



Hawkesbury City Council

attachment 5  
to  
item 30

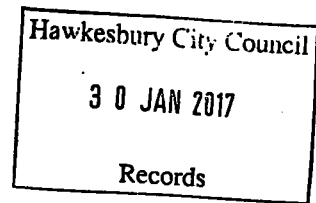
Submissions and Petitions  
**Part A**

date of meeting: 28 February 2017  
location: council chambers  
time: 6:30 p.m.



# **Submissions in response to public exhibition documents - LEP006/15**

**'AGAINST'**



Mr Laurie Mifsud  
Acting General Manager  
Hawkesbury City Council  
P.O Box 146  
Windsor NSW 2756

Dear Mr Mifsud,

**LEP 006/15 – PLANNING PROPOSAL**

To seek and to add a number of additional permitted uses – benefiting only selected properties in the Richmond Lowlands – the principle being Basscave – Sydney Polo Club.

The list of these “unpresented” additional uses would relate to the introduction of “industrialisation” of the Richmond Lowland.

You attention is drawn to :-

J.B.A. LEP Proposal – page 31

**6.1 Zoning and permissible uses**

**6.1.1** The list of uses , In reality have no bearing as to the operation of the World Polo Cup, and or for that matter, any other Polo seasonal matches or events that are played at the Sydney Polo Complex.

Sydney Polo has held Nine or Ten Annual Polo Cups without the existence of additional uses, including the most unwanted by local residents – “A Helipad”, which is an industry on its own. Polo Complexes are for Polo activities, Windsor Polo since 1976 and others have operated without additional permissible uses.

Records show that on the 3<sup>rd</sup> of February 2015 Council voted to support Polo. The Council did not vote to the introduction of commercialism and industrialisation of Richmond Lowland Polo Complexes.



Please note there are now eight (8) new Councillors who have not voted at all for the 3<sup>rd</sup> February 2015 motion.

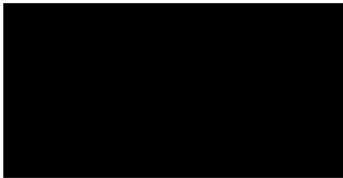
Given the facts written this writer vehemently objects to the introduction of any "additional permitted uses" mentioned in LEP 006/15 Planning Proposal – including a private helipad and gives the opinion that the whole proposal should be rejected.

**"It Is Unacceptable"**

A new proposal or amendment that gives all Polo Clubs throughout the Lowlands the opportunity to be on the same level Providing they have or obtain Council consent to operate should be introduced.

As Environmental Conservation is an unknown quantity in the area, the Lowland flood plain needs to be protected by council and preserved for future generations.

Kind Regards



## **TPP TRANSPORT IMPACT STUDY**

It could be said that traffic studies are based figures and estimates of the present, but the future outcome is an “unknown quantity”. Nothing beats “hands on experience” plus local knowledge particularly in traffic.

This writer has ignored the first eight (8) pages because:-

- Function Centres
- Local Markets
- Micro – Brewery

To this writer should be non-existent, nobody can predict patronage at any given time on any given day.

### **Kurrajong Road/ Old Kurrajong Road Intersection**

#### **Page 9**

The intersection may work satisfactorily on paper. There is no mention of traffic being banked up from Richmond – Bosworth Street. Traffic lights to North Richmond – Terrace Road traffic lights – Re: westbound afternoon early peak hours onwards, or on Saturday or a Sunday late mid-morning to mid-afternoon, with traffic to a crawl.

This scenario is on a regular basis but does vary from time to time.

### **Road Safety**

#### **Page 11**

Attention is drawn to the mention of a roundabout. For the benefit of T.P.P, the intersection has been reconstructed to improve traffic flow and the speed limit in that area is 60,KPH NOT 80.KPH.

### **Alternative Route**

#### **Page 11**

In regards to the Kurrajong Road / Bosworth Street intersection, the use of the 2012 RMS report is meaningless.

It will be five (5) years old by World Cup time – mid-October 2017, and Gold Cup time about the same time of the year. There is no guarantee, that the intersection will be started by that time, little lone finished.

Since 2012 traffic between Richmond and North Richmond has multiplied in both directions. "Consult peak hour motorist".

## **Level of Service In Old Kurrajong Road**

### **Page 12**

This writer has yet to find the "river crossing" just north of Francis Street on Old Kurrajong Road. There are pipes under and across the road to join the lagoon on both sides – Pugh's Lagoon.

T.P.P have not mentioned, that the "river crossing" floods easily after heavy overnight rain. It is interesting to know that motorist speed over sections on Old Kurrajong Road up to 75 KPH.

T.P.P have not mentioned, the condition of the section of road that joins Old Kurrajong Road to Windsor Street end before the Church Of England Church.

One could hardly describe the first section ideal for a vast increase in traffic, in particular the 100 meters or so up the hill under the trees. There is also the safety of the Church Parishioners that cross Windsor Street to consider.

### **Page 13**

In regards to table five (5) comments. This writer has "concerns" towards the suggestion of diverting North Richmond bound traffic from Ridge's Lane back into Richmond suburbia – and the use of Windsor Street/ Bosworth Street roundabout then the Bosworth Street/Kurrajong Road intersection traffic lights.

"Concern is directed to the fact the diversion would operate during peak heavy traffic periods that could be easily identified". This type of procedure leaves a lot to be desired as by pushing more traffic into an already over loaded intersection can only worsen the problem. The question arises as to what will happen during World Cup time.

## **Summary and Recommendations**

### **Page 16**

Transport and planning have had no alternative but to propose a traffic route for North bound motorists exiting from Ridge's Lane via Old Kurrajong Road, Windsor Street and Bosworth Street, thence Kurrajong Road. There is no other way as noted, there has been two (2) safety issues not mentioned Re: Old Kurrajong Road and Windsor Street.

There is also the error in speed limits at the intersection of Kurrajong and Old Kurrajong Roads. The speed limit is 60 KPH not 80 KPH.

- T.P.P has failed to mention, a description on Ridge's Lane which is a country Lane leading to a dead end and Sydney Polo gates
- TWO (2) coaches cannot pass on the bitumen in certain areas
- The road is flooded at times, opinion is raised that Ridge's Lane could present safety problems for "first time" visiting motorist.
- If in the future if Basscave are given the consent for the two (2) wedding barns and the Hall of Fame all at once. Given this scenario there could be up to 1400 patrons on site with a possible 500-700 vehicles leaving and invading the nearby roads over a short period of time, - add market traffic and one reaches an estimate of over 1000 return vehicle movements on a given day.
- As a result slightly different to impact studies, T.P.P does not relate to such a scenario which is of course hypothetical.

Attached to this submission are a series of photos relating to various safety issues concerning Ridge's Lane.

### **World Cup Weekend Traffic**

The opinion is given depending upon attendance – traffic flow could range from normal to kaos to impossible.

# **GTA**

## **Transport Impact Assessment**

**15 April 2016**

### **Page 1 1.3 References**

1. Friday 1<sup>st</sup> May 2015 2pm – 6 pm
2. Saturday 18<sup>th</sup> July 2015 9am – 6pm
3. Sunday 18<sup>th</sup> October 7am – 6pm

**T.T.P's Old Kurrajong Road - Thursday 20<sup>th</sup> October 2016 – 27<sup>th</sup> October 2016**

**16<sup>th</sup> October 2015**

**G.T.A – Also mentions surveys taken on:-**

1. Friday 1<sup>st</sup> May 2015 2pm – 6pm
2. Saturday 18<sup>th</sup> July 2015 9am- 6pm

The above surveys were for Sunnybrook Barn Function Centre D.A 703/15 refer 10/11/2015 .

### **Comment**

#### **Page 1 – 1.3 etc**

It can be considered that these traffic surveys both in particular for Kurrajong and Old Kurrajong Road now obsolete, being near two (2) years old by World Polo Cup time October 2017.

Traffic on Kurrajong road from the 2015 dates mentioned have multiplied to the present day and will continue too, due to rapid population expansion west of the Hawkesbury River.



**SCANNED**

## **Road Network**

### **Page 2 2.1**

Note estimated 29,000 vehicles per day by GTA – 2015/16. The present and future October 2017 movements are unknown.

## **Old Kurrajong Road**

### **Page 3 2.1**

There is no mention of Old Kurrajong Road flooding at Pugh's Lagoon area, or the safety issues between Francis Street and Church of England on Windsor Street.

## **Ridge's Lane**

There is no mention of Ridge's Lane flooding and being cut off due to rain.

There is no mention that vehicles have to slow or stop and give way to oncoming traffic due to the bitumen not being wide enough.

There is no mention of safety issues regarding exposed drops at two (2) locations on both sides of the carriage way.

- Observe photo's attached

## **Redbank**

### **Page 5 2.2**

This writer fails to see what the complete of the Richmond Bridge's and approaches and Redbank proposed Grose River Bridge has to do with – Sydney Polo Club LEP 2012 and October 2017 World Cup Event.

1. The only way traffic flow on long both directions of Kurrajong Road – Bells Line of Road is when a new Bridge is built – which have been rumoured put back to circa later then 2021.

The Gross River Bridge plan is only in proposal stage.

There is no evidence that there will be any improvement in any road infrastructure that would favour Sydney Polo Complex traffic, now or in the distant future.

## **Traffic Volumes**

### **Page 6 2.3**

Traffic movement survey taken May 1<sup>st</sup> 2015 – July 18<sup>th</sup> 2015

This survey to this writer can be considered obsolete. As previously explained traffic has increased since the dates mentioned and will continue to increase. By Polo World Cup time October 2017 the survey will be two (2) years old.

### **Page 7, 8, 9 2.1**

Considered out Dated

## **Public Transport Train – Richmond Station**

### **Page 10 2.5**

The direct distance to Richmond Railway Station is by walking 3 kms , at least over 60% of the distance would be spent walking, on or near the road shoulder- THERE IS NO FOOTPATHS.

## **Bus**

### **2.5.2**

In due respect to G.T.A. this writer questions the opinion that the said bus services are within close vicinity to the site – Sydney Polo Complex – Gate. The distance from the bus stop to the main site gate would be over 1.5 kms  
“WALK” – THERE ARE NO FOOTPATHS.

## **Pedestrian and Cycling**

### **Page 12 2.6**

Mentions on local roads such as Old Kurrajong Road, a road shoulder is not provided etc., etc.

## **Overview**

### **Page 16 4.1**

There is no evidence as yet that Richmond and North Richmond intersections will be finished by 2021. The same applies to the construction of the Richmond Bridge.

It would be a step back in time to signalise the intersection of Old Kurrajong Road and Kurrajong Road until the Richmond Bridge is constructed, and will be years away.

The Bridge has been identified as the biggest traffic problem east bound.

## **Polo World Cup**

### **Hall Of Fame Site**

Strong objection is raised to the construction of the "Hall Of Fame" function centre or any other permanent structure that comes under the title of an additional use.

The proposal for these structures are completely "out of character", and DO NOT relate to the true spirit of the Lowlands flood plains, or to its previous descriptions of being prime agricultural land, with various wet lands having conservation values – as mentioned by the department of industry.

### **Floods**

This writer has witnessed many floods across the Lowlands flood plain during the past 35 years. Observe the two (2) photos attached. Sydney Polo Plain fields and the Hall Of Fame function centre site underwater.

Also Ridge's Lane is flood bound together with Powell's Lane and the area towards Richmond, the R.A.A.F Base, Cornwallis and other areas. Terrace Road would be cut at Redbank Creek and closer to North Richmond as usual.

Please note 3.5 B.G and E.

Flood evacuation referring to Ridge's Lane undated in a five (5) year flood. This writer has seen water bump high over a section after heavy storms but receding later.

## **Access and Transport**

### **Page 2.6**

J.B.A. Fails to mention 80% of the walk to Richmond rail would be along or on the edge of the road as there are no footpaths except in the CBD.

## **Back ground**

### **Page 16**

Barns – Polo a former dairy hay shed

Sunnybrook - 2004 – A farm shed

- 3 phase power – welding etc.

### **Previous activities – Mosseey's Dairy**

All agricultural – Gardener – Turf – Orchard – Vegetables

One question J.B.A. reasoning in regards to:-

### **Page 16 3.1 Clause 9**

#### **Regarding LEP 1989**

JBA states: - it is not considered that the council necessarily intended to prohibit "function centres" in rural 1 (b) or E.P.A zonings. That may be J.B.A's opinion.

The zoning for the Lowlands in LEP 1989 – 22<sup>nd</sup> December – near/ at the present proposed Hall of Fame function centre was E.P.A 7(a) wet lands. The next nearest noted zoning on the plan is E.P.A 7 (dt) scenic 2.5kms to the east and 7 (dt) scenic 1km to the south.

Also it can be remembered that the environmental protection and agriculture zoning cover the river flood plains which was the centre of agricultural growth for the Hawkesbury basin.

It is suggested that the council of the day would not even have considered to allow function centres to operate within a "flood plain area ". The flood plain of yesterday is the flood plain of tomorrow, it will not change and neither should have its zoning.

RU2 does not suit the area E.P.A. zoning does.

## **Infrastructure for Event**

### **Grandstand**

#### **Page 23 4.12**

There is no plan exhibited for the erection of the grandstand either temporary or permanent as yet. A strong object is given to permanent grandstands being erected on the Lowland flood plain.

Observe photo of field no. 1.

There seems no room for "grandstands" along the sides of field no. 1. What's next rip out the trees?

### **Car Parking**

#### **J.B.A**

#### **Page 23 4.1.2**

- Reference is made to the four (4) separate parking areas for the Polo World Cup Event.
- Are the proposed car parking spaces – waterproof – if not, why not.
- There is no mention of coach or bus parking spaces are terminal.

### **Hospitality Areas**

#### **J.B.A.**

#### **Page 24 4.1.2**

There are nine (9) listed but there are no plans that one can read with the naked eye.

## **Zoning and Permissible Uses – Helipad**

The strongest possible objection if raised against the proposed “additional use” of a permanent Helipad base.

The Sydney Polo Club lowlands complex has been engaged in Polo operations for circa the last sixteen 16 years and have had no continuous use of a Helipad. The use of a Helipad has never been permanently required by any Polo Club.

Emergency Helicopters can land anywhere at any time including Polo and pasture fields.

JBA proposal does not mention any intentions of the proposer Higgins – Basscave use.

# **Polo World Cup**

## **Temporary Helipad**

This writer strongly objects to a Helipad site located at the site location mentioned in **JBA proposal** page 23 – to the west of field one (1) promoters for World Cup should consider the World Cup patrons as well as VIP's.

"There is no respect given to patrons or the neighbourhood". A temporary Helipad of which this writer also opposes should be situated as far away from residents surrounding the Lowlands as possible. VIP's could be mini bust or limousine to the marque of a permanent Helipad.

### **Page 23 41.2**

Helicopters are not acceptable:-

- They are noisy to say the lease
- They fly over the Terrace Road escarpment at various heights
- There is no way to control the noise
- They have flown along the river at such a height it is an invasion of privacy
- Helicopters create a nuisance factor
- Helicopter operations could be classified as an industry
- This "additional use" will affect local surrounding residents on all sides of the lowlands "quiet enjoyment"
- Helicopter activities will create "an adverse" impact on the local area and neighbourhood
- The Council has a responsibility to provide adequate protection to the "amenity of the residence" that will be adversely affected by noise

Helicopters are also a threat to native bird life above the Lowland and Terrace escarpment area.

### **EXAMPLE:**

Sea Eagles, Large black/brown Eagle, Pelicans and Swans etc.

## **Comment**

### **Additional Permitted Uses**

- **Food and drink premises**  
The Hawkesbury area is unindated with food and drink shops
- **Function Centre**  
There is a variety of establishments that hold function and wedding receptions
- **Markets**  
There is a variety of markets held in the Hawkesbury area
- **Veterinary**  
The is enough veterinary hospitals to cover the horse's in the area
- **Micro Brewery**  
There are enough pubs, clubs in the area to inebriate a person for life and in better accessible area
- **Medical centre**  
There is already ample "medical centres" available for people.

### **Additional Comments**

Each of the previous items mentioned if established, would only be taking work from another member of the same enterprise. There is only a certain market available.

At last count in the local phone book, there were listed

- 55 Restaurants
- 28 Cafes
- 6 Pizza Bars

There is more in Pubs and Clubs .

## **Amendment to increase height**

### **Page 30 5.2.3**

Apart from objecting to the construction, strong objection is raised to amend maximum height to benefit the proposer.

The maximum height for the building is 23.8 metres from natural ground level, the ground floor level is twelve (12) metres from where – the building will be an eye sore and will be completely out of character with the scenic surrounds.

## **Micro Brewery – Sunnybrook Barn**

1. What happens when the Brewery is victim of a flood? – Sterilisation of equipment.
2. If patronised by the younger set – live entertainment- noise – more complaints from neighbourhood court cases? – E.P.A.?  
Every patron driving home sober- one thinks not.

Another function centre of a different nature taking patronage from another source similar in the Hawkesbury.

## **Public Interest**

Public interest is limited only to those that have real interest in the Polo community, the objectors and those that benefit financially.

Too many members of the community it is just a “passing interest”.

## **Employment Benefits**

In the past most activities feature self-employed personnel sourced outside – Celebrants, Caterers, Bands, M.C. Florists, Hair Dressers, Photographers etc, etc, to name a few.

“Direct employment” is limited and are casual – (farm section excluded).

This letter completely disagrees with J.B.A Page 58 8.6

This area is an unknown quantity.

## **Flood Prone Land**

### **Page 43**

- Any future building will be minor – not expected to have any adverse impact to floods
- Will floods have any “adverse impact” on buildings

## **Environmental Protection**

### **Page 42 2.1**

Question why wasn't the lowlands not zoned environmental protection LEP 2012 –

## **Rural Zones**

### **Page 41 1.2**

Question is not spot zoning with a LEP proposal, not rezoning a selected area.

## **SPC Polo Gold Cup**

- The cup has been held for years with various themes.

### **I,e 2013 Great Gatsby**

- Some Gold Cup events and SPC Show jumping champion ships have been held over the same period.
- There have been many complaints regarding excessive noise generating from the events with the use of PA systems with “no sound limits” both Equine and Polo.
- These events drew big crowds in 2014 – 2015
- 2014 – a email mentions 5000
- 2015 – An estimate of 5800 (verbial)

Cars and odd coaches were observed lined up single file along Ridge’s Lane, waiting in turn to enter the SPC complex one at a time through SPC main gate. The line reached from the main gate to the far end of the turf farm at peak arrival period. A time was clocked to travel from the end of the line to the gate to the parking area. It was noted that the “parking area” operations were slow and over worked.

The same scenario resulted in reverse after the Cup final. It can be assumed that if vehicles were delayed waiting to exit the SPC complex gates, they would then regroup at points away from SPC.

I,e Kurrajong and Old Kurrajong Roads intersection – Bosworth Street and Kurrajong Road traffic lights to name a few , Thus creating more traffic build up.

- Refer to photo of Colo High School assemby for an indication involving up to 300 vehicles.
- Also refer to photos of the 2015 Cup day Final
- Note parking area and no grandstands – this Cup is titled a major event by G.T.A consultants Page 12 2.7 The God Cup Event.
- GTA – does not mention any delays for spectators arriving before or leaving after the Gold Cup Final
- Attention is drawn to a paragraph relating to a traffic survey at Kurrajong Road/ Old Kurrajong Road intersection.

It appears that no data was available between 4pm – 6pm due to technical issues. The Gold Cup activities finish about 5pm. How unfortunate.

Future events including the World Cup and Gold Cup – should have all PA systems fitted with noise limiters.

All events after matches, night celebrations in particular, should have noise control conditions, and if possible be held on the SPC owners premises at 7 Ridge's Lane.

The opinion is given that the 2015 "Gold Cup traffic survey data" is now out of date, as local traffic flows have increased since May – July 2015.

## **CONCLUSION**

The surrounding neighbourhood affected by S.P.C. planning proposal LEP 006/15 bought within the area to enjoy "peace and tranquillity".

The planning proposal sets out not to assist but to destroy the neighbourhood "peace and tranquillity" through the proposal to introduce "Function Centres" and "Helicopters" to a flood plain area.

The function centre structure and its activities (and other additional uses) does not maintain the rural landscape character of the land.

These activities "will create an adverse impact "on the local area and neighbourhood.

The Council has a responsibility to provide adequate protection to the amenity of the residence that will be "adversely affected by noise".

- The area is known to become flood bound including all road access.
- The Lowlands are steeped with History , the area is iconic, it was the food bowl for Sydney Town.
- The area reeks with heritage.
- The visual sensitivity of the general area is high, because of the heritage value of the native landscape and should be protected at **all times**.

**There is no mention of :-**

- A defence – R.A.A.F report in response to a Private Helipad being situated on the Richmond Lowlands.

LEP. 006/15

## Various Comments

- ① There is no mention included in the LEP. 006/15 Planning Proposal, as to the intentions of Houston, Magnusson, or Muscat in regards to a for Spot Re-zone use.
- ② There are contradictions within the proposal paperwork and Martins Aerial Plan as to the number of Polo Fields the Proposal indicates
- ③ It is noted that the Higgins Resident property - No. 7 Ridges Lane - and part of the proposal, has been "FOR SALE" since Oct 2016 - Listed as a "Equine Complex."

FLOODS

of the site during a 100 year ARI event is expected to commence approximately 40 hours following the onset of rainfall within the catchment, with the site being inundated for several days. During the PMF, water levels will rise much more rapidly, with flooding expected to occur across the site after approximately 15 hours.

### 3.5 Flood evacuation

Most of the existing dwellings on the site are located on high ground along the river with vehicle access provided from Ridges Lane which is shown to be inundated during a 5 year ARI event. People, animals, and equipment can become isolated on high ground along the river once evacuation routes from the site become submerged. If floodwaters continue to rise and they are not rescued, drowning and possible loss of life will occur if these areas are overtopped. Typically occupants on the site have several days warning before a flood event to prepare for an evacuation.

The Bureau of Meteorology currently operates a flood forecasting/warning system for the Hawkesbury River. The system employs a number of rainfall and river gauges and alerting technologies to assist in providing flood watches and warnings for the region. This information is used by the SES to coordinate pre-emptive movement of people away from areas that will be affected by flooding.

The SES has developed a local flood plan for the Hawkesbury region, which includes the Richmond Lowlands region. A small number of evacuations are required from this region during the relatively frequent floods of Minor and Moderate classification. The levels of flooding referred to are between 4.3 and 11.0 metres AHD at North Richmond Bridge.

Early evacuation from the site to Richmond (via Old Kurrajong Rd or Kurrajong Road) and North Richmond (via the North Richmond Bridge) is recommended prior to the roads and bridges becoming inundated. These areas are less susceptible to flooding and provide access to regional evacuation routes.

## **4 COUNCILS DEVELOPMENT OF FLOOD PRONE LAND POLICY**

Council has implemented the Development of Flood Liable Land Policy to set controls for assessing the suitability of development on land which is at or below the flood planning level (FPL). The Hawkesbury LEP defines the FPL as the level of a 100 year ARI flood event. Councils Development of Flood Prone Land Policy includes the following clauses:

Clause No.	Clause	Response
1	A building shall not be erected on any land lying at a level lower than 3 metres below the 1:100 ARI (average recurrent interval) flood event level for the area in which the land is situated, except as provided by subclauses (3) and (5).	There is sufficient land above this level to accommodate the uses proposed, as shown in Attachment 5.
2	Each habitable room in a building situated on any land to which this Policy applies shall have a floor level no lower than the 1:100 ARI (average recurrent interval) flood event level for the area in which the land is located.	Floor levels for any future development containing habitable rooms shall be above the flood planning level. This is achievable as there are areas only 1 m below the 100 year ARI flood level, as shown in Attachment 5.
3	Notwithstanding subclauses (1), (2), (7) and (8), a building that was lawfully situated on any land at 30 June 1997 may be extended, altered, added to or replaced if the floor level of the building, after the building work has been carried out, is not more than 3 metres below the floor	Compliance with this clause will be achieved.

Field No.	Lot	IP	Comments
<b>Owner: Bessonne</b>			
Old Karsong Road	1	208/104	Dam, Polo field, Farm buildings
	2	208/104	Polo field, Horse yards, Horse training, Farm buildings
Pawala Lane	1	701/20	Grazing pasture, Wetland
	25	663/70	Polo fields, Grazing pasture, Dam, Stables, Machinery shed, Function Centre, Dwelling, Farm buildings
Ridge Lane	1	77/207	Grazing pasture, Farm building, Wetland
	27	664/34	Dwelling, Function Centre, Farm buildings, Grazing pasture, Animal yards
	1	907/07	Grazing land, Farm buildings, Wetlands
	2	907/07	Grazing land, Farm buildings, Wetland
Triangle Lane	3	907/07	Grazing land, Farm buildings, Wetland
	1	1150/51	Polo field, Farm
	2	1150/51	Dwelling, Farm buildings, Equine training facilities, Polo fields
	1	507/06	Grazing land, Wetland, Polo field, Farm buildings, Animal yards
	25	1100/52	Grazing land, Animal training yards, Wetland
	4	1120/60	Polo field
	5	1120/60	Polo field, Dam
NA	1	1207/94	Polo fields, Farm buildings, Wetland
	A	385/391	Dwelling, Farm office, Shed
	1	6094/12	Grazing pasture
	1	197/043	Grazing pasture
<b>Owner: Muscat</b>			
Ribbon Lane	109	1151/45	Turf farm, Dwelling
	129	1151/45	Turf farm, Dwelling, Farm buildings
<b>Owner: Hession</b>			
Old Karsong Road	5	890/87	Dwelling, Tourist cabins, Polo fields, Horse yards, Various farm buildings
	5	890/87	Dwelling, Polo fields, Horse yards, Various farm buildings

MAGNUSSEN  
CN

PROPOSAL



REV	DESCRIPTION	DATE	DRAWN	CHECKED	APPROVED
1		22/01/2016	PT	LS	

SCALE	GRID	DATUM	PROJECT MANAGER	CLIENT
1:10,000 (1:10,000)				

DRAWN BY: PT  
 CHECKED BY: LS  
 APPROVED BY: [Signature]  
 DATE: 22/01/2016  
 PROJECT: [Project Name]  
 DRAWING: [Drawing Title]

BDM Construction Pty Ltd  
 PROJECT NAME/PLANT TITLE  
 PSTAEC  
 P1605201602V01  
 100% Photo Erosion and Surrounding Land  
 100% Photo Erosion and Surrounding Land

**martens**  
 & Associates Pty Ltd  
 Consulting Engineers  
 Environment  
 Water  
 Geotechnical  
 Civil  
 100% Photo Erosion and Surrounding Land  
 100% Photo Erosion and Surrounding Land

DRAWING TITLE				
AERIAL PHOTOGRAPHY 2016				
(SOURCE: NEARMAP)				
PROJECT NO	PLAN ET NO	RELEASE NO	DRAWING NO	REVISED
P1605201602	P1602	001	PS02-A057	A

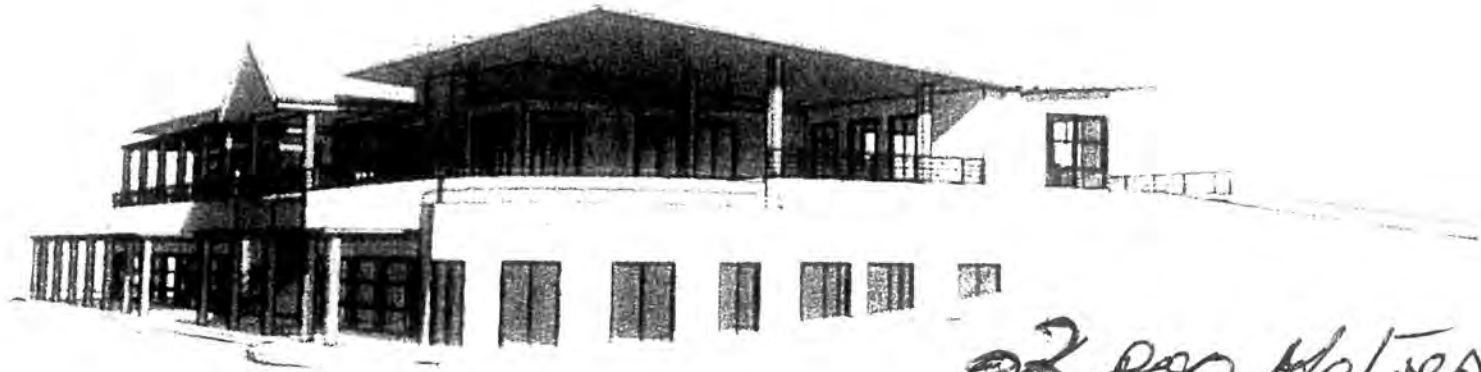


Figure 21 – Hall of Fame  
Source: DDC Architects

23,800 Metres High  
20,769 m Gutter Level  
17,450 m Top Floor Level  
from  
Ground Level

Photomontages for the Hall of Fame are provided at Figures 20 to 24 below.



Hall of Fame  
Source: DDC Architects

Figure 20 –

Sydney Polo Gold Cup

## Sydney Polo Gold Cup

The Sydney Polo Gold Cup is the highlight of both the Polo and Sydney Social Calendar. For the first time, Polo and Showjumping will be played on adjacent fields.

### **Car Entry - \$20 per vehicle**

*Includes venue entry, access to food vans & entry to "Fashions On The Field"*

### **Boat Parking - \$50 per vehicle**

*Includes Venue Entry, Access to Numerous Food Vans & Entry to "Fashions On The Field"*

### **Pony Bar \$70 per person or \$600 for 10 tickets.**

**(Over 18's only)**

*Includes Standard Alcoholic Beverages, DJ Lounge & Seating Areas, Market umbrellas, Numerous Food Vans, Entry to "Fashions On The Field" & a Lucky Door Prize*

### **VIP Lounge \$250 per person or \$5000 for 25 tickets**

**(Over 18's Only)**

*Includes Private Bar, Grazing Stations & Lounges all day, Entry to "Fashions on the Field", Lucky Door Prize, Access to International Polo Player Meet & Greet, Numerous Lounge Areas, Garden Furniture, Tables, Large Outdoor Market Umbrellas in the VIP private area.*

**✂The perfect event for all the family✂**

#### Venue

100 Ridges Lane  
Richmond 2753

Contact: Tanya for more information.

[admin@sydneypolo.com](mailto:admin@sydneypolo.com)

T: 02 4588 5000

From:

Sent:

Thursday, 29 January 2015 6:28 PM

To:

Subject:

To Whom It May Concern

I would like to take this opportunity to express my absolute support to Sydney Polo Club and the Higgins family.

I have been a Commonwealth appointed Civil Marriage Celebrant for approx 5 years and I believe that I have first hand experience on what an asset the SPC is to the Hawkesbury area.

Looking at this from a business owners point of view the stopping of events held will not only effect myself financially as a Marriage Celebrant but also local florists, decorators, make up artists, hair dressers, cake makers, formal hire, photographers, videographers, DJ's, car hire, hotels, motels, cafes, restaurants to name a few. **CATERING**  
**HOUSE**

I am regularly meeting brides and grooms from all over Sydney who once upon a time never thought of travelling out to the Hawkesbury for any other reason than to buy some rolls of turf and it makes me very proud when someone from Bondi for example books me for their wedding at Sydney Polo Club.

I strongly believe that by having this prestigious establishment in my/our backyard it has greatly raised the status of beautiful Richmond from turf farms to the home of the sport of kings polo and NSW's top choice of wedding locations.

I am sure that my local councillors would rather be working for a thriving community rather than a community struggling to survive.

On a more personal note, I proposed to my fiancé at last years Sydney Polo Gold Cup day in front of 5000 spectators with 100 of my closest friends and family there also many of whom first time visitors to SPC and each and everyone of them promising to return to the next event held there.

I make no apology for my passion on this issue as not only does it affect my livelihood but it also has the potential to have a far greater negative effect on the local community which I have come to know and love over the many years as a proud resident. I look forward to your response on this matter.

2014 "GOLD CUP"

Where do they live  
& come from

MARRIAGE CELEBRANT

CHECK ALL COUNTRY WEDDING WEBSITE

### 3.3 Preliminary Consultation with Public Authorities

#### 3.3.1 Hawkesbury Council

On 30 March 2015, representatives of Basscave and JBA met with Council's Strategic Planning Manager and Director of Planning and Development to discuss the Planning Proposal. A follow-up email was sent to these Council officers on 7 April 2015 which set out the additional permitted uses proposed to be included under Schedule 1 of the Hawkesbury LEP 2012, as well as the key reports proposed to be submitted with the Planning Proposal. Council's Strategic Planning Manager responded by email on 8 April 2015 and set out a number of additional matters that should be considered in preparing the Planning Proposal.

On 24 November 2015, Council wrote to the proponent requesting additional information in relation to the Planning Proposal. **Table 3** below sets out how the issues raised in Council's letter of November 2015 have been responded to.

A further meeting was held with Council officers on 23 April 2016 at which Council officers were briefed on the proposed changes to the Planning Proposal (as set out in this Planning Proposal report) as well as the additional consultant reports and information that was being prepared in support of the Planning Proposal. Concept designs for the Hall of Fame were also presented to Council at this meeting.

**Table 3 – Response to issues raised in Council's letter of 24 November 2015**

Council Issue	Response
Proposed Scale and Location of Additional Uses Limited information is provided in the planning proposal regarding the location and scale of the many of the proposed uses. It would be helpful if the proposed location and expected scale (e.g. floor area, number of rooms, height of buildings, number of persons) of the proposed uses could be better explained in the planning proposal. This is particularly important in being able to consider flooding, traffic and servicing matters.	This request predominantly related to the scale and location of the originally envisaged 'tourist and visitor accommodation' use which is sensitive to flooding impacts. This use has now been removed from the Final Planning Proposal. Therefore, this issue has largely been resolved. Additional information regarding the number of attendees at major polo events is provided at Sections 4.1 and 4.3 below. In addition, the proposed location and preliminary design and capacity for the major function centre (the Hall of Fame) on the site is set out in Section 4.2 below.
Proposed sewage and water supply related uses Certain types of sewage and water supply related uses are permissible within the RL2 Rural Landscape zone by way of the provisions of Part 3 Divisions 18 and 24 of the <i>State Environmental Planning Policy (Infrastructure) 2007</i> . If the provisions of the SEPP are consistent with the uses proposed in the planning proposal, then they need not be mentioned in the planning proposal.	To ensure that Basscave have a wide range of planning controls available to it for the delivery of necessary infrastructure on the site it is proposed to retain the sewage and water supply related uses as proposed additional permitted uses in this Planning Proposal.
Former Quarry No details have been provided regarding the location of the former quarry, activities undertaken, period of operation, or the current condition of the affected land. You are requested to provide these details.	Details on the former quarry use are provided in the Preliminary Site Investigation at Appendix E.
Attendance at Major Polo Tournament/Events It is noted that the planning proposal states the annual major polo tournament attracts 2,500 - 3,000 persons to the event whereas GTA's Transport Impact Assessment is based on a maximum of 2,500 persons. No evidence has been provided to support these figures. The submission of details of past events and number of attendees would assist.	Additional information and expected attendance at the Polo World Cup event is provided at Section 4.1 below, and clarification regarding attendance at more regular major polo events (eg. the annual Gold Cup) is provided at Section 4.3 below.
ANEF Affection The planning proposal states that the site is not located within the ANEF 20 contour area. You are advised that part of Lot 2 DP 206104 and Lots A and B DP 88087 fall within the ANEF 20-25 area.	Noted. Although part of the site sits within ANEF contour 20-25, all of the proposed additional permitted uses in the Planning Proposal are considered acceptable uses within this ANEF contour in accordance with the Australian Standard 2021 2000 Acoustics - Aircraft Noise Intrusion - Building Siting and Construction

Which Quarry  
Sydney Gold Cup  
Boasted 2014 5000  
2015 5800  
Properly included  
National Showjump  
Photos.  
EMAH

# Robyn

---

**From:** [REDACTED]  
**Sent:** Friday, 28 October 2016 12:00 PM  
**To:** [REDACTED]  
**Subject:** Richmond Intersection improvements

Good afternoon,

Thank you for your enquiry about the Richmond Intersection Improvement project.

Unfortunately we are unable to provide a start date for the construction of this project at this time. We are currently negotiating the acquisition of some land that is needed for the project.

The community will be informed before work is due to start.

Kind regards,

The project team



## 4. Traffic Impact Assessment

### 4.1 Overview

The key traffic generating uses on the site are expected to be the function centres and the annual polo event.

The other uses are expected to be low traffic generators, especially compared to a function or the annual polo event. These uses would operate outside both the site and the road network peak periods.

It is proposed that each function centre is permitted to hold up to 26 functions a year and therefore three functions are unlikely to occur simultaneously.

Therefore, for the purpose of this study, three scenarios have been assessed that include:

- o Scenario 1 – Typical operation
- o Scenario 2 – Two functions (e.g. weddings) occurring simultaneously
- o Scenario 3 – An annual polo event.

The assessment undertaken in this section is based on existing (2015) traffic volumes only and does not consider traffic generated by the North Richmond 'Redbank' development, which is anticipated to be completed in 2021.

As discussed, the North Richmond 'Redbank' development study recommended that the intersection of Old Kurrajong Road and Kurrajong Road be signalised in 2021, should the secondary route between Richmond and North Richmond and through Yarramundi not be approved.

Once the intersection of Old Kurrajong Road and Kurrajong Road is signalised in 2021, the intersection would operate satisfactorily with development traffic from Redbank and this Planning Proposal.

### 4.2 Traffic Generation

#### 4.2.1 Scenario 1 – Typical Operation

As indicated, the function centres and the annual polo event are expected to be the key traffic generators on the site. On a typical day that does not include a function or polo event, the other uses are expected to generate less traffic, particularly during the road network peak periods.

The veterinary hospital, counselling services and microbrewery are expected to be the main traffic generators on a typical day. The full details of the size and operation of these uses are not known at this stage.

Notwithstanding, the following assumptions have been adopted in order to assess the anticipated traffic generation of the uses during the road network peak periods (weekday or weekend):

- o 1 practitioner/ professional each at the veterinary hospital and counselling services
- o 5 trips per hour for each practitioner/ professional (based on GTA empirical data)
- o 10 trips per hour for the micro-brewery.

4

~~Using~~  
Same  
Surveys  
Function  
Centres  
Annual  
Polo Event

▪ **Exhibition and hospitality areas including:**

- An equine trade exhibition area;
- Hospitality area;
- Exhibition stands;
- Merchandise area;
- Gourmet village;
- Champagne village;
- Children's village;
- Corporate area; and
- Car boot picnic area.

▪ **An event promotions area** will be located in the existing Polo Barn in the north-eastern corner of the site and in the immediately surrounding area.

▪ **Toilets** – a number of portable toilets will be brought on to the site for the event.

*Parking  
cluster  
area*

*2015  
Parking  
area*

*Main  
gate*

Figure 17 – Polo World Cup Event Layout  
Source: DDC Architects

## 4.2 Hall of Fame Function Centre

The Planning Proposal will facilitate the development of a new function centre on the Sydney Polo Club site to be known as 'The Hall of Fame'. Following the World Cup event, it is intended that this function centre building will be constructed for the purposes of events, including (but not limited to):

- Weddings;
- Corporate events;
- Exhibitions; and
- Conventions.

111  
Traffic heading West bound  
to wards RTM Richmond.  
at the intersection of  
Kurrajong Road and  
Old Kurrajong Road.

Westbound Traffic out of sight  
when looking East.

Quiet Saturday Morning  
after New Year

Traffic Westbound  
at  
Old Kyang Road  
and  
Kyang Road

---





Traffic backed up West bound  
to-wards Nth Richmond.

Top of the rise in the distance is  
at the K'ong Road - Old K'ong  
Road intersection bumps to bumps  
but moving on-wards to Nth Richmond

Taken a quiet Sat morning  
after New Year at, 11am.

There is more traffic West bound  
behind the last vehicle in  
photos backed up to circa Chapel  
St;

Traffic West bound

On a Saturdays  
Morning







IBA

Page 23 - 14.1.2

World Polo Cup.

Infrastructure for event

Grandstands.

It is hard to imagine say, grandstands erected along the sides of polo field No 1. -

- marked with dots, also it is

hard to imagine the cast of "thousands" spectators stacked around the whole playing field.

Note the dark green strip across the length of the lagoon end of the playing field.

Grandstands?





J.B.A - Proposal. Page 23 4.1.2.  
Palo World Cup

Possible water effected.

Parking Area.

Note Water Pools other areas

8 hours. o/night Rain

Reference to weatherproof

Parking

- ① NOTE. Water laying around edge of World Cup Polo Field No1 also in practice field (marked P) on right caused by lagoon overflowing
- ② Practice field is to used as a PARKING AREA during "World Cup Period"
- ③ Practice field 30% under water.
- ③ No1, World Cup Field XX denotes:- light area that was covered by lagoon water.

all results caused by 8 hours heavy rain.

①



23



52



3



FLOOD TIME

SYDNEY POLICE COMPLEX

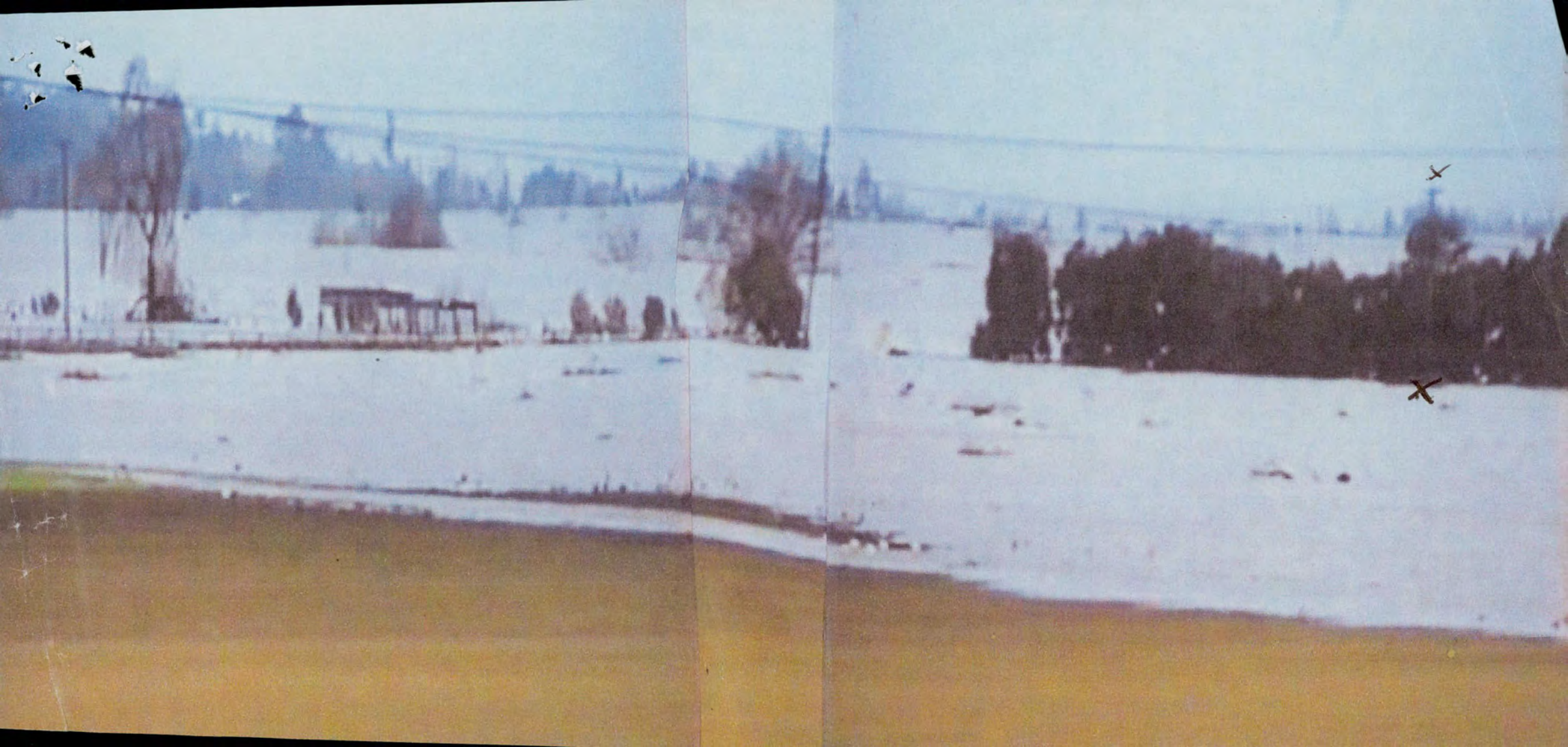
X - POLE ON RAGES LANE

AT S.P.C. - MAIN GATE

PHOTO TAKEN FROM -

TOP FLOOR. HUBBARD'S

7 LANE FAIR, RESID

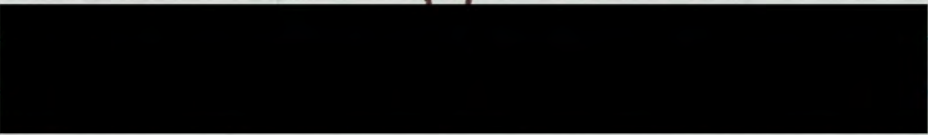


J.B.A Page 43-43

Flood Prone Land.

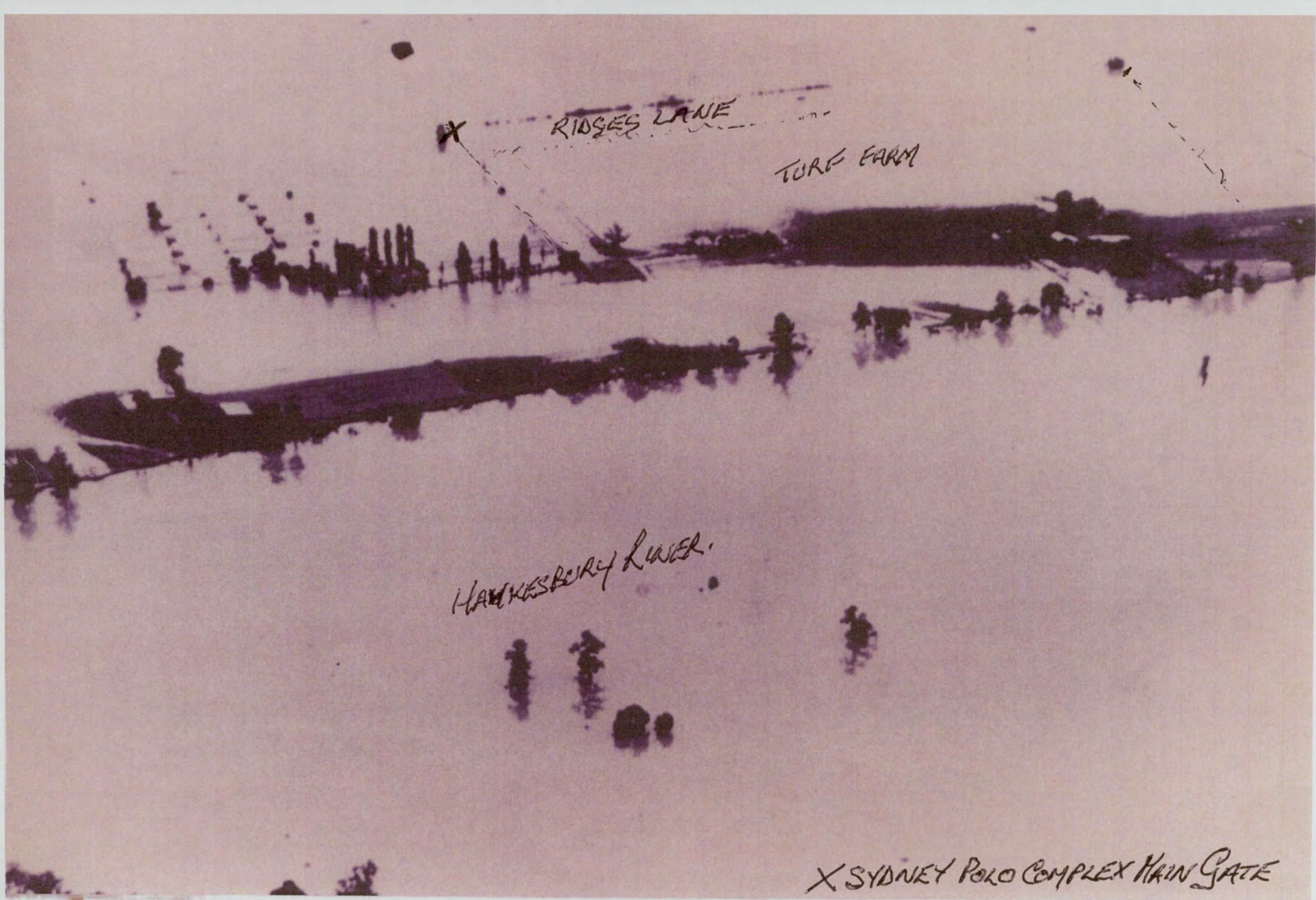
\* Sydney Polo Complex.  
is under water  
except the section  
on the flood plain embankment  
that leads to the rivers edge  
flats.

The same applies to



"  
Anyone for Polo."  
"

# Flood Bone Land







16-17-18. OCT 2015  
5000 people?  
No EVENT D.A. 23



EQUINE EVENTS

Polo Gold Cup