



3 THE PROPOSAL

3.1 Development Summary

North Byron Parklands is proposing to continue to operate the cultural events site on a permanent basis, and to make some changes to event details and site infrastructure.

To enable this to occur, two concurrent applications are proposed.

Firstly, development consent is sought to allow the ongoing use of the cultural events site following the trial period, including the continued use of existing site infrastructure and the development of additional infrastructure to support the cultural events site.

Secondly, a modification to the concept plan approval is proposed to allow for changes to patron numbers and to update the approval to reflect a permanent cultural events site.

The proposed land use structure plan, masterplan and site plans for the development are shown on **Figures 3.1 to 3.8**, and the main components of the development are outlined in **Table 3.1**. A full set of architectural design plans, based on the proposed masterplan, is attached as **Appendix A**, and the land use structure plan is attached as **Appendix B**.

Table 3.1: Parklands Development Summary

Development Summary	Continued use and development of the North Byron Parklands cultural events site
<i>Proposed Uses</i>	Cultural events – including cultural, educational, conference and outdoor events with ancillary accommodation, camping and car parking
<i>Outdoor Events</i>	Outdoor events comprising: • 2 large events per year (ie. Splendour in the Grass and Falls Festival) over a maximum of 5 event days each, catering for up to 35,000 patrons per event day; • 3 medium event days per year (for other music concerts or cultural events), catering for up to 25,000 patrons per event day; • 5 small community event days, catering for up to 5,000 patrons per event day; and • 2 minor community event days, catering for up to 1,500 patrons per event day. Further, approval is sought for the progressive growth of one of the large events (Splendour in the Grass) to 42,500 patrons and then 50,000 patrons a day, subject to meeting key performance indicators (KPIs)
<i>Event Bump-in and Bump-out</i>	Bump-in and bump-out periods for assembling and dismantling temporary infrastructure associated with events, comprising a: • bump-in period of up to 21 working days prior to event days; and • bump-out period of up to 14 working days following event days
<i>Event Camping</i>	Temporary camping associated with outdoor events (on event days and for up to one day prior to and after event days), with capacity for up to 30,000 campers a day (or the event patron capacity, whichever is lesser)
<i>Conference Centre Events</i>	Conferences and functions in the conference centre, with capacity for up to 180 attendees a day
<i>Conference Centre Accommodation</i>	Temporary accommodation associated with functions, with capacity for up to 120 guests a day
<i>Existing Facilities and Infrastructure</i>	Continued use of existing site infrastructure (see Section 2.3)



<i>Proposed Facilities and Infrastructure</i>	Development and use of additional site infrastructure and facilities, including: • temporary event and camping infrastructure; • a conference centre and associated accommodation; • an administration building; • a permanent 'golden view' bar at the main amphitheatre; • event area facilities and works, including: ○ regrading/terracing of the main amphitheatre; ○ drainage improvement works; ○ potable water supply infrastructure; ○ sewerage infrastructure and additional amenities; ○ electrical and communication infrastructure (to conference centre and administration building); and ○ additional security fencing; • on-site road and transport facilities and works, including: ○ construction of the south-east carpark; ○ construction of roundabouts; ○ construction of southern pick-up and drop-off zones; ○ expansion of the transport hub; ○ Gate A works to improve public transport accessibility; ○ spine road upgrades (widening and sealing); ○ event laneway upgrades (rebuilding and sealing); ○ construction of additional on-site bus stops; • off-site road and transport facilities and works, including: ○ upgrade (sealing) of the northern access road to Wooyung Road; and ○ upgrade of the intersection of the northern access road and Wooyung Road
<i>Vegetation Enhancement</i>	Completion and maintenance of habitat restoration and vegetation management works
<i>Staging</i>	Construction of the proposed facilities and infrastructure would be staged in accordance with demand
<i>Capital Investment Value</i>	\$42 million (approx., excluding GST)

3.2 Cultural Events

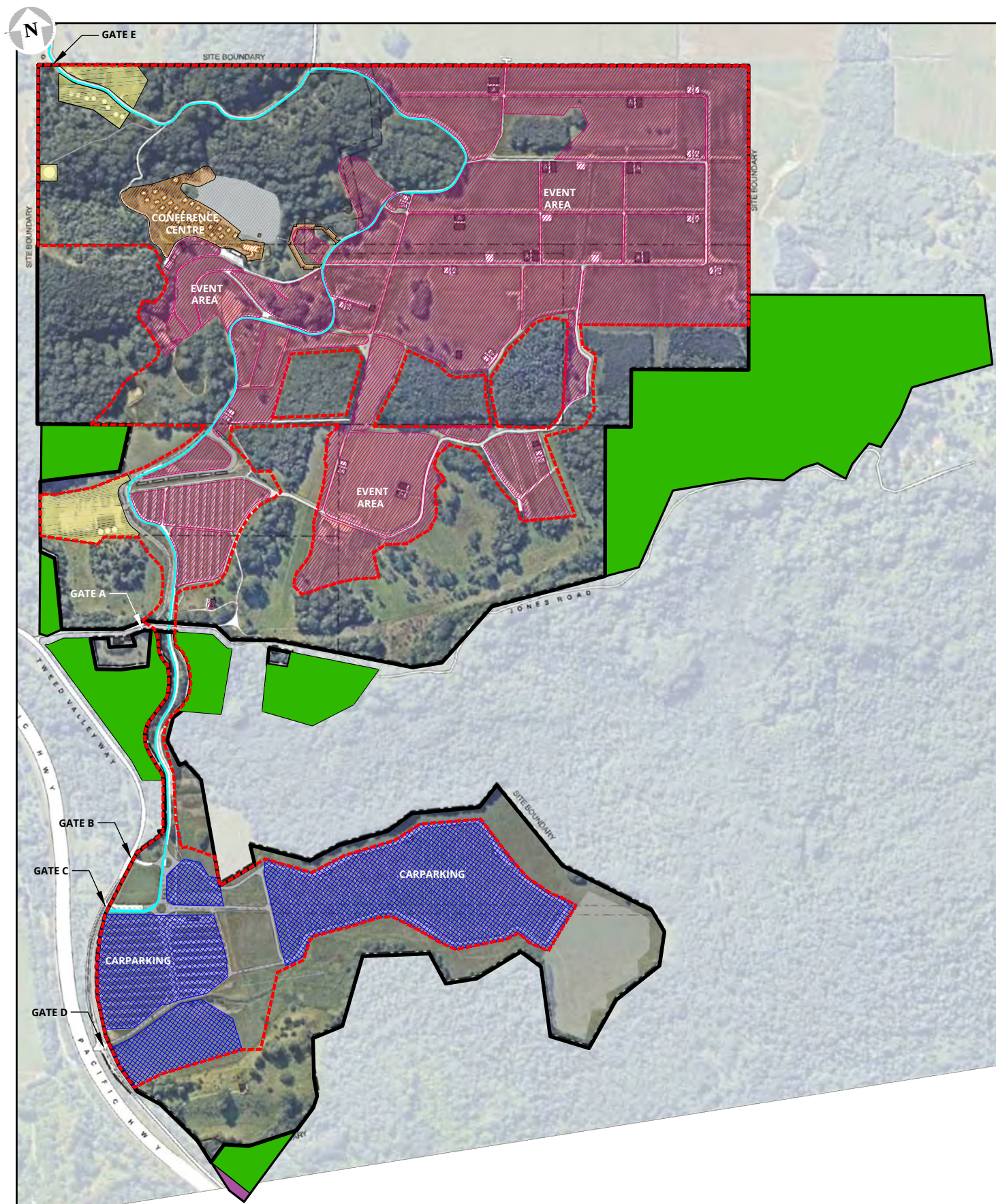
3.2.1 Outdoor Events

Parklands proposes to continue to undertake outdoor events on the site, for up to 20 event days per year. The events and capacity outlined in **Table 3.1** above have been designed to accommodate the events expected to be held on the site, and include:

- 2 large events over up to 5 event days each;
- 3 medium event days;
- 5 small community event days; and
- 2 minor community event days.

Large Events

The 2 large events would comprise the Splendour in the Grass and Falls Festival events (or their successors in title), with the Splendour event held during the winter months and the Falls Festival event held during the summer months. The festivals would be run over a maximum of 5 event days each, and would generally comprise 3 to 4 main event days and 1 to 2 shoulder event days where entertainment is provided for campers who are arriving to the site. These shoulder event days allow the progressive arrival and departure of campers to the site for large events, which assists in mitigating peaks in arrival/departure times.



0 150m
1:8000 (@ A3)



Date	November 2017
Author	Planners North
Reference	1287.1694

Legend:

- Parklands site
- Core event & conference centre use areas

- Parklands Drive
- Active event access lane

- Land dedicated to NPWS
- Proposed road reserve widening
- Proposed event & camping use area

- Carparking
- Conference centre precinct
- Infrastructure

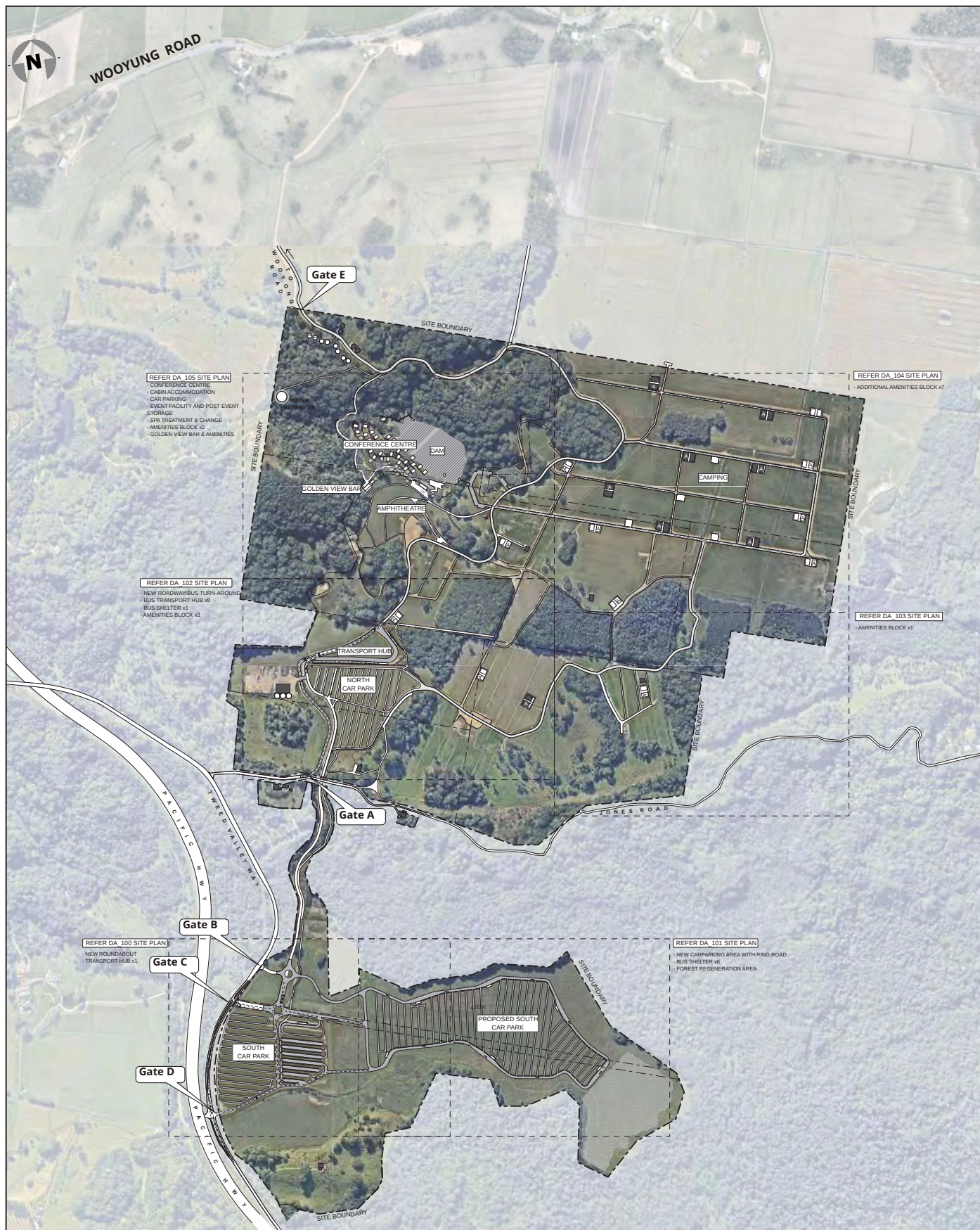
IMPORTANT NOTE |
Cadastral information is subject to survey. The alignment of the aerial photograph and vectorial overlays is approximate only. This plan is conceptual only and subject to detailed survey and design.

Sources | Aerial Photography: Nearmap (July 2017) | Cadastre: Ardill Payne (2009) Updated July 2017 |

Prepared by
Originally - design team ink
Updated - Planners North

Figure | 3.1
**Proposed Land Use
Structure Plan**

North Byron Parklands | Tweed Valley Way & Jones Road



0 250m
1:12 500 @ A4



Date November 2017
Author Reference Planners North
1287.1694

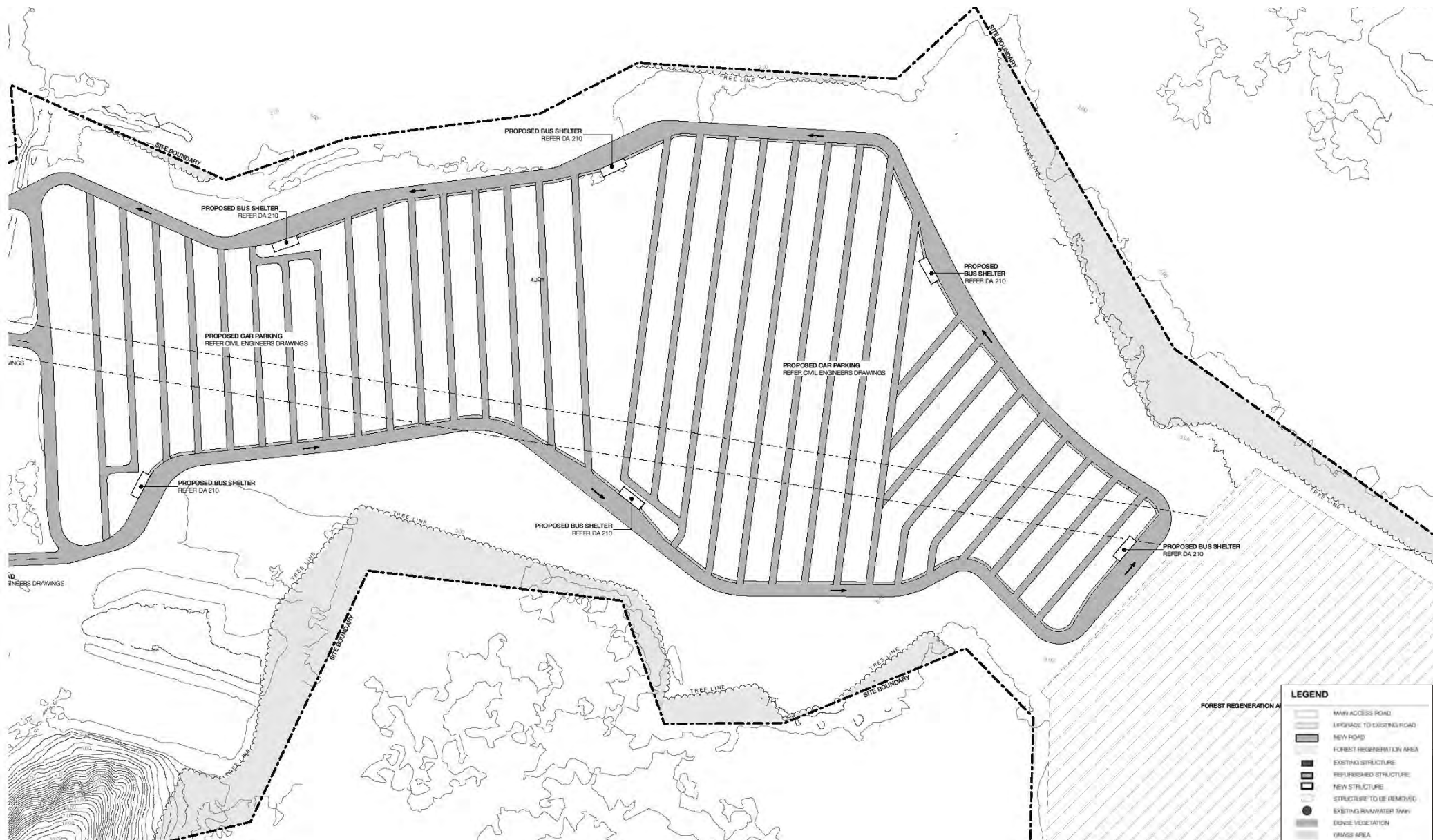
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Planners North

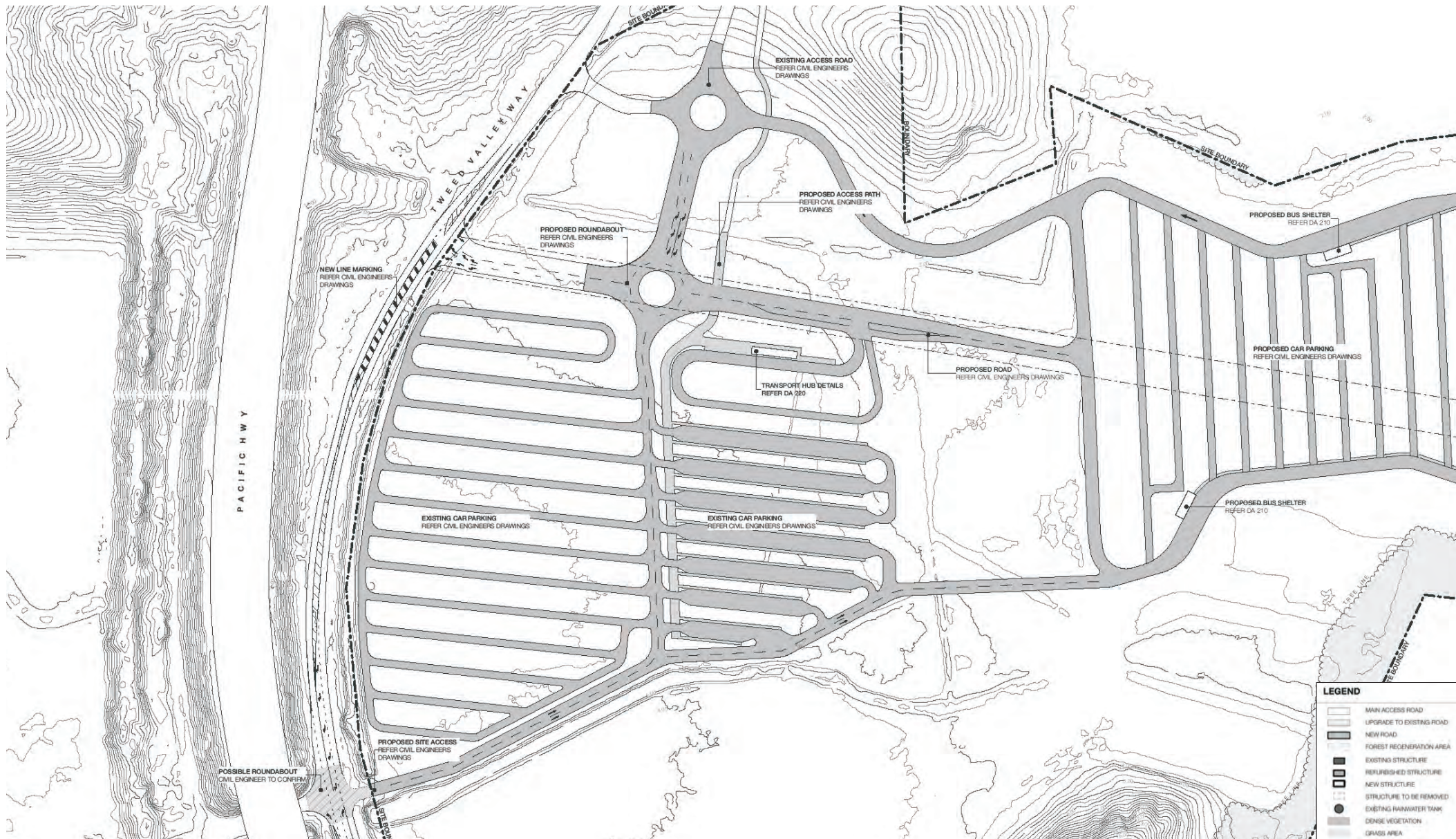
Source | Master Plan: Dominic Finlay Jones, Architect Ref. DFJ148 DA 010 Rev. 07 |

Figure | **3.2**

Proposed Master Plan

North Byron Parklands | Tweed Valley Way & Jones Road





0 70m

Prepared by
PJEP & Planners North

Date
November 2017

Author
Planners North

Reference
1287.1694

Sources | Dominic Finlay Jones

Figure | 3.4
Site Plan - Southern Parking Area
North Byron Parklands Tweed Valley Way & Jones Road



0 80m

Date November 2017
Author Planners North
Reference 1287.1694

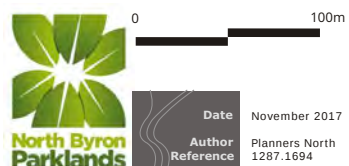
Prepared by
PJEP & Planners North

Sources | Dominic Finlay Jones

Figure | 3.5
Site Plan - Northern Parking Area

North Byron Parklands Tweed Valley Way & Jones Road





Sources | Dominic Finlay Jones



The 2 large events would cater for up to 35,000 patrons per event day. Further, approval is sought for the progressive annual growth of one of the large events (ie. Splendour in the Grass) from 35,000 patrons⁹ to 42,500 patrons, and then from 42,500 patrons to 50,000 patrons a day, subject to meeting certain traffic-related¹⁰ key performance indicators (KPIs).

The KPIs are based on detailed traffic assessment (see Section 6.9) and the KPIs in the existing project approval, and are proposed to include:

- minimum LoS of C to be maintained at the Yelgun Interchange;
- minimum LoS of D to be maintained along Tweed Valley Way in general across the day, with a maximum LoS of E for no more than 4 hours a day;
- queue lengths on the link road between Tweed Valley Way and the Yelgun Interchange to be limited to a maximum of 60 metres;
- queue lengths (95% back of queue) on the northbound off-ramp to be limited to a maximum of 210 metres (from the give way yield line);
- on-site queuing is not to extend onto Tweed Valley Way or the Pacific Motorway; and
- no appreciable impact on through traffic travel times on the Pacific Motorway.

The progressive expansion of the large event would only occur subject to demonstrated compliance with these KPIs, to the satisfaction of the Department.

Medium Events

The 3 medium event days would comprise other music concerts or cultural events¹¹, and would be run either on separate event days (eg. a one-off music concert) or on concurrent event days (eg. a multi-day arts festival). The medium events would cater for up to 25,000 patrons per event day.

Small Community Events

The 5 small community event days would comprise smaller community-based events, such as regional school sports carnivals or local arts festivals, and would be run either on separate days or on concurrent event days (eg. a multi-day sports carnival). The small community event days would cater for up to 5,000 patrons per event day.

Minor Community Events

The 2 minor community event days would comprise not-for-profit community-based events, such as smaller school sports carnivals or local events. The minor community event days would cater for up to 1,500 patrons per event day.

Bump-in and Bump-Out

The assembling and dismantling of temporary structures and infrastructure for each event would be undertaken prior to and after events days, comprising a:

- bump-in period of up to 21 working days prior to event days; and
- bump-out period of up to 14 working days following event days.

Definitions and Interpretation

For the purposes of the proposal, an 'event day' is defined as an advertised date on the face of an event entry ticket (or other advertised event date in the case of community events and conference centre events). This definition is similar to the existing definition in the approved concept plan.

⁹ The 35,000 patron event may be undertaken either under the existing trial period or under the proposed development.

¹⁰ Environmental assessment (see Section 6) indicates that other environmental aspects are not likely to vary significantly with the patronage increase, and/or can be managed to an acceptable level of performance.

¹¹ Excluding motocross, monster trucks and similar motorised racing events.



A 'patron' is defined as a member of the general public who purchases a ticket to attend an outdoor event and attends the event on any given day (or other attendee in the case of community events and conference centre events). This definition is also similar to the existing definition in the approved concept plan, except that it includes the term 'paid' to clarify that a patron is interpreted as a paying customer to an event.

In this regard, events involve a number of 'people on site' in addition to paying patrons, including:

- artists and performers;
- event organisers, staff/volunteers and guests¹²;
- third party workers (eg. food and retail workers);
- media and industry personnel;
- security personnel;
- emergency services and regulatory personnel;
- transport workers; and
- waste and services personnel.

These personnel may operate on site for part or all of an event day. For the purposes of environmental assessment, a conservative estimate of the maximum number of people on site at any one time on an event day is provided in the following table. This estimate is based on data from existing events held on site. The environmental assessments for the proposed development have been based on both patron numbers and the maximum people on site, where relevant¹³.

Table 3.2: Patrons and People on Site

Event Type	Patrons	Maximum People on Site
Large Event	50,000	57,850
	42,500	49,070
	35,000	40,290
Medium Event	25,000	29,250
Small Event	5,000	5,750
Minor Event	1,500	1,725

The 'bump-in' period is defined as the period in which temporary infrastructure is assembled prior to the commencement of an event, and the 'bump-out' period is the period in which temporary infrastructure is dismantled at the conclusion of an event. The bump-in and bump-out periods are similar to those as defined in the existing project approval, except that the word 'working' has been added to the total number of bump-in and bump-out days. This addition provides for periodic rest days or the loss of production due to inclement weather or other constraint that precludes construction activities, and is important for ensuring occupational health and safety of workers involved in temporary infrastructure construction.

3.2.2 Event Camping

Temporary camping is proposed to continue to occur in association with the large and medium events, and may also occur for small and minor events. Campers would be accommodated on site in tents and movable dwellings such as camper vans, which would be either supplied by event organisers or brought onto site by campers themselves.

The maximum number of campers would be capped at 30,000 people per day (or the event patron capacity, whichever is the lesser).

¹² Including complimentary tickets given to residents, community organisations and other groups (capped at a maximum of 700 tickets for large events).

¹³ Including the traffic assessment, flood risk assessment, bushfire assessment and wastewater assessment.



With regard to the large events, it is noted that only the Falls Festival would be able to accommodate 30,000 campers a day. The event layout for the Splendour event is such that a maximum of 25,000 campers are able to be accommodated on the site, due to site area limitations.

Camping would be permitted on event days and for up to one day prior to and one day after event days, which is consistent with the existing approved concept plan.

3.2.3 Conferences and Functions

Parklands proposes to undertake events and functions in the proposed conference centre (see Section 3.3.2 below), in a manner that is generally consistent with the approved concept plan. Functions in the conference centre may include a range of events such as corporate functions, conferences, celebrations, or health and wellbeing retreats.

The conference centre would operate year-round, and cater for up to 180 patrons per day. Accommodation would be provided for up to 120 guests a day in 30 on-site cabins. Accommodation would be limited to guests associated with functions and events only, and would be permitted on event days.

3.2.4 Hours of Operation

The cultural events site would operate up to 24 hours a day on event days and bump-in and bump-out days. However, certain activities would be restricted to minimise noise and other impacts on surrounding receivers. These activities and the proposed hours of operation are outlined in the following table.

Table 3.3: *Hours of Operation*

Activity	Hours of Operation
Amplified music from stages	11:00am to midnight, or to 1:00am on New Years Eve
Amplified music from bars, cafes, dance floors and conference centre, where audible at sensitive receivers ¹⁴	11:00am to 2:00am
Minor community events activities	7:00am to 10:30pm
Erection of temporary structures	Daylight hours ¹⁵

These operating hours are generally consistent with the existing approved hours for the trial events. Minor community events are proposed to commence at 7:00am, rather than 9:00am as per the existing approval, to allow for early starts to events such as fun runs.

Construction works for the proposed development would be undertaken in accordance with the hours as stipulated in EPA's *Interim Construction Noise Guideline*, namely:

- 7:00am to 6:00pm Monday to Friday;
- 8:00am to 1:00pm Saturdays; and
- no work on Sundays or public holidays.

Construction works that are inaudible at surrounding receivers may be undertaken outside these times.

¹⁴ Some minor venues may operate after 2am, but only on a localised scale and only where no noise is audible at surrounding sensitive receiver locations.

¹⁵ Some works may be undertaken outside these times, where inaudible at surrounding sensitive receiver locations.



3.3 Facilities and Infrastructure

The proposal involves the continued use of existing facilities and infrastructure associated with the cultural events site (as described in Section 2), as well as the construction of additional facilities and infrastructure as outlined in **Table 3.1** above. A more detailed outline of the proposed facilities and infrastructure is provided below.

3.3.1 Temporary Event and Camping Structures

The proposed event and camping area is generally consistent with the event area and land use structure plan in the approved concept plan, comprising approximately 85 hectares of land in the northern portion of the site, north of Jones Road.

As with the trial events, ongoing event use and structures would vary depending on the size and nature of the event, but would generally involve the following:

- assembly and dismantling of temporary infrastructure and structures for the event;
- entertainment in performance tents and spaces;
- temporary camping facilities;
- ancillary facilities including stalls, food outlets, bars, signage, toilet and shower facilities; and
- management and monitoring of event compliance.

All temporary structures would be constructed in accordance with the applicable provisions of the Building Code of Australia (BCA) and applicable standards. In this regard, the construction of temporary structures for entertainment purposes is subject to the building certification requirements of the EP&A Act and Regulation, and occupation certificates would need to be issued by the appointed Principal Certifying Authority (PCA) prior to each event.

A Temporary Structures Assessment for the proposal has been prepared by Mark Norris & Associates, and is attached as **Appendix X**. The assessment sets out the certification requirements for temporary structures associated with the proposed development, and indicates that the structures are able to comply with the applicable provisions of the BCA.

3.3.2 Conference Centre

The conference centre would be constructed in the north-western area of the site, between the main amphitheatre and the existing on-site dam. The location is consistent with that shown on the approved concept plan.

The general layout of the conference centre and associated buildings is shown on **Figure 3.8** and a full set of architectural plans is provided in **Appendix A**.

The conference centre would comprise a number of associated facilities, including a:

- 2-level main conference centre building, located on the southern side of the dam;
- 2-level office and amenities building, attached to the main conference centre building via a covered walkway;
- 2-level detached event facilities and storage building, located immediately to the south-west of the main conference centre building;
- 30 detached accommodation cabins, located around the southern and western sides of the dam;
- day spa building, located on the western side of the dam;
- 6 spa treatment rooms and a lookout, located adjacent to the day spa building;
- jetty and conference centre breakout space over the dam; and
- ancillary facilities, including a 70 space car park and a network of access paths and walkways, including a nature walk around the dam.



The main conference centre building and attached office and amenities buildings would have a gross floor area (GFA) of approximately 1,100m² (excluding decks and walkways), and a height of approximately 9.7 metres from the basement floor level¹⁶. The buildings would be constructed of a mix of materials including stone, masonry, timber, metal and glazing. The buildings would provide 2 levels of conference facilities, including open halls, back-of-house areas, kitchen/bar areas, office areas, amenities and outdoor decks and walkways.

The detached event facilities and storage building would have a GFA of approximately 350m², and a height of approximately 8 metres from the basement floor level. The building would be constructed of a mix of materials including masonry, timber, metal and glazing. The building would provide a storage area, workshop and laundry facilities on the lower basement level, and a multi-purpose hall area on the upper level.

The 30 accommodation cabins would have a GFA of approximately 95m² each (including decks), and height of approximately 4.7 metres from ground floor level. Each cabin would comprise two rooms, with a bedroom, bathroom and deck area. The cabins would be constructed of a mix of materials including timber, metal and glazing.

The day spa building would have a GFA of approximately 165m² (including deck), and would be accommodated within the existing 'tackle shack' single level timber building on the western side of the dam. Up to 6 detached treatment rooms would be constructed adjacent to the day spa building, accessed via a timber boardwalk. The treatment rooms would each have a GFA of approximately 22m², and be constructed of timber, metal and glazing.

The jetty and conference centre breakout space would be built over the dam, and would be accessed from near the main conference centre building. The breakout space would have an area of approximately 30m² (excluding jetty), and would be of timber construction. The jetty would be built on piles driven into the base of the farm dam.

3.3.3 Administration Building

As outlined in Section 2.3, an administration building is approved¹⁷ to be located between Jones Road and the northern car parking area. The building is yet to be constructed. The approved building has a floor area of approximately 175m² and provides office space, amenities, and meeting rooms for event staff and management.

Parklands no longer proposes to develop the administration building in the approved location, and instead proposes to integrate the building with the proposed conference centre building. As outlined above, the administration building would be located immediately to the south of, and attached to, the main conference centre building. The administration area within the building would have a GFA of approximately 75m².

The location of the proposed administration building is shown on **Figure 3.8**, and detailed architectural plans are provided in **Appendix A**.

3.3.4 Golden View Bar

The permanent golden view bar building would be developed on the site of the existing temporary golden view bar area, at the north-western end of the main amphitheatre.

¹⁶ Building height would be less than 9 metres from natural ground level, as shown on the elevations.

¹⁷ Approved as part of the Stage 2 works under the existing project approval.



The two-level golden view bar would have a GFA of approximately 565m² (including bars, decks amenities and circulation areas), and a height of approximately 7.2 metres from the ground floor level. The building would be constructed of a mix of materials including masonry, timber, metal and glazing. The building would provide bar areas and amenities for use during events.

3.3.5 Event Area Upgrades

To support the ongoing operation of outdoor events and associated temporary camping, Parklands proposes to undertake a number of upgrades to the event area, including:

- regrading/terracing of the main amphitheatre to improve patron safety and amenity;
- drainage improvement works;
- potable water supply infrastructure;
- additional sewerage infrastructure, including 11 additional amenities blocks;
- electrical and communication distribution improvement works; and
- additional security fencing.

Detail on each of these upgrades is provided below.

Amphitheatre Regrading

The amphitheatre accommodates the main stage used during outdoor events. It comprises a relatively level area on which the temporary stage is erected, bound by sloping land to the west, north and south. The amphitheatre is predominantly grassed, and has a number of event laneways and paths for patron access and movement.

The southern side of the amphitheatre is relatively steep, and Parklands proposes to terrace parts of the slope to approximately 6(H):1(V), to assist with patron trafficability and movement. A series of retaining walls would be constructed as shown on the plans in **Appendix C**, with the walls constructed of timber or masonry with a maximum height of approximately 600 mm.

Drainage Improvement Works

The site contains a network of existing stormwater drains and channels adjacent to internal roads, parking areas and camping areas.

Parklands proposes to maintain this existing network, and construct additional stormwater drains/channels adjacent to proposed roads and facilities. Stormwater runoff from the new drains would be directed to existing drains. The drainage network would be designed and constructed in accordance with a detailed Stormwater Management Plan, which would be prepared prior to construction of stormwater infrastructure.

Potable Water Infrastructure

Parklands is proposing to continue, expand and upgrade the existing rainwater harvesting and supply system for the proposed development. The system involves collection of rainwater from facility roofs within the site, storage and treatment in a water reservoir, and distribution via a network of underground water supply pipelines.

Additional water supply infrastructure proposed to be constructed for the development includes:

- a 4.3ML water reservoir on a cleared high point near the western boundary of the site;
- an underground distribution network from the new reservoir to the event, camping and facility areas;
- three 320kL water tanks located south of the existing resource centre building; and
- ancillary infrastructure including treatment facilities, screens and first flush systems on roof rainwater collection points.



A detailed potable water supply assessment for the proposed system is attached as **Appendix Q**, and the system is described in more detail in Section 6.10. As outlined in that section, water balance modelling indicates that the proposed water supply system would satisfy the majority of Parklands' water demand requirements in a median rainfall year, although the supplies would be augmented with town water supplies (via tanker) as necessary in lower rainfall years.

Sewerage Infrastructure and New Amenities Blocks

Parklands is proposing to continue, expand and upgrade the existing on-site sewage management system for the proposed development. The system involves collection of sewage waste generated within the site, composting of solid waste, secondary treatment of wastewater, and on-site disposal of composted/treated waste. Some waste that is not able or suitable to be treated on-site (eg. kitchen sillage) is collected separately and transported to municipal sewage treatment plants (via tanker) for disposal.

Additional sewerage infrastructure proposed to be constructed for the development includes:

- 11 additional amenities blocks across the event and camping areas (in addition to the 10 existing amenities blocks);
- composting toilets within the conference centre and associated accommodation, administration building, and golden view bar;
- a reticulation system connecting the amenities blocks, conference centre and associated buildings to the treatment and disposal infrastructure;
- additional wastewater holding tanks (nominally eight 275 kL tanks) in the north-western area of the site (in addition to the existing four 230kL tanks in this location);
- a secondary wastewater treatment system using a reed-bed system, with disinfection using chlorine dosing, located in the north-western area of the site;
- on-site composting of solid waste, and beneficial reuse of composted waste on-site; and
- treated effluent disposal via two Effluent Management Areas, including:
 - EMA 1 – involving disposal via 24 sand filter beds over an area of approximately 600m² in the north-western area of the site; and
 - EMA 2 – involving disposal via irrigation over a (up to) 36,000m² area in the north-eastern corner of the site.

A detailed wastewater assessment for the proposed system is attached as **Appendix R**, and the system is discussed in more detail in Section 6.10.

Electrical and Telecommunications Distribution Works

The conference centre and associated accommodation, administration building and golden view bar are proposed to be connected to existing low voltage electricity supplies and telecommunications supplies available on the property to the north of the site (or from Jones Road). The existing above-ground electricity lines would be extended to the conference centre precinct via cleared areas and tracks, and then reticulated underground to the conference centre and associated facilities.

The conference centre facility would also include a solar photovoltaic system on the roof to assist in electricity supply to the facilities. The system would be sized accordingly to maximise solar power efficiency to the facilities.

Security Fencing

Approximately 4 kilometres of permanent security fencing is proposed to be installed along parts of the southern, western and northern boundaries of the event and camping area, to assist in minimising the potential for trespass during outdoor events. The security fencing would be constructed of 2.1 metre high metal palisade fencing, and would be located along existing tracks and cleared areas.



The security fence would be designed in a manner that allows fauna movement, including hinged panels (every 5 or 6 panels) that would be left open between events, and a 100mm gap at the bottom of the fence.

3.3.6 On-Site Road Infrastructure Upgrades

To support the ongoing operation of outdoor events and associated temporary camping, Parklands proposes to undertake a number of on-site road infrastructure upgrades to the event area, including:

- construction of the south-east carpark;
- construction of roundabouts;
- construction of southern pick-up and drop-off zone;
- expansion of the transport hub;
- Gate A works to improve public transport accessibility;
- spine road upgrades (widening and sealing);
- event laneway upgrades (rebuilding and sealing); and
- construction of additional on-site bus stops.

Detail on each of these upgrades is provided below. Associated directional signage and line marking would be provided with the roadworks as necessary.

South-East Carpark

The south-east car park would comprise a bitumen sealed loop road, parking aisles, and bus parking bays and shelters. Part of the loop road would be constructed above the 1 in 100 year ARI flood level to provide flood egress opportunities¹⁸.

The structure plan also provides for potential carparking in the area to the south of Yelgun Creek. As per the existing project approval, this area would only be used for parking if Parklands demonstrates that flood-related risks associated with parking in this area are acceptable.

New Roundabouts

Two new internal roundabouts are proposed to be constructed in the southern area of the site, on the spine road intersections with the Gate B and Gate C access roads. The roundabouts would be bitumen sealed, and would assist in internal traffic circulation.

It is noted that the roundabout on the Gate B access road was not included in the traffic assessment for the proposal, and would be constructed only if ongoing traffic monitoring indicates that it is necessary to improve internal circulation.

Southern Pick-Up and Drop-Off Zone

A formalised pick-up/drop-off zone would be established in the southern area of the site, associated with the south-western car park. The pick-up/drop-off zone would be sealed, and comprise a network of access roads, set down areas and pedestrian linkages.

Transport Hub

The existing transport hub in the northern part of the site would be expanded to provide additional bus capacity and improved circulation and amenity. Access roads would be sealed and expanded, pedestrian linkages constructed, and bus shelters would be provided.

Gate A Works

The existing access road at Gate A is proposed to be regraded and sealed to provide more amenable grades for service vehicles and buses. The works would be largely undertaken within

¹⁸ As per condition E4 of the existing project approval.



the site, although a small amount of works may extend into the Jones Road corridor as indicated on the civil plans.

Spine Road and Event Laneway Upgrades

Parts of the spine road and some of the event laneways and other access roads are proposed to be realigned and/or widened and expanded, as indicated on the civil plans. All access roads and event laneways are proposed to be sealed, although sealing of these roads would occur on a staged basis over a number of years.

On-Site Bus Stops

On-site bus stops and associated shelters would be provided along the internal access road network, to provide for bus pick-up and shelter for patrons.

3.3.7 Off-Site Road Infrastructure Upgrades

To improve access to and from the Parklands site, and reduce traffic congestion, Parklands proposes to upgrade the northern access road to Wooyung Road, and upgrade the intersection of the northern access road and Wooyung Road.

The northern access road would extend from the north-western corner of the site to Wooyung Road, and largely follow the alignment of the existing unsealed emergency access road in this location. The road would be bitumen sealed, and would be constructed above the 1 in 100 year ARI flood level.

The intersection of the northern access road and Wooyung Road would be provided as a standard T-intersection, and is proposed to be constructed approximately 100 metres east of the existing intersection location in order to provide adequate sight distances and improved intersection geometry. Minor road widening may be required on Wooyung Road (within the existing corridor) to accommodate overtaking, although an auxiliary lane within Wooyung Road is not considered necessary. The works would require an approval under the *Roads Act 1993*, and would be undertaken to the satisfaction of the applicable roads authority (ie. Tweed Shire Council).

3.4 Vegetation Enhancement

The existing project approval provides for a range of habitat restoration works in accordance with a detailed Ecological Structure Plan. Parklands proposes to complete and maintain these habitat restoration works for the proposed development. The works are discussed in more detail in Section 6.7.

3.5 Infrastructure Staging

Parklands is proposing to stage the development of facilities and infrastructure on the site, in accordance with demand for the works and/or as funding permits. The proposed staging is summarised in **Table 3.4** below.

Table 3.4: Infrastructure Staging

Infrastructure	Staging			
	35,000 Patrons	42,500 Patrons	50,000 Patrons	Non- specific
Conference centre and associated accommodation				
Administration building				
Event area facilities and works				
Regrading/terracing of the main amphitheatre				
Drainage improvement works				



Infrastructure	Staging			
	35,000 Patrons	42,500 Patrons	50,000 Patrons	Non-specific
Potable water supply infrastructure				
Sewerage infrastructure and additional amenities				
Electrical and communications infrastructure				
Security fencing				
On-site road and transport facilities and works				
Construction of the south-east carpark				
Construction of roundabouts				
Construction of southern pick-up and drop-off zones				
Expansion of the transport hub				
Gate A works to improve public transport accessibility				
Spine road upgrades (widening and sealing)				
Event laneway upgrades (rebuilding and sealing)				
Construction of additional on-site bus stops				
Off-site road and transport facilities and works				
Upgrade of the northern access road to Wooyung Road				
Upgrade intersection of northern access road and Wooyung Road				

3.6 Modifications to Concept Plan

The proposal involves modifications to the approved concept plan to reflect the proposed increase in maximum patron numbers, and to update the approval instrument to reflect a permanent cultural events site and updated project documentation.

These modifications would require relatively minor changes to the terms of the concept plan approval instrument. The suggested amendments are outlined in the following table.

Table 3.5: Modifications to Terms of Concept Plan Instrument

Term ID	Term Heading	Proposed Amendment
Sch 1	Part B-Definitions	Amend the words 'trial event' to 'outdoor event', where they occur in the definitions of 'camper arrival day' and 'camper departure day'
A1	Concept Plan Approval	Amend conference centre accommodation to 120 guests
A2	Project in Accordance with Documentation	Update to reflect this EIS and related information (eg. any Response to Submissions required)
A3	Project in Accordance with Plans	Update to reflect the revised: • event area and land use structure plan; and • ecological structure plan
B1	Definitions	Amend the definition of 'patron' as outlined in Section 3.2, and amend definitions to reflect post-trial period
B4(1)	Outdoor Events After 31 August 2019	Amend '35,000 patrons' to '50,000 patrons', and amend 'trial events' to 'outdoor events'
B4(2) & C1(3)		Delete condition, as alternative water and wastewater infrastructure has already been constructed, and the administration and gatehouse buildings are not integral to the management of events
Sch 3		Replace the statement of commitments in Schedule 3 with the updated mitigation measures in Section 7.1 of this EIS



3.7 Comparison of Approved and Proposed Development

A comparison of the key components of the existing project approval and the proposed development is provided in the following table.

Table 3.6: Comparison of Approved Project and Proposed Development

Aspect	Approved Project ¹	Proposed Development	Change
Patrons per event	Up to 35,000 patrons for large events	Up to 35,000 patrons for large events, and expansion of 1 large event to up to 50,000 patrons subject to meeting KPIs ²	+15,000 patrons for 1 large event, but only if KPIs are met
	Up to 25,000 patrons for medium events	Up to 25,000 patrons for medium events	No change
	Up to 15,000 patrons for small events	Up to 5,000 patrons for small community events	-10,000 patrons for small events
	Up to 1,500 patrons for minor community events	Up to 1,500 patrons for minor community events	No change
Event days per event	Up to 4 event days per event	Up to 5 event days per event	+1 event day per event
Event days per year	Up to 20 event days (including minor community events)	Up to 20 event days (including small and minor community events)	No change
	Up to 10 event days (excluding minor community event days)	Up to 13 event days (excluding small and minor community events)	+3 event days per year
Event amplified music restrictions	Stage operations – 11:00am to midnight, or to 1:00am on New Years Eve	Stage operations – 11:00am to midnight, or to 1:00am on New Years Eve	No change
	Bars, cafes and dance floors – up to 2:00am	Bars, cafes and dance floors – up to 2:00am, where audible at sensitive receivers	No change, other than addition of audibility clarification
Minor community event hours of operation	9:00am to 10:30pm	7:00am to 10:30pm	Minor change to opening time to allow for community events
Noise limits – Zone 1 ³	11:00am to midnight – 60dB (and 70dB for low frequency noise) - Midnight to 2:00am – 45dB (and 60dB for low frequency noise)	11:00am to midnight – 60dB (and 70dB for low frequency noise) - Midnight to 2:00am – 45dB (and 60dB for low frequency noise)	No change
Noise limits – Zone 2	11:00am to midnight – 55dB (and 65dB for low frequency noise) - Midnight to 2:00am – 45dB (and 55dB for low frequency noise)	11:00am to midnight – 55dB (and 65dB for low frequency noise) - Midnight to 2:00am – 45dB (and 55dB for low frequency noise)	No change
Key traffic limits/KPIs	- Minimum Level of Service (LoS) of C on Yelgun Interchange - Minimum LoS of D on Tweed Valley Way	- Minimum Level of Service (LoS) of C at Yelgun Interchange and Tweed Valley Way - Minimum LoS of D on Tweed Valley Way across the day,	No change, other than addition of limited LoS E allowance for



Aspect	Approved Project¹	Proposed Development	Change
	- Maximum queue length of 70 metres on link road between Yelgun Interchange and Tweed Valley Way - Maximum queue length of 210 metres on northbound off-ramp	- with maximum LoS of E for no more than 4 hours a day - Maximum queue length of 60 metres on link road between Yelgun Interchange and Tweed Valley Way - Maximum queue length of 210 metres on northbound off-ramp	Tweed Valley Way, and change to Link Road queue length to reflect recent upgrade
Camper numbers per event	Up to 25,000 campers on site, during events only	Up to 25,000 campers on site, or 30,000 campers for one large event (Falls Festival). Camping during events only	No change, other than additional allowance for one large event
Camper arrival and departure days	One day before and one day after events	One day before and one day after events	No change
Bump in and bump out days	Up to 21 days for bump-in Up to 14 days for bump-out	Up to 21 working days for bump-in Up to 14 working days for bump-out	No change, other than addition of 'working' day clarification

1 At Year 5 of the trial period

2 See Section 3.2 for KPIs

3 See Section 6.4 for further detail on noise zones and limits



4 PLANNING CONTEXT

4.1 Strategic Context

4.1.1 North Coast Regional Plan

The Department's *North Coast Regional Plan 2036* was released in March 2017, and is the State's blueprint for strategic regional planning for the next 20 years.

The plan's vision for the North Coast is to be:

"The best region in Australia to live, work and play thanks to its spectacular environment and vibrant communities."

The plan notes that more than 12 million people visit the region each year, making it one of the great tourist attractions of the nation. In this regard, tourism contributes approximately \$3.7 billion into the regional economy per year, representing almost 20% of the region's \$20 billion gross regional production. The region is the third most popular tourist destination in Australia by overnight stays.

The plan highlights that the region's high quality environment will continue to draw visitors for holidays, getaways and vibrant cultural and sporting events and festivals.

To achieve the plan's vision, the NSW Government has set a number of regionally focussed goals, including:

- The most stunning environment in NSW;
- A thriving, interconnected economy;
- Vibrant and engaged communities; and
- Great housing choice and lifestyle options.

The plan sets out a number of principles, directions and actions to achieve these goals.

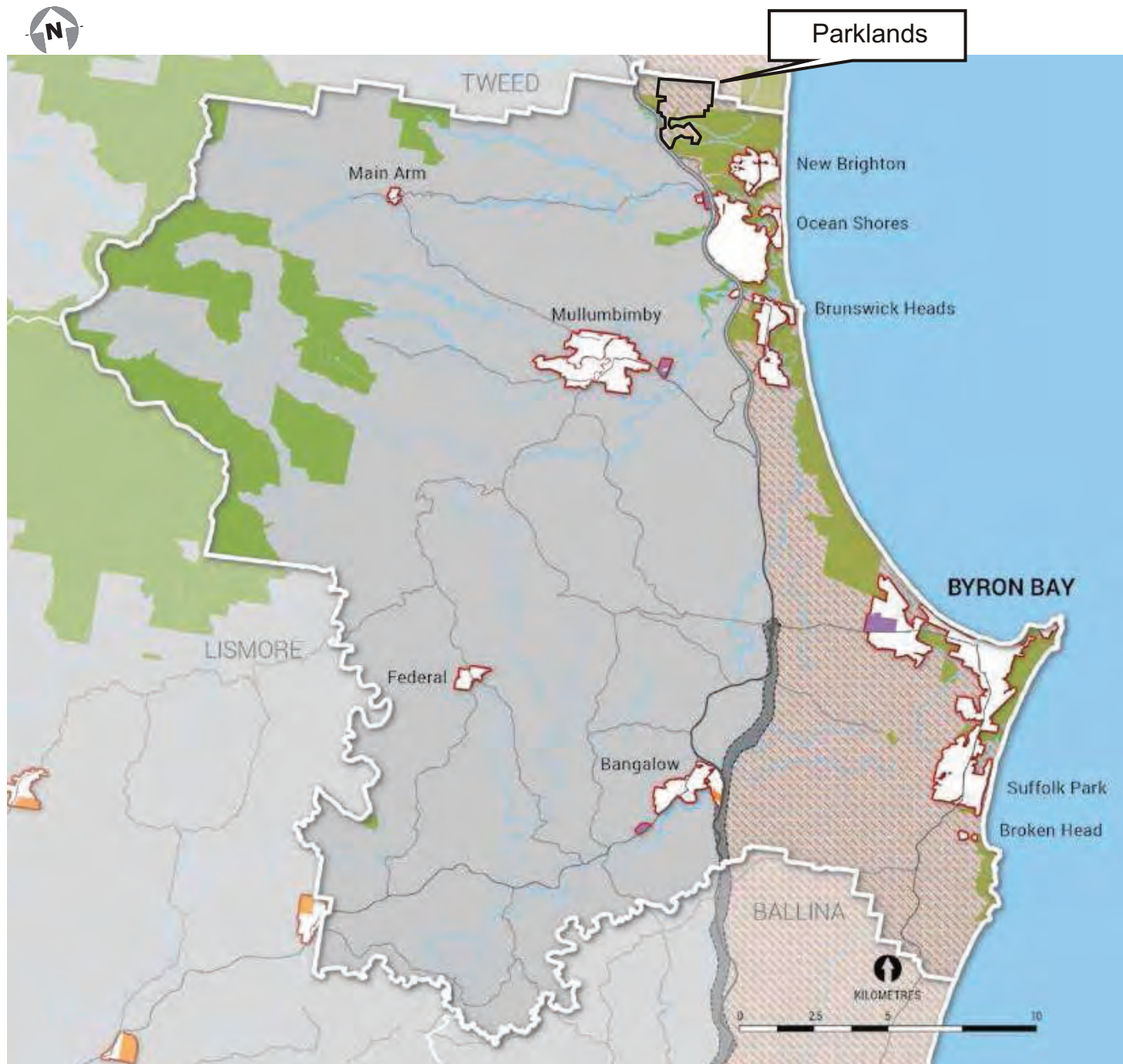
The continued use and development of the Parklands cultural events site is considered to be consistent with, and indeed promote, the *North Coast Regional Plan*, particularly as it would:

- not adversely impact any identified urban growth areas (see **Figure 4.1**) (Principle 1);
- not adversely impact the sensitive coastal strip environment (Principle 2);
- assist in making the North Coast a great place to live and work by providing high quality and much-needed outdoor cultural event facilities and employment opportunities (Principle 3);
- generate significant socio-economic benefits for the region (Goal 2);
- promote the growth of tourism in the region (Direction 8);
- provide for large-scale cultural and tourism development in a prime tourism area (Action 8.1);
- protect productive agricultural lands (Direction 11); and
- assist in encouraging culturally and socially engaged communities (Direction 15).

The environmental and socio-economic impacts associated with the development are discussed in detail in Section 6 below.

4.1.2 Draft Rural Land Use Strategy

Byron Shire Council released its revised *Draft Rural Land Use Strategy* for public exhibition in June 2017. The Strategy provides a 20 year strategic framework to guide future land zoning and use, protection and/or development of the rural environment, economy, community and infrastructure.



Urban Growth Area



Investigation Area – Urban Land



Investigation Area – Employment Land



Existing Employment Land



Coastal Strip



Parklands Site Boundary



LGA Boundary



Highway



Proposed Highway Upgrade Corridor



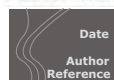
National Park and Reserve



Waterway

Growth areas show the boundaries of urban areas and, as such, identify both existing and proposed urban lands.

Not all land identified within the growth areas can be developed for urban uses. All sites will be subject to more detailed investigations to determine capability and future yield. Land that is subject to significant natural hazards and/or environmental constraints will be excluded from development.



Date November 2017
Author Planners North
Reference 1287.1694

Prepared by

PJEP & Planners North

Sources | DP&E North Coast Regional Plan

Figure | 4.1
Urban Growth Areas

North Byron Parklands | Tweed Valley Way & Jones Road



The strategy's vision for the Shire's rural lands is:

"Sustainability for our rural communities, land uses, natural resources and infrastructure through collective responsibility for their protection, management and use."

The existing rural land use settlement pattern as mapped in the draft Strategy is reproduced on **Figure 4.2** below.

The continued use and development of the Parklands cultural events site is considered to be consistent with the draft Strategy, particularly as it would:

- not adversely affect the agricultural capability and productivity of the rural land on and adjacent to the site;
- not affect any planned rural-residential growth areas;
- protect high environmental value vegetation and other important environmental assets;
- protect and enhance local biodiversity and vegetation corridors;
- protect and enhance locally significant scenic rural landscapes through conservation and ongoing vegetation improvement across the site;
- not adversely affect the rural economy and infrastructure;
- not result in significant adverse visual or noise impacts, subject to careful management; and
- not significantly affect the rural community, and provide significant socio-economic benefits for the locality.

4.1.3 Preliminary Draft Residential Strategy

Byron Shire Council released its *Preliminary Draft Residential Strategy* for public comment in September 2016. The draft Strategy provides a preliminary 20 year strategic framework for addressing the demand for residential land release in the Shire.

The preliminary draft Strategy identifies potential urban growth and release areas based on detailed analysis and consideration of a number of community vision statements, which include:

- environmental values should be protected;
- good quality agricultural land should be protected;
- local heritage/distinctive character should be protected;
- urban consolidation should be supported;
- new residential development should match with expected population characteristics and allow future generations to live in the Shire; and
- town centres should include some mixed-use and residential uses.

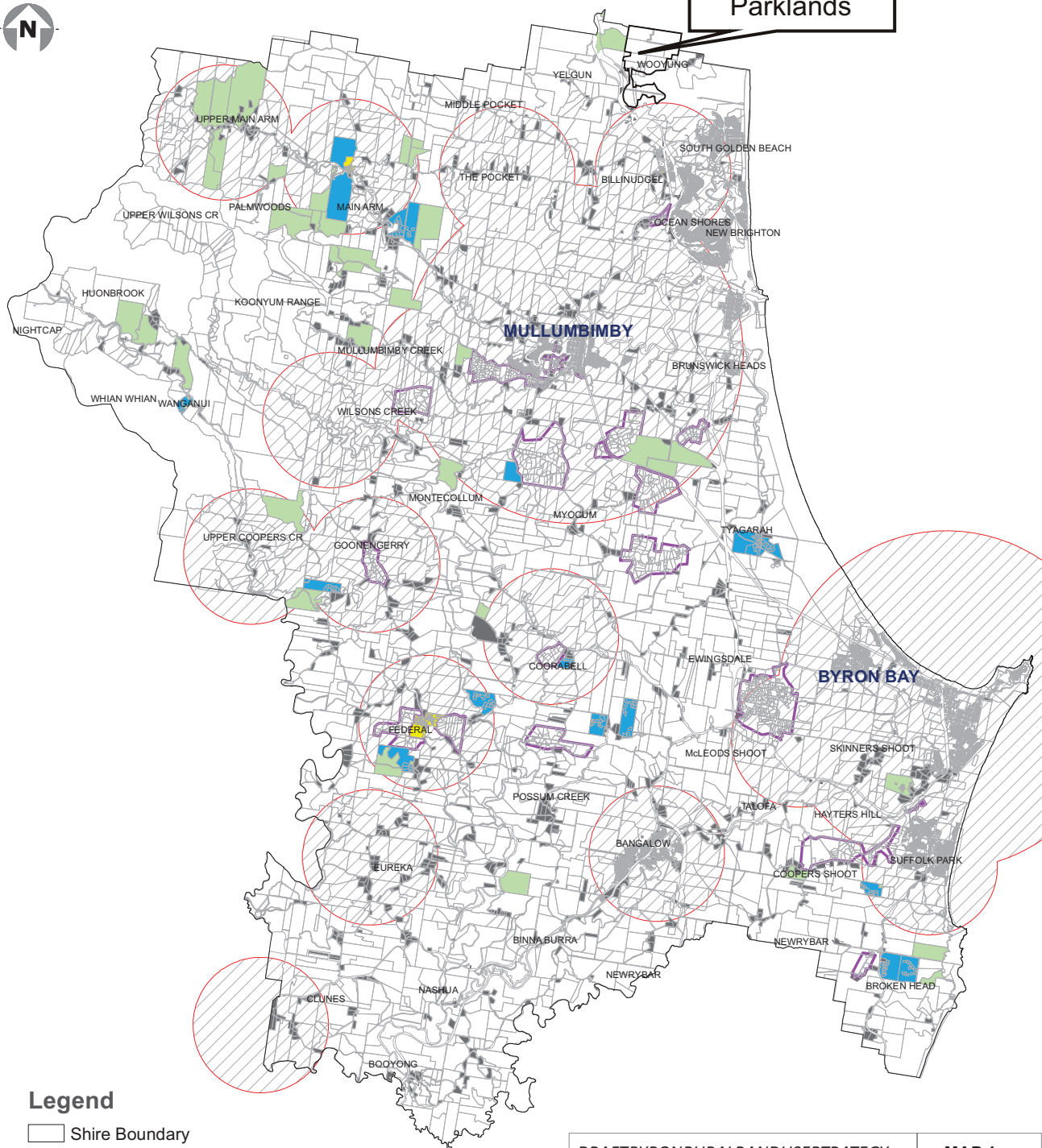
The analysis identifies a number of areas of interest for potential future residential development. In proximity to the Parklands site, these include some infill development in New Brighton, and areas to the south-west of Billinudgel village (see **Figure 4.3**).

The potential future development of these and other identified areas of interest is not expected to create any significant land use conflicts with the continued use and development of the Parklands cultural events site, given the distance of these areas from the site (ie. at least 2 kilometres), and the lack of any physical connection or interaction (eg. road connection) between the site and these areas.

Consequently, it is considered that the proposed development is able to be undertaken in a manner that is consistent with the *Preliminary Draft Residential Strategy*.



Parklands



Legend

- Shire Boundary
- Land Parcels
- Approved Community Title Subdivision
- Approved Multiple Occupancy lands
- Village zoned areas (Main Arm, Billinudgel & Federal)
- Rural Residential Zones (eg. R5; 1(c1); 1(c2))
- Concessional allotments
- 2km / 5km service catchments
- Parklands Site Boundary

DRAFTBYRONRURALRANDUSERSTRATEGY

MAP 1

EXISTING RURAL SETTLEMENT PATTERN

0 3.33 km



Date November 2017
Author Planners North
Reference 1287.1694

Prepared by
PJEP & Planners North

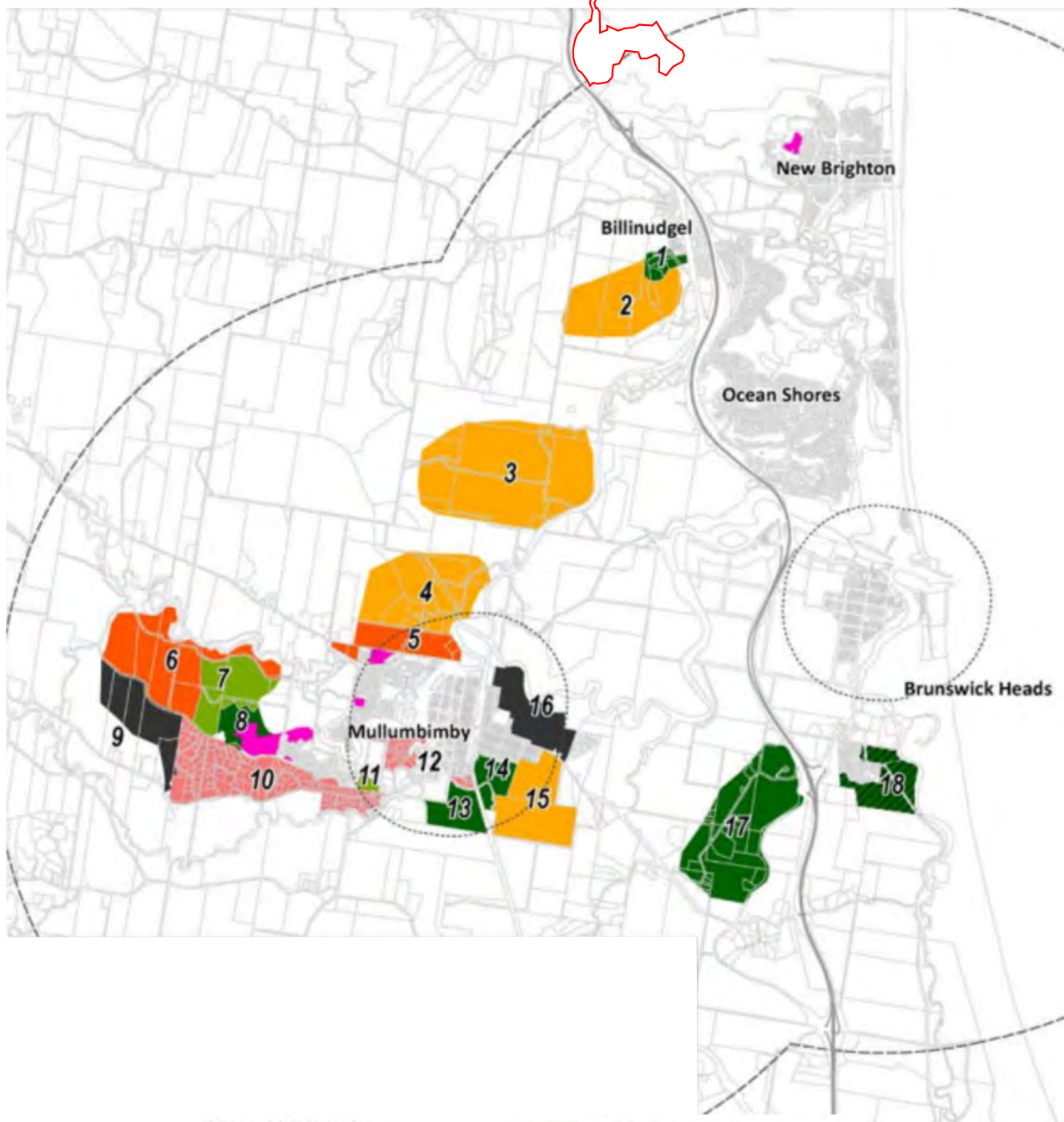
Sources | Byron Shire Council Draft Rural Land Use Strategy

Figure | 4.2
Existing Rural Settlement Plan

North Byron Parklands | Tweed Valley Way & Jones Road



Parklands



Areas of Interest

Areas contributing to dwelling yield

- Approved for residential
- Vacant/under developed residential zoned land
- Possible area for residential

Areas not contributing to dwelling yield

- Possible residential subject to further assess
- Conversion of rural residential to residential
- Possible rural residential subject to further assessment

- Future Investigation - medium to high suitability
- Future Investigation - low suitability
- Not suitable - highly constrained
- Other non-residential uses
- Sites contains residential development activity
- Major towns catchment area (5km from town centre)
- Major town centre catchment area (1km from town centre)
- Cadastre
- Parklands Site Boundary



0 1.33 km



Date: November 2017
Author: Planners North
Reference: 1287.1694

Prepared by

PJEP & Planners North

Sources | Byron Shire Council Preliminary Draft Residential Strategy |

Figure | 4.3

Residential Strategy Potential Growth Areas

North Byron Parklands | Tweed Valley Way & Jones Road



4.2 Statutory Context

4.2.1 Concept Plan and Permissibility

The Parklands cultural events site operates under a concept plan approval (and a project approval for the trial period), granted under the former Part 3A of the *Environmental Planning and Assessment Act 1979* (EP&A Act) (MP 09_0028). The approvals were granted by the NSW Planning Assessment Commission (the Commission), as delegate of the Minister for Planning, on 24 April 2012.

Although Part 3A of the EP&A Act has now been repealed, the approved Parklands project remains a 'transitional Part 3A project' under the saving and transitional arrangements in Schedule 6A of the Act.

The transitional arrangements in Schedule 6A of the Act provide that applications for development that is subject to an approved concept plan can be assessed and determined under Part 4 of the Act, despite anything to the contrary in an environmental planning instrument.

As such, the proposed continued use and development of the Parklands site (beyond the trial period) is permissible with consent, and will be processed under Part 4 of the EP&A Act.

4.2.2 State Significant Development

The proposed development is classified as State Significant Development under Part 4, Division 4.1 of the EP&A Act, as it involves development for the purposes of cultural, recreation and tourist facilities¹⁹ with a capital investment value of more than \$30 million, and therefore triggers the criteria in Clause 3 of Schedule 1 of *State Environmental Planning Policy (State and Regional Development) 2011*.

Consequently, the Minister for Planning is the consent authority for the proposed development application.

4.2.3 Concept Plan Modification

The transitional arrangements in Schedule 6A of the EP&A Act also provide that modifications to approved concept plans can be assessed and determined under the former Section 75W of Part 3A of the EP&A Act.

Consequently, the proposed modification to the concept plan will be processed under Section 75W. As the Minister for Planning was the consent authority for the original concept plan application, he remains the consent authority for the proposed modification.

It is considered that the proposed modification can be considered under Section 75W as a modification to the project as approved, rather than a new project in its own right, as it:

- does not affect the approved use of the project (ie. a cultural events site);
- does not involve any significant change to the site area;
- does not involve significant changes to key elements of the approved project, including site infrastructure, the broad nature of events, key hours of operation, environmental management and monitoring provisions, etc.;
- is consistent with the concept plan approval, which allows events after the trial period subject to the satisfactory performance of the trial events; and
- does not involve any significant change to the nature and extent of the environmental impacts associated with the existing project (see Section 6).

¹⁹ As an entertainment facility and/or recreation facility (major).



4.2.4 Objects of the Act

Development under the EP&A Act is required to have regard to the objects set out in Section 5 of the Act. The proposal is considered to be consistent with the objects of the Act, the most relevant of which are reproduced below:

- (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 provides for the proper management of resources, including agricultural land resources and ecological resources;
- (ii) *the promotion and co-ordination of the orderly and economic use and development of land* – the proposal facilitates the continuation of the significant socio-economic and employment-generating benefits of the cultural events site in an environmentally acceptable and orderly manner;
- (v) *the provision and co-ordination of community services and facilities* – the proposal is not expected to have significant adverse impacts on existing community services and facilities;
- (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 proposal is not expected to result in any significant adverse environmental impacts; and
- (vii) *ecologically sustainable development* – the proposal is consistent with the principles of ESD, including:
 - *the precautionary principle* – the proposed development is not predicted to pose any threat of serious or irreversible environmental damage, and the trial period has demonstrated that the cultural events site can be operated in an environmentally acceptable manner;
 - *inter-generational equity* – the proposed development is not predicted to adversely affect the health, diversity and productivity of the environment for the benefit of future generations;
 - *conservation of biological diversity and ecological integrity* – the proposed development is not predicted to have any significant adverse impacts on biodiversity; and
 - *improved valuation, pricing and incentive mechanisms* – the project is consistent with this principle.

4.3 Environmental Planning Instruments

The following environmental planning instruments are relevant to and have been considered during the preparation of the EIS:

- *State Environmental Planning Policy (SEPP) No.14 – Coastal Wetlands;*
- *SEPP No.33 – Hazardous and Offensive Development;*
- *SEPP No.44 – Koala Habitat Protection (and draft SEPP amendment);*
- *SEPP No.55 – Remediation of Land;*
- *SEPP No.64 – Advertising and Signage;*
- *SEPP No.71 – Coastal Protection (and draft SEPP amendment);*
- *SEPP (State and Regional Development) 2011;*
- *SEPP (Infrastructure) 2007 (and draft SEPP amendment);*
- *SEPP (Miscellaneous Consent Provisions) 2007;*
- *SEPP (Rural Lands) 2008;*
- *Byron Local Environmental Plan (LEP) 2014;*
- *Byron LEP 1998; and*
- *Tweed LEP 2014.*



Consideration of these instruments is provided below. Based on this assessment it is considered that the proposal is able to be conducted in a manner that is consistent with the aims, objectives and applicable provisions of all of the relevant instruments.

SEPP No.14 – Coastal Wetlands

SEPP 14 aims to protect coastal wetlands from clearing, draining, filling and levee construction, and preserve them in the environmental and economic interests of the State.

A SEPP 14 wetland (No. 57) is located within Billinudgel Nature Reserve to the east and south of the site. Small parts of the SEPP 14 wetland extend into the site, however the approved project area has been designed to maintain a minimum buffer of at least 30 metres (and up to 80 metres) to the wetland areas. Consistent with the approved project, Parklands has protected the wetland and created new habitat adjoining the SEPP 14 boundary.

Clauses 7 and 7A of the SEPP restrict clearing, levee construction, draining, filling or restoration works within SEPP 14 wetland areas without consent and the concurrence of the Department of Planning & Environment. The proposal does not involve any development works or restoration works in the SEPP 14 wetland areas, and is therefore able to be undertaken in a manner that is consistent with the aims and objectives of SEPP 14.

The proposal does have some potential for indirect impact to the wetland, particularly through runoff of pollutants associated with the southern car parking area. Consideration of this indirect impact is provided in Section 6.3. Subject to the implementation of best practice stormwater management controls, this risk is able to be effectively minimised.

SEPP No.33 – Hazardous and Offensive Development

SEPP 33 provides definitions for hazardous and offensive industry to enable decisions on developments to be made on the basis of merit, rather than on industry type per se.

An analysis of the development with regard to SEPP 33, and the Department's *Applying SEPP 33* guidelines, is provided in Section 6.11. As discussed, the Parklands site would store some dangerous goods, however the storage quantities are not expected to exceed the thresholds in the *Applying SEPP 33* guidelines.

Consequently, the Parklands development is not considered to constitute a 'potentially hazardous industry' or 'potentially offensive industry', and the development is able to be conducted in a manner that is consistent with the aims, objectives and provisions of SEPP 33.

SEPP No.44 – Koala Habitat Protection

SEPP 44 aims to encourage the proper conservation and management of areas of natural vegetation that provide habitat for koalas.

Clause 7 of the SEPP requires a consent authority to consider whether applicable land subject to development is 'potential koala habitat', meaning that it contains the requisite density of koala feed tree species. If so, then the authority is required to consider whether the land is 'core koala habitat', meaning that it has a resident population of koalas, as evidenced by sightings and historical records of a koala population on the land.

If core koala habitat is identified, then the consent authority is required to consider whether the development is consistent with a Koala Plan of Management (KPoM) that applies to the land, and the guidelines made for the purposes of the SEPP.



A small area of core koala habitat had been previously identified in the eastern part of the site, but later assessments for the original project confirmed that this area does not classify as core koala habitat as it does not contain a resident population of koalas. Nonetheless, given the presence of core koala within the locality (including within Billinudgel Nature Reserve), Parklands developed a KPoM as part of the Vegetation and Biodiversity Management Plan for the approved project. The KPoM was developed in accordance with SEPP 44 and the conditions of the existing project approval (Condition C21).

Recent additional koala surveys undertaken in 2016 have identified evidence of koalas (ie. scats and scratches) in areas of the site, although a resident population has not been confirmed. Nonetheless, given the evidence of koala on site Parklands has updated the existing KPoM for the proposed development. The KPoM is discussed in more detail in Section 6.7, and is appended to the biodiversity assessment in **Appendix N**.

The proposal does not involve any significant change to the project areas, and would provide for the continued management of the on-site habitat, in accordance with the updated KPoM.

In November 2016, the Department released an Explanation of Intended Effect (EIE) for a proposed amendment of SEPP 44. The key proposed changes to the SEPP include:

- updates to the definitions of koala habitat that identify the characteristics of plant communities that make up koala habitat;
- updates and expansion to the list of koala habitat tree species to reflect current scientific knowledge;
- updates to the list of applicable Councils to reflect recent amalgamations; and
- streamlining the assessment process, including removal of the requirement for individual KPoMs, and updating the guidelines to improve the implementation of consistent koala management.

The draft SEPP amendment is yet to be released, and the EIE does not contain detailed information on most of the proposed changes. As such, it is not possible to consider the proposal against the proposed SEPP amendments in detail at this time. Notwithstanding, as outlined above Parklands has conservatively prepared an updated KPoM for the proposal, even though a resident population of koalas has not been confirmed on the site.

SEPP No.55 – Remediation of Land

SEPP 55 aims to provide for a statewide planning approach to the remediation of contaminated land, and in particular, to promote the remediation of contaminated land for the purpose of reducing risk of harm to human health or any other aspect of the environment.

Clause 7 of the SEPP requires a consent authority to consider whether the land to which a proposal relates is contaminated, and if the land is contaminated, to be satisfied that the land is suitable in its contaminated state (or will be suitable, after remediation), prior to granting consent.

The potential for contamination within the site has been assessed as part of the planning for the concept plan and existing project approval, which found that the site was not contaminated and is suitable for its cultural events use.

Further consideration of the potential for contamination on the site in recent years (ie. during the trial period) is provided in Section 6.3. As outlined, the use of the site for cultural events is unlikely to have resulted in any significant or widespread site contamination, and it is considered that the proposal is able to be conducted in a manner that is consistent with the aims, objectives and provisions of SEPP 55.



SEPP No.64 – Advertising and Signage

SEPP 64 aims to ensure that any signage associated with a development, including any advertisement, that is visible from a public place is compatible with the desired amenity and visual character of an area, is suitably located and is of a high quality and finish.

The proposal does not involve any significant change to signage for the Parklands site or cultural events, other than the continued use of temporary signage during events. Such temporary signage would include event identification signage²⁰ along the frontage to Tweed Valley Way, as well as a range of traffic direction and safety signs in the local area²¹. Events would also include a range of advertisements and signage within the event areas, however these would not be readily visible from public places. The conference centre would also include signage, although final details of this signage are yet to be confirmed.

Clause 8 of the SEPP requires that a consent authority must not grant consent to an application to display signage unless it is satisfied that the signage:

- is consistent with the aims and objectives of the SEPP (as outlined above); and
- satisfies the assessment criteria in Schedule 1 of the SEPP.

A review of the continued event identification signage (along the Tweed Valley Way frontage) in relation to the assessment criteria in Schedule 1 of the SEPP is provided in the following table. Based on this review it is considered that the proposed signage is consistent with the aims, objectives and assessment criteria of SEPP 64.

Table 4.1: Consideration of SEPP 64 Assessment Criteria

Aspect	Assessment Criteria and Consideration
<i>Character of the area</i>	• <i>Is the proposal compatible with the existing or desired future character of the area or locality in which it is proposed to be located?</i> • <i>Is the proposal consistent with a particular theme for outdoor advertising in the area or locality?</i> The event identification signage would be of a high quality and erected on a temporary basis only, within the bump-in and bump-out periods for each event. As such, the signage is considered to be compatible with the character of the area and the key visual catchment, particularly given that signage would be removed outside event periods. The temporary signage would assist in place marking the cultural events site during outdoor events, and enhancing the overall quality of the site during event periods.
<i>Special areas</i>	• <i>Does the proposal detract from the amenity or visual quality of any environmentally sensitive areas, heritage areas, natural or other conservation areas, open space areas, waterways, rural landscapes or residential areas?</i> The event identification signage would be visible from a relatively short section of Tweed Valley Way, and would not be visible from any special areas.
<i>Views and vistas</i>	• <i>Does the proposal obscure or compromise important views?</i> • <i>Does the proposal dominate the skyline and reduce the quality of vistas?</i> • <i>Does the proposal respect the viewing rights of other advertisers?</i> The visual catchment adjacent to Tweed Valley Way is relatively limited, and would not obscure or compromise any important views, or dominate the skyline. The signage would

²⁰ Referred to as 'business identification signage' in the SEPP.

²¹ Traffic signs and traffic control facilities are excluded from the definition of 'signage' in SEPP 64.



Aspect	Assessment Criteria and Consideration
	be located within the site boundaries, and would not affect the viewing rights of other land users or advertisers.
Streetscape, setting or landscape	- Is the scale, proportion and form of the proposal appropriate for the streetscape, setting or landscape? - Does the proposal contribute to the visual interest of the streetscape, setting or landscape? - Does the proposal reduce clutter by rationalising and simplifying existing advertising? - Does the proposal screen unsightliness? - Does the proposal protrude above buildings, structures or tree canopies in the area or locality? - Does the proposal require ongoing vegetation management? The scale, proportion and form of the event identification signage would be small relative to the Tweed Valley Way frontage and would be designed to integrate with the scale of the site and its setting. The temporary signage would provide a consistent theme to ensure that the signage contributes to, and integrates with, the high-quality design aesthetic of events. The temporary signage would not protrude above the prevailing height of structures and tree canopies in the area, and would not require ongoing vegetation management.
Site and building	- Is the proposal compatible with the scale, proportion and other characteristics of the site or building, or both, on which the proposed signage is to be located? - Does the proposal respect important features of the site or building, or both? - Does the proposal show innovation and imagination in its relationship to the site or building, or both? The temporary signage would be consistent with the scale and proportion of the site and be integrated with the features of the site, and provide a high quality, consistent theme for the site/event.
Associated devices and logos	Have any safety devices, platforms, lighting devices or logos been designed as an integral part of the signage or structure on which it is to be displayed? Ancillary signage features would be hidden and/or integrated into the signage design.
Illumination	- Would illumination result in unacceptable glare? - Would illumination affect safety for pedestrians, vehicles or aircraft? - Would illumination detract from the amenity of any residence or other form of accommodation? - Can the intensity of the illumination be adjusted, if necessary? - Is the illumination subject to a curfew? The proposed 24 hour illumination of event signage is not expected to result in any adverse safety or amenity issues, given the traffic control measures in place during events, and the limited visual catchment along the frontage to Tweed Valley Way. All external lighting would be installed in accordance with AS 4282(INT) - <i>Control of Obtrusive Effects of Outdoor Lighting</i>.



Aspect	Assessment Criteria and Consideration
Safety	• Would the proposal reduce the safety for any public road? • Would the proposal reduce the safety for pedestrians or bicyclists? • Would the proposal reduce the safety for pedestrians, particularly children, by obscuring sightlines from public areas? The proposed signage is not expected to result in any safety issues on local roads, given the nature of the signage and its location, and traffic control measures in place during events.

SEPP No.71 – Coastal Protection (and draft Coastal Management SEPP)

SEPP 71 aims to protect, preserve and manage the environmental, social and economic values of the coastal zone, and encourage a strategic approach to coastal management.

The policy applies to land within the coastal zone, which in general terms means the coastal waters of the State and some land immediately adjacent to these waters (generally within 1 kilometre of coastal waters).

The site is located approximately 2 kilometres inland of the Pacific Ocean (at the closest point), and the proposed development is not expected to have any significant adverse impacts on the coastal zone.

In November 2016, the Department released a draft Coastal Management SEPP for public exhibition, which is intended to establish a new strategic land use planning framework for coastal management. Once finalised, the new SEPP will replace SEPP 71, as well as SEPP 14 (Coastal Wetlands) and SEPP 26 (Littoral Rainforests).

The draft SEPP includes provisions for managing four coastal management areas, including:

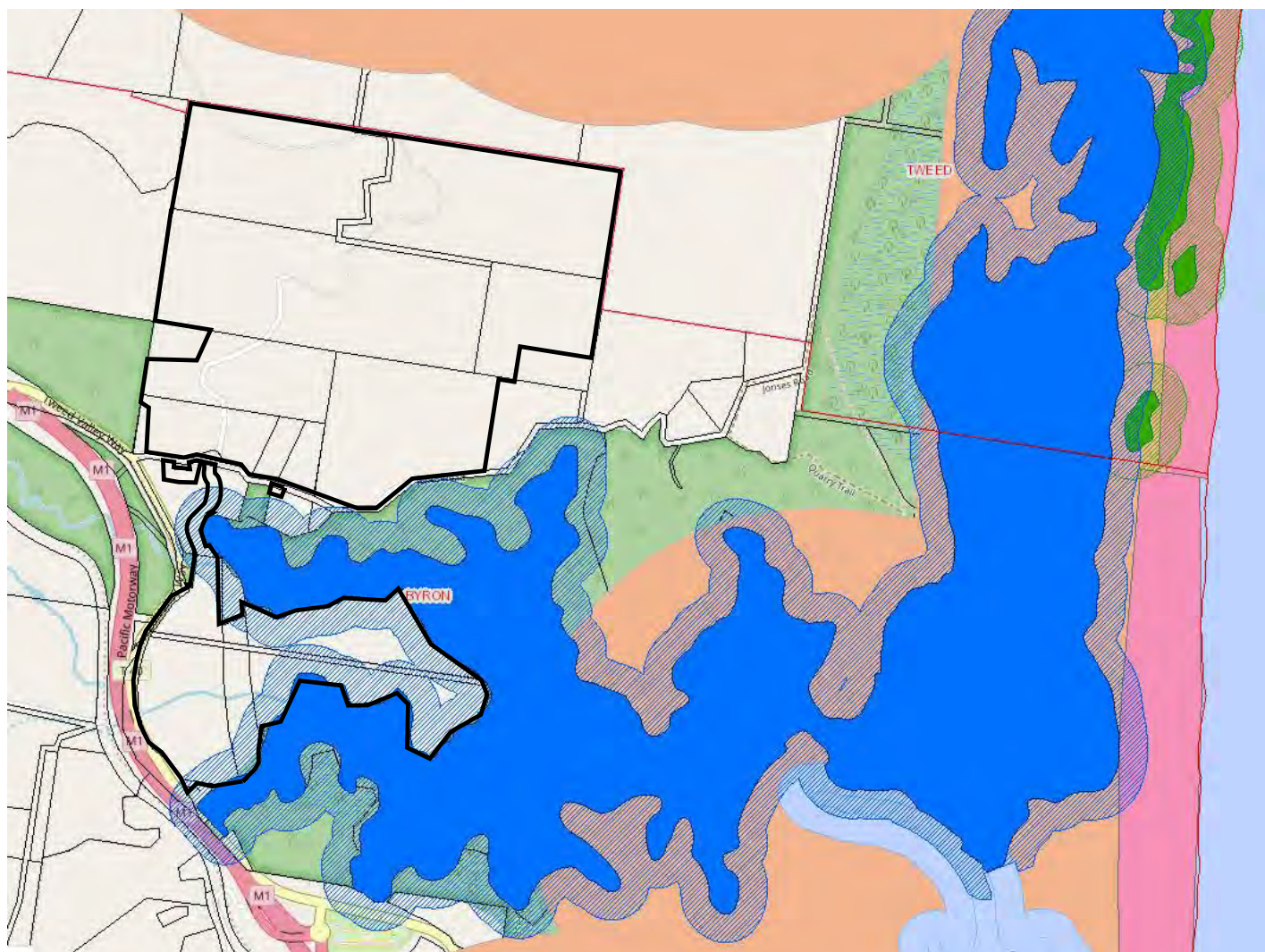
- coastal wetlands and littoral rainforest areas;
- coastal vulnerability areas (ie. areas subject to erosion and hazard);
- coastal environment areas (ie. coastal waters, lakes, lagoons and associated areas); and
- coastal use areas (ie. sensitive land adjacent to coastal waters).

These mapped coastal management areas in the vicinity of the site are shown on **Figure 4.4**. As indicated, there are no coastal management areas within the project area, with the exception of the 'proximity area for coastal wetlands', which is essentially a buffer area for the existing SEPP 14 wetland to the east and south of the site.

Clause 12 of the draft SEPP requires that a consent authority must not grant consent to an application within the 'proximity area' unless it is satisfied that the development would not have a significant impact on:

- the biophysical, hydrological or ecological integrity of the adjacent coastal wetland; or
- the quantity or quality of surface or ground water flows to the coastal wetland.

Consideration of the potential impacts on the coastal wetland is provided in Section 6.3. As outlined, the proposed development within the proximity area (ie. car parking and access only) is not expected to result in any significant impacts to the coastal wetland, subject to the implementation of well-established best practice stormwater management controls.



Legend

- Local Government Area
- Coastal Wetlands
- Proximity Area for Coastal Wetlands
- Littoral Rainforests
- Proximity Area for Littoral Rainforests
- Local Government Coastal Hazard Map
- Coastal Environment Area Map
- Coastal Use Area Map
- Parklands Site

0 1.05 km





SEPP (State and Regional Development) 2011

SEPP (State and Regional Development) 2011 aims to identify developments of State or regional planning significance to which the approval and assessment process under the State significant provisions of the EP&A Act should apply.

As stated in Section 4.2.2 above, the proposed development constitutes a class of development in Schedule 1 of the SEPP. Consequently, the Minister is the consent authority for the development.

SEPP (Infrastructure) 2007

SEPP (Infrastructure) 2007 aims to facilitate the effective delivery of infrastructure across the State.

Clause 45 of the SEPP applies to development in the vicinity of electricity easements and ensures that the relevant electricity service provider is given the opportunity to make representations on the development application before a consent authority makes a determination on the proposal. There are no significant electricity easements on or in the vicinity of the site that have the potential to be affected by the proposed development. There are low voltage powerlines that traverse roughly along the alignment of Jones Road, however the proposal would not affect these lines.

Clause 104 of the SEPP applies to traffic generating development and ensures that the RMS is given the opportunity to make representations on certain traffic generating development applications before a consent authority makes a determination on the proposal.

The development meets the thresholds in Schedule 3 of the SEPP (as a place of assembly with parking for over 200 vehicles), and is therefore considered to be traffic generating development for the purposes of the SEPP. Consequently, the application will need to be referred to the RMS for comment.

Comprehensive traffic assessment has been undertaken for the proposal during preparation of the EIS, including consultation with the RMS. Details of this assessment and consultation are provided in Sections 5 and 6.9. As outlined, it is considered that the proposed development is able to be undertaken in a manner that would not result in significant traffic-related impacts, subject to the implementation of best practice traffic management measures and adaptive management during events.

In February 2017, the Department released an EIE for a proposed amendment of the Infrastructure SEPP, along with a draft SEPP amendment instrument. The key proposed changes to the SEPP include:

- new or expanded provisions for:
 - health service facilities;
 - police service facilities and police stations;
 - council operational lands;
 - commuter hubs, including train stations and bus stops;
 - sewerage and lead-in infrastructure;
 - educational establishments; and
- a number of operational and housekeeping amendments.

The proposed amendments do not have any material impact on the proposed development. It is noted that one of the proposed amendments includes an update to the definitions of traffic generating development in Schedule 3 of the SEPP, including deletion of the 'places of assembly' use. However, car parks (whether or not ancillary to other development) with capacity for 200 or more motor vehicles are listed as traffic generating development under the SEPP amendment, and therefore the proposal would still classify as traffic generation development under the draft SEPP.



SEPP (Miscellaneous Consent Provisions) 2007

SEPP (Miscellaneous Consent Provisions) 2007 aims (amongst other things) to ensure that suitable provision is made for ensuring the safety of persons using temporary structures, and to encourage the protection of the environment by managing noise, parking and traffic impacts and ensuring heritage protection.

The proposed development does not involve any significant change to temporary structures approved under the existing concept plan and project approval, although it does involve the continued use of these structures for ongoing events.

Clause 12 of the SEPP outlines a number of matters that a consent authority is required to consider before granting consent to the erection of temporary structures. Consideration of these matters is provided in the following table. As outlined in the table, it is considered that the ongoing use of temporary structures associated with the Parklands site is able to be readily managed in accordance with the aims, provisions and matters for consideration in the SEPP.

Table 4.2: *Consideration of Temporary Structures under Miscellaneous Consent Provisions SEPP*

Matters for Consideration	Consideration
(a) whether the number of persons who may use the structure at any one time should be limited	• The concept plan and proposed development includes maximum patron numbers, and environmental assessment has been based on these maximum numbers • See Sections 3 and 6
(b) any adverse impact on persons in the vicinity of any noise likely to be caused by the proposed erection or use of the structure and any proposed measures for limiting the impact	• Detailed noise assessment has been undertaken for the concept plan and proposed development, which demonstrates that the development is able to comply with applicable noise criteria at all sensitive receivers (without agreements) • See Section 6.4
(c) whether the hours during which the structure is used should be limited	• The concept plan and proposed development includes proposed hours of operation, and noise assessment indicates that the development is able to comply with applicable noise criteria at sensitive receivers (without agreements) during all time periods • See Sections 3
(d) any parking or traffic impacts likely to be caused by the erection of the structure or its proposed use	• Detailed traffic assessment has been undertaken for the concept plan and proposed development, which demonstrates that the development is able to undertaken in a manner that would not result in significant traffic-related impacts • See Section 6.9
(e) the principles for minimising crime risk set out in Part B of the Crime Prevention Guidelines	• The proposed development incorporates a number of crime prevention and anti-social behaviour measures in accordance with crime prevention principles • See Section 6.12
(f) whether the proposed location of the structure is satisfactory in terms of distance from public roads and property boundaries, the location of underground or overhead utilities, and vehicular and pedestrian access	• The proposed temporary structures are well removed from public roads, property boundaries, utility services and vehicular and pedestrian access points • See Section 3
(g) whether it is necessary to provide toilets and washbasins in association with the use of the structure	• Amenities for the Parklands site (including toilets, washbasins and showers) have already been developed, and additional amenities are proposed to be installed to service the ongoing needs of the proposed development • See Section 6.10
(h) whether the structure is proposed to be erected on land that comprises, or on	• There are no Aboriginal or historic heritage items within the approved or proposed events area that would be affected by the proposal



Matters for Consideration	Consideration
which there is Aboriginal or non-Aboriginal heritage sites, items or places	• See Section 6.8
(i) the duration for which the structure should be permitted to remain on the land concerned	• The concept plan and proposed development include limitations on the duration of time that temporary structures associated with events can remain on the land • See Section 3
(j) whether any conditions should be imposed on the granting of consent in relation to the dismantling or removal of the structure in view of any safety issues	• Erection and dismantling of all temporary structures would be undertaken in accordance with applicable requirements, standards and Parklands policies, including the BCA • See Section 3

SEPP (Rural Lands) 2008

SEPP (Rural Lands) 2008 aims to facilitate the orderly and economic use and development of rural lands for rural and related purposes, and to implement measures designed to reduce land use conflicts.

The proposed development does not involve any significant change to existing development on the site, and does not adversely affect the use of the site for continued agricultural purposes outside the outdoor event periods, which amount to a maximum of 20 event days per year. The proposed use of the site for cultural events would not significantly affect the agricultural capability of the subject land.

Local Environmental Plans

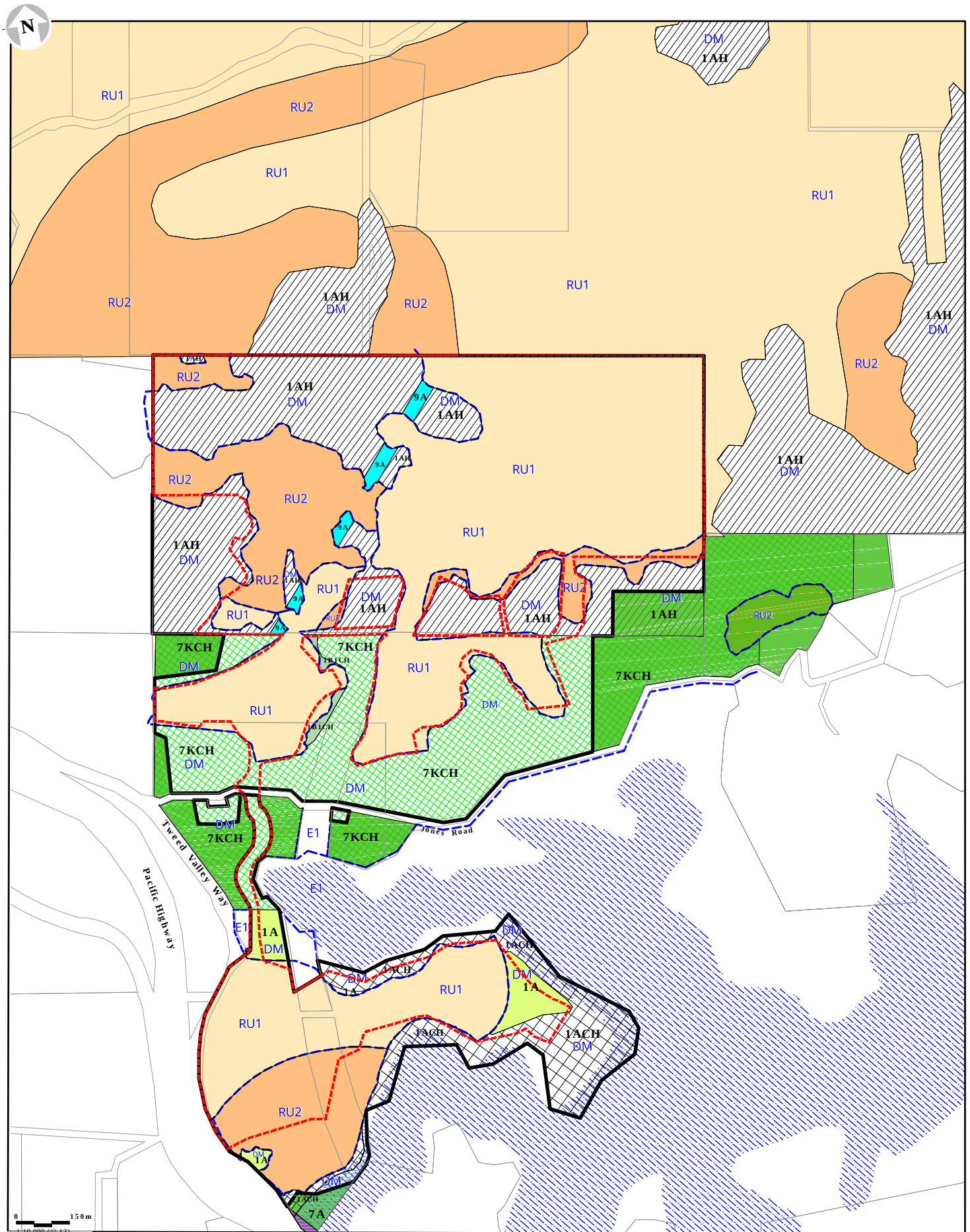
The site is located within the Byron local government area (LGA), although the proposal also involves use of the northern access road which is located within the Tweed LGA.

The site and northern access road areas encompass a number of land use zones under the *Byron Local Environmental Plan (LEP) 2014*, the *Byron LEP 1988*, and the *Tweed LEP 2014*. Land use zones within the site are shown on **Figure 4.5**, and include:

- *Byron LEP 2014*:
 - RU1 Primary Production;
 - RU2 Rural Landscape;
- *Byron LEP 1988*:
 - 1(a) (General Rural Zone);
 - 1(b1) (Agricultural Protection (b1) Zone);
 - 7(k) (Habitat Zone);
 - 9(a) (Proposed Road Reserve Zone);
- *Tweed LEP 2014*:
 - RU1 Primary Production; and
 - RU2 Rural Landscape;

The event area is generally restricted to the rural zoned areas under the Byron LEPs, although the spine road between the northern event areas and the southern parking area passes through the 7(k) Habitat Zone under the *Byron LEP 1988*. In addition, small parts of the northern event area are located within the 9(a) Proposed Road Reserve Zone under the LEP.

As outlined in Section 4.2.1 above, the Parklands cultural events site is subject to an existing concept plan approval, and the EP&A Act provides that development that is subject to a concept plan is permissible with consent under the Act. Essentially, this means that the proposed development is permissible within the above land use zones, despite anything to the contrary in the LEPs.



- Legend:**
- Parklands site
 - Core event & conference centre use areas
 - Land dedicated to NPWS
 - Proposed road reserve widening
 - BLEP 2014 Zone boundaries
 - BLEP 1988 Zone boundaries
 - SEPP 14 Wetlands
 - DM
 - E1
 - RU1
 - RU2
 - 1AH
 - 7KCH
 - 1A
 - 1ACH
 - 7A
 - 9A

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

Sources | Aerial Photography: Nearmap (July 2017) | Cadastre: Ardill Payne (2009) Updated 2017 | Zoning: Byron LEP 1988 | SEPP 14: Balanced Systems

- 2014 LEP Zones:**
- DM: Deferred Matter
 - E1: National Parks & Nature Reserves
 - RU1: Primary Production
 - RU2: Rural Landscape

- 1988 LEP Zones:**
- 1(a) - General Rural
 - 1(a) Cross Hatched - General Rural
 - 1(a) Hatched - General Rural
 - 1(b1) Cross Hatched - Agricultural Protection
 - 7(a) - Wetlands
 - 7(k) Cross Hatched - Habitat
 - (9a) Proposed Road Reserve

Date November 2017
Author Planners North
Reference 1287.1694

Prepared by
Originally - design team ink
Updated - Planners North

Figure | 4.5
Zoning Plan



The northern access road to Wooyung Road to the north of the existing site is zoned RU1 and RU2 under the Tweed LEP 2014. Development for the purpose of roads is permissible with consent in these zones.

Zone Objectives

Parklands has considered the objectives of the applicable land use zones in the design and planning of the proposed development. With regard to the rural zone objectives under the LEPs, it is noted that the proposed development:

- would not adversely affect the use of the site for continued agricultural purposes outside the outdoor event periods, which amount to a maximum of 20 event days per year;
- would not significantly affect the agricultural capability of the subject land;
- would not affect diversity in primary industry enterprises and systems in the area;
- would not result in fragmentation of agricultural lands;
- is able to be managed in a manner that minimises land use conflicts and does not significantly affect surrounding residents by way of traffic or amenity impacts, subject to best practice management (see Section 6);
- provides for recreation and tourism uses that would not detract from the rural character of the area;
- would not adversely affect the rural landscape or scenic quality of the locality; and
- is able to be managed in a manner that does not adversely affect the ecological values of significant vegetation and wildlife habitat in the surrounding area (see Section 6.7).

With regard to the 7(k) Habitat Zone under the *Byron LEP 1988*, the proposal does not involve any significant additional development in this zone, although it does involve continued use/development of the existing spine road and access roads, and habitat restoration and management. It is considered that the proposed development can be undertaken in a manner that is broadly consistent with the objectives of this zone, as the proposed development:

- is limited to minor development in existing cleared and developed areas that would not have a detrimental effect on wildlife habitats;
- would provide for the enhancement of wildlife habitats through the proposed enhancement works (see Section 6.7); and
- is able to be managed in a manner that would not result in the spread of weeds and pests.

With regard to the 9(a) Proposed Road Zone under the *Byron LEP 1988*, the proposal involves use of some of the cleared parts of this zone for events. Clause 44 of the LEP allows this zone to be used for any purpose, subject to consent.

It is noted that this road corridor within the site is a historical reservation that was established for the potential alignment of the Pacific Highway upgrade between the Gold Coast and Byron/Ballina. The Pacific Motorway has since been constructed on an alternative alignment to the west of the site, and the reservation corridor within the site is no longer required. In this regard, some road corridor lands within the site are subject to the proposed land swap between Parklands and the NSW Government (see Section 2.2).

Development Standards

The Byron LEP 2014 and Tweed LEP 2014 contain a number of principal development standards in relation to subdivision, dwelling houses and other residential development, building height, and floor space ratio.

The proposed development is consistent with all of the applicable development standards.



Other Provisions

The LEPs contain a number of other provisions that apply to proposed development within the Byron and Tweed LGAs. Provisions relevant to the proposed development include those relating to matters such as:

- acid sulfate soils;
- floodplain management;
- wetlands; and
- essential services provision.

The LEPs require consent authorities to consider the impacts of proposed development on these matters prior to providing consent to such development.

Consideration of these and other environmental, social and economic issues is provided in Section 6 of this EIS. As outlined, it is considered that the proposed development is able to be managed in a manner that would not result in any significant impact on these matters.

4.4 Commonwealth Legislation

In addition to NSW planning approvals, approval under the Commonwealth *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act) is required for 'controlled actions' that have the potential to have a significant impact on Matters of National Environmental Significance (MNES). Nine MNES are listed under Part 3 of the EPBC Act of which the following two are relevant to the Parklands site:

- listed threatened species and ecological communities; and
- migratory species.

On 22 October 2012, the then Department of Sustainability, Environment, Water, Population and Communities advised that the Parklands project was not a controlled action, provided the development was undertaken generally in accordance with the approval issued by the State government. The decision was also based on the implementation of additional measures over the trial period relating to:

- restricted access to threatened species habitat/Billinudgel Reserve;
- additional noise management;
- wetland buffer zone;
- fire management,
- traffic control; and:
- an environmental bond.

Parklands has implemented and generally met all conditions relating to the Commonwealth's original decision.

On 27 July 2017, the Commonwealth Department of the Environment and Energy (DoEE) determined that the ongoing use of the site following the end of the trial period (ie. the subject application) is not a controlled action under the EPBC Act, and therefore no future assessment or approval under the EPBC Act is required for the proposal. The DoEE's determination is appended to the Biodiversity Assessment report in **Appendix N**.

4.5 Development Contributions

4.5.1 Byron Shire Developer Contribution Plan 2012

Byron Shire Council's *Byron Shire Developer Contribution Plan 2012*, prepared under Section 94 of the EP&A Act, requires contributions towards provision of local infrastructure and baseline facilities within the local government area.



The plan is split into two parts, Part A being the Byron Section 94 plan that applies to all residential development, and Part B being the Bryon Section 94A plan that applies to all non-residential development. Part B applies to the proposed development, and provides for contributions towards public facilities including:

- improvements to the Byron tourist information centre;
- redevelopment of public toilets;
- additional beach showers and beach access improvement;
- public art; and
- civic improvements including benches, footpaths, landscaping and signage.

The applicable contributions rate for the proposed development is 1% of the project's capital investment value, which translates to \$420,000 for the proposed development.



5 CONSULTATION AND IDENTIFICATION OF KEY ISSUES

Development of the North Byron Parklands project has been subject to extensive consultation with government authorities, special interest groups, surrounding landowners and the wider community over a number of years.

This consultation has occurred during the preparation of the original concept plan and project application, during the various modifications to the approvals, during the operation of the trial period, and during consultation undertaken for the subject application.

Based on this consultation, it is considered that Parklands and the relevant stakeholders have gained a good appreciation of the key issues relevant to the continued operation and development of the Parklands site.

5.1 Stakeholder Engagement Mechanisms

5.1.1 Stakeholder Engagement During Previous Applications

Extensive consultation has been undertaken during the preparation and assessment of the original concept plan and project approval, as well as the 4 subsequent modification applications. This has included:

- pre-application consultation by Parklands during preparation of the environmental assessments;
- pre-application consultation by the Department in the preparation of Secretary's environmental assessment requirements for the major applications;
- public exhibition of environmental assessments by the Department;
- public meetings held by the Commission for:
 - the original concept plan and project application;
 - MOD 3; and
 - MOD 4; and
- notifications of determinations by the Department, and public access to environmental assessments on the Department's website.

This consultation has assisted Parklands in identifying relevant stakeholders and the key issues of importance to each stakeholder.

5.1.2 Stakeholder Engagement During Trial Period

Parklands has established a range of formal and informal consultation mechanisms for the operation of the existing Parklands project. The key mechanisms include:

- the Regulatory Working Group (RWG);
- Community Hotline;
- Community Manager, Community Advocate and Environmental Representative;
- landowner liaison;
- regulatory authority liaison; and
- annual performance reporting.

A brief description of these existing consultation mechanisms is provided below.

Regulatory Working Group

As outlined in Section 2.4, Parklands has established and maintains a RWG for the project. In accordance with Condition C2 of the existing project approval, the RWG has been established to oversee the environmental performance of events during the trial period, and is required to:

- comprise representatives of various government authorities and emergency services;
- comprise at least 2 local community representatives nominated by Byron Shire Council;



- be chaired by an independent chairperson, whose appointment has been approved by the Secretary of the Department;
- meet regularly to review the performance of the events with respect to environmental management and community relations, and where appropriate, make recommendations for performance improvement;
- undertake periodic inspections of the site; and
- review community concerns and complaints.

The RWG currently comprises 15 representatives, including representatives from:

- OEH;
- RMS;
- NSW Police;
- NSW SES;
- NSW RFS;
- Byron Shire Council;
- community representatives; and
- Parklands and event organisers.

The RWG generally meets prior to each medium and large trial event. The minutes of all RWG meetings are made publicly available on Parklands' website.

Community Hotline

Conditions C4 and C5 of the existing project approval require Parklands to establish and maintain a complaints register and enable complaints to be made via a 24-hour telephone number, mail or email.

In accordance with these conditions, Parklands has established a 24-hour Community Hotline and complaints management system. The Community Hotline is advertised at least 2 weeks prior to each event via newspaper advertisements and a mail-out to 3,500 homes and businesses in the surrounding area. It is also advertised on Parklands' website and publicised by the Community Manager and Community Advocate.

All calls to the hotline are recorded and corrective action taken as necessary. The hotline register for each event is provided to the Department, and a summary of all calls made to the hotline is provided in the annual Performance Reports.

Community Manager, Community Advocate and Environmental Representative

In accordance with Condition C6 of the existing project approval, Parklands maintains a full time Environmental Representative whose responsibilities include:

- acting as the primary point of contact for environmental enquiries and environmental performance of the project;
- implementing environmental management plans and monitoring programs;
- advising on regulatory compliance matters;
- complaints management; and
- implementing environmental mitigation and improvement measures.

In addition to the Environmental Representative, Parklands has also appointed a Community Manager who operates up to 4 weeks prior to, and 2 weeks after, each medium and large event. The Community Manager's responsibilities include:

- developing and maintaining relationships with community stakeholders;
- identifying key community issues;
- documenting and reporting community-related issues; and
- implementing community issue mitigation and improvement measures.



Further, Parklands also employs a Community Advocate on a year-round, part-time basis to assist with community engagement. The Community Advocate is a local resident, and the role's responsibilities include:

- identifying community stakeholders that Parklands should actively engage with;
- developing and maintaining relationships with these stakeholders;
- determining key community issues and concerns and working with Parklands to mitigate impacts and maximise benefits;
- disseminating information to stakeholders in an effective and timely manner;
- participating in planning meetings to advise Parklands on stakeholder issues.

Landowner and Government Authority Liaison

Parklands undertakes a range of additional informal consultation with government and community stakeholders in the day-to-day operation of the Parklands site and events. Some of the key mechanisms include:

- mail-out to 3,500 homes and businesses in the surrounding area prior to events (see above);
- pre and post event meetings;
- on-site tours;
- public tree planting days; and
- common boundary maintenance matters.

Performance Reporting

As outlined in Section 2.4, Parklands prepares detailed annual Performance Reports in accordance with Condition B7 of the existing project approval. Performance Reports are prepared in consultation with the RWG and made publicly available on Parklands' website.

5.1.3 Stakeholder Engagement for the Subject Application

Parklands has undertaken extensive additional consultation with stakeholders during preparation of the current application and this EIS. The key consultation mechanisms have included:

- consultation during preparation of Secretary's Environmental Assessment Requirements (SEARs) for the project;
- government authority consultation;
- Aboriginal group consultation;
- landowner consultation; and
- wider community consultation, including consultation for the social impact assessment.

A brief description of this consultation is provided below.

Secretary's Environmental Assessment Requirements

The Secretary of the Department issued SEARs for the project on 18 January 2017. The SEARs were prepared in consultation with a number of government authorities, with the SEARs including responses from:

- DPI;
- OEH;
- EPA;
- RMS;
- NSW Police;
- NSW RFS;
- Byron Shire Council; and
- Tweed Shire Council.

The SEARs are attached in **Appendix E**, and a summary of the key issues raised in the SEARs, and where these have been addressed in the EIS, is provided in **Table 5.2** below.



Additional Government Authority Consultation

In accordance with the requirements of the SEARs, additional consultation was undertaken with a range of relevant government authority stakeholders (as outlined in **Table 5.1** below). Consultation included letters to agencies (dated 7 February 2017) inviting comment on the proposal, along with additional consultation during preparation of specialist studies. This additional consultation included site visits with a number of key agencies.

Responses to the letters inviting comment were received from OEH, EPA, NSW Police, Transport for NSW, NSW RFS and Tweed Shire Council, and are attached in **Appendix F**. Most of the agencies reiterated the comments they had made on the SEARs.

Aboriginal Group Consultation

Consultation and site inspections were undertaken with two key Aboriginal groups (Tweed Byron Local Aboriginal Land Council Arakwal Aboriginal Corporation) for the proposal, to complement Aboriginal consultation undertaken for the original project. The consultation is outlined in more detail in Section 6.8.

Landowner and Community Consultation

Key formal consultation mechanisms undertaken with surrounding landowners and the wider community for the proposed development included:

- invitation to comment letter, mailed to 3,500 homes and businesses in the surrounding area, and known special interest groups, in February 2017;
- notices in local newspapers inviting comment (including the Byron Shire News, Byron Echo and Tweed News) in February 2017;
- emails to residents and stakeholders who have been previously consulted and have signed up to receive updates;
- two community meetings, held on-site on 12 February 2017 and 19 August 2017;
- an additional community meeting for local residents, held on-site on 16 February 2017; and
- additional consultation undertaken for the social impact assessment.

The community meetings were advertised via the mail-out and newspaper advertisement channels outlined above, and were each attended by around 50 stakeholders.

The community consultation process, and the responses received from the community, are outlined in detail in the social impact assessment in **Appendix V**.

5.2 Stakeholder Identification

The above stakeholder engagement mechanisms have provided Parklands with a good understanding of the key stakeholders associated with the Parklands project, and a thorough appreciation of the issues of importance to each stakeholder.

A summary of the key stakeholders is provided in **Table 5.1** below. The table identifies the key stakeholders and the consultation mechanisms that they have been involved in. The key issues raised by stakeholder groups are outlined in Section 5.3 below.



Table 5.1: Key Stakeholders

Stakeholder	Key Engagement Mechanisms						
	Previous Application Consultation	Community Hotline	Environment / Community Manager Liaison	Other Event-Based Consultation	RWG Representation	SEARS	Current Application Consultation
Government Authorities							
NSW Planning Assessment Commission							
Department of Planning & Environment							
Commonwealth Department of the Environment & Energy							
Byron Shire Council							
Tweed Shire Council							
Department of Primary Industries							
Environment Protection Authority							
Office of Environment and Heritage							
NSW Health							
NSW Police							
NSW Rural Fire Service							
NSW State Emergency Service							
Roads and Maritime Services							
Safework NSW							
Transport for NSW							
Water NSW							
Special Interest Groups		1					1
Australians for Animals							
Bangalow Progress Association							
BEACON							
Brunswick Heads Progress Association							
Brunswick Valley District Primary School Sports Association							
Burringbar Community Association							
Byron Bay Runners							
Byron Environment Centre							
Coalition for Festival Sanity							
Conservation of North Ocean Shores							
Far North Coast Primary School Sports Association							
Friends of the Koala Inc.							
Middle Pocket and Yelgun Progress Association							
North Coast Environment Council							
Northern Rivers Guardians							
Pottsville Community Association							
Ocean Shores Tidy Towns Committee							
SAE Institute							
South Golden Beach Community Association							
Wooyung Action Group							



Stakeholder	Key Engagement Mechanisms					
	Previous Application Consultation	Community Hotline	Environment / Community Manager Liaison	Other Event-Based Consultation	RWG Representation	SEARs
Aboriginal Groups	1					1
Tweed Byron Local Aboriginal Land Council						
Bundjalung of Byron Bay (Arakwal Aboriginal Corporation)						
Jackie McDonald and family						
Numbahging Traditional Owners Group						
Ngaraakwal/Githabul Elder						
Burabi Aboriginal Corporation						
Madhima Gulgan Community Association						
Athol Compton ²²						
General Public	1				2	1
Surrounding landowners						
Residents of Byron and Tweed Shires						
Residents of other areas						

1 Stakeholders invited to participate through consultation mechanisms

2 At least two community representatives on RWG

5.3 Stakeholder Issues

5.3.1 Government Authority Issues

A summary of the key issues raised in the SEARs and in other consultation with government authorities is provided in **Table 5.2** below, along with a reference to where these issues have been addressed in the EIS.

It is noted that no government authorities have raised an objection to the proposed development or to previous applications. Rather, the issues identified have been raised generally in terms of what the authorities require to be addressed in the assessment and/or operation of the project.

Table 5.2: Key Issues Raised by Government Authorities

Issue	Issue Specifics / Assessment Requirements	EIS Reference
Strategic Context	Assessment of strategic planning context, inc. need and justification, site suitability, public interest	s.4.1, s.7.3
	Assessment of statutory planning context, inc. consistency with environmental planning instruments	s.4.2
	Assessment of potential land use conflict	s.2.3, s.4.1
Traffic and Access	Consultation with roads authorities	s.5, s.3.3,
	Assessment of traffic generation	s.6.9,
	Assessment of road network and access impacts, inc. traffic/pedestrian safety	App.P

²² Athol Compton subsequently withdrew stakeholder interest in the assessment.



<i>Issue</i>	<i>Issue Specifics / Assessment Requirements</i>	<i>EIS Reference</i>
	Details of any required road upgrades	
	Assessment of public transport impacts	
	Consideration of pedestrian access restrictions	
	Details and consideration of internal roads and parking	
<i>Social Impacts</i>	Performance of trial events	s. 5, s.6.2,
	Assessment of social impacts, inc. duration, extent, sensitivity and concern	s.6.11,
	Consideration of community and stakeholder profile, inc. perception of the proposed development	s.6.12,
	Details of engagement	App.V
	Consideration of methods for ongoing engagement and opportunities for involvement	
	Safety and security issues, including impact on Police and emergency services resources, anti-social behaviour, use and misuse of alcohol and illicit drugs	
<i>Bushfire Impacts</i>	Assessment of bushfire risk and impacts	s.6.11,
	Details of bushfire management plan	App.T
	Bushfire emergency and Bushfire Emergency Evacuation Plan	
<i>Flooding and Incident Management</i>	Assessment of flood risk and impacts	s.6.3,
	Details of flood safety management	s.6.11,
	Flood emergency and Flood Evacuation Plan	App.J,
	Details of environmental protection equipment for incident management	App.K
<i>Biodiversity</i>	Assessment of direct and indirect biodiversity impacts, inc. terrestrial and aquatic ecology	s.6.7, App.N
<i>Noise and Vibration</i>	Assessment of noise and vibration impacts	s.6.4,
	Details of noise management and monitoring measures	App.L
<i>Heritage</i>	Assessment of impacts on Aboriginal cultural heritage	s.6.8,
	Consultation with Aboriginal groups	App.O
	Assessment of impacts on non-Aboriginal cultural heritage	
<i>Waste</i>	Assessment of construction and operational waste and wastewater	s.6.10, App.R, App.S
<i>Amenity</i>	Assessment of visual and lighting impacts	s.6.5,
	Consideration and justification for lighting arrangements having regard to safety, ecology and sensitive receivers	s.6.7, s.6.12,
	Details of measures to restrict trespassing and illegal camping	App.M, App.N App.V
<i>Soil and Water</i>	Details of water resources	s.6.3,
	Details of on-site fish habitat	App.N,
	Assessment of water resources impacts, inc. water supply and licensing	App.Q,
	Details of the water management system	App.R
	Inclusion of a water balance and measures to minimise water use	
<i>Economic Impacts</i>	Assessment of economic benefits and costs	s.6.12, App.W
<i>Infrastructure</i>	Details of required on-site infrastructure, inc. implementation and coordination	s.3.3,
	Details of required off-site infrastructure, inc. implementation and coordination	s.6.10, App.D
<i>Hazards and Risks</i>	Preliminary risk screening in accordance with SEPP 33, and if required, prepare Preliminary Hazards Analysis	s.6.11
	Incident and emergency management	



5.3.2 Community Stakeholder Issues

Original Concept Plan and Project Application

The original concept plan and project application generated a significant response from the community, both for and against the project²³. In this regard, the Department received some 5,540 submissions in response to the public exhibition of the original proposal, of which:

- 4,821 (87%) were in support; and
- 719 (13%) objected.

Key issues raised in support of the project largely related to social and economic benefits, and included:

- benefits to tourism and the economy;
- enhancement of Byron's image as a centre for culture, music and the arts;
- opportunities for local musicians and artists;
- cultural events promoting a sense of community and youth initiative; and
- improvements and benefits to local ecology through the proposed vegetation management works.

Key issues raised in objection to the project included:

- size and scale of the events;
- biodiversity impacts;
- social impacts (including impacts on the character of the area and anti-social behavior);
- traffic and access;
- flooding and bushfire hazards;
- infrastructure and services impacts;
- heritage impacts; and
- statutory planning and permissibility.

Trial Period Extension Modification

Parklands' recent application to extend the trial period (ie. MOD 4) was exhibited by the Department in March and April 2017. The Department received a total of 634 submissions in response to the exhibition²⁴, including 14 from special interest groups and 613 from the general public, of which:

- 516 (82%) were in support; and
- 111 (18%) objected.

The submissions received were from a wide geographical area, with approximately 2% from rural landowners surrounding the project site, 68% from residents of Byron and Tweed local government areas, and approximately 30% from individuals in the wider region (see **Figure 5.1**).

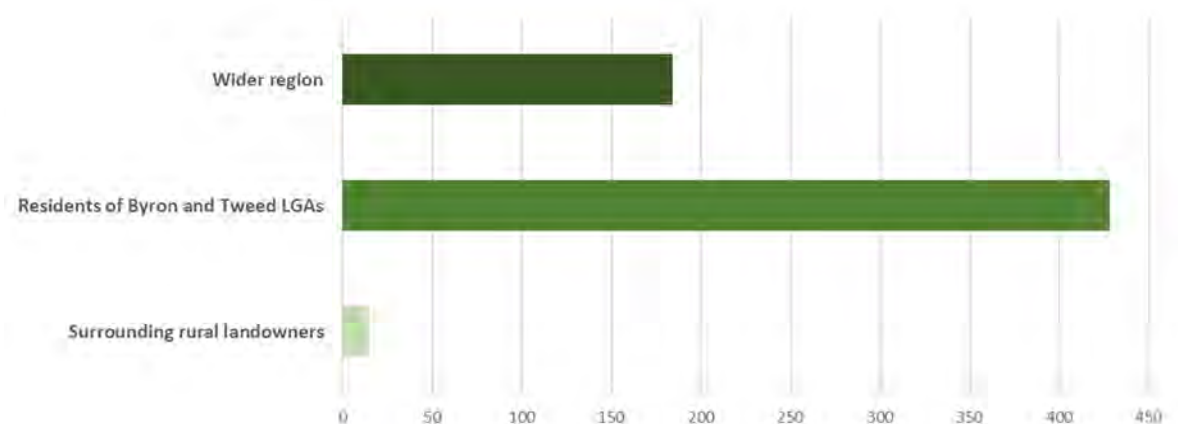


Figure 5.1: MOD 4 Submitter Location – Public and Special Interest Groups (Source: Parklands)

²³ Submissions and issues raised as outlined in the Department's assessment report.

²⁴ Submissions and issues raised as outlined in Parklands' Response to Submissions.



Of the submissions from residents of Byron and Tweed local government areas, approximately 79% supported the proposal, while 21% objected to the proposal (see **Figure 5.2**).

The issues raised in the submissions, both those in support and objection, remained generally similar to the issues raised in the original concept plan and project application. The key issues raised in public and special interest group submissions, and the number of submissions in which each issue was raised, is illustrated in **Figure 5.3** below.

Subject Application Consultation

Consultation undertaken for the proposed development continues to indicate that stakeholder attitudes to the Parklands project are mixed, with stakeholders raising a variety of environmental, social and economic issues associated with the project.

As with the original project (and subsequent modifications), the consultation indicates that the majority of stakeholders support the Parklands project. However, there are also a number of stakeholders who object to the project and/or have concerns in relation to certain issues.

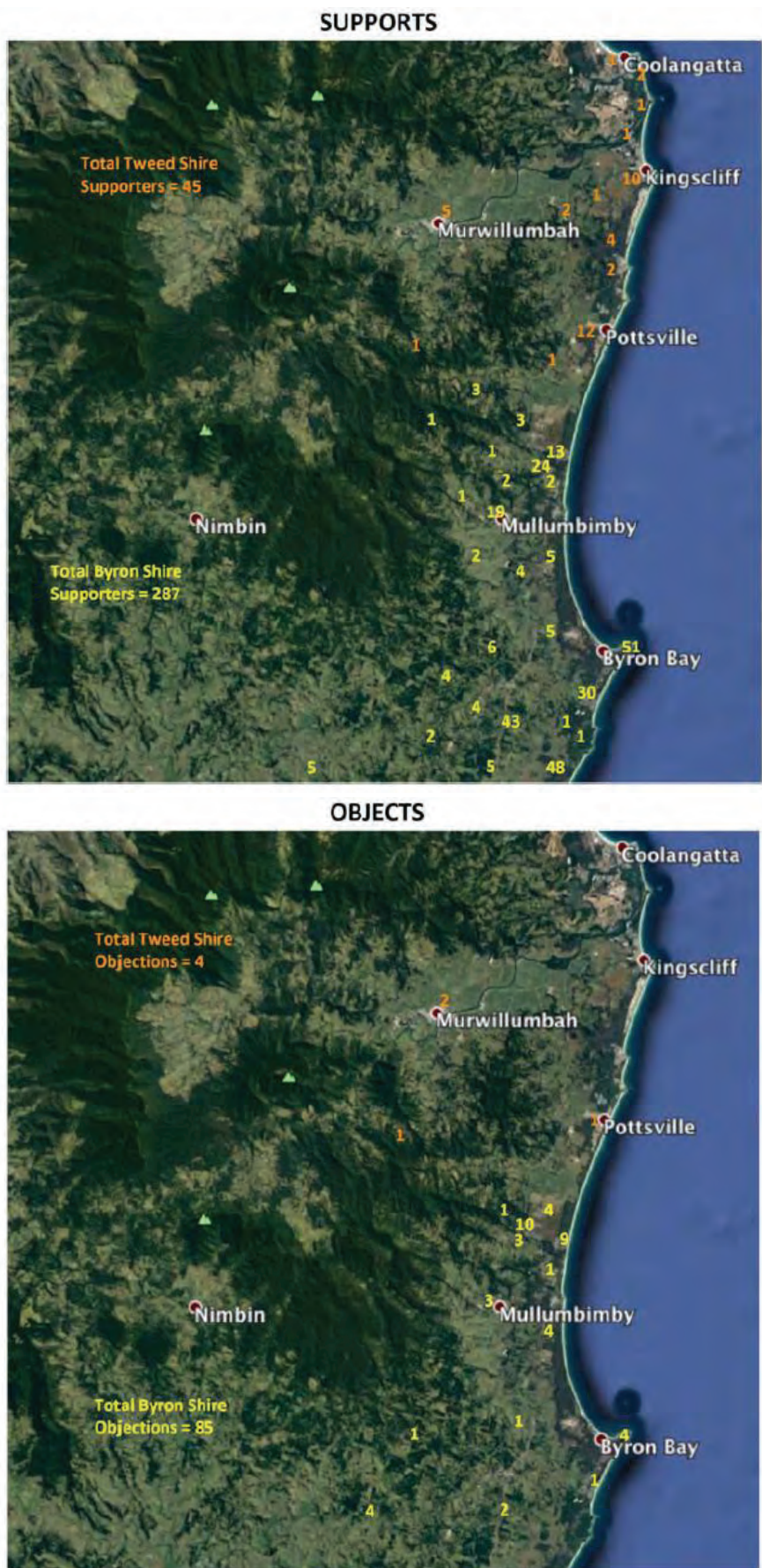
The key reasons cited by supporters to the project remain similar to the issues identified for the original project (and/or subsequent modifications), and include:

- employment opportunities;
- economic flow-on effects to businesses;
- benefits for young people;
- benefits to the tourism industry and local villages;
- site improvements and ecological benefits;
- use of the site and other fundraising opportunities (including provision of complimentary tickets) for local community organisations;
- public transport improvements during events; and
- demonstrated performance during the trial period.

The key concerns raised by community stakeholders also remain similar to the issues identified in previous applications, and include:

- traffic and transport;
- noise;
- social impacts, including:
 - population increases;
 - impacts on community services, emergency services and infrastructure;
 - anti-social behaviour (including illegal camping, illegal parking, littering, trespass and drug and alcohol use/misuse);
 - changes to local communities;
 - safety and security concerns, including issues raised by NSW Police; and
 - other intangible (or perception-based) concerns, including how the events made people feel and how the events were perceived to be out of keeping with the character of the area;
- flooding and bushfire risks, and emergency evacuation;
- biodiversity;
- other environmental impacts (including greenhouse gases, water resources impacts, waste and wastewater management);
- economic impacts (including impacts on local business, and overseas interest in Parklands);
- capacity and frequency of events; and
- statutory planning context (particularly the Minister as consent authority) and local Council involvement.

More detail on the community consultation process, along with copies of responses received from community stakeholders, is provided in the social impact assessment in **Appendix V**.



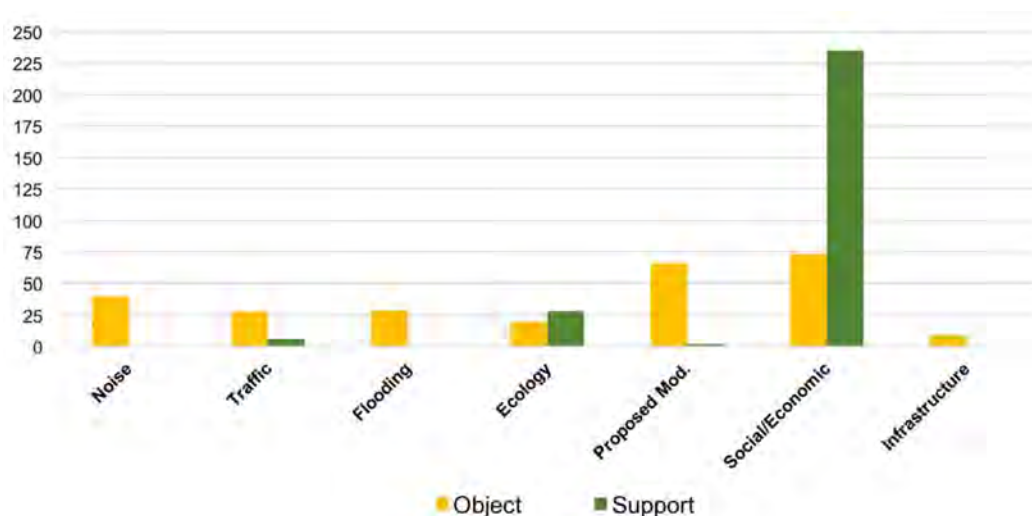


Figure 5.3: MOD 4 Key Issues Raised in Public Submissions (Source: Parklands)

5.4 Risk Assessment

Parklands' EHSMS includes a detailed risk assessment framework for identifying and managing environmental, health and safety (EH&S) risks associated with the Parklands site. This framework includes a procedure for identifying significant EH&S risks, as well as a register of significant risks (see **Appendix G**), and has been prepared in accordance with applicable standards and guidelines, including:

- AS/NZS ISO 14001: Environmental Management Systems;
- AS 4804: Occupational, Health and Safety Management Systems;
- AS/NZS ISO 31000:2009: Risk Management Principles and Guidelines;
- AS 3745:2010: Planning for Emergencies in Facilities; and
- AS/NZS ISO 20121: Sustainable Event Management Systems.

The register of significant EH&S risks identifies 8 risks which are considered to represent a 'high' level of inherent risk without appropriate mitigation and management, and a further 6 risks which are considered to represent a 'medium' risk. These risks can be summarised as:

- **High Risk:**
 - Safety and Security;
 - Traffic and Transport Management;
 - Terrorism
 - Bushfire;
 - Noise;
 - Emergency Evacuation;
 - First Aid;
 - Flooding;
- **Medium Risk:**
 - Fauna Protection and Management;
 - Potable Water Supply;
 - Wastewater Management;
 - Illegal Camping, Parking and Littering;
 - On-site Camping Management; and
 - Temporary Structures.

The EHSMS outlines measures for managing these risks to acceptable standards, which include:

- setting of environmental objectives and targets;
- development and implementation of EH&S Standards and management plans;
- development/review of operational control procedures;
- training and awareness;



- monitoring; and
- EH&S auditing.

5.5 Key Issues

Based on the consultation and risk assessment process undertaken to date, it is considered that the key issues for assessment can be summarised as:

- noise;
- traffic and transport;
- hazards, including bushfire, flooding and incidents/emergencies;
- social and economics;
- biodiversity;
- soil and water;
- infrastructure and services; and
- strategic and statutory planning.

These issues, along with other environmental, social and economic issues of relevance to the proposed development, are addressed in Section 6 below. Consistency with strategic and statutory plans and instruments is addressed in Section 4.