
Concept Plan Approval

Section 750 of the *Environmental Planning and Assessment Act 1979*

Under delegation of the Minister for Planning and Infrastructure dated 14 September 2011, the Planning Assessment Commission determines to give approval to the concept plan referred to in Schedule 1, pursuant to section 750 of the *Environmental Planning and Assessment Act 1979*, subject to the terms referred to in Schedule 2 and the proponent's Statement of Commitments in Schedule 3.

The reasons for the imposition of these terms are to:

- ensure the site is appropriately managed for the proposed use;
- adequately mitigate the environmental, construction, and operational impacts of the development;
- reasonably protect the amenity of the local area and surrounding communities; and,
- protect the public interest.



Kevin Sproats
Member of the Commission



Donna Campbell
Member of the Commission

Sydney 24 April 2012

SCHEDULE 1

Application No.:	MP 09_0028
Proponent:	Billinudgel Property Pty Ltd
Approval Authority:	Minister for Planning and Infrastructure
Land:	Lots 46, 402, 403, 404, 410 DP 755687; Lots 10, 12, 14 DP 875112; Lots 2, 12 DP 848618; Lot 101 DP 856767; Lots 30, 31 DP 880376; Lots 101, 102, 107 DP 1001878; and Lot 1 DP 1145020, Tweed Valley Way and Jones Road, Yelgun – Byron local government area.
Project:	Cultural Events Site, comprising: • Use of the site for cultural, educational and outdoor events with ancillary camping and car parking; • Temporary event infrastructure; • A spine road; • A water treatment plant; • A wastewater treatment plant; • A cultural centre; • A conference centre and associated accommodation; and, • A comprehensive vegetation management plan.

TABLE OF CONTENTS

SCHEDULE 1	1
PART A – Notes relating to the determination of 09_0028	2
PART B – Definitions	2
SCHEDULE 2	3
PART A – Terms of approval	3
A1 Concept Plan Approval	
A2 Project in accordance with documentation	
A3 Project in accordance with plans	
A4 Consistency of future development	
A5 Lapsing of approval	
PART B – Modifications to the Concept Plan	4
B1 Definitions	
B2 Trial period for outdoor events	
B3 Approval process for trial events	
B4 Outdoor events after 2017	
B5 Modifications to on- site effluent irrigation	
PART C – Requirements for future applications	7
C1 Outdoor events after 2017	
C2 Additional flood modelling	
C3 Habitable floor levels	
SCHEDULE 3 – STATEMENT OF COMMITMENTS	10

PART A–NOTES RELATING TO THE DETERMINATION OF 09_0028

Responsibility for other consents / agreements

The Proponent is solely responsible for ensuring that all additional consents and agreements are obtained from other authorities, as relevant.

Appeals

The Proponent has the right to appeal to the Land and Environment Court in the manner set out in the *Environmental Planning and Assessment Act 1979* and the *Environmental Planning and Assessment Regulation 2000*.

PART B–DEFINITIONS

In this approval,

Act means the *Environmental Planning and Assessment Act 1979*.

Advisory Notes means advisory information relating to the approved development but do not form a part of this approval.

BCA means Building Code of Australia.

Construction Certificate means a construction certificate for bulk earthworks or civil works unless specified otherwise.

Council means Byron Shire Council.

Department means the Department of Planning and Infrastructure or its successors.

Director-General means the Director-General of the Department.

Environmental Assessment means the Environmental Assessment prepared by SJ Connelly CPP Pty Ltd and dated August 2010, including all Appendices.

Minister means the Minister for Planning and Infrastructure.

Project means the project as described in Term A1 of this approval.

PCA means a Principal Certifying Authority and has the same meaning as Part 4A of the Act.

Preferred Project Report means the Preferred Project Report prepared by SJ Connelly CPP Pty Ltd dated February 2011.

Proponent means Billinudgel Property Pty Ltd or any party acting upon this approval.

Regulation means the *Environmental Planning and Assessment Regulation 2000*.

Site has the same meaning as the land identified in Schedule 1.

End of Schedule 1

SCHEDULE 2

PART A – TERMS OF APPROVAL

A1 Concept plan approval

- 1) Concept plan approval is granted to use the site for outdoor, cultural or educational events with ancillary event camping and car parking.
- 2) The project infrastructure and works are to be developed as generally described in the following three (3) stages:

Stage 1

- (a) A spine road, shuttle bus turnaround area and ancillary event laneways;
- (b) Upgrading of Jones Road;
- (c) An underpass beneath Jones Road;
- (d) Ancillary temporary structures; and
- (e) Implementation of a comprehensive vegetation management plan.

Stage 2

- (a) An administration building;
- (b) A gatehouse building;
- (c) A water treatment facility; and
- (d) A wastewater treatment facility.

Stage 3

- (a) A cultural centre;
- (b) A conference centre for a maximum of 180 guests and accommodation for 60 guests; and
- (c) Finalisation of the vegetation management plan.

A2 Project in accordance with documentation

The proponent shall carry out the concept plan and all related future projects generally in accordance with the following documents except as modified by this approval:

- 1) *Environmental Assessment* prepared by SJ Connelly CPP Pty Ltd on behalf of North Byron Parklands, dated August 2010;
- 2) *Reply to Submissions and Preferred Project Report* prepared by SJ Connelly CPP Pty Ltd on behalf of North Byron Parklands, dated February 2011;
- 3) *Flood Risk Management Plan* prepared by Molino Stewart on behalf of North Byron Parklands (Billinudgel Property Pty Ltd), dated June 2011; and
- 4) *Environmental Health and Safety Management Manual* prepared by North Byron Parklands, dated August 2010.

A3 Project in accordance with plans

The proponent shall carry out the concept plan and all related future projects applications generally in accordance with the following plans:

Design Drawings prepared by Design Team Ink		
Drawing No.	Name of Plan	Date
Plan EA 1.2	Revised Event Area and Land Use Structure	14.12.10
Plan EA 1.3	Revised Ecological Structure Plan	14.12.10

A4 Consistency of future development

- 1) In the event of any inconsistency between:
 - a) this approval and the drawings/documents referred to in terms A2 and A3, this approval prevails to the extent of the inconsistency;
 - b) any drawing/document listed in terms A2 and A3 and any other drawing/document listed in terms A2 and A3, the most recent document/ plan shall prevail to the extent of the inconsistency;
 - c) this approval and the Statement of Commitments (at Schedule 3), this approval prevails to the extent of the inconsistency.
- 2) If there is any inconsistency between this concept plan approval and any future application/ project, this concept plan approval shall prevail to the extent of the inconsistency.

A5 Lapsing of approval

This concept plan approval shall lapse five (5) years after the date of this approval, unless works the subject of the project approval for Stage 1 have physically commenced on or before that lapse date.

PART B – MODIFICATIONS TO THE CONCEPT PLAN

B1 Definitions

In this approval -

small trial event is an outdoor event the first trial for which is proposed for up to 10,000 patrons per day;

medium trial event is an outdoor event the first trial for which is proposed for between 10,000 and 15,000 patrons per day;

large trial event is an outdoor event the first trial event for which is proposed for between 15,000 and 25,000 patrons per day;

patron means anyone who holds a ticket to attend an outdoor event;

event day means any day that is an advertised date on the face of an entry ticket for a trial event;

camper arrival day for a trial event, means the day immediately before the first event day, being a day on which camper patrons are permitted to arrive at the site.

camper departure day for a trial event, means the day immediately after the last event day, being a day on which camper patrons are permitted to depart from the site.

B2 Trial period for outdoor events

- 1) Concept approval is granted for a trial period up to the end of 2017.
- 2) The Director- General may approve up to 3 trial events each calendar year, being one large trial event, one medium trial event and one small trial event. The Director-General may also approve additional small or medium events in place of a larger trial event during any calendar year so long as the number of trial events for the year does not exceed 3.
- 3) The total event days for each calendar year must not exceed 10 days. The total camper arrival and departure days each calendar year must not exceed 6 days.
- 4) The maximum number of patrons that may be approved for each large, medium or small trial event depends on the number of trials that have been held of events in that class, as set out in the Table below.

Number of trial	Large trial event	Medium trial event	Small trial event
First trial	Up to 25,000 patrons	Up to 15,000 patrons	Up to 10,000 patrons
Second trial	Up to 27,500 patrons	Up to 17,500 patrons	Up to 12,000 patrons
Third trial	Up to 30,000 patrons	Up to 20,000 patrons	Up to 13, 000 patrons
Fourth trial	Up to 32,500 patrons	Up to 22,500 patrons	Up to 14,000 patrons
Fifth trial	Up to 35,000 patrons	Up to 25,000 patrons	Up to 15,000 patrons

B3 Approval process for trial events

The process for approving trial events, including the Director – General's powers to limit or regulate trial events, must be set out in the project approval for the trial period.

B4 Outdoor events after 2017

- 1) Concept approval is given for outdoor events after 2017 for up to 35,000 patrons per event day subject to the satisfactory performance of the trial events.
- 2) The Stage 2 works must be completed prior any outdoor event after 2017.

B5 Modifications to on-site effluent irrigation

To ensure the protection of existing groundwater conditions and adjoining environments, no on-site effluent irrigation is to occur on land south of Jones Road. The proponent must provide suitable areas for on-site effluent irrigation on land north of Jones Road, without introducing any adverse environmental impacts.

PART C – REQUIREMENTS FOR FUTURE APPLICATIONS

Pursuant to sections 75P(2)(c) of the Act the following requirements apply, as relevant, with respect to future stages of the project to be assessed under Part 4 of the Act:

C1 Outdoor events after 2017

- 1) The performance of trial outdoor events must be addressed as part of any development application under Part 4 for outdoor events after 2017.

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- 2) Any development application for outdoor events after 2017 must be accompanied by an environmental management and monitoring plan that details the management strategies, monitoring regimes and regular reporting on the following matters:
 - noise
 - traffic and transport
 - flora and fauna
 - bushfire
 - flood
 - surface water
 - event management.
 - 3) The Stage 2 works must be completed before any outdoor events are held after 2017.

C2 Additional flood modelling

The following matters are to be addressed as part of any development application for the proposed conference centre and cultural centre:

- 1) The proponent must undertake further flood modelling of the site at a localised/catchment level with the aid of a detailed hydrological and hydraulic model prior to the construction of the conference centre and/or cultural centre.
- 2) The additional flood modelling must take into consideration the existing flood behaviour of the site and climate change requirements and provide an indication of any further flood impacts anticipated as a result of the constructed conference centre and/or cultural centre.
- 3) The proponent must submit details of an appropriate drainage system designed around these proposed facilities, including incorporation of water sensitive urban design measures.
- 4) Any future drainage systems introduced must not generate any detrimental impacts on the sites existing infrastructure.
- 5) Any future drainage systems introduced must not exacerbate the sites existing flood regime, or exacerbate the impacts of flooding on any land adjoining the site.

C3 Habitable floor levels

Floor levels of all permanent habitable structures proposed as part of any future development application must be constructed a minimum of 500mm above the 100 year ARI flood level including relevant climate change requirements applying at the time of lodgement of the development applications.

End of Schedule 2

SCHEDULE 3

09_0028

NORTH BYRON PARKLANDS CULTURAL EVENTS SITE

TWEED VALLEY WAY AND JONES ROAD, YELGUN

STATEMENT OF COMMITMENTS

(SOURCE: PREFERRED PROJECT REPORT)

Table 12.1 Updated Statement of Commitments
A. Overall Commitments

	Commitment Topic	Commitment Details	Commitment undertaken by who and when
A1	Implementing the proposal	Parklands will: - Carry out the Project in accordance with this the exhibited EA as amended by the Preferred Project report, 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.	Parklands - in the stages nominated within the EA. Parklands – establish and commence prior to works and event usage commencing; and then ongoing implementation.
A2	Capped Event Usage	Event usage capped at the following annual limits: - Years 1 – 5 (Commencing with the first event) - No more than a total of 10 event days per annum. 3 major events with a maximum starting capacity of 60% (30,000), 50% (25,000) and 40% (20,000). - No more than 15% capacity increase per event annually subject to satisfying key performance indicators in the Management Manual. - No minor, small or moderate events. Years 6 onwards - maximum event usage as follows: - Major Events – no more than 12 event days per annum; - Moderate Events (3001 patrons to 10,000 patrons) – no more than 4 event days per annum; - Small Events (300 patrons to 3000 patrons) – no more than 4 event days per annum; and - Minor Events (less than 300 persons) – no daily limits.	Parklands – in years 1 to 5. Parklands – in years 6 onwards.
A3	Major Event capacity requirements	The largest Major event will operate at a maximum 60% of capacity until Parklands has demonstrated compliance with the Management Manual per event annually to	Parklands – in accordance with commitment timing.

	Commitment Topic	Commitment Details	Commitment undertaken by who and when
		the upper limit for that event category. Any increases in event capacity shall be limited to a 15% increase per event annually to the upper limit for that event category.	
A4	Monitoring and reporting of events usage	On the anniversary of the first major event (and every year thereafter) Parklands will provide the following two reports to the Department of Planning: 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.	Parklands – annually commencing on the anniversary of the first major event.
A5	Undertake an ongoing stakeholder consultation program	Parklands will implement an ongoing consultation program with key stakeholders (as detailed in <i>NBP Standard 007</i>) including: • Establishing a Community Liaison Committee; • 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.	Parklands – prior to the first event. Parklands – prior to the first event. Parklands – prior to the first Moderate or Major event. Parklands – during the first major event and all major events following. Parklands – during the first major event and all major events following.
A6	Community Grants Fund	Parklands will establish a Community Grants Fund (funded by a 'community levy' on major event patron tickets) for annual distribution (at the discretion of Parklands) to a range of community, social,	Parklands – for the first major event and all major events following.

	Commitment Topic	Commitment Details	Commitment undertaken by who and when
		environmental and welfare projects within the local community.	
A7	Enhance the biodiversity values of the site and locality	Parklands will: - 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	Parklands – at all times. Parklands – implementation of VMBP staged over time commencing at start of works. Parklands – with event programming in accordance with maximum usage limits. Parklands – as a priority stage of VMBP, within first two years.
A8	Youth Policy	Parklands will, in consultation with key stakeholders, 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.	Parklands – within the first 18 months of event usage.
A9	Indigenous cultural heritage	Parklands will adopt and implement the five recommendations of Technical Paper H, developed in liaison with the Aboriginal stakeholders.	Parklands – Recommendation 1: Include in construction management plan and enact during works program. Recommendation 2: To be included in Event Management Manual prior to event usage and enacted during event usage. Recommendation 3: in consultation with Aboriginal stakeholders prior to design of any signage. Recommendation 4: in consultation with Aboriginal stakeholders prior to design of Cultural Centre Recommendation 5:

	Commitment Topic	Commitment Details	Commitment undertaken by who and when
		2. Parklands will provide the DECCW with additional Aboriginal cultural heritage management measures for each known Aboriginal site. These measures shall include: a. a program of ongoing monitoring by the local Aboriginal community, and assessment criteria for any previously unidentified Aboriginal cultural heritage values; b. management during maintenance activities (e.g. weed spraying, pest control, etc). as a component of any Aboriginal cultural heritage induction program; and, c. the specifics of any protection works (e.g. fencing, signage, located on maps, etc). 3. Any Aboriginal cultural heritage management measures developed in consultation with the registered local Aboriginal stakeholders and specific management during any proposed events shall be incorporated into the Management Manual. 4. An Aboriginal Cultural Heritage Awareness component shall be included in the pre-start induction to be attended by all personnel, contractors and their employees involved in on-site disturbance/construction activities. The induction will be completed as part of any induction. The induction will highlight the overall high level of Aboriginal cultural sensitivity of the wider project area and the strict requirement for all on-site workers to confine their activities to the approved project area only. It must also include the legal obligations for Aboriginal sites, and reinforce the need to comply with these legal obligations (including penalties if	workers site inductions occur before works commence and recommended actions occur during works as required. Parklands – prior to event usage. Parklands – workers site inductions occur before works commence. Parklands – prior to any protection works commence. Parklands – prior to event usage. Parklands – workers site inductions occur before works commence.

	Commitment Topic	Commitment Details	Commitment undertaken by who and when
		breaches occur). The induction will also provide an overview of the types of Aboriginal cultural heritage materials that could occur within the project area, and of the procedures to be followed in the event of any possible finds during any stage of the development. 5. The Aboriginal stakeholders shall be given the opportunity to review, amend, and confirm the content of the Aboriginal Cultural Heritage Awareness induction component prior to its implementation. Aboriginal stakeholder representatives shall be invited to attend and participate in all induction sessions. 6. A register will be kept of all persons inducted for the duration of the project. The register will include dates, names and signatures of those inducted, the type of activity and location in which they will be working, name of the person who provided the induction, and whether any Aboriginal stakeholders were present during the induction.	Parklands – consultation with Aboriginal stakeholders prior to finalisation of induction program. Parklands – Aboriginal stakeholders invited to induction sessions. Parklands – at all times
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.	Parklands – all plans and works will protect sites <i>in situ</i>, workers site inductions occur before works commence. Parklands – prior to opening of the Cultural Centre, background historic educational information and information specific to the study area will be included in displayed information.
A11	Ecological Impact Review	As soon as practicable, having regard to seasonal considerations, after the first event but not beyond 1 year of commencement of event operations Parklands will commission a comprehensive Ecological Impact Review shall be completed and lodged with the Department of Planning. Parklands will include any reasonable requirement/s of the Director General arising from the Department's assessment of the Ecological Impact Review into the Management Manual and implement any	Parklands - after the first event but not beyond 1 year of commencement of event operations

	Commitment Topic	Commitment Details	Commitment undertaken by who and when
		reasonable actions or mitigation measures contained in the report.	
A12	Mosquito Control	Any mosquito control shall be limited to the use of personal insect deterrents. Parklands will not use broad spectrum chemical control or barrier programs, to prevent potential adverse ecological impacts.	Parklands – at all times.

B. Construction Phase Commitments

	Commitment Topic	Commitment Details	Commitment undertaken by who and when
B1	Staging of construction of the site	Parklands will carry out the Project in stages having regard to the following criteria for the orderly development of the site: • The infrastructure network of roads and services and facilities which are required to be operational to accommodate the size of events authorised shall be constructed in the initial years; • Stages may be aggregated; and • Stages may proceed concurrently.	Parklands - in the stages nominated within the EA.
B2	Construction in accordance with approved plans	• All civil works are to be constructed generally in accordance with the Civil Engineering plans (Ardill Payne and Partners Project 6883) Plan Set. • The finished surface level of the Spine Road will be constructed so that it is above the 1% ARI flood level. • 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.	Parklands - in the stages nominated within the EA. Parklands – prior to event usage commencing. Parklands – within the first three years of event usage. Parklands – implementation of landscaping staged over time commencing at start of works.
B3	Construction Management Plan (CMP) to be implemented.	1. The construction phase will be managed by the Construction Management Plan (Technical Paper O) which addresses the management of the site during the construction phase. The CMP includes matters such as: • Traffic management;	Parklands – during construction phase.

	Commitment Topic	Commitment Details	Commitment undertaken by who and when
		- 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. 2. The Construction Management Plan will be amended to: - Ensure that the section of the spine road, at the test excavated spur inland of Yelgun flat 1 (#22-1-114/115), is constructed on over-ground fill to avoid disturbance of Aboriginal artefacts within this area. - Restrict all heavy machinery activities to the spine road corridor.	Parklands – Construction Management Plan amended prior to site works commencing and implemented during construction phase.
B4	Aboriginal Heritage Protection and Protocols adopted and to be implemented	Adopt and implement the recommendations of the Aboriginal Heritage Assessment (Technical Paper H) and additional matters in Commitment A9.	Parklands – refer to timing details in Commitment A9.
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 E be adopted and implemented.	Parklands - Environmental Management Procedures listed in Section 3.0.3 of the Ecological Assessment within Technical Paper E be incorporated into Management Manual before works and event usage commence.
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 . The monitoring protocols will be developed in consultation with the relevant agencies in the Parklands Regulatory Working Group and will be complied with.	Parklands - Preconstruction ecological surveying and monitoring will be completed prior to commencement of construction activities.
B7	Ecological Management - adopt and implement	Parklands will adopt and implement all construction phase mitigation measures in Table 11 of the Ecological Assessment within Technical Paper E including: - Erecting advisory signage; - Supervision of tree disturbance; - Retaining biomass on site; - Compensatory plantings;	Parklands will adopt all construction phase mitigation measures in Table 11 of the Ecological Assessment within Technical Paper E and implement in construction phase.

	Commitment Topic	Commitment Details	Commitment undertaken by who and when
		- Fauna movement culverts provided under road if 'at grade' option utilized; - Barrier fence retained vegetation and be commenced a program to remove weed species; - 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 (Refer to Technical Paper E) as amended by these commitments.	Parklands – at all times.
B9	Water Cycle Management – Water Management Plan	The water cycle is to 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.	Parklands – implemented prior to, during and following construction and event usage.
B10	Water Cycle Management - Sediment and Erosion Controls.	1. 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: - pH 6.5 – 8.5; - Turbidity <50NTU; and - Suspended Solids < 50 mg/L. 2. Appropriate signage is to be provided throughout the proposed southern car park area to encourage reporting of any oil spills or leakages to festival management.	Parklands – implemented prior to, during and following construction and event usage. Parklands – prior to use of the carpark.
B11	Soil Management	1. Soils shall be managed in accordance with the recommendations of the following: - Erosion and Sediment Control Plan (Technical Paper P); - Acid Sulfate Management Plan (Technical Paper M1); - Stormwater Management Plan (Technical Paper Q).	Parklands – implemented prior to, during and following construction and event usage.
B12	Ecological Structure Plan	1. Parklands will prepare and implement a Revised Ecological Structure Plan that adopts the	Parklands - implement the Revised Ecological Structure Plan over ten

	Commitment Topic	Commitment Details	Commitment undertaken by who and when
		DECCW recommendation that a greater proportion of the site be established as permanent habitat with greater connected ground cover and canopy. In particular, Parklands will establish: 5.9 ha of additional permanent habitat connecting the forest blocks on the north of Jones Road, thus further protecting and widening the Marshalls Ridge wildlife corridor;; 12.9 ha of permanent new habitat with constructed wetlands is provided in the southern car park providing a significant buffer to the Billinudgel Nature Reserve and SEPP 14 wetlands. 2. Parklands will install at least two fauna friendly (1m x 1.5m) box culverts under the spine road both north and south of Jones road to enhance safe fauna passage during event times or other uses of the road. The inverts of these culverts must be well above groundwater level. 3. Any human exclusion fencing at the Jones Road intersection / underpass shall also include fauna friendly design (250 mm square gaps at <10m intervals), allowing for fauna movement along the base of the fence. 4. A habitat restoration program for the area between the SEPP 14 boundary and the BNR in the southern car park, will be developed in consultation with the Regulatory Working Group.	years with a minimum of 5% of the plan implemented each year. Parklands – implement during construction phase. Parklands – implement during construction phase. Parklands – develop plan in consultation with the Regulatory Working Group in first year and implement within stages of the Revised Ecological Structure Plan.

C. Operational Phase Commitments

	Commitment Topic	Commitment Details	Commitment undertaken by who and when
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: • 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 • NBP Standard 014 – Waste Management (see Annexure E)	Parklands – at all times.
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 014.	Parklands – at all times for all events.
C3	Managing demand on emergency and local services	For Moderate and Major events, on-site medical services and police services will be provided. For Major events ambulance services will be provided by the proponent.	Parklands – For Moderate and Major events, on-site medical services and police services will be provided. For Major events ambulance services will be provided by the proponent.
C4	Managing demand on holiday accommodation in nearby centres	Parklands and event operators will work with local 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	Parklands – for all event usage.

		site management' premises will be supported.	
C5	Managing demand on beach and other neighbourhood facilities and increased crowds in nearby areas	Parklands will liaise with local communities to either promote their community or redirect activities to those communities 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.	Parklands – in consultation with local communities prior to event usage.
C6	Managing illegal camping and/or litter in nearby areas	Parklands will: • 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.	Parklands – for Major Events in consultation with Regulatory Working Group.
C7	Safety Management	Parklands will adopt, implement, monitor and review NBP Standard 001 - Safety Management. In accordance with Clause 3 of the standard, event operators will conform with the following applicable Standard Parameters: 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: ▪ 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	Parklands – prior to and during event usage.

		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); 10. Ensure any direction from Parkland's staff to remove an event staff member, contractor, volunteer or patron is complied with; and 11. Provide emergency equipment (torches, radios and the like) in secure weatherproof containers on flood free land adjacent to the Spine Road and in the vicinity of the proposed Conference Centre.	Parklands – prior to event usage.
C8 Transport and Traffic Management		Parklands will adopt, implement, monitor and review NBP Standard 002 - Transport and Traffic Management. In accordance with Clause 3 of the standard, applicable Parklands/event operators will conform with the following Standard Parameters: <i>Transport Management</i> Develop a transport management plan that; 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	Parklands – prior to and during event usage.

		sustainable transport; - Supports cycling through provision of dedicated facilities and incentives such as priority camping locations; and - Provide public transport connections to adjacent townships (accommodation) and key transport nodes such as Airports and railways, where applicable. <i>Traffic Management</i> Develop a traffic management plan covering 'bump in, bump out' and event days that: - Controls traffic movement past the site, and traffic and pedestrian movements onto the site; - Facilitates efficient processing and inspection of event patron's vehicles within the site; - Maintains a minimum Level of Service at the Yelgun Interchange of LoS D and LoS D along the Tweed Valley Way; - Maintains a Degree of Saturation of less than 0.95 at the Yelgun Interchange; - Maintains a maximum Average Delay (s/veh.) 56 seconds at the Yelgun interchange; - 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; - 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; - Provides temporary special event 40 km/h speed limits to cover the link road between the Yelgun Interchange roundabout and Tweed valley Way; - Monitors car occupancy, mode share and traffic impacts during event days and the provision of a report to the General Manager, Parklands documenting findings; - Provides event site access over an appropriate timeframe prior to the event to reduce peak traffic movements - Is prepared by a certified traffic control planner; - Is approved by the relevant roads authority; - Is prepared in accordance with Australian Standard 1742 and the RTA's Guide to Traffic Management for Events;	
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		14. Secures approval for temporary closure and access control of Jones Road for event days; 15. Secures approval for access control (residents and visitors only) of Yelgun Road for event days; 16. Provides a 'bump in' and 'bump out' schedule to the General Manager, Parklands; 17. Uses RTA accredited traffic control contractors on public roads; and 18. Ensures any serious traffic related incidents and/or delays are reported to the General Manager, Parklands as soon as practicable; and 19. Requires a "special event clearway authority" to be obtained for the relevant sized which authorises towing of illegally parked vehicles. Traffic impact research 1. Planning for events shall be carried out in accordance with the publication entitled <i>Guide to Traffic Transport Management for Special Events</i> by the RTA and provide for data collection to include, but not limited to: • Numbers of staff, entertainers, support staff and set-up staff. When they arrive, vehicles involved, including type of vehicle with arrival and departure rates and direction of travel; • Patronage of bus services, including the number of patrons on buses, bus occupancy rates, arrival and departure rates of buses, timing of bus arrival and departure; • Number of campers, arrival and departure rates, vehicle occupancy, direction of travel; • Number of day patrons, vehicle occupancy, arrival and departure rates and direction of travel; • Background counts on the Pacific Highway and Tweed Valley Way; • Number of patrons that attend by bicycle, arrival and departure rates; • Queuing monitoring and recording of maximum queue lengths during peak traffic periods; • Traffic arrival and departure and occupancy rates; • Pick up and set-down vehicle arrival, departure and occupancy rates.	
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C9 Environmental Management	Parklands will adopt, implement, monitor and review NBP Standard 003 - Environmental Management. In accordance with Clause 3 of the standard, Parklands/event operators will conform with the following applicable Standard Parameters: 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. Implement the environmental repair works described in Commitment B12; 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; 14. All internal traffic not to exceed 30 km/h; 15. Minimise the time that temporary fencing is erected to reduce barriers to fauna and conduct fauna search prior to securing fenced area; 16. Experienced fauna management crew to be on-site for the duration of the event; and 17. Environmental monitoring to be undertaken prior to, during and post all	Parklands – prior to and during event usage.
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		moderate and major events. 18. Provision of additional rangers from the Parks and Wildlife Group of DECCW provided (at Parklands cost) for Major events. 19 An annual conditional performance 'bond' of \$25,000 will be lodged by Parklands with DECCW/PWG. The bond will be available to the DECC/PWG to rectify any unforeseen or otherwise unaddressed impacts upon the BNR from event operations. Unused portions of the bond may be carried over and held in respect of the following year, or refunded annually as appropriate, following approval by the Regulatory Working Group. The bond will be reviewed annually.	
C10	Water Management	Parklands will adopt, implement, monitor and review NBP Standard 004 – Water Management. In accordance with Clause 3 of the standard, Parklands/event operators will conform with the following applicable Standard Parameters: - Engage water cartage contractor(s) with the capacity to deliver quantities of potable water for the event usage and camping as follows; - 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.	Parklands – prior to and during event usage.
C11	Wastewater Management	Parklands will adopt, implement, monitor and review NBP Standard 005 – wastewater Management. In accordance with Clause 3 of	Parklands – prior to and during event usage.

		the standard, Parklands/event operators will conform with the following applicable Standard Parameters: 1. Provide suitable low flow portable toilets and shower amenities; 2. 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; 3. Provision of showers and toilets shall comply with BCA; 4. All food stall areas and catering (including backstage area) shall be plumbed to a suitably sized Parkland's temporary wastewater holding tank; 5. Engage wastewater cartage contractor(s) with the capacity to adequately service multiple 10,000 litre temporary holding tanks and various sized wastewater holding tanks; 6. Transfer of sewerage and wastewater from temporary holding tanks to trucks shall be done via suction pumping with appropriate secure coupling mechanisms and emergency stop provisions to cease transfer of material if required; 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. 11. Prior to commissioning of the reticulated sewerage system on the site, a comprehensive operations, monitoring and maintenance plan is to be developed for the system submitted to the Department of Planning. 12. Implement any measures necessary to ensure no overflow occurs from the effluent holding dam or wetlands and no surface runoff occurs from the irrigation area.	Parklands - prior to commissioning of the reticulated sewerage system on the site.
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C12	Fire Management	Parklands will adopt, implement, monitor and improve NBP Standard 006 – Fire Management. In accordance with Clause 3 of the standard, Parklands/event operators will conform with the following applicable Standard Parameters: 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. 10. Prior to each major event a bonfire management plan shall be submitted to and approved by the Rural Fire Services. 11. The Bushfire Management Plan will address peat fire prevention and contingencies. 12. The RFS will be a key governmental agency invited to attend the Regulatory Working Group as necessary. 13. A Bushfire Emergency Evacuation Plan shall be prepared prior to use of the site.	Parklands – prior to, during and after event usage as specified. Parklands – prior to each event. Parklands – prior to use of the site for events. Parklands – RFS invited to attend Regulatory Working Group as necessary. Parklands – prior to use of the site for events.
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		The objective of the plan is to ensure the co-ordinated response to emergencies by all agencies having responsibilities and functions in emergencies. The draft Bushfire Emergency Evacuation Plan will be reviewed by NSW RFS. The plan shall specifically include: - a Roles and responsibilities of person's co-ordinating the event. - b Roles and responsibilities of persons remaining on site following evacuation. - c Procedures for contacting emergency services e.g. NSW Rural Fire service District Office, NSW Fire Brigades, NSW Police Service, NSW Ambulance Service and the State Emergency Service. - d Training of event staff and security personnel - e Number of Police Officers to be on site for the duration of the event. - f Number of RFS personnel to be available on site during the event and available equipment. - g Location of assembly areas. - h Location of access and egress roads. - i Situations where the site will be evacuated. - j Location/s where evacuated persons will be directed. 14. The Emergency Evacuation Plan shall be reviewed following each major event. Such review to include event and site management, representatives of the Police, RFS and security provider. 15. A Bushfire Management Plan shall be prepared prior to use of the site. The draft Bushfire Management Plan shall be reviewed by NSW RFS. The plan will specifically include: ▪ Demonstration that North Byron Parklands has the necessary experience, resources and funds to undertake the directions contained within the BMP in perpetuity. ▪ The range of specific management options available to the development, its prescription and its location; ▪ The predicted timing intervals of the management options. ▪ The range of specific management options for managing the risk of the potential for ignition of peat soils 16. All habitable permanent structures to be assessed as Special Fire Protection	Parklands – following each major event. Parklands – prior to use of the site for events. Parklands – in later application for Conference Centre.
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		purpose. 17. All events involving the conference centre and associated accommodation and cabins be approved subject to specific reference in the Evacuation Emergency Plan. 18. Major Events shall be notified to the RFS a minimum of three (3) months prior to such event. Small and moderate events shall be notified a minimum of 4 weeks prior to such event(s).	Parklands – in later application for Conference Centre. Parklands – prior to event usage.
C13	Off-site Management	Parklands will 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 applicable Standard Parameters: 1. Develop an Off-site Response Strategy that includes but is not limited to the provision of an offsite response team; 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 and adjacent to and within the Billinudgel Nature Reserve; 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;	Parklands – prior to, during and after event usage as specified.

		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 Service through the Parklands Regulatory Working Group.	
C14 Noise Management		A. Parklands will adopt, implement, monitor and review NBP Standard 008 - Noise Management. In accordance with Clause 3 of the standard, Parklands/event operators will conform with the following Standard Parameters: 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 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 (decided in consultation with the General Manager, Parklands) twice per 24 hour period the day before, during and the day after the event; 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	Parklands – prior to, during and after event usage as specified.

		undertaken would be determined by the independent noise consultant; 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; 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); 10. Comply at all times with the noise criteria stipulated in the Noise Management Plan for North Byron Parklands; 11. Achieve the following noise management objectives at residential receptors: • 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. 12. Event PA's shall be designed and installed to minimise noise spillage; 13. Event stage managers shall be allocated to each PA based music stage; 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); 15. Event stage managers shall comply with all directions from the independent noise consultant to ensure that recommended noise levels are being met; and 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. B Parklands will implement best practice mitigation measures listed within the Noise Management Strategy (Technical Paper D) in consultation with the three residents identified as potentially being exposed to elevated noise emissions (R05, R13 and R13). Parklands will undertake	Parklands – prior to, during and after event usage as specified.
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		noise monitoring during events to confirm effectiveness of noise mitigation measures.	
C15	Evacuation Management	Parklands will 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 applicable Standard Parameters: 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; 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.	Parklands – prior to, during and after event usage as specified.
C16	First Aid Management	Parklands will adopt, implement, monitor and review NBP Standard 0010 - Safety Management. In accordance with Clause 3 of the standard, Parklands/event operators will conform with the following applicable Standard Parameters: 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;	Parklands – prior to, during and after event usage as specified.

		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	Parklands will 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 applicable Standard Parameters: 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; 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.	Parklands – prior to, during and after event usage as specified.
C18	Flooding Management	Parklands will adopt, implement, monitor and review NBP Standard 0012 - Flooding Management. In accordance with Clause 3 of	Parklands – prior to, during and after event usage as specified.

the standard, Parklands/event operators will conform with the following applicable Standard Parameters:

1. Develop and implement a significant rainfall event forecasting system. An automatic rainfall recording station, stream height gauging stations and soil moisture sensors must be installed on site by a suitably qualified person. The data must be made available for collection remotely via telemetry, with data connections to the administration office on the subject site and relevant agencies. The flood monitoring equipment shall be installed as early as possible to support the preparation of the flood evacuation plan. A certificate from a suitably qualified engineer, with experience in flood matters, together with suitable documentation from the installer, certifying that the flood monitoring equipment has been installed correctly and at appropriate locations, must be submitted to the Department prior to the first event.
2. A flood evacuation/contingency plan for the proposed development in accordance with Part K – Flood Liable Lands of Byron Shire Council Development Control Plan 2002 must be submitted to relevant agencies.
The plan must clearly identify evacuation routes, ground levels of those evacuation routes, depth and time of flooding along the evacuation routes, method of evacuating the number of people and vehicles at the site, critical rainfall events for cancellation or evacuation of the event, and methods and location of flood monitoring. Development of the flood evacuation / contingency plan must be carried out in liaison with the local State Emergency Services. The plan must be assessed and updated by a suitably qualified engineer for each event utilising the data collected from the flood monitoring equipment and any previous evacuation review. A certificate from a suitably qualified engineer, with experience in flood related matters, certifying the adequacy of the plan and that the event structures left on site will not have any impact on flood levels, must be submitted to relevant agencies.
3. 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; 4. Liaise with SES local coordinator and utilise the SES text extreme weather alert notification system; 5. Provide flood evacuation signage and fencing stored in strategic flood free areas; 6. Maintain all drainage channels (free of obstructions); 7. 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); 8. 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; 9. Ensure there is an appropriate flood evacuation plan as part of the event's overall emergency evacuation planning; and 10. Consult with and provide flood evacuation plans to the Byron Shire Council, District Emergency Management Officer, local Police and State Emergency Services. 11. Utilise that part of the carpark not effected by a 5 year ARI flood first to minimise cars parked within the flood affected area.	during and after any event. Parklands – prior to and during any event. Parklands – at all times. Parklands – at all times. Parklands – prior to event usage of the site. Parklands – prior to event usage of the site. Parklands – prior to event usage of the site. Parklands – at all times.
C19	Temporary Structures	Parklands will 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 applicable Standard Parameters: 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 for the use for each temporary structure; 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	Parklands – prior to each event usage on the site.

		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.	
C20	Waste Management	Parklands will adopt, implement, monitor and review BNP Standard 014 – Waste Management. In accordance with Clause 3 of the Standard, Parklands/Event Operators shall prepare and implement a management plan to control littering adjacent to and within the Billinudgel Nature Reserve and other DECCW land parcels.	Parklands – prior to event usage of the site.
C21	Water Management	Parklands will comply with all statutory requirements relating to water management. In particular:: 1. All groundwater licences for monitoring bores shall be obtained and associated works appropriately authorised prior to works commencing. All Form A's associated with the construction of bores must be submitted to NOW at the time drilling is undertaken. 2. For all areas on the site that require dewatering, a water licence under Part 5 of the Water Act 1912 shall be obtained prior to commencement of work. This water licence application must be accompanied by a groundwater and excavation monitoring program and acid sulphate soils contingency plan, developed to the satisfaction of NOW. 3. Where taking surface water, all works shall be appropriately licensed. If and where the storage capacity of the constructed dams exceeds the maximum harvestable right for the property or such works are proposed to be constructed on a river, as defined under the Water Management Act 2000, then a water volume reflecting the water taken from the relevant water source will also be required to be licensed. 4. To aid in the protection of receiving water source quality, all stormwater runoff must be adequately treated at its source and/ or diverted through the stormwater treatment process designed for the site, prior to the stormwater being discharged to surface water and groundwater sources.	Parklands – prior to works commencing. Parklands – attained if required prior to commencement of work. Parklands – attained if required prior to taking surface water. Parklands – all stormwater runoff will be adequately treated at its source and/ or diverted through the stormwater treatment process designed for the site, prior to the stormwater being discharged to surface water and

		5. All wastewater treatment ponds (effluent holding ponds, effluent polishing wetlands) shall be constructed above the water table or must be appropriately lined with an impermeable liner to prevent groundwater contamination.	groundwater sources. Parklands – All wastewater treatment ponds shall be constructed above the water table or appropriately lined with an impermeable liner prior to their use.
C22	Soil Management	Parklands will prepare and implement a management plan to monitor bulk soil density to ensure the soil structure is not degraded and soil compaction is minimised.	Parklands – prior to event usage of the site.