

General Requirements

This section details how the application addresses the Director-General's Requirements described in the letter from the Department of Planning dated 25 August 2009, and listed under the General requirements category. The Executive Summary is located at the beginning of this report and for ease of reference each of the other nine requirements are addressed in this section.

3.1 Commitments and Objectives

The proponents' objectives are as follows:

Our Commitment:

- Parklands is responsible for protecting and conserving environmental values across the site and providing a safe and healthy work environment for its employees, contractors, event operators and their audience members whilst also minimising the impacts on the local community.
- Parklands is committed to developing a world class sustainable events site through careful planning and management of the activities that take place throughout the year. To meet this commitment we have developed an Environmental, Health and Safety Management Manual to identify, manage and monitor all the identified risks. As part of this system, a number of key objectives have been developed for the site as follows.

Our Objectives:

- Protect and enhance biodiversity values of the site;

- Utilise nominated areas of the site for event uses for limited periods of the year;
- Improve wildlife corridor functions across currently degraded areas of the site;
- Provide a safe, secure and healthy venue for patrons, guests and workers;
- Avoid, reuse, reduce and recycle materials used on site;
- Manage water cycles sustainably (water supply and wastewater treatment);
- Minimise impacts on neighbours and nearby residents;
- Provide temporary camping facilities to accommodate patrons and staff so as to minimise traffic generation and other impacts;
- Develop Parkland Standards to manage and monitor all identified significant EH&S aspects;
- Provide a range of opportunities and benefits that support local communities;
- Conserve and protect cultural heritage values across the site;
- Provide local and regional employment opportunities; and
- Engage with the community, patrons, neighbours, employees, government and other stakeholders regarding environmental, health and safety matters at Parklands.

The adopted project objectives are:

Overall Objective:

- Create a sustainable world class cultural events site within an ecologically enhanced site.

Objectives for the Property generally:

- Dedicate and swap the agreed land parcels to the NPWS reserve system as additions to the Billinudgel Nature Reserve to result in a net increase of some 28 ha to the Billinudgel Nature Reserve;
- Protect and enhance biodiversity values of the site and preserve areas of the site solely for habitat purposes by increasing the vegetation cover on the site and hence habitat values;
- Utilise nominated areas of the site for event uses for limited periods of the year;
- Construct and operate the cultural centre and conference facility; and
- Maintain the integrity of the events site and manage the site usage using contemporary environmental management and monitoring systems (compliant with AS/NZS ISO 14001 - Environmental Management Systems).

Objectives of the Event Space (used for a limited period each year):

- Provide a safe, secure and healthy venue site for patrons, guests and workers;
- Provide temporary camping facilities to accommodate patrons and staff so as to minimise traffic generation and off-site impacts;
- Monitor key factors before, during and after events and adopt and implement various recommendations, strategies, monitoring and mitigation measures proposed in any specialist assessments;
- Integrate environmental initiatives such as off setting carbon emissions, waste avoidance and recycling and environmental education; and
- Plan event timetables to minimise traffic peaks and minimise any noise emissions.



Objectives for the Local Natural Environment:

- Ensure the adjoining DECC estate resources are protected;
- Maximise 'down time' between larger events such that non-event days substantially dominate the annual cycle, providing time for 'normal' ecosystem processes, for post-disturbance recovery and for local rehabilitation of habitats to occur;
- Increase the functioning and extent of wildlife corridor connectivity by a range of measures across the site; and
- Ensure the site meets or exceeds all relevant environmental standards.

Objectives for the Local Social Environment:

- Provide a range of community benefits supporting the local community, social, educational and environmental endeavours;
- Minimise potential adverse impacts on neighbours and nearby residents and communities; and
- Ensure all cultural heritage values (indigenous and non-indigenous) are identified and conserved.

Objectives for Local Economic Environment:

- Advance shire, regional and state planning objectives relating to the economy, social goals and especially creative industries and cultural tourism; and
- Manage the site in a manner that maximises local and regional employment opportunities.

3.2 The Project Application

The Part 3A Application involves a project application over the land the subject of the application and comprises:

- Approval for the site to be used for cultural, educational and outdoor events;
- Approval to erect temporary structures;
- Camping ancillary to the events usage;
- Construction of site offices;
- Toilet and shower facilities;
- Water and sewerage facilities;
- Construction of a spine road;
- Upgrading of local public roads, creation of site access intersections and either an underpass of the spine road at Jones Road or an 'at grade' intersection;

- Construction of event laneways, walkways, car parking areas, drainage improvements and associated works;
- Resource recovery centre and art installations; and
- Progressive implementation of a vegetation management plan including native plantings for habitat and connectivity, weed management, nest box installation and monitoring and fencing of sensitive areas.

It is intended that the pastured area of the existing farms will continue to be used for agricultural pursuits of the vast majority of each year. This is a continuing "existing use" of the site.

3.2.1 Events

The 'Event Area' comprises an area of the northern part of the site of some 97 ha. The 'Event Area' footprint contains the public (performance) and backstage areas. Patron camping, patron car parking, staff camping and parking, resource centre and the bus terminus are also located within the event area.

Events involve the temporary gathering of people for cultural purposes. Envisaged events include festivals, music concerts, jamborees, gymkhanas, field days, art exhibitions and installations; movies or performances for orchestras, opera and the like.

This application seeks approval for event usage, of a variety of event sizes, for a strictly limited number of occurrences annually.

Plans 3.1 to 3.20 depict the Event Structure Plans, together with a variety of example event layouts of varying sizes and types, some with or without ancillary camping.

For each event, the event operator must prepare an Event Management Plan that addresses the applicable requirements of Parklands Safety, Environmental and Administrative Standards (The Management Manual). All events will operate in accordance with Parklands Project Approval conditions and Management Manual Standards. Each event will be subject to a post-event audit to assure continuing compliance with all applicable approval conditions and standards. Parklands

will lodge an annual compliance review report with the Department of Planning.

3.2.1.1 Event Size Categories

Events are defined in the following categories:

- Minor Event – less than 300 patrons
- Small Event – 300 patrons to 3000 patrons
- Moderate Event – 3000 patrons to 10,000 patrons
- Major Event – greater than 10,000 patrons.

Events with greater than 3,000 patrons are described within this EA in the context of their percentage of an overall patron capacity of 50,000 persons.

This application seeks a capped level of usage of the site for Small, Moderate and Major Events.

Approval is sought for a maximum event usage as follows:

- Major Events – no more than 12 event days¹² per annum;
- Moderate Events – no more than 4 event days per annum;
- Small Events – no more than 4 event days per annum; and
- Minor Events – no daily limits are proposed.

One major event, *Splendour in the Grass*, is committed to utilising the venue once approval is granted.

In this context the **Table 3.1**, depicts an indicative site usage calendar for the first five years of operation.

Associated with any event, there is usually a period of time before and after an event where the event infrastructure is assembled and disassembled, together for large events, campers arrive before, and staying after the event to minimise traffic arrival and departure peaks (termed 'bump in' and 'bump out').

¹² Event days do not include the 'bump in' and 'bump out' period which occurs some days before and after each event.

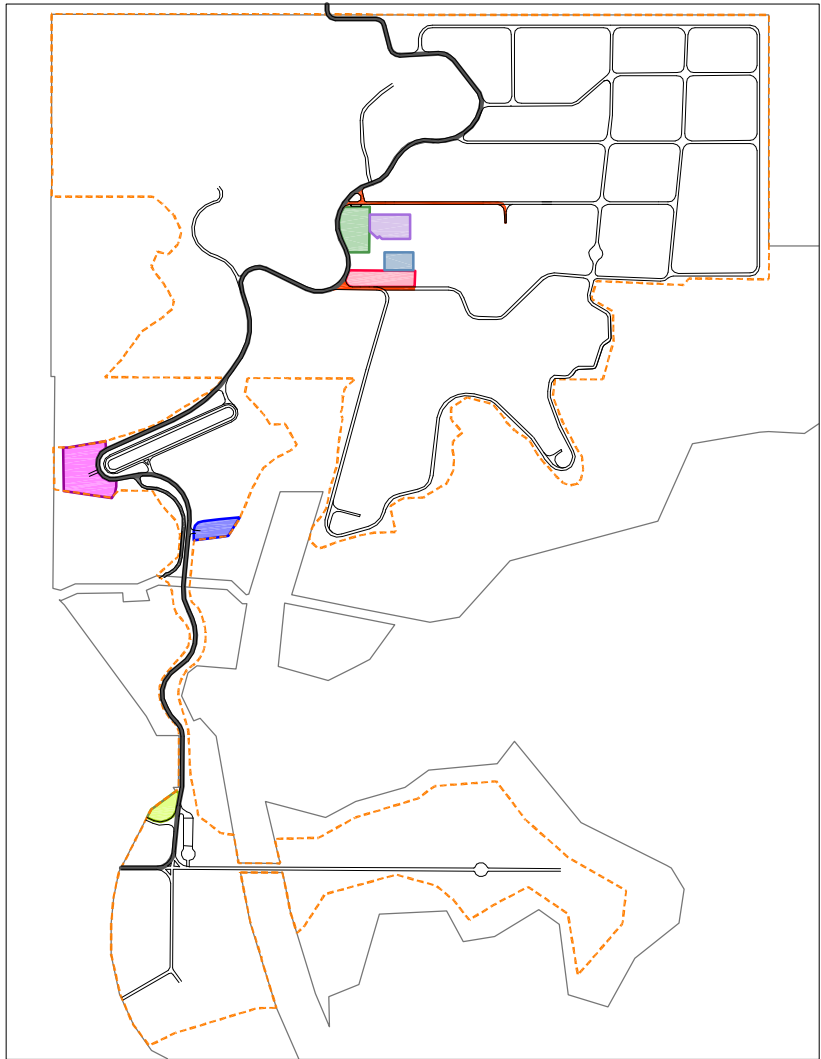
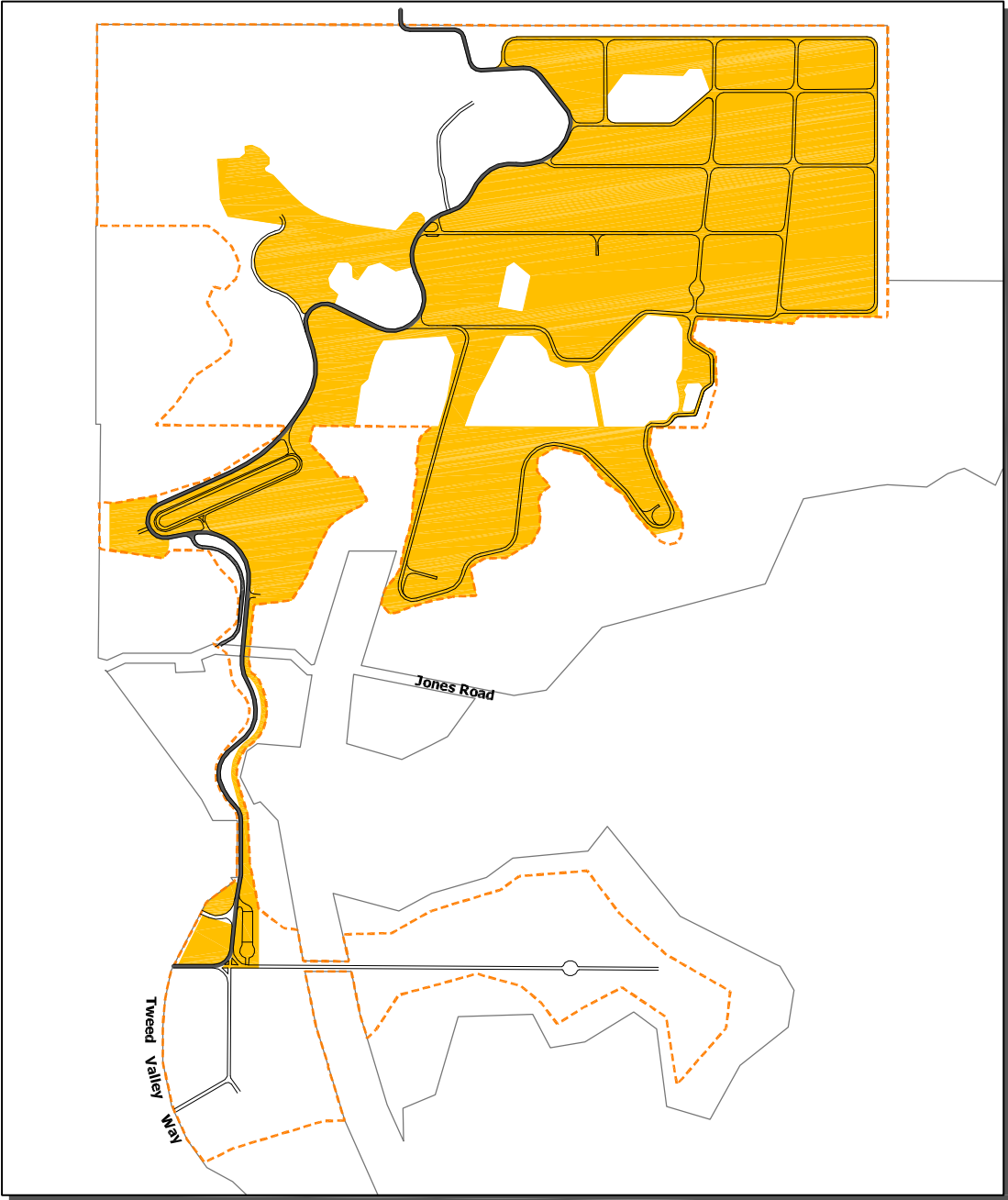
PROPOSED EVENT USAGE AREA

The Proposed Event Usage Area shows all of the parts of the "Application Area" that may proposed to be used for a 'minor' event.

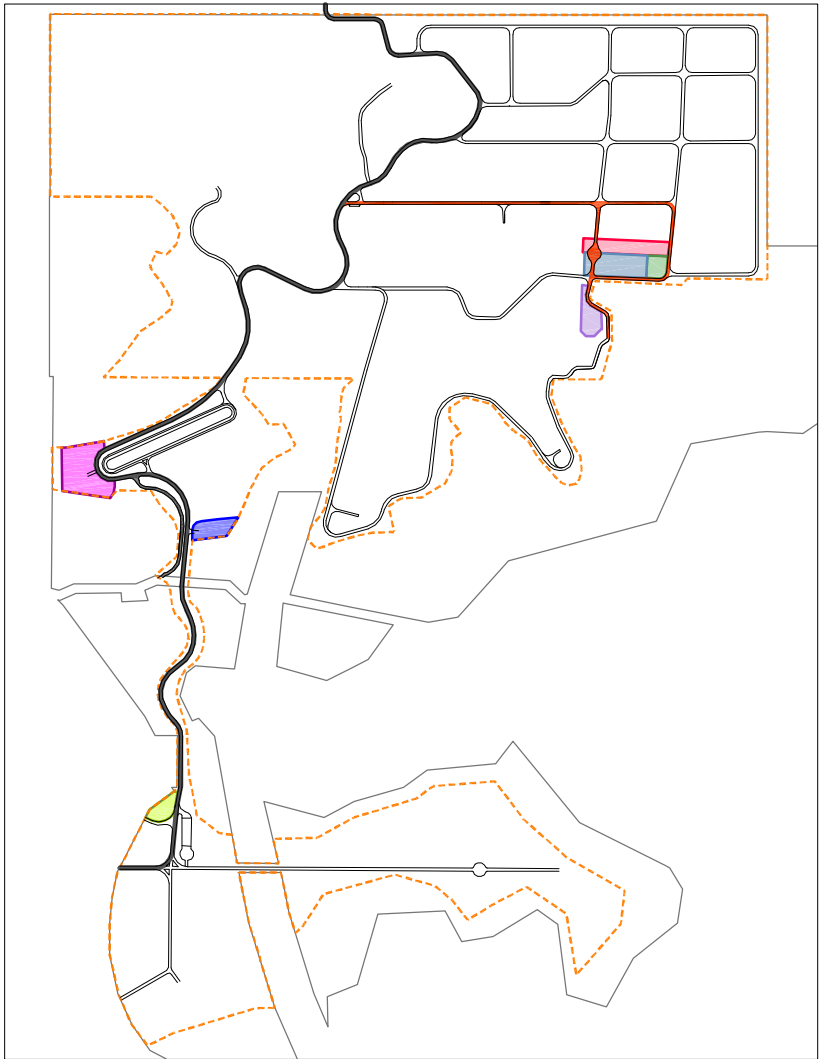
The Example Event Structure plans below illustrate how specific facilities and infrastructure might be located within this area.

A typical event might include a Scout or Guides camp, corporate function or a special interest group event.

Proposed Event Usage Area
(73.57 Hectares)



Performance or show space: 0.44ha
Camping: 0.59ha
Carparking: 0.25ha
Emergency Assembly Area: 0.53ha



Performance or show space: 0.31ha
Camping: 0.21ha
Carparking: 0.67ha
Emergency Assembly Area: 0.58ha



Legend:

- | | | | |
|------------------------------------|------------------|-------------------------|----------------------------------|
| The Site | Resource Centre | Camping | Cultural Centre / Administration |
| Extents of Application Area | Gatehouse | Carparking | |
| Spine Road (7m wide) | Performance Area | Emergency Assembly Area | |
| Active Event Access Lane (6m wide) | | | |

Not to Scale (@ A3)

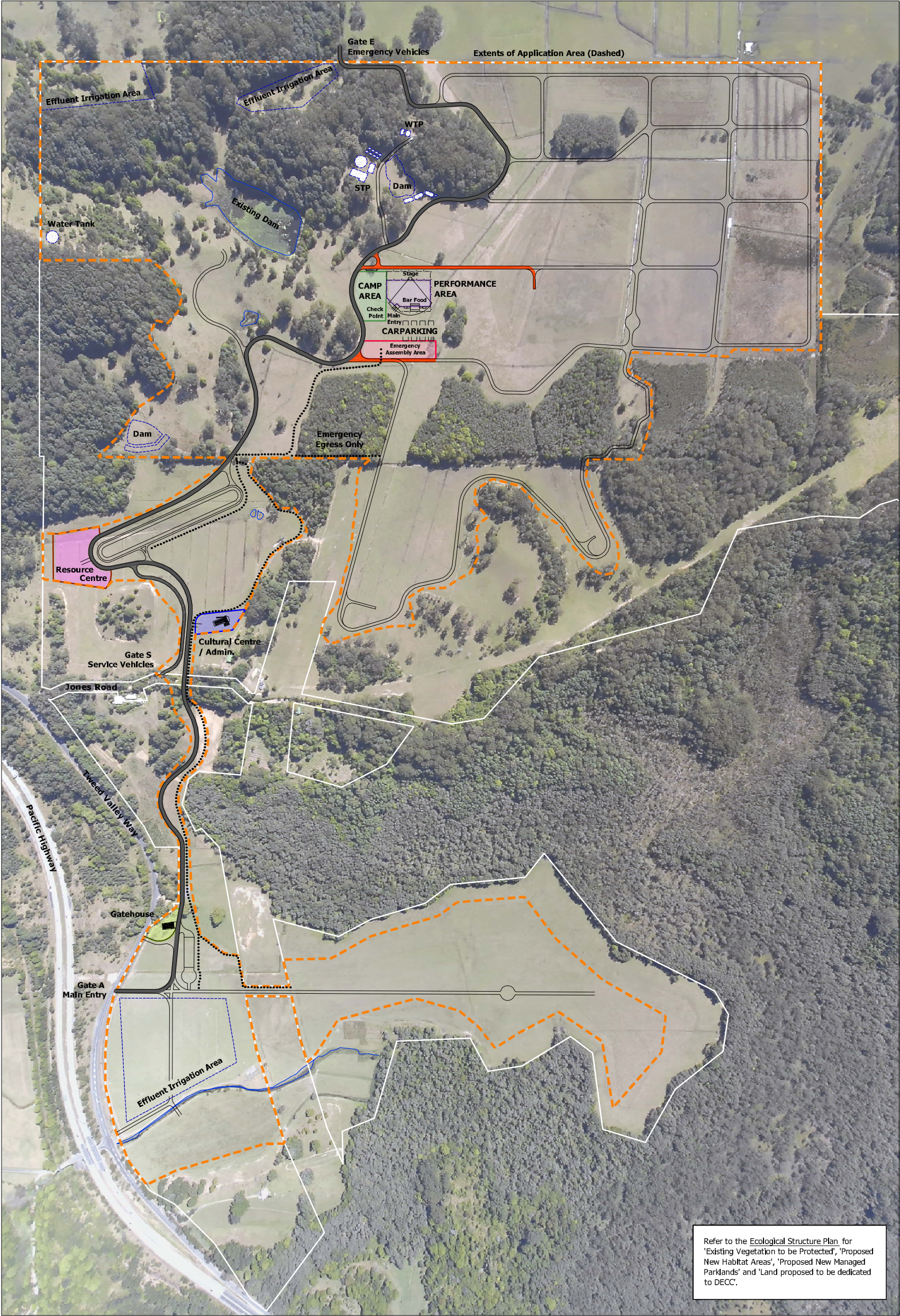
IMPORTANT NOTE |
Cadastral information is subject to survey. The alignment of the aerial photograph and vectorial overlays is approximate only. This plan is conceptual only and subject to detailed survey and design.

Sources | Aerial Photography: Bill Mills (2009) | Cadastre: Ardill Payne (2009) |

Prepared by
design team ink
azaCAD

Plan | **3.1**
Minor Event
Structure Plan
41

North Byron Parklands | Tweed Valley Way & Jones Road



0 160m

Date	21.07.10
Author	SDR / azaCAD
Reference	09_120

Legend:

- | | | | |
|------------------------------------|------------------|----------------------------------|-----------------------|
| Extents of Application Area | Resource Centre | Camping | Main Pedestrian Route |
| Spine Road (7m wide) | Gatehouse | Emergency Assembly Area | Temporary Fencing |
| Active Event Access Lane (6m wide) | Performance Area | Cultural Centre / Administration | |

1:8000 (@ A3)

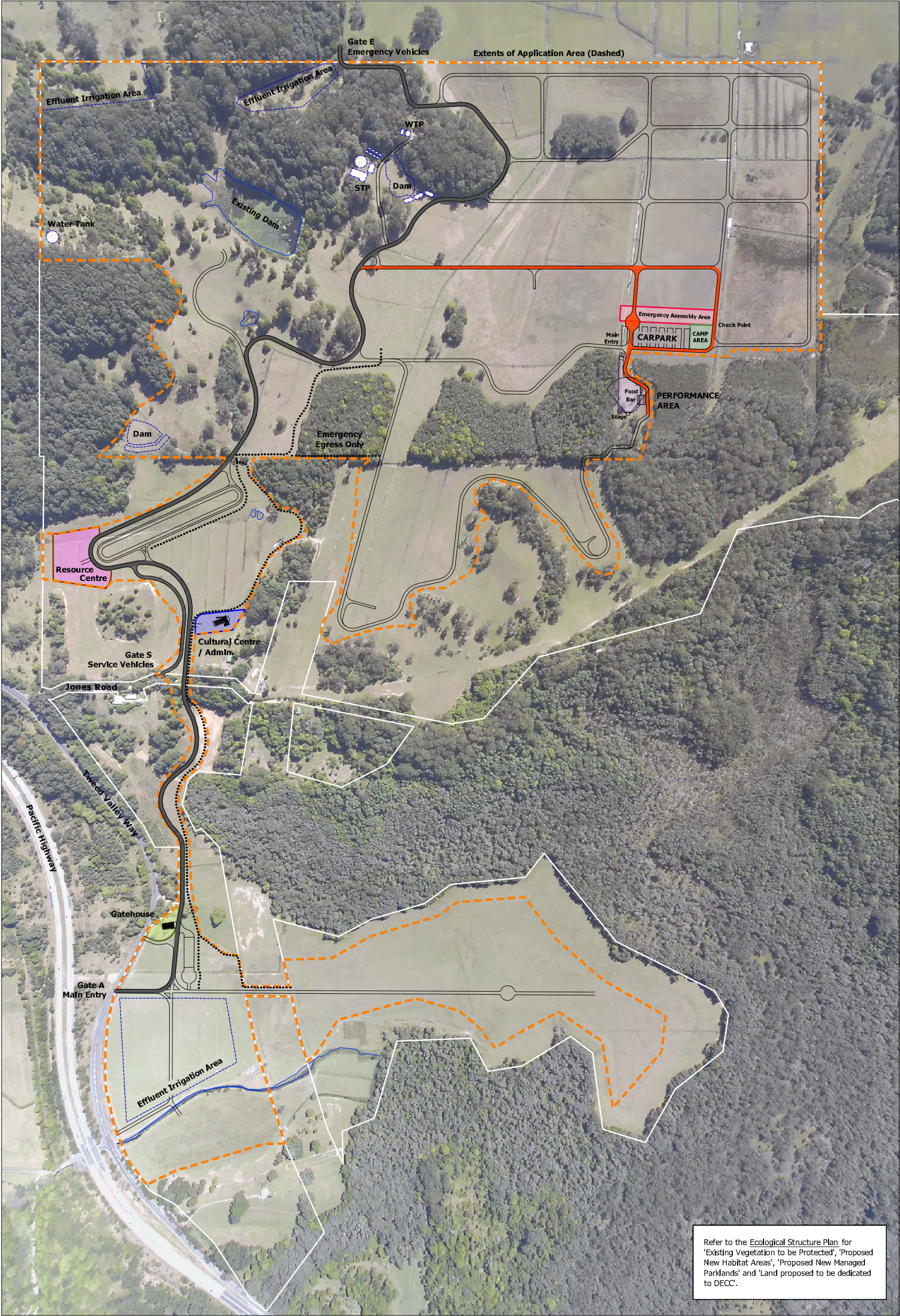
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azaCAD

Plan | **3.2**
Minor (300 patron max)
Example A
42

North Byron Parklands | Tweed Valley Way & Jones Road



Refer to the [Ecological Structure Plan](#) for 'Existing Vegetation to be Protected', 'Proposed New Habitat Areas', 'Proposed New Managed Parklands' and 'Land proposed to be dedicated to DECC'.

Legend:

- | | | | |
|------------------------------------|------------------|----------------------------------|-----------------------|
| Extents of Application Area | Resource Centre | Camping | Main Pedestrian Route |
| Spine Road (7m wide) | Gatehouse | Emergency Assembly Area | Temporary Fencing |
| Active Event Access Lane (6m wide) | Performance Area | Cultural Centre / Administration | |

1:8000 (@ A3)

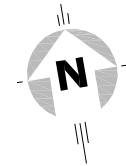
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Prepared by
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azaCAD

Plan | **3.3**
Minor (300 patron max)
Example B
43

North Byron Parklands | Tweed Valley Way & Jones Road



0 160m

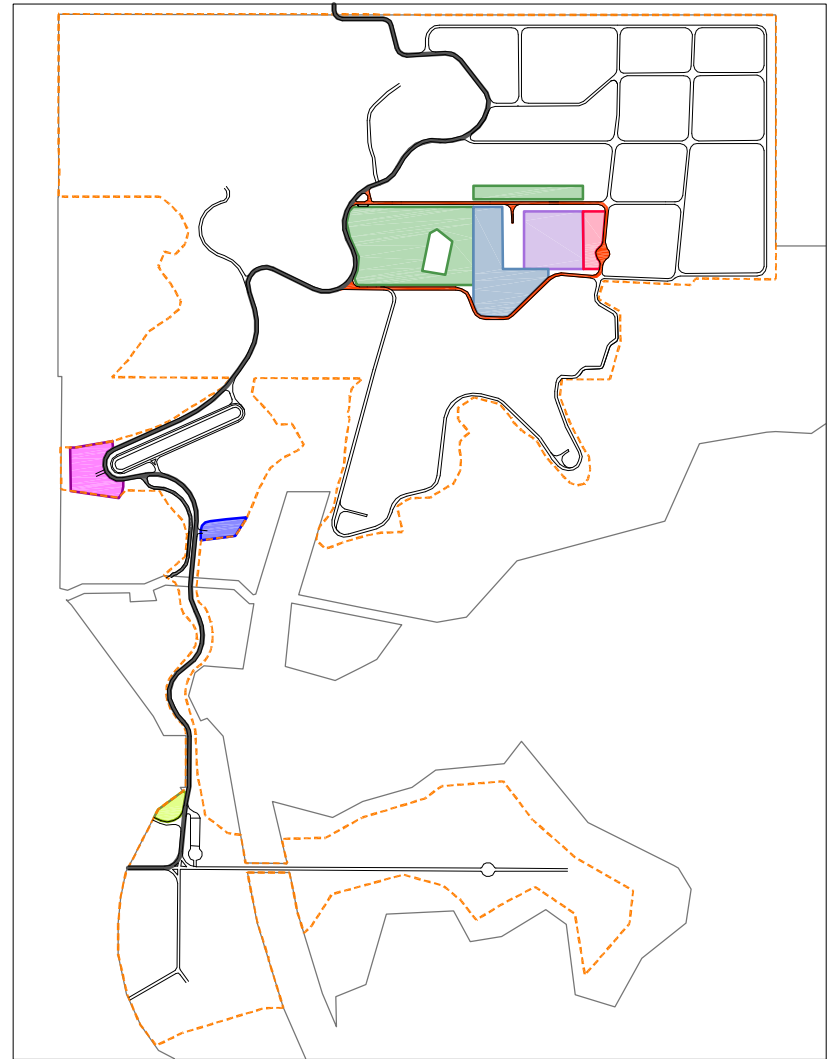
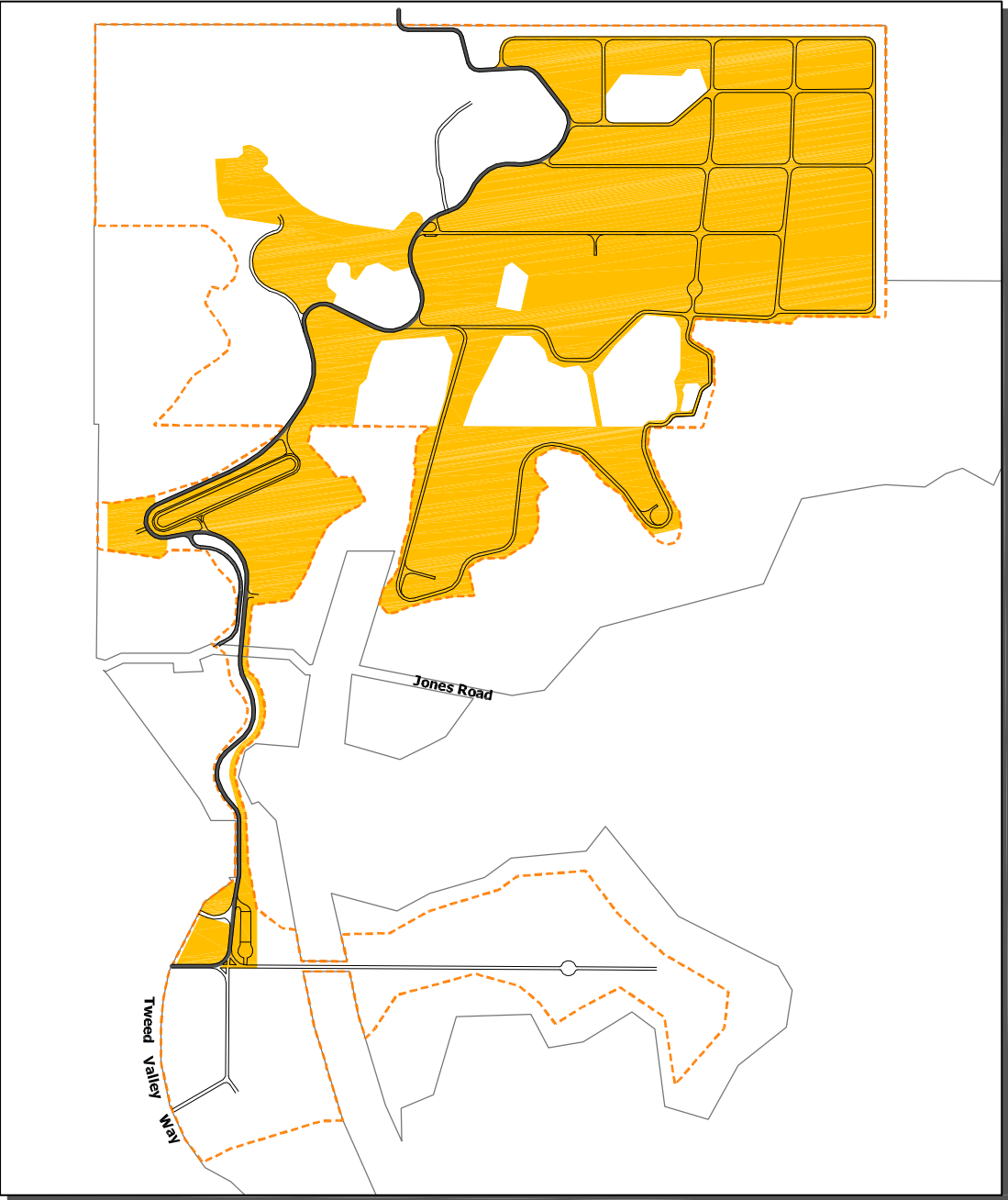
Date	21.07.10
Author	SDR / azaCAD
Reference	09_120

PROPOSED EVENT USAGE AREA

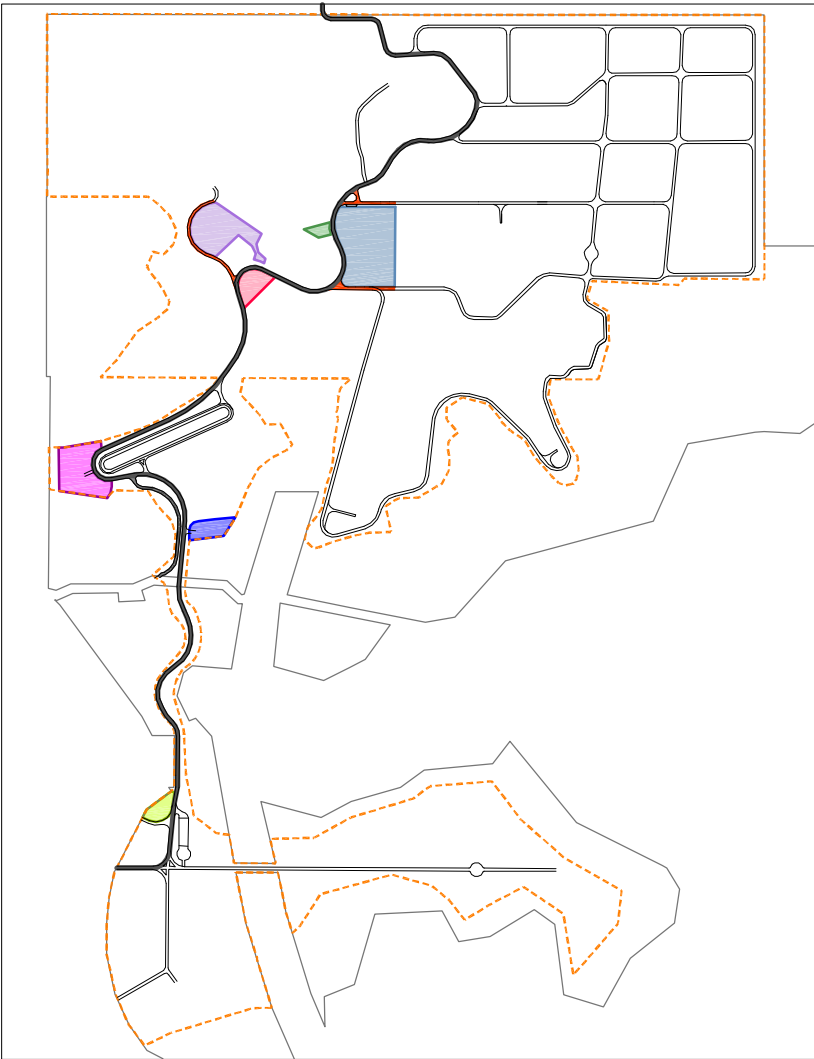
The Proposed Event Usage Area shows all of the parts of the "Application Area" that may proposed to be used for a 'small' event.

The Example Event Structure plans below illustrate how specific facilities and infrastructure might be located within this area.

 **Proposed Event Usage Area**
(73.57 Hectares)



Performance or show space: 1.62ha
Camping: 4.72ha
Carparking: 2.18ha
Emergency Assembly Area: 0.5ha














Performance or show space: 1.1ha
Camping: 0.11ha
Carparking: 2.08ha
Emergency Assembly Area: 0.37ha

EXAMPLE EVENT LAYOUT A

EXAMPLE EVENT LAYOUT B

Legend:

- | | | | |
|--|--|---|--|
|  The Site |  Resource Centre |  Camping |  Cultural Centre / Administration |
|  Extents of Application Area |  Gatehouse |  Carparking | |
|  Spine Road (7m wide) |  Performance Area |  Emergency Assembly Area | |
|  Active Event Access Lane (6m wide) | | | |

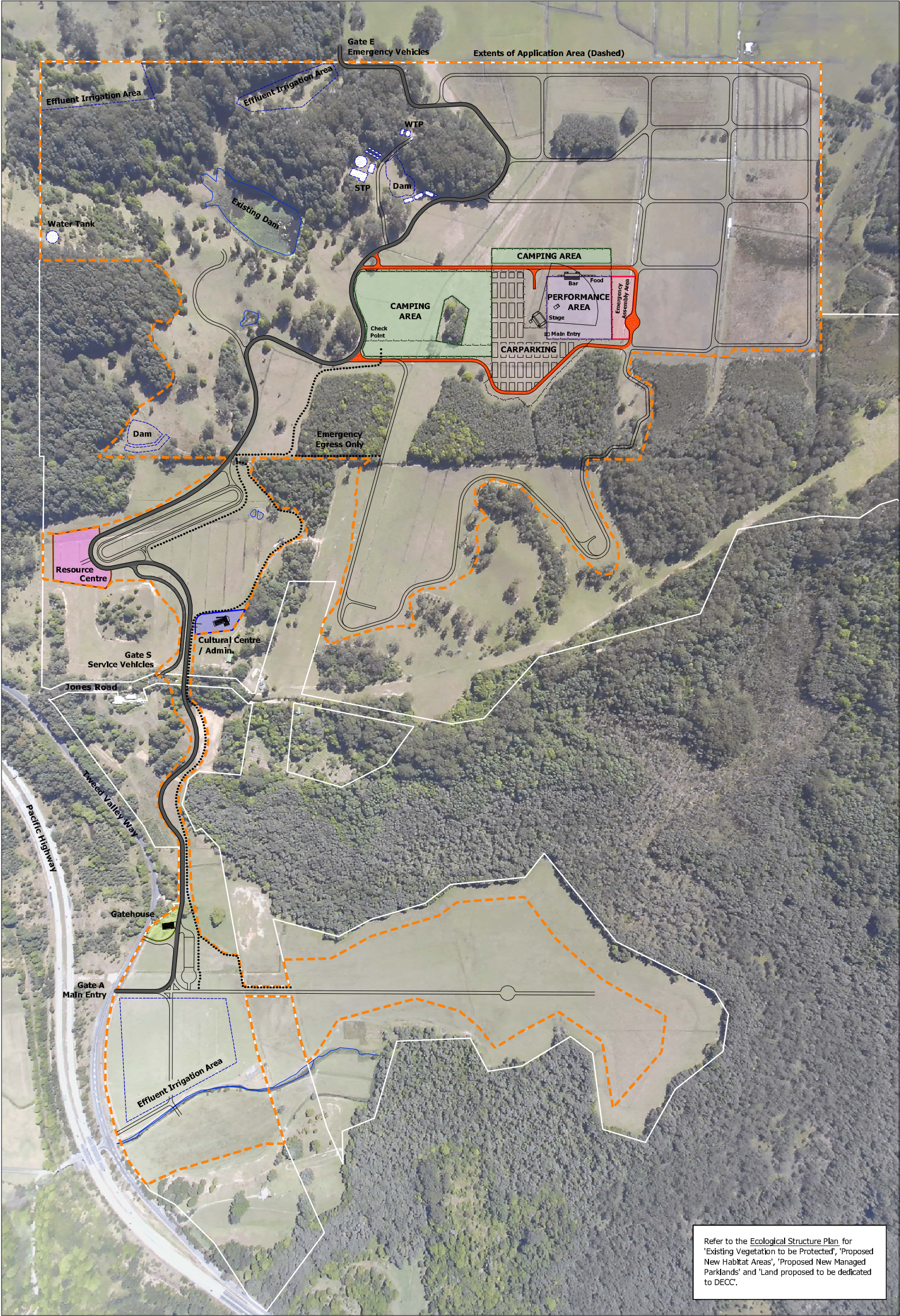
Not to Scale (@ A3)

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Refer to the Ecological Structure Plan for 'Existing Vegetation to be Protected', 'Proposed New Habitat Areas', 'Proposed New Managed Parklands' and 'Land proposed to be dedicated to DECC'.

Legend:

- | | | | | | | | |
|--|------------------------------------|--|------------------|--|----------------------------------|--|-----------------------|
| | Extents of Application Area | | Resource Centre | | Camping | | Main Pedestrian Route |
| | Spine Road (7m wide) | | Gatehouse | | Emergency Assembly Area | | Temporary Fencing |
| | Active Event Access Lane (6m wide) | | Performance Area | | Cultural Centre / Administration | | |

1:8000 (@ A3)

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azaCAD

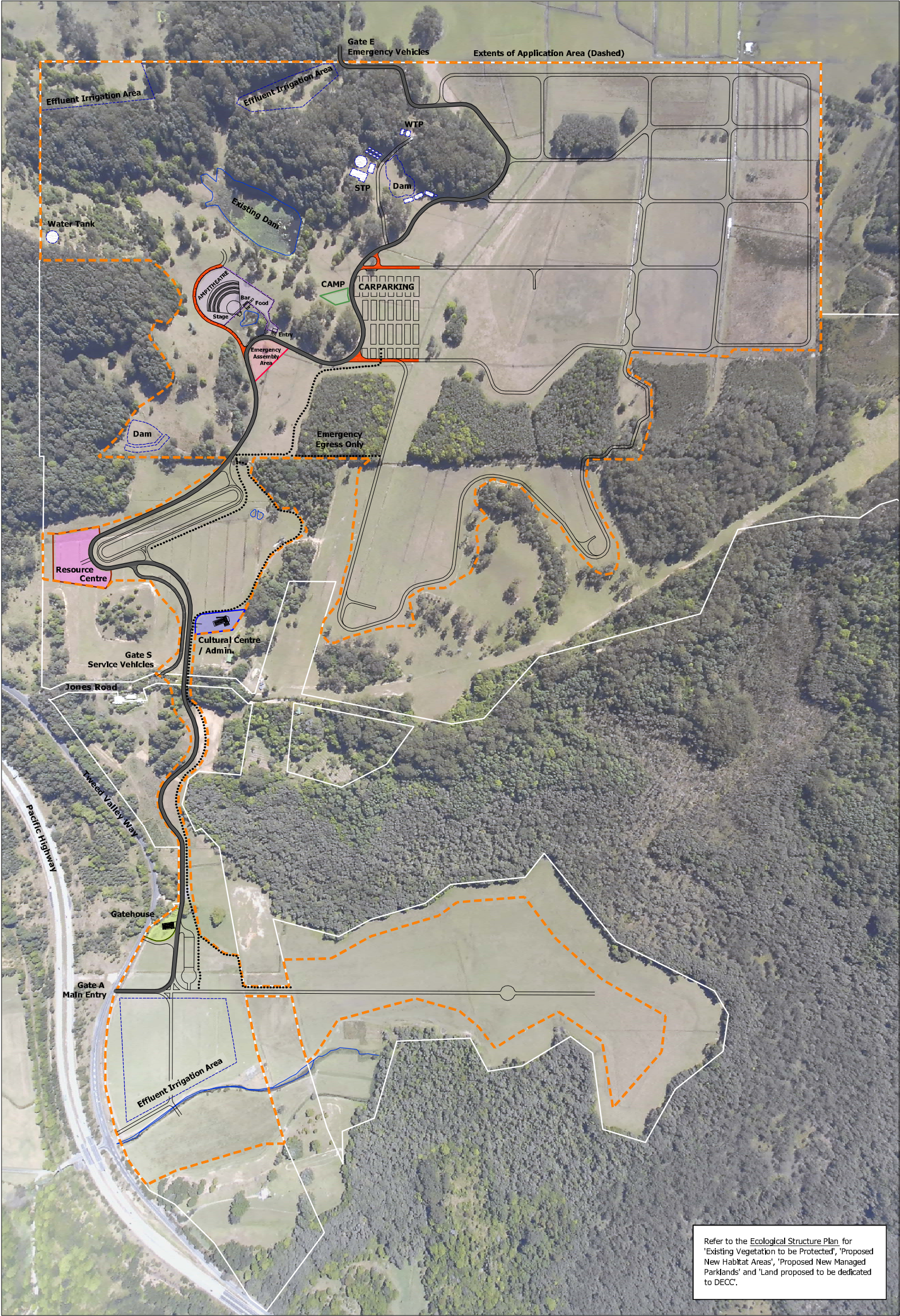
Plan | **3.5**
Small (3000 patron max)
Example A
45

North Byron Parklands | Tweed Valley Way & Jones Road



0 160m

Date	21.07.10
Author	azaCAD
Reference	09_120



Refer to the Ecological Structure Plan for 'Existing Vegetation to be Protected', 'Proposed New Habitat Areas', 'Proposed New Managed Parklands' and 'Land proposed to be dedicated to DECC'.

Legend:

- | | | | | | | | |
|--|------------------------------------|--|------------------|--|----------------------------------|--|-----------------------|
| | Extents of Application Area | | Resource Centre | | Camping | | Main Pedestrian Route |
| | Spine Road (7m wide) | | Gatehouse | | Emergency Assembly Area | | Temporary Fencing |
| | Active Event Access Lane (6m wide) | | Performance Area | | Cultural Centre / Administration | | |

1:8000 (@ A3)

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Sources | Aerial Photography: Bill Mills (2009) | Cadastre: Ardill Payne (2009) |

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azaCAD

Plan | **3.6**
Small (3000 patron max)
Example B
46

North Byron Parklands | Tweed Valley Way & Jones Road



0 160m

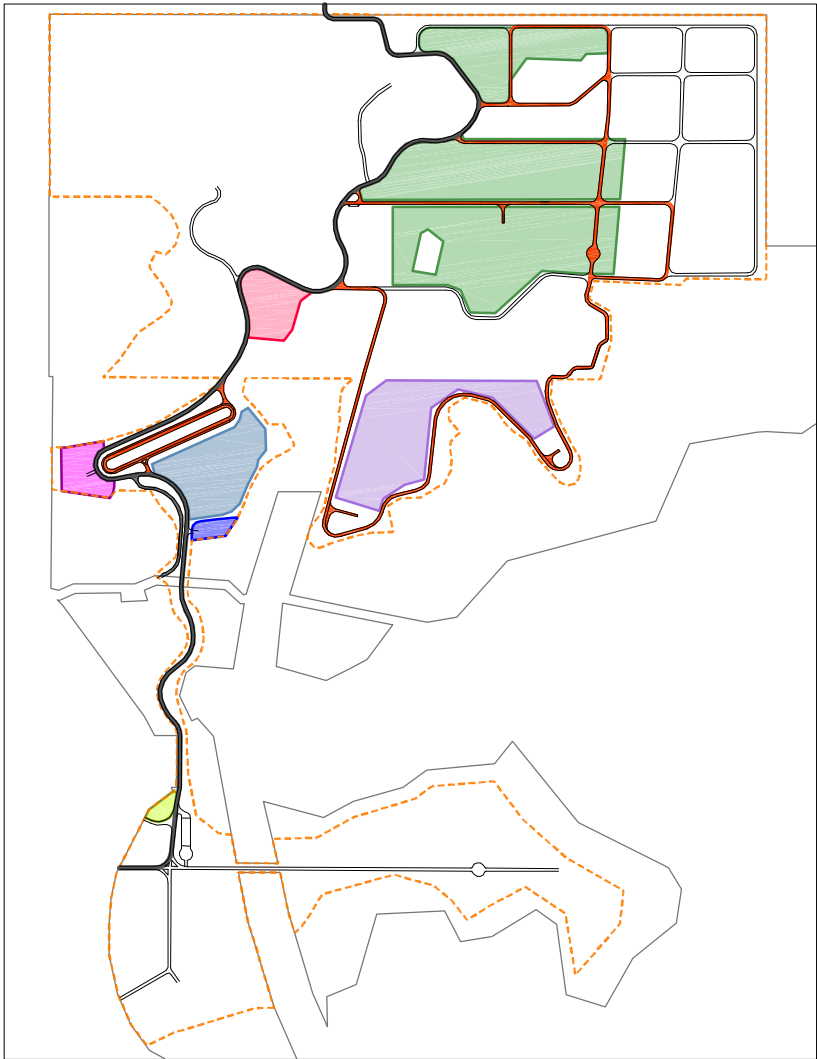
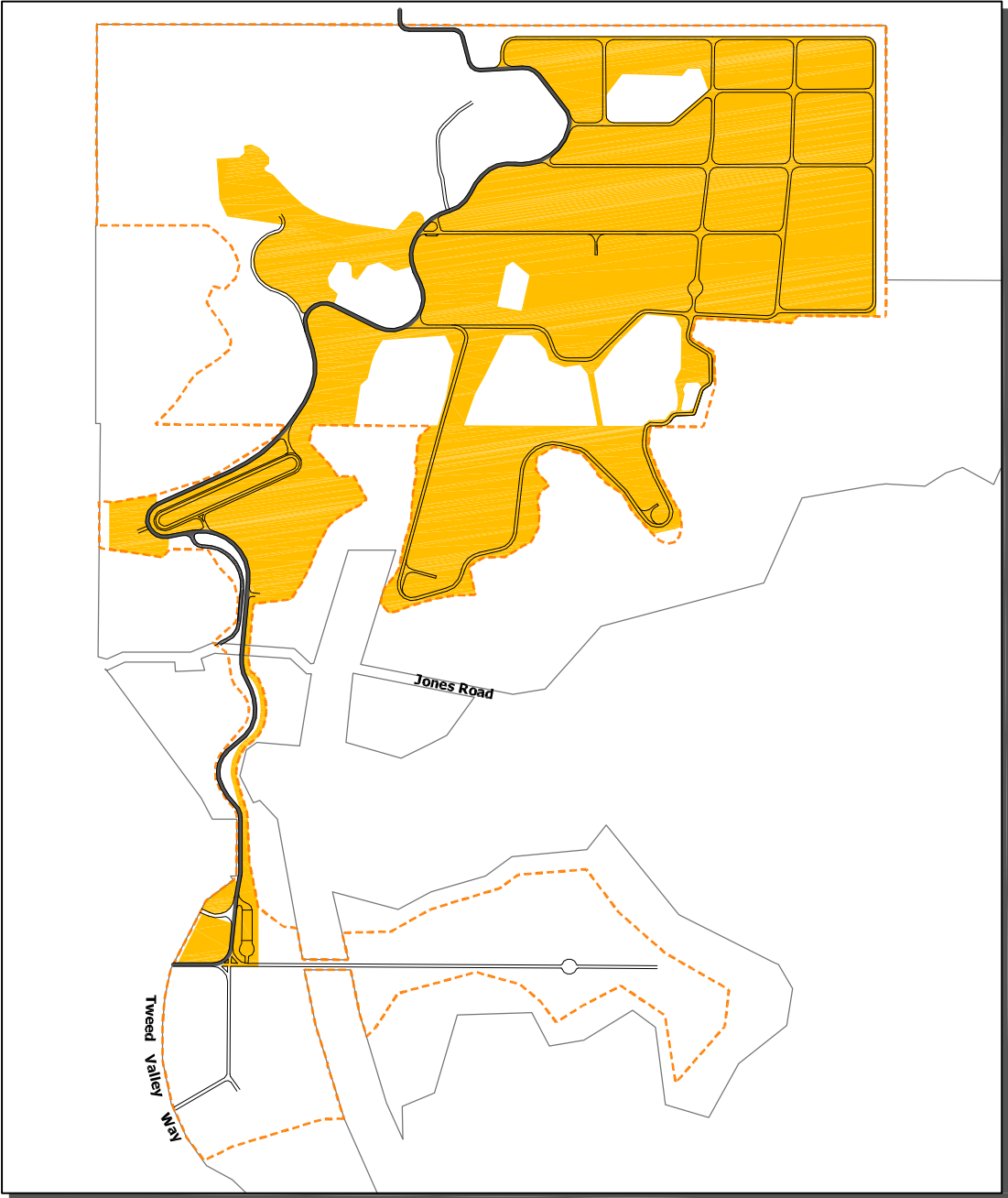
Date	21.07.10
Author	azaCAD
Reference	09_120

PROPOSED EVENT USAGE AREA

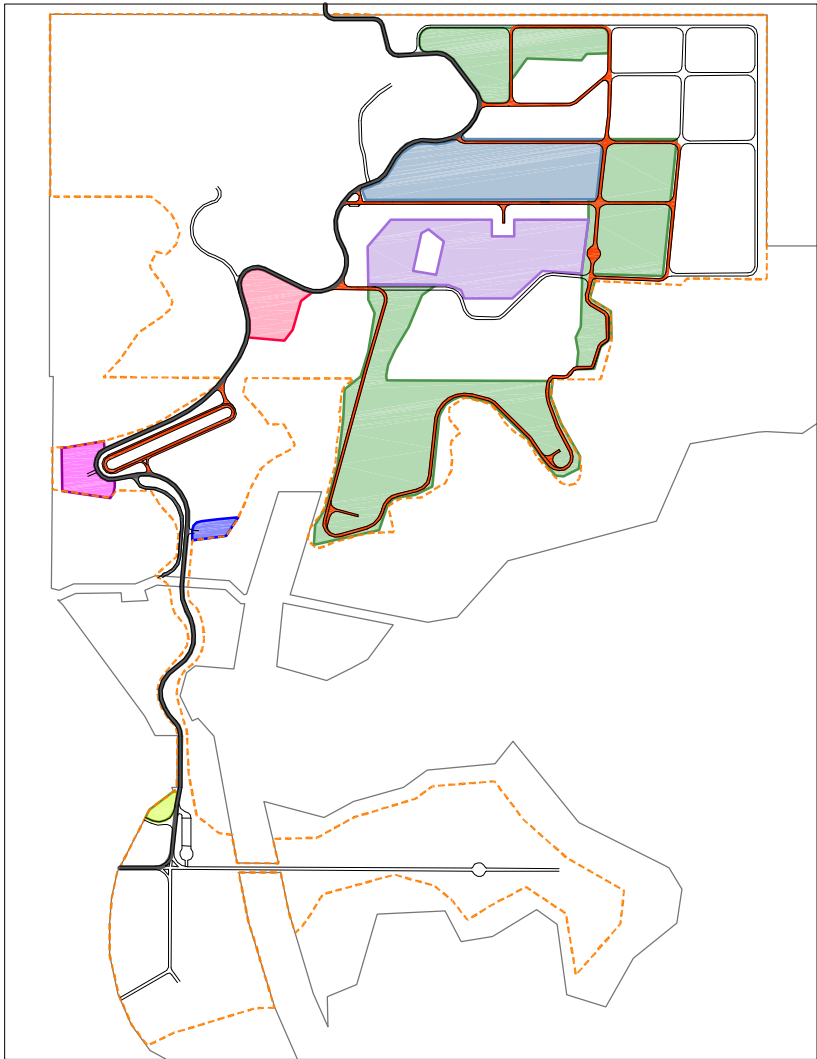
The Proposed Event Usage Area shows all of the parts of the "Application Area" that may proposed to be used for a 'moderate' event.

The Example Event Structure plans below illustrate how specific facilities and infrastructure might be located within this area.

 **Proposed Event Usage Area**
(73.57 Hectares)














Performance or show space: 18.32ha
Camping: 5.53ha
Carparking: 3.1ha
Emergency Assembly Area: 1.56ha



Performance or show space: 20.37ha
Camping: 6.03ha
Carparking: 5.96ha
Emergency Assembly Area: 1.56ha



Legend:

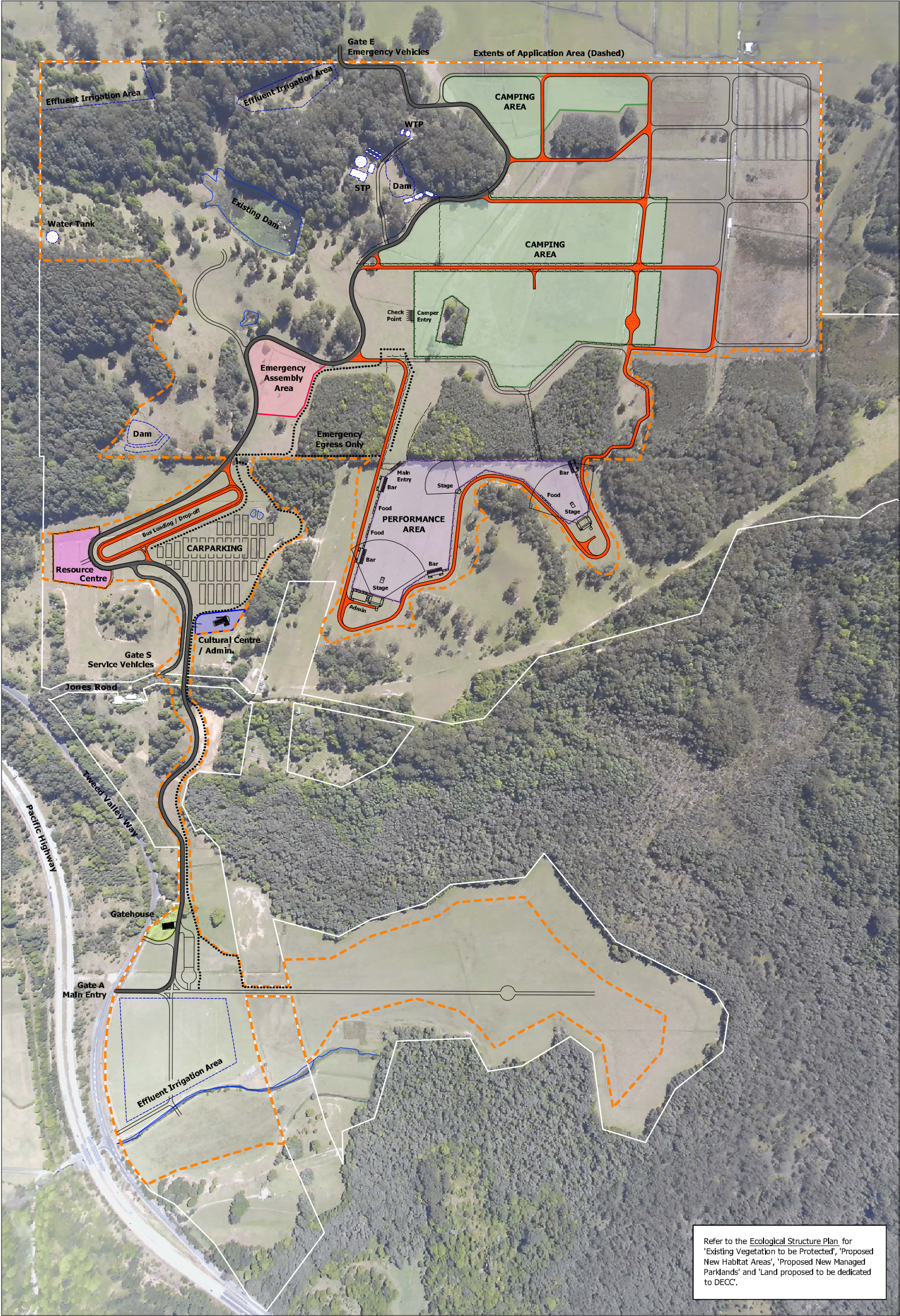
- | | | | |
|--|--|---|--|
|  The Site |  Resource Centre |  Camping |  Cultural Centre / Administration |
|  Extents of Application Area |  Gatehouse |  Carparking | |
|  Spine Road (7m wide) |  Performance Area |  Emergency Assembly Area | |
|  Active Event Access Lane (6m wide) | | | |

Not to Scale (@ A3)

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azaCAD



0 160m

Date	21.07.10
Author	azaCAD
Reference	09_120

Legend:

- | | | | |
|------------------------------------|------------------|----------------------------------|-----------------------|
| Extents of Application Area | Resource Centre | Camping | Main Pedestrian Route |
| Spine Road (7m wide) | Gatehouse | Emergency Assembly Area | Temporary Fencing |
| Active Event Access Lane (6m wide) | Performance Area | Cultural Centre / Administration | |

1:8000 (@ A3)

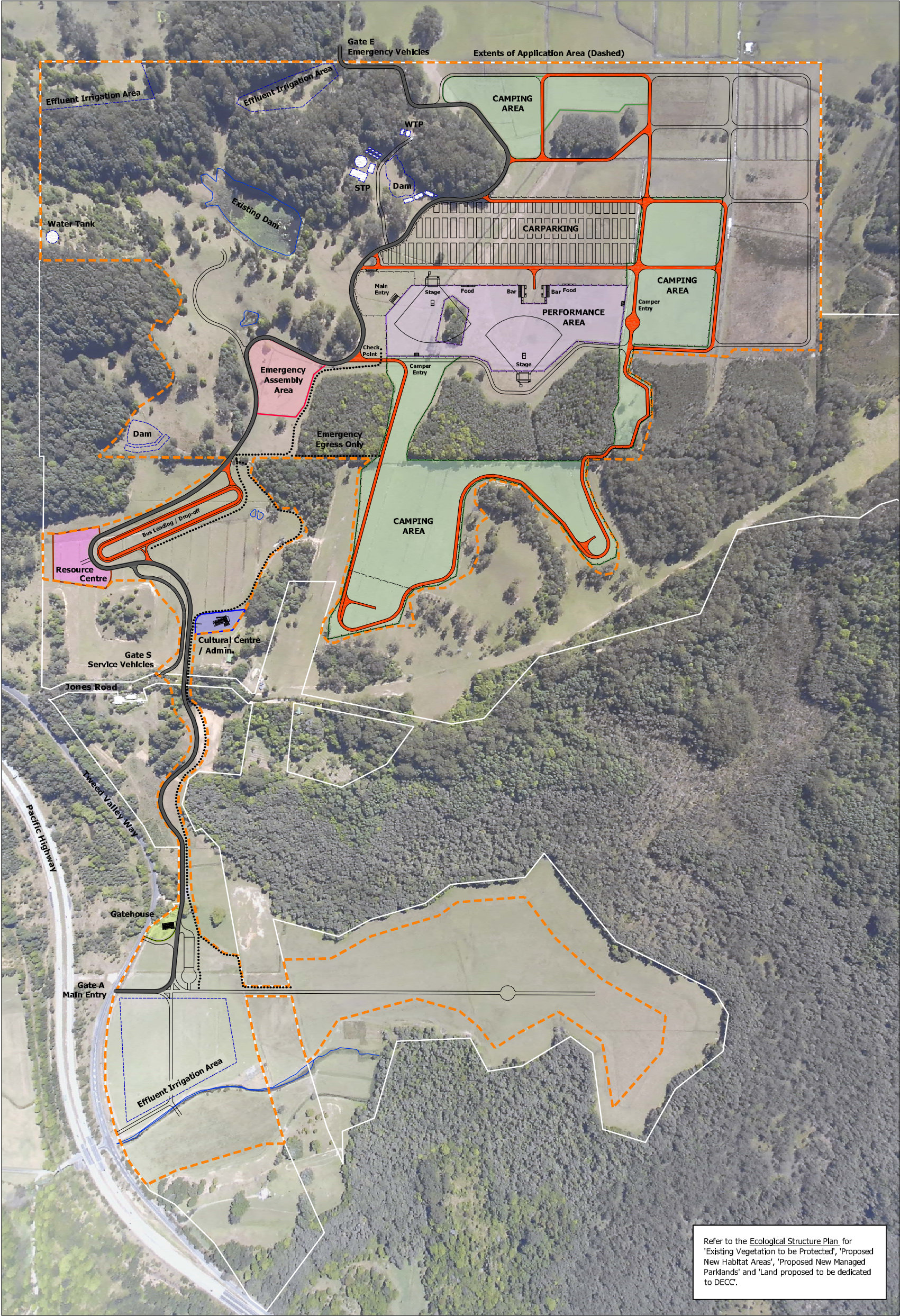
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azaCAD

Plan | **3.8**
Moderate (10,000 patron max)
Example A
48

North Byron Parklands | Tweed Valley Way & Jones Road



0 160m

Date	21.07.10
Author	azaCAD
Reference	09_120

Legend:

- | | | | |
|------------------------------------|------------------|----------------------------------|-----------------------|
| Extents of Application Area | Resource Centre | Camping | Main Pedestrian Route |
| Spine Road (7m wide) | Gatehouse | Emergency Assembly Area | Temporary Fencing |
| Active Event Access Lane (6m wide) | Performance Area | Cultural Centre / Administration | |

1:8000 (@ A3)

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Prepared by
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azaCAD

Plan | **3.9**
Moderate (10,000 patron max)
Example B
49

North Byron Parklands | Tweed Valley Way & Jones Road

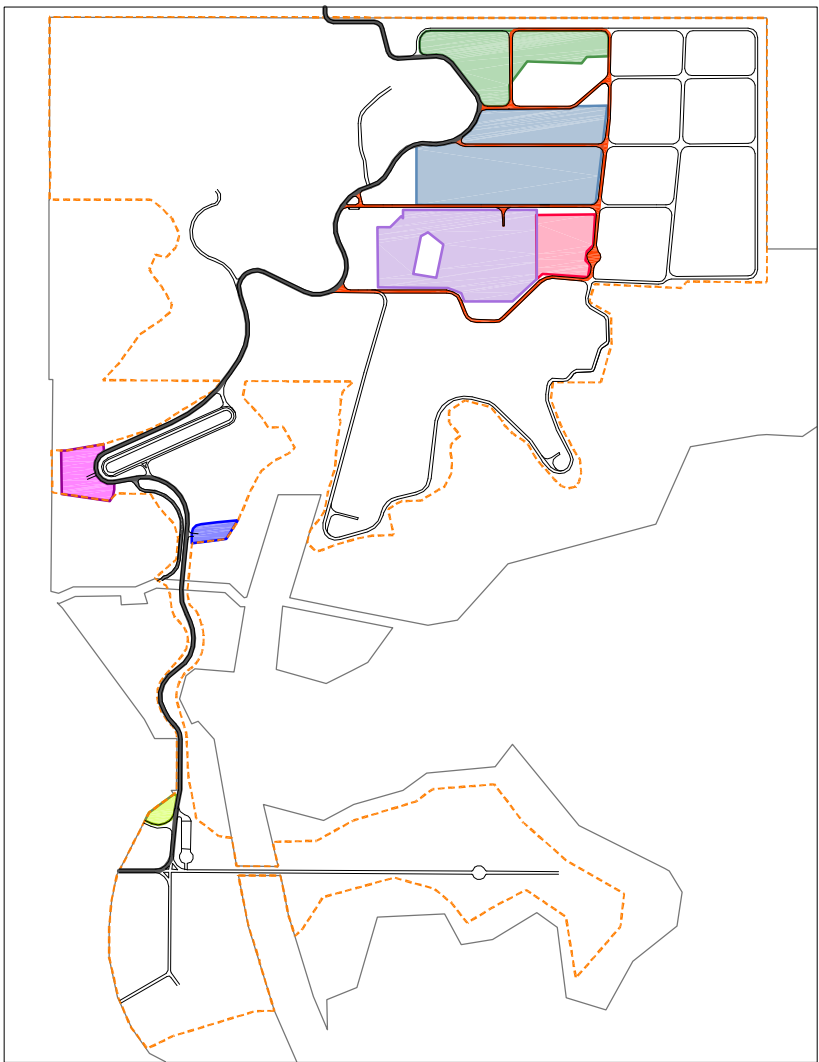
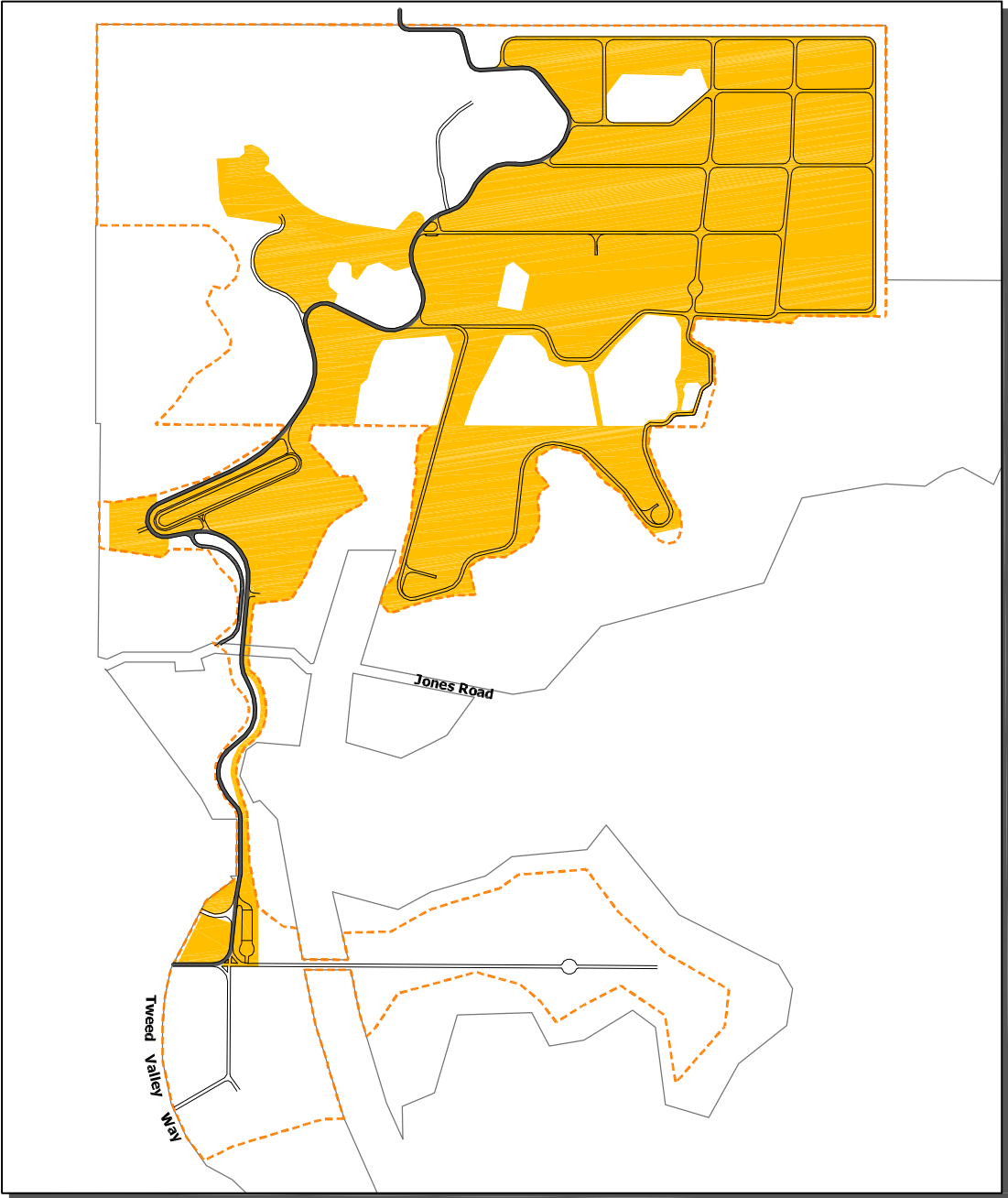
PROPOSED EVENT USAGE AREA

The Proposed Event Usage Area shows all of the parts of the "Application Area" that may proposed to be used for a 30% capacity event.

The Example Event Structure plan below illustrates how specific facilities and infrastructure might be located within this area.

A typical 30% capacity event might include an agricultural field day.

Proposed Event Usage Area
(73.57 Hectares)



Performance or show space: 5.63ha
Camping: 3.57ha
Carparking: 7.52ha
Emergency Assembly Area: 1.57ha

EXAMPLE EVENT LAYOUT

Legend:

- The Site
- Extents of Application Area
- Spine Road (7m wide)
- Active Event Access Lane (6m wide)
- Resource Centre
- Gatehouse
- Performance Area
- Camping
- Carparking
- Cultural Centre / Administration
- Emergency Assembly Area

Not to Scale (@ A3)

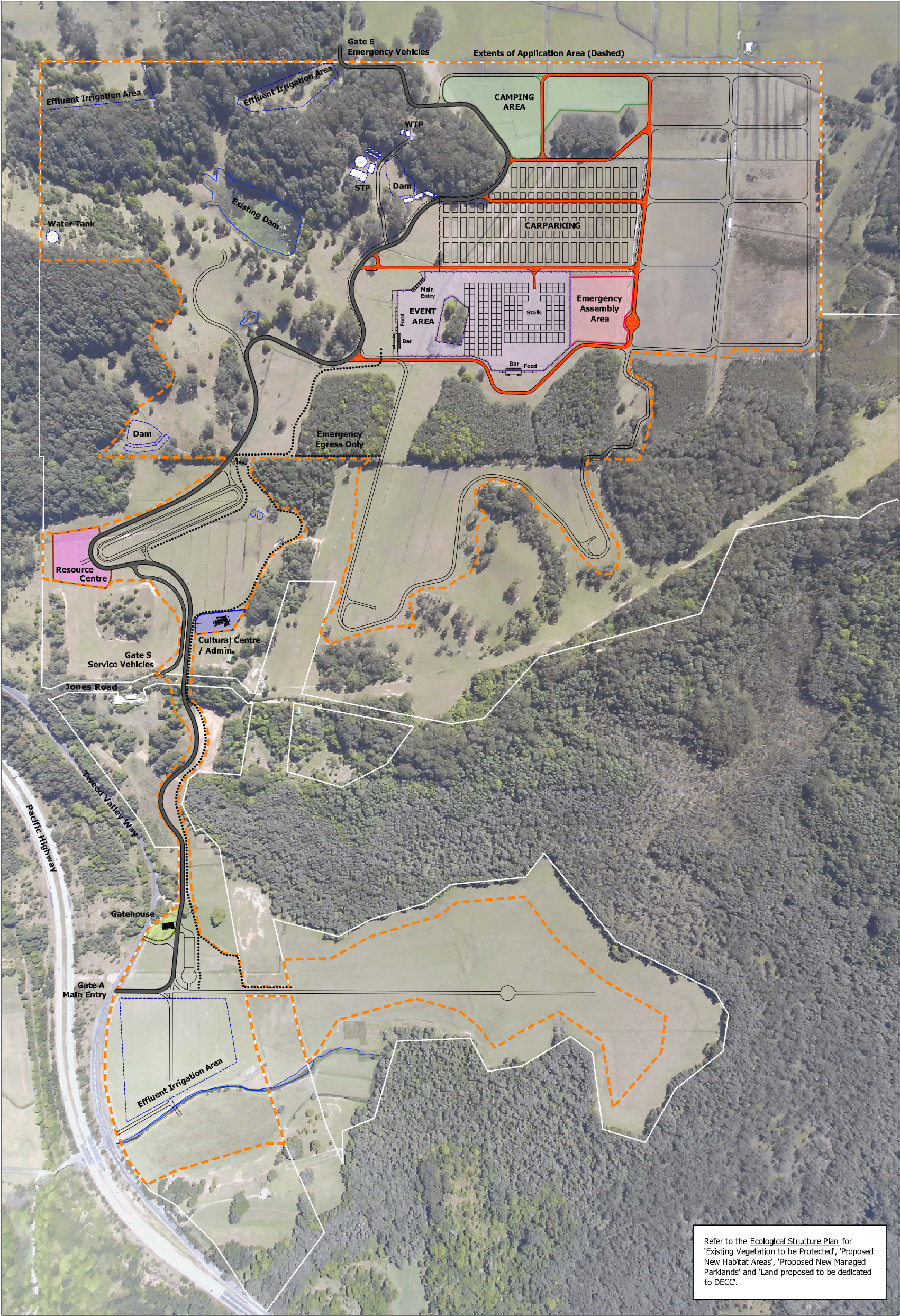
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azaCAD

Plan | 3.10
30% Capacity
Structure Plan
50

North Byron Parklands | Tweed Valley Way & Jones Road



0 160m

Date	21.07.10
Author	azaCAD
Reference	09_120

Legend:

- | | | | |
|------------------------------------|-----------------|----------------------------------|-----------------------|
| Extents of Application Area | Resource Centre | Camping | Main Pedestrian Route |
| Spine Road (7m wide) | Gatehouse | Emergency Assembly Area | Temporary Fencing |
| Active Event Access Lane (6m wide) | Event Area | Cultural Centre / Administration | |

1:8000 (@ A3)

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Sources | Aerial Photography: Bill Mills (2009) | Cadastral: Ardill Payne (2009) |

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Plan | **3.11**
30% Capacity
Example Field Day
51

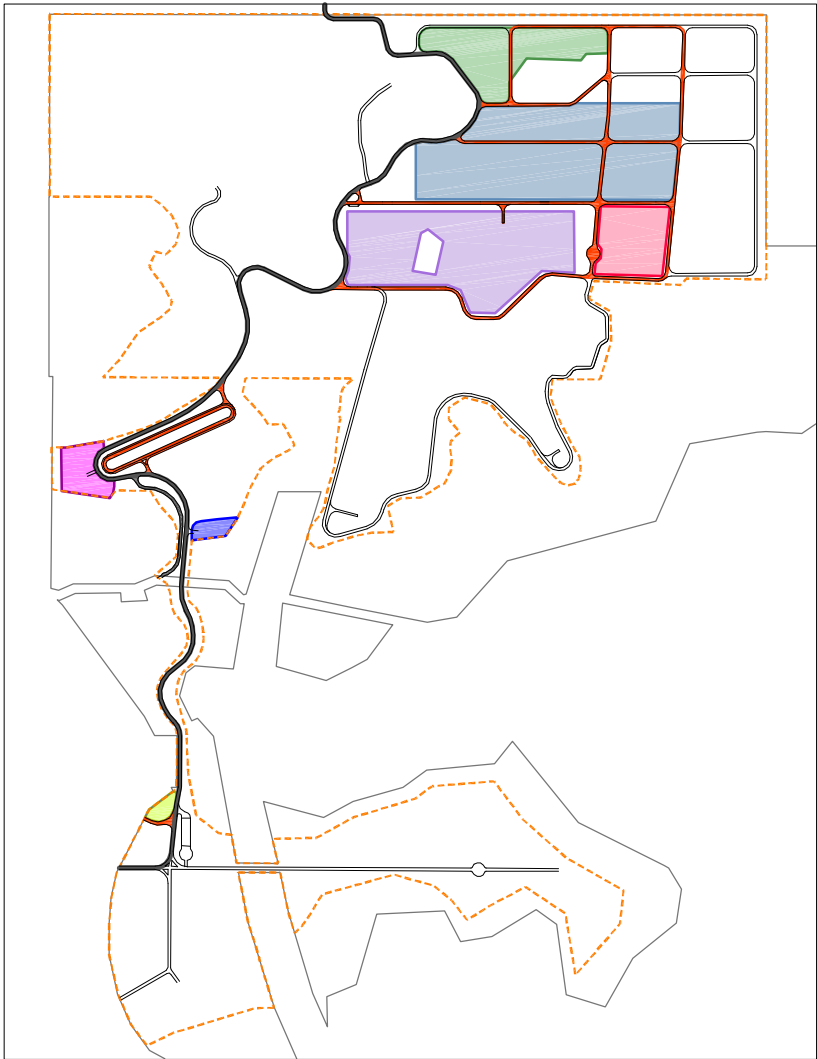
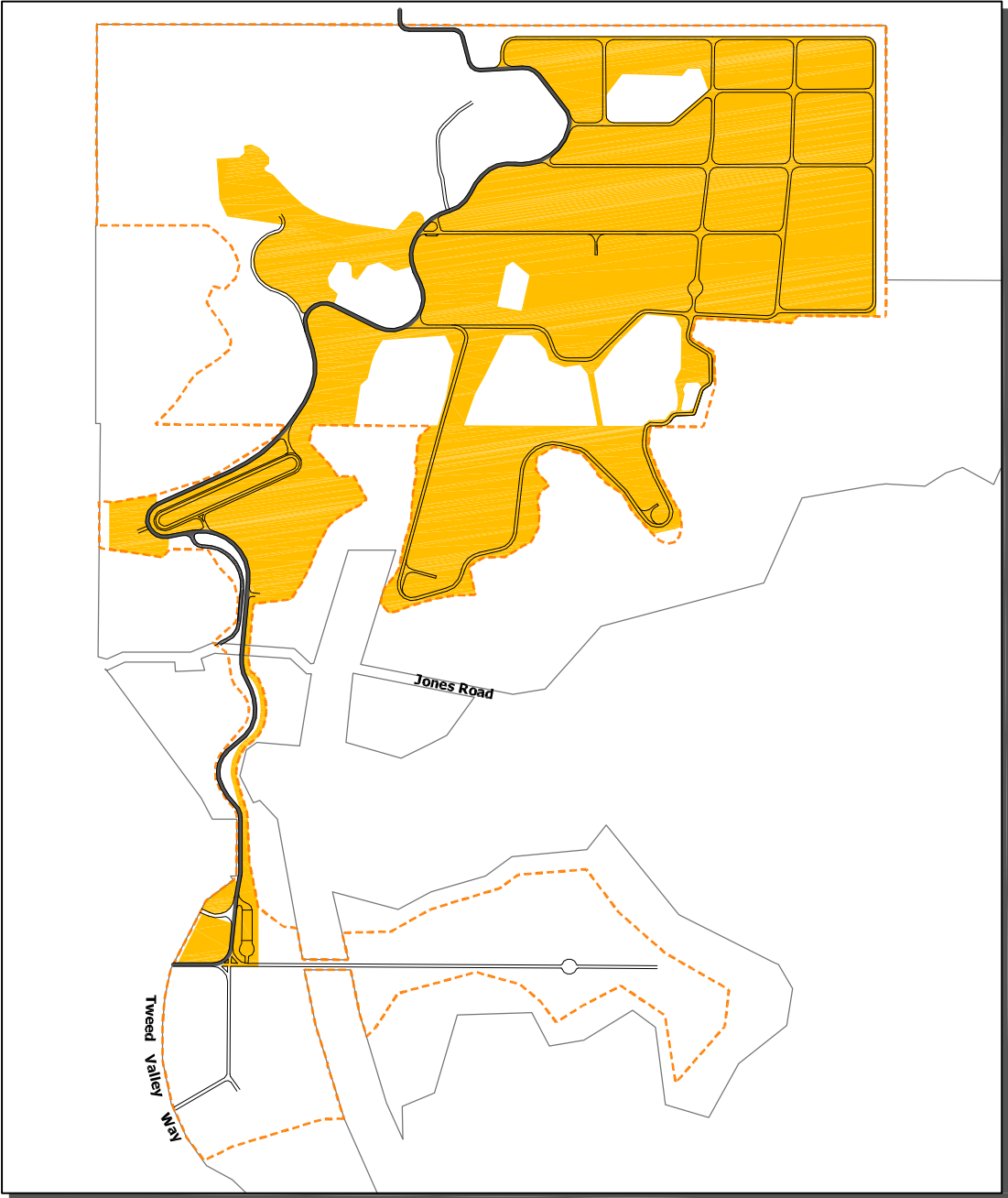
North Byron Parklands | Tweed Valley Way & Jones Road

PROPOSED EVENT USAGE AREA

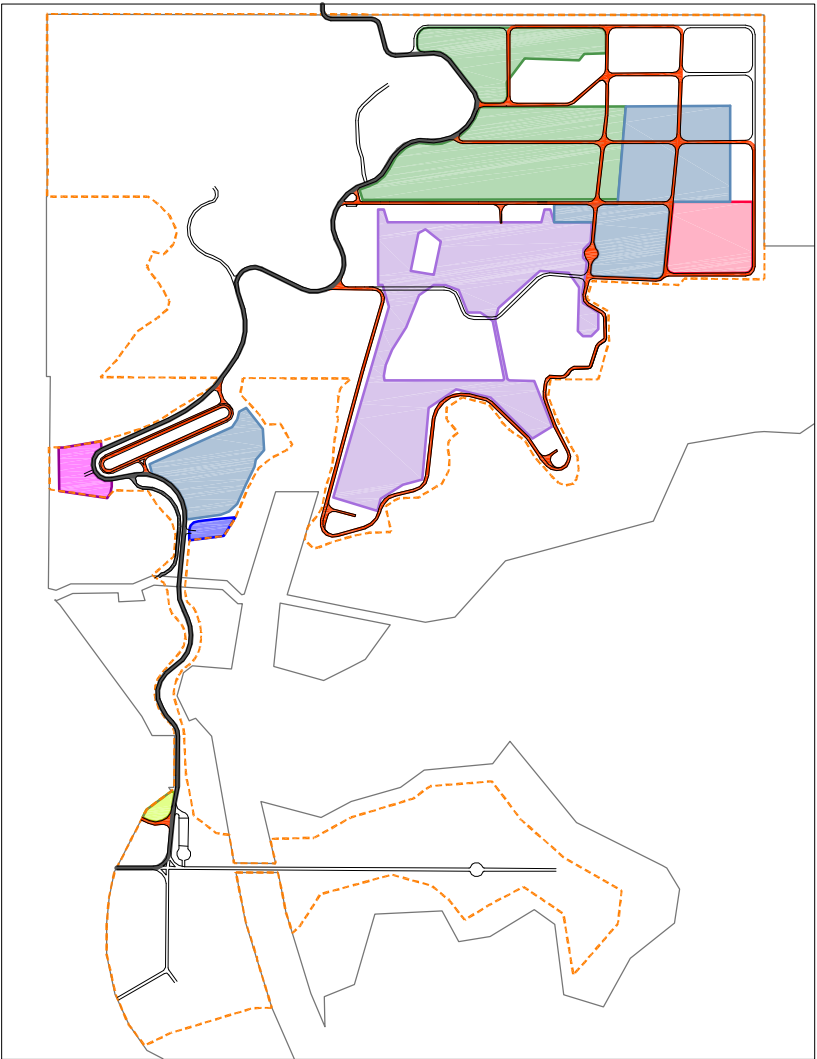
The Proposed Event Usage Area shows all of the parts of the "Application Area" that may proposed to be used for a 40% capacity event.

The Example Event Structure plans below illustrate how specific facilities and infrastructure might be located within this area.

 **Proposed Event Usage Area**
(73.57 Hectares)



Performance or show space: 7.83ha
Carparking: 10.82ha
Emergency Assembly Area: 2.18ha
Camping: 3.57ha














Performance or show space: 21.75ha
Carparking: 10.92ha
Emergency Assembly Area: 2.78ha
Camping: 12.53ha

EXAMPLE EVENT LAYOUT A

EXAMPLE EVENT LAYOUT B

Legend:

- | | | | |
|--|--|---|--|
|  The Site |  Resource Centre |  Camping |  Cultural Centre / Administration |
|  Extents of Application Area |  Gatehouse |  Carparking | |
|  Spine Road (7m wide) |  Performance Area |  Emergency Assembly Area | |
|  Active Event Access Lane (6m wide) | | | |

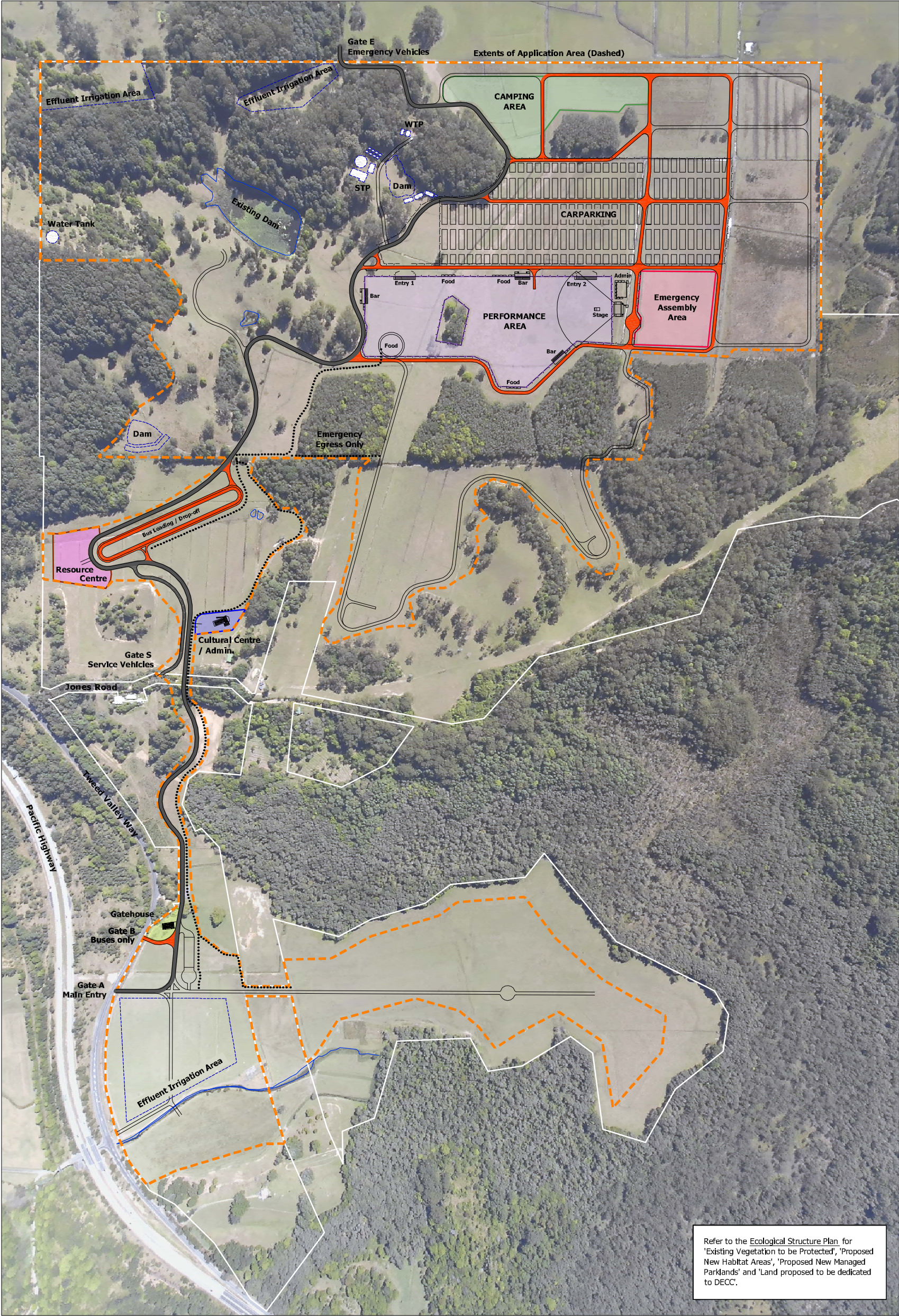
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azaCAD





Refer to the Ecological Structure Plan for 'Existing Vegetation to be Protected', 'Proposed New Habitat Areas', 'Proposed New Managed Parklands' and 'Land proposed to be dedicated to DECC'.

Legend:

- | | | | |
|--|--|--|---|
|  Extents of Application Area |  Resource Centre |  Camping |  Main Pedestrian Route |
|  Spine Road (7m wide) |  Gatehouse |  Emergency Assembly Area |  Temporary Fencing |
|  Active Event Access Lane (6m wide) |  Performance Area |  Cultural Centre / Administration | |

1:8000 (@ A3)

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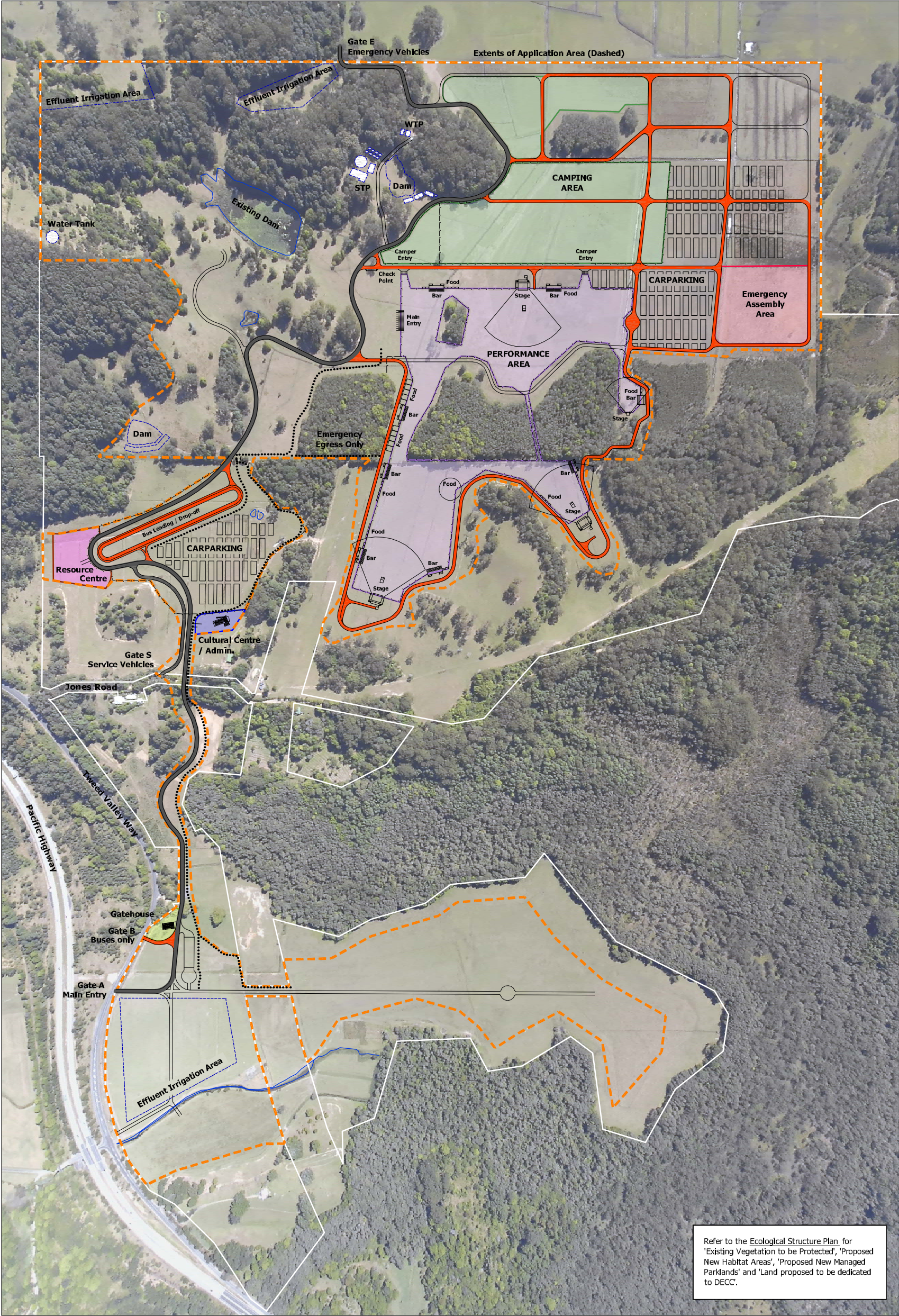
Plan | **3.13**
40% Capacity
Example A
53

North Byron Parklands | Tweed Valley Way & Jones Road



0 160m

Date	21.07.10
Author	azaCAD
Reference	09_120



0 160m

Date	21.07.10
Author	azaCAD
Reference	09_120

Legend:

- | | | | | | | | |
|--|------------------------------------|--|------------------|--|----------------------------------|--|-----------------------|
| | Extents of Application Area | | Resource Centre | | Camping | | Main Pedestrian Route |
| | Spine Road (7m wide) | | Gatehouse | | Emergency Assembly Area | | Temporary Fencing |
| | Active Event Access Lane (6m wide) | | Performance Area | | Cultural Centre / Administration | | |

1:8000 (@ A3)

IMPORTANT NOTE | Cadastral information is subject to survey. The alignment of the aerial photograph and vectorial overlays is approximate only. This plan is conceptual only and subject to detailed survey and design.

Sources | Aerial Photography: Bill Mills (2009) | Cadastre: Ardill Payne (2009) |

Prepared by
design team ink
azaCAD

Plan | **3.14**
40% Capacity
Example B
54

North Byron Parklands | Tweed Valley Way & Jones Road

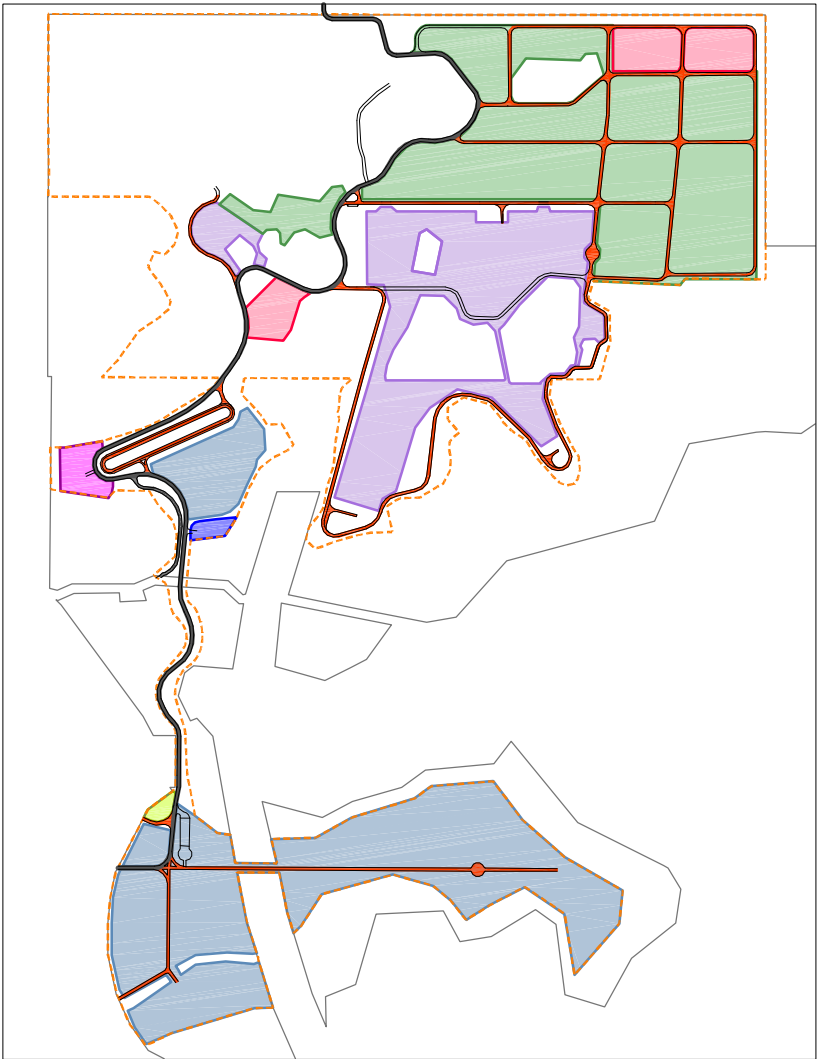
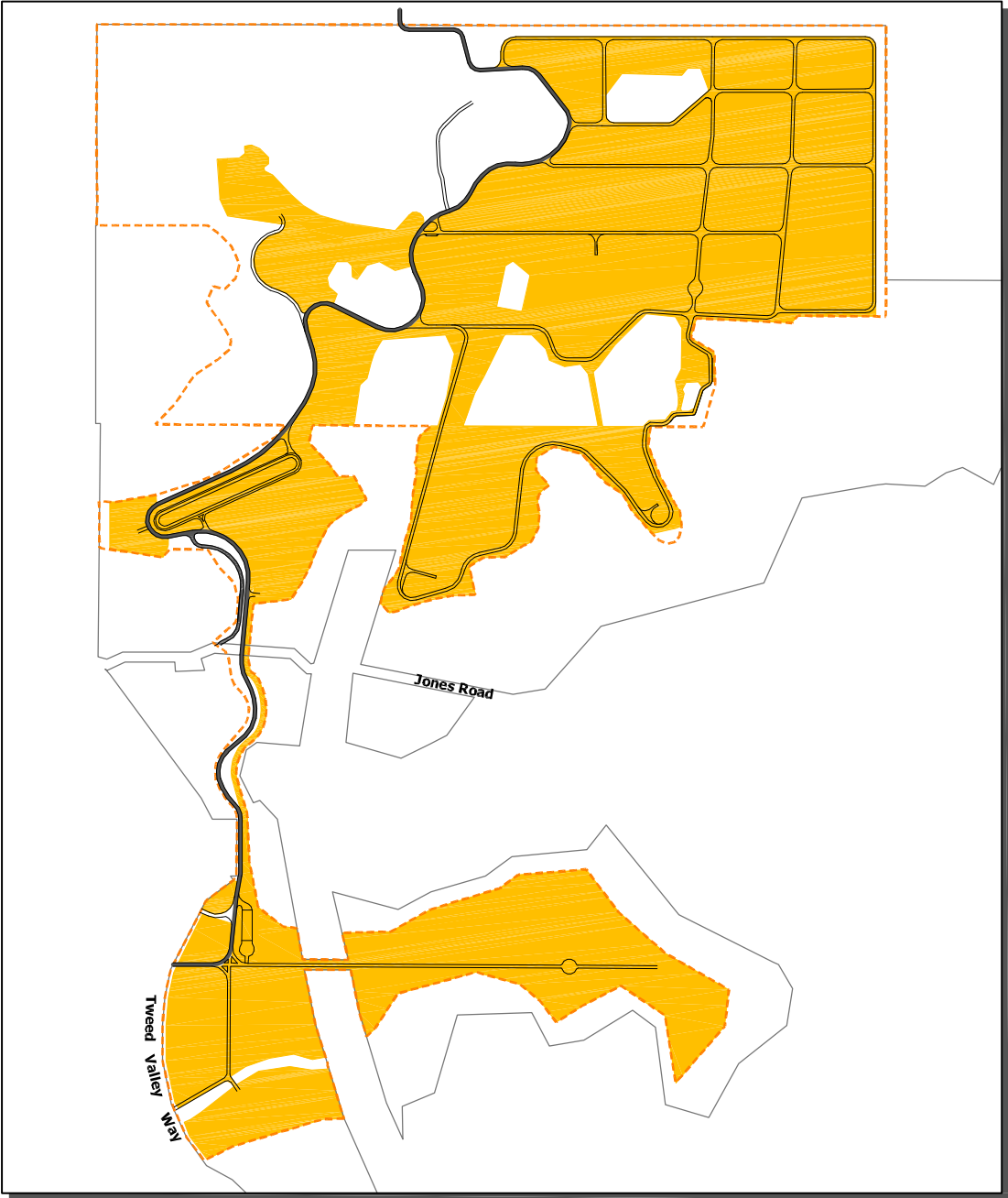
PROPOSED EVENT USAGE AREA

The Proposed Event Usage Area shows all of the parts of the "Application Area" that are proposed to be used for a 70% capacity event.

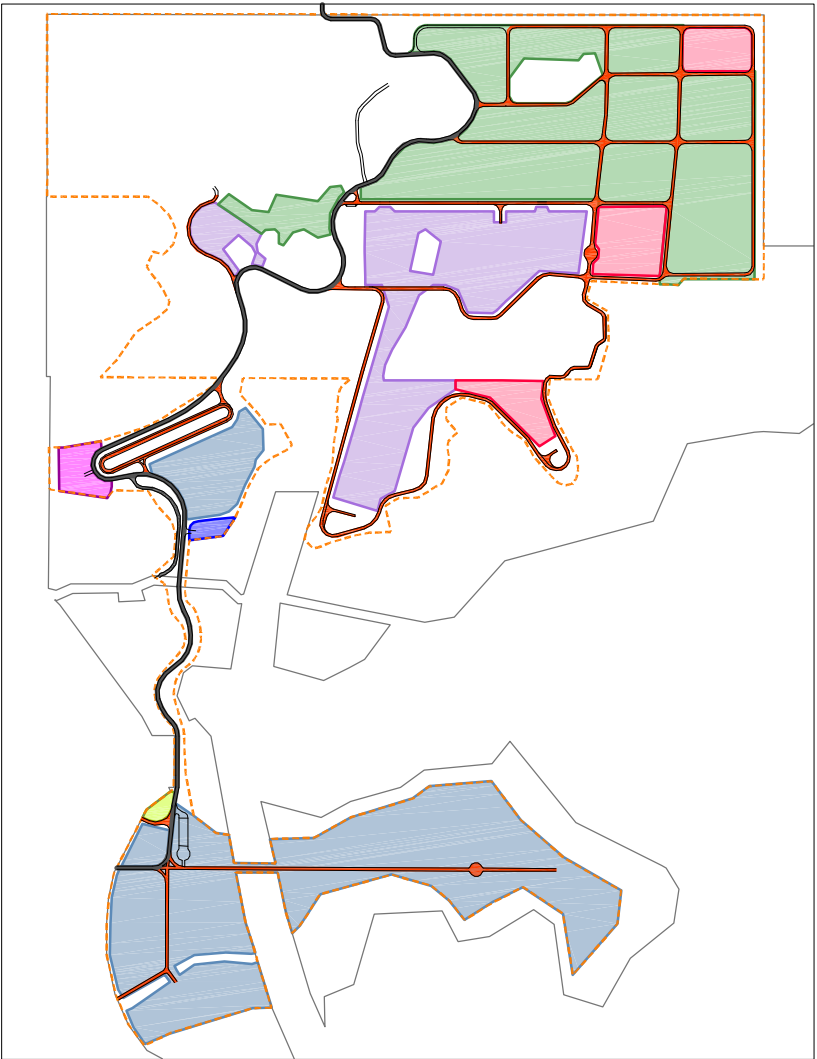
The Example Event Structure plans below illustrate how specific facilities and infrastructure might be located within this area.

A typical 70% capacity event might include a music festival, agricultural show or arts or cultural festival.

Proposed Event Usage Area
(97.29 Hectares)



Performance or show space: 16.42ha
Carparking: 28.2ha
Emergency Assembly Area: 4ha
Camping: 29.7ha



Performance or show space: 13.48ha
Carparking: 28.2ha
Emergency Assembly Area: 4.99ha
Camping: 28.83ha

EXAMPLE EVENT LAYOUT A

EXAMPLE EVENT LAYOUT B

Legend:

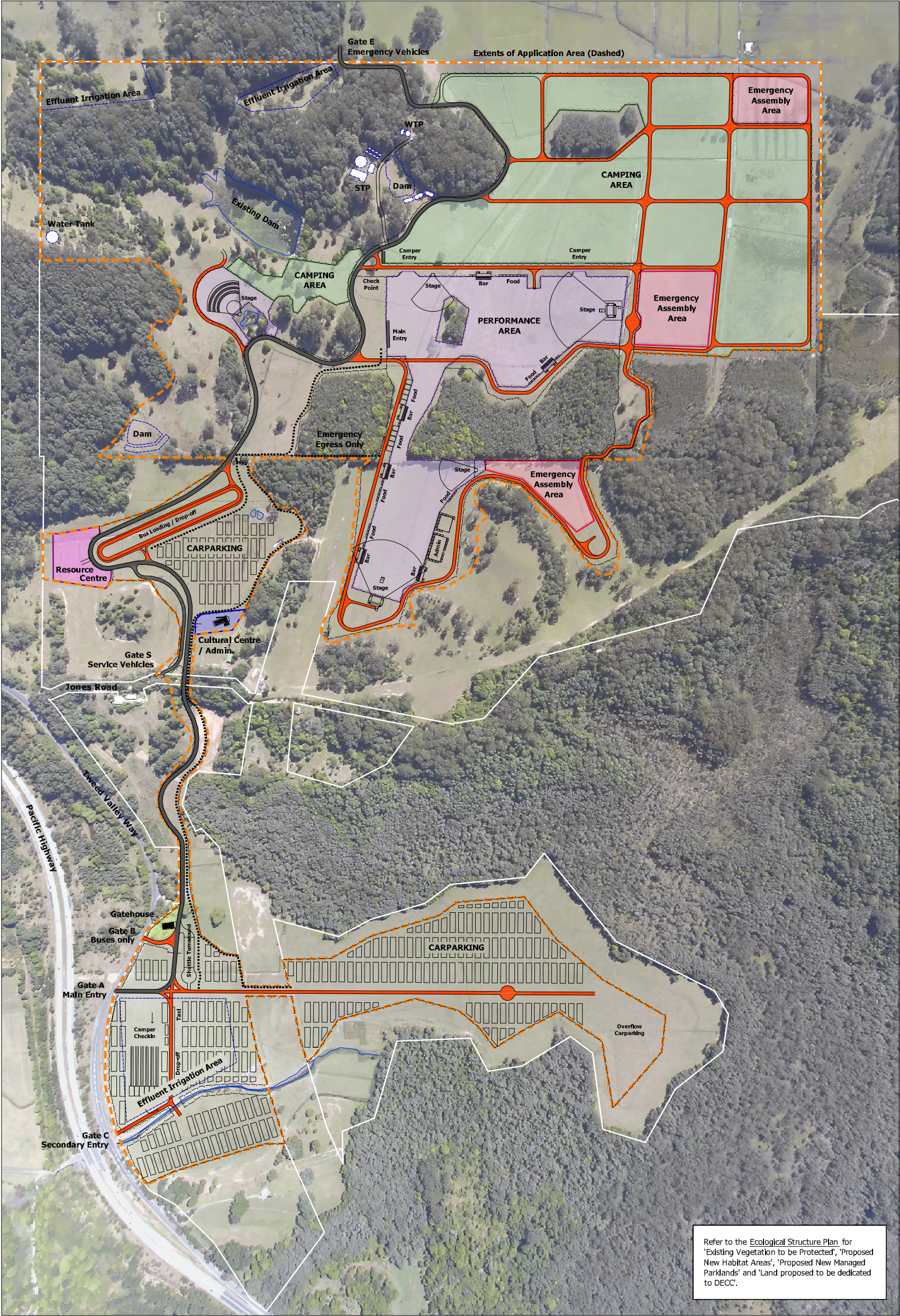
- The Site
- Extents of Application Area
- Spine Road (7m wide)
- Active Event Access Lane (6m wide)
- Resource Centre
- Gatehouse
- Performance Area
- Camping
- Carparking
- Cultural Centre / Administration
- Emergency Assembly Area

Not to Scale (@ A3)

IMPORTANT NOTE | Cadastral information is subject to survey. The alignment of the aerial photograph and vectorial overlays is approximate only. This plan is conceptual only and subject to detailed survey and design.
Sources | Aerial Photography: Bill Mills (2009) | Cadastre: Ardill Payne (2009) |

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design team ink
azaCAD





Refer to the [Ecological Structure Plan](#) for 'Existing Vegetation to be Protected', 'Proposed New Habitat Areas', 'Proposed New Managed Parklands' and 'Land proposed to be dedicated to DECC'.



0 160m

Date	21.07.10
Author	SDR / azaCAD
Reference	09_120

Legend:

- | | | | | | | | |
|--|------------------------------------|--|------------------|--|----------------------------------|--|-----------------------|
| | Extents of Application Area | | Resource Centre | | Camping | | Main Pedestrian Route |
| | Spine Road (7m wide) | | Gatehouse | | Emergency Assembly Area | | Temporary Fencing |
| | Active Event Access Lane (6m wide) | | Performance Area | | Cultural Centre / Administration | | |

1:8000 (@ A3)

IMPORTANT NOTE |
Cadastral information is subject to survey. The alignment of the aerial photograph and vectorial overlays is approximate only. This plan is conceptual only and subject to detailed survey and design.

Sources | Aerial Photography: Bill Mills (2009) | Cadastre: Ardill Payne (2009) |

Prepared by
design team ink
azaCAD

Plan | **3.17**
70% Capacity
Example B
57

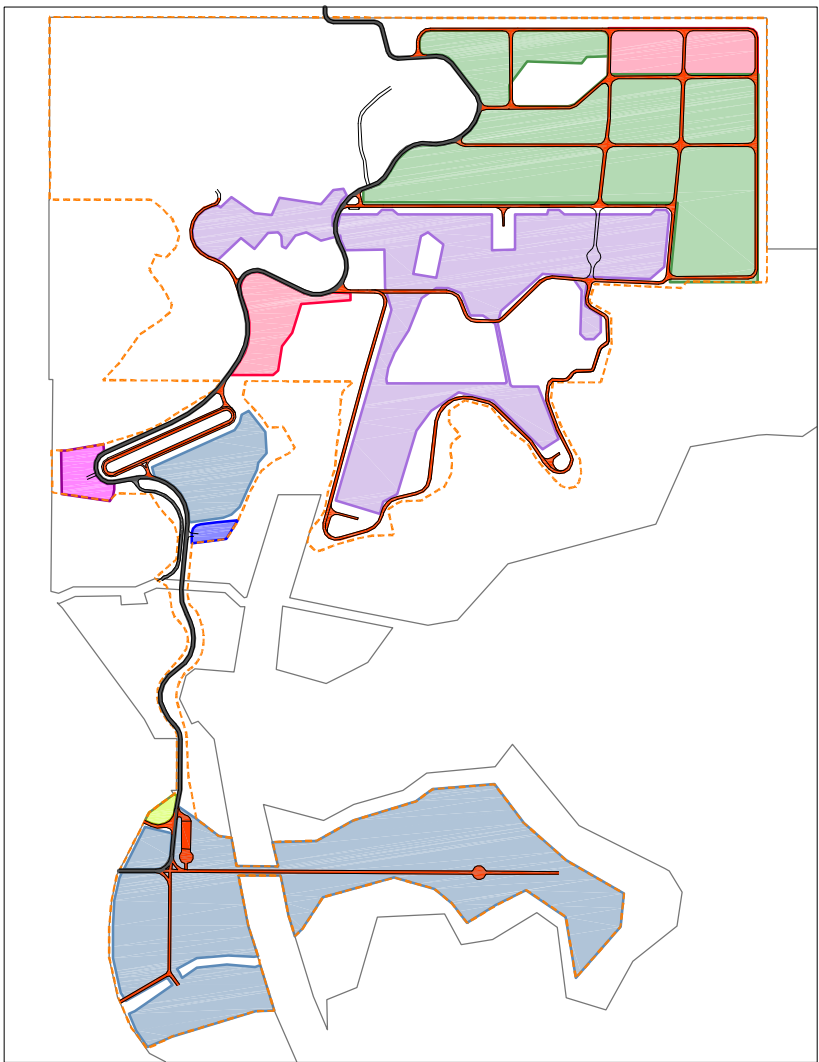
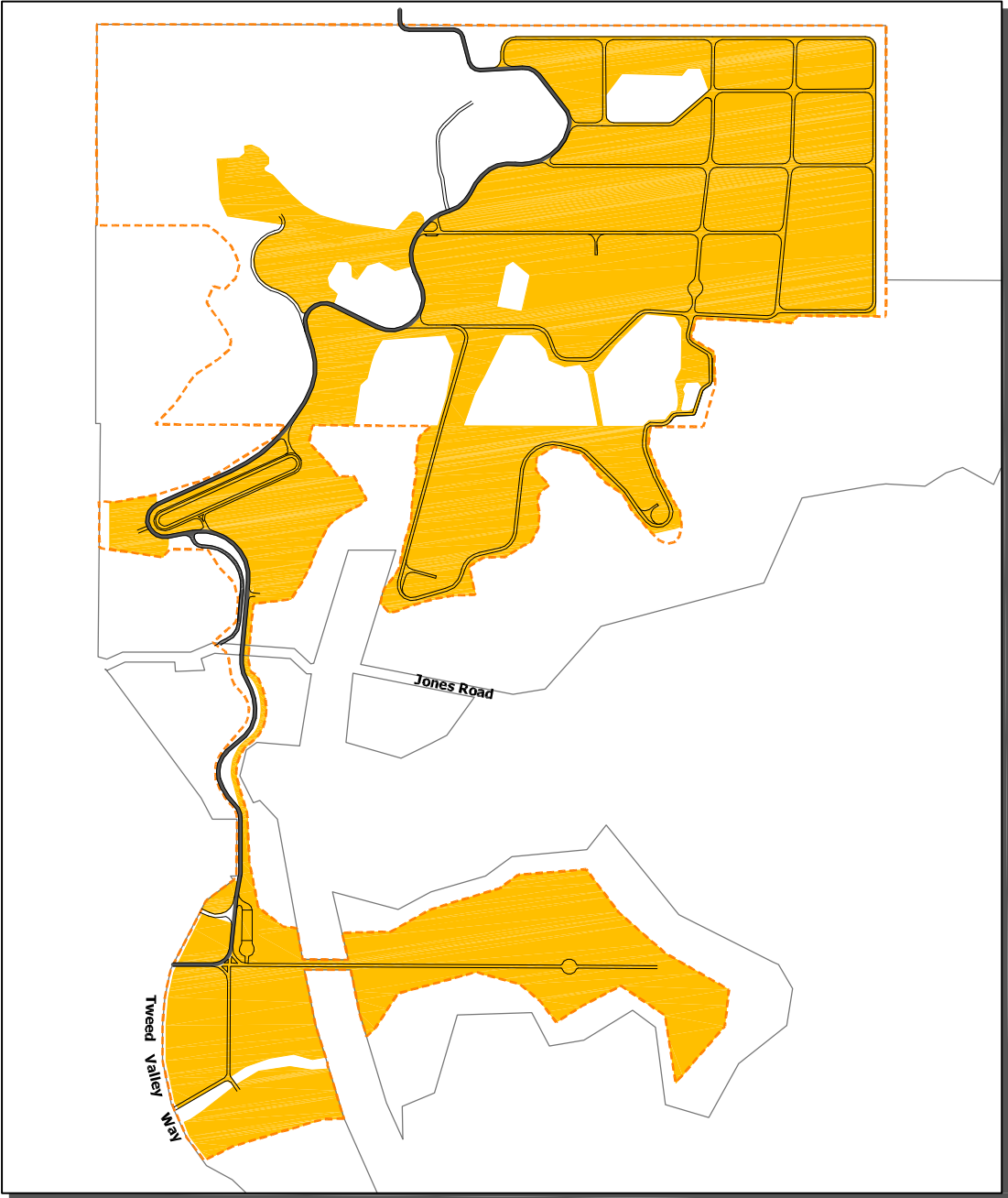
North Byron Parklands | Tweed Valley Way & Jones Road

PROPOSED EVENT USAGE AREA

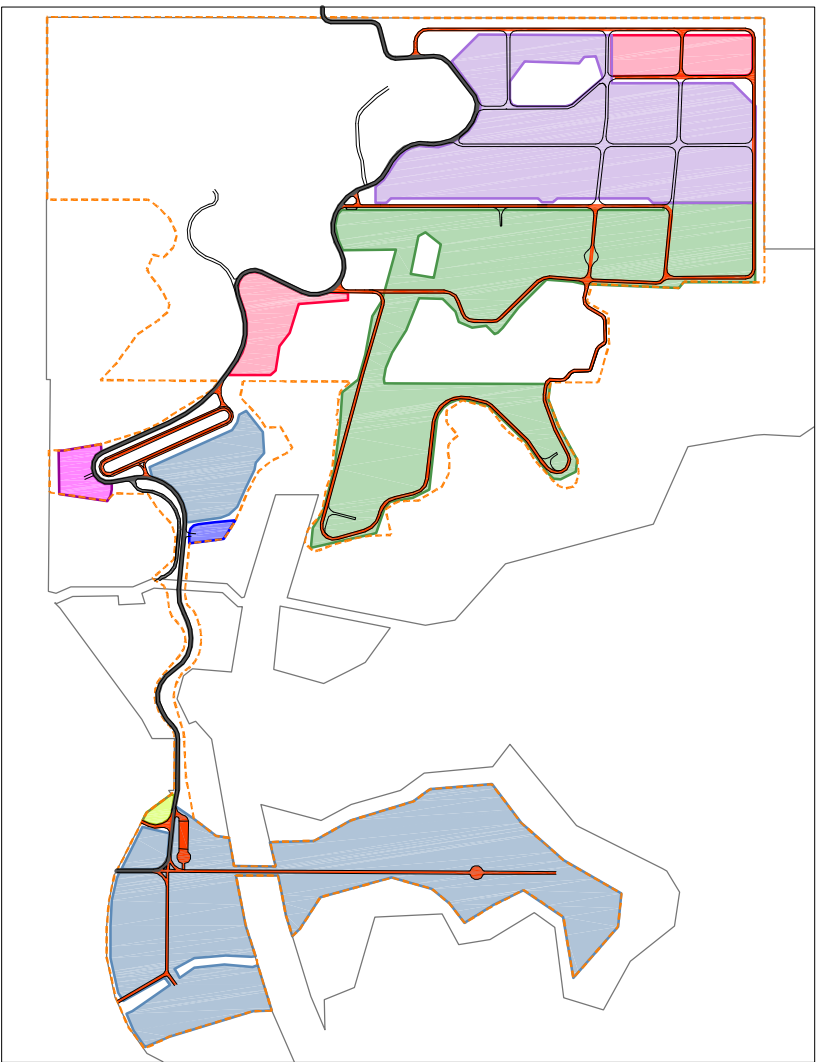
The Proposed Event Usage Area shows all of the parts of the "Application Area" that are proposed to be used for a 100% capacity event.

The Example Event Structure plans below illustrate how specific facilities and infrastructure might be located within this area.

Proposed Event Usage Area
(97.29 Hectares)



Performance or show space: 18.97ha
Carparking: 28.2ha
Emergency Assembly Area: 5.59ha
Camping: 24.72ha



Performance or show space: 19.42ha
Carparking: 28.2ha
Emergency Assembly Area: 5.06ha
Camping: 25.93ha



Date	21.07.10
Author	azaCAD
Reference	09_120

Legend:

- The Site
- Extents of Application Area
- Spine Road (7m wide)
- Active Event Access Lane (6m wide)

- Resource Centre
- Gatehouse
- Performance Area

- Camping
- Carparking
- Emergency Assembly Area

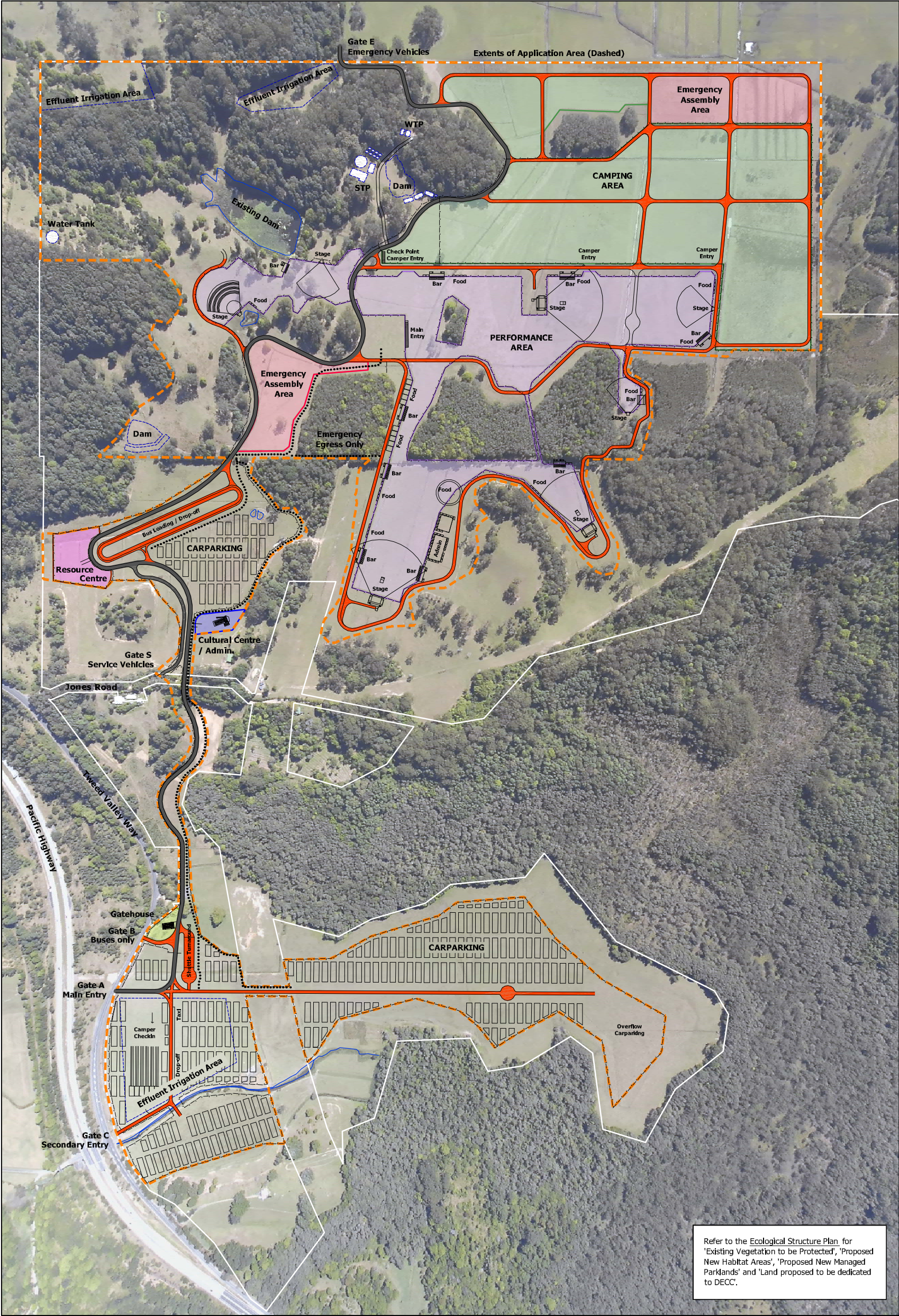
- Cultural Centre / Administration

Not to Scale (@ A3)

IMPORTANT NOTE | Cadastral information is subject to survey. The alignment of the aerial photograph and vectorial overlays is approximate only. This plan is conceptual only and subject to detailed survey and design.

Sources | Aerial Photography: Bill Mills (2009) | Cadastre: Ardill Payne (2009) |

Prepared by
design team ink
azaCAD



Refer to the Ecological Structure Plan for 'Existing Vegetation to be Protected', 'Proposed New Habitat Areas', 'Proposed New Managed Parklands' and 'Land proposed to be dedicated to DECC'.



0 160m

Date	21.07.10
Author	azaCAD
Reference	09_120

Legend:

- | | | | | | | | |
|--|------------------------------------|--|------------------|--|----------------------------------|--|-----------------------|
| | Extents of Application Area | | Resource Centre | | Camping | | Main Pedestrian Route |
| | Spine Road (7m wide) | | Gatehouse | | Emergency Assembly Area | | Temporary Fencing |
| | Active Event Access Lane (6m wide) | | Performance Area | | Cultural Centre / Administration | | |

1:8000 (@ A3)

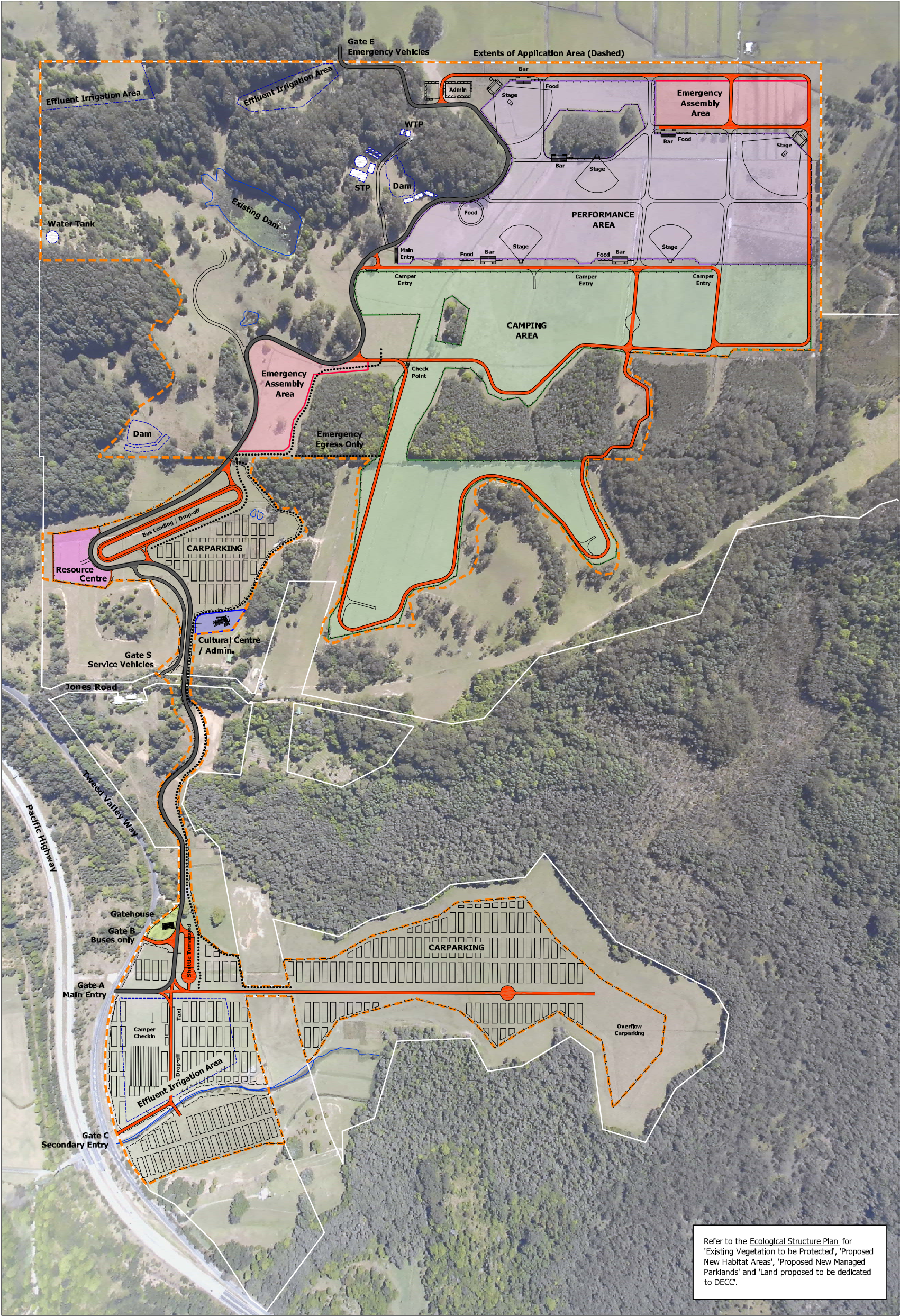
IMPORTANT NOTE | Cadastral information is subject to survey. The alignment of the aerial photograph and vectorial overlays is approximate only. This plan is conceptual only and subject to detailed survey and design.

Sources | Aerial Photography: Bill Mills (2009) | Cadastre: Ardill Payne (2009) |

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design team ink
azaCAD

Plan | **3.19**
100% Capacity
Example A
59

North Byron Parklands | Tweed Valley Way & Jones Road



0 160m

Date	21.07.10
Author	azaCAD
Reference	09_120

Legend:

- | | | | | | | | |
|--|------------------------------------|--|------------------|--|----------------------------------|--|-----------------------|
| | Extents of Application Area | | Resource Centre | | Camping | | Main Pedestrian Route |
| | Spine Road (7m wide) | | Gatehouse | | Emergency Assembly Area | | Temporary Fencing |
| | Active Event Access Lane (6m wide) | | Performance Area | | Cultural Centre / Administration | | |

1:8000 (@ A3)

IMPORTANT NOTE | Cadastral information is subject to survey. The alignment of the aerial photograph and vectorial overlays is approximate only. This plan is conceptual only and subject to detailed survey and design.

Sources | Aerial Photography: Bill Mills (2009) | Cadastre: Ardill Payne (2009) |

Prepared by
design team ink
azaCAD

Plan | **3.20**
100% Capacity
Example B
60

North Byron Parklands | Tweed Valley Way & Jones Road

The *Splendour in the Grass* event has a longer 'bump in' period than most festivals. The known 'bump in' and 'bump out' periods for this event is 21 days 'bump in' and 7 days 'bump out'. For other events, the 'bump in' and 'bump out' schedule will likely be a maximum of 14 days 'bump in' and 7 days 'bump out'.



Table 3.1 Anticipated Initial Event Calendar

CALENDAR YEAR	EVENT CATEGORY	# EVENTS	EVENT TIMING	MAXIMUM CAPACITY
2011	Small	-	-	-
	Moderate	-	-	-
	Major	1	Jul/Aug	70%
		1	Oct	70%
2012	Small	1	Any time	<3,000
	Moderate	-	-	-
	Major	1	Jan	50%
		1	Jul/Aug	75%
		1	Oct	75%
2013	Small	2	Any time	<3,000
	Moderate	1	Mar/April	15%
	Major	1	Jan	60%
		1	Jul/Aug	75%
		1	Oct	75%
2014	Small	2	Any time	<3,000
	Moderate	1	Mar/April	15%
	Major	1	Jan	60%
		1	Jul/Aug	80%
		1	Oct	80%
2015	Small	2	Any time	<3,000
	Moderate	1	Mar/April	<20%
	Major	1	Jan	60%
		1	Jul/Aug	80%
		1	Oct	80%

Initial site capacity for major events will be limited to a maximum of 70%. Capacity increases will only be sought based on an assessment of the operational performance of the development against a series of Parklands Environmental Health and Safety Standards (defined in the Management Manual). The development must demonstrate that it has complied with or bettered these standards before a capacity increase can be considered.

Event usage of the site generally involves the following activities, subject to the size and nature of an event:

- Management of the event and event site;
- Assembly and dismantling of the temporary infrastructure for the event ('bump in' and 'bump out' periods) which will occur typically in the 3 to 21 days prior and 1 to 7 days following the event;
- Erection of temporary structures;
- Entertainment in performance tents and spaces;
- Temporary camping, ancillary to event usage, with associated infrastructure and services;

- Provision of facilities including stalls, food outlets, bars, toilet and shower facilities; and
- Monitoring of event compliance.

All usage of the Parklands site for an event will be subject to compliance with Part 3A approval consent conditions, compliance with the Management Manual and the provisions of a commercial Venue Management Agreement between the proponent and event operator.

Operational performance of the site (and events held at the site) is administered and monitored by means of an Environmental Health and Safety Management System, compliant with the elements of AS/NZS ISO 14001 - Environmental Management Systems and AS 4804 - Occupational, Health and Safety Management Systems. The Parklands system is contained within the 'Environmental, Health and Safety (EH&S) Management Manual' (Management Manual) accompanying this application.

The Management Manual clearly sets out a range of environmental, health and safety objectives under its EH&S Policy which Parklands is committed to achieving as part of its delivery of a sustainable cultural arts and music events venue.

Specific and measurable targets and outcomes are documented in a suite of Parkland's Standards which have been developed for all identified significant EH&S aspects associated with the organisation's activities and services.

Importantly, the Management Manual provides a robust framework of monitoring, measurement, auditing and management review to accurately determine the effectiveness of the organisation's policies, procedures, work instructions, training, emergency response and non-conformance and corrective action processes. The Management Manual will be the primary vehicle for maintaining North Byron Parklands on a path of continuous improvement. Parklands will audit all aspects and lodge an annual performance report with the Department of Planning.

3.2.2 Temporary Structures

To carry out an event of almost any size, it will be necessary to erect temporary structures.

The scale of event structures will vary depending on the size, scale and nature of the event.

Plans 3.1 to 3.20 show example locations of temporary structures. **Technical Paper S** sets out details that are relevant to the erection of various types of temporary structures.

3.2.3 Camping

Temporary camping will occur in association with various events on the site. Campers will be accommodated on-site in tents and movable dwellings such as camper vans.

Camping will occur only within the 'Event Area' which is predominantly cleared grassed areas with associated infrastructure comprising access laneways, water supply and wastewater services to amenities; including toilet and shower facilities. Depending on the scale and type of event, camping areas may include the provision of food stalls and recreational facilities such as cinemas or the like.

As camping is ancillary to the primary use of the land for event purposes and the event is of short term nature only, the provisions in the Local Government Act and Regulations there under do not apply design standards to camping. Accordingly, camping Prescriptions relevant to the Parklands site are contained in **Technical Paper R**.

3.2.4 Offices

The Project Application provides for the erection of two office structures; the administrative building and the gatehouse.

The administrative building will provide office space, amenities, and common meeting rooms and reception space for full time staff associated with the management and operation of the Parklands site. **Plan 3.21** shows the floor plan and general elevations for this building. **Plan 3.22** shows the landscape concept proposed.

Near to the southern entry to the site, a small gatehouse structure is proposed. The gatehouse will provide facilities for staff working at the southern part of the site and provide a base for the management of entry for events and monitoring the main car parking area used for larger events. The gatehouse will also have office space for administration and will include staff ablution amenities.

Plans 3.23 to 3.24 show plans, elevations and the landscape concept proposed for the proposed gatehouse building.

In the initial stage of development both the administrative building and the gatehouse building will have on-site effluent disposal. When the site treatment facilities are installed, the administrative building will be connected to the event system.

Technical Paper V describes the architectural considerations for both the administration and gatehouse buildings in further detail. The **Plan Set** (pages 5 – 10) contains full application drawings in relation to each of the proposed buildings.

3.2.5 Toilet & Shower Facilities

Toilet and shower facilities for events are always intended to be temporary facilities located to meet the exact needs of each individual event. Event toilet and shower facilities provide for 'low flow' operations that are portable in nature and provide significant flexibility for an event promoter.

Toilet and shower facilities will be provided in accordance with the BCA. See Management Manual Standard 005.

3.2.6 Water & Sewerage

Stage 1 of the Project Application will utilise temporary water and sewer systems which involve the use of temporary transportable toilet and shower facilities with water supply and wastewater being transported to and from the site by appropriately licensed vehicles.

Potable water is to be sourced from reticulated water supplies that comply with the Australian Drinking Water Guidelines (NHMRC/ARMCANZ, 2004) and transported to the site via water carters. It is proposed that potable water will be stored in tanks of various sizes, with internal distribution via smaller water carters. Continuous testing will ensure that water is safe for consumption by patrons and food businesses.

Wastewater generated on-site will be appropriately collected and stored on-site until such time that it can be transported to an appropriate wastewater treatment facility i.e. sewage treatment or trade waste treatment plant. Management provisions will ensure that

wastewater is managed in a manner that protects the environment and public health.

Stage 2 of the Project Application involves the installation of a water treatment plant and a wastewater treatment facility to service the project.

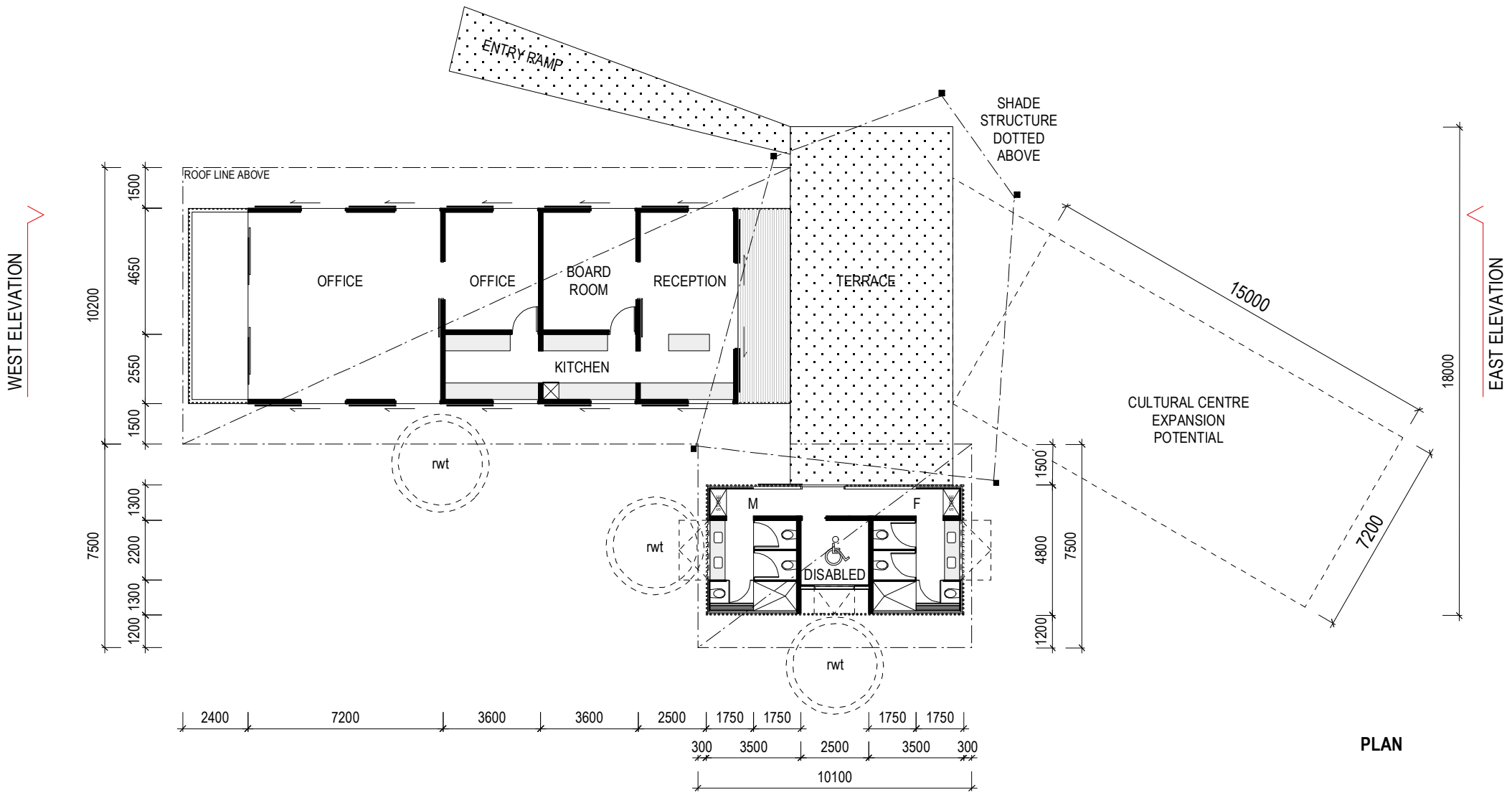
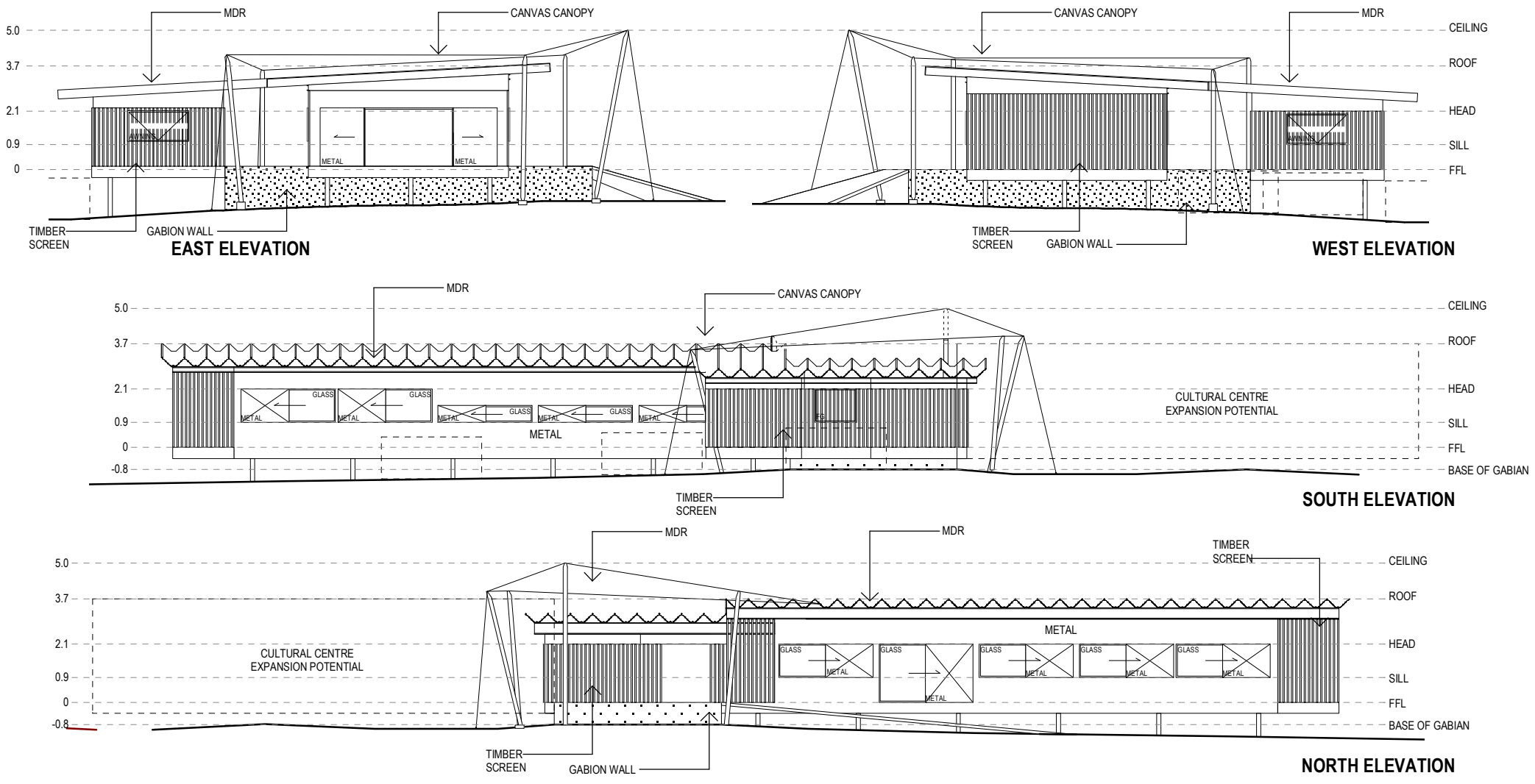
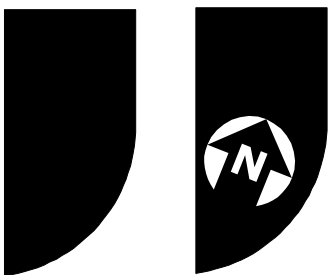
A specialist assessment, contained within **Technical Paper E**, proposes and identifies ecologically suitable sensitive water and wastewater management systems that will meet the needs of the development while comprehensively protecting the environmental values of the site.

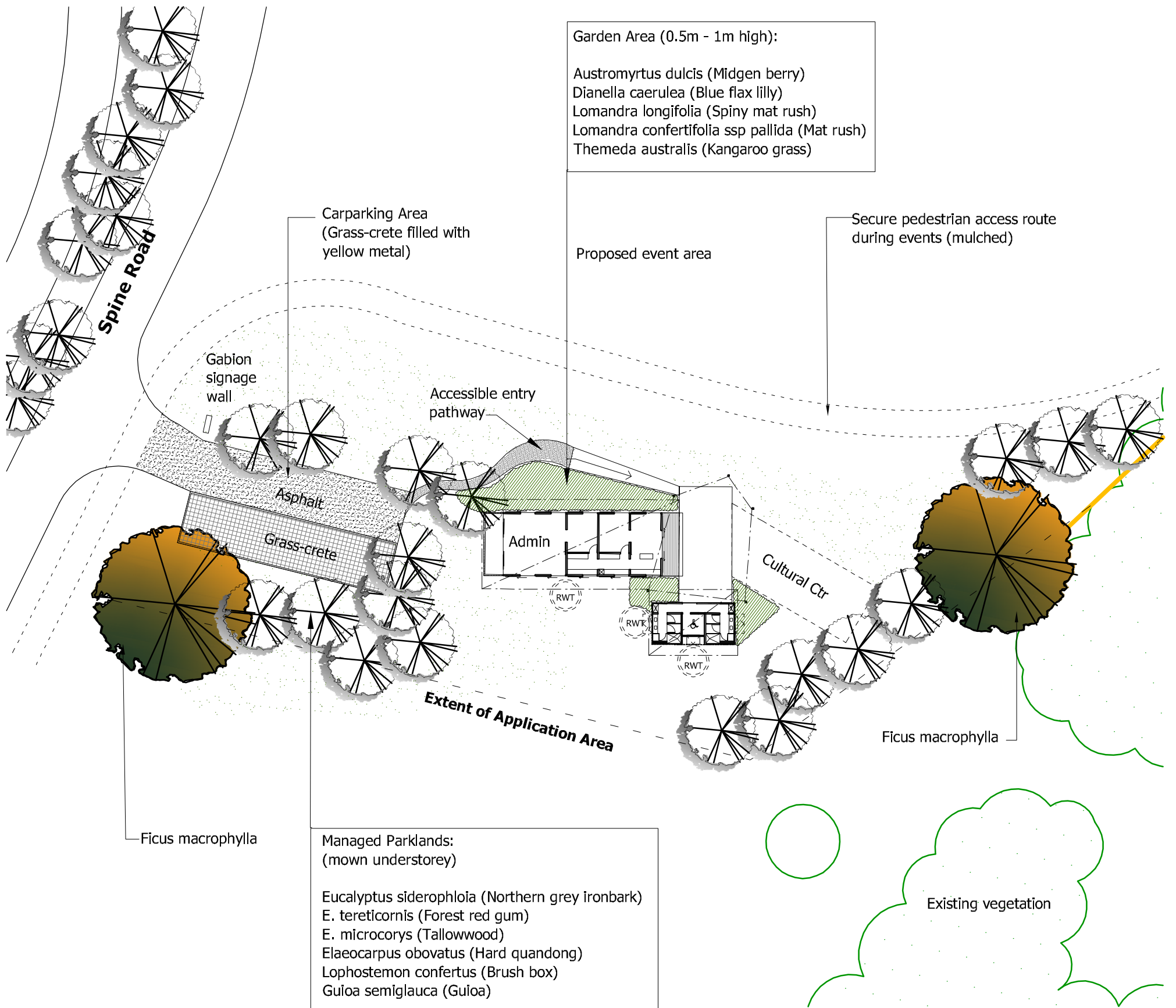
The wastewater treatment facility will be located within the site north of Jones Road, well away from neighbouring houses and the Nature Reserve areas adjoining the site. SEPP 14 wetlands are located in a different catchment to the south of Jones Road.

This facility will operate during an event and 'bump in' and 'bump out' times associated with an event. The wastewater will be progressively treated over a number of days, during and after an event, with treated effluent returned to storage. Final treated effluent will be irrigated onto grasslands in the southern part of the site or to woodlots in the north of the site. Grass from the irrigation fields will be cut and used for hay.

Odour will be controlled at the plant using a 'VentsorbPE' type odour management system. Aerosols will be contained within the treatment plant. The overall system will operate under a Quality Assurance Management system and be designed and operated in accordance with Best Practice Design Standards¹³.

¹³ ANZECC (1992) "Guidelines for Groundwater Protection", Australia; ANZECC (2000) "Australian Guidelines for Urban Stormwater Management", Australia; ANZECC (2000) "Australian Water Quality Guidelines for Fresh and marine Waters", Australia; Standards Australia (20002) "Australian Standard 1547:2000 *On-Site Domestic-Wastewater Management*", Strathfield, Australia; Sewerage Code of Australia WSA02-2002 V2.3





Legend:

- The Site
- Application Area



0 10m

1:200 (@ A3)

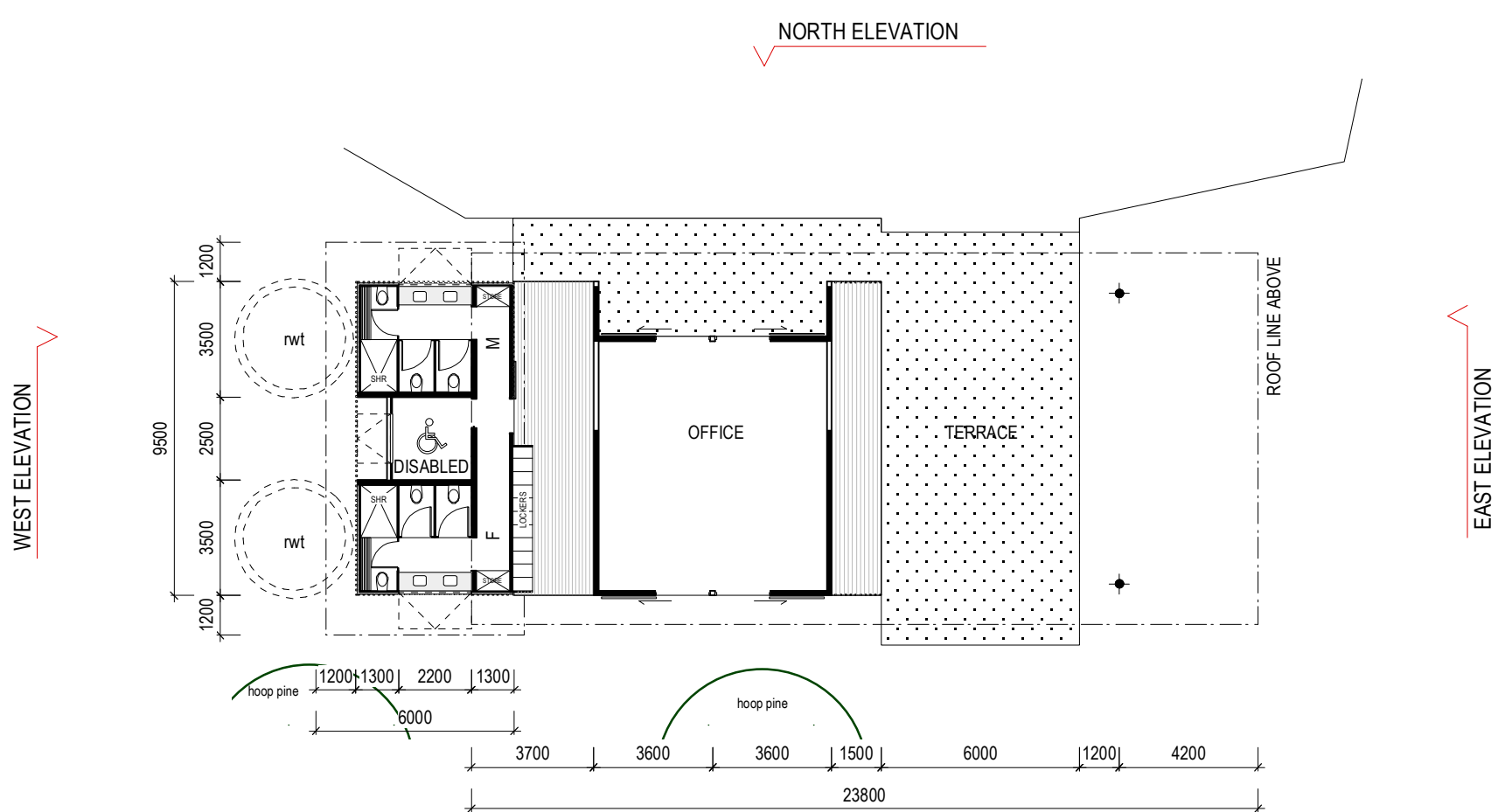
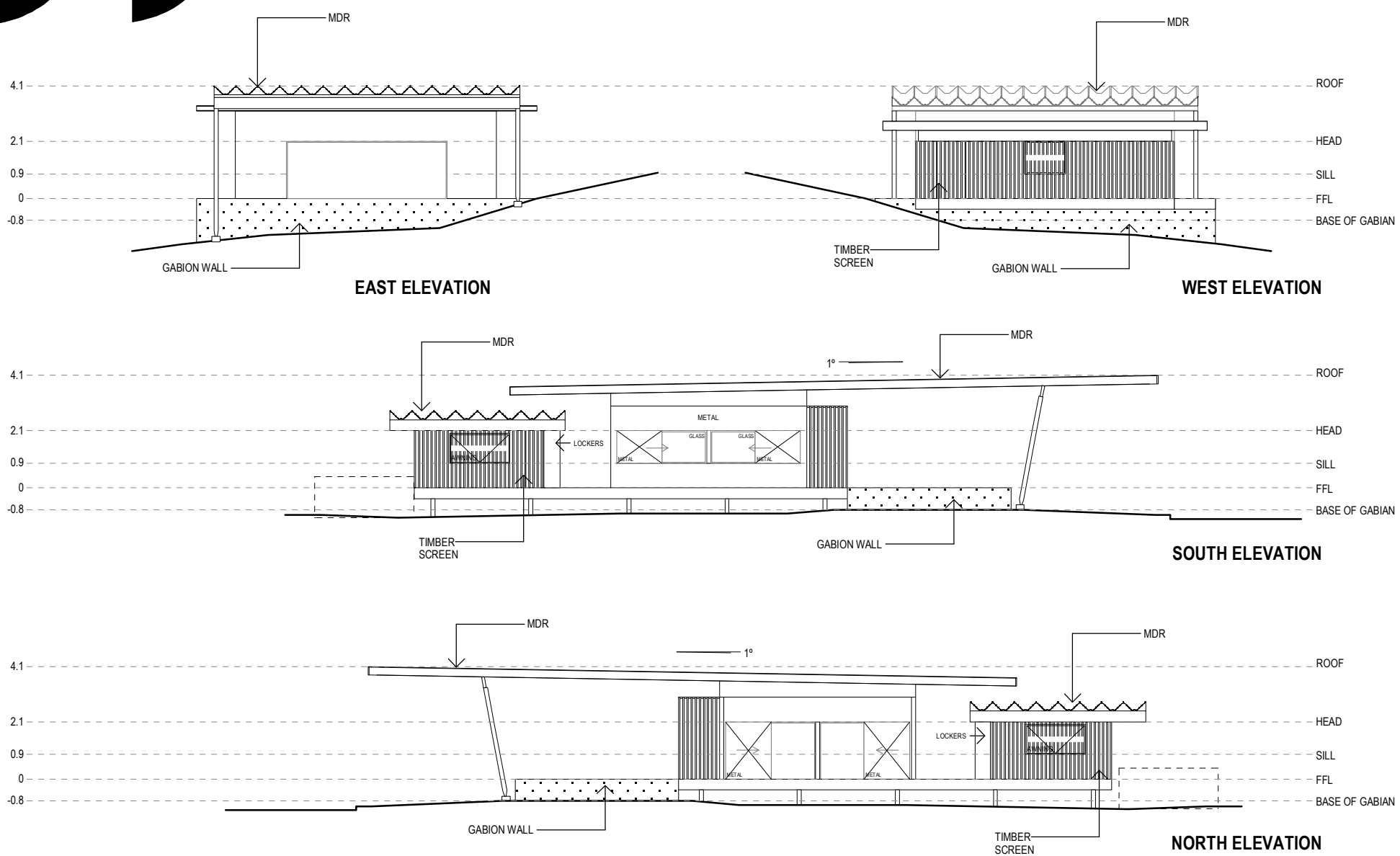
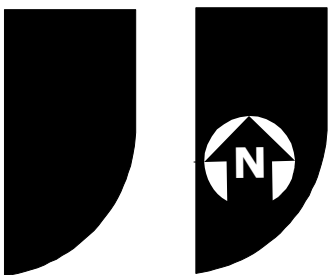
IMPORTANT NOTE |
Cadastral information is subject to survey. The alignment of the aerial photograph and vectorial overlays is approximate only.

Sources | Architectural design: Rod Simpson |

Prepared by
design team Ink

Plan | **3.22**
Administration
Landscape Concept
66

North Byron Parklands | Tweed Valley Way & Jones Road



PLAN

by 0 4m

Date
Author
Reference

28.04.2010
SDR
09_120

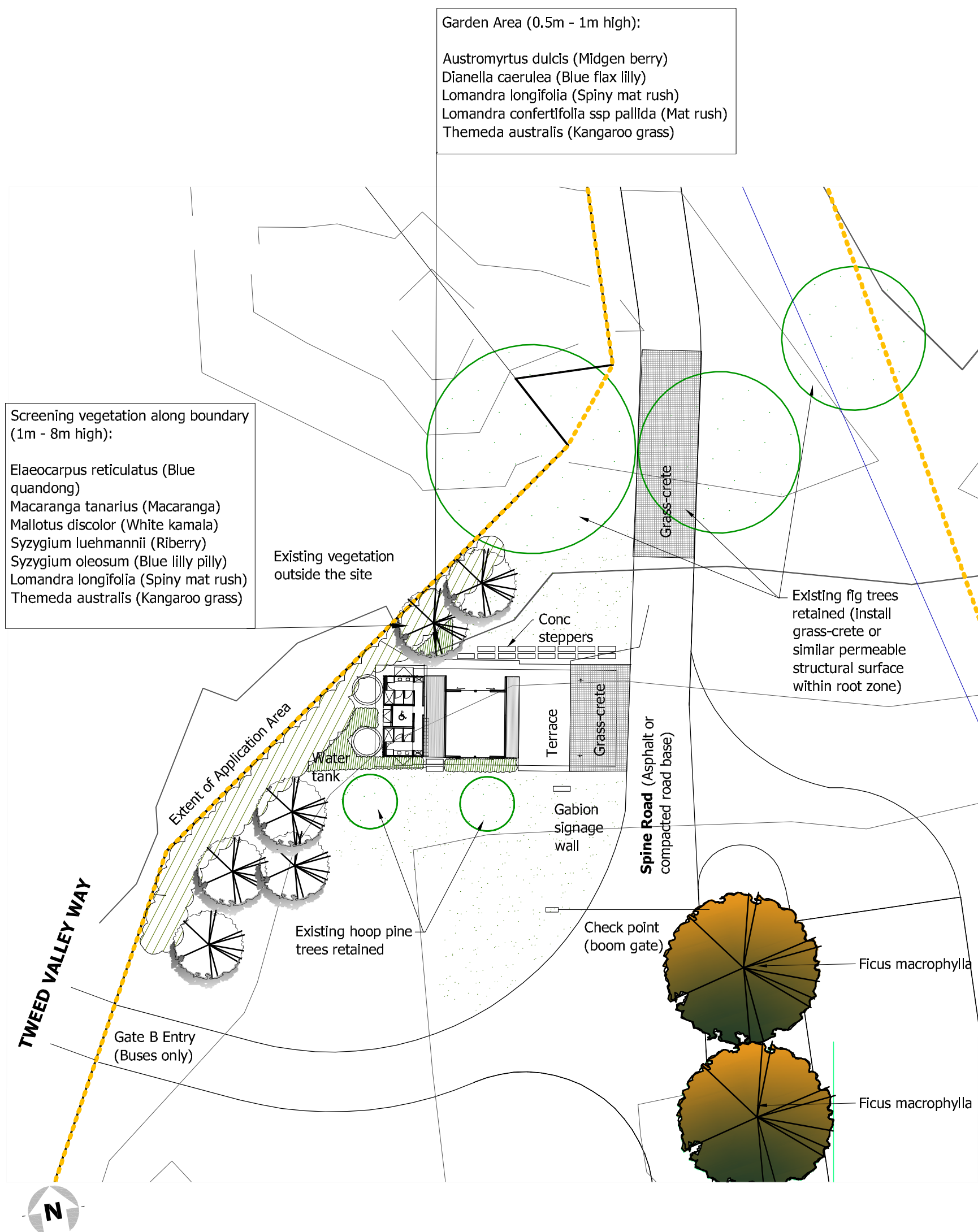
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Prepared

IMPORTANT NOTE |
Cadastral information is subject to survey. The alignment
of the aerial photograph and vectorial overlays is approximate only.
Sources\c10066329; | Aerial Photography: Bill Mills (2009) | Cadastre: Ardill Payne (2009) | Major contour = 5m | Minor contour = 1m

design team ink

Illustration\c3394713; \c10040166;|
1.1\c3394713;
Gate House

North Byron Parklands \c10040166;| Tweed Valley Way & Jones Road



Legend:

— The Site — Application Area

1:200 (@ A3)

IMPORTANT NOTE |
Cadastral information is subject to survey. The alignment of the aerial photograph and vectorial overlays is approximate only.

Sources | Architectural design: Rod Simpson |

Prepared by
design team ink

Plan | **3.24**
Gatehouse
Landscape Concept
68

North Byron Parklands | Tweed Valley Way & Jones Road



0 5m

Date	21.07.10
Author	SDR
Reference	09_120

3.2.7 Spine Road

The Spine Road is for private 'road' purposes relevant to the continuing use of the land for agriculture, the efficient operation of the two existing farms; and for connection to Tweed Valley Way, Jones Road and Wooyung Roads. The road is generally 7 metres wide. The route is shown on **Plan 1.1** and the construction details for this road are illustrated in the **Plan Set** (pages 18 – 32).

In addition to providing for agricultural use interconnection, the Spine Road acts as a corridor for accessing event laneways which provide event connection to performance areas, patron camping, parking, a resource centre, a bus terminal and related event users.

As depicted in the **Plan Set**, an underpass or an 'at grade' intersection is proposed where the Spine Road traverses Jones Road.

3.2.8 Local Road Upgrading

The following components are required to be built, in Stage 1, to operate the site for event usage:

- Upgrade western 340 metres of Jones Road to two lane bitumen seal;
- Intersections for property access along Tweed Valley Way at Gates A, B and C; and
- Intersection for property access along Jones Road at Gate S.

The **Plan Set** (pages 35, 38 and 39) provides details in relation to the local road upgrading proposed by this application.

Construction will be guided by the Construction Management Plan (refer to **Technical Papers O and C2**).

3.2.9 Internal Site Access & Parking

Access for events is catered for via a network of laneways. **Plan 1.1** shows these laneways. Internal site access and parking are proposed to be in the manner as follows:

- 6 metre wide laneways are planned within the event site to service events;
- Within the Recovery Centre, hard stand areas for storing/loading solid waste skips and a bunded area for wastewater storage tank together with vehicle manoeuvring areas;

- Vehicle car parking and pedestrian access including bus/taxi/car shuttle bus set down and pick up areas;
- Construction of associated infrastructure including drain crossings and drain maintenance, diversion and profiling;
- Pedestrian access connecting the northern and southern parts of the site;
- Bus terminus with the capacity to store buses to permit efficient set down and exiting procedures as well as provide for taxis and 'kiss and ride' facilities;
- Replacement drains adjoining Forest Block C with a length of 210 metres to replace an existing drain; and
- Drainage and micro-levelling to provide positive drainage and grading for good engineering practice.

A primary objective of the project is to minimise private car usage by employment of a range of strategies such as public transport incentives, car parking pricing, car pooling systems and public transport usage included in event ticketing. All parking areas are located within the site to service day patrons, campers, workers and buses.

Car parking areas consist of grassed areas for parking with constructed laneways servicing the car parking areas. This allows for the continued agricultural usage of the site for the majority of the year. Car parking will either occur within the dedicated car parking area within the south of the site or within the event area, depending on the type, size and nature of event.

While the primary event laneways are to be constructed, the car parking camping and other areas used during events would remain as pasture land, as the site operates as part of a working farm for the vast majority of the year.

Construction will be guided by the Construction Management Plan (refer to **Technical Papers O and C2**).

3.2.10 Resource Recovery Centre

To assist Parklands in meeting its waste recycling and materials conservation commitments, a dedicated resource centre is planned for the site. The resource centre will comprise a number of activities and temporary infrastructure including a

series of source separated recyclable storage skips capturing plastic, aluminium, glass and cardboard. There will also be a material storage and reuse area where certain materials can be stored and used for future events and activities.

The centre will also act as a bulk transfer station for general waste, skips bins and compactors as well as temporary liquid waste (sewerage and grey water) holding tanks. All temporary liquid waste tanks will be bunded.

The resource centre will be continuously managed for the duration of the event by a staff member responsible for overseeing vehicle movements, infrastructure placement and collection of waste and recyclable materials.

3.2.11 Habitat Embellishment

Habitat embellishment is described in detail in the draft Vegetation Management and Biodiversity Plan (VMBP) Appendix M to **Technical Paper F**.

The aim of the VMBP is to maintain and improve habitat values at the Parklands site.

Objectives include:

- Maintain and improve conditions in existing native forest of the site;
- Restore native vegetation in identified new full habitat areas;
- Restore tree cover in managed parklands zones;
- Control and remove weeds from native forest and habitat areas; and
- Deliver control programs for feral animals.

3.3 The Concept Plan

The Concept Plan component of the application for Parklands incorporates:

- approval for the site to be used for cultural, educational and outdoor events with ancillary camping;
- a cultural centre;
- a conference centre and associated accommodation; and
- a comprehensive vegetation management plan.

Uses such as the conference and cultural centres are proposed within Stage 3 of the proposal and will be the subject of further project applications at a later time.

3.3.1 Conference Centre

The conference building is to be located within a precinct which includes an open air amphitheatre (see **Plans 3.25 and 3.26**).

The facility will cater for up to 180 persons with a floor area of approximately 500m².

The accommodation component of the conference centre will comprise tent, cabin and motel unit style accommodation units. Accommodation would be provided for 60 conference guests and would be located within the conference facilities precinct.

3.3.2 Cultural Centre

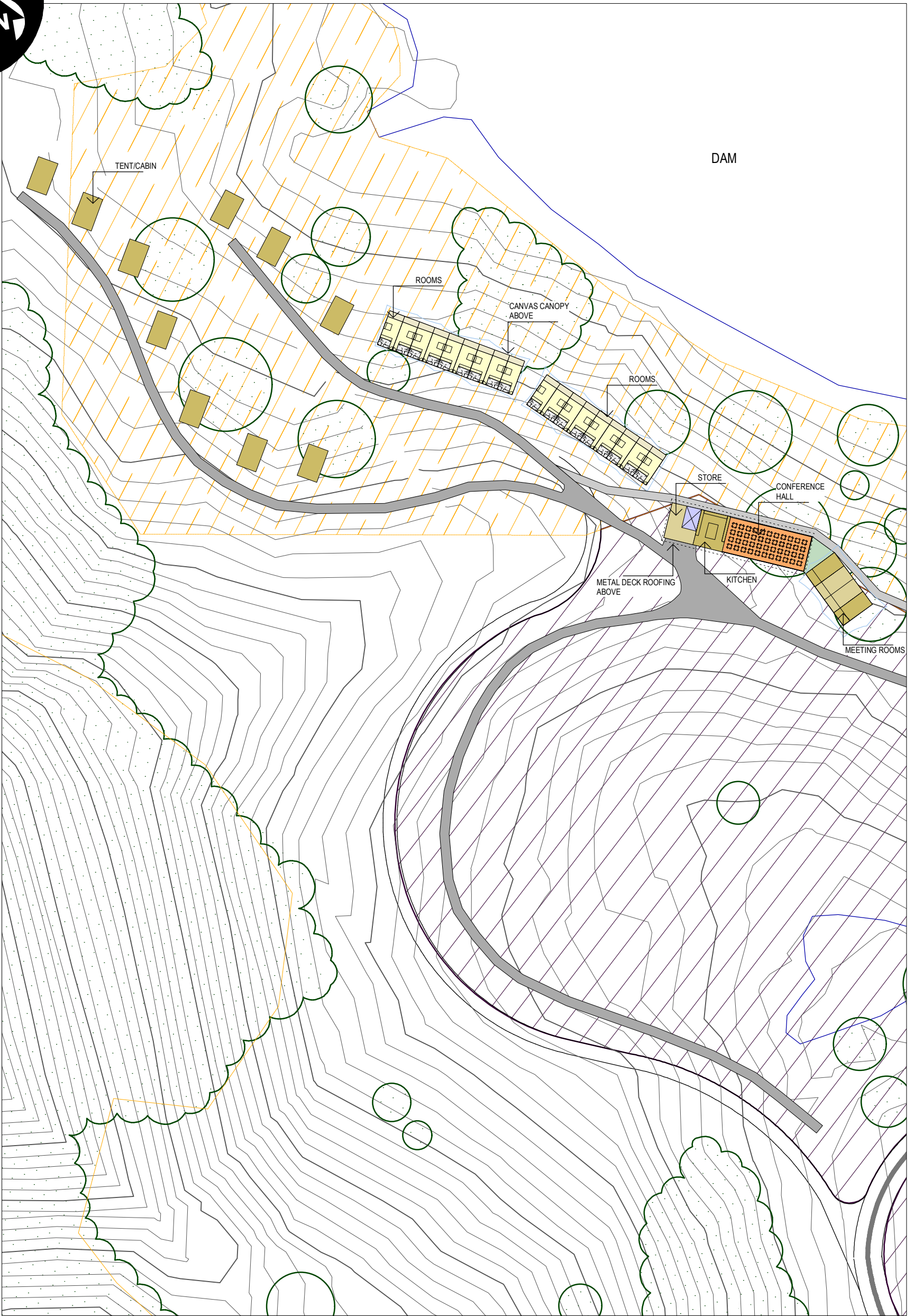
The cultural centre will service both local Aboriginal and European culture and history. **Plan 3.21** indicates the proposed location of the future cultural centre.

The facility would comprise a public interactive area and offices comprising some 110 m², an additional workshop for training young people in a range of potential employment fields, and a depot for the indigenous rainforest restoration team. The facility is also able to serve as the home base for eco/indigenous programs, activities and attractions; including ecological and cultural walks and tours, subject to further consultation and agreement with all Aboriginal stakeholders.

Associated with the cultural centre, an endemic seed bank and nursery to propagate rainforest and 'bush tucker' (indigenous foods) is planned.

With respect to both the conference centre and cultural centre buildings, **Technical Paper V** describes in more detail the architectural considerations. The **Plan Set** (pages 5,6,7,11 and 12) contains a series of 'concept approval' level of drawings in relation to each of the proposed buildings.





0 5m

1:250 (@ A3) Prepared

IMPORTANT NOTE |
Cadastral information is subject to survey. The alignment
of the aerial photograph and vectorial overlays is approximate only.

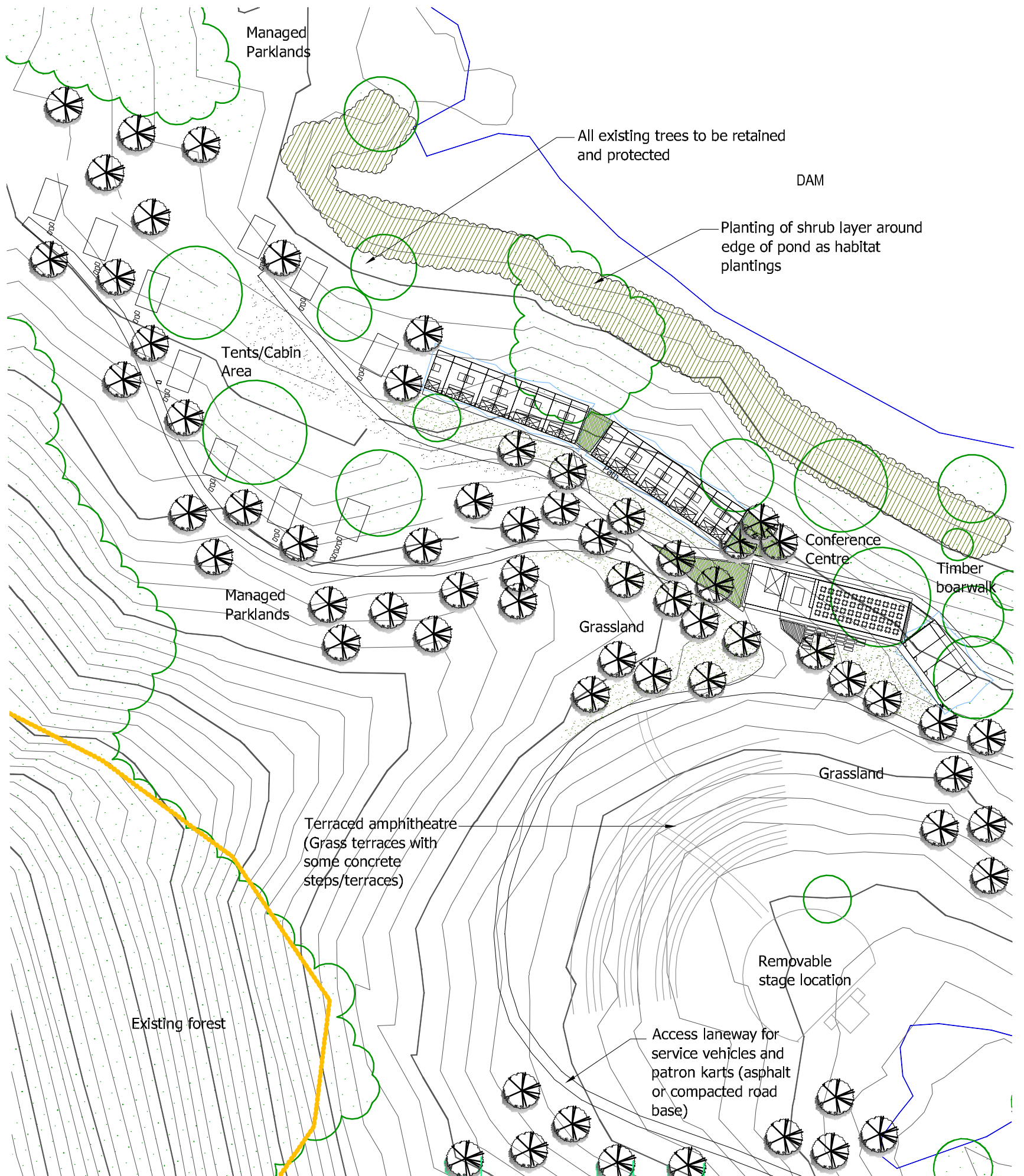
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Sources\c10066329; | Aerial Photography: Bill Mills (2009) | Cadastre: Ardill Payne (2009) | Major contour = 5m | Minor contour = 1m

design team ink

Illustration\c3394713; \c10040166;|
1.1\c3394713;
Conference Centre

North Byron Parklands \c10040166; | Tweed Valley Way & Jones Road

Date
27.04.2010
Author
SDR
Reference
09_120



Trees for Managed Parkland Areas

Canopy trees (8-30m high)

Acmena smithii (Lilly Pilly)
Corymbia intermedia (Pink bloodwood)
Cupaniopsis parvifolia (Small leaved tuckeroo)
Eucalyptus siderophloia (Northern grey ironbark)
Eucalyptus tereticornis (Forest red gum)
Elaeocarpus obovatus (Hard quandong)
Flindersia schottiana (Cudgerie)
Flindersia australis (Teak)
Lophostemon confertus (Brush box)
Melicope elleryana (Pink euodia)

Natural grass or mown understorey

Shrub Planting along Edge of Dam

(Groundcover - 2.5m high)

Alocasia brisbanensis (Cunjevoi)
Austromyrtus dulcis (Midgenberry)
Dianella caerulea (Blue flax lilly)
Ficus fraseri (Creek sandpaper fig)
Ficus coronata (Sandpaper fig)
Hovea acutifolia (Hovea)
Lomandra hystrix (Matt rush)

Groundcover Planting around Conference Centre

(0.5m - 1m high):

Austromyrtus dulcis (Midgen berry)
Dianella caerulea (Blue flax lilly)
Lomandra longifolia (Spiny mat rush)
Lomandra confertifolia ssp *pallida* (Mat rush)
Themeda australis (Kangaroo grass)



Legend:

— The Site — Application Area



0 50m

Date	21.07.10
Author	SDR
Reference	09_120

1:1000 (@ A3)

IMPORTANT NOTE |
 Cadastral information is subject to survey. The alignment
 of the aerial photograph and vectorial overlays is approximate only.

Sources | Architectural design: Rod Simpson |

Prepared by
 design team ink

Plan | **3.26**
Conference Centre
Concept Landscaping
73

North Byron Parklands | Tweed Valley Way & Jones Road

3.4 Staging

The overall project is intended to be carried out in 3 stages.

Stage 1 - Low Scale Infrastructure Implementation & Environmental Repair Works Commenced:

Within Stage 1, the Spine Road and underpass will be built. With respect to events, the intention is to only construct the required amount of infrastructure (such as event laneways) to cater for the few years of usage, with the remainder of the event laneways being built over time.

Stage 2 - Advanced Infrastructure Installation and Environmental Repair/Habitat Protection Plan Works Implemented:

In Stage 2, it is intended to institute the on-site water supply and wastewater scheme proposals.

Stage 3 - Finalisation of all Site Infrastructure/Environmental Repair and development of dedicated Conference Facilities:

Stage 3 sees the finalisation of site infrastructure with the intended construction of the cultural centre and the conference facility.

3.5 Site Analysis

3.5.1 Cultural Events Site Location Assessment

The principle locational criteria for a cultural events site capable of accommodating events with over 10,000 patrons and also camping a proportion of the patrons on-site include:

- Large area of cleared relatively flat land;
- Low number of nearby residences;
- Within close proximity to a highway or main road interchange of suitable capacity;
- Within convenient distance from centres' with visitor accommodation for patrons not camping on the site;
- Within convenient distance from an airport/railway; and
- Topography that assists acoustic mitigation;

The proponents have previously undertaken searches for a suitable site within the NSW

Northern Rivers region. The subject site only materialised when the two farms comprising the site both were simultaneously for sale.

The site is one of the few properties within the region that meets the above listed locational criteria.

Prior to purchase of the site, the proponents consulted with Byron Shire Council and relevant government agencies. The NSW Department of State and Regional Development (DSRD) facilitated a round table meeting of key agencies (DSRD, DECCW, DoP and BSC) in 2006. The meeting recognised the conceptual merit of the proposal in seeking to establish a cultural facility of regional significance, whilst simultaneously achieving significant environmental outcomes.

3.5.2 Locality Assessment

The assessment process has undertaken a wide range of investigations to assess the proposal in the context of the locality. Relevant criteria considered in the locality assessment include:

- The suitability of the locality in terms of meeting the location criteria for an events site;
- The settlement pattern of the locality and potential adverse impacts on nearby residential uses including social impacts of the residents 'way of life';
- The existing and likely future Land use pattern of the locality and potential for adverse impacts on Land uses
- such as existing agricultural enterprises, the adjoining Nature Reserve and the like;
- The local existing and future traffic patterns and potential adverse impacts on the level of service to local traffic and national highway users;
- Visual impacts of the proposal on the rural and scenic character of the locality;
- Existing health and other related services in the locality and the potential impacts of the proposal on the ability of such services to continue to service the locality;
- Noise impact potential from site usage; and
- Local economic and employment impacts.

3.5.3 Site Description & Constraints Analysis

The assessment process for the preparation of the subject application has involved undertaking a wide range of investigations and studies to describe the characteristics of the Parklands site and assess the constraints of the land with respect to the proposed land uses.

Further to the site description provided in this report, especially within Section 2.3, the specialist assessments describing detailed aspects of the site and environs and examine constraints including the following:

Environmental, Health and Safety

Management aspects described within the **Management Manual** drew upon detailed assessments including:

- Standards Australia, 2004. *AS/NZS ISO 14001:2004 - Environmental Management Systems - Requirements with Guidance for Use*. Australia; SAI Global, 2004.
- Standards Australia, 2001. *AS/NZS 4804:2001 Occupational health and safety management systems - General guidelines on principles, systems and supporting techniques- Occupational Health and Safety Management Systems*. Australia; SAI Global, 2001
- British Standard, 2007. *BS8901:2007 - Specification for a Sustainable Event Management System with Guidance for Use*. BSI, 2007.
- Standards Australia, 2010. *Draft ISO 20121:2010 - Sustainability in Event Management*. SAI Global, 2010.

Ecological Values described within **Technical Paper E** – Ecological Assessment. The Ecological Assessment contains detailed assessments including:

- Vegetation mapping, and ecological characteristics, flora species list;
- Parklands fauna species list;
- DEWHA search: matters of national environmental significance;
- Fauna survey report (Fitzgerald 2007);
- Fauna survey report (Fitzgerald 2009);
- Fauna Monitoring methodologies;
- Vegetation report (Kooyman 2009);

- Koala survey reports (Biolink 2007 & 2008);
- Seven part tests: for threatened species and endangered ecological communities;
- Yelgun Creek Rehabilitation Plan;
- Onsite STP ecological assessment;
- Environmental Induction and Ecological Audit; and
- Draft Vegetation Management and Biodiversity Plan.

Economic Impact Assessment

considerations described within **Technical Paper B**. Contains detailed assessments about the economic context of the project drawn from:

- Australian Bureau of Statistics 2006 Census;
- Australian Bureau of Statistics Count of Businesses 2007;
- Australian Bureau of Statistics Gross Regional Product (Byron Shire) 2009;
- Tourism NSW, Northern Rivers data 2009; and
- Splendour in the Grass Economic Impact Assessment May 2009.

The **Traffic Impact Assessment** described within **Technical Paper C** describes the site and its traffic planning context as well as analysing its constraints including examining:

- Yelgun Interchange Intersection Turn Movement Count Survey;
- Event Arrival and Departure Profiles;
- Event Bus Routes;
- SIDRA Intersection Model Summary;
- Traffic Control Plans;
- Site Capacity Calculations; and
- Construction Traffic Control Plan.

A specialist assessment within **Technical Paper D** describing detailed **Noise Impact Assessment** aspects of the site and environs as well as evaluating a constraints looked at:

- Long-term Unattended Monitoring Data (7 locations);
- Short-term Attended Ambient Noise Monitoring Data (13 locations);
- Modelled Noise impacts (various scenarios);
- National and International Noise Management Policy Review; and

- Bureau of Meteorology Long-term Temperature Inversion Assessment, Coolangatta 2005-2009.

Integrated Water Cycle Management considerations described within **Technical Paper F1**. Contains detailed assessments about the on-site water harvesting and wastewater management are drawn from:

- Borehole Logs;
- Soil Permeability Assessment;
- Soil Loss Program Assessment;
- Soil Analysis Results;
- Groundwater and Surface Waters Assessment Results;
- Water Supply and Wastewater Loading Calculations;
- RUSTIC Output Modelling;
- MEDLI Output Modelling; and
- Water Management Plan.

A specialist assessment within **Technical Paper K** describing detailed **Medical Assessment** aspects of the site and environs as well as evaluating a constraints looked at:

- Commonwealth of Australia, Australian Emergency Manual Series, Manual 11. 2005;
- Regional Ambulance Services consultation; and
- Regional Hospitals consultation.

Bushfire Hazard Assessment considerations described within **Technical Paper L** contains detailed assessments about site bushfire hazard drawn from:

- NSW Rural Fire Services consultation; and
- NSW Rural Fire Services Planning NSW, Planning for Bushfire Protection, 2006.



Acid Sulfate Soil Assessment

considerations described within **Technical Paper M1** contains detailed assessments about ASS are drawn from:

- Site specific soil sampling and Analysis Program;
- Department of Land and Water Conservation's (DLWC) Burringbar/Pottsville 1:25,000 Acid Sulfate Soil Risk Map Edition Two (DLWC 1997);
- Byron Shire Council Acid Sulfate Soil Planning Map 1988;
- Coffey Geotechnical Investigation at Splendour in the Grass Site, Yelgun, April 2007; and
- Acid Sulfate Management Planning.

A specialist assessment within **Technical Paper N** describing detailed **Contaminated Land Assessment** aspects of the site and environs as evaluating:

- Site specific soil Sampling and Analysis Program;
- Site history and aerial photography review;
- Contaminated Land Record (EPA 2010a) for the Byron Shire Local Government Area;
- Search of the NSW Department of Primary Industry (DPI) Cattle Dip Site Locator tool; and
- Visible contamination site investigation.

Geotechnical considerations described within **Technical Paper U** and **Technical Paper F** contain detailed assessments about site ground conditions drawn from:

- Site specific soil Sampling and Analysis Program;
- Regional soil landscape mapping; and
- Dynamic Cone Penetrometer tests.

Consultation described within **Technical Paper J** – Community Consultation contains detailed assessments based upon communications with:

- Action Groups consultation;
- Business consultation;
- Community Groups and Associations consultation;
- Environment Groups consultation;
- Government Agencies consultation;
- Immediate Neighbours consultation;
- Regional Peak bodies consultation;

- Tourism Agencies consultation; and
- Youth consultation.

Technical Paper O - Construction

Management Plan was informed by:

- Interim Construction Noise Guideline (2009) prepared by the Department of Environment and Climate Change (DECC);
- Landcom's manual "*Managing Urban Stormwater: Soils and Construction*", March 2004; and
- Australian Standard 3580.10.1 (1991) Methods for the sampling and analysis of ambient air - Determination of particulates.

Technical Paper P - Erosion and Sediment Control Plan was informed by:

- '*Geotechnical Investigation at Splendour in the Grass Site*', Coffey Geotechnics Pty Ltd, Report No. GEOTALST03072AA, 1 April 2007;
- Landcom's '*Managing Urban Stormwater: Soils and Construction*', Volume 1, 4th Edition, March 2004' (the "Blue Book"); and
- Australian Standard 3580.10.1 (1991) Methods for the sampling and analysis of ambient air - Determination of particulates.

Technical Paper G - Flooding Assessment contains detailed assessments about flooding drawn from:

- Integrated two-dimensional/one-dimensional (2D/1D) hydrodynamic flood modelling;
- Hydrological modelling using the runoff-routing software package, RAFTS;
- Hydraulic modelling for the site was undertaken using the TUFLOW hydrodynamic flood model;
- Bureau of Meteorology historical records from Billinudgel stream gauge; and
- Draft Flood Proofing Code provided in the Development Control Plan 2002.

Technical Paper H - Aboriginal & European heritage contains detailed assessments about Cultural Heritage drawn from:

- Draft *Guidelines for Aboriginal Cultural Heritage Assessment*;

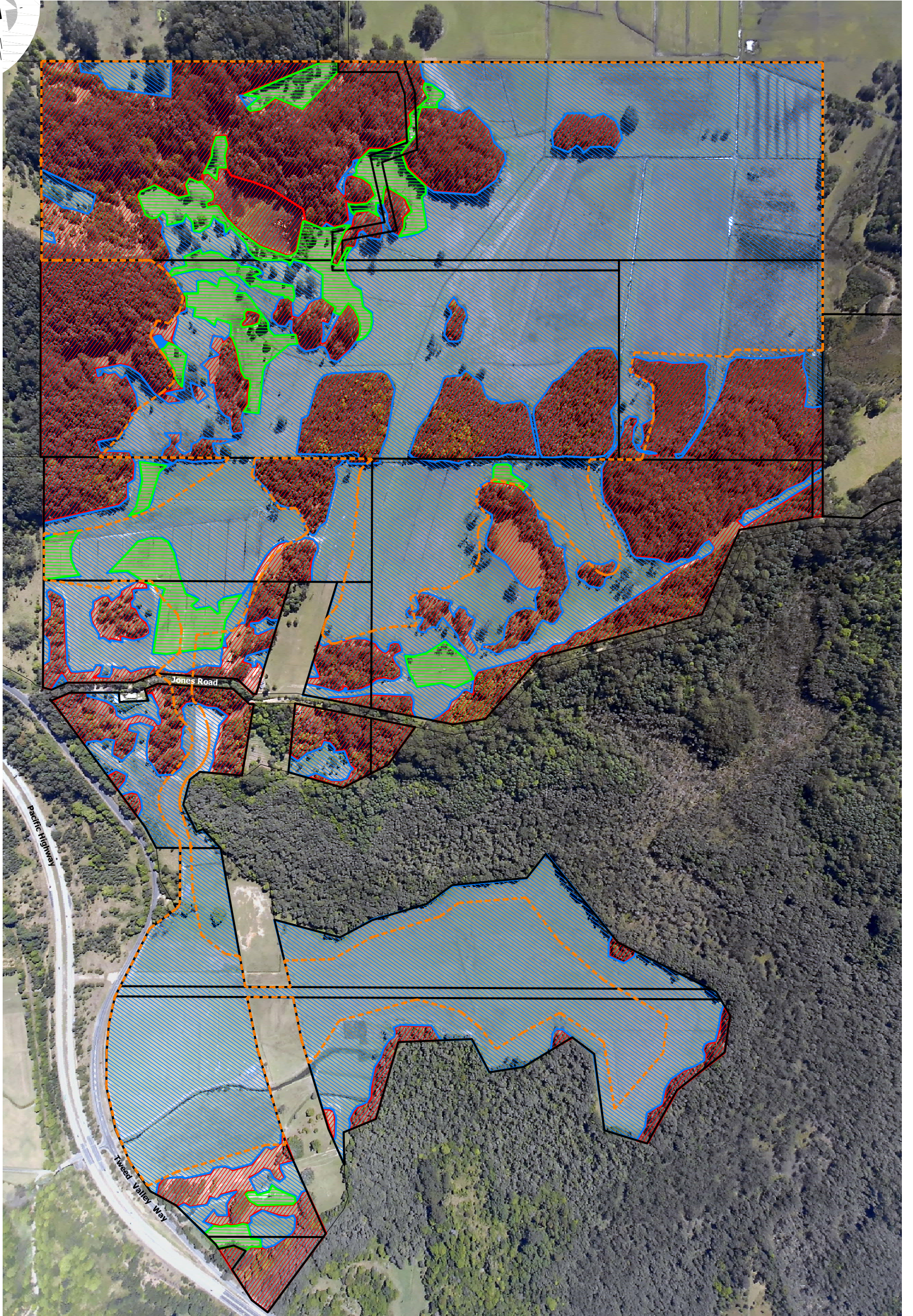
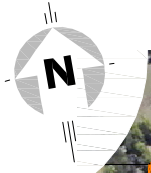
- *Community Consultation* (DEC 2005) and the *Interim Community Consultation Requirements for Applicants* (DEC 2004);
- *Interim Aboriginal Community Consultation Requirements for Applicants* (DEC 2004);
- *Guidelines for Aboriginal Cultural Heritage Assessment and Community Consultation* (DEC 2005);
- A search of the National Native Title Register, Register of Native Title Claims, Unregistered Claimant Applications and the Register of Indigenous Land Use Agreements;
- DECCW Aboriginal Heritage Information Management System (AHIMS) database;
- Searches of the Commonwealth and National Heritage Lists, the NSW State Heritage Register, and heritage schedules of the North Coast Regional Environmental Plan 1988 and the Byron Shire Local Environmental Plan 1988;
- Searches of the State Heritage Register maintained by the NSW Heritage Office, the Register of the National Estate, the National Trust of Australia (NSW) Register, the RTA Heritage and Conservation Register, and heritage schedules of the North Coast Regional Environmental Plan 1998; and
- Australia ICOMOS Charter for the Conservation of Places of Significance (*The Burra Charter*).

Having regard to the abovementioned analysis, a composite constraints and opportunities analysis has been prepared in graphical form and is depicted in **Plan 3.27**.

3.6 Statutory & Policy Planning Controls

3.6.1 Acts, Policies and Strategies

Technical Paper T provides a detailed assessment of the consistency of the proposal in the context of applicable planning instruments, policies, strategies and plans. The following table provides a summary of this assessment.



Legend:

- Property boundaries
- Extents of project application area (Dashed)
- No Constraints
- Managed Constraints
- Full Constraint



0 160m

Date	27.07.10
Author	azaCAD
Reference	09_120

1:8000 (@ A3)

IMPORTANT NOTE |
Cadastral information is subject to survey. The alignment of the aerial photograph and vectorial overlays is approximate only.

Prepared by
design team ink
azaCAD

Plan | 3.27 Composite Constraints Mapping

85

Sources | Aerial Photography: Bill Mills (2009) | Cadastre: Ardill Payne (2009) | Flood Categories: BMT WBM (2005)

North Byron Parklands | Tweed Valley Way & Jones Road

Table 3.2 Summary of Statutory & Policy Planning Controls

Strategy/Plan/Policy	Consistency
Commonwealth Environment Protection and Biodiversity Conservation Act 1999	The Ecological Assessment concluded: 'No significant adverse effects as defined according to criteria provided by DEWHA are likely for any of these species examined in this assessment.'
NSW State Plan	Especially consistent with North Coast Local Action Plan in relation to creative industries, creating employment and diversifying the economy.
Environmental Planning and Assessment Act 1979	The proposal is considered consistent with the objectives of the Act, where applicable, especially management and conservation of natural resources and protection of the environment.
SEPP Major Development	The Parklands proposal is a major project under the SEPP, a determination already made by the Minister and the concurrent Concept Plan and Project Application is a matter to be determined under Part 3A of the EP&A Act by the Minister.
SEPP Infrastructure	The project will be referred to the RTA under the provisions of the SEPP as the traffic generation is at a level requiring RTA referral.
SEPP 14 Wetlands	This SEPP is not applicable in the subject circumstances as none of the application area is located within or touching upon the land mapped under SEPP 14.
SEPP 21 Caravan Parks	This SEPP is not applicable in the subject circumstances as no approval is sought for a dedicated caravan park or camping ground. These uses are ancillary to the primary 'place of assembly' Land use.
SEPP Temporary Structures	Temporary Structures require consent under the EPA Act rather than the previous requirement under the Local Government Act. This application seeks such consent and provides the necessary details.
SEPP Rural Lands	The proposal is considered consistent with the rural planning principles contained within the SEPP.
SEPP 55 Remediation of Land	The preliminary investigation concluded that the site is not considered to represent a significant risk of harm to end users of the site.
SEPP 44 Koala Habitat Protection	<p>A Koala habitat assessment in 2007 recorded a small area of core Koala habitat in the central east of the Parklands site outside the current Application Area (Biolink 2007 see Appendix H). A Koala Plan of Management was accordingly prepared, based on staging SITG in 2008. A subsequent koala habitat assessment in 2008 (See Appendix H) recorded significantly lower levels of koala activity and the disappearance of core Koala habitat from the Parklands site (Biolink 2008).</p> <p>Given the demonstrated dynamic nature of core Koala habitat at the Parklands site, it is proposed to defer the completion of a further KPOM until a contemporary assessment of Koala habitat is undertaken in late 2010 or early 2011. Given observed fluctuations in Koala presence over this time period, it is considered that it is important to use the most up to date information to develop optimal strategies for managing koalas at the site.</p>
NSW Coastal Policy and NSW Coastal Design	The Parklands site is not located in land where the NSW Coastal Policy applies. However, the NSW Coastal Policy and the NSW Coastal Design Guidelines have been considered within the design and assessment of the proposal.

Strategy/Plan/Policy	Consistency
Far North Coast Regional Strategy	The proposal is consistent with objectives relating to employment, tourism and the environment and takes up the opportunity to widen the tourist sector with a product derived from the Region's natural, cultural, economic resources and attractions.
North Coast Regional Environmental Plan	The proposal is considered consistent with the provisions of this Plan, now a deemed SEPP.
Northern Rivers Catchment Action Plan, 2005	The Parklands project is considered to contribute to achieving applicable targets, while not hindering the achievement of other targets, within the Northern Rivers Catchment Action Plan.
Northern Rivers Regional Industry and Economic Plan	The Parklands proposal is particularly consistent with the RIEP objective of <i>'Encourage economic diversity and the creation of long term employment opportunities throughout the region while protecting the region's environment and liveability'</i> .
The Regional Business Growth Plan – Northern Rivers Region	The Parklands proposal will provide the necessary multi-event facility that is needed to achieve the Growth Plan initiative. The Growth Plan initiative seeks to investigate a whole-of-government approach to the development of a Regional Festivals and Events facility within Byron Shire and to secure the future of music festivals in the region.
Draft Far North Coast Regional Conservation Plan	The Regional Conservation Plan (RCP) seeks to identify regional biodiversity values and priority areas for conservation. The Parklands proposal which increases habitat and connectivity in the context of the adjoining Nature Reserve is considered to be a positive contribution to conservation planning.
Byron LEP 1988 Objectives	The proposal is considered consistent with the LEP objectives, where applicable.
Byron LEP 1988 Permissible Uses	The proposed uses are "Place of Assembly" together with certain innominate uses and "Road". They are permissible in the relevant zones. Other land uses such as "camping" and "parking" are ancillary to the "Place of Assembly" landuse.
Byron LEP 1988 Zone Objectives	The proposal is considered consistent with the zone objectives as addressed within Technical Paper T .
Byron LEP 1988 Special Provisions	The proposal is consistent with all special provisions other than a justified inconsistency with Clause 27 relating to the setback of the Gatehouse to a main road and a justified inconsistency with Clause 40 as the height of some stages and tents exceed the numerical limit for buildings.
Byron DCP 2002	The proposal satisfactorily addresses applicable matters relating to vehicle circulation and parking, flood liable lands and stormwater management.
Byron DCP No 21 – Social Impact Assessment	The Social Impact Assessment for the proposal identifies potential social changes, determines the extent and magnitude of any social changes, evaluates their significance to individuals and society, and identifies ways of lessening potential impacts. The SIA recommends measures to maximise social benefit from the proposal.
Byron Council Management Plan 2009 -2012	The Parklands proposal is particularly consistent with the following 'Our Sustainable Shire Themes': <ul style="list-style-type: none"> Ecology: Caring for the Environment Economy: Prosperous Community and Business.

Strategy/Plan/Policy	Consistency
Byron Cultural Plan	The Parklands proposal is considered consistent with a range of Cultural Plan objectives as addressed within Technical Paper T .
Byron Sustainable Agricultural Strategy	The proposal is considered to be consistent with the SAS and in particular provides a venue for sustainable agriculture expos or the like. The site remains a working farm for the majority of the year and proposes to implement sustainable agricultural practices as proposed in the strategy.
Byron Biodiversity Strategy	The proposed development complies with the Byron Biodiversity Strategy. The proposal incorporates the enhancement of existing wildlife corridors traversing the site.
Community Economic Development Policy	The Parklands proposal is considered to be consistent with this policy and able to advance its aims in a significant manner.
Marshall's Creek Floodplain Management Plan	The first stage of a new flood plain management plan has been completed by both Councils with the adoption of the Tweed Byron Coastal Creeks Flood Study 2009. The proposal does not involve filling of the floodplain. The proposal provides for appropriate flood management.

3.6.2 Objects of the Environmental Planning and Assessment Act

The objects of the Act are set out below in bold text. Beneath each of the Act extracts, commentary is provided in relation to consistency of the proposed development with the specific Act objective.

(a) To encourage:

(i) The proper management, development and conservation of natural and artificial resources; including agricultural land, natural areas, forests, minerals, water, cities, towns and villages for the purpose of promoting the social and economic welfare of the community and a better environment.

The proposal represents a best practice example of appropriate management, development and conservation of the natural resources of the site and locality while concurrently developing the cultural and economic values of the region.

The provision of a cultural events site promotes the social and economic welfare of the community by providing the community with access to cultural events and the arts while simultaneously providing significant employment and local economic stimulus.

A wide range of measures are proposed to provide an enhanced natural environment and to avoid or minimise impacts.

(ii) The promotion and co-ordination of the orderly and economic use and development of land.

The proposal represents an orderly and co-ordinated use of the site. The site is one of the few sites that could meet the criteria of a regional event site as demonstrated within this report. The proposal delivers significant positive local economic stimulus and employment in an appropriate industry.

The proposal is economically sound, with complimentary Land uses of habitat creation and protection together with periodic event usage is considered a co-ordinated and orderly use of the land.

(iii) The protection, provision and co-ordination of communication and utility services.

The proposal provides for the co-ordinated provision of utility services together with communication services.

(iv) The provision of land for public purposes.

Outside the scope of this application, the proposal is consistent with this object insofar as the proponents have agreed to the approaches by NSW DECCW to provide land for additions to the Nature Reserve system.

(v) The provision and co-ordination of community services and facilities.

The proposal is consistent with this object, insofar as it will provide a private facility for a variety of community purposes in the form of cultural events for music, arts, food, leisure and technology. Demands on community services by the use of the site are managed in a manner that does not place excessive unforeseen demands on public services.

(vi) The protection of the environment, including the protection and conservation of native animals and plants; including threatened species, populations and ecological communities, and their habitats.

The ecological assessments accompanying this EA confirm that the proposed development is consistent with this object. The proposal involves periodic use, of predominantly that part of the site of little environmental value, while protecting the portions of the site with ecological values.



(vii) Ecologically sustainable development.

The proposal is considered ecologically sustainable. The following factors are relevant in coming to this conclusion:

- the project protects and enhances the environmental values of the site;
- the project has been designed in accordance with best practice measures and includes an array of sustainable practices;
- the site management will utilise contemporary environmental management system, (compliant with AS/NZS ISO 14001 - Environmental Management Systems); and
- the project provides social and economic opportunities for residents.

(viii) The provision and maintenance of affordable housing.

Not applicable - the proposal does not propose housing.

(b) To promote the sharing of the responsibility for environmental planning between the different levels of government in the State, and

While assessed at a state level, the project is consistent with regional and local planning controls.

(c) To provide increased opportunity for public involvement and participation in environmental planning and assessment.

The project has been subject to an array of community consultation, and this EA will be publicly exhibited.

3.7 Potential Impacts

As a generalisation, virtually all development involves some potential environmental impact, which can be either positive or negative. Many potential adverse impacts have solutions or offset measures which can avoid or minimise risk to an acceptable level. In most instances, environmental impact assessment involves balancing positives and negatives in the context of scientific data, attitudes, potential externalities (such as flow on costs and benefits), and issues which ultimately rest on the standard of operational management.

Options for avoiding or satisfactorily managing potential adverse impacts can fall within the following categories:

- Site and concept design measures that can avoid or minimise a potential impact or risk;
- Mitigation measures aimed at minimising potential impacts and risks;
- Compensation measures aimed at offsetting impacts and hardships; and
- Contingency measures aimed at facilitating the detection of and timely response to potential problems.

The array of specialist assessments for the Parklands project has informed the site concept to result in the mix of Land uses proposed. The balanced mix of Land uses has sought to gain the benefits of a cultural event site, such as:

- Social benefits, including improved social cohesion, lifestyle improvement, diversity and increased creativity;
- Significant local economic stimulus and job creation;
- Increased habitat creation and biodiversity functioning while managing risks and adverse impacts by capping large event usage to minimise amenity and ecological impacts;
- Providing a suite of operational and response strategies to address potential on-site and off-site impacts including amenity impacts on nearby residents; and
- Adopting and implementing the Parklands Environmental, Health and Safety Management Manual (Management Manual), being the primary mechanism for monitoring and measuring the environmental, health and safety performance of minor, small, moderate and major events held at Parklands.

The overall result is considered to effectively avoid or reduce potential environmental risks and impacts to acceptable levels. Such measures have been incorporated in the draft Statement of Commitments of the Parklands proposal.

In broad terms the proposal's impact can be summarised as follows:

- Contributing to the economic and cultural development of the Shire and region in a meaningful manner via strengthening industries, appropriate to

the region, and thereby meeting local, regional and state strategies;

- Designing the site usage by balancing the positive economic outputs with the potential adverse social, amenity and environmental impacts; and
- Permanently improving the biodiversity characteristics of the site by way of habitat creation and preservation, major site regeneration, maximising down times between larger events, and utilising best practice with soil and water systems.

The significance of these impacts, the environmental interactions involved and their more detailed implications are canvassed within the following framework:

- Potential Positive Aspects - where there is clear potential for a benefit;
- Potential Negative Impacts - for which management/compensatory measures are available. Where there is potential for adverse impact, but the potential can be wholly or partly eliminated by the application of safeguards;
- Potential Negative Impacts for which no apparent management/compensatory measures are available. Where there is no apparent measure which can be adopted to offset the proposed landuse impact; and
- Qualified Aspects - where a change in environment results but evaluation of such change is subjective.

Potential Positive Aspects

- **Provision of a purpose built cultural event site**

The provision of a purpose built cultural event site involving music, arts, food, leisure and technology will strengthen both Byron Shire and the region's reputation as a centre for creative industries and cultural events. Without such a venue, nationally significant cultural events, such as the Splendour in the Grass festival, can be lost to the NSW Northern Rivers region.

- **Suitable end-use for the site**

The Parklands site was selected following a comprehensive search for a site which met the range of essential criteria for a cultural event site as detailed in this report.

The Parklands concept proposes a capped pattern of site usage which generates significant employment and local economic stimulus, within a site setting where simultaneously the proportion of habitat increases. Larger event usage, with the potential for adverse impacts, is limited to occur for a very small percentage of each year. Native vegetation will increase by over 10% of this large 257 ha site, while a further 25% of the site will have additional tree plantings.

The Parklands site is also considered appropriate as it adjoins the Billinudgel Nature Reserve and acts in an ecosystem support function. With recognition that biodiversity cannot be sustained in Nature Reserves alone, the contribution of well managed habitats on private lands is widely recognised to be vital to conserve native ecosystem functions, especially ecological connectivity.

Given the amount of 'down time' (the length of non-event periods) and the increase in native vegetation and tree cover, any adverse influences on flora and fauna caused by limited event use will be offset by the dimension of enhanced habitat values, prolonged periods of down time and ongoing environmental repair.

In this context, the proposed land use pattern is considered a suitable end-use for the site.

- **Employment opportunities**

In the context of the relative size of current regional employers, the 210 (EFT) jobs predicted to be generated by the Parklands proposal when fully operational, means that the Parklands project will bring with it significant employment opportunities.

These jobs are within preferred industries of government and council strategies i.e. creative industries and cultural tourism – industries that are targeted to be building on the strengths and potential of the region.

Like the region, Byron Shire has evolved from industries such as timber getting, traditional agriculture, sandmining and whaling to industries servicing the residents and visitors such as cultural tourism, sustainable agriculture, creative industries and various service industries.

Technical Paper B – Economic Impact Assessment details the employment opportunities of the proposal.

- **Conservation of sensitive land in perpetuity**

The overall Parklands site contains a number of areas of strategic ecological and Aboriginal heritage land. DECCW approached the Parklands owners, upon purchase of the site, regarding the swap of lands to improve the wildlife corridor functioning of the locality. Separate to this application, such land swaps and land dedication will improve biodiversity values and allow sensitive land to be conserved in perpetuity within the NPWS reserve system.

In addition, a significant proportion of the Parklands site is to be reserved and protected as habitat lands in perpetuity to further improve biodiversity values.

- **Providing broad 'flow on' economic effects**

In addition to employment opportunities referred to above, Parklands will provide for broad 'flow on' economic effect within the regional community as detailed within **Technical Paper B – Economic Impact Assessment**.

The total direct income that is anticipated to be generated increases from \$12.3 million in the first year of operation to \$27.4 million in the fifth year. The report identifies that the Parklands proposal will generate some \$192 million of total economic multiplier effects when fully operational.

- **Real implementation of ESD building initiatives.**

The Parklands project will implement ESD building initiatives as addressed within **Technical Paper V – Architectural Design Statement**.

The buildings will be of light-weight construction with high levels of insulation, window shading and with operable louvre windows with insect screening. The light-weight construction will ensure minimal disruption to the site.

The buildings themselves will adopt solar access design aspects including the provision for solar water heating. The structures will also include fittings and fixtures which will trap stormwater from roof run-off for potable water and landscape irrigation usages.

Potentially negative impacts that can be managed / mitigated

- **Construction impacts (noise, soil erosion, water quality)**

Construction activity has the potential to generate noise, cause soil erosion and provide circumstances where water quality is reduced. The project application includes within **Technical Paper O**, the Construction Management Plan – which manages all construction activity and potential impacts of the construction phase of the proposal.

The plan demonstrates that by using best available practices, the short term construction impacts can be effectively managed.

- **Visual impact**

The visual impact of the proposal is considered in detail within **Technical Paper A - Visual Assessment** which assesses the visual impact of the proposal and provides mitigating measures in the form of vegetative screen planting where required. Visual impact research concludes that the proposal, will not detract from the visual quality of the locality, once such measures are employed.

- **Water cycle management**

Technical Paper F1 provides a Water Cycle Management report identifying Integrated Water

Cycle Management options for the Parklands proposal. The report concludes that, provided that the site is managed in accordance with the Water Management Plan, the proposed use of the site will be sustainable and that impacts to groundwater, surface water and the on-site and adjacent environmental reserves will be avoided.

- **Potential adverse impacts on significant flora and fauna and their habitats.**

The flora and fauna history of the subject site has been documented over a considerable period with extensive flora and fauna monitoring occurring during the past four years.

One result of this long base line research effort is a high level of confidence in relation to the flora and fauna present on the site and the habitats that the site provides.

The potential adverse impact of site development with respect to flora and fauna has been largely mitigated by virtue of the event site occupying only existing grassland areas of the site and avoiding vegetated parts of the site. Further, the significant increase in habitat afforded by the additional 11.1 ha of revegetation and 48.1 ha of additional plantings also mitigates against adverse impact upon flora and fauna species.

Given the amount of 'down time' (the length of non-event periods) and the increase in native vegetation and tree cover, any adverse influences on flora and fauna caused by limited event use will be offset by enhanced habitat values, prolonged periods of 'down time' and ongoing environmental repair.

- **Transport and traffic generation**

Matters associated with transport and traffic generation have been comprehensively assessed within **Technical Paper C – Traffic Impact Assessment**. The specialist traffic consultants have modelled transport issues, traffic generation and car parking demands.

These transport parameters have informed the project evolution resulting in a proposal which ensures traffic generation of any event conforms with the traffic parameters and

therefore does not create adverse traffic impacts.

- **Acoustic impacts**

Acoustics have examined in detail with respect to the impact of the proposal on nearby residents and the environment as addressed within **Technical Paper D – Noise Impact Assessment**. The report provides recommended design noise criteria for the site usage and provides mitigating measures to employ if conditions require such mitigation. These measures include recommended noise monitoring rationale and venue control procedures and sensitive receptor management.

- **Off-site impacts**

Potential off-site impacts from larger events is a key issue addressed within the EA. The potential range of off-site impacts has been identified and examined within the **Technical Paper I – Social Impact Assessment**. A range of mitigatory measures are provided to manage such impacts which have the potential to occur for short periods each year. *NBP Standard 007 – Off-site Management* provides measures to be implemented to satisfactorily manage these potential impacts.

- **Solid waste**

The management of solid waste at the Parklands site provides opportunities to substantially reduce waste. Previous implementation experience of the solid waste strategy provides confidence that a simple and efficient solid waste handling system can be implemented for the site.

- **Acid sulfate soils**

The site is designed to minimise soil disturbance. A specialist review of the acid sulfate soil potential of the subject site is provided within **Technical Paper M1 – Acid Sulfate Soil Assessment**.

The acid sulfate soil management plan within **Technical Paper M2 – Acid Sulfate**.

The **Management Manual** provides robust management measures to manage and minimise acid sulphate issues. The plan has been designed to prevent any detrimental effects on the environment associated with potential disturbances of ASM during on-site excavations. The ASMP addresses measures to monitor any acid generation from exposure of PASS, treatment of ASS/PASS materials and validation procedures to check that acidic materials have been appropriately neutralized by treatment actions. All materials shall meet Local and State Government ASS/PASS management requirements.

- **Potential impacts on items of Aboriginal significance**

The application area of the project is confined to areas of the overall Parklands site not containing registered Aboriginal heritage sites.

Consultation with stakeholders has occurred in accordance with DECCW requirements and documented in **Technical Paper H – Aboriginal Heritage Assessment**.



While no listed Aboriginal heritage sites are impacted by the proposal, a range of management mechanisms are contained within the proposal to protect known sites from any indirect impact.

Such measures include acting in consultation with stakeholders, excluding sites from any form of access, worker inductions and any other recommendations within the Aboriginal Heritage Assessment.

- **Flooding**

Comprehensive modelling of flooding within the site's catchments has been undertaken as part of the Parklands project research as addressed within **Technical Paper G – Flooding Impact Assessment**.

All of the proposed buildings are flood-free; while areas of the site proposed for temporary events, including associated camping and car parking are subject to inundation.

The Parklands Environmental Management Standard addressing flooding is *NBP Standard 012 – Flooding* while *NBP Standard 009 – Evacuation* provides evacuation contingency measures.

Adverse impacts that can't be managed

- **Perceived changes in the locality**

As a consequence of the implementation of the Parklands project, the locality will experience periodic changes to some people's 'way of life'. This report demonstrates that many potential impacts can be avoided, minimised, mitigated, compensated or be subject to contingency measures.

The consultation process identified some local residents who stated that any change to their lifestyle by the Parklands project is unacceptable. Examples given included; any noise, whether meeting acoustic standards or not, was unacceptable; and that any increase in traffic on the local road system, even for only a few days per year, was also unacceptable.

While the Parklands project can successfully manage many impacts as demonstrated within this report, there appears to be no means of managing the perception of impacts for those opposed to any form of change whatsoever.

Qualified Aspects

- **Social**

The social impacts associated with the Parklands project are canvassed in **Technical Paper I – Social Impact Assessment**. The assessment identified the various sectors of

the community and the likely impacts on those community sectors. A range of mitigatory, compensatory and contingency measures were recommended to largely address potential adverse impacts. The Parklands Environmental Management Standard addressing managing off-site impacts with the potential to impact on people's amenity is **NBP Standard 007 – Off-site Management**.

Social impacts, including those associated with people's amenity or 'way of life' are subject to individual perceptions and naturally vary widely. This is why this matter of social impacts is listed under the 'qualified' category i.e. where a change in environment is likely to result but evaluation of such change is subjective.

This subjectivity also applies to positive social impacts resulting from cultural events. Portions of the community value cultural events as adding to their quality of life and generating intangible benefits such as improved social cohesion, lifestyle improvement, diversity and increased creativity.



3.8 Draft Statement of Commitments

The following lists the detailed commitments for the Parklands proposal in three sections to reflect the overall, construction and operational phases of the proposal.

Table 3.3 Draft Statement of Commitments

A. Overall Commitments

	Commitment Topic	Commitment Details
A1	Implementing the proposal	<p>To ensure both the construction and operational phases of the proposal are implemented in an effective manner consistent with the application, best available practices and the following commitments Parklands will:</p> <ul style="list-style-type: none"> • Carry out the Project in accordance with this EA, including all supporting documentation and reports; and • Adopt and implement the Parklands Environmental, Health and Safety Management Manual (Management Manual), being the primary mechanism for monitoring and measuring the environmental, health and safety performance of minor, small, moderate and major events held at Parklands.
A2	Capped Event Usage	<p>Event usage capped at the following annual limits:</p> <ul style="list-style-type: none"> • Major Events (greater than 10,000 patrons) – with a cumulative total of no more than 12 days per annum; • Moderate Events (3001 patrons to 10,000 patrons)– with a cumulative total of no more than 4 days per annum; and • Small Events (300 patrons to 3000 patrons) – with a cumulative total of no more than 4 days per annum.
A3	Major Event capacity requirements	<p>Major events will operate at a maximum 70% of capacity until the EH&S Audit Process and the EH&S Assessment Report confirms that the Standard Parameters in the EH&S Management Manual have been complied with for a Major Event.</p>
A4	Monitoring and reporting of events usage	<p>On the anniversary of the first Major Event (and every year thereafter) Parklands provide the following two reports to the Department of Planning:</p> <ol style="list-style-type: none"> 1. A Management Manual Assessment Report that provides documentary evidence of event activities, compliance with the Management Manual (including EH&S Policies and Procedures and applicable EH&S Standards), findings from audit reports, non-conformances and corrective actions. 2. A Management Manual Modification Report that documents any material changes to the management system, the reasoning behind such changes and a summary of expected improvements as a result of such changes.
A5	Undertake an ongoing community consultation program	<p>Implement an ongoing consultation program with key stakeholders by:</p> <ul style="list-style-type: none"> • Establishing a Community Liaison Forums; • Establishing a Regulatory Working Group comprising key government agencies; • Advising local residents prior to Moderate and Major Events of important information, dates and times; • Operating a telephone and web-based hotline for any community member to communicate any immediate concerns during Major Events; and • Operating an off-site response team for Major Events to address and manage any issues.

	Commitment Topic	Commitment Details
A6	Community Grants Fund	Establish a Community Grants Fund (funded by a 'community levy' on event tickets) for annual distribution at the discretion of Parklands to a range of community, social, environmental and welfare projects within the local communities.
A7	Enhance the biodiversity values of the site and locality	<ul style="list-style-type: none"> Continue to work with DECCW and other key stakeholders to enhance the biodiversity values of the locality especially the adjoining Billinudgel Nature Reserve. Commence the staged implementation of the Vegetation Management and Biodiversity Plan to guide the ecological restoration of the site. Maximize 'down time' between larger events such that non-event days substantially dominate the annual cycle, providing time for 'normal' ecosystem processes, post-disturbance recovery and for local rehabilitation of habitats to occur. Implement Yelgun Creek Rehabilitation Plan as detailed within Appendix J of Technical Paper E – Ecological Assessment
A8	Youth Policy	Parklands, with consultation from key stakeholders, to develop and implement a Youth Policy which seeks to enrich the lives of local youth by involvement in the Parklands site and also the provision of facilities within local communities.
A9	Indigenous cultural heritage	Parklands will adopt and implement the five recommendations of Technical Paper H , developed in liaison with the Aboriginal stakeholders.
A10	Non-Indigenous cultural heritage	Parklands will adopt and implement the non-indigenous cultural heritage recommendations of Technical Paper H relating to the planted fig trees and the notched tree stumps together with worker induction including matters relating to non-indigenous cultural heritage.
A11	Ecological Impact Review	Parklands shall, 12 months after the first Major Event, commission a comprehensive Ecological Impact Review and implement any reasonable recommendations arising from that review into the EH&S Manual.

B. Construction Phase Commitments

	Commitment Topic	Commitment Details
B1	Staging of construction of the site	<ul style="list-style-type: none"> To be guided by the following criteria for the orderly staging of the development of the site: The infrastructure network of roads and services and facilities shall be operational to the extent required to undertake the events for the initial years; Stages may be aggregated; and Stages may proceed concurrently.
B2	Construction in accordance with approved plans	<ul style="list-style-type: none"> All roads are to be constructed generally in accordance with the Civil Engineering plans (Ardill Payne and Partners Project 6883) Plan Set.

	Commitment Topic	Commitment Details
		<ul style="list-style-type: none"> Gatehouse and Administration buildings to be constructed generally in accordance with the architectural plans in the Plan Set. Landscaping to be constructed generally in accordance with the Plan Set landscaping plans.
B3	Construction Management Plan (CMP) to be implemented.	<p>The construction phase will be carried out in accordance with the Construction Management Plan (Technical Paper O) which addresses the management of the site during the construction phase. The CMP will manage issues such as:</p> <ul style="list-style-type: none"> Traffic management; Impacts on amenity of neighbouring properties; Mitigating measures including noise, dust and sediment and erosion controls; Soil and water management; and Flora and fauna management.
B4	Aboriginal Heritage Protection and Protocols adopted and to be implemented	Adopt and implement the recommendations of the Aboriginal Heritage Assessment (Technical Paper H).
B5	Standard Environmental Management Procedures adopted and to be implemented	Environmental Management Procedures listed in Section 3.0.3 of the Ecological Assessment within Technical Paper F be adopted and implemented.
B6	Pre-Construction ecological surveys/monitoring to be undertaken	Preconstruction ecological surveying and monitoring will be completed prior to commencement of construction activities as recommended by the ecological Assessment in Technical Paper F .
B7	Ecological Management - adopt and implement	<p>Adopt and implement all construction phase mitigation measures including those within Table 11 of the Ecological Assessment within Technical Paper F including:</p> <ul style="list-style-type: none"> The erection of advisory signage; Supervision of tree disturbance; Retention of biomass on site; Compensatory plantings; Fauna movement culverts provided under road if 'at grade' option utilized; Barrier fence retained vegetation; Monitor fauna impacts; and Install and maintain sediment interception structures.
B8	Vegetation Management and Biodiversity Plan	Vegetation shall be managed in accordance with the Vegetation Management and Biodiversity Plan in Technical Paper E .
B9	Water Cycle Management – Water Management Plan	The water cycle will be managed in accordance with the Parklands Water Management Plan (WMP); All commitments made in the WMP will be fulfilled and all activities will be carried out on the site in accordance with relevant statutory requirements.

	Commitment Topic	Commitment Details
B10	Water Cycle Management - Sediment and Erosion Controls.	Erosion and sedimentation control shall be undertaken in accordance with the Erosion & Sediment Control Plan contained within Technical Paper P of the EA. All controlled discharges of water from the site during the construction phase should comply with the following criteria: <ul style="list-style-type: none"> • pH 6.5 – 8.5; • Turbidity <50NTU; and • Suspended Solids < 50 mg/L.
B11	Soil Management	Soils shall be managed in accordance with the recommendations of the following: <ul style="list-style-type: none"> • Erosion and Sediment Control Plan (Technical Paper P); • Acid Sulfate Management Plan (Technical Paper M1); • Stormwater Management Plan (Technical Paper Q).

C. Operational Phase Commitments

	Commitment Topic	Commitment Details
C1	Event Management	All events will be carried out in accordance with the Parklands Management Manual including the following Parklands Standards to manage event usage: <ul style="list-style-type: none"> • NBP Standard 001 - Safety Management • NBP Standard 002 – Transport and Traffic Management • NBP Standard 003 – Environmental Management • NBP Standard 004 – Water Management • NBP Standard 005 – Wastewater Management • NBP Standard 006 – Fire Management • NBP Standard 007 – Offsite Management • NBP Standard 008 – Noise Management • NBP Standard 009 – Evacuation Management • NBP Standard 010 – First Aid Management • NBP Standard 011 – Camping Management • NBP Standard 012 – Flooding Management • NBP Standard 013 – Temporary Structures
C2	Certainty of effective event management	Events shall only occur on the site if the event operator commits (in writing) to complying with the applicable requirements of Parklands Management Manual, including Parklands Standards 001 to 013.
C3	Managing demand on emergency and local services	For Moderate and Major events, on-site medical services and police services are required. For Major events ambulance services are to be provided by the proponent.
C4	Managing demand on holiday accommodation in nearby centres	Parklands and event operators will work with holiday accommodation organisations. Accommodation demands will be prioritised towards on-site camping. For off-site needs only holiday accommodation precincts in Byron Shire and Tweed Coast with 'regulated site management' premises will be supported.
C5	Managing demand on beach and other	Parklands will liaise with local communities to either promote their community or redirect activities to those communities

	neighbourhood facilities and increased crowds in nearby areas	seeking tourism related business. In consultation with local communities, event literature will either be silent about a local destination (to minimise local disturbance) or specifically target the destination (to optimise local economic activity) as desired by that community.
C6	Managing illegal camping and/or litter in nearby areas	<p>Parklands will:</p> <ul style="list-style-type: none"> • Require Major Events to enact the Off-site Response Strategy (NBP Standard 007 – Offsite Management) including a telephone and web-based hotline combined with a litter response team; and • Manage these issues in consultation with Regulatory Working Group.
C7	Safety Management	<p>Adopt, implement, monitor and review NBP Standard 001 - Safety Management. In accordance with Clause 3 of the standard, applicable event operators will conform with the following Standard Parameters:</p> <ol style="list-style-type: none"> 1. Develop a safety management plan covering both staff, contractors and volunteers, in addition to audience members attending the event including but not limited to: <ul style="list-style-type: none"> • Hazard identification • Risk assessment • Controls • Monitoring • Reporting • Incident management; 2. Develop an Event Safety Policy that articulates the event's commitment to safe working practices and which specifies core safety goals; 3. Undertake and document a hazards identification and risk assessment process resulting in a risk register, covering all aspects of the event including 'bump in' and 'bump out' activities; 4. Develop and document appropriate controls to eliminate or minimise identified risks documented in the risk register; 5. Provide OH&S induction training to all staff and contractors; 6. Document and investigate all OH&S incidents including injury, property damage and near misses; 7. Immediately report any serious incidents (i.e. involving emergency services) to the General Manager, Parklands; 8. Ensure all machinery used on-site is in safe working order with appropriate safety devices fitted and complies with appropriate Workcover requirements; 9. Ensure all staff, contractors and volunteers wear appropriate personal protective equipment for the activity being undertaken (i.e. high visibility vests, hard hats, safety boots, etc); and 10. Ensure any direction from Parkland's staff to remove an event staff member, contractor, volunteer or patron is complied with.
C8	Transport and Traffic Management	Adopt, implement, monitor and review NBP Standard 002 - Transport and Traffic Management. In accordance with Clause 3

		<p>of the standard, applicable Parklands/event operators will conform with the following Standard Parameters:</p> <p><i>Transport Management</i></p> <p>Develop a transport management plan that;</p> <ol style="list-style-type: none"> 1. Achieves a private car occupancy rate of 2.9 people per car for 70% capacity events; 2. Achieves a private car occupancy rate of 3.2 people per car for 100% capacity events; 3. Achieves a minimum public transport mode share of 27% for 70% capacity events. 4. Achieves a minimum public transport mode share of 39% for 100% capacity events; 5. Maximises rideshare take-up through promotion on event websites and online forums 6. Promotion of sustainable transport options through public information and event websites; 7. Encourages use of ride share and sustainable modes through accommodation and transport packages and ticketing; 8. Manages parking supply and costs to encourage ridesharing and use of sustainable transport; 9. Supports cycling through provision of dedicated facilities and incentives such as priority camping locations; and 10. Provide public transport connections to adjacent townships (accommodation) and key transport nodes such as Airports and railways, where applicable. <p><i>Traffic Management</i></p> <p>Develop a traffic management plan covering 'bump in, bump out' and event days that:</p> <ol style="list-style-type: none"> 1. Controls traffic movement past the site, and traffic and pedestrian movements onto the site; 2. Facilitates efficient processing and inspection of event patron's vehicles within the site; 3. Maintains a minimum Level of Service at the Yelgun Interchange of LoS D and LoS D along the Tweed Valley Way; 4. Maintains a Degree of Saturation of less than 0.95 at the Yelgun Interchange; 5. Maintains a maximum Average Delay (s/veh.) 56 seconds at the Yelgun interchange; 6. Results in a Queue Length (95% back of queue in metres) of no more than 97 metres from the Give Way yield line on the southbound off-ramp and 247 metres from the Give Way yield line on the northbound off-ramp; 7. Installs variable messaging signs on the Pacific Highway approaching the Yelgun Interchange warning of special event traffic and to watch for queues on the off-ramps; 8. Provides temporary special event 40 km/h speed limits to cover the link road between the Yelgun Interchange roundabout and Tweed valley Way; 9. Monitor car occupancy and traffic impacts during event
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		<p>days;</p> <ol style="list-style-type: none"> 10. Provides event site access over an appropriate timeframe prior to the event to reduce peak traffic movements 11. Is prepared by a certified traffic control planner; 12. Is prepared in accordance with Australian Standard 1742 and the RTA's Guide to Traffic Management for Events; 13. Secures approval for temporary closure and access control of Jones Road for event days; 14. Secures approval for access control (residents and visitors only) of Yelgun Road for event days; 15. Provides a 'bump in' and 'bump out' schedule to the General Manager, Parklands; 16. Uses RTA accredited traffic control contractors on public roads; and 17. Ensures any serious traffic related incidents and/or delays are reported to the General Manager, Parklands as soon as practicable.
C9	Environmental Management	<p>Adopt, implement, monitor and review NBP Standard 003 - Environmental Management. In accordance with Clause 3 of the standard, applicable Parklands/event operators will conform with the following Standard Parameters:</p> <ol style="list-style-type: none"> 1. Event operators shall only operate within the approved event area as defined in the attached event area map; 2. All staff and contractors are to undertake Parkland's Environmental induction prior to accessing the site. Documented records shall be maintained covering the environmental induction process; 3. No dogs will be allowed on site; 4. No activities (including slashing) to occur within the 30m buffer around the southern car parking areas surrounding the Billinudgel Nature Reserve; 5. All temporary drain crossings shall be managed to minimise sedimentation and potential discharge of contaminants; 6. Implement a suitable buffer between edge of forest blocks and any event lighting wherever possible; 7. Direct all event lighting downwards, where possible; 8. Use low pressure sodium vapour lights which are less attractive to insects or bats, where possible; 9. Any installations which rely on artificial lighting should be located in open areas away from forest or trees where possible; 10. Minimise or avoid lighting throughout the entire night i.e. once performances cease, lighting should be reduced or eliminated to allow a dark period for fauna to use or traverse the site. Where lighting is required for safety purposes provide the minimum necessary and avoid illuminating forest habitats; 11. No use of fireworks; 12. Use footlights instead of overhead lights where possible; 13. Overhead lighting should be shielded and directed downwards to minimise light spill;

		<p>14. All internal traffic not to exceed 30 km/h;</p> <p>15. Minimise the time that temporary fencing is erected to reduce barriers to fauna and conduct fauna search prior to securing fenced area;</p> <p>16. Experienced fauna management crew to be on-site for the duration of the event; and</p> <p>17. Environmental monitoring will be undertaken prior to, during and post all Moderate and Major events.</p>
C10	Water Management	<p>Adopt, implement, monitor and review NBP Standard 004 – Water Management. In accordance with Clause 3 of the standard, applicable Parklands/event operators will conform with the following Standard Parameters:</p> <ol style="list-style-type: none"> Engage water cartage contractor(s) with the capacity to deliver quantities of potable water for the event usage and camping as follows; <ul style="list-style-type: none"> Events - 1 kL/1000 persons/day Camping (with showers) - 28kL/1000 persons/day Camping (with pay for use showers) - 7kL/1000 persons/day Where possible, utilise larger capacity water cartage vehicles to reduce truck movements; Develop a potable water delivery schedule covering 'bump in, bump out' and event days to ensure an adequate supply of potable water; Fill the Parkland's temporary bulk potable water storage tank(s) to a minimum 30% capacity prior to 'bump in'; Fill the Parkland's temporary bulk potable water storage tank(s) to a minimum 100% capacity 3 days prior to event; Have samples of bulk potable water storage tested at a NATA registered laboratory prior to use for the event; and Appoint a representative with sole responsibility for arranging water supply, delivery, testing (where applicable) and monitoring of water reserve levels.
C11	Wastewater Management	<p>Adopt, implement, monitor and review NBP Standard 005 – wastewater Management. In accordance with Clause 3 of the standard, applicable Parklands/event operators will conform with the following Standard Parameters:</p> <ol style="list-style-type: none"> Provide suitable low flow portable toilets and shower amenities; Toilets and amenities shall be strategically placed in clusters within the event area and camping areas (if applicable). Such clustered toilets and amenities should be connected to Parkland's 10,000 litre temporary sewerage holding tanks; Provision of showers and toilets shall comply with BCA; All food stall areas and catering (including backstage area) shall be plumbed to a suitably sized Parkland's temporary wastewater holding tank; Engage wastewater cartage contractor(s) with the capacity to adequately service multiple 10,000 litre temporary holding tanks and various sized wastewater holding tanks; Transfer of sewerage and wastewater from temporary

		<p>holding tanks to trucks shall be done via suction pumping with appropriate secure coupling mechanisms and emergency stop provisions to stop transfer of material if required;</p> <ol style="list-style-type: none"> 7. All sewerage and wastewater temporary holding tanks shall suitably fenced and cordoned off from public access where necessary; 8. Sewerage and wastewater shall be disposed of to a licensed sewerage treatment plant facility; 9. Develop a sewerage and wastewater disposal schedule covering 'bump in, bump out' and event days to ensure the adequate removal of material to a licensed sewerage treatment plant; 10. Appoint a representative with sole responsibility for wastewater and sewerage management and disposal.
C12	Fire Management	<p>Adopt, implement, monitor and review NBP Standard 006 – Fire Management. In accordance with Clause 3 of the standard, applicable Parklands/event operators will conform with the following Standard Parameters:</p> <ol style="list-style-type: none"> 1. An Asset Protection Zone (APZ) of a minimum 10 metres from areas of bushland are required for all stages, facilities and camping; 2. Rural Fire Service personnel shall be engaged for the duration of the event; 3. Woodpiles, combustible material storage sheds, large quantities of garden mulch and stacked flammable building materials shall not be located within the APZ; 4. A 10,000 litre dedicated fire-fighting water supply shall be provided for the duration of the event for each stage and camping area. 5. All temporary tent structures must satisfy the flammability index as nominated by the Building Code of Australia; 6. All curtains and blinds, stage backdrops and attached décor to be provided to all place of public entertainment stages, will satisfy the Building Code of Australia; 7. Provision of portable fire extinguishers to service each temporary structure required to satisfy the Building Code of Australia provisions (i.e. not limited to but including performance stages, front of house mixing desks, VIP, artists, administration, bars, restaurants, cinemas, etc); 8. Additional Portable Fire Extinguishers will be provided throughout the temporary camping areas under the control of the Fire and Camping Marshals; and 9. Certification confirming the adequacy of the type, size and location of portable fire extinguishers and fire blankets shall be submitted prior to the commencement of the event.
C13	Off-site Management	<p>Adopt, implement, monitor and review NBP Standard 007 – Off-site Management. In accordance with Clause 3 of the standard, Parklands/event operators will conform with the following Standard Parameters:</p> <ol style="list-style-type: none"> 1. Develop an Off-site Response Strategy that includes but is not limited to the provision of an offsite response team;

		<ol style="list-style-type: none"> 2. Provide a dedicated community hotline for the duration of the event; 3. Place advertisements in all local papers regarding event times, traffic considerations, road closures, community hotline details and any other relevant community information; 4. Provide security services along Jones Road to ensure patrons or unauthorised persons are not permitted either on the road, adjacent to the road or within the vicinity of residential dwellings; 5. Provide security services, in consultation with the Parklands Regulatory Working Group, within the immediate locality to manage any potential for unauthorised persons to enter private property or the Billinudgel Nature Reserve; 6. Provide a litter response team for the duration of the event covering Jones Road, Tweed Valley Way, Yelgun Road and the Yelgun Interchange; 7. Provide a litter response team for the duration of the event covering designated event shuttle bus stops; 8. Provide resources to identify illegal camping and/or illegal parking within a 3 kilometre radius of the event site. Such identified activities shall be reported to the Byron Shire Council and records of such maintained; 9. Provide ongoing coordinated consultation with local communities and businesses through the Parkland's Community Liaison Committee; and 10. Provide ongoing consultation with statutory authorities including but not limited to the Police, National Parks and Wildlife Services, Byron Shire Council, Roads and Traffic Authority and the Rural Fire Services through the Parklands Regulatory Working Group.
C14	Noise Management	<p>Adopt, implement, monitor and review NBP Standard 008 - Noise Management. In accordance with Clause 3 of the standard, applicable Parklands/event operators will conform with the following Standard Parameters:</p> <ol style="list-style-type: none"> 1. Develop a noise management strategy to manage noise prior to, during and after events.; 2. Hand deliver information leaflets outlining event operation times and a provide a continuously manned complaints hotline number to the nearest residential receptors (details to be provided by the General Manager, Parklands); 3. Provide a continuously manned complaints hotline number and written records of all complaints received; 4. Advertise in one or more local newspapers event operating times and the complaints hotline number at least 2 weeks prior to the event; 5. Engage an independent noise consultant who will attend the boundary of a complainant's property to monitor noise levels. If noise levels are found to be excessive the consultant will contact the stage manager(s) via radio and/or mobile phone to request a reduction in volume; 6. Provide attended monitoring and unattended noise logging at a minimum of two locations for ecological purposes

		<p>(decided in consultation with the General Manager, Parklands) twice per 24 hour period the day before, during and the day after the event;</p> <p>7. Provide attended monitoring at the boundary of residents in close proximity to the venue (decided in consultation with the General Manager, Parklands and the independent noise consultant) during the day, evening and night time of each event day. The number of measurements undertaken would be determined by the independent noise consultant;</p> <p>8. Continuous front of house music levels shall be monitored for all main stages and shall provide sound engineers with warnings when specified noise criteria is approached;</p> <p>9. Noise levels shall initially not exceed 102 dB(A) at all front of house mixing desks until sound checks confirm that compliance with the noise criteria stipulated in the Noise Management Plan for North Byron Parklands is achieved (note, the 102 dB(A) level is for main stages when measured 5 metres away from its respective speak systems. For dance areas, bars and cafes the level is 98 dB(A) when measured 5 metres away from its respective speak systems);</p> <p>10. Comply at all times with the noise criteria stipulated in the Noise Management Plan for North Byron Parklands;</p> <p>11. Achieve the following noise management objectives at residential receptors:</p> <ul style="list-style-type: none"> • Control L_{Aeq} levels; • Control the bass frequencies by control of the dB(C) max levels; and • After midnight achieve a 55dB(A) level outside bedroom windows. <p>12. Event PA's shall be designed and installed to minimise noise spillage;</p> <p>13. Event stage managers shall be allocated to each PA based music stage;</p> <p>14. Event stage managers shall be authorised to override mixing desks if sound exceeds the above level (including removal of power if the music act's own sound engineer refuses to comply with direction from stage management);</p> <p>15. Event stage managers shall comply with all directions from the independent noise consultant to ensure that recommended noise levels are being met; and</p> <p>16. A post event noise report shall be provided to the General Manager, Parklands detailing complaints, remedial action, noise levels and data from unattended noise loggers.</p>
C15	Evacuation Management	<p>Adopt, implement, monitor and review NBP Standard 009 - Evacuation Management. In accordance with Clause 3 of the standard, Parklands/event operators will conform with the following Standard Parameters:</p> <p>1. Develop an evacuation management plan covering but not limited to fire, flood, structural collapse, serious injury/serious assault, bomb threat, contamination/spills and outbreak of disease;</p>

		<ol style="list-style-type: none"> 2. A copy of the final evacuation management plan prepared in consultation with Byron Shire Council, District Emergency Management Officer, local Police and State Emergency Services shall be provided to these organisations; 3. Appoint a dedicated emergency coordinator; and 4. Designate dedicated assembly and evacuation points and include these on all maps and plans.
C16	First Aid Management	<p>Adopt, implement, monitor and review NBP Standard 0010 - Safety Management. In accordance with Clause 3 of the standard, applicable Parklands/event operators will conform with the following Standard Parameters:</p> <ol style="list-style-type: none"> 1. Develop a medical plan which details roles and responsibilities of all stakeholders should an incident occur. This plan must also include strategies to manage potential major incidents; 2. The plan should detail the levels of care required to effectively manage situations which may arise from the different phases of the event, i.e. 'bump in', event, camping and 'bump out' and consider the recommended first aid posts and personnel (included in the Standard); 3. The plan must ensure adequate equipment and stock is available and include strategies to access additional equipment should there be an extreme call on services; 4. Access routes for ambulance vehicles are required, as is the ability to restrict all other traffic from the roadway should emergency ambulance movement be required; 5. A dedicated Helipad is required to ensure evacuation of critical patients; 6. Appropriately advertise that event attendees should wear adequate footwear, drink sufficient water and be prepared for climatic conditions such as sun exposure and weather protection; 7. Contract experienced health care providers to establish and run the medical facilities to reduce the impact on local health services; 8. Consult with relevant hospitals, ambulance service and health department prior to the event; 9. Designate medical service points and include these on all maps and plans; and 10. Provision of on-site ambulance services, where appropriate.
C17	Camping Management	<p>Adopt, implement, monitor and review NBP Standard 0011 – Camping Management. In accordance with Clause 3 of the standard, Parklands/event operators will conform with the following Standard Parameters:</p> <ol style="list-style-type: none"> 1. Develop a camping management plan in accordance with the project application approved camping prescriptions covering but not limited to camping layout, toilets and shower amenities, camp marshal and fire marshal locations, potable water suppliers, wastewater storage tanks, fire fighting water tanks and fire extinguishers; 2. Vehicle speed limits in camp grounds shall be limited to 15 km/h;

		<ol style="list-style-type: none"> 3. All camping areas are to be provided with camp marshals for the purposes of monitoring and maintaining camper safety and amenity and any fire safety provisions ancillary to the event fire fighting services. 4. All camping areas are to be provided with fire marshals (in addition to the camping marshals who oversee the general patron camping areas). All fire marshals will be trained and competent in the use of portable fire extinguishers and emergency management procedures; 5. An area shall be designated for disabled campers adjacent to the disabled toilet and shower amenities, and adjoining the all weather surface road providing direct access to the event site; and 6. Appoint a dedicated camping coordinator for the duration of the event.
C18	Flooding Management	<p>Adopt, implement, monitor and review NBP Standard 0012 - Flooding Management. In accordance with Clause 3 of the standard, Parklands/event operators will conform with the following Standard Parameters:</p> <ol style="list-style-type: none"> 1. Undertake on-site monitoring of stream height gauges, rainfall stations and observations; 2. Review Bureau of Meteorology website information prior to, during and after the event covering rainfall events, expected flood peaks, road closures, weather forecasts and emergency services; 3. Liaise with SES local coordinator and utilise the SES text extreme weather alert notification system; 4. Provide flood evacuation signage and fencing stored in strategic flood free areas; 5. Maintain all drainage channels (free of obstructions); 6. Develop a car park management plan that distributes the maximum number of vehicles to more flood free areas of the site (as a precaution regardless of imminent flood risk or not); 7. This plan should also cover how patrons and their vehicles might be safely transported off flood affected areas of the site in the event of a flood; 8. Ensure there is an appropriate flood evacuation plan as part of the event's overall emergency evacuation planning; and 9. Consult with and provide flood evacuation plans to the Byron Shire Council, District Emergency Management Officer, local Police and State Emergency Services.
C19	Temporary Structures	<p>Adopt, implement, monitor and review NBP Standard 0013 - Temporary Structures. In accordance with Clause 3 of the standard, Parklands/event operators will conform with the following Standard Parameters:</p> <ol style="list-style-type: none"> 1. All temporary structures shall meet the requirements set out in the project application approved temporary structures prescriptions; 2. Provision of the live and dead loads that each temporary structure is designed to meet; 3. A list of any proposed fire safety measures to be provided

		<p>for the use for each temporary structure;</p> <ol style="list-style-type: none"> 4. In the case of a temporary structure proposed to be used as an entertainment venue - a statement as to how the performance requirements of Part B1 and NSW Part H102 of Volume One of the <i>Building Code of Australia</i> are to be complied with; 5. Documentation for any accredited building product or system sought; 6. Details on the heights of any temporary structure and their construction materials; and 7. An occupation certificate for each temporary structure.
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