic Management Section.
- The large events which have been assessed in the TIA are expected to be an infrequent occurrence with smaller non-equestrian events, with much less traffic generation occurring more regularly. Therefore, the expected traffic impacts of the large events to be held will be limited by their infrequency.

In summary, it is considered that the threshold level for which development approval should be required be set at a minimum of over 6,000 patrons. Conversely, the adoption of a 750 patron level as suggested by TfNSW is considered unnecessary, onerous; and does not reflect current operational practice.

➤ Summary

The proposal is expected to operate satisfactorily with minor traffic impacts at the maximum capacity of 6,000 patrons with no development approval required. On this basis, continued support is therefore given on transport planning grounds; based on the approach recommended by TfNSW albeit with an increased threshold level that reflects practical experience over many years, supported by further analysis as provided in the revised TIA Report.

We trust the above is of assistance and please don't hesitate to contact the undersigned should you have any queries.

Yours faithfully,

Traffix

Hayden Dimitrovski
Senior Engineer