

SUPPLEMENTARY ASSESSMENT REPORT TO SYDNEY WESTERN CITY PLANNING PANEL

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.		
Address			
	Lots 39 & 56, DP 235949	Southdown Road	
	Lot 36, DP 235949	No.'s 31-39 Border Road	
	Lots 2,3,4,5,6,8,9,10,11,12,13 & 16, DP 234284	No.'s 1-119 Southdown Road	
	Lot 92, DP 13905	No. 1680 The Horsley Drive	
	Lot 95 D, DP 388681	No. 1752 The Horsley Drive	
	Lot 7, DP 234284	No's 51-59 Southdown Road	
	Lots 3,6,7 & 8, DP 825571	Border Road	
	Lots 4 & 5, DP 825571	No.'s 52-100 Southdown Road	
	Lot 9, DP 825571	No.'s 2-50 Southdown Road	
	Lot 10, DP 825571	No.'s 91-101 Border Road	
	Lots 11 & 12, DP 825571	No.'s 121-139 Southdown Road	
	Lot 15 & 16, DP 825571	No.'s 32-40 Cotswold Road	
	Lot 19, DP 1022008	No. 372 Wallgrove Road	
	Lot 12, DP 1022008	No. 444 Wallgrove Road	
	Lot 13, DP 1022008	No.'s 434-442 Wallgrove Road	
	Lot 14, DP 1022008	No. 432 Wallgrove Road	
	Lot 15, DP 1022008	No. 420 Wallgrove Road	
	Lot 16, DP 1022008	No. 408 Wallgrove Road	
	Lot 17, DP 1022008	No. 396 Wallgrove Road	
	Lot 18, DP 1022008	No. 384 Wallgrove Road	
	Lot 20, DP 1022008	No. 360 Wallgrove Road	
	Lot 17, DP 1021839	No. 452 Wallgrove Road	
	Lot 9, DP 1021839	No. 1706 The Horsley Drive	
	Lot 8, DP 1021839	No. 1700 The Horsley Drive	
	Lot 7, DP 1021839	No. 1686 The Horsley Drive	
	Lot 10, DP 1021839	No. 1726 The Horsley Drive	
	Lot 12, DP 1021839	No. 1750 The Horsley Drive	
	Lot 1, DP 1021938	No. 1 Saxony Road, Horsley Park NSW 2175	
	Applicant /Owner	Applicant: NSW Office of Sport	
		Owner: Western Sydney Parklands Trust	
	Date of DA Lodgment	21 August 2020	
Number of Submissions	0		
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
Documents submitted with this report for Panel's consideration	• Att A - Record of Deferral dated 29 September 2021 • Att B - Amended Traffic Impact Assessment Report dated 17 September 2021 • Att C - Applicant's Response to Request for Information and Draft Conditions of Consent dated 17 September 2021 • Att D - Council's Response to Draft Conditions of Consent dated 20 September 2021 • Att E - Amended Noise Impact Assessment Report dated 25 October 2021 • Att F - Updated Draft Conditions of Consent dated 24 November 2021
Report prepared by	Jeyda Kokden, Development Planner
Date of report	24 November 2021

1. Introduction

On 29 September 2021, the Panel determined to defer the determination of the subject application as there were outstanding traffic and acoustic related issues.

In response, the applicant sought to address the Panels concerns in the record of deferral. The applicant submitted the following for consideration:

- Amended Traffic Impact Assessment Report dated 17 September 2021;
- Response to Request for Information and Draft Conditions of Consent dated 17 September 2021; and
- Amended Noise Impact Assessment Report dated 25 October 2021.

The amended Traffic Impact Assessment Report was submitted to support the increase in the maximum number of patrons on-site for non-equestrian events to 6,000 people. The amended Traffic Impact Assessment Report was referred to Transport for NSW for their consideration, however it has been advised that concerns still remain with respect to the proposal. In this regard, it is considered that issues in relation to traffic matters remain unresolved.

In relation to the amended Noise Impact Assessment Report, it is noted that the amended report now incorporates 4 proposed noise strategies in order to mitigate and/or manage any potential noise issues that may arise from future non-equestrian events at the site. Consideration of these strategies would assist in managing noise related issues however it remains unclear how these strategies will be implemented as part of the operation of the site in the absence of such details being provided.

The applicant was given an opportunity to address the above matters, however no further information was forthcoming at the time of writing this report, and therefore relies on the documentation submitted therein.

Accordingly, it is considered that these matters remain unresolved at this time.

Notwithstanding the above, conditions of consent have been updated in accordance with and to reflect the Panel's record of minutes dated 29 September 2021, should the Panel decide to determine the application as proposed.

2. Deferred Determination

On 29 September 2021, the Panel deferred a determination of DA/314.1/2020 for the following reasons:

- 1. The proposal to expand this equestrian facility constructed at great public expense for the 2000 Olympics to accommodate diversified community and entertainment events offers substantial benefits including:*
 - a) adding significantly to the available social, cultural and entertainment infrastructure within Fairfield local government area,*
 - b) allowing for a better economic and social return from this major public investment, and*
 - c) reducing bureaucratic inefficiencies whereby each non-equestrian event at present requires a fresh approval.*
- 2. As such the proposal is consistent with the following Planning Priorities of the Western Sydney City District Plan:*
 - a) Planning Priority W1 Planning for a city supported by infrastructure (and particularly the emphasis on ensuring infrastructure use is optimised)*
 - b) Planning Priority W3 Providing services and social infrastructure to meet people's changing needs (particularly through better support the arts, creativity, cultural expression and innovation)*
 - c) Planning Priority W4 Fostering healthy, creative, culturally rich and socially*

- connected communities (acknowledging the potential for this facility to be used more flexibly to cater for sporting, musical, educational and creative events with a minimum regulatory burden).
- d) Planning Priority W6 Creating and renewing great places and local centres, and respecting the District's heritage (Particularly through the opportunity to contribute to availability of social infrastructure and the opportunity to add to the 'great places' within the Western Sydney City region that are inclusive of people of all ages and abilities, with a range of authentic local experiences and opportunities for social interaction and connection).
 - e) W11 Growing investment, business opportunities and jobs in strategic centres (The expanded use of the equestrian facility will promote investment and business activity in the sporting and cultural sectors with events and festivals being a good source of casual employment).
3. The Panel received separate briefings from the Council and the Applicant in relation to the substantial matters seen by Council as outstanding with the assessment of the DA, being principally:
 - a) the traffic impacts of traffic arriving at or leaving larger events, particularly in relation to the intersection of Wallgrove Road and the M7 freeway; and
 - b) the potential for acoustic impacts particularly of night-time events.
 4. The traffic related issues have been closely examined with reference to the traffic report supported by detailed modelling and referral to TfNSW. One issue remains for final resolution being the increase in maximum attendances being raised from 5,000 to 6,000. That increase has been referred to TfNSW and a response is yet to be received. The Panel will take that response into account when finally considering the issue of access.
 5. The issue of acoustic impacts is an important one given the semi-rural character of the surrounding open landscape, and nearby residential concentrations. At the request of the Panel, the Applicant has proposed the following restrictions to apply to the proposed use to provide mitigation of the impacts of this use in that regard:
 - Agreement to conditions 26 and 27 proposed by Council which restrict the hours of use of Hacking Arena to daytime and require adherence to the operational scenario parameters set out in the acoustic report.
 - A maximum attendance of 6,000 persons (amended) and intersection capacity conditions and multiple events conditions (deleted). Note that this capacity was made clear in the amendments made to the application on 28 July 2021, and the additional modelled event contained within the amended Traffic Impact Assessment now provides greater certainty that this event capacity creates no traffic network issues.
 - A limit of 20 calendar days per year on which non-equestrian events with live music may be conducted past 10pm.

While the Panel sees those operational matters as likely to resolve the acoustic concern, it would seem that, to facilitate their practical implementation, a clear set of practical operational protocols in a management plan should be identified by the consultant acoustic engineer, as the 'operational scenario parameters' contained at section 7.2 of the acoustic report are not sufficiently clear for the organisers of an event untrained in acoustic engineering to know how they are to be achieved. The acoustic engineer should be asked to express how the identified parameters at a practical level are to be achieved, and how compliance may be monitored. It seems that the management plan ought to allow for testing at the first event (or events) with the management plan to be updated with the benefit of that testing.

A final determination of the DA will issue once TfNSW has been allowed a reasonable time to respond to the proposed attendance numbers of 6,000 (and any response taken into account in the final recommended conditions) and once the additional acoustic advice described above is available.

The decision to defer the matter was unanimous.

The Panel expects revised information as referred to above be submitted to Council within 7 days from the date of this deferral record. Council is requested to forward a copy of the Applicant's response and any comments from the assessment staff upon receipt of revised information and as soon as practicable.

3. Response

In order to address the matters raised by the Panel's deferral, the key issues identified during the course of the assessment of the application was the potential traffic and acoustic impacts likely to be generated from the proposed development. In order to address the concern for traffic and acoustic issues, the applicant submitted technical reports in support of the application. This is explained in detail below.

Traffic Impact

Concern was raised that the submitted Traffic Impact Assessment Report did not adequately demonstrate that an increase in the maximum number of patrons on-site for non-equestrians to 6,000 people would not result in unacceptable traffic impacts on the surrounding traffic network. In response, the Applicant submitted an amended Traffic Impact Assessment Report on 17 September 2021 in support of the increase in the maximum number of patrons for non-equestrian events from 5,000 to 6,000 people. The amended Report recommended a higher vehicle occupancy rate from 1.8 to 3 attendees per vehicle.

On 2 November 2021, Council received written advice from Transport for NSW in relation to the amended Traffic Impact Assessment Report submitted on 17 September 2021.

Transport for NSW advised the following:

- 1. The traffic report assumed that patrons to the event will come over a 2 hour period without providing any justification for the assumption. It is the normal practice to assume most of the patrons arrive within an hour.*
- 2. The report assumed 10% will catch public transport. It is also noted in the report that the nearest bus stop is 2.7 km away and it has 3 services per day on weekends. Hence this assumption of 10% catching public transport is completely wrong. Hence, it should be assumed that all the patrons will arrive in private vehicles. The report mentioned providing shuttle bus services from Horsley T-way without providing any details of the services and patronage.*
- 3. The updated report assumed car occupancy rate of 3, again without any material to support the assumption. Previous assumption of 1.8 people per car is more realistic one.*
- 4. The report mentioned that road network can accommodate 1,070 additional vehicles. Based on that and assumption of 1.8 people per vehicles, the attendance to any event should be capped at 2,000.*

In this regard, it is considered that based on the advice received by Transport for NSW the issue of potential traffic impacts to the surrounding traffic network remains unresolved at this time.

Acoustic Impact

The Panel in its deferral of the application in relation to acoustic issues requested that the applicant address the following matters prior the application being determined;

While the Panel sees those operational matters as likely to resolve the acoustic concern, it would seem that, to facilitate their practical implementation, a clear set of practical operational protocols in a management plan should be identified by the consultant acoustic engineer, as the 'operational scenario parameters' contained at section 7.2 of the acoustic report are not sufficiently clear for the organisers of an event untrained in acoustic engineering to know how they are to be achieved. The acoustic engineer should be asked to express how the identified

parameters at a practical level are to be achieved, and how compliance may be monitored. It seems that the management plan ought to allow for testing at the first event (or events) with the management plan to be updated with the benefit of that testing.

In response, the Applicant submitted an amended Noise Impact Assessment Report on 25 October 2021 that recommended four (4) noise management procedures. The amended Report identified procedures to minimise noise impacts, notify residents, manage complaints and identify noise-monitoring methods.

Council reviewed the additional acoustic information and recommended that further elaboration be provided for the noise management procedures embedded within the amended Noise Impact Assessment Report. It was considered that the information provided does not necessarily satisfy all of the matters requested to be addressed by the Panel.

Accordingly, Council advised the applicant in writing on 3 November 2021, as follows:

... In order to assist you in satisfying the requirements as requested by the Western Sydney City Planning Panel, the four (4) points included in the updated Noise Impact Assessment Report should be expanded but not limited to include the following:

1. Minimising noise impacts

The additional information recommends that sound amplification equipment be installed, maintained and operated in a way to minimise noise impacts to sensitive receivers. To ensure that this is achieved, further details shall be provided regarding:

- Information on who shall check that the sound amplification equipment is installed properly.*
- How is an event organiser going to know that it operates in a sufficient manner?*
- Further elaboration shall be provided on the roles and responsibilities of each member involved in this process, including when is it going to be completed, how is it going to be completed and what follow-up measures need to be adhered to should the sound amplification equipment not be installed properly.*

2. Notification of residents

The additional information recommends that the event co-ordinator make all reasonable efforts to ensure that residents likely to be impacted upon noise from any event/s held within the Sydney International Equestrian Centre are given prior notification. It was indicated that the notification must include the telephone number of a person(s) authorised by the Sydney International Equestrian Centre to discuss any noise issues associated with the event and this person(s) must be available on this number during the entire event, including any associated sound tests and rehearsals. To ensure that this is achieved, further details shall be provided regarding:

- Who shall be the authorised person for residents to contact should a complaint be received.*
- When is the notification process going to take place and how or what method will be undertaken to communicate this to the surrounding residents.*
- How will an event co-ordinator be advised of where the sensitive receivers are located should their event result in any potential noise impact? (i.e. what measures is the Sydney International Equestrian Centre going to undertake to ensure that event co-ordinator/s are notified as to whether their event may impact sensitive noise receivers).*
- What events are likely to trigger the notification process?*

3. Complaints

The additional information recommends that the Sydney International Equestrian Centre is to have a mechanism in place to deal with any complaints and must consider any past complaints when developing future plans to manage sound and planning and managing future events. It was indicated that noise monitoring shall be arranged at the complainants location should a complaint be received. To ensure that this is achieved, further details shall be provided regarding:

- *What steps is the Sydney International Equestrian Centre going to undertake should a complaint be received?*
- *Who is the point of contact for complaints handling?*
- *How shall the noise monitoring process be carried out?*
- *Will a complaints register be prepared and implemented that sets out the process of how complaints will be managed from receiving a complaint to its resolution.*

4. Monitoring method

The additional information recommends that noise monitoring at both the receiver locations and at the PA system and/or amplified music location(s) would be required to manage noise levels during the event. It was indicated that during the sound check, a co-ordinated communication procedure between personnel at the off-site monitoring location and on-site management would be required to establish benchmarks for amplified music. To ensure that this is achieved, further details shall be provided regarding:

- *Who will be responsible for conducting the sound check?*
- *Where on-site is the sound check likely to be carried out?*
- *What does the communication procedure entail?*
- *What events are required for the sound check? (for example, are events that involve live music required for sound checks?)*
- *What measures does an event organiser need to follow if the equipment used for the sound check is faulty or likely to cause unacceptable noise impacts?*

Given the above, it would be considered beneficial to arrange a time to discuss the above matters further in order to expedite the matter. Alternatively, you may wish to review the above information and respond accordingly...

On 17 November 2021, Council received a written response from the Applicant advising that in their view the above information requested by Council has been provided and/or is not relevant to the reasons for deferral.

Accordingly, the applicant did not consider that any further information which sets out details of how such strategies and/or protocols will be implemented and managed for non-equestrian events would be required in this circumstance, and therefore relies on the information submitted in the amended acoustic report.

In the absence of the above information, it is considered that this requirement has not been suitably satisfied and remains unresolved.

Given the semi-rural character of the surrounding area and nature of events likely to occur at this facility, it is considered reasonable, if not essential, that such details are forthcoming prior to any event taking place at the site, particularly for music events. This will ensure that measures proposed to be implemented are capable of being achieved, and that their implementation is practical, clear and able to be understood and implemented by event organisers/operators who may have limited knowledge in managing noise related issues.

4. Draft Conditions of Consent

During the processing of the subject application, the Applicant has requested amendments to the draft conditions of consent. Council has considered these amendments, and provides the following response;

Revised Condition Number	Condition Wording	Crown Response	Council Response
15. Maximum Number of Patrons	Maximum Number of Patrons The maximum number of	It is requested the patron number is increased to 6,000 people. This is	The Applicant provided an amended Traffic Impact Report submitted

	patrons permitted on-site for non-equestrian events shall be restricted to a maximum of 5,000 people for an event.	supported by the revised Traffic Impact Assessment.	to Council Friday 17 September 2021. This information was forwarded to Transport for NSW for their consideration and assessment. Transport for NSW has since reviewed the amended Traffic Impact Report and has raised concerns in relation to this report. Accordingly, this matter remains unresolved. Furthermore, Council has reviewed the wording of the condition, and has updated the condition.
16. Operational Parameters	Operational Parameters The maximum capacity for the individual venues within the subject site must not exceed any of the prescribed criteria outlined within the Operational Scenario Parameters Table in accordance with the Noise Impact Assessment Report prepared by Renzo Tonin & Associates, Reference Number TK611-01F02, Revision 5, dated 24 March 2020. The maximum capacity of 5,000 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 Sydney International Equestrian Centre 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:	It is requested this is amended as follows: <i>The maximum capacity for the individual venues within the subject site must not exceed any of the prescribed criteria outlined within the Operational Scenario Parameters Table in accordance with the Noise Impact Assessment Report prepared by Renzo Tonin & Associates, Reference Number TK611-01F02, Revision 5, dated 24 March 2020. 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 Sydney International Equestrian Centre 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</i>	The only change proposed by the Applicant was to amend the maximum capacity indicated in the Condition from 5,000 to 6,000 patrons. This condition is contingent upon the outcome of the assessment of the updated Traffic Impact Report and advice by Transport for NSW as noted in Condition No. 15 above. Given that Transport for NSW raise concern to the amended Traffic Impact Report submitted, this matter remains unresolved. Furthermore, Council has amended the wording of the condition to ensure that it is clear for the Applicant to understand the requirements.

	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.	<i>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.</i>	
17. Vehicular Movements	Vehicular Movements During a non-equestrian event at the subject site, the traffic shall be controlled and staggered if required so that there shall no more than 414 vehicle movements into or out of the site within any one-hour period.	Following receipt of this condition, the revised Traffic Impact Assessment has modelled the impact of the events on intersection performance and concluded that 1,070 can be comfortably accommodated per hour. This figure exceeds the figure of 900 vehicles per hour estimated by the traffic model for 6,000 person events without staggered arrival or departure times. It is therefore requested that this condition be deleted.	Refer to response given in Condition No. 15 and 16 above. In addition, the condition has been updated to make the wording of the condition clearer to the Applicant.
18. Multiple Events	Multiple Events Only one non-equestrian event shall occur at any time. Accordingly, the site shall not be used for multiple non-equestrian events at the same time. Furthermore, a non – equestrian event shall not occur while an equestrian event is operating at the premises.	It is requested this condition is deleted. It is unreasonable to suggest that a site spanning over 164 Hectares with 15 arenas cannot accommodate more than one event on site at one time. The Plan of Management and Acoustic Report both identify that multiple events can be held on site, but that the prescribed capacity cannot be exceeded.	The Acoustic Report provided an acoustic assessment for a single event occurring only. Accordingly, there is concern that multiple events may result in a cumulative noise impact to the nearby residential receivers. If an updated Acoustic Report was submitted in which addresses multiple events, then this request could be assessed and considered. At this point in time, the recently submitted updated acoustic report did not contemplate this scenario and until such time that details have been provided, it is recommended that this condition remain. To ensure multiple non-equestrian events do not occur on-site at the same time, Council has

			amended the wording of the condition.
19. Traffic Management Plan	Traffic Management Plan Prior to any non-equestrian event occurring at the site, a Traffic Management Plan shall be submitted to and approved by the Manager of Development Planning within Fairfield City Council, which provides details but is not limited to the following: a) Information as to how traffic will be managed for patrons that enter and exit the site; b) Detail strategies and or measures used to mitigate potential traffic impacts; c) Provide an assessment of any likely adverse traffic impacts on the adjacent roads and how this shall be addressed by traffic management arrangements; d) Identify traffic movements that would significantly affect the surrounding road network. Note: The Traffic Management Plan shall be reviewed on a regular basis and where required the plans and where required the plan shall be updated accordingly taking into consideration the changing traffic conditions, altered traffic management arrangements and other issues as identified by Transport for NSW, Council or NSW Police to ensure safety and efficiency of the road network.	Traffic is already managed on site for equestrian events, and it is not clear why a plan would be required for other events. Parking and traffic arrangements will vary slightly between events, but would be comfortably managed on the site without impacts on nearby land, particularly noting the 500m long access driveway to the site. It is expected that most events will fall well below capacity, and will therefore require very few traffic management measures. The applicant is happy to be provided with more understanding of the purpose of this condition, but is unclear what further benefit this would have on controlling any impacts.	This condition was imposed to ensure that the staggering arrangement relied upon in the submitted Traffic Impact Report and the vehicle movements restricted under Condition No. 17 of the Consent could be managed and dealt with on the site without impact onto the surrounding local traffic network. As Transport for NSW still raise concern with the amended Traffic Impact Assessment Report, it is recommended that this condition remain.
23. General Treatment Requirements	General Treatment Requirements NSW Police advise that the following general treatment options shall be adhered to reduce the risk of offences occurring: All CCTV surveillance shall be installed, operated and maintained on-site at all times.	These measures appear to be recommendations rather than requirements, and cannot be broadly applied to all events. It is requested that the first sentence of the condition is amended to read as follows: <i>NSW Police advise that the following general treatment options shall be</i>	To address the matter raised by the Applicant, it is considered that the wording of the condition shall be amended to as follows: <i>The following conditions imposed by NSW Police shall be considered prior to the non-equestrian events occurring on the site.</i>

	• NSW Police advise on the setting of benchmark crowd/attendance numbers for the use of security guards for events. If a threshold number is expected, then hirers shall consider use of security for their event. • Adequate use of lighting, fencing and maintained vegetation shall be used in areas where structures and vegetation make it possible for offenders to act undetected on-site. • Physical barriers shall be used to attract, channel or restrict the movement of people to minimise opportunities for crime and ensure free flow of pedestrians and traffic. • Car parking areas shall be well lit and general site cleanliness shall be maintained at all times.	<i>considered to reduce the risk of offences occurring.</i>	This condition has been updated.
25. Hours of Operation	Hours of Operation The approved hours of operation for the use of the premises for non-equestrian events are: Monday to Sunday: Twenty-four (24) hours a day. Notwithstanding, Hacking Arena shall only operate from 8:00am – 5:00pm Monday to Sunday. These hours of operation are to be in accordance with the operational scenario parameter established in the Noise Impact Assessment Report, prepared by Renzo Tonin & Associates, dated 24 March 2020.	It is not clear why hours are proposed to be restricted in this way. Further, if the intent is to limit operations in the Hacking Arena to 'daytime hours' per the NSW Noise Policy for Industry, then the hours would be 7am to 6pm.	The submitted Acoustic report only assessed Hacking Arena, during Daytime criteria and therefore it has not assessed the potential acoustic impacts during evening or night time. To address the comments raised by the Applicant the condition has been amended in the updated draft conditions of consent.
26. Hacking Arena	Hacking Arena Hacking Arena, shall not be used for the purpose of a festivals at any time.	As above, it is not clear why this condition is recommended. If the purpose is to control <i>music</i> festivals, then this should be made clear. Notwithstanding, it is	The purpose of this condition was to ensure acoustic amenity to the nearby residential dwellings particularly given the semi-rural character of the area. It is

		unclear why this condition is necessary to begin with.	noted that certain higher decibel events were not considered in this arena. In order to address the Applicant's comments the condition has been amended in the updated draft conditions of consent.
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In addition to the above, an additional condition has been included in the updated draft conditions of consent requiring a limit of 20 calendar days per year on which non-equestrian events with live music be conducted past 10:00pm. This was requested in the record of deferral and has been reflected in Condition No. 27 in the updated draft conditions of consent.

The draft conditions have been updated taking into account the recommendations of the Panel and the applicant in this matter. The updated conditions are at Attachment F to this report.

5. Conclusion

It is considered that the documentation submitted by the applicant has not fully addressed the issues raised in relation to traffic and acoustic matters and it is considered that these issues remain unresolved at this time.

Notwithstanding this, should the Panel decide to determine the application as proposed, the draft conditions have been updated to reflect the recommendations of the Panel's previous consideration of the matter on 20 September 2021 and are found in Attachment F to this report.

6. Revised Recommendation

That the Sydney Western City Planning Panel (SWCPP) as the consent authority:

Determine Development application No. 314.1/2021 for the use of the Sydney International Equestrian Centre for the purpose of non-equestrian events at the subject property in accordance with the conditions set out in Attachment F to this report.



Jeyda Kokden
DEVELOPMENT PLANNER, DEVELOPMENT PLANNING