



CENTENNIAL PARKLANDS EQUESTRIAN CENTRE

Capital Improvement Works May – September 2021 Frequently Asked Questions (FAQs)

27-September-2021

[all updates and additions are highlighted]

All questions should be sent to:

CPEC Mailbox at:

cpec.office@cp.nsw.gov.au

BACKGROUND

On 4th May 2021, we announced that:

Greater Sydney Parklands (GSP) is pleased to advise a range of capital improvement works will be undertaken across parts of the Centennial Parklands Equestrian Centre (CPEC).

NSW Government stimulus funding has been provided to undertake these works, which must be completed by June 2021.

GSP is now actively planning the coordination and delivery of these works. We will be able to provide a further update in the next few weeks.

The successful delivery of these works will require the cooperation and understanding of all CPEC users, to ensure the works can be carried out safely and efficiently, with minimal disruption to business operations and client services.

The intent of this document is to provide a single and factual source of additional information or clarifications by providing answers to Frequently Asked Questions (FAQs).

INTRODUCTION

The *Centennial Parklands Equestrian Centre* (CPEC) is one of the world's great urban equestrian assets, situated minutes from the Sydney CBD within Moore Park. The site was formerly run by the Royal Agricultural Society (RAS) from 1881 with the Showgrounds being home to the Royal Easter Show for 115 years.

When the Royal Easter Show moved to its new home at Homebush in 1997 the site was transferred to the Centennial Park and Moore Park Trust (CPMPT, now a part of Greater Sydney Parklands).

Over \$10 million has been invested in upgrades, new stables and heritage restoration works within CPEC, which officially reopened to the public in June 1998.

In 2020, approx. \$550,000 was invested into essential building works and enhancements of CPECs' main arena. Lighting was upgraded to emulate daylight and the arena surface and irrigation system was upgraded. The new surface is fit for a variety of equestrian activities varying from lead line training to Grand Prix dressage and jumping.

CPEC has stable facilities for 197 horses (both inside pavilions and outdoors), three arenas (two roofed), a covered lunge yard, wash bays, sand rolls and onsite float parking.

In addition to the centre facilities, CPEC users can also access a 3.6 kilometre tree lined track and 3.5 hectare fully fenced Equestrian Grounds located within the picturesque Centennial Parklands in proximity to CPEC Gates.

The next phase of capital improvement works are aimed at supporting existing and new equestrian businesses to operate within this unique facility and culturally significant location, in a manner that is customer-focused, enhances visitor experience and generates positive social feedback.

More information about *Centennial Parklands* is available at:
www.centennialparklands.com.au

SITE WIDE

Q1. Why are these capital improvements being done now?

GSP has been provided with NSW Government stimulus funding, works for which must be completed by the end of June 2021. Due to the COVID impacts of late, a remainder of the ongoing works have been deferred to the current financial year.

Q2. How have the individual elements of the program been selected?

The CPEC Centre Management team and the GSP team regularly maintain a list of possible capital improvement and asset rejuvenation projects.

As funds are made available the project list is reviewed against a range of criteria, such as, current asset age, demand profile, remaining useful life, customer/Client experience and potential delivery timeframe, to determine which projects can be approved to proceed.

Q3. Who will be responsible for project and site management?

GSP has engaged New England Constructions (New England) to assist with the overall project and site management during this capital improvement program.

GSP retains ownership and is responsible for all activities with New England providing day to day assistance, including site coordination, sub-contractor management, toolbox meetings and alike.

For the remainder of outstanding works, GSP will be the project and site manager until further notice.

Q4. Will any trees be removed as part of the works?

No, GSP has no intention in removing any trees and will continue to nurture, maintain and protect all trees on site. GSP Arborists are involved in assessing and enhancing tree condition now and into the future.

Q5. Will any horses be relocated because of the works?

GSP will work closely with each and every Client to plan and manage any temporary relocations during the works program.

GSP will also be making contact with Clients as quickly as practical to give as much lead-time as possible for any relocation requirements.

Generally, the capital works program is planned to occur in such a way as all other CPEC *business-as-usual* activities can continue uninterrupted and with minimal disturbance, where necessary.

Q11. What will the site working hours be?

Generally, the site working hours will be from 7am to approximately 4.30pm each weekday.

From time to time works might commence slightly earlier and/or continue for slightly longer so that a safe environment can be left at the end of each weekday and over the weekends.

We are hoping not to have to work on the weekends (or on the Public Holiday on Monday 14th June) but will provide advanced warning should the need arise.

Q12. Will there be any impact on car parking?

So that we can set up safe Works compounds, there will be times when areas of car parking are not available or may be restricted in access. More details are provided in the Specific Items section below.

Clients will still be able to park in Centennial Park or use the EQ car park, should there not be sufficient spots available.

We encourage you to contact the CPEC Centre Management Office (during business hours) to confirm that the car park areas are in operation during the Works periods. This will help to minimise any disruptions to your business and Client activities.

Q17. Will the capital works continue given the stay at home COVID-19 restrictions from 11:59PM on Friday 25 June 2021 to the end of September?

Initially, construction-related activities were permitted to continue during this period, in accordance with the stay at home health orders and in compliance with CPEC site procedures.

However, from Monday 12:01am on 19 July 2021 all construction activity was paused (www.nsw.gov.au/covid-19/rules/greater-sydney#construction-activity-pause) for two weeks.

While construction has since been allowed to re-start, the pause created several scheduling issues for both GSP and our sub-contractors. Furthermore, the Department of Planning, Industry and Environment (DPIE) has mandated that only safety related works be restarted and all other works should continue to be deferred.

As certain government restrictions relating to construction works have been eased, key works have been scheduled to proceed.

All site works will be undertaken in compliance with the COVID-19 health orders now in place.

For further information regarding COVID-19 in New South Wales please visit: www.nsw.gov.au/covid-19

For updated information regarding construction-related COVID-19 restrictions in New South Wales please visit:

<https://www.nsw.gov.au/covid-19/rules/construction-rules-and-restrictions>

Q20. Why is working still going on now we're in September?

When the wall replacement was added to the Support Arena scope and the steel for the Lunge Yard was delayed, the overall program extended by approximately one week.

In addition, as referenced in Q9 below, works for the 'A' Arena and Carlton Clydesdale Wash Down Bays and the 'A' Arena Sand Rolls were deliberately deferred until later.

GSP has secured additional funding in the new financial year to ensure these works can all be completed.

The pause on construction imposed as part of COVID-19 restrictions from 19 July 2021 to at least 30 July 2021, also meant that some works had to continue into August and beyond.

With the recent easing of restrictions commencing 21 September 2021, works are being coordinated accordingly based on resource availability, site constraints and procurement lead times.

SPECIFIC ITEMS

Q6. What are the plans for the saw dust (ANL) area?

GSP reviewed all possible locations across the CPEC site whilst also reviewing the operational and site management requirements for the sawdust service.

A final decision was then made on where and how best to reposition and improve this activity.

On 23rd June 2021 the decision was made that a new saw dust (ANL) storage area should be constructed alongside Pavilion B. Works for the footings and blockwork walls commenced on the same date. Additional materials to complete the structure have been ordered and will be installed as soon as possible. Once complete the random stockpiling that currently happens outside the fodder store will be progressively removed.

More details, including how this new storage area will support and contribute to improving the operational aspects of this service, will be provided as soon as they are available.

As this is not a safety related item, no site works could be completed during a COVID enforced pause (per Q17 above). Off-site fabrication works continued so that the site works could be completed as quickly as possible once they were permitted.

On Friday 27th August 2021 a new steel frame will be installed. This is a critical next step to confirming the final dimensions for the remaining elements. The works will include drilling into the asphalt and into the concrete block work and rattle gun noise to secure the structure in place.

The steel frame was successfully installed on Friday 27th August 2021.

Remainder of the works have been scheduled for Tuesday 28 September 2021. They involve drilling into the brickwork, a small amount of welding, followed by minor works carried out with ratchet guns and small hand tools. There will be less than 5 operatives onsite.

GSP staff will be on site to supervise works.

Q9. What is planned for the Washdown Bays?

All washdown bays (including those in the Carlton Clydesdale Pavilion) will have rubber applied to the walls and floors.

In addition, for the washdown bays near the Lunge Yard and the 'A' Arena, the approach areas will be made level and rubber applied.

The works for the Washdown Bays near the Lunge Yard commenced on Monday 7th June 2021 and due to weather delays and other site constraints, these works will now be completed on Friday 25th and Saturday 26th June 2021 as additional curing time has been needed for the new concrete footing in the approach area.

The Washdown Bays near the Lunge Yard remained closed in the interests of safety whilst work has been ongoing in the Lunge Yard.

The Washdown Bays near the Lunge Yard were reopened late on Friday 16th July which was as soon as possible after the asphalt resurfacing (per Q13 below) was completed. These will be closed for one day when the Lunge Yard surface work (per Q8 below) is completed but we hope everyone enjoys the newly upgraded facilities in the mean-time.

So that there is no impact on the availability of the 'A' Arena while the Support Arena and Lunge Yard are closed, the works for the Washdown Bays near the 'A' Arena and those in the Carlton Clydesdale Pavilion have been deferred until early August 2021.

GSP is currently planning mobilisation of remaining works and forecast a recommence between mid-late October 2021, subject to confirmation and coordination with the contractor and internal stakeholders.

Further updates to be confirmed in due course.

Q10. What is planned for the Sand Rolls?

All sand rolls will have all existing sand and rubber removed and disposed of responsibly.

The drainage systems will then be cleaned and repaired as necessary before adding new rubber to the walls and sand.

The works for the Sand Rolls near the Lunge Yard commenced on Monday 7th June 2021 but due to weather delays and other site constraints, these works have now been completed; however, the Sand

Rolls can't be reopened until the rubber has been applied to approach to the Washdown Bays which is now due to be on Friday 25th and Saturday 26th June 2021 (refer Q9 above).

The Sand Rolls near the Lunge Yard have remained closed in the interests of safety whilst work has been ongoing in the Lunge Yard.

The Sand Rolls near the Lunge Yard were reopened late on Friday 16th July which was as soon as possible after the asphalt resurfacing (per Q13 below) had been completed. These will be closed for one day when the Lunge Yard surface work (per Q8 below) is completed but we hope everyone enjoys the newly upgraded facilities in the mean-time.

So that there is no impact on the availability of the 'A' Arena while the Support Arena and Lunge Yard are closed, the works for the Sand Rolls near the 'A' Arena have been deferred until mid/late July 2021.

GSP is currently planning mobilisation of remaining works and forecast a recommence between mid-late October 2021, subject to confirmation and coordination with the contractor and internal stakeholders.

Further updates to be confirmed in due course.

Q18. What's happening to the CPEC signs above the chicane?

The temporary props on the CPEC side of the sign will be replaced by a permanent steel framework. This will be lifted into place between 8am and 1pm on Tuesday 29th June 2021, during which time there will be no horse access to or from Centennial Park.

The inside and outside signs will then be planned for replacement.

Ausgrid has scheduled installation of 'tiger-tails' to the overhead powerlines that cross Lang Road, on Wednesday 29 September 2021. Works will take 2 hours to complete. Given that Ausgrid is unable to confirm an exact start time at this stage, the chicane entrance will be closed from 6:30am to 10:30am, to allow for adjustments.

We will provide further updates as soon as they are available.

GSP is currently coordinating works for installation of signage. It is likely that the inside and outside signs will be installed at different times i.e. not concurrently. Further updates to be provided when available.

Q19. What's happening in the fodder store?

GSP is working to improve the layout and efficiency of the fodder store.

The internal wall has now been removed and the rubbish/waste taken off site. The fodder store has returned to previous operations.

GSP are continuing to review options for the Fodder store floor; however, no work is planned to occur until after GSP has secured approval and funding for the floor works and the COVID-19 restrictions are lifted (refer also Q17 above).

Any future construction activity will be worked in closely with Winsome Equine to ensure that any disruption to the regular delivery of livery services during the approved works period is kept to a minimum.

GSP will reschedule the works as soon as they are permitted.

Need more information?

GSP will be very happy to receive and respond to further queries or requests for clarification.

Please direct all further questions or enquiries only to the CPEC Mailbox at:

cpec.office@cp.nsw.gov.au

COMPLETED ITEMS

Q7. What is planned for the Support Arena?

GSP plans to install the same Ebb and Flow irrigation system and surface and overhead lights as in the recently completed Main Arena.

These works will take approximately three weeks and GSP is working on all options to reduce the impact on site operations during the works period.

Sand will be removed and disposed of responsibly, including the possibility for recycling and reuse.

During the week commencing Monday 7th June 2021, GSP discovered that the wall between the Support Arena and the Main Arena had rotting timbers and rusted steel framework. A decision was therefore made that the wall should be replaced with the same PE recycled boards that surround the 'A' Arena.

This will provide a state-of-the-art equine specific solution; however, the program of works has needed to be extended in time to include this unforeseen and additional work.

The Support Arena works commenced on Monday 7th June 2021 and we now aim to complete these on Monday 12th July.

The Support Arena and parts of the Main Car Park (which will be used as a Works compound) will be closed for the duration of these works.

During the week commencing 21st June, the Support Arena works will include significant truck movements, especially between the Main Car Park and the Support Arena. The bobcat (with reversing alarm) will be used regularly as will the large tipper that's been parked in the Main Car Park recently.

To keep everyone safe during these works, GSP will be closing the car parking from the EQ pedestrian gate up to and including the Main Car Park. All non-works traffic will be directed between Pavilion D and the Main & Support Arena and onwards to the exit road. The CPEC Centre Management team have sent an email confirming appropriate horse / rider movements while this alternative arrangement is in place. These alternative arrangements were lifted late on Thursday 24th June 2021 so normal parking and traffic movement have now resumed.

The works for the new arena surface were completed on Thursday 24th June 2021. However, a small wiring issue was discovered with the irrigation system, which meant that the irrigation process only started its proper operations on Friday 25th June 2021. The surface will now take a few days to reach the suitable moisture levels required for ongoing use.

In addition, works on the access ramp were not possible until the final surface height was confirmed.

These will now happen during the week commencing 28th June 2021 with concrete cutting and digging on Monday 28th June, a concrete pour on Tuesday 29th June and rubber attachment (power tools work) on Thursday 1st July 2021.

The rubber manufacturer advised that they would not warrant their product unless we allowed the concrete to cure for a longer period. Work to add the rubber has therefore been delayed until Monday 5th, Thursday 8th and Monday 12th July, weather permitting.

In addition, we are manufacturing a fence for the fodder store side of the access ramp and don't yet have a firm delivery date for this item.

Provided that the rubber is successfully applied on Monday 12th July and the asphalt works (refer Q13 below) are completed, we are aiming to reopen the Support Arena by Friday 16th July. There may need to be some specific guidelines regarding the use of the entrance ramp while the side fence is not in place. We will communicate more on this as soon as possible.

We are working to complete these works as promptly and safely as possible so that the Support Arena can be reopened and thank everyone for their patience and cooperation in the meantime.

GSP is completing a review of the ongoing maintenance processes for the Support Arena and is hoping to confirm these as early as possible during the week commencing 19th July so that the Support Arena can be reopened.

The Support Arena was reopened on 27th July and great feedback has been received.

The installation of a permanent fence on the ramp is waiting on a specific steel mesh, the supply chain for which has been impacted by the recent COVID restrictions.

On Friday 27th August 2021 the permanent fence will be installed. The works will include drilling into the concrete ramp and rattle gun noise to secure the fence in place.

The fencing works were completed on Friday 27th August 2021 thus completing the Support Arena upgrade works.

Q8. Why was the Lunge Yard closed and when will it reopen?

Structural investigations have revealed that roofing repairs need to be undertaken. GSP has prepared a plan for repair works to be carried out expediently and safely.

In addition to the roof repairs, the gate will be widened to make maintenance more efficient. Lighting will also be upgraded. Orders have been placed for the replacement materials for the roof repairs.

Initial works on the gate removal and preparing for oiling of the existing timbers occurred during the week commencing Monday 7th June 2021. Temporary fencing has been erected to safely separate the work zone from other site activities.

During the week commencing Monday 14th June 2021 (but not on the Public Holiday itself) there will be workers at height, as work will continue with oiling timbers, cleaning and painting the walls.

Late on Friday 18th June we were advised that the steel we've purchased for the roof repairs has been held up at the galvaniser. We are therefore reviewing how this impacts our program as will provide a further update as soon as possible.

The lower structure of the timber roof will be replaced by a steel structure. During these works there will again be workers at height and they will be using ratchet guns to ensure the new steel members are securely fastened into place. There will also be a skip bin on-site for the old timbers to be collected and removed off site.

The steel structure works will begin during the week commencing Monday 28th June 2021. Once they are completed the new lighting and bird netting will be installed before the new surface is installed.

The bird netting will be installed on Monday 5th and Tuesday 6th July.

Installation of the new surface didn't happen on Friday 9th July as planned because the contractor had two tyre blow outs on their way to site, the repairs for which were not completed until it was too late in the day to commence the works.

COVID-19 restrictions then prevented the contractor from returning (they are based outside Greater Sydney) and the subsequent pause on construction (per Q17 above) mean that we don't currently have a date for the surface upgrade to be completed.

GSP has worked through the COVID requirements and sub-contractor scheduling challenges and has now scheduled the final surface upgrade works for Wednesday 18th August. Specific communications regarding the works will be provided via email.

GSP re-opened the Lunge Yard on Monday 23rd August and will be monitoring how the new surface settles in with grooming and watering.

GSP appreciates everyone's patience while these works were completed and trusts that the newly renovated Lunge Yard will be well received.

Q13. Will there be any asphalt resurfacing?

An area of asphalt stretching from the Main Car Park through to the Lunge Yard, along the front of Stables Row F, has been identified for replacement.

Due to the unforeseen internal wall replacement works required for the Support Arena, the above asphalt works have needed to be deferred. These works will now be scheduled for July 2021.

The asphalt work is now scheduled for Monday 12th and Tuesday 13th July. There will be traffic management and operational adjustments implemented and more details have been provided by email.

For various reasons (including the weather) the works were finally completed late on Thursday 15th July with some tidy up works completed early on Friday 16th July.

GSP will work with Clients regarding the necessary horse relocations during these works.

Q14. What's happening to the creeping fig on the boundary wall?

The GSP Horticulture team will be pruning the creeping fig on Thursday 10th and Friday 11th June

2021.

On each of these days, to provide a safe work area, the car parking on one side of the pedestrian gate to EQ will not be available until after 4pm. Appropriate signage and other road devices will be in place.

Q15. What's happening to the old clay store by the fodder store?

The old (dis-used) clay store alongside the fodder store will be removed so that we can turn the space into a more effective and functional area, for equestrian users and site visitors, with a planter box, seating, and a horse tie-up rail.

The demolition works for this were completed during the week commencing Monday 7th June 2021.

During the week commencing Monday 14th June 2021 (but not on the Public Holiday itself) additional works will be completed on the new planter box and will include associated furniture installation (seating & mount/dismount points).

During the week commencing 28th June 2021 works will be carried out on the planter box and the tie-up rail will be installed. The final surfacing of the area will be completed as part of the works described in Q13 above.

During the works GSP worked with the CPEC cleaner so that the bins for the street sweeper have been relocated away from this space.

The final tidy up, replanting and horse tie-up rail were completed at short notice on Friday 16th July so that the area could be reopened. GSP hopes that everyone enjoys this new space.

Q16. Why has the chicane been altered?

As there will be lots of work in the Lunge Yard it is safer for there to be a separation between the works and the everyday movement of horses and riders in and out of the Equestrian Centre.

The site compound around the Lunge Yard has therefore been extended and thus the path in and out of the chicane needed to be temporarily moved.

The chicane has been modified so that the current alternative approach can be reopened at a future date, should it be necessary for any reason.

The chicane will be returned to the pre-works set up once the Lunge Yard (per Q8 above) is reopened.

The chicane was returned to the pre-works set up late on Wednesday 18th August.