28 August 2017

World Cup Polo Pty Ltd
PO Box 495
RICHMOND NSW 2753

Dear Sir/Madam,

Development Application No DA0439/17 for a - Recreation Facilities (Major) - World Polo Championship 2017 - Including associated car parking facilities, horse training, stabling, exhibition, hospitality and events promotion areas and contingency parking at Hawkesbury Racecourse.

Following on from Council’s initial review letter dated 27 July 2017 the application has been placed on public exhibition and a detailed assessment of the event has been carried out.

It is advised that a number of matters previously requested to be addressed remain outstanding. The following matters are required to be addressed as a matter of urgency in order to progress the assessment of the application.

Suitability of the site
State Environmental Planning Policy No. 55 – Remediation of Land prevents Council from granting consent to the carrying out of development unless it has considered whether the land is contaminated. If the land is contaminated, Council must determine if the land, in its contaminated state, is suitable for the purpose for which the development is proposed to be carried out.

To date, whilst the information submitted deals with the area of the unauthorised earthworks, Council still requires:

- A copy of the contamination assessment report for the unauthorised fill including all the relevant details, accreditation and qualifications of the author who prepared the report to the Environmental Protection Authority Standards; and

- The balance of information requested in respect of the other areas of the site intended to be used for the event.

Unauthorised earthworks
Details regarding compaction testing, survey of the filled area and hydrological assessment of the impacts of the filled area have not yet been provided.

Noise
The acoustic report is required to consider how the event could be managed or modified to ensure that it can operate in compliance with the specific noise criteria specified during the event and specify the degree of non-compliance where applicable. Non-compliance with the noise criteria is not going to be supported in instances where it is unknown what impact the proposal would have on adjoining properties.
Furthermore the acoustic report is required to be updated to identify the nearest residential receivers and provide appropriate modelling for any noise mitigation measures associated with the event. It is recommended that your acoustic consultant contact Council officers to discuss the information required to be submitted in this regard.

Traffic
In the process of assessing your application, your proposal has been referred to NSW Roads and Maritime Service. This agency has raised concerns in respect to the proposal having an impact on the safety and efficiency of the State Road network. A copy of their request is attached for your urgent attention.

It is requested that you provide the additional information to Council so that the additional information can be forwarded to the relevant agency and you will be notified of the outcome as soon as possible following their assessment of your application.

Effluent Disposal
Council has not yet received any applications or reports concerning the effluent disposal systems installed on the property which would be associated with running the event.

Public submissions
Following the exhibition of the proposal Council received a number of submissions from the public. A copy of the submissions received are available to view on Council’s Development Application Tracking System Available at www.hawkesbury.nsw.gov.au.

It is recommended that you review and respond to the issues raised in the submissions so that Council can be fully aware of your position in respect to the issues raised as a result of the exhibition of the proposal.

State Emergency Services
We understand that you are in contact with the State Emergency Service. Please supply a copy of the risk management and evacuation plan once it has been prepared in accordance with Clause 6.12(5) of Hawkesbury Local Environmental Plan 2012.

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Please note that the information requested above is required to be addressed as soon as possible in order to enable Council to review any supporting documentation and continue with the assessment of the application.

Currently there are serious concerns in respect to the time required to address the above matters and the time which is available to gather the relevant documentation required to be provided to support of the proposal. This is particularly so given that the majority of information requested has been requested by Council on numerous occasions.

Given the date of the event and the still outstanding information I must advise you that it is becoming increasingly difficult for Council to finalise its assessment of the application in accordance with the event timeline.

Finally, Council have received representations outlining concerns in relation to the advertising of the event and sale of tickets, despite the fact that an approval is not yet in place. I must therefore remind you that if you proceed with the event without any approval you will be doing so unlawfully.

Should you wish to arrange a meeting to discuss the matters raised in this letter please contact me on my direct line (02) 4560 4424.

Yours faithfully

William Pillon | Town Planner | Hawkesbury City Council
☎ (02) 4560 4424 | ✉ (02) 4587 7740 | www.hawkesbury.nsw.gov.au

Attachment - NSW Roads and Maritime Service request for additional information.